

CITY OF TUMWATER



Capitol Boulevard – M Street to Capitol Boulevard Bridge



Deschutes Valley Park

2016 – 2021

CAPITAL FACILITIES PLAN

MAYOR

The Honorable Pete Kmet

TUMWATER CITY COUNCIL

Joan Cathey

Ed Hildreth

Nicole Hill

Neil McClanahan

Tom Oliva

Debbie Sullivan

Eileen Swarthout

CITY ADMINISTRATOR

John Doan

DEPARTMENT DIRECTORS

Chuck Denney, Parks and Recreation Director

Jay Eaton, Public Works Director

Ursula Euler, Finance Director

Karen Kirkpatrick, City Attorney

Scott LaVielle, Fire Chief

Michael Matlock, Community Development Director

John Stines, Police Chief

Eric Trimble, Administrative Services Director

TUMWATER PLANNING COMMISSION

Joe Ingolia

Terry Kirkpatrick

Nancy Stevenson, Vice Chair

Michael Althausen

Dennis Morr, Jr.

Deborah Reynolds, Chair

Leatta Dahlhoff

Joel Hansen

Jessica Hausman

TABLE OF CONTENTS

INTRODUCTION 1

Chapter 1. CONCURRENCY OF CAPITAL FACILITIES

1.1 Introduction..... 8

1.2 Concurrency – What It Is 8

1.3 Concurrency Applied..... 11

1.4 Absence of Concurrency..... 12

Chapter 2. EXISTING CITY OF TUMWATER INFRASTRUCTURE

2.1 Introduction..... 13

2.2 City of Tumwater Public Facilities Inventory13

2.3 Police Facilities 13

2.4 Fire Facilities 13

2.5 Public School Facilities 14

2.6 Public Streets and Road Facilities 14

2.7 Tumwater Valley Municipal Golf Course.....14

Chapter 3. SCHOOL DISTRICT CAPITAL FACILITIES PLAN

3.1 Introduction..... 16

3.2 Tumwater School District CFP 16

3.3 Olympia School District CFP 16

Chapter 4. COORDINATION OF COMPREHENSIVE PLAN ELEMENTS

4.1 Introduction..... 17

4.2 Comprehensive Plan Consistency 17

4.3 Existing Capital Facility Deficiencies..... 18

4.4 Future Infrastructure Recommendations 19

Chapter 5. LEVELS OF SERVICE AND PLANNING ASSUMPTIONS

5.1 Introduction..... 20

5.2 Community Goals20

5.3 Levels of Service and Planning Assumptions..... 21

5.3.1 Transportation Plan Assumptions..... 22

5.3.2 City Water Plan Assumptions..... 22

5.3.3 City Stormwater Plan Assumptions 23

5.3.4 City Sanitary Sewer Plan Assumptions 24

5.3.5 Other Plans and Their Assumptions 25

Chapter 6. CFP PROJECTS AND FINANCIAL PLANS 26

APPENDIX A: City of Tumwater Public Facilities Inventory

APPENDIX B: Resolution No. R2015-018

APPENDIX C: Tumwater School District No. 33 CFP

APPENDIX D: Olympia School District No. 111 CFP

APPENDIX E: Thurston County Capital Facility Projects within Tumwater

INTRODUCTION

The Growth Management Act (GMA) has significant requirements in the areas of general government facilities planning and capital improvement financing. The comprehensive plan is developed to ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use, without decreasing current service levels below locally established minimum standards. Both the transportation element and the capital facilities element reinforce the requirement that comprehensive plans prepared according to the GMA be realistic and implementable. The requirement for setting level of service standards, inventories and forecasts of existing and needed capital facilities, six-year financing plans, and concurrency all require coordinated, consistent planning documents.

The Tumwater Capital Facilities Plan is a document that provides a list of proposed major capital expenditures throughout the City. It also provides a multi-year look at the strategies and financing requirements for major capital programs. The plan projects needs six years into the future for major construction, infrastructure improvements, land acquisitions, and machinery and equipment purchases. The plan then provides a funding strategy and projected funding scenarios for each succeeding year. The threshold minimum for inclusion into the Capital Facilities Plan is \$25,000.

As previously mentioned, the GMA requirements are the main force behind the need for preparing this plan, but there are other reasons for preparing a Capital Facilities Plan (CFP) when looking at the community and its need in order to prepare for the future with limited resources:

- It provides policy makers with a current and future view of the capital needs of each department.
- It provides a mechanism for assessing the financial ramifications of funding or not funding programs.
- It provides an opportunity to combine similar projects across departmental lines.
- It provides a means of assessing future maintenance and operating costs, and their impacts upon the City's future finances.
- It supports good management that demonstrates the need for facilities and the need for revenues to pay for them.

- It provides accessibility to various sources of revenues (i.e., grants, Department of Commerce Public Works Trust Fund loans, impact fees, real estate excise taxes) that require a CFP in order to qualify for the revenue.

The City of Tumwater is responsible for providing facilities and services which are needed by the residents and businesses of the City for a safe, secure, and efficient environment within which to conduct their affairs. The GMA defines public facilities to include streets, roads, highways, sidewalks, street and road lighting systems, traffic signals, domestic water systems, storm and sanitary sewer systems, parks, open space and recreational facilities, and schools. It further defines public services to include fire protection and suppression, law enforcement, public health, education, recreation, environmental protection, and other governmental services.

As provided in the GMA, capital facilities plans are a required part of the Comprehensive Plan and are to provide capital facilities for land development that is envisioned or authorized by the Land Use element. Also, the plan is meant to coordinate and provide consistency among the many plans for capital improvements, including the Transportation and Parks elements of the Comprehensive Plan, various master plans and other studies. It should insure the timely provision of adequate facilities as required in the GMA. If funding falls short of meeting existing needs, the land use element must be re-examined to ensure consistency with the capital facilities element.

The CFP is the element that makes the rest of the Comprehensive Plan come to life. By funding projects needed to maintain levels of service and for concurrency, the CFP determines the quality of life in the community. The requirement to fully finance the CFP provides a reality check for the vision of the Comprehensive Plan.

Planning for capital facilities is a complex task. First, it requires an understanding of future needs; second, it must assess the various types of capital facilities that could be provided, and identify the most effective and efficient array of facilities to support the needed services. Finally, it must address how these facilities will be financed.

Planning what is needed is itself only a beginning. Planning how to pay for these needs is another step. Only so much can and will be afforded. Securing the most effective array of facilities in light of limited resources and competing demands requires coordination of the planned facilities and their implementation. It also requires a thorough understanding of the fiscal capacity of the City to finance these facilities. Financial planning and implementation of capital facilities cannot be effectively carried out on an annual basis, since often the financing requires multi-year commitments of fiscal resources. As such, this plan is long-range in its scope.

Prioritization of the various projects has been completed in order to develop a funded plan. Each project proposal is considered against the following criteria in the order listed:

- **An emergency repair.**
- **A legal or statutory requirement for carrying out the improvement; a legal mandate.**
- **A continuation of multi-year projects, contractual obligations, etc.**
- **Implementation of legislative (Council) goals and objectives.**
- **Ability to leverage outside sources. (grants, mitigation, FILO, impact fees, low interest loans, etc.)**
- **An enhancement of or general repair of existing facilities.**
- **An acquisition and development of new facilities.**

For financial and accounting purposes, municipal operations are divided into two broad categories: general governmental and proprietary. General governmental activities are primarily tax and user fee supported, while proprietary activities rely primarily on fees generated from the sale of goods and services for their operations (rate payers). Capital improvements for police, fire, parks, administration, and transportation are traditionally general governmental in nature, while water, sanitary sewer, storm drain and equipment rental are proprietary. Although, the State Legislature did approve legislation in 1990 that would allow streets to be established as proprietary rather than general governmental entities. In this plan, the Transportation element continues to remain general governmental in nature.

Capital funding for both general governmental and proprietary categories emanates primarily from operating revenues, with grants, local improvement districts, latecomer, and impact fees frequently contributing substantial sums towards capital construction. General governmental and proprietary operations both use such debt financing strategies as bonding and leasing to help fund improvements. It is at this juncture that the similarities between general governmental and proprietary capital projects diverge. In Washington State, it is generally easier to fund proprietary capital improvements than it is general governmental improvements. To carry out a proprietary capital improvement, there may be an increase in the charges for commodities like water, sewer, and storm drain rates or raising the connection charges or system development charges. In the general governmental area, however,

Washington State law limits: 1) the sources municipalities can use to raise funds for capital improvements; 2) the tax rates that can be charged to raise funds for capital improvements; and 3) the amount of general obligation debt capacity that can be issued to raise funds for capital improvements. Again, we note that substantial change in this area has arisen because of the Growth Management Act. That Act authorizes, through proper legislation of the City Council, impact fees for various areas that include: (a) public streets and roads; (b) publicly owned parks, open space and recreation facilities; (c) school facilities; and (d) fire protection facilities in jurisdictions that are not part of a fire district.

PLAN GUIDE

Each section of the plan (i.e., General Government, Transportation, Water, Sewer, and Storm Drainage) has a financial plan. That financial plan: 1) prioritizes each project based upon the criteria mentioned earlier; and 2) lists all of the sources of revenues. Each project has an individual worksheet that gives the overall cost of the project and the individual revenue sources. These worksheets may or may not be scheduled for construction in the same year as the financial plan indicates. That would depend on funding available from the various sources and coordination of construction projects. Other elements to be discussed in the plan include concurrency, existing infrastructure, school district plans, levels of service and planning assumptions. The reader is referred to the Table of Contents for the location of these elements.

GLOSSARY OF TERMS

Assessed Valuation: Refers to how much the total real estate and personal property within a jurisdiction is worth. The value is established by the County Assessor at 100% of appraised market value, and adjusted by the State to account for variations in assessment practices among counties.

Bonding: Is the act of issuing the debt to finance capital projects and other expenditures.

Budget: A plan of financial operation embodying an estimate of proposed expenditures for a given period and the proposed means of financing them.

Capital Program: A plan for capital expenditures to be incurred each year over a fixed period of years to meet capital needs arising from the long-term work program or otherwise. It sets forth each project or other contemplated expenditure in which the government is to have a part and specifies the full resources estimated to be available to finance the projected expenditures.

Centennial Clean Water Program: "CCWP" In 1986, legislation was passed which provides grants to public entities for financing water pollution control activities and facilities to protect surface and underground water from pollution. In addition, a State revolving loan program was established to provide loans or combinations of grants/loans to finance public facilities.

Community Park: Those parks so designated in the City of Tumwater Parks and Recreation Plan.

Concurrent or Concurrency: The physical (infrastructure) improvements (as defined by City policy), that are in place or bonded for at the time the impacts of development occur, or that the necessary financial commitments are in place.

Councilmanic General Obligation Debt: That amount of debt that may be obligated by the legislative body without voter approval. Based on a percentage of the jurisdiction's assessed value as prescribed by statute.

Debt Limits: The maximum amount of gross or net debt that is legally permitted. Debt is an obligation resulting from the borrowing of money or from the purchase of goods and services.

Development Activity: Any construction or expansion of a building, structure, or use, any change in use of a building or structure, or any change in the use of land, that creates additional demand and need for public facilities.

Encumbered: To reserve, set aside or otherwise earmark, the impact fees in order to pay for commitments, contractual obligations or other liabilities incurred for public facilities.

Enterprise Fund: See Proprietary Fund.

General Obligation Debt: Debt that will be repaid mainly by taxes and other general governmental revenues. This debt includes limited and unlimited general obligation bonds, capital leases and other notes and contracts issued with the full faith and credit of the government.

Guaranty Fund: A fund established by a bond issuer that is pledged as security for the payment of one or more bond issues. Normally used for Local Improvement Districts (LIDs).

Impact Fee: A fee assessed on new development that creates additional demand and need for public facilities.

Infrastructure: The underlying foundation, especially the basic installations and facilities on which the continuance and growth of a jurisdiction depends, i.e., streets, and roads, sewer, and water systems.

Latecomer Fees: Fees paid by developers or future service users for their share of past improvements financed by others.

Leasing: A financing technique whereby ownership of the project or equipment remains with the financing entity, and where title may or may not transfer to the City at the end of the lease.

Levy Lid: A statutory restriction on the annual increase in the amount of property tax a given public jurisdiction can assess on regular or excess levies.

Local Improvement District: "LID" A method of carrying out a specific improvement by allocating the costs among the benefitting properties. The project is usually financed through a long-term bond issue, and the repayment of which is mainly from the collection of special assessments from the benefitting properties.

Mitigation Fees: Contributions made by developers toward future improvements of City facilities resulting from the additional demand on the City's facilities generated from the development.

Public Facilities: The capital facilities owned or operated by the City or other governmental entities.

Proprietary Fund: Governmental services supported mainly by rates and user fees. A fund established to account for operations: (a) that are financed and operated in a manner similar to private business enterprises – where the intent of the governing body is that the costs (expenses, including depreciation) of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges; or (b) where the governing body has decided that periodic determination of revenues earned, expenses incurred, and/or net income is appropriate for capital, maintenance, public policy, management control, accountability, or other purposes (i.e., water, sewer, storm drain).

Public Works Trust Fund: "PWTF" A low-interest revolving loan fund which helps local governments finance critical public works needs. To be eligible for trust fund financing, the applicant must be a local government entity that has a long-term plan for financing public works needs. If the applicant is a city or county, it must be imposing the optional one-quarter percent (0.25%) real estate excise tax for capital purposes. Eligible projects include streets and roads, bridges, storm sewers, sanitary

sewers, and water systems. Loans will only be made for the purpose of repair, replacement, reconstruction, or improvement of existing eligible public works systems to meet current standards and to adequately serve the needs of the existing population. New capital improvement projects are not eligible. The maximum loan amount has been one million dollars (\$1,000,000.00) with a minimum local match of ten percent (10%). Interest rates vary from one to three percent (1% to 3%), depending on the match.

Real Estate Excise Tax: "REET" A tax upon the sale of real property from one person or company to another.

Revenue Bonds: Bonds whose principal and interest are payable exclusively from earnings of an enterprise fund. In addition to a pledge of revenues, such bonds sometime contain a mortgage on the enterprise fund's property.

Special Assessment: A compulsory levy made against certain properties to defray part or all of the cost of a specific improvement or service deemed to primarily benefit those properties.

System Improvement: Public facilities included in the Capital Facilities Plan and designed to provide service within the community, in contrast to project improvements.

Transportation Improvement Board: "TIB" The TIB invests state gas tax funds in local communities through five grant programs serving cities, urban counties and transportation benefit districts in Washington State. The TIB identifies and funds the highest-ranking transportation projects based on criteria established by the Board for each program. TIB Project Engineers provide customer service and grant administration throughout the project life. The primary purpose of the TIB is to administer state funding for local government transportation projects. Projects are funded by utilizing TIB revenue in combination with local matching funds and private sector contributions.

Utility Local Improvement District: "ULID" Created only for improvement to sewer, water, and other utilities, and differs from an LID in that all assessment revenues must be pledged for payment of debt service of bonds issued to finance the improvements. See "Special Assessments."

1. CONCURRENCY OF CAPITAL FACILITIES

1.1 Introduction

The Washington State Growth Management Act requires that capital facilities necessary to support new development are available in a timely fashion. In specific terms, the "concurrent" capital facilities must be constructed or strategies must be in place (such as an impact fee program) at the time the new development is ready for occupancy. Alternatively, it is possible for a city to accept a performance bond to install the concurrent facilities within a six-year period of time after occupancy of the development. Later in this section, specific mention will be made to capital facilities that the City of Tumwater will define as being concurrent.

1.2 Concurrency – What It Is

Concurrency is a comparison of the infrastructure needed by the new development (example: four-lane road) to the existing infrastructure in place (example: two-lane road) and providing for the construction of the new facilities needed (additional two lanes of road). When concurrency is applied to a specific development, one of two outcomes is possible:

Outcome 1

When a new development requires capacity of capital facilities that are already in place, then that development has satisfied the concurrency test. Development and occupancy can then proceed.

Outcome 2

When a new development requires capacity of capital facilities that do not exist, then that development does not satisfy the concurrency test. The new enhanced capital facilities must be strategized for, constructed, or bonded. Costs of the new facilities will be borne by the developer's fair share impact, the City, and possibly other parties participating in the installation of facilities.

In a “white paper”, produced by the City of Auburn’s Finance Department, concurrency is explained as follows:

“The location of development is a powerful influence over the amount of concurrent facilities that will be required. So much so, in fact, that the related belief that we can reduce our public costs of supporting development by controlling where new development occurs (not

necessarily the amount), is one of the major reasons for growth management. This concept is often popularly expressed by the policy desire to reduce urban sprawl. It is clear that the location of development influences the costs of services. For example, a subdivision located four miles out will generally require four times the concurrency costs (roads and pipe to get there) of one located one mile away from existing services. A subdivision located in an area served by a park or school with excess capacity will be less costly to serve than one of the same size located where existing facilities are stressed and over capacity. Simply put, better control over where development occurs should reduce total facility costs. This is the job of the City's Land Use and Transportation Plans.

“A less obvious way to reduce demand is to modify the "level of service" (LOS) required by the city. The regulatory system sets standards regarding how a development is to be served by public facilities. This concept is usually referred to as setting a "level of service" standard. The higher this standard is set, the more facilities that will be required to be provided. The lower the standard, the less facilities needed. This can work either to change the amount of facilities required, or the amount of development allowed with a given amount of revenue available for capital development. While level of service standards are often generated by a technical analysis of the relationship between various facilities and various developments (around which a considerable volume of literature has developed), it nonetheless involves significant policy considerations and subjective judgements regarding what is adequate. For example, how many tennis courts are needed to serve a development is related to how long it may be considered acceptable to wait for a court. As another example, the amount of street improvements required might be determined by how long it is acceptable to expect drivers to wait at intersections. Different communities tend to set different standards, reflecting not only their understanding of how important or needed a facility may be, but also by how much they can afford. Not only will standards vary between communities; the level of service standard may vary substantially between facilities. The same community may place a high priority on transportation and a low priority on recreational facilities, while its neighbor may have evolved a reverse priority.”

In sum, concurrency is synonymous with the provision of adequate public facilities for a particular development project. The Growth Management Act (RCW 36.70.A) gives numerous statements of standards to follow:

RCW 36.70.A.020(12) Planning Goals.

“... public facilities and services . . . shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.”

RCW 58.17.110(2) Subdivisions.

“A proposed subdivision and dedication shall not be approved unless the city, town, or county legislative body makes written findings that: (a) appropriate provisions are made for the public health, safety, and general welfare and for such open spaces, drainageways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and schoolgrounds . . .”

RCW 36.70.A.070(6)(C)(b) Mandatory Elements.

“... local governments must adopt and enforce ordinances which prohibit development approval if the development causes the level of services on a transportation facility to decline below the standards adopted in the transportation element of the comprehensive plan, unless transportation improvements or strategies to accommodate the impacts of development are made concurrent with the development . . . For the purposes of this subsection, "concurrent with the development" shall mean that improvements or strategies are in place at the time of development, or that a financial commitment is in place to complete the improvements or strategies within six years.”

RCW 82.02 (1) (a) Impact Fees.

“It is the intent of the legislature . . . to ensure that adequate facilities are available to serve new growth and development.”

RCW 19.27. Water Right Permit.

“Each applicant for a building permit of a building necessitating potable water shall provide evidence of an adequate water supply . . . in the form of a water right permit from the Department of Ecology . . . a letter from an approved water purveyor stating the ability to provide water, or another form sufficient to verify the existence of an adequate water supply.”

1.3 Concurrency Applied

Concurrency will be sought for public facilities as identified below. When concurrency cannot be achieved because of lack of financial resources, then the specific development upon which the concurrency test was applied will not be certified for construction or occupancy. It is also noted that a developer of a project is required to only pay for improvements associated with fair share, growth-related impacts identified. However, if the City or other parties do not have adequate funding available to match funds to construct the necessary infrastructure, the developer may voluntarily finance the construction with a recourse of remuneration through financing techniques such as a traditional latecomers process of future development paying back the costs assigned through the fair share growth cost allocation.

Facilities Requiring Concurrency

- Streets, roads, highways, and traffic signals (mandatory element of concurrency; Transportation Plan first reference for required improvements);
- Sidewalks, street and road lighting systems (Transportation Plan and Development Standards Ordinance first reference for required improvements);
- Mass transit (Development Standards first reference for required improvements);
- Potable water (Development Standards first reference for required improvements);
- Sanitary sewer (Development Standards first reference for required improvements);
- Storm sewer (Development Standards first reference for required improvements);
- Community and neighborhood parks;
- Schools (if an impact fee program is in place); and
- Fire fighting.

The level of concurrency needed for each of the above facilities will be defined by "levels of service" or other such measures adopted in respective plans, standards of service and construction as set forth in City of Tumwater Development Standards, development impact fees as defined by the Tumwater Impact Fee Ordinance, or SEPA mitigation payments.

1.4 Absence of Concurrency

If a particular development fails to meet levels of service or other plan performance measures, development standards or impact fee charges, then that development should not be permitted for construction or occupancy.

2. EXISTING CITY OF TUMWATER INFRASTRUCTURE

2.1 Introduction

The Growth Management Act requires a jurisdiction's capital facilities plan to discuss what existing capital facilities are owned and identify their locations and capacities. The State of Washington Administrative Code recommends an inventory of existing capital facilities with the following attributes:

“... showing locations and capacities, including an inventory of the extent to which existing facilities possess presently unused capacity. Capital facilities involved should include water systems, sanitary sewer systems, storm water facilities, schools, parks and recreational facilities, police and fire protection facilities.”

The City of Tumwater Existing Infrastructure Inventory is as follows:

2.2 City of Tumwater Public Facilities Inventory

Please refer to Appendix “A” for the City of Tumwater Public Facilities Inventory. This inventory includes the City’s potable water systems, sanitary sewer facilities, storm sewer facilities, street system and buildable lands.

2.3 Police Facilities

The Police Department is headquartered in Tumwater City Hall. Officers circulate throughout the City on patrol and respond to calls from the TCOMM 9-1-1 dispatch center that is located at 2703 Pacific Avenue SE, Suite A, in Olympia. In order to support the population and employment growth in the City, the police force needed to increase in size per the recommendations of the Police Master Plan. This increase in police officers and a corresponding addition to the police department facilities in City Hall was supported by Tumwater voters who supported a property tax levy lift. The facilities improvements included a 5,000 square foot expansion of the Police Department and an extensive renovation of the original 5,100 square feet occupied by the Police Department.

2.4 Fire Facilities

The construction and maintenance of facilities comprises an important part of the overall management responsibility of the Department. The number and location of fire stations plays a significant role in determining emergency response time and, directly impacts the quality of our City’s fire and emergency medical services.

The Tumwater Fire Department responds to calls from two City fire stations. The Headquarters Fire Station T-1, located next to Tumwater City Hall, serves as the primary responder. Station T-2, located at the intersection of Linwood Avenue and Second Avenue, is staffed on a limited basis as staffing levels allow (approximately 50% of the time) and serves the northern portion of the City.

As part of the voter-approved property tax levy lid lift, the Fire Department was able to take delivery of a new fire engine in 2013. This engine is equipped with many features for safer and cleaner operations, including LED lights, clean diesel filtration, and idle reduction technology.

Facilities Status

Fire Stations:

Fire Station T-1 – This facility is fifteen years old. It is a full – size headquarters facility. Although the station is adequate to house the department and the City’s current operations, there are many construction deficiencies that have been found that need to be addressed in the immediate future.

Fire Station T-2 – This facility is twenty years old. It is designed to meet the needs of full – time staffing and this should be accomplished by the end of 2017. Currently the station is well suited to meet the needs of the community which covers the north side of the city, and provides back up to Station T-1's response area when they are out of service. T-2 also has construction deficiencies that have been found that need to be addressed.

A list of such deficiencies for both fire stations is being compiled by the Parks and Facilities Manager. The fire department has submitted a Capital Facilities Plan amount for renovations of both fire stations to be financed through an interfund loan. It is anticipated that renovations will start within the next year.

2.5 Public School Facilities

The City has a relatively modest role to play in school planning. Public schools are operated by local school districts and governed by state and federal laws and regulations. State and federal funds provide a large part of school financing. School districts raise additional funds from local property taxes. State laws set standards for service levels and facility development, such as the site size and enrollment. They also specify funding methods. These laws perform much of the role of a functional

plan for schools. The reader is referred to this plan's appendices for the Olympia and Tumwater School Districts' Capital Facilities Plans.

2.6 Public Streets and Road Facilities

Within the City of Tumwater, there are 99 miles of road, of which 53 miles are local access streets; 25.5 miles are collectors, 16 miles are minor arterials, and 4.5 miles are principal arterials.

2.7 Tumwater Valley Municipal Golf Course

Tumwater Valley Municipal Golf Course has a total of 232 acres of which 170 acres comprises the golf course "proper." The 18-hole course has a restaurant, pro-shop, a 10-acre driving range, practice greens and a maintenance facility.

3. SCHOOL DISTRICT CAPITAL FACILITIES PLANS

3.1 Introduction

For school districts to be eligible for development impact fees, the State Growth Management Act requires school capital facilities plans to be adopted and incorporated into city capital facilities plans. The Tumwater School District #33 and the Olympia School District #111 operate within the City of Tumwater. This chapter will provide a summary of these school districts' capital facilities planning and actions to incorporate school district planning efforts into this City's Capital Facilities Plan.

3.2 Tumwater School District Capital Facilities Plan

The Tumwater School District Capital Facilities Plan is included as Appendix “C” and is adopted by this plan as part of the City of Tumwater's Capital Facilities Plan process.

The reader is referred to Appendix “C” for information regarding the Tumwater School District’s Inventory of Facilities, Forecasts of Future Needs, and Financing Plan.

3.3 Olympia School District Capital Facilities Plan

The Olympia School District Capital Facilities Plan is contained in Appendix “D” and is adopted by this plan as part of the City of Tumwater's Capital Facilities Plan process.

The reader is referred to Appendix “D” for information regarding Olympia School District’s Inventory of Facilities, Forecasts of Future Needs, and Financing Plan.

4. COORDINATION OF COMPREHENSIVE PLAN ELEMENTS

4.1 Introduction

The State Growth Management Act and WAC 365-195-315 require local capital facilities plans to ensure that their comprehensive plan's land use, transportation, and capital facilities elements are coordinated and consistent. Additionally, if the Tumwater and Olympia School Districts are to be eligible for an impact fee program in the City, each must have its respective capital facilities plan adopted by and incorporated into the City of Tumwater's Capital Facilities Plan.

4.2 Comprehensive Plan Consistency

As the City's Land Use and Transportation Plans are set forth, capital facility system improvements needed to support growth can be adequately financed by the City through the Capital Facilities Plan (CFP). If, in the future, capital facilities (system improvements) needed to obtain concurrency for development are not funded by the CFP due to omission or lack of funds, one or more of five strategies must be employed to obtain consistency of plans and concurrency of necessary infrastructure:

Strategy 1: (Developer pays)

Unfunded infrastructure projects can be voluntarily fully-funded by a project developer. The provision to employ fair-share payback arrangements such as latecomers' agreements would be available. Also, the LID process would be an alternative funding.

Strategy 2: (Increase revenues)

The City increases tax revenues, grants, and/or issues bonds to increase CFP funding and thereby able to construct needed infrastructure.

Strategy 3: (Reprioritize projects)

The City amends the CFP to re-prioritize projects and thereby fund infrastructure projects needed to obtain concurrency.

Strategy 4: (Reassess land use densities)

The City reassesses its Land Use Plan and zoning to lower land use densities and thereby decreases the demand for construction of new infrastructure.

Strategy 5: (Lower level of service standards)

The City reduces its level of service standards for transportation and identifies minimum standards for other infrastructure through respective plan documents.

If the City is engaged in such a preceding reassessment, pending development applications affected by such considerations will be held in suspension for no longer than three months; after which the City will communicate its intent on whether or not to allow the project to proceed in its application cycle. Specific findings of fact laying out the City's decision amending the CFP should be prepared and approved by the City Council. If the aforementioned three month maximum time period cannot be successfully accomplished with the once per year limitation on comprehensive plan amendments, the City Council may declare an emergency and suspend the comprehensive plan amendment limitation.

4.3 Identification of Existing Capital Facility Deficiencies

The Capital Facilities Plan is required by the State Growth Management Act to identify deficiencies in capital facilities, which are not eligible for development impact fee support. City facilities that are deficient are those that do not now exist in number, size, or location to satisfy levels of service as set forth in City plans for its existing populations:

PARKS FACILITIES:

The City is deficient in providing its residents with two developed neighborhood parks of approximately five acres in size. However, the City has acquired land toward developing these future neighborhood parks.

FIRE FACILITIES:

No deficiencies are identified at this time. If a permanent impact fee ordinance is prepared with fire facilities, the rate study should specifically address this point.

SCHOOL FACILITIES:

The Olympia School District has no deficient facilities identified in its Capital Facilities Plan.

The Tumwater School District has adopted a capital facilities plan and is participating in the Tumwater school impact fee program for schools within the city limits of Tumwater.

STREETS AND ROADS:

There are no transportation facilities identified in the CFP that were identified as deficient prior to being listed in the CFP:

The reader is also referred to the street and road impact fee rate study accompanying the impact fee ordinance, and the 2025 Transportation Plan.

4.4 Future Infrastructure Recommendations

Future infrastructure recommendations contained within the Parks/Open Space, Transportation, Water, Sanitary, and Storm Sewer Plans are included within Chapter 6 of this plan.

5. LEVELS OF SERVICE AND PLANNING ASSUMPTIONS

5.1 Introduction

State Growth Management Act Administrative Code (WAC 365-195-315) recommends that local capital facilities plans include a discussion on “. . . the selection of levels of service or planning assumptions for the various facilities to apply during the planning period (twenty years or more) and which reflect community goals.” Chapter 5 of this plan will constitute that discussion for the Tumwater Capital Facilities Plan.

5.2 Community Goals

On April 20, 2010, the City Council culminated a multi-year planning effort with the adoption of the City of Tumwater Strategic Plan, 2010-2014, establishing organization-wide goals and action plans on key issues and opportunities facing the community, including residential quality of life, economic development and the fiscal sustainability of the City government, place-making, environmental sustainability, and the cultivation of a healthy community. The direction provided by this Strategic Plan will help the community maximize its assets, stay true to its desired character, and evolve into the community desired by its citizens. The Plan’s Vision, Mission, and Belief Statements articulate these overarching principles and serve both as reminders and active guidance for future decision making.

VISION STATEMENT:

Tumwater of the future will be people-oriented and highly livable, with a strong economy, dynamic places, vibrant neighborhoods, a healthy natural environment, diverse and engaged residents, and a living connection to its history.

MISSION STATEMENT:

In active partnership with its citizens, the City of Tumwater provides leadership and essential municipal services to cultivate a prosperous economy, a healthy natural environment, vibrant neighborhoods, and a supportive social fabric.

BELIEF STATEMENT:

We Believe in PEOPLE.

People. We respect the diverse citizenry that makes up the social fabric of our community and strive to meet the needs of all citizens. We value and seek to strengthen our vibrant neighborhoods, which are cornerstones of civic life and community identity. As we pursue our goals and the long-term sustainability of the City organization, we value the contributions of our staff, support their continued

personal and professional growth, and act to retain their expertise for the good of the community.

Excellence. We strive for excellence and integrity in providing City services. By providing quality services, being responsible and efficient stewards of public resources, and empowering employees to achieve excellence, we continue to build public trust and encourage civic involvement. We know that excellence does not have to come at the price of our sense of community or our small city character.

Opportunity. We seize opportunities to improve our community's social, environmental, and economic well-being. We endeavor to realize positive opportunities in adverse situations and period of change.

Partnership. We work collaboratively with citizens, businesses, and community organizations. We also actively partner with other jurisdictions to address regional, state, and even broader issues.

Learning. We are a learning organization that tries to benefit from past experience, foresight, and innovation to seek new ways to enhance the community and improve City operations and services.

Environment. We act to preserve and enhance the natural environment and the social fabric of our community.

Reaffirming their desire to be a Mission-Driven and Beliefs-Based organization, in July 2010, the City Council approved Resolution No. R2010-011, adopting Strategic Priorities 2010-2015 providing measures of achievement for the Council and staff to use in coming years. The adopted Strategic Priorities are summarized as follows:

- Aggressively Pursue Targeted Community Development Opportunities
- Building a Community Recognized for Quality
- Improve the Transportation System
- Refine and Sustain a Great Organization
- Provide Sufficient Quality Public Safety Services
- Establish and Maintain Good Relationships

5.3 Levels of Service and Planning Assumptions

The Growth Management Act requires that transportation plans contain specific levels of service for the purpose of quantifying and qualifying traffic congestion levels at strategic roads and intersections. The Tumwater Transportation Plan uses a Level of Service (LOS) methodology. Other infrastructure plans use various techniques that identify what should be built where, when, and by whom.

5.3.1 Transportation Plan Planning Assumptions

Level of Service (LOS) Standards on a street or roadway is a qualitative description of traffic flow conditions during a specific time period. This measure considers travel conditions as perceived by motorists and passengers in terms of travel speed, travel time, freedom to maneuver, traffic interruptions, delays, comfort, and convenience. Levels of service have traditionally been given letter designations from A through F, with LOS A representing ideal operating conditions, and LOS F representing “forced flow” conditions beyond capacity.

According to the Highway Capacity Manual (HCM), level of service is quantified differently for roadway segments as opposed to intersections. For example, on roadway segments, the LOS is defined by the general spacing of cars traveling on the street and their level of interference with one another. At intersections, however, the LOS is defined by the length of delay a driver experiences in passing through the intersection or waiting to turn into or out of a side street. The definitions for each level of service and methodologies for calculating LOS are contained in the *Transportation Research Board Special Report 209, Highway Capacity Manual (2000)*.

The following LOS designations shall apply within the City and its Urban Growth Area:

- A. For the intersection of Capitol Boulevard/Trosper Road . . . Level of Service “E”; and
- B. For the remainder of the City and its Urban Growth Area . . . Level of Service “D.”

5.3.2 City Water System Planning Assumptions

The Tumwater Water System Plan was completely updated in 2010 and approved and adopted in 2011. Projects identified in this update were prioritized and most are included in this Capital Facilities Plan. Similar to the 2003 plan, the 2010 plan does not rely on a "Level of Service" style of project identification and prioritization; but, rather, uses the more traditional plan approach of applying system analysis and best professional judgement to arrive at a priority system. That priority system is set out as follows from highest to lowest:

- Regulatory Compliance
- Health and Safety
- Water Quality (general improvements)
- Reliability/Redundancy
- Fire Flow and Pressure
- Coordination with other Projects

5.3.3 City Stormwater Planning Assumptions

The Tumwater Stormwater Comprehensive Plan will undergo a major update – the first in twenty years since 1995. As with the Water System Plan, a "Level of Service" method of project identification and prioritization is not being used. Instead, the augmented Stormwater Plan is organized around analysis of:

- A. The continued implementation of the National Pollution Discharge Elimination System (NPDES) permit to meet requirements for water quality and programmatic elements relative to the management of stormwater runoff..
- B. Wetland, riparian area and habitat preservation, where possible, and restoration where needed.
- C. Support of urban development and property value preservation; and
- D. Identification of flooding problems and ongoing maintenance needs, which both contribute to the development of CFP projects.

Additionally, recent regulations require the comprehensive stormwater program to include the following elements:

- An ongoing stormwater facilities inventory and inspection program.
- Operations and maintenance improvements.
- Management or elimination of sources of pollution, such as illicit connections and discharges, broken infrastructure and construction site management. This is critical to protect water quality and habitat in our streams.
- Public involvement and education.
- Surface water quality monitoring.

The update of the 1995 Comprehensive Stormwater Plan is underway to incorporate new and expected provisions of the City NPDES permit, to be reissued in 2018.

5.3.4 City Sanitary Sewer Planning Assumptions

The most recent General Sewer Plan was completed in 2015, replacing the 1996 plan. As with the other City utility plans, a "Level of Service" method of identification and prioritization is not used. Instead, the plan quantifies overall wastewater management, and contains the following elements:

- An evaluation of the existing collection system to identify any deficiencies;
- A projection of future wastewater flows
- An evaluation of alternatives to manage future flows and correct deficiencies;
- An evaluation of the Operations & Maintenance program(s);
- Development of a capital program to meet recommendations of the plan, including the financial mechanisms to fund and sustain the utility.

There are two primary functions for wastewater management, collections and treatment. The City manages the collection of wastewater generated from developed properties to the City's collection system. Through gravity and force mains and pump stations, wastewater is delivered to the LOTT Clean Water Alliance (LOTT) for treatment, disposal and reclaimed water generation. LOTT is operated as a partnership between the cities of Olympia, Lacey, Tumwater and Thurston County.

Due to existing ground water contamination occurrences documented by the Thurston County Health Department and projected development and projected population growth, the sewage collection, treatment, and disposal system must be expanded. Because the region's aquifers and drinking water sources cross jurisdictional boundaries, the GSP provides for a regional approach for sewer service and ground water protection.

5.3.5 Other Plans and Their Assumptions

Other City plans, which play a more minor role in the development of infrastructure projects for the Capital Facilities Plan, include:

<u>PLAN</u>	<u>METHODOLOGY OF PROJECT IDENTIFICATION</u>
<ul style="list-style-type: none"> • Parks and Open Space Plan 	<p>Combination of "Levels of Service" for parks and "best professional judgement" for trails and open space.</p>
<ul style="list-style-type: none"> • Fire Department Master Plan 	<p>This plan bases its recommendations upon service area radius, available technology, risk analysis and capacity capability.</p>
<ul style="list-style-type: none"> • Historical District Master Plan 	<p>Based upon diverse projects needed to Create a Historic-Commercial District in the lower falls area of the Deschutes River.</p>

6. CAPITAL FACILITIES PLAN PROJECTS AND FINANCIAL PLANS

This chapter contains the financial plans and project worksheets for the General Governmental Fund, Transportation Fund, Water Fund, Sanitary Sewer Utility Fund, and the Storm Drain Fund.

FINANCIAL PLAN FOR GENERAL GOVERNMENTAL PROJECTS 2016-2021

REVENUE:	2016	2017	2018	2019	2020	2021	2016-2021
Beginning Fund Balance	\$ 1,099,618	\$ 408,615	\$ 18,283	\$ (258,842)	\$ 65,764	\$ 301,893	\$ 1,099,618
Utility Tax (1.5% of the 6%)	\$ 957,490	\$ 974,533	\$ 1,002,892	\$ 1,031,174	\$ 1,059,531	\$ 1,093,542	\$ 6,119,162
Interest Income	\$ 1,543	\$ 1,025	\$ 745	\$ 558	\$ 823	\$ 1,021	\$ 5,714
Projected Fund Revenues	\$ 2,058,651	\$ 1,384,173	\$ 1,021,920	\$ 772,889	\$ 1,126,118	\$ 1,396,456	\$ 7,224,494
TRANSFERS & OTHER SOURCES							
Grants 1	\$ 344,677	\$ 7,570,000	\$ 2,584,000	\$ 4,000,000	\$ 1,568,000	\$ 500,000	\$ 16,566,677
G.O. Bonds: Non-Voted 2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
G.O. Bonds: Voted 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Loan/Debt Financing 4	\$ 400,000	\$ 150,000	\$ 550,000	\$ 7,400,000	\$ -	\$ -	\$ 8,500,000
Impact/FILO Fees 5	\$ 427,323	\$ 2,440,000	\$ 860,000	\$ 2,600,000	\$ 392,000	\$ 500,000	\$ 7,219,323
Other Sources 6	\$ 40,000	\$ 10,000	\$ 60,000	\$ -	\$ -	\$ -	\$ 110,000
OTC Day Care Lease	\$ 55,223	\$ 55,223	\$ 14,082	\$ -	\$ -	\$ -	\$ 124,528
TOTAL PROJECTED FUNDING	\$ 3,325,874	\$ 11,609,396	\$ 5,090,002	\$ 14,772,889	\$ 3,086,118	\$ 2,396,456	\$ 39,745,022

Project	GENERAL GOVERNMENTAL PROJECTS	PRIOR YRS	6 YEAR TOTAL	2016	2017	2018	2019	2020	2021	FUTURE YRS	GRAND TOTAL
1	Golf Course -- Acquisition/Improvement Debt	\$ 5,999,640	\$ 3,113,095	\$ 517,863	\$ 521,113	\$ 518,844	\$ 520,125	\$ 515,225	\$ 519,925	\$ 1,518,000	\$ 10,630,735
2	Tumwater Valley Property and Tumwater Valley Drive Improvements-DEBT	\$ 245,919.00	\$ 81,723	\$ 81,723	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 327,642
3	Tumwater Energy Project - City Facilities Debt Service	\$ 916,201	\$ 94,175	\$ 94,175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,010,376
4	Historical Park Trail	\$ 25,550	\$ 263,000	\$ 263,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 288,550
5	Deschutes Valley Trail Construction	\$ 649,573	\$ 7,140,000	\$ 180,000	\$ -	\$ -	\$ 5,000,000	\$ 1,960,000	\$ -	\$ -	\$ 7,789,573
6	Tumwater Hill Trails - Construction	\$ -	\$ 115,000	\$ 115,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 115,000
7	Parks Commission Funding	\$ -	\$ 240,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ -	\$ 240,000
8	Historic Commission Funding	\$ -	\$ 60,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ -	\$ 60,000
9	Henderson House/Historic District Improvements	\$ -	\$ 90,000	\$ 10,000	\$ 80,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 90,000
10	City Operations and Maintenance Facilities Relocation	\$ 201,117	\$ 7,815,000	\$ 15,000	\$ 200,000	\$ 550,000	\$ 6,800,000	\$ 125,000	\$ 125,000	\$ 2,875,000	\$ 10,891,117
11	Trails End Office Building Renovation	\$ -	\$ 200,000	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200,000
12	Historic Brewery Redevelopment	\$ -	\$ 7,000,000	\$ -	\$ 7,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,000,000
13	Brewery Open Space Acquisition	\$ 15,000	\$ 300,000	\$ -	\$ 300,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 315,000
14	Facility Improvements	\$ -	\$ 30,000	\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,000
15	Overlook Park Rehabilitation	\$ -	\$ 200,000	\$ 10,000	\$ 190,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200,000
16	Fire Engine 47 Replacement	\$ -	\$ 600,000	\$ -	\$ -	\$ -	\$ 600,000	\$ -	\$ -	\$ -	\$ 600,000
17	Fire Station Renovations	\$ -	\$ 1,045,000	\$ 500,000	\$ 115,000	\$ 112,000	\$ 109,000	\$ 106,000	\$ 103,000	\$ -	\$ 1,045,000
18	Bush Prairie Park	\$ -	\$ 1,200,000	\$ -	\$ -	\$ 1,200,000	\$ -	\$ -	\$ -	\$ -	\$ 1,200,000
19	Deschutes River Flood Reduction and Erosion Study	\$ -	\$ 65,000	\$ -	\$ 40,000	\$ 25,000	\$ -	\$ -	\$ -	\$ 135,000	\$ 200,000
20	City Hall Campus Master Plan Implementation	\$ -	\$ 250,000	\$ -	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250,000
21	Union/Calvary Cemetery Fence, Security Irrigation and Other Improvements	\$ -	\$ 362,000	\$ -	\$ 250,000	\$ 28,000	\$ 28,000	\$ 28,000	\$ 28,000	\$ 140,000	\$ 502,000
22	Wayfinding Signage	\$ -	\$ 25,000	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,000
23	Fire Station T-2 - Vehicle Exhaust System	\$ -	\$ 100,000	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000
24	Gopher Mitigation	\$ 30,000	\$ 3,030,000	\$ 190,000	\$ 200,000	\$ 2,640,000	\$ -	\$ -	\$ -	\$ -	\$ 3,060,000
25	Linwood Avenue Park Improvements	\$ -	\$ 90,000	\$ 90,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 90,000
26	Southwest Tumwater Community Park	\$ -	\$ 3,500,000	\$ -	\$ 2,000,000	\$ -	\$ 500,000	\$ -	\$ 1,000,000	\$ -	\$ 3,500,000
27	Golf Range Building Replacement	\$ -	\$ 250,000	\$ -	\$ 25,000	\$ 225,000	\$ -	\$ -	\$ -	\$ -	\$ 250,000
28	Irrigation Control Upgrade	\$ -	\$ 92,000	\$ 92,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 92,000
29	Historical Park Big Toy Replacement	\$ -	\$ 120,000	\$ -	\$ 120,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 120,000
30	Parks Recreation and Open Space Plan Update	\$ -	\$ 35,000	\$ 35,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 35,000
31	Trosper Lake/Southwest Neighborhood Park Development	\$ -	\$ 1,350,000	\$ -	\$ 250,000	\$ -	\$ 1,100,000	\$ -	\$ -	\$ -	\$ 1,350,000
GOLF FUND TRANSFER 2015-2016 (See 2015-2016 Budget)			\$ 238,247	\$ 238,247							\$ 238,247
TOTAL GENERAL GOVERNMENTAL PROJECT COSTS			\$ 39,094,240	\$ 2,837,008	\$ 11,591,113	\$ 5,348,844	\$ 14,707,125	\$ 2,784,225	\$ 1,825,925	\$ 4,668,000	\$ 51,845,240

2021 Ending Fund Balance \$ 650,782

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Jay Eaton
FUND: General Governmental
DEPT: Finance
PROJECT NO.
NEW: No
PRIOR: GG-01

GG-01

PROGRAM TITLE: Golf Course -- Acquisition/Improvement Debt

PROGRAM DESCRIPTION:

This program facilitates a financing plan to pay off the councilmanic debt authorized and issued for the Tumwater Municipal Golf Course. This debt has two components consisting of debt through bond obligations and debt through an interfund loan. The bond debt payments extend through 2025 and the interfund loan payments are estimated to extend through 2024. The bond debt was refinanced in 2011 resulting in a reduction to the annual payments of approximately \$30,000. Total outstanding debt, including debt service, is approximately \$4,781,558 (\$5,820,660-519713-519389). Not due to growth.

IS PROJECT RECOMMENDED BY PLAN/POLICY? No **PLAN:** **PAGE#**

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2016	2017	2018	2019	2020	2021	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	-	-	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-	-	-
Other	5,999,640	3,113,095	517,863	521,113	518,844	520,125	515,225	519,925	1,518,000	10,630,735
TOTAL EXPENSES	\$ 5,999,640	\$ 3,113,095	\$ 517,863	\$ 521,113	\$ 518,844	\$ 520,125	\$ 515,225	\$ 519,925	\$ 1,518,000	\$ 10,630,735
Outside Sources of Funds:										
Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
G.O. Bonds: Non-Voted	-	-	-	-	-	-	-	-	-	-
G.O. Bonds: Voted	-	-	-	-	-	-	-	-	-	-
L.I.D.'s	-	-	-	-	-	-	-	-	-	-
Impact/FILO Fees	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Use of Fund Balance	5,999,640	3,113,095	517,863	521,113	518,844	520,125	515,225	519,925	1,518,000	10,630,735
TOTAL SOURCES	\$ 5,999,640	\$ 3,113,095	\$ 517,863	\$ 521,113	\$ 518,844	\$ 520,125	\$ 515,225	\$ 519,925	\$ 1,518,000	\$ 10,630,735

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Jay Eaton
FUND: General Governmental
DEPT: Public Works
PROJECT NO.:
NEW: No
PRIOR: GG-02

GG-02

PROGRAM TITLE: Tumwater Valley Property and Tumwater Valley Drive Improvements-DEBT

PROGRAM DESCRIPTION:

The City acquired 27 acres of property along the Deschutes River between M Street and E Street for a total cost of \$326,392. A portion of the property (14.48 acres) is to be used for a regional stormwater facility. The remainder of the property (13.0 acres) will be used for open space and trails. Funding for the stormwater portion of the facility was included in the Storm Drain fund. Funding of \$226,392 for the remaining property was from an interfund loan from the Storm Drain fund. As part of the LOTT Reclaimed Water Line project, Tumwater Valley Drive was resurfaced. The City's participation for this improvement was \$100,000, which was an interfund loan. This item is the debt service payments for the interfund loan.

IS PROJECT RECOMMENDED BY PLAN/POLICY? Yes **PLAN:** **PAGE#**

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2016	2017	2018	2019	2020	2021	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Land & R-O-W		\$ -								\$ -
Construction		\$ -								\$ -
Equipment		\$ -			\$ -					\$ -
Other (Debt Service)	\$ 245,919	\$ 81,723	\$ 81,723	\$ -	\$ -					\$ 327,642
TOTAL EXPENSES	\$ 245,919	\$ 81,723	\$ 81,723	\$ -	\$ 327,642					
Outside Sources of Funds:										
Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
G.O. Bonds: Non-Voted		\$ -								\$ -
G.O. Bonds: Voted		\$ -								\$ -
Levy Lid Lift: Voted		\$ -								\$ -
Impact/FILO Fees		\$ -								\$ -
Other		\$ -								\$ -
Total Outside Sources	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Use of Fund Balance	\$ 245,919	\$ 81,723	\$ 81,723	\$ -	\$ 327,642					
TOTAL SOURCES	\$ 245,919	\$ 81,723	\$ 81,723	\$ -	\$ 327,642					

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Jay Eaton
FUND: General Governmental
DEPT: Facilities
PROJECT NO.
NEW: No
PRIOR: GG-24

GG-3

PROGRAM TITLE: Tumwater Energy Project - City Facilities Debt Service

PROGRAM DESCRIPTION:

This project included energy saving improvements at Tumwater City Hall, Library, Old Towne Center, Tumwater Valley Golf Course, North End Fire Station and Headquarters Fire Station. The project was funded from a Department of Commerce Energy Grant, utility incentives and debt financing through Local Funding program administered through the state treasurer. Payments will be offset by energy savings. The project was completed in 2015 and this item is only for the ongoing debt payments which have a 12 year term.

IS PROJECT RECOMMENDED BY PLAN/POLICY? Yes **PLAN:** Strategic Plan **PAGE#** 33, 35

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2016	2017	2018	2019	2020	2021	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Land & R-O-W										
Construction	885,000									885,000
Equipment										
Other (Debt Payments)	31,201	94,175	94,175							125,376
TOTAL EXPENSES	\$ 916,201	\$ 94,175	\$ 94,175	\$ -	\$ 1,010,376					
Outside Sources of Funds:										
Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
G.O. Bonds: Non-Voted										
G.O. Bonds: Voted										
Loan/Debt Financed	885,000									885,000
Impact/FILO Fees										
Other										
Total Outside Sources	\$ 885,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 885,000
Use of Fund Balance	31,201	94,175	94,175	-	-	-	-	-	-	125,376
TOTAL SOURCES	\$ 916,201	\$ 94,175	\$ 94,175	\$ -	\$ 1,010,376					

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Jay Eaton
FUND: General Governmental
DEPT: Parks and Recreation
PROJECT NO.:
NEW: No
PRIOR: GG-26

GG-4

PROGRAM TITLE: Historical Park Trail

PROGRAM DESCRIPTION:

This project constructs a joint use trail through the Tumwater Historical Park to connect to the Deschutes Valley Trail on the south, and the Capitol Lake Interpretive Trail to the north. The project is being funded by a Federal Transportation Alternatives Program grant.

IS PROJECT RECOMMENDED BY PLAN/POLICY? Yes **PLAN:** Parks, Recreation & Open Space Plan **PAGE#**

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2016	2017	2018	2019	2020	2021	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ 25,550	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,550
Land & R-O-W										-
Construction	-	263,000	263,000	-	-					263,000
Equipment										-
Other (Debt Payments)										-
TOTAL EXPENSES	\$ 25,550	\$ 263,000	\$ 263,000	\$ -	\$ 288,550					
Outside Sources of Funds:										
Grants	\$ -	\$ 230,677	\$ 230,677	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 230,677
G.O. Bonds: Non-Voted										-
G.O. Bonds: Voted										-
Loan/Debt Financed										-
Impact/FILO Fees		32,323	32,323	-						32,323
Other										-
Total Outside Sources	\$ -	\$ 263,000	\$ 263,000	\$ -	\$ 263,000					
Use of Fund Balance	25,550	-	-	-	-	-	-	-	-	25,550
TOTAL SOURCES	\$ 25,550	\$ 263,000	\$ 263,000	\$ -	\$ 288,550					

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Chuck Denney
FUND: General Governmental
DEPT: Parks and Recreation
PROJECT NO.:
NEW: No
PRIOR: GG-03

GG-5

PROGRAM TITLE: Deschutes Valley Trail Construction

PROGRAM DESCRIPTION:

This project includes the construction of a paved walking/bicycling trail connecting Pioneer Park to the Tumwater Historical Park. This project will provide a vital link in the trail from Henderson Boulevard to Historical Park, Capitol Lake, downtown Olympia, and the proposed east-west greenway in Olympia. Project design was completed in 2015. The project has been included for funding in the state Transportation Budget but the funding date is uncertain. Funding is assumed to be available in the State of Washington 2019-2021 biennial budget. Funding is included for right-of-way/easement acquisition in 2016.

IS PROJECT RECOMMENDED BY PLAN/POLICY? Yes **PLAN:** **PAGE#**

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2016	2017	2018	2019	2020	2021	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ 649,573	\$ 30,000	\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 679,573
Land & R-O-W		150,000	150,000							150,000
Construction		6,960,000				5,000,000	1,960,000			6,960,000
Equipment		-								-
Other		-								-
TOTAL EXPENSES	\$ 649,573	\$ 7,140,000	\$ 180,000	\$ -	\$ -	\$ 5,000,000	\$ 1,960,000	\$ -	\$ -	\$ 7,789,573
Outside Sources of Funds:										
Grants	\$ -	\$ 5,568,000	\$ -	\$ -	\$ -	\$ 4,000,000	\$ 1,568,000	\$ -	\$ -	\$ 5,568,000
G.O. Bonds: Non-Voted		-								-
G.O. Bonds: Voted		-								-
L.I.D.'s		-								-
Impact/FILO Fees		1,572,000	180,000			1,000,000	392,000			1,572,000
Other		-								-
Total Outside Sources	\$ -	\$ 7,140,000	\$ 180,000	\$ -	\$ -	\$ 5,000,000	\$ 1,960,000	\$ -	\$ -	\$ 7,140,000
Use of Fund Balance	649,573	-	-	-	-	-	-	-	-	649,573
TOTAL SOURCES	\$ 649,573	\$ 7,140,000	\$ 180,000	\$ -	\$ -	\$ 5,000,000	\$ 1,960,000	\$ -	\$ -	\$ 7,789,573

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Chuck Denney
FUND: General Governmental
DEPT: Parks and Recreation
PROJECT NO.:
NEW: No
PRIOR: GG-21

GG-6

PROGRAM TITLE: Tumwater Hill Trails - Construction

PROGRAM DESCRIPTION:

This project includes the construction of trails on Tumwater Hill to connect up to, improve and expand the existing trails system in the areas of Crosby and Barnes Boulevards on City properties, including those recently acquired by the City.

IS PROJECT RECOMMENDED BY PLAN/POLICY? Yes

PLAN: Parks, Recreation & Open Space Plan

PAGE#

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2016	2017	2018	2019	2020	2021	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	-	115,000	115,000	-	-	-	-	-	-	115,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other (Debt Payments)	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	\$ -	\$ 115,000	\$ 115,000	\$ -	\$ 115,000					
Outside Sources of Funds:										
Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
G.O. Bonds: Non-Voted	-	-	-	-	-	-	-	-	-	-
G.O. Bonds: Voted	-	-	-	-	-	-	-	-	-	-
Loan/Debt Financed	-	-	-	-	-	-	-	-	-	-
Impact/FILO Fees	-	115,000	115,000	-	-	-	-	-	-	115,000
Other	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	\$ -	\$ 115,000	\$ 115,000	\$ -	\$ 115,000					
Use of Fund Balance	-	-	-	-	-	-	-	-	-	-
TOTAL SOURCES	\$ -	\$ 115,000	\$ 115,000	\$ -	\$ 115,000					

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Chuck Denney
FUND: General Governmental
DEPT: Parks & Recreation
PROJECT NO.
NEW: No
PRIOR: GG-10

GG-7

PROGRAM TITLE: Parks Commission Funding

PROGRAM DESCRIPTION:

Funding allocated to the Parks Board in support of parks, recreation and equipment needs. \$20,000 of the allocated funding is to support items such as park tables, benches, bleachers, fountains, safety and repair issues, special projects and recreation programs/special event needs. \$20,000 of the allocated funding is to support commission designated maintenance projects within the City's parks.

IS PROJECT RECOMMENDED BY PLAN/POLICY? No **PLAN:** **PAGE#**

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2016	2017	2018	2019	2020	2021	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	-	-	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	240,000	40,000	40,000	40,000	40,000	40,000	40,000	-	240,000
TOTAL EXPENSES	\$ -	\$ 240,000	\$ 40,000	\$ -	\$ 240,000					
Outside Sources of Funds:										
Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
G.O. Bonds: Non-Voted	-	-	-	-	-	-	-	-	-	-
G.O. Bonds: Voted	-	-	-	-	-	-	-	-	-	-
L.I.D.'s	-	-	-	-	-	-	-	-	-	-
Impact/FILO Fees	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Use of Fund Balance	-	240,000	40,000	40,000	40,000	40,000	40,000	40,000	-	240,000
TOTAL SOURCES	\$ -	\$ 240,000	\$ 40,000	\$ -	\$ 240,000					

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Chuck Denney
FUND: General Governmental
DEPT: Parks & Recreation
PROJECT NO.:
NEW: No
PRIOR: GG-11

GG-8

PROGRAM TITLE: Historic Commission Funding

PROGRAM DESCRIPTION:

This funding is available to support Historic Preservation Commission special projects and programs. Not due to growth.

IS PROJECT RECOMMENDED BY PLAN/POLICY? No **PLAN:** **PAGE#**

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2016	2017	2018	2019	2020	2021	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	-	-	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	60,000	10,000	10,000	10,000	10,000	10,000	10,000	-	60,000
TOTAL EXPENSES	\$ -	\$ 60,000	\$ 10,000	\$ -	\$ 60,000					
Outside Sources of Funds:										
Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
G.O. Bonds: Non-Voted	-	-	-	-	-	-	-	-	-	-
G.O. Bonds: Voted	-	-	-	-	-	-	-	-	-	-
L.I.D.'s	-	-	-	-	-	-	-	-	-	-
Impact/FILO Fees	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Use of Fund Balance	-	60,000	10,000	10,000	10,000	10,000	10,000	10,000	-	60,000
TOTAL SOURCES	\$ -	\$ 60,000	\$ 10,000	\$ -	\$ 60,000					

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Chuck Denney
FUND: General Governmental
DEPT: Parks and Recreation
PROJECT NO.
NEW: No
PRIOR: GG-17

GG-9

PROGRAM TITLE: Henderson House/Historic District Improvements

PROGRAM DESCRIPTION:

The City was successful in obtaining a Heritage Capitol Project Grant from the State of Washington to make improvements to the Henderson House and the surrounding area in the Historic District. Grant funding includes work for the houses repairs, paint and structural improvements as well as physical improvements to interior spaces and exhibits. Also included are exterior improvements to the landscape, irrigation, access and signage. Historical Commission funds are being dedicated to grant match.

IS PROJECT RECOMMENDED BY PLAN/POLICY? Yes **PLAN:** Historic District Master Plan **PAGE#**

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2016	2017	2018	2019	2020	2021	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ -	\$ 10,000	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	-	70,000	-	70,000	-	-	-	-	-	70,000
Equipment	-	10,000	-	10,000	-	-	-	-	-	10,000
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	\$ -	\$ 90,000	\$ 10,000	\$ 80,000	\$ -	\$ 90,000				
Outside Sources of Funds:										
Grants	\$ -	\$ 50,000	\$ -	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,000
G.O. Bonds: Non-Voted	-	-	-	-	-	-	-	-	-	-
G.O. Bonds: Voted	-	-	-	-	-	-	-	-	-	-
Levy Lid Lift Transfer	-	-	-	-	-	-	-	-	-	-
Impact/FILO Fees	-	-	-	-	-	-	-	-	-	-
Other	-	20,000	10,000	10,000	-	-	-	-	-	20,000
Total Outside Sources	\$ -	\$ 70,000	\$ 10,000	\$ 60,000	\$ -	\$ 70,000				
Use of Fund Balance	-	20,000	-	20,000	-	-	-	-	-	20,000
TOTAL SOURCES	\$ -	\$ 90,000	\$ 10,000	\$ 80,000	\$ -	\$ 90,000				

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Jay Eaton/Chuck Denney
FUND: General Governmental and Utility
DEPT: Parks & Recreation / Public Works
PROJECT NO.:
NEW: No
PRIOR: GG-13

GG-10

PROGRAM TITLE: City Operations and Maintenance Facilities Relocation

PROGRAM DESCRIPTION:

This project includes the relocation of the existing Public Works operations and maintenance facilities to a new location. The relocation will provide for a higher and better use of the existing properties occupied by those operations, in order to fully develop the City's Town Center area. Costs will be distributed amongst the users including approximately 25% to General Fund (Street) and 75% to the Water/Sewer/Storm Utilities. Cost distribution is estimated based on allocation of resources between the funds and is subject to reevaluation based on future planning efforts. Approximate land area required = 6 Acres. Facility = 42,000sf. Covered Area = 15,000sf. Project financed over 25 years. Debt service shown on General Fund only. Utility fund debt service shown in Utility CFP's. The \$15K in 2016 is the GG share of Master planning and the \$200K in 2017 is the General Governmental CFP share of cos for the demolition of the existing arena

IS PROJECT RECOMMENDED BY PLAN/POLICY? Yes **PLAN:** Campus Master Plan **PAGE#**

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2016	2017	2018	2019	2020	2021	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ -	\$ 565,000	\$ 15,000		\$ 550,000	\$ -	\$ -	\$ -	\$ -	\$ 565,000
Land & R-O-W	201,117	-	-							201,117
Construction		7,000,000		200,000		6,800,000				7,000,000
Equipment		-								-
Other (Debt Payments)	-	125,000	-	-	-	-	125,000	125,000	2,875,000	3,000,000
TOTAL EXPENSES	\$ 201,117	\$ 7,690,000	\$ 15,000	\$ 200,000	\$ 550,000	\$ 6,800,000	\$ 125,000	\$ 125,000	\$ 2,875,000	\$ 10,766,117
Outside Sources of Funds:										
Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
G.O. Bonds: Non-Voted	-	-	-	-	-	-	-	-	-	-
G.O. Bonds: Voted	-	-	-	-	-	-	-	-	-	-
Loan or other DEBT mechanism	-	7,350,000	-	-	550,000	6,800,000	-	-	-	7,350,000
Impact/FILO Fees	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	\$ -	\$ 7,350,000	\$ -	\$ -	\$ 550,000	\$ 6,800,000	\$ -	\$ -	\$ -	\$ 7,350,000
Use of Fund Balance	201,117	340,000	15,000	200,000	-	-	125,000	125,000	2,875,000	3,416,117
TOTAL SOURCES	\$ 201,117	\$ 7,690,000	\$ 15,000	\$ 200,000	\$ 550,000	\$ 6,800,000	\$ 125,000	\$ 125,000	\$ 2,875,000	\$ 10,766,117

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Jay Eaton
FUND: General Governmental
DEPT: Public Works
PROJECT NO.:
NEW: Yes
PRIOR:

GG-11

PROGRAM TITLE: Trails End Office Building Renovation

PROGRAM DESCRIPTION:

This project will make improvements to the existing office building located on the city's Trails End property as necessary to make the building habitable. The improvements include exterior repairs and painting, HVAC repairs and upgrades, electrical and plumbing repairs, interior painting, minor remodelling to front reception area, interior finish improvements, parking lot improvements and connection to City's fiber optic network. Limited space at City Hall for additional staff may require that this office complex be occupied by City staff.

IS PROJECT RECOMMENDED BY PLAN/POLICY? No **PLAN:** **PAGE#**

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2016	2017	2018	2019	2020	2021	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	-	200,000	200,000	-	-	-	-	-	-	200,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other (Debt Payments)	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	\$ -	\$ 200,000	\$ 200,000	\$ -	\$ 200,000					
Outside Sources of Funds:										
Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
G.O. Bonds: Non-Voted	-	-	-	-	-	-	-	-	-	-
G.O. Bonds: Voted	-	-	-	-	-	-	-	-	-	-
Loan/Debt Financed	-	-	-	-	-	-	-	-	-	-
Impact/FILO Fees	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Use of Fund Balance	-	200,000	200,000	-	-	-	-	-	-	200,000
TOTAL SOURCES	\$ -	\$ 200,000	\$ 200,000	\$ -	\$ 200,000					

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: John Doan
FUND: General Governmental
DEPT: Exec
PROJECT NO.:
NEW: No
PRIOR: GG-07

GG-12

PROGRAM TITLE: Historic Brewery Redevelopment

PROGRAM DESCRIPTION:

This project is to participate with the property owner, other stakeholders, and funders to preserve, restore, and reuse the historic brewhouse tower. This proposal assumes no City financial contribution. Funding includes \$6,000,000 for Historic Tower acquisition and development and \$1,000,000 for utilities to serve the site.

IS PROJECT RECOMMENDED BY PLAN/POLICY? No **PLAN:** **PAGE#**

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2016	2017	2018	2019	2020	2021	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Land & R-O-W		7,000,000		7,000,000						7,000,000
Construction		-								-
Equipment		-								-
Other		-								-
TOTAL EXPENSES	\$ -	\$ 7,000,000	\$ -	\$ 7,000,000	\$ -	\$ 7,000,000				
Outside Sources of Funds:										
Grants	\$ -	\$ 7,000,000		\$ 7,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,000,000
G.O. Bonds: Non-Voted		-								-
G.O. Bonds: Voted		-								-
L.I.D.'s		-								-
Impact/FILO Fees		-								-
Other		-								-
Total Outside Sources	\$ -	\$ 7,000,000	\$ -	\$ 7,000,000	\$ -	\$ 7,000,000				
Use of Fund Balance										
TOTAL SOURCES	\$ -	\$ 7,000,000	\$ -	\$ 7,000,000	\$ -	\$ 7,000,000				

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: John Doan
FUND: General Governmental
DEPT: Exec
PROJECT NO.:
NEW: No
PRIOR: GG-08

GG-13

PROGRAM TITLE: Brewery Open Space Acquisition

PROGRAM DESCRIPTION:

This project includes the acquisition of the open space areas adjacent to the Historic Brewhouse for public purposes. Project is dependent on receipt of grant funding. In 2015 the City did receive Thurston County Conservation Futures for acquisition of a trail easement across the historic brewhouse property. Not due to growth.

IS PROJECT RECOMMENDED BY PLAN/POLICY? No **PLAN:** **PAGE#**

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2016	2017	2018	2019	2020	2021	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Land & R-O-W	15,000	300,000		300,000						315,000
Construction										
Equipment										
Other										
TOTAL EXPENSES	\$ 15,000	\$ 300,000	\$ -	\$ 300,000	\$ -	\$ 315,000				
Outside Sources of Funds:										
Grants	\$ -	\$ 300,000		\$ 300,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300,000
G.O. Bonds: Non-Voted										
G.O. Bonds: Voted										
L.I.D.'s										
Impact/FILO Fees										
Other	15,000									15,000
Total Outside Sources	\$ 15,000	\$ 300,000	\$ -	\$ 300,000	\$ -	\$ 315,000				
Use of Fund Balance	-	-	-	-	-	-	-	-	-	-
TOTAL SOURCES	\$ 15,000	\$ 300,000	\$ -	\$ 300,000	\$ -	\$ 315,000				

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Chuck Denney
FUND: General Governmental
DEPT: Facilities
PROJECT NO.
NEW: No
PRIOR: GG-25

GG-14

PROGRAM TITLE: Facility Improvements

PROGRAM DESCRIPTION:

This project provides funding for improvements and repairs to City Facilities and equipment. Project needs exceed funding available and projects will be prioritized to make the best use of the funds.

IS PROJECT RECOMMENDED BY PLAN/POLICY? Yes

PLAN: Strategic Plan

PAGE#

35

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2016	2017	2018	2019	2020	2021	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	-	30,000	30,000	-	-	-	-	-	-	30,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other (Debt Payments)	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	\$ -	\$ 30,000	\$ 30,000	\$ -	\$ 30,000					
Outside Sources of Funds:										
Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
G.O. Bonds: Non-Voted	-	-	-	-	-	-	-	-	-	-
G.O. Bonds: Voted	-	-	-	-	-	-	-	-	-	-
Loan/Debt Financed	-	-	-	-	-	-	-	-	-	-
Impact/FILO Fees	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Use of Fund Balance	-	30,000	30,000	-	-	-	-	-	-	30,000
TOTAL SOURCES	\$ -	\$ 30,000	\$ 30,000	\$ -	\$ 30,000					

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Chuck Denney
FUND: General Governmental
DEPT: Parks & Recreation
PROJECT NO.:
NEW: Yes
PRIOR:

GG-15

PROGRAM TITLE: Overlook Park Rehabilitation

PROGRAM DESCRIPTION:

Overlook Park, located on Tumwater Hill, was provided to the City through mitigation for development. The initial park development did not include irrigation, plantings/landscaping or a design for efficient maintenance practices. The area surrounding the park is now developed with new homes and landscaped property. The housing development highlights the fact that the park is severely lacking in quality and care. This request includes removing non-native and invasive plants, installation of irrigation, installation of native plants on slopes and borders, replacement of failing wood railings, installation of a sidewalk on the south side of the park, benches and interpretive signage. Completion of this park will better serve the growth that has occurred on Tumwater Hill.

IS PROJECT RECOMMENDED BY PLAN/POLICY? Yes **PLAN:** Parks, Recreation & Open Space Plan **PAGE#**

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2016	2017	2018	2019	2020	2021	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ -	\$ 10,000	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Land & R-O-W		-								-
Construction		190,000	-	190,000						190,000
Equipment		-								-
Other		-								-
TOTAL EXPENSES	\$ -	\$ 200,000	\$ 10,000	\$ 190,000	\$ -	\$ 200,000				
Outside Sources of Funds:										
Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
G.O. Bonds: Non-Voted		-								-
G.O. Bonds: Voted		-								-
L.I.D.'s		-								-
Impact/FILO Fees		200,000	10,000	190,000						200,000
Other		-								-
Total Outside Sources	\$ -	\$ 200,000	\$ 10,000	\$ 190,000	\$ -	\$ 200,000				
Use of Fund Balance	-	-	-	-	-	-	-	-	-	-
TOTAL SOURCES	\$ -	\$ 200,000	\$ 10,000	\$ 190,000	\$ -	\$ 200,000				

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Scott LaVielle
FUND: General Governmental
DEPT: Fire
PROJECT NO.:
NEW: Yes
PRIOR:

GG-16

PROGRAM TITLE: Fire Engine 47 Replacement

PROGRAM DESCRIPTION:

Engine 47 was placed in service in 2000. Normally lead engines are replaced every ten years. With the "Promises made Promises Kept" Levy we were able to purchase a new engine which was placed in service in 2012. Because of low mileage and reduced staffing at Station T-2, we have been able to sustain the life of Engine 47 and now project a new engine to be purchased by 2019.

IS PROJECT RECOMMENDED BY PLAN/POLICY? Yes **PLAN:** Emergency Services Levy **PAGE#**

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2016	2017	2018	2019	2020	2021	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Land & R-O-W	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Equipment	\$ -	\$ 600,000	\$ -	\$ -	\$ -	\$ 600,000	\$ -	\$ -	\$ -	\$ 600,000
Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENSES	\$ -	\$ 600,000	\$ -	\$ -	\$ -	\$ 600,000	\$ -	\$ -	\$ -	\$ 600,000
Outside Sources of Funds:										
Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
G.O. Bonds: Non-Voted	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
G.O. Bonds: Voted	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Levy Lid Lift Transfer	\$ -	\$ 600,000	\$ -	\$ -	\$ -	\$ 600,000	\$ -	\$ -	\$ -	\$ 600,000
Impact/FILO Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Outside Sources	\$ -	\$ 600,000	\$ -	\$ -	\$ -	\$ 600,000	\$ -	\$ -	\$ -	\$ 600,000
Use of Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL SOURCES	\$ -	\$ 600,000	\$ -	\$ -	\$ -	\$ 600,000	\$ -	\$ -	\$ -	\$ 600,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Scott LaVielle
FUND: General Governmental
DEPT: Fire
PROJECT NO.
NEW: No
PRIOR: GG-14

GG-17

PROGRAM TITLE: Fire Station Renovations

PROGRAM DESCRIPTION:

This project includes the replacement of the roof on Station T-1, siding replacement/repairs on T-2 and other necessary facility renovations that have been identified by fire department staff and facilities personnel. Construction will be financed thru an interfund loan..

IS PROJECT RECOMMENDED BY PLAN/POLICY? No **PLAN:** **PAGE#**

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2016	2017	2018	2019	2020	2021	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Land & R-O-W										
Construction		500,000	500,000							500,000
Equipment										
Other (Debt Service)		545,000		115,000	112,000	109,000	106,000	103,000		545,000
TOTAL EXPENSES	\$ -	\$ 1,045,000	\$ 500,000	\$ 115,000	\$ 112,000	\$ 109,000	\$ 106,000	\$ 103,000	\$ -	\$ 1,045,000
Outside Sources of Funds:										
Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
G.O. Bonds: Non-Voted										
G.O. Bonds: Voted										
Loan or othe Debt Financing		400,000	400,000							400,000
Impact/FILO Fees										
Other										
Total Outside Sources	\$ -	\$ 400,000	\$ 400,000	\$ -	\$ -	\$ 400,000				
Use of Fund Balance	-	645,000	100,000	115,000	112,000	109,000	106,000	103,000	-	645,000
TOTAL SOURCES	\$ -	\$ 1,045,000	\$ 500,000	\$ 115,000	\$ 112,000	\$ 109,000	\$ 106,000	\$ 103,000	\$ -	\$ 1,045,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Chuck Denney
FUND: General Governmental
DEPT: Parks & Recreation
PROJECT NO.:
NEW: Yes
PRIOR:

GG-18

PROGRAM TITLE: Bush Prairie Park

PROGRAM DESCRIPTION:

Project includes the design and construction of a neighborhood park on the Citys Trails End property.

IS PROJECT RECOMMENDED BY PLAN/POLICY? No **PLAN:** **PAGE#**

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2016	2017	2018	2019	2020	2021	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ -	\$ 200,000	\$ -	\$ -	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ 200,000
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	-	1,000,000	-	-	1,000,000	-	-	-	-	1,000,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	\$ -	\$ 1,200,000	\$ -	\$ -	\$ 1,200,000	\$ -	\$ -	\$ -	\$ -	\$ 1,200,000
Outside Sources of Funds:										
Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
G.O. Bonds: Non-Voted	-	-	-	-	-	-	-	-	-	-
G.O. Bonds: Voted	-	-	-	-	-	-	-	-	-	-
L.I.D.'s	-	-	-	-	-	-	-	-	-	-
Impact/FILO Fees	-	800,000	-	-	800,000	-	-	-	-	800,000
Other	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	\$ -	\$ 800,000	\$ -	\$ -	\$ 800,000	\$ -	\$ -	\$ -	\$ -	\$ 800,000
Use of Fund Balance	-	400,000	-	-	400,000	-	-	-	-	400,000
TOTAL SOURCES	\$ -	\$ 1,200,000	\$ -	\$ -	\$ 1,200,000	\$ -	\$ -	\$ -	\$ -	\$ 1,200,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Jay Eaton
FUND: General Governmental
DEPT: Public Works
PROJECT NO.
NEW: No
PRIOR: GG-05

GG-19

PROGRAM TITLE: Deschutes River Flood Reduction and Erosion Study

PROGRAM DESCRIPTION:

This project supports a study to develop solutions to flooding and erosion problems along the lower Deschutes River between the Tumwater Falls Park and Henderson Boulevard. The study includes work to describe existing conditions and the critical factors contributing to flooding and erosion problems; identification, evaluation and comparison of conceptual alternatives to reduce or eliminate flooding and erosion; identification of required permit actions; and development of preliminary engineering drawings and cost estimates for the preferred alternative. The funding identified is for the initial phase of the work in support of the Brewery Property Visioning project. The City will be partnering with LOTT as they begin their Master Plan process for their property in the valley.

IS PROJECT RECOMMENDED BY PLAN/POLICY? No **PLAN:** **PAGE#**

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2016	2017	2018	2019	2020	2021	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ -	\$ 65,000		\$ 40,000	\$ 25,000	\$ -	\$ -	\$ -	\$ 135,000	\$ 200,000
Land & R-O-W	-	-								-
Construction	-	-								-
Equipment	-	-								-
Other	-	-								-
TOTAL EXPENSES	\$ -	\$ 65,000	\$ -	\$ 40,000	\$ 25,000	\$ -	\$ -	\$ -	\$ 135,000	\$ 200,000
Outside Sources of Funds:										
Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
G.O. Bonds: Non-Voted	-	-								-
G.O. Bonds: Voted	-	-								-
L.I.D.'s	-	-								-
Impact/FILO Fees	-	-								-
Other	-	-								-
Total Outside Sources	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Use of Fund Balance	-	65,000	-	40,000	25,000	-	-	-	135,000	200,000
TOTAL SOURCES	\$ -	\$ 65,000	\$ -	\$ 40,000	\$ 25,000	\$ -	\$ -	\$ -	\$ 135,000	\$ 200,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Jay Eaton
FUND: General Governmental
DEPT: Public Works
PROJECT NO.
NEW: No
PRIOR: GG-16

GG-20

PROGRAM TITLE: City Hall Campus Master Plan Implementation

PROGRAM DESCRIPTION:

This project provides funding to begin implementation of the City Hall Campus Master Plan that was completed in 2014. Funding is identified in 2017 in order to implement projects identified in the plan. Potential projects include stormwater and landscape upgrades and renovation; parking lot improvements and roadway and access improvements to connect to the Tumwater Town Center.

IS PROJECT RECOMMENDED BY PLAN/POLICY? Yes **PLAN:** Campus Master Plan **PAGE#**

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2016	2017	2018	2019	2020	2021	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	-	250,000	-	250,000	-	-	-	-	-	250,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	\$ -	\$ 250,000	\$ -	\$ 250,000	\$ -	\$ 250,000				
Outside Sources of Funds:										
Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
G.O. Bonds: Non-Voted	-	-	-	-	-	-	-	-	-	-
G.O. Bonds: Voted	-	-	-	-	-	-	-	-	-	-
Levy Lid Lift Transfer	-	-	-	-	-	-	-	-	-	-
Impact/FILO Fees	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Use of Fund Balance	-	250,000	-	250,000	-	-	-	-	-	250,000
TOTAL SOURCES	\$ -	\$ 250,000	\$ -	\$ 250,000	\$ -	\$ 250,000				

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Chuck Denney
FUND: General Governmental
DEPT: Parks & Recreation
PROJECT NO.:
NEW: No
PRIOR: GG-18

GG-21

PROGRAM TITLE: Union/Calvary Cemetery Fence, Security Irrigation and Other Improvements

PROGRAM DESCRIPTION:

Construction of a fence surrounding the City's Union/Calvary Historic Cemetery according to the adopted Cemetery Master Plan. This project would develop a 6-foot, black, chain link fence on the west and north sides of the property with one access gate. The fencing at the front, or east side of the cemetery, which faces Littlerock Road, will be constructed with brick columns and metal fencing similar to wrought iron. The project also includes irrigation, security lighting, limited parking improvements and signage. The cost estimate does not include archeological work. This has been a Historic Commission priority project to secure the facility for many years. Not due to growth.

IS PROJECT RECOMMENDED BY PLAN/POLICY? Yes **PLAN:** Union/Calvary Cemetery Master Plan **PAGE#**

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2016	2017	2018	2019	2020	2021	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Land & R-O-W										
Construction	-	250,000		250,000	-	-				250,000
Equipment										
Other (Debt Payments)		112,000			28,000	28,000	28,000	28,000	140,000	252,000
TOTAL EXPENSES	\$ -	\$ 362,000	\$ -	\$ 250,000	\$ 28,000	\$ 28,000	\$ 28,000	\$ 28,000	\$ 140,000	\$ 502,000
Outside Sources of Funds:										
Grants	\$ -	\$ 100,000	\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000
G.O. Bonds: Non-Voted										
G.O. Bonds: Voted										
Loan/Debt Financed		150,000		150,000						150,000
Impact/FILO Fees										
Other										
Total Outside Sources	\$ -	\$ 250,000	\$ -	\$ 250,000	\$ -	\$ 250,000				
Use of Fund Balance	-	112,000	-	-	28,000	28,000	28,000	28,000	140,000	252,000
TOTAL SOURCES	\$ -	\$ 362,000	\$ -	\$ 250,000	\$ 28,000	\$ 28,000	\$ 28,000	\$ 28,000	\$ 140,000	\$ 502,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Mike Matlock
FUND: General Governmental
DEPT: Community Development
PROJECT NO.
NEW: No
PRIOR: GG-19

GG-22

PROGRAM TITLE: Wayfinding Signage

PROGRAM DESCRIPTION:

This project begins implementation of the City's Wayfinding Signage Plan by installing wayfinding signs in a selected area of the City.

IS PROJECT RECOMMENDED BY PLAN/POLICY? Yes **PLAN:** Wayfinding Signage Plan **PAGE#**

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2016	2017	2018	2019	2020	2021	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	-	25,000	25,000	-	-	-	-	-	-	25,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other (Debt Payments)	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	\$ -	\$ 25,000	\$ 25,000	\$ -	\$ 25,000					
Outside Sources of Funds:										
Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
G.O. Bonds: Non-Voted	-	-	-	-	-	-	-	-	-	-
G.O. Bonds: Voted	-	-	-	-	-	-	-	-	-	-
Loan/Debt Financed	-	-	-	-	-	-	-	-	-	-
Impact/FILO Fees	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Use of Fund Balance	-	25,000	25,000	-	-	-	-	-	-	25,000
TOTAL SOURCES	\$ -	\$ 25,000	\$ 25,000	\$ -	\$ 25,000					

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Scott LaVielle
FUND: General Governmental
DEPT: Fire
PROJECT NO.:
NEW: Yes
PRIOR:

GG-23

PROGRAM TITLE: Fire Station T-2 - Vehicle Exhaust System

PROGRAM DESCRIPTION:

This project is for the installation of vehicle exhaust systems in Fire Station T-2. The objective of the proposal is to provide enhanced safety for career and volunteer firefighters. Additionally, other City workers as well as the public who visit the fire station facility for meetings, and other events. The safety enhancements will be attained through the removal of vehicle exhaust and other harmful airborne contaminants. The exhaust system will remove such contaminants through an airtight seal between the apparatus tailpipe and the exhaust extraction systems.

IS PROJECT RECOMMENDED BY PLAN/POLICY? No **PLAN:** **PAGE#**

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2016	2017	2018	2019	2020	2021	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	-	-	-	-	-	-	-	-	-	-
Equipment	-	100,000	100,000	-	-	-	-	-	-	100,000
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	\$ -	\$ 100,000	\$ 100,000	\$ -	\$ 100,000					
Outside Sources of Funds:										
Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
G.O. Bonds: Non-Voted	-	-	-	-	-	-	-	-	-	-
G.O. Bonds: Voted	-	-	-	-	-	-	-	-	-	-
Levy Lid Lift: Voted	-	-	-	-	-	-	-	-	-	-
Impact/FILO Fees	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Use of Fund Balance	-	100,000	100,000	-	-	-	-	-	-	100,000
TOTAL SOURCES	\$ -	\$ 100,000	\$ 100,000	\$ -	\$ 100,000					

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Chuck Denney
FUND: General Governmental
DEPT: Facilities
PROJECT NO.:
NEW: Yes
PRIOR:

GG-24

PROGRAM TITLE: Gopher Mitigation

PROGRAM DESCRIPTION:

This project includes the development of a Habitat Conservation Plan and future acquisition of property for mitigation of mazama pocket gopher habitat impacted by development within the City. The scope of the mitigation required will be better defined with the completion of the City's Habitat Conservation Plan. A federal grant has been received for Phase 1 of the HCP development.

IS PROJECT RECOMMENDED BY PLAN/POLICY? No*

PLAN: *Will be part of HCP, when completed.

PAGE#

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2016	2017	2018	2019	2020	2021	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ 30,000	\$ 530,000	\$ 190,000	\$ 200,000	\$ 140,000	\$ -	\$ -	\$ -	\$ -	\$ 560,000
Land & R-O-W		2,500,000			2,500,000					2,500,000
Construction	-	-	-	-	-					-
Equipment		-								-
Other (Debt Payments)		-								-
TOTAL EXPENSES	\$ 30,000	\$ 3,030,000	\$ 190,000	\$ 200,000	\$ 2,640,000	\$ -	\$ -	\$ -	\$ -	\$ 3,060,000
Outside Sources of Funds:										
Grants	\$ 18,000	\$ 2,818,000	\$ 114,000	\$ 120,000	\$ 2,584,000	\$ -	\$ -	\$ -	\$ -	\$ 2,836,000
G.O. Bonds: Non-Voted		-								-
G.O. Bonds: Voted		-								-
Loan/Debt Financed		-								-
Impact/FILO Fees		-								-
Other		30,000	30,000	-						30,000
Total Outside Sources	\$ 18,000	\$ 2,848,000	\$ 144,000	\$ 120,000	\$ 2,584,000	\$ -	\$ -	\$ -	\$ -	\$ 2,866,000
Use of Fund Balance	12,000	182,000	46,000	80,000	56,000	-	-	-	-	194,000
TOTAL SOURCES	\$ 30,000	\$ 3,030,000	\$ 190,000	\$ 200,000	\$ 2,640,000	\$ -	\$ -	\$ -	\$ -	\$ 3,060,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Chuck Denney
FUND: General Governmental
DEPT: Facilities
PROJECT NO.:
NEW: Yes
PRIOR:

GG-25

PROGRAM TITLE: Linwood Avenue Park Improvements

PROGRAM DESCRIPTION:

This project would make improvements to the City owned property on Linwood Avenue. This property includes a regional stormwater facility but also includes a barn structure and additional land that could be used for other uses. Improvements to the property, in order to make it useable for other uses, include reroofing the barn and connection to water and power. Potential future uses include parks and recreation, trails, potential future shelter location and GRUB Garden.

IS PROJECT RECOMMENDED BY PLAN/POLICY?

PLAN:

PAGE#

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2016	2017	2018	2019	2020	2021	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	-	90,000	90,000	-	-	-	-	-	-	90,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other (Debt Payments)	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	\$ -	\$ 90,000	\$ 90,000	\$ -	\$ 90,000					
Outside Sources of Funds:										
Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
G.O. Bonds: Non-Voted	-	-	-	-	-	-	-	-	-	-
G.O. Bonds: Voted	-	-	-	-	-	-	-	-	-	-
Loan/Debt Financed	-	-	-	-	-	-	-	-	-	-
Impact/FILO Fees	-	90,000	90,000	-	-	-	-	-	-	90,000
Other	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	\$ -	\$ 90,000	\$ 90,000	\$ -	\$ 90,000					
Use of Fund Balance	-	-	-	-	-	-	-	-	-	-
TOTAL SOURCES	\$ -	\$ 90,000	\$ 90,000	\$ -	\$ 90,000					

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Chuck Denney
FUND: General Governmental
DEPT: Parks & Recreation
PROJECT NO.:
NEW: Yes
PRIOR:

GG-26

PROGRAM TITLE: Southwest Tumwater Community Park

PROGRAM DESCRIPTION:

The purchase of Tumwater's next community park has been planned since the adoption of the 1994 Parks, Recreation and Open Space Plan and is scheduled to be located near Black Hills High School. (This park is identified as the "AG West Black Lake HS Addtn." in the Parks Plan.) This project includes park property purchase (40+ acres) and development. The development may include athletic fields, skate park, picnic shelter(s), play structures, trails, interpretive areas and/or other items to be determined through the public planning process. The City's other active community park - Pioneer Park - is complete and at or over capacity during the high-use season. PARK IMPACT FEES = IMPACT/FILO FEES SOURCE. Project would serve both existing and growth.

IS PROJECT RECOMMENDED BY PLAN/POLICY? Yes **PLAN:** Parks, Recreation & Open Space Plan **PAGE#** 18

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2016	2017	2018	2019	2020	2021	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ -	\$ 500,000	\$ -	\$ -	\$ -	\$ 500,000	\$ -	\$ -	\$ -	\$ 500,000
Land & R-O-W		2,000,000	-	2,000,000			-		-	2,000,000
Construction		1,000,000						1,000,000		1,000,000
Equipment		-								-
Other		-								-
TOTAL EXPENSES	\$ -	\$ 3,500,000	\$ -	\$ 2,000,000	\$ -	\$ 500,000	\$ -	\$ 1,000,000	\$ -	\$ 3,500,000
Outside Sources of Funds:										
Grants	\$ -	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500,000	\$ -	\$ 500,000
G.O. Bonds: Non-Voted		-								-
G.O. Bonds: Voted		-								-
L.I.D.'s		-								-
Impact/FILO Fees		3,000,000		2,000,000		500,000		500,000		3,000,000
Other		-								-
Total Outside Sources	\$ -	\$ 3,500,000	\$ -	\$ 2,000,000	\$ -	\$ 500,000	\$ -	\$ 1,000,000	\$ -	\$ 3,500,000
Use of Fund Balance	-	-	-	-	-	-	-	-	-	-
TOTAL SOURCES	\$ -	\$ 3,500,000	\$ -	\$ 2,000,000	\$ -	\$ 500,000	\$ -	\$ 1,000,000	\$ -	\$ 3,500,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Chuck Denney
FUND: General Governmental
DEPT: Parks and Recreation
PROJECT NO.:
NEW: Yes
PRIOR:

GG-27

PROGRAM TITLE: Golf Range Building Replacement

PROGRAM DESCRIPTION:

The existing covered hitting and teaching building on the golf course driving range was constructed in 1969 and does not meet current safety standards or provide adequate space for golf practice, instruction and safe operation as a public facility. This project includes the demolition of the existing building/pad and replacement with a multi-use, open-air building. The new building will accommodate public golf practice, group and individual lessons, First Tee programming and will also provide event/stage space for community events that occur on the driving range. These improvements will provide a much needed upgrade to the electrical system in the building, provide a safe and dramatically more user friendly golf practice area and improve the ability for the City to host current and future public events on the driving range. Partial funding would include \$25,000 from Golf Fund; \$10,000 from First Tee and \$25,000 in donations.

IS PROJECT RECOMMENDED BY PLAN/POLICY? No **PLAN:** **PAGE#**

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2016	2017	2018	2019	2020	2021	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ -	\$ 25,000	\$ -	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,000
Land & R-O-W		-	-							-
Construction	-	225,000			225,000					225,000
Equipment		-								-
Other (Debt Payments)		-								-
TOTAL EXPENSES	\$ -	\$ 250,000	\$ -	\$ 25,000	\$ 225,000	\$ -	\$ -	\$ -	\$ -	\$ 250,000
Outside Sources of Funds:										
Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
G.O. Bonds: Non-Voted		-								-
G.O. Bonds: Voted		-								-
Loan/Debt Financed		-								-
Impact/FILO Fees		60,000	-		60,000					60,000
Other		60,000			60,000					60,000
Total Outside Sources	\$ -	\$ 120,000	\$ -	\$ -	\$ 120,000	\$ -	\$ -	\$ -	\$ -	\$ 120,000
Use of Fund Balance	-	130,000	-	25,000	105,000	-	-	-	-	130,000
TOTAL SOURCES	\$ -	\$ 250,000	\$ -	\$ 25,000	\$ 225,000	\$ -	\$ -	\$ -	\$ -	\$ 250,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Chuck Denney
FUND: General Governmental
DEPT: Parks and Recreation
PROJECT NO.:
NEW: Yes
PRIOR:

GG-28

PROGRAM TITLE: Irrigation Control Upgrade

PROGRAM DESCRIPTION:

This project will upgrade the irrigation systems at our nine developed park facilities, City Hall, Library, Historic Homes and two Fire stations. Existing systems operate independently, are set manually and do not adjust to actual weather patterns. This project will install new electronic control systems at each park and facility and includes the installation of two weather stations (Tumwater Hill and Pioneer Park). The system will track water use, limit system operation during inclement weather and provide data on irrigation operations City-wide. The entire system can be controlled and monitored remotely from the parks office and has the ability to notify staff of system errors and water leaks/pipe breakage. Installation of this new system will dramatically reduce the amount of staff time allocated to visiting each park and facility to monitor and re-set the current manual clocks. The weather stations will also greatly reduce the

IS PROJECT RECOMMENDED BY PLAN/POLICY? Yes **PLAN:** Strategic Plan **PAGE#** 33, 35

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2016	2017	2018	2019	2020	2021	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	-	92,000	92,000	-	-	-	-	-	-	92,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other (Debt Payments)	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	\$ -	\$ 92,000	\$ 92,000	\$ -	\$ 92,000					
Outside Sources of Funds:										
Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
G.O. Bonds: Non-Voted	-	-	-	-	-	-	-	-	-	-
G.O. Bonds: Voted	-	-	-	-	-	-	-	-	-	-
Loan/Debt Financed	-	-	-	-	-	-	-	-	-	-
Impact/FILO Fees	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Use of Fund Balance	-	92,000	92,000	-	-	-	-	-	-	92,000
TOTAL SOURCES	\$ -	\$ 92,000	\$ 92,000	\$ -	\$ 92,000					

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Chuck Denney
FUND: General Governmental
DEPT: Parks and Recreation
PROJECT NO.
NEW: Yes
PRIOR:

GG-29

PROGRAM TITLE: Historical Park Big Toy Replacement

PROGRAM DESCRIPTION:

The Historical Park Play structures were donated to the City in an agreement with Big Toy Inc. in 1995. As the City's largest play structure, the toys in Historical Park have been well used and are well past a normal replacement lifespan. The play structures have been repaired, parts replaced and some items have been removed due to age and safety concerns. Replacement parts for the structure are expensive and difficult to obtain due to the age of equipment. As more pieces and play elements fail or pose a safety risk, they will be removed from the park without replacement. This budget item will replace both of the existing play structures in Historical Park (toddler area and youth area) with new, state of the art play structures. It also includes new play surfacing and border material.

IS PROJECT RECOMMENDED BY PLAN/POLICY? No **PLAN:** **PAGE#**

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2016	2017	2018	2019	2020	2021	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Land & R-O-W										
Construction	-	120,000		120,000	-					120,000
Equipment										
Other (Debt Payments)										
TOTAL EXPENSES	\$ -	\$ 120,000	\$ -	\$ 120,000	\$ -	\$ 120,000				
Outside Sources of Funds:										
Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
G.O. Bonds: Non-Voted										
G.O. Bonds: Voted										
Loan/Debt Financed										
Impact/FILO Fees										
Other										
Total Outside Sources	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Use of Fund Balance	-	120,000	-	120,000	-	-	-	-	-	120,000
TOTAL SOURCES	\$ -	\$ 120,000	\$ -	\$ 120,000	\$ -	\$ 120,000				

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Chuck Denney
FUND: General Governmental
DEPT: Parks and Recreation
PROJECT NO.
NEW: Yes
PRIOR:

GG-30

PROGRAM TITLE: Parks Recreation and Open Space Plan Update

PROGRAM DESCRIPTION:

The current Parks, Recreation and Open Space Plan was completed in 2007. The plan needs to be updated as a part of the City's comprehensive plan update. The existing plan does not address the newly annexed area west of Littlerock Road or the Southeast area annexation. Additionally, the plan needs to address current park and recreation priorities through a public input process to remain eligible for state funded grants.

IS PROJECT RECOMMENDED BY PLAN/POLICY? Yes **PLAN:** **PAGE#**

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2016	2017	2018	2019	2020	2021	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ -	\$ 35,000	\$ 35,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 35,000
Land & R-O-W		-	-							-
Construction	-	-	-							-
Equipment		-	-							-
Other (Debt Payments)		-	-							-
TOTAL EXPENSES	\$ -	\$ 35,000	\$ 35,000	\$ -	\$ 35,000					
Outside Sources of Funds:										
Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
G.O. Bonds: Non-Voted		-	-							-
G.O. Bonds: Voted		-	-							-
Loan/Debt Financed		-	-							-
Impact/FILO Fees		-	-							-
Other		-	-							-
Total Outside Sources	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Use of Fund Balance	-	35,000	35,000	-	-	-	-	-	-	35,000
TOTAL SOURCES	\$ -	\$ 35,000	\$ 35,000	\$ -	\$ 35,000					

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Chuck Denney
FUND: General Governmental
DEPT: Parks & Recreation
PROJECT NO.
NEW: No
PRIOR: GG-20, GG-f, GG-d

GG-31

PROGRAM TITLE: Trosper Lake/Southwest Neighborhood Park Development

PROGRAM DESCRIPTION:

Development of the City-owned property west of Tumwater Middle School for a neighborhood park. The City currently has no parks south of Tumwater Hill and west of Interstate 5. The master plan for this park is complete and includes trails, interpretive areas, a youth baseball field, soccer field, picnic/play structure area and parking. Redevelopment of Tumwater Middle School may provide the City with partnership opportunities with the Tumwater School District for access to the park site. Park development will require an increase in parks maintenance staffing..

IS PROJECT RECOMMENDED BY PLAN/POLICY? Yes **PLAN:** Parks, Recreation & Open Space Plan **PAGE#**

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2016	2017	2018	2019	2020	2021	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -
Land & R-O-W										-
Construction		1,350,000		250,000		1,100,000				1,350,000
Equipment										-
Other										-
TOTAL EXPENSES	\$ -	\$ 1,350,000	\$ -	\$ 250,000	\$ -	\$ 1,100,000	\$ -	\$ -	\$ -	\$ 1,350,000
Outside Sources of Funds:										
Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
G.O. Bonds: Non-Voted										-
G.O. Bonds: Voted										-
L.I.D.'s										-
Impact/FILO Fees		1,350,000		250,000		1,100,000				1,350,000
Other										-
Total Outside Sources	\$ -	\$ 1,350,000	\$ -	\$ 250,000	\$ -	\$ 1,100,000	\$ -	\$ -	\$ -	\$ 1,350,000
Use of Fund Balance	-	-	-	-	-	-	-	-	-	-
TOTAL SOURCES	\$ -	\$ 1,350,000	\$ -	\$ 250,000	\$ -	\$ 1,100,000	\$ -	\$ -	\$ -	\$ 1,350,000

FINANCIAL PLAN FOR TRANSPORTATION PROJECTS

REVENUE:	2016	2017	2018	2019	2020	2021	2016-2021
Beginning Fund Balance	\$ 1,883,555	\$ 2,182,174	\$ 1,100,936	\$ 1,726,963	\$ 2,428,799	\$ 3,263,731	\$ 1,883,555
Utility Tax (.8% of the 6%)	\$ 551,270	\$ 567,187	\$ 584,248	\$ 601,772	\$ 619,773	\$ 638,613	\$ 3,562,863
Arterial Street Gas Tax	\$ 136,162	\$ 137,294	\$ 164,644	\$ 165,799	\$ 166,966	\$ 168,144	\$ 939,009
Real Estate Excise Tax (.025% orig. + .025% Add.	\$ 437,091	\$ 450,204	\$ 463,710	\$ 477,621	\$ 491,950	\$ 506,708	\$ 2,827,284
Interest Income	\$ 12,174	\$ 13,747	\$ 8,426	\$ 11,644	\$ 15,243	\$ 19,512	\$ 80,745
Projected Fund Revenues	\$ 3,020,252	\$ 3,350,606	\$ 2,321,963	\$ 2,983,799	\$ 3,722,731	\$ 4,596,708	\$ 9,293,456
TRANSFERS & OTHER SOURCES							
Grants 1	\$ 1,018,166	\$ 2,382,813	\$ -	\$ 4,827,000	\$ 410,000	\$ 360,000	\$ 8,997,979
G.O. Bonds: Non-Voted 2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
G.O. Bonds: Voted 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
L.I.D.'s 4	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Impact Fees 5	\$ 668,663	\$ 1,653,517	\$ 1,030,000	\$ 1,310,000	\$ 310,000	\$ 470,000	\$ 5,442,180
Mitigation Fees 6	\$ 820,000	\$ 42,000	\$ -	\$ -	\$ -	\$ -	\$ 862,000
Other Sources 7	\$ 3,100,000	\$ 881,050	\$ 875,000	\$ 1,100,000	\$ 925,000	\$ 950,000	\$ 7,831,050
TOTAL PROJECTED FUNDING	\$ 8,627,081	\$ 8,309,986	\$ 4,226,963	\$ 10,220,799	\$ 5,367,731	\$ 6,376,708	\$ 32,426,665

PRIORITY	TRANSPORTATION PROJECTS	Source	PRIOR YRS	6 YEAR TOTAL	2016	2017	2018	2019	2020	2021	FUTURE YRS	GRAND TOTAL
1	Tumwater Boulevard Southbound I-5 Ramp Improvement	6	\$ 165,000	\$ 820,000	\$ 820,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 985,000
2	Pavement Preservation Program, Including TBD Projects		\$ -	\$ 5,870,000	\$ 640,000	\$ 992,000	\$ 1,019,000	\$ 1,046,000	\$ 1,073,000	\$ 1,100,000	\$ -	\$ 5,870,000
3	Capitol Boulevard Widening - Tumwater Blvd. to 73rd Avenue	1, 5	\$ 100,000	\$ 2,626,428	\$ 626,428	\$ 2,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,726,428
4	Tyee Drive Extension - Pedestrian Overcrossing to Israel	1	\$ 40,000	\$ 2,625,000	\$ 2,625,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,665,000
5	Transportation Plan Update	1	\$ 50,000	\$ 100,000	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150,000
6	Capitol Blvd. Plan - Feasibility and Prelim. Eng.	1	\$ 200,000	\$ 397,229	\$ 397,229	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 597,229
7	E Street Extension Corridor Study	1, 5	\$ 90,000	\$ 210,000	\$ 210,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300,000
8	Kirsop Road Grade Modification and Reconstruction		\$ 90,000	\$ 1,230,000	\$ 30,000	\$ 1,200,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,320,000
9	Tumwater Square Transfer Station: Transit, Pedestrian & Bike Improver	1, 5	\$ -	\$ 276,400	\$ 28,000	\$ 248,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 276,400
10	Capitol Blvd. @ U Street Pedestrian Improvements	1	\$ -	\$ 120,000	\$ 10,000	\$ 110,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 120,000
11	LED Street Light Conversion	1	\$ -	\$ 320,000	\$ 40,000	\$ 280,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 320,000
12	Pedestrian and Traffic Calming Improvements		\$ -	\$ 458,300	\$ 67,150	\$ 67,150	\$ 81,000	\$ 81,000	\$ 81,000	\$ 81,000	\$ -	\$ 458,300
13	Trosper/I-5 Ramp Revision - 6th Avenue Extension	1	\$ -	\$ 4,950,000	\$ 100,000	\$ 250,000	\$ 1,100,000	\$ 3,500,000	\$ -	\$ -	\$ -	\$ 4,950,000
14	E Street Extension	1, 5	\$ -	\$ 1,400,000	\$ -	\$ -	\$ -	\$ 1,200,000	\$ 200,000	\$ -	\$ 14,100,000	\$ 15,500,000
15	Bridge Maintenance		\$ -	\$ 100,000	\$ -	\$ -	\$ 50,000	\$ -	\$ -	\$ 50,000	\$ -	\$ 100,000
16	Capitol Blvd. Plan Implementation - ROW & Construction Phase 1	1, 5	\$ -	\$ 2,265,000	\$ 555,000	\$ 710,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 13,050,000	\$ 15,315,000
17	Old Highway 99 Improvements - Corridor Plan and Phase 1	1, 5	\$ -	\$ 850,000	\$ -	\$ -	\$ -	\$ -	\$ 250,000	\$ 600,000	\$ 10,000,000	\$ 10,850,000
18	Mottman Road Improvements	1	\$ -	\$ 1,850,000	\$ 150,000	\$ -	\$ -	\$ 1,700,000	\$ -	\$ -	\$ -	\$ 1,850,000
19	Brewery District Plan - Streetscape Improvements	1	\$ -	\$ 850,000	\$ -	\$ 850,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 850,000
20	Trosper/Capitol RAB	1	\$ -	\$ 2,650,000	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ 2,550,000	\$ 4,000,000	\$ 6,650,000
21	93rd & Case Roundabout	6	\$ -	\$ 42,000	\$ -	\$ 42,000	\$ -	\$ -	\$ -	\$ -	\$ 1,665,000	\$ 1,707,000
22	Peter G. Schmidt - Safe Routes To Schools Improvements	1	\$ -	\$ 415,600	\$ 46,100	\$ 369,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 415,600
23	Tumwater Boulevard Interchange	1, 6	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,100,000	\$ 17,100,000
24	Michael T Simmons Elementary - Safe Routes to Schools Improvements	1	\$ -	\$ 165,000	\$ -	\$ -	\$ -	\$ 15,000	\$ 150,000	\$ -	\$ -	\$ 165,000
25	Capitol Blvd. and Linwood Avenue Roundabout		\$ -	\$ 255,000	\$ -	\$ 90,000	\$ -	\$ -	\$ -	\$ 165,000	\$ 2,300,000	\$ 2,555,000
TOTAL TRANSPORTATION PROJECT COSTS				\$ 30,845,957	\$ 6,444,907	\$ 7,209,050	\$ 2,500,000	\$ 7,792,000	\$ 2,104,000	\$ 4,796,000	\$ 62,215,000	\$ 93,795,957

2021 Ending Fund Balance \$ 1,580,708

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Jay Eaton
FUND: Transportation CFP
DEPT: Public Works
PROJECT NO.:
NEW: No
PRIOR: ST-08

ST-01

PROGRAM TITLE: Tumwater Boulevard Southbound I-5 Ramp Improvement

PROGRAM DESCRIPTION:

This project includes the addition of a westbound left-turn lane on Tumwater Boulevard for the southbound I-5 ramp. Project funding will be from SEPA mitigation fees collected from private development. The scope of the project has been revised to include only the work necessary to add the left turn lane in order to mitigate for the Mazama Pocket Gopher.

IS PROJECT RECOMMENDED BY PLAN/POLICY? Yes **PLAN:** 2025 T Plan **PAGE#** 8-6

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2016	2017	2018	2019	2020	2021	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ 165,000	\$ 20,000	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 185,000
Land & R-O-W		-	-							-
Construction		800,000	800,000	-						800,000
Equipment		-	-							-
Other		-	-							-
TOTAL EXPENSES	\$ 165,000	\$ 820,000	\$ 820,000	\$ -	\$ 985,000					
Outside Sources of Funds:										
Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
G.O. Bonds: Non-Voted										
G.O. Bonds: Voted										
L.I.D.'s										
Impact Fees										
Mitigation Fees	150,000	820,000	820,000	-						970,000
Other		-	-							-
Total Outside Sources	\$ 150,000	\$ 820,000	\$ 820,000	\$ -	\$ 970,000					
Use of Fund Balance	15,000	-	-	-	-	-	-	-	-	15,000
TOTAL SOURCES	\$ 165,000	\$ 820,000	\$ 820,000	\$ -	\$ 985,000					

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Jay Eaton
FUND: Transportation CFP
DEPT: Public Works
PROJECT NO.:
NEW: No
PRIOR: ST-09

ST-02

PROGRAM TITLE: Pavement Preservation Program, Including TBD Projects

PROGRAM DESCRIPTION:

This program provides for the preservation of existing City streets including structural repairs, crack sealing, construction of sub-grade and resurfacing by use of asphalt overlay or bituminous surface treatments. The projects may include both City funded projects and Transportation Benefit District projects. TBD projects will be established by the TBD Board on an annual basis. City funding is \$170K annually and the remainder is projected TBD funds.

IS PROJECT RECOMMENDED BY PLAN/POLICY? Yes **PLAN:** Strategic Plan & TBD Ordinance **PAGE#**

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2016	2017	2018	2019	2020	2021	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ -	\$ 270,000	\$ 40,000	\$ 42,000	\$ 44,000	\$ 46,000	\$ 48,000	\$ 50,000	\$ -	\$ 270,000
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	-	5,600,000	600,000	950,000	975,000	1,000,000	1,025,000	1,050,000	-	5,600,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	\$ -	\$ 5,870,000	\$ 640,000	\$ 992,000	\$ 1,019,000	\$ 1,046,000	\$ 1,073,000	\$ 1,100,000	\$ -	\$ 5,870,000
Outside Sources of Funds:										
Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
G.O. Bonds: Non-Voted	-	-	-	-	-	-	-	-	-	-
G.O. Bonds: Voted	-	-	-	-	-	-	-	-	-	-
L.I.D.'s	-	-	-	-	-	-	-	-	-	-
Impact Fees	-	-	-	-	-	-	-	-	-	-
Mitigation Fees	-	-	-	-	-	-	-	-	-	-
Other (TBD)	-	4,975,000	475,000	850,000	875,000	900,000	925,000	950,000	-	4,975,000
Total Outside Sources	\$ -	\$ 4,975,000	\$ 475,000	\$ 850,000	\$ 875,000	\$ 900,000	\$ 925,000	\$ 950,000	\$ -	\$ 4,975,000
Use of Fund Balance	-	895,000	165,000	142,000	144,000	146,000	148,000	150,000	-	895,000
TOTAL SOURCES	\$ -	\$ 5,870,000	\$ 640,000	\$ 992,000	\$ 1,019,000	\$ 1,046,000	\$ 1,073,000	\$ 1,100,000	\$ -	\$ 5,870,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Jay Eaton
FUND: Transportation CFP
DEPT: Public Works
PROJECT NO.
NEW: No
PRIOR: ST-02

ST-03

PROGRAM TITLE: Capitol Boulevard Widening - Tumwater Blvd. to 73rd Avenue

PROGRAM DESCRIPTION:

Includes construction of a 2nd southbound through lane, bike lanes, sidewalks, illumination, storm drainage, landscaping and turn lanes/center medians from Tumwater Boulevard to 73rd Avenue. Grant funding has been received from the TIB. Also includes the resurfacing of Capitol Boulevard north to Israel Road. The project has been delayed due to development of mitigation plan for Mazama Pocket Gopher. Right of way acquisition includes acquisition of mitigation property for Mazama Pocket Gopher. Project is due to growth and is impact fee eligible.

IS PROJECT RECOMMENDED BY PLAN/POLICY? Yes **PLAN:** 2025 T Plan **PAGE#** 8-6

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2016	2017	2018	2019	2020	2021	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ 100,000	\$ 108,108	\$ 108,108	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 208,108
Land & R-O-W		518,320	518,320							518,320
Construction		2,000,000	-	2,000,000						2,000,000
Equipment		-	-	-	-	-	-	-	-	-
Other		-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	\$ 100,000	\$ 2,626,428	\$ 626,428	\$ 2,000,000	\$ -	\$ 2,726,428				
Outside Sources of Funds:										
Grants	\$ 65,000	\$ 1,379,661	\$ 407,178	\$ 972,483	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,444,661
G.O. Bonds: Non-Voted	-	-	-	-	-	-	-	-	-	-
G.O. Bonds: Voted	-	-	-	-	-	-	-	-	-	-
L.I.D.'s	-	-	-	-	-	-	-	-	-	-
Impact Fees	-	1,246,767	219,250	1,027,517	-	-	-	-	-	1,246,767
Mitigation Fees	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	\$ 65,000	\$ 2,626,428	\$ 626,428	\$ 2,000,000	\$ -	\$ 2,691,428				
Use of Fund Balance	35,000	-	-	-	-	-	-	-	-	35,000
TOTAL SOURCES	\$ 100,000	\$ 2,626,428	\$ 626,428	\$ 2,000,000	\$ -	\$ 2,726,428				

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Jay Eaton
FUND: Transportation CFP
DEPT: Public Works
PROJECT NO.
NEW: Yes
PRIOR:

ST-04

PROGRAM TITLE: Tyee Drive Extension - Pedestrian Overcrossing to Israel

PROGRAM DESCRIPTION:

This project includes the construction of segments of Tyee Drive from the existing southerly end (at the I-5 pedestrian bridge) to Israel Road, including a roundabout at Israel Road. City participation includes the northerly 300 feet and the southerly 1500 feet of this segment. The project will be completed in conjunction with pending private development in the area. The initial construction will be funded through short term debt to be repaid from increased revenues due to development over an approximate 6 year period.

IS PROJECT RECOMMENDED BY PLAN/POLICY? Yes

PLAN:

PAGE#

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2016	2017	2018	2019	2020	2021	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ 40,000	\$ 250,000	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 290,000
Land & R-O-W	-	475,000	475,000	-	-	-	-	-	-	475,000
Construction	-	1,900,000	1,900,000	-	-	-	-	-	-	1,900,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	\$ 40,000	\$ 2,625,000	\$ 2,625,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,665,000
Outside Sources of Funds:										
Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
G.O. Bonds: Non-Voted	-	-	-	-	-	-	-	-	-	-
G.O. Bonds: Voted	-	-	-	-	-	-	-	-	-	-
L.I.D.'s	-	-	-	-	-	-	-	-	-	-
Impact Fees	-	-	-	-	-	-	-	-	-	-
Mitigation Fees	-	-	-	-	-	-	-	-	-	-
Other(Short term debt) + Developer	-	2,825,000	2,625,000	-	-	200,000	-	-	-	2,825,000
Total Outside Sources	\$ -	\$ 2,825,000	\$ 2,625,000	\$ -	\$ -	\$ 200,000	\$ -	\$ -	\$ -	\$ 2,825,000
Use of Fund Balance	40,000	(200,000)	-	-	-	(200,000)	-	-	-	(160,000)
TOTAL SOURCES	\$ 40,000	\$ 2,625,000	\$ 2,625,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,665,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Jay Eaton
FUND: Transportation CFP
DEPT: Public Works
PROJECT NO.
NEW: No
PRIOR: ST-23

ST-05

PROGRAM TITLE: Transportation Plan Update

PROGRAM DESCRIPTION:

This project updates the City Transportation Plan. This update will coincide with the City Comprehensive Plan update of which the Transportation Plan is an important part. The plan will incorporate the recently adopted Capitol Boulevard Planning Study and the Brewery Neighborhood District Study as well as update the plan for the rest of the City. The plan doesn't include updating the City's Transportation Impact Fee rates, which would be completed as a follow-up to this study.

IS PROJECT RECOMMENDED BY PLAN/POLICY? No **PLAN:** **PAGE#**

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2016	2017	2018	2019	2020	2021	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ 50,000	\$ 100,000	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150,000
Land & R-O-W		-	-	-	-	-	-	-	-	-
Construction		-	-	-	-	-	-	-	-	-
Equipment		-	-	-	-	-	-	-	-	-
Other		-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	\$ 50,000	\$ 100,000	\$ 100,000	\$ -	\$ 150,000					
Outside Sources of Funds:										
Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
G.O. Bonds: Non-Voted	-	-	-	-	-	-	-	-	-	-
G.O. Bonds: Voted	-	-	-	-	-	-	-	-	-	-
L.I.D.'s	-	-	-	-	-	-	-	-	-	-
Impact Fees	-	-	-	-	-	-	-	-	-	-
Mitigation Fees	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Use of Fund Balance	50,000	100,000	100,000	-	-	-	-	-	-	150,000
TOTAL SOURCES	\$ 50,000	\$ 100,000	\$ 100,000	\$ -	\$ 150,000					

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Jay Eaton
FUND: Transportation CFP
DEPT: Public Works
PROJECT NO.:
NEW: No
PRIOR: ST-07

ST-06

PROGRAM TITLE: Capitol Blvd. Plan - Feasibility and Prelim. Eng.

PROGRAM DESCRIPTION:

Feasibility and preliminary engineering for the transportation options identified and included in the Capitol Boulevard Planning Study. Will also include development of a right-of-way plan and phasing options and recommendations for funding and construction. This project has received federal STP grant funding.

IS PROJECT RECOMMENDED BY PLAN/POLICY? Yes **PLAN:** Capitol Blvd. Planning Study **PAGE#**

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2016	2017	2018	2019	2020	2021	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ 200,000	\$ 397,229	\$ 397,229	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 597,229
Land & R-O-W		-								-
Construction		-								-
Equipment		-								-
Other		-								-
TOTAL EXPENSES	\$ 200,000	\$ 397,229	\$ 397,229	\$ -	\$ 597,229					
Outside Sources of Funds:										
Grants	\$ 173,000	\$ 317,653	\$ 317,653	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 490,653
G.O. Bonds: Non-Voted		-								-
G.O. Bonds: Voted		-								-
L.I.D.'s		-								-
Impact Fees		-								-
Mitigation Fees		-								-
Other		-								-
Total Outside Sources	\$ 173,000	\$ 317,653	\$ 317,653	\$ -	\$ 490,653					
Use of Fund Balance	27,000	79,576	79,576	-	-	-	-	-	-	106,576
TOTAL SOURCES	\$ 200,000	\$ 397,229	\$ 397,229	\$ -	\$ 597,229					

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Jay Eaton
FUND: Transportation CFP
DEPT: Public Works
PROJECT NO.:
NEW: No
PRIOR: ST-04

ST-07

PROGRAM TITLE: E Street Extension Corridor Study

PROGRAM DESCRIPTION:

This project includes an engineering evaluation of the proposed E Street Extension that is included in the Brewery Neighborhood Plan, from Capitol Boulevard to Cleveland Avenue. Work will include development of horizontal and vertical alignments, intersection layout at Capitol and at Cleveland, right-of-way plans, river and railroad crossing alternatives, access alternatives for the Brewery and LOTT properties, environmental and permitting issues, and required mitigations.

IS PROJECT RECOMMENDED BY PLAN/POLICY? Yes **PLAN:** 2025 T Plan / Brewery District Plan(p) **PAGE#**

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2016	2017	2018	2019	2020	2021	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ 90,000	\$ 210,000	\$ 210,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300,000
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	-	-	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	\$ 90,000	\$ 210,000	\$ 210,000	\$ -	\$ 300,000					
Outside Sources of Funds:										
Grants	\$ 85,913	\$ 173,587	\$ 173,587	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 259,500
G.O. Bonds: Non-Voted	-	-	-	-	-	-	-	-	-	-
G.O. Bonds: Voted	-	-	-	-	-	-	-	-	-	-
L.I.D.'s	-	-	-	-	-	-	-	-	-	-
Impact Fees	4,087	36,413	36,413	-	-	-	-	-	-	40,500
Mitigation Fees	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	\$ 90,000	\$ 210,000	\$ 210,000	\$ -	\$ 300,000					
Use of Fund Balance	-	-	-	-	-	-	-	-	-	-
TOTAL SOURCES	\$ 90,000	\$ 210,000	\$ 210,000	\$ -	\$ 300,000					

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Jay Eaton
FUND: Transportation CFP
DEPT: Public Works
PROJECT NO.
NEW: No
PRIOR: ST-19

ST-08

PROGRAM TITLE: Kirsop Road Grade Modification and Reconstruction

PROGRAM DESCRIPTION:

This project would reconstruct approximately 800 feet of Kirsop Road through the wetland area that is underwater for most of the year. Project includes raising the road grade, installation of culverts, construction of embankment/retaining walls, reconstruction of the road and wetland mitigation as necessary. Additional project funding is included in the Storm CFP, which includes the work for installation of culverts and other work necessary to maintain the existing wetlands.

IS PROJECT RECOMMENDED BY PLAN/POLICY? Yes **PLAN:** Annexation Area Drainage Study **PAGE#**

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2016	2017	2018	2019	2020	2021	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ 90,000	\$ 30,000	\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 120,000
Land & R-O-W		-	-	-	-	-	-	-	-	-
Construction		1,200,000		1,200,000						1,200,000
Equipment		-		-						-
Other		-		-						-
TOTAL EXPENSES	\$ 90,000	\$ 1,230,000	\$ 30,000	\$ 1,200,000	\$ -	\$ 1,320,000				
Outside Sources of Funds:										
Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
G.O. Bonds: Non-Voted										
G.O. Bonds: Voted										
L.I.D.'s										
Impact Fees										
Mitigation Fees										
Other										
Total Outside Sources	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Use of Fund Balance	90,000	1,230,000	30,000	1,200,000	-	-	-	-	-	1,320,000
TOTAL SOURCES	\$ 90,000	\$ 1,230,000	\$ 30,000	\$ 1,200,000	\$ -	\$ 1,320,000				

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Jay Eaton
FUND: Transportation CFP
DEPT: Public Works
PROJECT NO.:
NEW: Yes
PRIOR:

ST-09

PROGRAM TITLE: Tumwater Square Transfer Station: Transit, Pedestrian & Bike Improvements

PROGRAM DESCRIPTION:

This project increases bus stop zones, widens sidewalks, improves pedestrian safety at corsswalks and provides bike storage facilities at the existing Intercity Transit station on Cleveland Avenue at Emerson. The project has received federal grant funding (CMAQ) through TRPC. This is a joint project between the City and Intercity Transit. The City will provide the Design and Construction engineering as it's contribution to the project.

IS PROJECT RECOMMENDED BY PLAN/POLICY? Yes **PLAN:** **PAGE#**

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2016	2017	2018	2019	2020	2021	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ -	\$ 28,000	\$ 28,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28,000
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	-	248,400	-	248,400	-	-	-	-	-	248,400
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	\$ -	\$ 276,400	\$ 28,000	\$ 248,400	\$ -	\$ 276,400				
Outside Sources of Funds:										
Grants	\$ -	\$ 198,950	\$ -	\$ 198,950	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 198,950
G.O. Bonds: Non-Voted	-	-	-	-	-	-	-	-	-	-
G.O. Bonds: Voted	-	-	-	-	-	-	-	-	-	-
L.I.D.'s	-	-	-	-	-	-	-	-	-	-
Impact Fees	-	-	-	-	-	-	-	-	-	-
Mitigation Fees	-	-	-	-	-	-	-	-	-	-
Other (Intercity Transit)	-	31,050	-	31,050	-	-	-	-	-	31,050
Total Outside Sources	\$ -	\$ 230,000	\$ -	\$ 230,000	\$ -	\$ 230,000				
Use of Fund Balance	-	46,400	28,000	18,400	-	-	-	-	-	46,400
TOTAL SOURCES	\$ -	\$ 276,400	\$ 28,000	\$ 248,400	\$ -	\$ 276,400				

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Jay Eaton
FUND: Transportation CFP
DEPT: Public Works
PROJECT NO.:
NEW: Yes
PRIOR:

ST-10

PROGRAM TITLE: Capitol Blvd. @ U Street Pedestrian Improvements

PROGRAM DESCRIPTION:

This project includes the construction of a new pedestrian crossing on Capitol Blvd. south of U Street. The new crossing includes installation of a center refuge island, ADA accessible pedestrian ramps, rapid flashing beacons, illumination and signing. The project has received funding (80%) through the WSDOT Pedestrian and Bicycle Program.

IS PROJECT RECOMMENDED BY PLAN/POLICY?

PLAN:

PAGE#

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2016	2017	2018	2019	2020	2021	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ -	\$ 10,000	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	-	110,000	-	110,000	-	-	-	-	-	110,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	\$ -	\$ 120,000	\$ 10,000	\$ 110,000	\$ -	\$ 120,000				
Outside Sources of Funds:										
Grants	\$ -	\$ 104,000	\$ 8,000	\$ 96,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 104,000
G.O. Bonds: Non-Voted	-	-	-	-	-	-	-	-	-	-
G.O. Bonds: Voted	-	-	-	-	-	-	-	-	-	-
L.I.D.'s	-	-	-	-	-	-	-	-	-	-
Impact Fees	-	-	-	-	-	-	-	-	-	-
Mitigation Fees	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	\$ -	\$ 104,000	\$ 8,000	\$ 96,000	\$ -	\$ 104,000				
Use of Fund Balance	-	16,000	2,000	14,000	-	-	-	-	-	16,000
TOTAL SOURCES	\$ -	\$ 120,000	\$ 10,000	\$ 110,000	\$ -	\$ 120,000				

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Jay Eaton
FUND: Transportation CFP
DEPT: Public Works
PROJECT NO.:
NEW: No
PRIOR: ST-22

ST-11

PROGRAM TITLE: LED Street Light Conversion

PROGRAM DESCRIPTION:

This project includes the conversion of City-owned High Pressure Sodium (HPS) cobra head street lights to LED. In 2015, 932 (approximately 80%) of the City's HPS lights were converted to LED. This project would convert the remaining 20%. The project assumes 50% grant funding through the Department of Commerce Energy Grants. Prior conversions are showing energy savings of over 60%.

IS PROJECT RECOMMENDED BY PLAN/POLICY? No **PLAN:** **PAGE#**

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2016	2017	2018	2019	2020	2021	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ -	\$ 40,000	\$ 40,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40,000
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	-	280,000	-	280,000	-	-	-	-	-	280,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	\$ -	\$ 320,000	\$ 40,000	\$ 280,000	\$ -	\$ 320,000				
Outside Sources of Funds:										
Grants	\$ -	\$ 140,000	\$ -	\$ 140,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 140,000
G.O. Bonds: Non-Voted	-	-	-	-	-	-	-	-	-	-
G.O. Bonds: Voted	-	-	-	-	-	-	-	-	-	-
L.I.D.'s	-	-	-	-	-	-	-	-	-	-
Impact Fees	-	-	-	-	-	-	-	-	-	-
Mitigation Fees	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	\$ -	\$ 140,000	\$ -	\$ 140,000	\$ -	\$ 140,000				
Use of Fund Balance	-	180,000	40,000	140,000	-	-	-	-	-	180,000
TOTAL SOURCES	\$ -	\$ 320,000	\$ 40,000	\$ 280,000	\$ -	\$ 320,000				

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Jay Eaton
FUND: Transportation CFP
DEPT: Public Works
PROJECT NO.
NEW: No
PRIOR: ST-10

ST-12

PROGRAM TITLE: Pedestrian and Traffic Calming Improvements

PROGRAM DESCRIPTION:

This program provides funding for miscellaneous sidewalk, pedestrian and traffic calming improvements at various locations throughout the City. This work could include sidewalk repairs and infills, pedestrian crossings, pedestrian connections and neighborhood traffic calming improvements. Individual projects would be developed to respond to needs and issues as they arise. Program is partially due to growth. Not impact fee eligible. Identified projects include installation of Rapid Flashing Beacons at Pedestrian X-ings on Capitol at State Library and near Market Street. Funding includes the 53% multi-modal funds generated by the recent State Transportation Package gas tax increase (\$12,150 - 2016 & 2017; \$26,000 - 2018 through 2031).

IS PROJECT RECOMMENDED BY PLAN/POLICY? Yes **PLAN:** Transportation Plan; 6-Yr TIP **PAGE#**

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2016	2017	2018	2019	2020	2021	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ -	\$ 30,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	\$ 30,000
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	-	428,300	62,150	62,150	76,000	76,000	76,000	76,000	-	428,300
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	\$ -	\$ 458,300	\$ 67,150	\$ 67,150	\$ 81,000	\$ 81,000	\$ 81,000	\$ 81,000	\$ -	\$ 458,300
Outside Sources of Funds:										
Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
G.O. Bonds: Non-Voted	-	-	-	-	-	-	-	-	-	-
G.O. Bonds: Voted	-	-	-	-	-	-	-	-	-	-
L.I.D.'s	-	-	-	-	-	-	-	-	-	-
Impact Fees	-	-	-	-	-	-	-	-	-	-
Mitigation Fees	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Use of Fund Balance	-	458,300	67,150	67,150	81,000	81,000	81,000	81,000	-	458,300
TOTAL SOURCES	\$ -	\$ 458,300	\$ 67,150	\$ 67,150	\$ 81,000	\$ 81,000	\$ 81,000	\$ 81,000	\$ -	\$ 458,300

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Jay Eaton
FUND: Transportation CFP
DEPT: Public Works
PROJECT NO.:
NEW: Yes
PRIOR:

ST-13

PROGRAM TITLE: Trosper/I-5 Ramp Revision - 6th Avenue Extension

PROGRAM DESCRIPTION:

Project will realign the existing northbound on/off ramp in the southeast quadrant of the interchange to intersect with a new extension of 6th Avenue between Trosper Road and Lee Street. Assumes that Design and ROW will be funded by the City using Transportation Impact Fees and that construction will be funded 65% by a Transportation Improvement Board grant.

IS PROJECT RECOMMENDED BY PLAN/POLICY? PLAN: PAGE#

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2016	2017	2018	2019	2020	2021	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ -	\$ 350,000	\$ 100,000	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 350,000
Land & R-O-W		1,100,000	-	-	1,100,000					1,100,000
Construction		3,500,000				3,500,000				3,500,000
Equipment		-								-
Other		-								-
TOTAL EXPENSES	\$ -	\$ 4,950,000	\$ 100,000	\$ 250,000	\$ 1,100,000	\$ 3,500,000	\$ -	\$ -	\$ -	\$ 4,950,000
Outside Sources of Funds:										
Grants	\$ -	\$ 2,350,000	\$ 75,000	\$ -	\$ -	\$ 2,275,000	\$ -	\$ -	\$ -	\$ 2,350,000
G.O. Bonds: Non-Voted		-	-	-	-	-	-	-	-	-
G.O. Bonds: Voted		-	-	-	-	-	-	-	-	-
L.I.D.'s		-	-	-	-	-	-	-	-	-
Impact Fees		2,140,000	80,000	200,000	880,000	980,000				2,140,000
Mitigation Fees		-	-	-	-	-	-	-	-	-
Other		-	-	-	-	-	-	-	-	-
Total Outside Sources	\$ -	\$ 4,490,000	\$ 155,000	\$ 200,000	\$ 880,000	\$ 3,255,000	\$ -	\$ -	\$ -	\$ 4,490,000
Use of Fund Balance		460,000	(55,000)	50,000	220,000	245,000				460,000
TOTAL SOURCES	\$ -	\$ 4,950,000	\$ 100,000	\$ 250,000	\$ 1,100,000	\$ 3,500,000	\$ -	\$ -	\$ -	\$ 4,950,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Jay Eaton
FUND: Transportation CFP
DEPT: Public Works
PROJECT NO.:
NEW: No
PRIOR: ST-13
PROGRAM TITLE: E Street Extension

ST-14

PROGRAM DESCRIPTION:

Project includes the final design, ROW and construction of the E Street Extension per the findings of the E Street Extension Corridor Study that is to be completed as part of a separate project. The costs identified are estimates only to be used for planning purposes. Refined estimates will be provided as part of the Corridor Study. Project assumes receipt of grant funding to proceed with final design and construction phases. While construction is shown in future years, the Transportation CFP may have fund balance available for matching funds if a construction grant is secured during the 6-year period.

IS PROJECT RECOMMENDED BY PLAN/POLICY? Yes **PLAN:** 2025 T Plan / Brewery District Plan (Pending) **PAGE#**

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2016	2017	2018	2019	2020	2021	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ -	\$ 1,200,000	\$ -	\$ -	\$ -	\$1,200,000	\$ -	\$ -	\$ -	\$ 1,200,000
Land & R-O-W		200,000					200,000			200,000
Construction		-							14,100,000	14,100,000
Equipment		-								-
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	\$ -	\$ 1,400,000	\$ -	\$ -	\$ -	\$1,200,000	\$ 200,000	\$ -	\$ 14,100,000	\$ 15,500,000
Outside Sources of Funds:										
Grants	\$ -	\$ 980,000	\$ -	\$ -	\$ -	\$ 840,000	\$ 140,000	\$ -	\$ 9,870,000	\$ -
G.O. Bonds: Non-Voted	-	-	-	-	-	-	-	-	-	-
G.O. Bonds: Voted	-	-	-	-	-	-	-	-	-	-
L.I.D.'s	-	-	-	-	-	-	-	-	-	-
Impact Fees	-	210,000	-	-	-	180,000	30,000	-	2,115,000	2,325,000
Mitigation Fees	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	\$ -	\$ 1,190,000	\$ -	\$ -	\$ -	\$1,020,000	\$ 170,000	\$ -	\$ 11,985,000	\$ 2,325,000
Use of Fund Balance	-	210,000	-	-	-	180,000	30,000	-	2,115,000	13,175,000
TOTAL SOURCES	\$ -	\$ 1,400,000	\$ -	\$ -	\$ -	\$1,200,000	\$ 200,000	\$ -	\$ 14,100,000	\$ 15,500,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Jay Eaton
FUND: Transportation CFP
DEPT: Public Works
PROJECT NO.:
NEW: No
PRIOR: ST-21

ST-15

PROGRAM TITLE: Bridge Maintenance

PROGRAM DESCRIPTION:

This project includes general maintenance and repairs to the Capitol Boulevard and Boston Street bridges as identified through routine bridge inspections. Repairs generally include patching of spalled concrete, deck repairs, railing repairs, expansion joint maintenance and filling of superficial cracks.

IS PROJECT RECOMMENDED BY PLAN/POLICY? No **PLAN:** **PAGE#**

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2016	2017	2018	2019	2020	2021	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Land & R-O-W										
Construction		100,000			50,000			50,000		100,000
Equipment										
Other										
TOTAL EXPENSES	\$ -	\$ 100,000	\$ -	\$ -	\$ 50,000	\$ -	\$ -	\$ 50,000	\$ -	\$ 100,000
Outside Sources of Funds:										
Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
G.O. Bonds: Non-Voted										
G.O. Bonds: Voted										
L.I.D.'s										
Impact Fees										
Mitigation Fees										
Other										
Total Outside Sources	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Use of Fund Balance		100,000			50,000			50,000		100,000
TOTAL SOURCES	\$ -	\$ 100,000	\$ -	\$ -	\$ 50,000	\$ -	\$ -	\$ 50,000	\$ -	\$ 100,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Jay Eaton
FUND: Transportation CFP
DEPT: Public Works
PROJECT NO.:
NEW: Yes
PRIOR:

ST-16

PROGRAM TITLE: Capitol Blvd. Plan Implementation - ROW & Construction Phase 1

PROGRAM DESCRIPTION:

This project is programmed to implement the recommendations developed from the Capitol Boulevard Planning Project as further defined in the feasibility and preliminary engineering phase. The funding identified in the 6-year period is shown as a "placeholder" for implementing selected projects and/or acquiring right-of-way as identified in the plan. Funding is included in 2016 to acquire right-of-way to accomodate the N-S access street identified in the plan. Funding for future years is shown to fully complete the improvements identified in the plan. These could be moved forward pending funding.

IS PROJECT RECOMMENDED BY PLAN/POLICY? Yes **PLAN:** Capitol Blvd. Planning Study **PAGE#**

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2016	2017	2018	2019	2020	2021	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ -	\$ 250,000	\$ -	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 800,000	\$ 1,050,000
Land & R-O-W		1,515,000	555,000	560,000	100,000	100,000	100,000	100,000	250,000	1,765,000
Construction		500,000		100,000	100,000	100,000	100,000	100,000	12,000,000	12,500,000
Equipment		-								-
Other		-								-
TOTAL EXPENSES	\$ -	\$ 2,265,000	\$ 555,000	\$ 710,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 13,050,000	\$ 15,315,000
Outside Sources of Funds:										
Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
G.O. Bonds: Non-Voted										
G.O. Bonds: Voted										
L.I.D.'s										
Impact Fees		1,359,000	333,000	426,000	150,000	150,000	150,000	150,000		1,359,000
Mitigation Fees										
Other										
Total Outside Sources	\$ -	\$ 1,359,000	\$ 333,000	\$ 426,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ -	\$ 1,359,000
Use of Fund Balance		906,000	222,000	284,000	100,000	100,000	100,000	100,000	13,050,000	13,956,000
TOTAL SOURCES	\$ -	\$ 2,265,000	\$ 555,000	\$ 710,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 13,050,000	\$ 15,315,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Jay Eaton
FUND: Transportation CFP
DEPT: Public Works
PROJECT NO.:
NEW: No
PRIOR: ST-12

ST-17

PROGRAM TITLE: Old Highway 99 Improvements - Corridor Plan and Phase 1

PROGRAM DESCRIPTION:

This project includes development of a corridor plan for Old Highway 99 from 73rd Avenue to the Urban Growth Boundary at 93rd Avenue. It is assumed that the project will be phased for construction. Assumed phasing: Phase 1 = 73rd Avenue to 79th; Phase 2 = 79th to 88th; Phase 3 = 88th to 93rd. This project would also include the preliminary engineering, design, right-of-way acquisition and construction for Phase 1. When completed the project would be expected to add additional capacity and turn lanes with bike paths, sidewalks, illumination, storm drainage, landscaping, medians and intersection improvements. The specific improvements would be defined as part of the corridor plan. The design, ROW and construction of Phases 2 and 3 would be part of a separate future project(s). Timing of this project and a finding of concurrency, when required for a development proposal, will be dependent on having successfully obtained grant funding.

IS PROJECT RECOMMENDED BY PLAN/POLICY? Yes **PLAN:** 2025 T Plan **PAGE#**

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2016	2017	2018	2019	2020	2021	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ -	\$ 850,000	\$ -	\$ -	\$ -	\$ -	\$ 250,000	\$ 600,000	\$ -	\$ 850,000
Land & R-O-W	-	-	-	-	-	-	-	-	2,500,000	2,500,000
Construction	-	-	-	-	-	-	-	-	7,500,000	7,500,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	\$ -	\$ 850,000	\$ -	\$ -	\$ -	\$ -	\$ 250,000	\$ 600,000	\$ 10,000,000	\$ 10,850,000
Outside Sources of Funds:										
Grants	\$ -	\$ 510,000	\$ -	\$ -	\$ -	\$ -	\$ 150,000	\$ 360,000	\$ 6,000,000	\$ 6,510,000
G.O. Bonds: Non-Voted	-	-	-	-	-	-	-	-	-	-
G.O. Bonds: Voted	-	-	-	-	-	-	-	-	-	-
L.I.D.'s	-	-	-	-	-	-	-	-	-	-
Impact Fees	-	170,000	-	-	-	-	50,000	120,000	2,000,000	2,170,000
Mitigation Fees	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	\$ -	\$ 680,000	\$ -	\$ -	\$ -	\$ -	\$ 200,000	\$ 480,000	\$ 8,000,000	\$ 8,680,000
Use of Fund Balance	-	170,000	-	-	-	-	50,000	120,000	2,000,000	2,170,000
TOTAL SOURCES	\$ -	\$ 850,000	\$ -	\$ -	\$ -	\$ -	\$ 250,000	\$ 600,000	\$ 10,000,000	\$ 10,850,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Jay Eaton
FUND: Transportation CFP
DEPT: Public Works
PROJECT NO.:
NEW: No
PRIOR: ST-24

ST-18

PROGRAM TITLE: Mottman Road Improvements

PROGRAM DESCRIPTION:

This project is proposed as a joint project with the City of Olympia for the improvement of Mottman Road from Crosby Boulevard to RW Johnson Boulevard. Mottman Road between the City limits near Crosby to Mottman Court is within the City of Olympia. Olympia will be constructing frontage improvements along the south side, widening for bike lanes in both directions and resurfacing this section of Mottman Road. The Tumwater portion includes frontage improvements on the north side of this section. The Tumwater work also includes the section from Mottman Court to RW Johnson Boulevard, which will be improved to include frontage improvements and bike lanes on both sides and resurfacing of the entire road. The project has received funding through the state legislature, but is not scheduled until 2023-2026. Efforts are being made to advance the project funding including local funding to complete the design

IS PROJECT RECOMMENDED BY PLAN/POLICY? No **PLAN:** **PAGE#**

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2016	2017	2018	2019	2020	2021	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ -	\$ 150,000	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150,000
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	-	1,700,000	-	-	\$ -	1,700,000	-	-	-	1,700,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	\$ -	\$ 1,850,000	\$ 150,000	\$ -	\$ -	\$ 1,700,000	\$ -	\$ -	\$ -	\$ 1,850,000
Outside Sources of Funds:										
Grants	\$ -	\$ 1,700,000	\$ -	\$ -	\$ -	\$ 1,700,000	\$ -	\$ -	\$ -	\$ 1,700,000
G.O. Bonds: Non-Voted	-	-	-	-	-	-	-	-	-	-
G.O. Bonds: Voted	-	-	-	-	-	-	-	-	-	-
L.I.D.'s	-	-	-	-	-	-	-	-	-	-
Impact Fees	-	-	-	-	-	-	-	-	-	-
Mitigation Fees	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	\$ -	\$ 1,700,000	\$ -	\$ -	\$ -	\$ 1,700,000	\$ -	\$ -	\$ -	\$ 1,700,000
Use of Fund Balance	-	150,000	150,000	-	-	-	-	-	-	150,000
TOTAL SOURCES	\$ -	\$ 1,850,000	\$ 150,000	\$ -	\$ -	\$ 1,700,000	\$ -	\$ -	\$ -	\$ 1,850,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Jay Eaton
FUND: Transportation CFP
DEPT: Public Works
PROJECT NO.:
NEW: No
PRIOR: ST-18

ST-19

PROGRAM TITLE: Brewery District Plan - Streetscape Improvements

PROGRAM DESCRIPTION:

This project is programmed to implement the recommendations developed from the Brewery District Planning Project. The funding identified is not sufficient to implement all of the transportation options that have been identified, but is shown as a "placeholder" for implementing selected projects from the plan. Grant funding is being shown for implementing the project. If grant funds are not available, funding may be available from the Transportation CFP fund balance.

IS PROJECT RECOMMENDED BY PLAN/POLICY? Pending **PLAN:** Brewery District Plan (Pending) **PAGE#**

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2016	2017	2018	2019	2020	2021	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ -	\$ 100,000	\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	-	750,000	-	750,000	-	-	-	-	-	750,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	\$ -	\$ 850,000	\$ -	\$ 850,000	\$ -	\$ 850,000				
Outside Sources of Funds:										
Grants	\$ -	\$ 680,000	\$ -	\$ 680,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 680,000
G.O. Bonds: Non-Voted	-	-	-	-	-	-	-	-	-	-
G.O. Bonds: Voted	-	-	-	-	-	-	-	-	-	-
L.I.D.'s	-	-	-	-	-	-	-	-	-	-
Impact Fees	-	-	-	-	-	-	-	-	-	-
Mitigation Fees	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	\$ -	\$ 680,000	\$ -	\$ 680,000	\$ -	\$ 680,000				
Use of Fund Balance	-	170,000	-	170,000	-	-	-	-	-	170,000
TOTAL SOURCES	\$ -	\$ 850,000	\$ -	\$ 850,000	\$ -	\$ 850,000				

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Jay Eaton
FUND: Transportation CFP
DEPT: Public Works
PROJECT NO.:
NEW: Yes
PRIOR:

ST-20

PROGRAM TITLE: Trosper/Capitol RAB

PROGRAM DESCRIPTION:

Project includes the design, right-of-way and construction of a modern roundabout at the intersection of Trosper Road and Capitol Blvd. Funding assumes a TIB grant for 65% of the construction.

IS PROJECT RECOMMENDED BY PLAN/POLICY? No **PLAN:** **PAGE#**

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2016	2017	2018	2019	2020	2021	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ -	\$ 350,000	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ 250,000	\$ -	\$ 350,000
Land & R-O-W		2,300,000	-	-	-	-	-	2,300,000		2,300,000
Construction		-			\$ -	-			4,000,000	4,000,000
Equipment		-								-
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	\$ -	\$ 2,650,000	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ 2,550,000	\$ 4,000,000	\$ 6,650,000
Outside Sources of Funds:										
Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,600,000	\$ 2,600,000
G.O. Bonds: Non-Voted	-	-	-	-	-	-	-	-	-	-
G.O. Bonds: Voted	-	-	-	-	-	-	-	-	-	-
L.I.D.'s	-	-	-	-	-	-	-	-	-	-
Impact Fees	-	280,000					80,000	200,000	1,120,000	1,400,000
Mitigation Fees	-	-					-	-	-	-
Other	-	-					-	-	-	-
Total Outside Sources	\$ -	\$ 280,000	\$ -	\$ -	\$ -	\$ -	\$ 80,000	\$ 200,000	\$ 3,720,000	\$ 4,000,000
Use of Fund Balance	-	2,370,000	-	-	-	-	20,000	2,350,000	280,000	2,650,000
TOTAL SOURCES	\$ -	\$ 2,650,000	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ 2,550,000	\$ 4,000,000	\$ 6,650,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Jay Eaton
FUND: Transportation CFP
DEPT: Public Works
PROJECT NO.:
NEW: No
PRIOR: ST-11

ST-21

PROGRAM TITLE: 93rd & Case Roundabout

PROGRAM DESCRIPTION:

Project includes the design, right-of-way acquisition and construction of intersection control at this location. Prior preliminary engineering has identified a roundabout as the preferred intersection control. The next phase includes necessary right-of-way acquisition to the extent that we have mitigation funds available. *Grant application for construction funding has been submitted through the TIB however construction is identified in "future" years. Project is due to growth and is impact fee eligible.*

IS PROJECT RECOMMENDED BY PLAN/POLICY? Yes **PLAN:** 2025 T Plan **PAGE#**

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2016	2017	2018	2019	2020	2021	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 125,000	\$ 125,000
Land & R-O-W		42,000	-	42,000	-	-	-	-	40,000	82,000
Construction		-	-	-	-	-	-	-	1,500,000	1,500,000
Equipment		-	-	-	-	-	-	-	-	-
Other		-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	\$ -	\$ 42,000	\$ -	\$ 42,000	\$ -	\$ -	\$ -	\$ -	\$ 1,665,000	\$ 1,707,000
Outside Sources of Funds:										
Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,082,250	\$ 1,082,250
G.O. Bonds: Non-Voted	-	-	-	-	-	-	-	-	-	-
G.O. Bonds: Voted	-	-	-	-	-	-	-	-	-	-
L.I.D.'s	-	-	-	-	-	-	-	-	-	-
Impact Fees	-	-	-	-	-	-	-	-	582,750	582,750
Mitigation Fees	-	42,000	-	42,000	-	-	-	-	-	42,000
Other	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	\$ -	\$ 42,000	\$ -	\$ 42,000	\$ -	\$ -	\$ -	\$ -	\$ 1,665,000	\$ 1,707,000
Use of Fund Balance	-	-	-	-	-	-	-	-	-	-
TOTAL SOURCES	\$ -	\$ 42,000	\$ -	\$ 42,000	\$ -	\$ -	\$ -	\$ -	\$ 1,665,000	\$ 1,707,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Jay Eaton
FUND: Transportation CFP
DEPT: Public Works
PROJECT NO.:
NEW: No
PRIOR: ST-17

ST-22

PROGRAM TITLE: Peter G. Schmidt - Safe Routes To Schools Improvements

PROGRAM DESCRIPTION:

Construct approximately 1,750 feet of continuous 6 foot wide sidewalk on the north side of East Dennis and the west side of Elm Street from Peter G. Schmidt Elementary School to X Street. Project includes construction of sidewalk bump-outs at key intersection locations. The project has received grant funding through the Safe Routes to Schools program.

IS PROJECT RECOMMENDED BY PLAN/POLICY?

PLAN:

PAGE#

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2016	2017	2018	2019	2020	2021	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ -	\$ 25,100	\$ 25,100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,100
Land & R-O-W		21,000	21,000							21,000
Construction		369,500	-	369,500	-	-	-	-	-	369,500
Equipment		-	-	-	-	-	-	-	-	-
Other		-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	\$ -	\$ 415,600	\$ 46,100	\$ 369,500	\$ -	\$ 415,600				
Outside Sources of Funds:										
Grants	\$ -	\$ 332,128	\$ 36,748	\$ 295,380	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 332,128
G.O. Bonds: Non-Voted		-	-	-	-	-	-	-	-	-
G.O. Bonds: Voted		-	-	-	-	-	-	-	-	-
L.I.D.'s		-	-	-	-	-	-	-	-	-
Impact Fees		-	-	-	-	-	-	-	-	-
Mitigation Fees		-	-	-	-	-	-	-	-	-
Other		-	-	-	-	-	-	-	-	-
Total Outside Sources	\$ -	\$ 332,128	\$ 36,748	\$ 295,380	\$ -	\$ 332,128				
Use of Fund Balance	-	83,472	9,352	74,120	-	-	-	-	-	83,472
TOTAL SOURCES	\$ -	\$ 415,600	\$ 46,100	\$ 369,500	\$ -	\$ 415,600				

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Jay Eaton
FUND: Transportation CFP
DEPT: Public Works
PROJECT NO.:
NEW: No
PRIOR: ST-15

ST-23

PROGRAM TITLE: Tumwater Boulevard Interchange

PROGRAM DESCRIPTION:

Project includes the construction of roundabouts and ramp improvements at both the north and southbound ramp terminals, and widening of the existing bridge to accommodate existing and future traffic growth. 90% design has been completed and environmental/permitting is in for approval. SEPA mitigation fees are being collected as developer mitigation and have been used to fund the design and permitting for the project. Construction will be dependent on receiving outside funding. Project is not included in the City's TIF program. Project is due to growth.

IS PROJECT RECOMMENDED BY PLAN/POLICY? Yes **PLAN:** 2025 T Plan **PAGE#**

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2016	2017	2018	2019	2020	2021	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600,000	\$ 600,000
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	-	-	-	-	-	-	-	-	16,500,000	16,500,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	\$ -	\$ 17,100,000	\$ 17,100,000							
Outside Sources of Funds:										
Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,680,000	\$ 13,680,000
G.O. Bonds: Non-Voted	-	-	-	-	-	-	-	-	-	-
G.O. Bonds: Voted	-	-	-	-	-	-	-	-	-	-
L.I.D.'s	-	-	-	-	-	-	-	-	-	-
Impact Fees	-	-	-	-	-	-	-	-	-	-
Mitigation Fees	-	-	-	-	-	-	-	-	3,420,000	3,420,000
Other	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	\$ -	\$ 17,100,000	\$ 17,100,000							
Use of Fund Balance	-	-								
TOTAL SOURCES	\$ -	\$ 17,100,000	\$ 17,100,000							

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Jay Eaton
FUND: Transportation CFP
DEPT: Public Works
PROJECT NO.:
NEW: Yes
PRIOR:

ST-24

PROGRAM TITLE: Michael T Simmons Elementary - Safe Routes to Schools Improvements

PROGRAM DESCRIPTION:

This project includes sidewalk infill on school walking routes in the vicinity of Michael T. Simmons elementary school. The project is dependent on the receipt of grant funding. The projects may also include educational program components designed to encourage walking and biking to school.

IS PROJECT RECOMMENDED BY PLAN/POLICY? Yes **PLAN:** 6-Yr TIP **PAGE#**

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2016	2017	2018	2019	2020	2021	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ -	\$ 15,000	\$ -	\$ -	\$ -	\$ 15,000	\$ -	\$ -	\$ -	\$ 15,000
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	-	150,000	-	-	-	-	150,000	-	-	150,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	\$ -	\$ 165,000	\$ -	\$ -	\$ -	\$ 15,000	\$ 150,000	\$ -	\$ -	\$ 165,000
Outside Sources of Funds:										
Grants	\$ -	\$ 132,000	\$ -	\$ -	\$ -	\$ 12,000	\$ 120,000	\$ -	\$ -	\$ 132,000
G.O. Bonds: Non-Voted	-	-	-	-	-	-	-	-	-	-
G.O. Bonds: Voted	-	-	-	-	-	-	-	-	-	-
L.I.D.'s	-	-	-	-	-	-	-	-	-	-
Impact Fees	-	-	-	-	-	-	-	-	-	-
Mitigation Fees	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	\$ -	\$ 132,000	\$ -	\$ -	\$ -	\$ 12,000	\$ 120,000	\$ -	\$ -	\$ 132,000
Use of Fund Balance	-	33,000	-	-	-	3,000	30,000	-	-	33,000
TOTAL SOURCES	\$ -	\$ 165,000	\$ -	\$ -	\$ -	\$ 15,000	\$ 150,000	\$ -	\$ -	\$ 165,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Jay Eaton
FUND: Transportation CFP
DEPT: Public Works
PROJECT NO.:
NEW: No
PRIOR: ST-16

ST-25

PROGRAM TITLE: Capitol Blvd. and Linwood Avenue Roundabout

PROGRAM DESCRIPTION:

This project is for the construction of a roundabout to replace the existing traffic signal at the intersection of Capitol Boulevard and Linwood Avenue. The RAB will provide improved mobility by allowing access restrictions (medians) on Capitol Boulevard between Trosper and M Street and provide U-turn opportunities to access business properties along Capitol.

IS PROJECT RECOMMENDED BY PLAN/POLICY? Yes **PLAN:** 6-Yr TIP **PAGE#**

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2016	2017	2018	2019	2020	2021	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ -	\$ 175,000	\$ -	\$ 10,000	\$ -	\$ -	\$ -	\$ 165,000	\$ -	\$ 175,000
Land & R-O-W		80,000	-	80,000	-	-	-	-	-	80,000
Construction		-							2,300,000	2,300,000
Equipment		-								-
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	\$ -	\$ 255,000	\$ -	\$ 90,000	\$ -	\$ -	\$ -	\$ 165,000	\$ 2,300,000	\$ 2,555,000
Outside Sources of Funds:										
Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
G.O. Bonds: Non-Voted	-	-	-	-	-	-	-	-	-	-
G.O. Bonds: Voted	-	-	-	-	-	-	-	-	-	-
L.I.D.'s	-	-	-	-	-	-	-	-	-	-
Impact Fees	-	-	-	-	-	-	-	-	-	-
Mitigation Fees	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Use of Fund Balance	-	255,000	-	90,000	-	-	-	165,000	2,300,000	2,555,000
TOTAL SOURCES	\$ -	\$ 255,000	\$ -	\$ 90,000	\$ -	\$ -	\$ -	\$ 165,000	\$ 2,300,000	\$ 2,555,000

FINANCIAL PLAN FOR THE WATER FUND

PROJECT	EXPENSES	PRIOR YRS	6YR TOTAL	2016	2017	2018	2019	2020	2021	FUTURE YRS	GRAND TOTAL
Capital Projects:											
1	Palermo Wellfield Redevelopment / Expansion	\$ 1,135,000	\$ 260,000	\$ 260,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,395,000
2	Palermo Wellfield - Automatic Emergency Generator	\$ -	\$ 435,000	\$ 435,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 435,000
3	Water Rights Acquisition / Mitigation	\$ -	\$ 1,000,000	\$ 300,000	\$ 300,000	\$ 50,000	\$ 50,000	\$ 150,000	\$ 150,000	\$ -	\$ 1,000,000
4	Brewery Wellfield - Source Report and Design Study	\$ 90,000	\$ 10,000	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000
5	Brewery Wellfield - Water Production Infrastructure	\$ -	\$ 1,840,000	\$ -	\$ -	\$ 160,000	\$ 750,000	\$ 930,000	\$ -	\$ -	\$ 1,840,000
6	Brewery Wellfield - Treatment	\$ -	\$ 6,425,000	\$ -	\$ -	\$ -	\$ 925,000	\$ 2,000,000	\$ 3,500,000	\$ -	\$ 6,425,000
7	Brewery Wellfield - Abandon Existing Wells	\$ -	\$ 300,000	\$ -	\$ 50,000	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ 300,000
8	Emerging Projects / Oversizing	\$ -	\$ 360,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ -	\$ 360,000
9	Telemetry System Upgrade	\$ 115,000	\$ 65,000	\$ 65,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 180,000
10	Annual Water Main Replacement	\$ -	\$ 1,635,000	\$ 25,000	\$ 30,000	\$ 385,000	\$ 390,000	\$ 400,000	\$ 405,000	\$ -	\$ 1,635,000
11	93rd Avenue Watermain Extension at Interstate 5	\$ -	\$ 275,000	\$ 275,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 275,000
12	Custer Way Extension - Boston to Capitol	\$ -	\$ 650,000	\$ -	\$ 50,000	\$ 600,000	\$ -	\$ -	\$ -	\$ -	\$ 650,000
13	SW Wellfield Mitigation Plan Development	\$ 48,000	\$ 225,000	\$ 100,000	\$ 125,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 273,000
14	Reclaimed Water Utility Business Planning	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 225,000	\$ 225,000
15	Lathrop Water System Improvements	\$ -	\$ 415,000	\$ 75,000	\$ 115,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ -	\$ -	\$ 415,000
16	Lakeland Manor System - Intertie and System Plan	\$ -	\$ 75,000	\$ 15,000	\$ 60,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 75,000
17	City Operations and Maintenance Facility Relocation	\$ -	\$ 651,000	\$ 21,000	\$ 280,000	\$ -	\$ -	\$ 175,000	\$ 175,000	\$ 4,025,000	\$ 4,676,000
18	Water Comprehensive Plan Update	\$ -	\$ 200,000	\$ 150,000	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200,000
19	SE Reservoir	\$ 319,000	\$ 7,400,000	\$ -	\$ -	\$ -	\$ -	\$ 700,000	\$ 6,700,000	\$ -	\$ 7,719,000
20	Southwest Wellfield Infrastructure	\$ -	\$ 1,925,000	\$ -	\$ -	\$ 75,000	\$ 425,000	\$ 775,000	\$ 650,000	\$ -	\$ 1,925,000
21	Pioneer Street Water Extension	\$ -	\$ 75,500	\$ 75,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 75,500
TOTAL CAPITAL PROJECT EXPENSES		\$ 1,707,000	\$ 24,221,500	\$ 1,866,500	\$ 1,120,000	\$ 1,655,000	\$ 2,675,000	\$ 5,265,000	\$ 11,640,000	\$ 4,250,000	\$ 30,178,500
SOURCES OF FUNDS:											
	General Governmental	\$ -									
	Grants	\$ -									
	Operating Income	\$ 3,895,500	\$ 862,500	\$ 473,000	\$ 657,000	\$ 491,000	\$ 816,500	\$ 595,500	\$ 2,057,500	\$ 5,953,000	
	Connections	\$ 4,985,500	\$ 928,500	\$ 597,000	\$ 588,000	\$ 509,000	\$ 1,518,500	\$ 844,500	\$ 2,192,500	\$ 7,178,000	
	Revenue Bonds	\$ 15,265,000	\$ -	\$ 50,000	\$ 410,000	\$ 1,675,000	\$ 2,930,000	\$ 10,200,000	\$ -	\$ 15,265,000	
	Other - PWTF	\$ -	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	
TOTAL SOURCES		\$ 24,146,000	\$ 1,791,000	\$ 1,120,000	\$ 1,655,000	\$ 2,675,000	\$ 5,265,000	\$ 11,640,000	\$ 4,250,000	\$ 28,396,000	

SIX YEAR FINANCIAL FORECAST

WATER	2013	2014	2015	2016	2017	2018	2019	2020	2021	2016-2021
	REVENUES									
Beginning Fund Balance	\$ 4,477,425	\$ 3,915,044	\$ 4,784,485	\$ 3,924,040	\$ 3,439,515	\$ 3,793,234	\$ 3,606,794	\$ 3,612,522	\$ 2,156,652	\$ 3,924,040
Service Collections (Rates)	\$ 3,454,945	\$ 3,900,444	\$ 4,113,897	\$ 4,300,874	\$ 4,452,694	\$ 4,609,875	\$ 4,772,603	\$ 4,941,076	\$ 5,115,496	\$ 28,192,618
Misc. Revenues	\$ 65,552	\$ 63,972	\$ 50,300	\$ 51,055	\$ 51,820	\$ 52,598	\$ 53,387	\$ 54,187	\$ 55,000	\$ 318,047
Operating Income (Sales + Misc.)	\$ 3,520,497	\$ 3,964,416	\$ 4,164,197	\$ 4,351,928	\$ 4,504,515	\$ 4,662,472	\$ 4,825,990	\$ 4,995,263	\$ 5,170,496	\$ 28,510,664
Utility Tax	\$ 202,006	\$ 224,012	\$ 247,274	\$ 258,052	\$ 267,162	\$ 276,592	\$ 286,356	\$ 296,465	\$ 306,930	\$ 1,691,557
Connection Fees	\$ 768,884	\$ 743,059	\$ 567,482	\$ 531,449	\$ 542,078	\$ 552,920	\$ 563,978	\$ 575,258	\$ 586,763	\$ 3,352,445
DEBT (Revenue Bonds, PWTF Loans)	\$ -	\$ -	\$ -	\$ 50,000	\$ 410,000	\$ 1,675,000	\$ 2,930,000	\$ 10,200,000	\$ 15,265,000	\$ 15,265,000
TOTAL REVENUES	\$ 8,968,812	\$ 8,846,531	\$ 9,763,438	\$ 9,065,470	\$ 8,803,269	\$ 9,695,218	\$ 10,958,118	\$ 12,409,508	\$ 18,420,841	\$ 52,743,707
EXPENDITURES										
O & M (including Administration)	\$ 2,556,748	\$ 2,672,063	\$ 3,270,420	\$ 3,384,885	\$ 3,503,356	\$ 3,625,973	\$ 3,752,882	\$ 3,884,233	\$ 4,020,181	\$ 22,171,510
Debt Service	\$ 466,990	\$ 259,185	\$ 246,831	\$ 56,518	\$ 59,518	\$ 470,858	\$ 571,358	\$ 747,158	\$ 1,359,158	\$ 3,264,568
Capital	\$ 1,830,571	\$ 910,641	\$ 2,078,673	\$ 1,926,500	\$ 1,180,000	\$ 1,715,000	\$ 2,735,000	\$ 5,325,000	\$ 11,700,000	\$ 24,581,500
Utility Tax Transfer	\$ 199,459	\$ 220,157	\$ 243,474	\$ 258,052	\$ 267,162	\$ 276,592	\$ 286,356	\$ 296,465	\$ 306,930	\$ 1,691,557
TOTAL EXPENDITURES	\$ 5,053,768	\$ 4,062,046	\$ 5,839,398	\$ 5,625,955	\$ 5,010,035	\$ 6,088,424	\$ 7,345,596	\$ 10,252,856	\$ 17,386,269	\$ 51,709,135
ENDING FUND BALANCE	\$ 3,915,044	\$ 4,784,485	\$ 3,924,040	\$ 3,439,515	\$ 3,793,234	\$ 3,606,794	\$ 3,612,522	\$ 2,156,652	\$ 1,034,572	\$ 1,034,572
RATE Increase	5%	5%	5%	3%	2%	2%	2%	2%	2%	
CONNECTION FEE Increase	3.744	\$3.931	\$4.128	\$4.252	\$4.337	\$4.423	\$4.512	\$4.602	\$4.694	

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Jay Eaton
FUND: Water
DEPT: Public Works
PROJECT NO.
NEW: No
PRIOR: WA-01

WA-01

PROGRAM TITLE: Palermo Wellfield Redevelopment / Expansion

<p>PROGRAM DESCRIPTION: This project is meant to optimize the Palermo Wellfield's instantaneous yield, water right, and treatment capacity. The approach would be to construct as many as three new wells located so as to reduce interference between wells to increase pumping capacity and begin the process of replacing old wells. The project has been completed in phases; Phase 1, Planning evaluation and recommendations; Phase 2 - Field Exploration; Phase 3 - Install production well(s). Phase 4 (2013-2015) completed 2nd production well, civil engineering, telemetry improvements (WA-18), generator acquisition (WA-2). and initiated construction, to be complete in 2016.</p>
<p>IS PROJECT RECOMMENDED BY PLAN/POLICY? Yes PLAN: Water Comp Plan PAGE# S-2 GROWTH: 50%</p>

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2016	2017	2018	2019	2020	2021	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ 240,000	\$ 10,000	\$ 10,000							\$ 250,000
Land & R-O-W		\$ -								\$ -
Construction	\$ 895,000	\$ 250,000	\$ 250,000							\$ 1,145,000
Equipment		\$ -								\$ -
Other		\$ -								\$ -
TOTAL EXPENSES	\$ 1,135,000	\$ 260,000	\$ 260,000	\$ -	\$ 1,395,000					
Sources of Funds:										
General Government		\$ -								\$ -
Grants		\$ -								\$ -
Operating Income	\$ 567,500	\$ 130,000	\$ 130,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 697,500
Connections	\$ 567,500	\$ 130,000	\$ 130,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 697,500
Revenue Bonds		\$ -								\$ -
Other		\$ -								\$ -
TOTAL SOURCES	\$ 1,135,000	\$ 260,000	\$ 260,000	\$ -	\$ 1,395,000					

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Jay Eaton
FUND: Water
DEPT: Public Works
PROJECT NO.
NEW: No
PRIOR: WA-02

WA-02

PROGRAM TITLE: Palermo Wellfield - Automatic Emergency Generator

<p>PROGRAM DESCRIPTION: Install an automatic emergency generator to power the well pumps that are currently not connected to auxiliary power (Wells 2, 4, 5 and any new wells).</p>
<p>IS PROJECT RECOMMENDED BY PLAN/POLICY? Yes PLAN: Water Comp Plan PAGE# M-2 GROWTH: 30%</p>

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2016	2017	2018	2019	2020	2021	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design		\$ 10,000	\$ 10,000							\$ 10,000
Land & R-O-W		\$ -								\$ -
Construction		\$ 425,000	\$ 425,000							\$ 425,000
Equipment		\$ -								\$ -
Other		\$ -								\$ -
TOTAL EXPENSES	\$ -	\$ 435,000	\$ 435,000	\$ -	\$ 435,000					
Sources of Funds:										
General Government		\$ -								\$ -
Grants		\$ -								\$ -
Operating Income		\$ 304,500	\$ 304,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 304,500
Connections		\$ 130,500	\$ 130,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 130,500
Revenue Bonds		\$ -								\$ -
Other		\$ -								\$ -
TOTAL SOURCES	\$ -	\$ 435,000	\$ 435,000	\$ -	\$ 435,000					

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Jay Eaton
FUND: Water
DEPT: Public Works
PROJECT NO.
NEW: No
PRIOR: WA-03

WA-03

PROGRAM TITLE: Water Rights Acquisition / Mitigation

PROGRAM DESCRIPTION: This program includes funding for the purchase of existing water rights and/or mitigation for new water rights. This includes costs for processing water rights applications. Funding shown is to reserve funds as opportunities to acquire rights become available. The timing of the expenditures will depend on those opportunities.									
IS PROJECT RECOMMENDED BY PLAN/POLICY?	Yes	PLAN:	Water Comp Plan	PAGE#	S-3	GROWTH:	80%		

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2016	2017	2018	2019	2020	2021	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design		\$ -								\$ -
Land & R-O-W		\$ -								\$ -
Construction		\$ -								\$ -
Equipment		\$ -								\$ -
Other		\$ 1,000,000	\$ 300,000	\$ 300,000	\$ 50,000	\$ 50,000	\$ 150,000	\$ 150,000		\$ 1,000,000
TOTAL EXPENSES	\$ -	\$ 1,000,000	\$ 300,000	\$ 300,000	\$ 50,000	\$ 50,000	\$ 150,000	\$ 150,000	\$ -	\$ 1,000,000
Sources of Funds:										
General Government		\$ -								\$ -
Grants		\$ -								\$ -
Operating Income		\$ 200,000	\$ 60,000	\$ 60,000	\$ 10,000	\$ 10,000	\$ 30,000	\$ 30,000	\$ -	\$ 200,000
Connections		\$ 800,000	\$ 240,000	\$ 240,000	\$ 40,000	\$ 40,000	\$ 120,000	\$ 120,000	\$ -	\$ 800,000
Revenue Bonds		\$ -								\$ -
Other		\$ -								\$ -
TOTAL SOURCES	\$ -	\$ 1,000,000	\$ 300,000	\$ 300,000	\$ 50,000	\$ 50,000	\$ 150,000	\$ 150,000	\$ -	\$ 1,000,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Jay Eaton
FUND: Water
DEPT: Public Works
PROJECT NO.
NEW: No
PRIOR: WA-04

WA-04

PROGRAM TITLE: Brewery Wellfield - Source Report and Design Study

PROGRAM DESCRIPTION: Project provides the analysis of ownership, management and engineering considerations for a regionally-owned water production and treatment facility. to define address the hydrogeological and water quality basis for source approval and water quality treatment design. The costs shown are 1/3 of the total cost which would be shared with Olympia and Lacey.									
IS PROJECT RECOMMENDED BY PLAN/POLICY?	Yes	PLAN:	Water Comp Plan	PAGE#	S-4	GROWTH:	90%		

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2016	2017	2018	2019	2020	2021	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ 90,000	\$ 10,000	\$ 10,000							\$ 100,000
Land & R-O-W		\$ -								\$ -
Construction		\$ -								\$ -
Equipment		\$ -								\$ -
Other		\$ -								\$ -
TOTAL EXPENSES	\$ 90,000	\$ 10,000	\$ 10,000	\$ -	\$ 100,000					
Sources of Funds:										
General Government		\$ -								\$ -
Grants		\$ -								\$ -
Operating Income	\$ 9,000	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	10,000
Connections	\$ 81,000	\$ 9,000	\$ 9,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	90,000
Revenue Bonds		\$ -								\$ -
Other		\$ -								\$ -
TOTAL SOURCES	\$ 90,000	\$ 10,000	\$ 10,000	\$ -	\$ 100,000					

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Jay Eaton
FUND: Water
DEPT: Public Works
PROJECT NO.
NEW: No
PRIOR: WA-05

WA-05

PROGRAM TITLE: Brewery Wellfield - Water Production Infrastructure

<p>PROGRAM DESCRIPTION: This project provides funding for the development of water production infrastructure necessary to put to beneficial use the water rights acquired from the former Brewery. The costs shown reflect 1/3 of the total cost, which may be shared with Olympia and Lacey. Project will be coordinated with Project WA-06, Brewery Wellfield Treatment. Overall costs are dependent upon agreements reached following acceptance of Project WA-04.</p> <p>IS PROJECT RECOMMENDED BY PLAN/POLICY? Yes PLAN: Water Comp Plan PAGE# S-5 GROWTH: Rev. Bond</p>

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2016	2017	2018	2019	2020	2021	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design		\$ 160,000			\$ 160,000					\$ 160,000
Land & R-O-W		\$ -								\$ -
Construction		\$ 1,680,000				\$ 750,000	\$ 930,000			\$ 1,680,000
Equipment		\$ -								\$ -
Other		\$ -								\$ -
TOTAL EXPENSES	\$ -	\$ 1,840,000	\$ -	\$ -	\$ 160,000	\$ 750,000	\$ 930,000	\$ -	\$ -	\$ 1,840,000
Sources of Funds:										
General Government		\$ -								\$ -
Grants		\$ -								\$ -
Operating Income		\$ -								\$ -
Connections		\$ -								\$ -
Revenue Bonds		\$ 1,840,000			\$ 160,000	\$ 750,000	\$ 930,000			\$ 1,840,000
Other		\$ -								\$ -
TOTAL SOURCES	\$ -	\$ 1,840,000	\$ -	\$ -	\$ 160,000	\$ 750,000	\$ 930,000	\$ -	\$ -	\$ 1,840,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Jay Eaton
FUND: Water
DEPT: Public Works
PROJECT NO.:
NEW: No
PRIOR: WA-06

WA-06

PROGRAM TITLE: Brewery Wellfield - Treatment

PROGRAM DESCRIPTION: This project includes the development of water treatment facilities associated with the development of the Brewery Wellfield. Treatment is based on an assumption that new wells will be constructed as part of the infrastructure development. Disinfection, corrosion control and iron/manganese treatment is assumed. Construction costs for treatment will be revised per agreements with partners once project WA-04 is completed. The construction costs shown are 1/3 of the total cost which would likely be shared with Olympia and Lacey.									
IS PROJECT RECOMMENDED BY PLAN/POLICY?	Yes	PLAN:	Water Comp Plan	PAGE#	S-6	GROWTH:	Rev. Bond		

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2016	2017	2018	2019	2020	2021	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design		\$ 1,425,000				\$ 925,000	\$ 500,000			\$ 1,425,000
Land & R-O-W		\$ -								\$ -
Construction		\$ 5,000,000					\$ 1,500,000	\$ 3,500,000		\$ 5,000,000
Equipment		\$ -								\$ -
Other		\$ -								\$ -
TOTAL EXPENSES	\$ -	\$ 6,425,000	\$ -	\$ -	\$ -	\$ 925,000	\$ 2,000,000	\$ 3,500,000	\$ -	\$ 6,425,000
Sources of Funds:										
General Government		\$ -								\$ -
Grants		\$ -								\$ -
Operating Income		\$ -								\$ -
Connections		\$ -								\$ -
Revenue Bonds		\$ 6,425,000				\$ 925,000	\$ 2,000,000	\$ 3,500,000		\$ 6,425,000
Other		\$ -								\$ -
TOTAL SOURCES	\$ -	\$ 6,425,000	\$ -	\$ -	\$ -	\$ 925,000	\$ 2,000,000	\$ 3,500,000	\$ -	\$ 6,425,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Jay Eaton
FUND: Water
DEPT: Public Works
PROJECT NO.
NEW: No
PRIOR: WA-07

WA-07

PROGRAM TITLE: Brewery Wellfield - Abandon Existing Wells

PROGRAM DESCRIPTION: This project assumes that new wells will be developed as part of the Brewery Wellfield. Existing wells will be required to be decommissioned by WAC. The costs shown are 1/3 of the total cost which would be shared with Olympia and Lacey.									
IS PROJECT RECOMMENDED BY PLAN/POLICY?	Yes	PLAN:	Water Comp Plan	PAGE#	S-7	GROWTH:	Rev. Bond		

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2016	2017	2018	2019	2020	2021	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design		\$ 50,000		\$ 50,000			\$ -			\$ 50,000
Land & R-O-W		\$ -								\$ -
Construction		\$ 250,000			\$ 250,000			\$ -		\$ 250,000
Equipment		\$ -								\$ -
Other		\$ -								\$ -
TOTAL EXPENSES	\$ -	\$ 300,000	\$ -	\$ 50,000	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ 300,000
Sources of Funds:										
General Government		\$ -								\$ -
Grants		\$ -								\$ -
Operating Income		\$ -								\$ -
Connections		\$ -								\$ -
Revenue Bonds		\$ 300,000		\$ 50,000	\$ 250,000		\$ -	\$ -		\$ 300,000
Other		\$ -								\$ -
TOTAL SOURCES	\$ -	\$ 300,000	\$ -	\$ 50,000	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ 300,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Jay Eaton
FUND: Water
DEPT: Public Works
PROJECT NO.
NEW: No
PRIOR: WA-08

WA-08

PROGRAM TITLE: Emerging Projects / Oversizing

PROGRAM DESCRIPTION: This funding will be utilized to react to development projects by providing funds for such items as completing "loops" to increase flows, system redundancy, and oversizing costs. Could also be used to fund water line improvements and replacements within City street projects in order to avoid road cuts following road resurfacing.										
IS PROJECT RECOMMENDED BY PLAN/POLICY?	Yes	PLAN:	Water Comp Plan	PAGE#	D-1	GROWTH:	60%			

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2016	2017	2018	2019	2020	2021	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ -	\$ 60,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000		\$ 60,000
Land & R-O-W		\$ -								\$ -
Construction	\$ -	\$ 300,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000		\$ 300,000
Equipment		\$ -								\$ -
Other		\$ -								\$ -
TOTAL EXPENSES	\$ -	\$ 360,000	\$ 60,000	\$ -	\$ 360,000					
Sources of Funds:										
General Government		\$ -								\$ -
Grants		\$ -								\$ -
Operating Income	\$ -	\$ 144,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ -	\$ 144,000
Connections	\$ -	\$ 216,000	\$ 36,000	\$ 36,000	\$ 36,000	\$ 36,000	\$ 36,000	\$ 36,000	\$ -	\$ 216,000
Revenue Bonds		\$ -								\$ -
Other		\$ -								\$ -
TOTAL SOURCES	\$ -	\$ 360,000	\$ 60,000	\$ -	\$ 360,000					

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Jay Eaton
FUND: Water
DEPT: Public Works
PROJECT NO.:
NEW: No
PRIOR: WA-09

WA-09

PROGRAM TITLE: Telemetry System Upgrade

PROGRAM DESCRIPTION: The telemetry system at Palermo's existing wells, #'s 4, 6 & 8, has become antiquated and no longer easily integrates into the parent telemetry system and has reached its designed capacity for the number of sites it can control and acquire data from. In concert with recent improvements made by the water utility at the wellfield, this project will update the remaining systems on three wells to the current communications standard and improve integration and management of the wells.									
IS PROJECT RECOMMENDED BY PLAN/POLICY?	Yes	PLAN:	Water Comp Plan	PAGE#	M-1	GROWTH:	30%		

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2016	2017	2018	2019	2020	2021	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ 10,000	\$ 5,000	\$ 5,000							\$ 15,000
Land & R-O-W		\$ -								\$ -
Construction	\$ 105,000	\$ 60,000	\$ 60,000	\$ -						\$ 165,000
Equipment		\$ -								\$ -
Other		\$ -								\$ -
TOTAL EXPENSES	\$ 115,000	\$ 65,000	\$ 65,000	\$ -	\$ 180,000					
Sources of Funds:										
General Government		\$ -								\$ -
Grants		\$ -								\$ -
Operating Income	\$ 80,500	\$ 45,500	\$ 45,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 126,000
Connections	\$ 34,500	\$ 19,500	\$ 19,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 54,000
Revenue Bonds		\$ -								\$ -
Other		\$ -								\$ -
TOTAL SOURCES	\$ 115,000	\$ 65,000	\$ 65,000	\$ -	\$ 180,000					

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Jay Eaton
FUND: Water
DEPT: Public Works
PROJECT NO.
NEW: No
PRIOR: WA-11

WA-10

PROGRAM TITLE: Annual Water Main Replacement

PROGRAM DESCRIPTION: Annual project to replace aging water mains in the system. This includes main replacement on roadways being reconstructed as part of the Sewer Rehabilitation projects or in conjunction with City road improvement projects.									
IS PROJECT RECOMMENDED BY PLAN/POLICY?	Yes	PLAN:	Water Comp Plan	PAGE#	D-2	GROWTH:	20%		

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2016	2017	2018	2019	2020	2021	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design		\$ 185,000	\$ 25,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 35,000	\$ 35,000		\$ 185,000
Land & R-O-W		\$ -								\$ -
Construction		\$ 1,450,000			\$ 355,000	\$ 360,000	\$ 365,000	\$ 370,000		\$ 1,450,000
Equipment		\$ -								\$ -
Other		\$ -								\$ -
TOTAL EXPENSES	\$ -	\$ 1,635,000	\$ 25,000	\$ 30,000	\$ 385,000	\$ 390,000	\$ 400,000	\$ 405,000	\$ -	\$ 1,635,000
Sources of Funds:										
General Government		\$ -								\$ -
Grants		\$ -								\$ -
Operating Income		\$ 1,308,000	\$ 20,000	\$ 24,000	\$ 308,000	\$ 312,000	\$ 320,000	\$ 324,000	\$ -	\$ 1,308,000
Connections		\$ 327,000	\$ 5,000	\$ 6,000	\$ 77,000	\$ 78,000	\$ 80,000	\$ 81,000	\$ -	\$ 327,000
Revenue Bonds		\$ -								\$ -
Other		\$ -								\$ -
TOTAL SOURCES	\$ -	\$ 1,635,000	\$ 25,000	\$ 30,000	\$ 385,000	\$ 390,000	\$ 400,000	\$ 405,000	\$ -	\$ 1,635,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Jay Eaton
FUND: Water
DEPT: Public Works
PROJECT NO.
NEW: No
PRIOR: WA-12

WA-11

PROGRAM TITLE: 93rd Avenue Watermain Extension at Interstate 5

PROGRAM DESCRIPTION:									
This project includes the extension of a 16-inch water main on 93rd Avenue from the east side of Interstate 5 to Blomberg Road. The project would be constructed by private development and the City would participate in oversizing costs. The timing of the expenditure is dependent on the private development schedule. To be conservative, for cash flow purposes, the project is identified as moving forward in 2016.									
IS PROJECT RECOMMENDED BY PLAN/POLICY?	Yes	PLAN:	Water Comp Plan	PAGE#	D-4	GROWTH:	80%		

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2016	2017	2018	2019	2020	2021	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design		\$ 25,000	\$ 25,000							\$ 25,000
Land & R-O-W		\$ -								\$ -
Construction		\$ 250,000	\$ 250,000							\$ 250,000
Equipment		\$ -								\$ -
Other		\$ -								\$ -
TOTAL EXPENSES	\$ -	\$ 275,000	\$ 275,000	\$ -	\$ 275,000					
Sources of Funds:										
General Government		\$ -								\$ -
Grants		\$ -								\$ -
Operating Income		\$ 55,000	\$ 55,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 55,000
Connections		\$ 220,000	\$ 220,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 220,000
Revenue Bonds		\$ -								\$ -
Other		\$ -								\$ -
TOTAL SOURCES	\$ -	\$ 275,000	\$ 275,000	\$ -	\$ 275,000					

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Jay Eaton
FUND: Water
DEPT: Public Works
PROJECT NO.
NEW: No
PRIOR: WA-13

WA-12

PROGRAM TITLE: Custer Way Extension - Boston to Capitol

PROGRAM DESCRIPTION: This project will extend the new 12-inch diameter water line that was constructed across the Boston Bridge to east of Capitol Boulevard where it will connect into an existing 12-inch line. This work was originally planned to be done simultaneously with the sewer in this area, but due to the amount of roadway reconstruction required, it will be done following the determination of any proposed improvements to the roadways in this area. The concrete slabs within the existing roadway will need to be removed and the roadway reconstructed.									
IS PROJECT RECOMMENDED BY PLAN/POLICY?	Yes	PLAN:	Water Comp Plan	PAGE#	D-13	GROWTH:	60%		

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2016	2017	2018	2019	2020	2021	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design		\$ 50,000		\$ 50,000						\$ 50,000
Land & R-O-W		\$ -								\$ -
Construction		\$ 600,000			\$ 600,000					\$ 600,000
Equipment		\$ -								\$ -
Other		\$ -								\$ -
TOTAL EXPENSES	\$ -	\$ 650,000	\$ -	\$ 50,000	\$ 600,000	\$ -	\$ -	\$ -	\$ -	\$ 650,000
Sources of Funds:										
General Government		\$ -								\$ -
Grants		\$ -								\$ -
Operating Income		\$ 260,000	\$ -	\$ 20,000	\$ 240,000	\$ -	\$ -	\$ -	\$ -	\$ 260,000
Connections		\$ 390,000	\$ -	\$ 30,000	\$ 360,000	\$ -	\$ -	\$ -	\$ -	\$ 390,000
Revenue Bonds		\$ -								\$ -
Other		\$ -								\$ -
TOTAL SOURCES	\$ -	\$ 650,000	\$ -	\$ 50,000	\$ 600,000	\$ -	\$ -	\$ -	\$ -	\$ 650,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Jay Eaton
FUND: Water
DEPT: Public Works
PROJECT NO.
NEW: No
PRIOR: WA-14

WA-13

PROGRAM TITLE: SW Wellfield Mitigation Plan Development

PROGRAM DESCRIPTION: This project will prepare a plan for submittal to state agencies to address impacts from water production associated with applied water rights at the Southwest Wellfield. A previous study examined one scenario for source mitigation and will be integrated as an option for state consideration. Approval of the water right application is dependent upon approval of a water right mitigation plan.									
IS PROJECT RECOMMENDED BY PLAN/POLICY?	Yes	PLAN:	Water Comp Plan	PAGE#	S-10	GROWTH:	80%		

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2016	2017	2018	2019	2020	2021	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ 48,000	\$ 225,000	\$ 100,000	\$ 125,000						\$ 273,000
Land & R-O-W		\$ -								\$ -
Construction		\$ -								\$ -
Equipment		\$ -								\$ -
Other		\$ -								\$ -
TOTAL EXPENSES	\$ 48,000	\$ 225,000	\$ 100,000	\$ 125,000	\$ -	\$ 273,000				
Sources of Funds:										
General Government		\$ -								\$ -
Grants		\$ -								\$ -
Operating Income	\$ 9,600	\$ 45,000	\$ 20,000	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 54,600
Connections	\$ 38,400	\$ 180,000	\$ 80,000	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 218,400
Revenue Bonds		\$ -								\$ -
Other		\$ -								\$ -
TOTAL SOURCES	\$ 48,000	\$ 225,000	\$ 100,000	\$ 125,000	\$ -	\$ 273,000				

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Jay Eaton
FUND: Water
DEPT: Public Works
PROJECT NO.
NEW: No
PRIOR: WA-15

WA-14

PROGRAM TITLE: Reclaimed Water Utility Business Planning

PROGRAM DESCRIPTION:									
This project initiates business planning to utilize reclaimed water, offsetting potable water for non-potable uses. The Utility Business Plan will examine costs and benefits of reclaimed water use, infrastructure development standards, project prioritization, rate structures, participation incentives and staffing issues. State and regional policies and standards regarding reclaimed water use, sales and infrastructure will be incorporated. Project has been postponed to further years pending new reclaimed water capacity development by LOTT Clean Water Alliance.									
IS PROJECT RECOMMENDED BY PLAN/POLICY?	No	PLAN:		PAGE#		GROWTH:	80%		

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2016	2017	2018	2019	2020	2021	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design		\$ -	\$ -	\$ -					\$ 225,000	\$ 225,000
Land & R-O-W		\$ -								\$ -
Construction		\$ -								\$ -
Equipment		\$ -								\$ -
Other		\$ -								\$ -
TOTAL EXPENSES	\$ -	\$ 225,000	\$ 225,000							
Sources of Funds:										
General Government		\$ -								\$ -
Grants		\$ -								\$ -
Operating Income	\$ -	\$ -	\$ -	\$ -					\$ 45,000	\$ 45,000
Connections	\$ -	\$ -	\$ -	\$ -					\$ 180,000	\$ 180,000
Revenue Bonds		\$ -								\$ -
Other		\$ -								\$ -
TOTAL SOURCES	\$ -	\$ 225,000	\$ 225,000							

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Jay Eaton
FUND: Water
DEPT: Public Works
PROJECT NO.
NEW: No
PRIOR: WA-17

WA-15

PROGRAM TITLE: Lathrop Water System Improvements

PROGRAM DESCRIPTION: City-owned Lathrop Water System is aging and is in need of improvement to meet City-standards for potable water service, to increase production to full certificated capacity of 300 gallons per minute, and to reliably deliver potable water to current and future customers. Improvements include installation of reservoir gauge, installation of new valves to aid in main isolation for cleaning and repair, and replacing existing water mains to meet City specifications and interconnect with the larger City system. Prepare update to Lathrop Water System Plan.				
IS PROJECT RECOMMENDED BY PLAN/POLICY?	No	PLAN:	PAGE#	GROWTH: 20%

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2016	2017	2018	2019	2020	2021	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design		\$ 115,000	\$ 75,000	\$ 40,000						\$ 115,000
Land & R-O-W		\$ -								\$ -
Construction		\$ 300,000		\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000			\$ 300,000
Equipment		\$ -								\$ -
Other		\$ -								\$ -
TOTAL EXPENSES	\$ -	\$ 415,000	\$ 75,000	\$ 115,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ -	\$ -	\$ 415,000
Sources of Funds:										
General Government		\$ -								\$ -
Grants		\$ -								\$ -
Operating Income		\$ 332,000	\$ 60,000	\$ 92,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ -	\$ -	\$ 332,000
Connections		\$ 83,000	\$ 15,000	\$ 23,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ -	\$ -	\$ 83,000
Revenue Bonds		\$ -								\$ -
Other		\$ -								\$ -
TOTAL SOURCES	\$ -	\$ 415,000	\$ 75,000	\$ 115,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ -	\$ -	\$ 415,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Jay Eaton
FUND: Water
DEPT: Public Works
PROJECT NO.
NEW: No
PRIOR: WA-18

WA-16

PROGRAM TITLE: Lakeland Manor System - Intertie and System Plan

<p>PROGRAM DESCRIPTION: City-owned Lakeland Manor Water System is in need of an emergency source of supply. This project will complete a Department of Health-approved intertie, providing an intertie to provide service to Lakeland Manor customers in an emergency, as well as augment supply to the City system should the need arise. Complete update to Lakeland Manor Water System Plan, to be coordinated with the City-wide Water System Plan update in 2016.</p> <p>IS PROJECT RECOMMENDED BY PLAN/POLICY? No PLAN: PAGE# GROWTH: 20%</p>

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2016	2017	2018	2019	2020	2021	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design		\$ 25,000	\$ 15,000	\$ 10,000						\$ 25,000
Land & R-O-W		\$ -								\$ -
Construction		\$ 50,000		\$ 50,000						\$ 50,000
Equipment		\$ -								\$ -
Other		\$ -								\$ -
TOTAL EXPENSES	\$ -	\$ 75,000	\$ 15,000	\$ 60,000	\$ -	\$ 75,000				
Sources of Funds:										
General Government		\$ -								\$ -
Grants		\$ -								\$ -
Operating Income		\$ 60,000	\$ 12,000	\$ 48,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60,000
Connections		\$ 15,000	\$ 3,000	\$ 12,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,000
Revenue Bonds		\$ -								\$ -
Other		\$ -								\$ -
TOTAL SOURCES	\$ -	\$ 75,000	\$ 15,000	\$ 60,000	\$ -	\$ 75,000				

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Jay Eaton
FUND: Water
DEPT: Public Works
PROJECT NO.
NEW: No
PRIOR: WA-19

WA-17

PROGRAM TITLE: City Operations and Maintenance Facility Relocation

PROGRAM DESCRIPTION:										
This project includes the demolition, master planning, design and construction for a new Public Works Operations and Maintenance Facility at the City's Trails End Drive property. Costs are distributed 25% General Fund, 35% Water, 20% Sewer and 20% Storm. 2016 and 2017 funding for demolition and Master planning will be from fund balances. Design and construction which will be debt financed and are shown in General Fund CFP. Funds shown here 2020-future are debt payments for Water Utility Only (35% of Total Annual \$500k payment).										
IS PROJECT RECOMMENDED BY PLAN/POLICY?	Yes	PLAN:	City Hall Campus Master Plan	PAGE#		GROWTH:	50%			

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2016	2017	2018	2019	2020	2021	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design		\$ 21,000	\$ 21,000							\$ 21,000
Land & R-O-W		\$ -								\$ -
Construction		\$ 280,000		\$ 280,000						\$ 280,000
Equipment		\$ -								\$ -
Other (Debt Payment)		\$ 350,000					\$ 175,000	\$ 175,000	\$ 4,025,000	\$ 4,375,000
TOTAL EXPENSES	\$ -	\$ 651,000	\$ 21,000	\$ 280,000	\$ -	\$ -	\$ 175,000	\$ 175,000	\$ 4,025,000	\$ 4,676,000
Sources of Funds:										
General Government		\$ -								\$ -
Grants		\$ -								\$ -
Operating Income	\$ -	\$ 325,500	\$ 10,500	\$ 140,000	\$ -	\$ -	\$ 87,500	\$ 87,500	\$ 2,012,500	\$ 2,338,000
Connections	\$ -	\$ 325,500	\$ 10,500	\$ 140,000	\$ -	\$ -	\$ 87,500	\$ 87,500	\$ 2,012,500	\$ 2,338,000
Revenue Bonds		\$ -								\$ -
Other		\$ -								\$ -
TOTAL SOURCES	\$ -	\$ 651,000	\$ 21,000	\$ 280,000	\$ -	\$ -	\$ 175,000	\$ 175,000	\$ 4,025,000	\$ 4,676,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Jay Eaton
FUND: Water
DEPT: Public Works
PROJECT NO.
NEW: No
PRIOR: WA-20

WA-18

PROGRAM TITLE: Water Comprehensive Plan Update

PROGRAM DESCRIPTION: The City of Tumwater is required by DOH to update the Water System Comprehensive Plan every six years, the last update occurring in 2010. The Water Comp Plan update includes an assessment of water rights, wellhead protection area revisions, water conservation program enhancements, recommended capital improvements and incorporates disinfection program requirements.										
IS PROJECT RECOMMENDED BY PLAN/POLICY?	Yes	PLAN:	Comp Plan / State Dept of Health	PAGE#	M-9	GROWTH:	20%			

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2016	2017	2018	2019	2020	2021	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design		\$ 200,000	\$ 150,000	\$ 50,000	\$ -	\$ -				\$ 200,000
Land & R-O-W		\$ -								\$ -
Construction		\$ -								\$ -
Equipment		\$ -								\$ -
Other		\$ -								\$ -
TOTAL EXPENSES	\$ -	\$ 200,000	\$ 150,000	\$ 50,000	\$ -	\$ 200,000				
Sources of Funds:										
General Government		\$ -								\$ -
Grants		\$ -								\$ -
Operating Income		\$ 160,000	\$ 120,000	\$ 40,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 160,000
Connections		\$ 40,000	\$ 30,000	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40,000
Revenue Bonds		\$ -								\$ -
Other		\$ -								\$ -
TOTAL SOURCES	\$ -	\$ 200,000	\$ 150,000	\$ 50,000	\$ -	\$ 200,000				

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Jay Eaton
FUND: Water
DEPT: Public Works
PROJECT NO.
NEW: No
PRIOR: WA-21

WA-19

PROGRAM TITLE: SE Reservoir

<p>PROGRAM DESCRIPTION: This project would design and construct a new X Million Gallon reservoir south of 93rd Avenue on property that has been previously acquired for this purpose. The project will also include the piping necessary to extend the City water system to the reservoir.</p>
<p>IS PROJECT RECOMMENDED BY PLAN/POLICY? Yes PLAN: Comp Plan / State Dept of Health PAGE# M-9 GROWTH: 80%</p>

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2016	2017	2018	2019	2020	2021	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ 17,500	\$ 900,000				\$ -	\$ 450,000	\$ 450,000		\$ 917,500
Land & R-O-W	\$ 301,500	\$ 500,000					\$ 250,000	\$ 250,000		\$ 801,500
Construction		\$ 6,000,000						\$ 6,000,000		\$ 6,000,000
Equipment		\$ -								\$ -
Other		\$ -								\$ -
TOTAL EXPENSES	\$ 319,000	\$ 7,400,000	\$ -	\$ -	\$ -	\$ -	\$ 700,000	\$ 6,700,000	\$ -	\$ 7,719,000
Sources of Funds:										
General Government		\$ -								\$ -
Grants		\$ -								\$ -
Operating Income	\$ 63,800	\$ 140,000	\$ -	\$ -	\$ -	\$ -	\$ 140,000		\$ -	\$ 203,800
Connections	\$ 255,200	\$ 560,000	\$ -	\$ -	\$ -	\$ -	\$ 560,000		\$ -	\$ 815,200
Revenue Bonds		\$ 6,700,000						\$ 6,700,000		\$ 6,700,000
Other		\$ -								\$ -
TOTAL SOURCES	\$ 319,000	\$ 7,400,000	\$ -	\$ -	\$ -	\$ -	\$ 700,000	\$ 6,700,000	\$ -	\$ 7,719,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Jay Eaton
FUND: Water
DEPT: Public Works
PROJECT NO.
NEW: No
PRIOR: WA-22

WA-20

PROGRAM TITLE: Southwest Wellfield Infrastructure

PROGRAM DESCRIPTION: This project will begin the design and installation of wells and other infrastructure necessary to produce potable water from the Southwest Wellfield.						
IS PROJECT RECOMMENDED BY PLAN/POLICY?	Yes	PLAN:	Water Comp Plan	PAGE# 6-8	GROWTH:	80%

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2016	2017	2018	2019	2020	2021	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design		\$ 475,000			\$ 75,000	\$ 175,000	\$ 175,000	\$ 50,000		\$ 475,000
Land & R-O-W		\$ -								\$ -
Construction		\$ 1,450,000				\$ 250,000	\$ 600,000	\$ 600,000		\$ 1,450,000
Equipment		\$ -								\$ -
Other		\$ -								\$ -
TOTAL EXPENSES	\$ -	\$ 1,925,000	\$ -	\$ -	\$ 75,000	\$ 425,000	\$ 775,000	\$ 650,000	\$ -	\$ 1,925,000
Sources of Funds:										
General Government		\$ -								\$ -
Grants		\$ -								\$ -
Operating Income		\$ 385,000	\$ -	\$ -	\$ 15,000	\$ 85,000	\$ 155,000	\$ 130,000	\$ -	\$ 385,000
Connections		\$ 1,540,000	\$ -	\$ -	\$ 60,000	\$ 340,000	\$ 620,000	\$ 520,000	\$ -	\$ 1,540,000
Revenue Bonds		\$ -								\$ -
Other		\$ -								\$ -
TOTAL SOURCES	\$ -	\$ 1,925,000	\$ -	\$ -	\$ 75,000	\$ 425,000	\$ 775,000	\$ 650,000	\$ -	\$ 1,925,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Jay Eaton
FUND: Water
DEPT: Public Works
PROJECT NO.:
NEW: Yes
PRIOR:

WA-21

PROGRAM TITLE: Pioneer Street Water Extension

PROGRAM DESCRIPTION: Project will extend water on Pioneer Street approximately 650 feet from the end of the existing water to the north end of the Pioneer Street Right-of-way.									
IS PROJECT RECOMMENDED BY PLAN/POLICY?	Yes	PLAN:	Water Comp Plan	PAGE#	D-9	GROWTH	100%		

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2016	2017	2018	2019	2020	2021	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design		\$10,000	\$10,000							\$10,000
Land & R-O-W		\$0								\$0
Construction		\$65,500	\$65,500							\$65,500
Equipment		\$0								\$0
Other		\$0								\$0
TOTAL EXPENSES	\$0	\$75,500	\$75,500	\$0	\$0	\$0	\$0	\$0	\$0	\$75,500
Sources of Funds:										
General Government		\$0								\$0
Grants		\$0								\$0
Operating		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Connections		\$75,500	\$75,500	\$0	\$0	\$0	\$0	\$0	\$0	\$75,500
Revenue Bonds		\$0								\$0
Other		\$0								\$0
TOTAL SOURCES	\$0	\$75,500	\$75,500	\$0	\$0	\$0	\$0	\$0	\$0	\$75,500

FINANCIAL PLAN FOR THE SANITARY SEWER FUND

PRIORITY	EXPENSES	PRIOR YRS	6YR TOTAL	2016	2017	2018	2019	2020	2021	FUTURE YRS	GRAND TOTAL
Capital Projects:											
1	System Rehabilitation Project	\$ -	\$ 3,225,000	\$ 200,000	\$ 425,000	\$ 75,000	\$ 1,425,000	\$ 75,000	\$ 1,025,000	\$ -	\$ 3,225,000
2	Oversizing Program	\$ -	\$ 300,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ -	\$ 300,000
3	Regional Pump Station	\$ -	\$ 1,000,000	\$ -	\$ -	\$ 150,000	\$ 850,000	\$ -	\$ -	\$ -	\$ 1,000,000
4	Old Highway 99 Extension: 79th Avenue to 88th Avenue	\$ -	\$ 820,000	\$ -	\$ -	\$ 60,000	\$ 760,000	\$ -	\$ -	\$ -	\$ 820,000
5	City Operations and Maintenance Facility Relocation	\$ -	\$ 372,000	\$ 12,000	\$ 160,000	\$ 0	\$ 0	\$ 100,000	\$ 100,000	\$ -	\$ 2,672,000
6	Lift Station Flow Meters	\$ -	\$ 250,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ -	\$ -	\$ 250,000
7	Belmore Court Lift Station Decommissioning	\$ -	\$ 560,000	\$ 112,000	\$ 448,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 560,000
8	Streamland Estates Lift Station	\$ -	\$ 235,000	\$ -	\$ -	\$ -	\$ 35,000	\$ 200,000	\$ -	\$ -	\$ 235,000
9	Lloyd Street Lift Station	\$ -	\$ 293,000	\$ -	\$ -	\$ -	\$ 44,000	\$ 249,000	\$ -	\$ -	\$ 293,000
10	Onsite System Sewering Project	\$ -	\$ 1,210,000	\$ 50,000	\$ 40,000	\$ 290,000	\$ 290,000	\$ 290,000	\$ 250,000	\$ -	\$ 1,210,000
11	Comprehensive Plan Review/Update	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200,000	\$ 200,000
12	Pioneer Street Sewer Extension	\$ -	\$ 100,000	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000
TOTAL EXPENSES		0	8,365,000	574,000	1,173,000	675,000	3,504,000	1,014,000	1,425,000	2,500,000	10,865,000
SOURCES OF FUNDS:											
General Governmental		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Grants		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Operating Income		\$ 4,965,400	\$ 368,000	\$ 950,000	\$ 363,000	\$ 1,618,200	\$ 591,200	\$ 1,075,000	\$ 1,310,000	\$ 6,275,400	
Connections		\$ 3,399,600	\$ 206,000	\$ 223,000	\$ 312,000	\$ 1,885,800	\$ 422,800	\$ 350,000	\$ 1,190,000	\$ 4,589,600	
Revenue Bonds		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
L.I.D.'s		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Other - PWTF		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
TOTAL SOURCES		\$ 8,365,000	\$ 574,000	\$ 1,173,000	\$ 675,000	\$ 3,504,000	\$ 1,014,000	\$ 1,425,000	\$ 2,500,000	\$ 10,865,000	

SIX YEAR FINANCIAL FORECAST

SEWER	2013	2014	2015	2016	2017	2018	2019	2020	2021	2016-2021
Service Collections (Rates)	\$ 1,664,982	\$ 1,761,840	\$ 1,876,371	\$ 1,957,843	\$ 2,042,853	\$ 2,131,553	\$ 2,224,105	\$ 2,320,676	\$ 2,421,440	\$ 13,098,470
Misc. revenues	\$ 8,597	\$ 6,063	\$ 6,000	\$ 6,090	\$ 6,181	\$ 6,274	\$ 6,368	\$ 6,464	\$ 6,561	\$ 37,938
<i>Operating Income (Rates + Misc.)</i>	<i>\$ 1,673,579</i>	<i>\$ 1,767,903</i>	<i>\$ 1,882,371</i>	<i>\$ 1,963,933</i>	<i>\$ 2,049,034</i>	<i>\$ 2,137,827</i>	<i>\$ 2,230,473</i>	<i>\$ 2,327,140</i>	<i>\$ 2,428,000</i>	<i>\$ 13,136,408</i>
Utility Tax	\$ 334,628	\$ 347,234	\$ 365,495	\$ 370,977	\$ 376,542	\$ 382,190	\$ 387,923	\$ 393,742	\$ 399,648	\$ 2,311,023
LOTT (Pass Thru incl. CDC)	\$ 4,872,837	\$ 4,921,136	\$ 4,792,567	\$ 5,032,195	\$ 5,283,805	\$ 5,547,995	\$ 5,825,395	\$ 6,116,665	\$ 6,422,498	\$ 34,228,554
Interfund Payment - Golf Course	\$ 590,721	\$ 541,233	\$ 424,233	\$ 440,000	\$ 440,000	\$ 440,000	\$ 440,000	\$ 440,000	\$ 440,000	\$ 2,640,000
Connection Fees	\$ 434,181	\$ 428,478	\$ 296,050	\$ 302,500	\$ 311,000	\$ 319,750	\$ 328,750	\$ 338,000	\$ 347,500	\$ 1,947,500
TOTAL REVENUES	\$ 11,555,131	\$ 12,203,418	\$ 12,764,112	\$ 12,370,322	\$ 12,975,189	\$ 13,034,796	\$ 13,648,900	\$ 11,493,388	\$ 11,890,281	\$ 58,524,200
EXPENDITURES										
O & M (including Administration)	\$ 1,413,136	\$ 1,308,021	\$ 1,558,784	\$ 1,613,341	\$ 1,669,808	\$ 1,728,252	\$ 1,788,740	\$ 1,851,346	\$ 1,916,144	\$ 10,567,632
Debt Service	\$ 83,125	\$ 41,651	\$ 5,588	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Capital - Operating Income	\$ -	\$ -	\$ -	\$ 393,000	\$ 975,000	\$ 388,000	\$ 1,643,200	\$ 616,200	\$ 1,100,000	\$ 5,115,400
<i>Operating Income Supported Sub-Total</i>	<i>\$ 1,496,261</i>	<i>\$ 1,349,672</i>	<i>\$ 1,564,372</i>	<i>\$ 2,006,341</i>	<i>\$ 2,644,808</i>	<i>\$ 2,116,252</i>	<i>\$ 3,431,940</i>	<i>\$ 2,467,546</i>	<i>\$ 3,016,144</i>	<i>\$ 15,683,032</i>
Utility Tax Transfer	\$ 332,970	\$ 344,824	\$ 363,295	\$ 370,977	\$ 376,542	\$ 382,190	\$ 387,923	\$ 393,742	\$ 399,648	\$ 2,311,023
LOTT (Pass Thru incl. CDC)	\$ 4,856,785	\$ 4,927,380	\$ 4,873,171	\$ 5,032,195	\$ 5,283,805	\$ 5,547,995	\$ 5,825,395	\$ 6,116,665	\$ 6,422,498	\$ 34,228,554
Interfund Loan	\$ 405,721	\$ 356,233	\$ 299,623	\$ 240,000	\$ 240,000	\$ 240,000	\$ 240,000	\$ 240,000	\$ 240,000	\$ 1,440,000
Capital - Connections	\$ 265,960	\$ 221,913	\$ 1,402,935	\$ 206,000	\$ 223,000	\$ 312,000	\$ 1,885,800	\$ 422,800	\$ 350,000	\$ 3,399,600
TOTAL EXPENSES	\$ 7,357,697	\$ 7,200,022	\$ 8,503,396	\$ 7,855,514	\$ 8,768,156	\$ 8,598,437	\$ 11,771,059	\$ 9,640,753	\$ 10,428,290	\$ 57,062,209
ENDING FUND BALANCE	\$ 4,197,434	\$ 5,003,396	\$ 4,260,716	\$ 4,514,808	\$ 4,207,033	\$ 4,436,359	\$ 1,877,842	\$ 1,852,635	\$ 1,461,992	\$ 1,461,992
RATE Increase	0% - \$0.00	2.8% - \$0.41	2.8% - \$0.42	2.8% - \$0.43	2.8% - \$0.45	2.8% - \$0.45	2.8% - \$0.47	2.8% - \$0.48	2.8% - \$0.50	
CONNECTION FEE Increase	0% - \$2228	2.8% - \$2290	2.8% - \$2354	2.8% - \$2420	2.8% - \$2488	2.8% - \$2558	2.8% - \$2630	2.8% - \$2704	2.8% - \$2780	

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Jay Eaton
FUND: Sanitary Sewer
DEPT: Public Works
PROJECT NO.
NEW: No
PRIOR: SS-01

SS-01

PROGRAM TITLE: System Rehabilitation Project

PROGRAM DESCRIPTION:
 This project provides for the systematic rehabilitation of aging sanitary sewer lines in various areas of the City. The funding demonstrates an initial planning project to evaluate and define projects to be completed. A prioritized list of projects, using the data gathered from CCTV inspections of the sewer system, will be developed. The actual construction method will be based on the characteristics of the individual replacements. Project not due to growth.

IS PROJECT RECOMMENDED BY PLAN/POLICY? Yes PLAN: GSP Projects 1 & 7 PAGE# 9-4 GROWTH: 20%

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2016	2017	2018	2019	2020	2021	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ -	\$ 425,000	\$ 200,000	\$ 25,000	\$ 75,000	\$ 25,000	\$ 75,000	\$ 25,000		\$ 425,000
Land & R-O-W										
Construction		\$ 2,800,000	\$ -	\$ 400,000		\$ 1,400,000		\$ 1,000,000		\$ 2,800,000
Equipment										
Other										
TOTAL EXPENSES	\$ -	\$ 3,225,000	\$ 200,000	\$ 425,000	\$ 75,000	\$ 1,425,000	\$ 75,000	\$ 1,025,000	\$ -	\$ 3,225,000
Sources of Funds:										
General Government								\$ -	\$ -	\$ -
Grants								\$ -	\$ -	\$ -
Operating Income	\$ -	\$ 2,580,000	\$ 160,000	\$ 340,000	\$ 60,000	\$ 1,140,000	\$ 60,000	\$ 820,000	\$ -	\$ 2,580,000
Connections	\$ -	\$ 645,000	\$ 40,000	\$ 85,000	\$ 15,000	\$ 285,000	\$ 15,000	\$ 205,000	\$ -	\$ 645,000
Revenue Bonds										
L.I.D.'s										
Other										
TOTAL SOURCES	\$ -	\$ 3,225,000	\$ 200,000	\$ 425,000	\$ 75,000	\$ 1,425,000	\$ 75,000	\$ 1,025,000	\$ -	\$ 3,225,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Jay Eaton
FUND: Sanitary Sewer
DEPT: Public Works
PROJECT NO.
NEW: No
PRIOR: SS-02

SS-02

PROGRAM TITLE: Oversizing Program

PROGRAM DESCRIPTION:			
The City will participate in the funding for those projects identified in the Sanitary Sewer Comprehensive Plan to the extent the sewers are constructed as "oversized" per the comp plan. The oversizing costs shall be the incremental cost above the cost required to install an 8-inch line. Oversizing will only be funded for those projects where the diameter of pipe greater than 8-inches is required due to capacity beyond the needs of the development. Project due to growth.			
IS PROJECT RECOMMENDED BY PLAN/POLICY?	Yes	PLAN: Comprehensive Plan	PAGE#
			GROWTH: 90%

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2016	2017	2018	2019	2020	2021	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design		\$ -								\$ -
Land & R-O-W		\$ -								\$ -
Construction		\$ 300,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000		\$ 300,000
Equipment		\$ -								\$ -
Other		\$ -								\$ -
TOTAL EXPENSES	\$ -	\$ 300,000	\$ 50,000	\$ -	\$ 300,000					
Sources of Funds:										
General Government		\$ -								\$ -
Grants		\$ -								\$ -
Operating Income		\$ 30,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	\$ 30,000
Connections		\$ 270,000	\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000	\$ -	\$ 270,000
Revenue Bonds		\$ -								\$ -
L.I.D.'s		\$ -								\$ -
Other		\$ -								\$ -
TOTAL SOURCES	\$ -	\$ 300,000	\$ 50,000	\$ -	\$ 300,000					

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Jay Eaton
FUND: Sanitary Sewer
DEPT: Public Works
PROJECT NO.
NEW: No
PRIOR: SS-03

SS-03

PROGRAM TITLE: Regional Pump Station

PROGRAM DESCRIPTION:
 This project would fund the construction of a regional pump station in one of the growth areas of the City. City funding of the station would be to prevent the development of on-site community septic systems in areas of small developments where the construction of a regional station isn't financially feasible. Location and timing of the project would be determined based on development activity. Project due to growth.

IS PROJECT RECOMMENDED BY PLAN/POLICY? Yes PLAN: Comprehensive Plan PAGE# GROWTH: 90%

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2016	2017	2018	2019	2020	2021	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design		\$ 150,000			\$ 150,000					\$ 150,000
Land & R-O-W		\$ -								\$ -
Construction		\$ 850,000				\$ 850,000				\$ 850,000
Equipment		\$ -								\$ -
Other		\$ -								\$ -
TOTAL EXPENSES	\$ -	\$ 1,000,000	\$ -	\$ -	\$ 150,000	\$ 850,000	\$ -	\$ -	\$ -	\$ 1,000,000
Sources of Funds:										
General Government		\$ -								\$ -
Grants		\$ -								\$ -
Operating Income		\$ 100,000	\$ -	\$ -	\$ 15,000	\$ 85,000	\$ -	\$ -	\$ -	\$ 100,000
Connections		\$ 900,000	\$ -	\$ -	\$ 135,000	\$ 765,000	\$ -	\$ -	\$ -	\$ 900,000
Revenue Bonds		\$ -								\$ -
L.I.D.'s		\$ -								\$ -
Other		\$ -								\$ -
TOTAL SOURCES	\$ -	\$ 1,000,000	\$ -	\$ -	\$ 150,000	\$ 850,000	\$ -	\$ -	\$ -	\$ 1,000,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Jay Eaton
FUND: Sanitary Sewer
DEPT: Public Works
PROJECT NO.:
NEW: No
PRIOR: SS-04

SS-04

PROGRAM TITLE: Old Highway 99 Extension: 79th Avenue to 88th Avenue

PROGRAM DESCRIPTION: This project would fund the construction of the sewer infrastructure to serve the southeast area of the City. Timing of the project is dependent on development activity. Project due to growth.				
IS PROJECT RECOMMENDED BY PLAN/POLICY?	Yes	PLAN: Comprehensive Plan	PAGE#	GROWTH: 90%

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2016	2017	2018	2019	2020	2021	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design		\$ 60,000			\$ 60,000	\$ -				\$ 60,000
Land & R-O-W		\$ -								\$ -
Construction		\$ 760,000				\$ 760,000				\$ 760,000
Equipment		\$ -								\$ -
Other		\$ -								\$ -
TOTAL EXPENSES	\$ -	\$ 820,000	\$ -	\$ -	\$ 60,000	\$ 760,000	\$ -	\$ -	\$ -	\$ 820,000
Sources of Funds:										
General Government		\$ -								\$ -
Grants		\$ -								\$ -
Operating Income		\$ 82,000	\$ -	\$ -	\$ 6,000	\$ 76,000	\$ -	\$ -	\$ -	\$ 82,000
Connections		\$ 738,000	\$ -	\$ -	\$ 54,000	\$ 684,000	\$ -	\$ -	\$ -	\$ 738,000
Revenue Bonds		\$ -								\$ -
L.I.D.'s		\$ -								\$ -
Other		\$ -								\$ -
TOTAL SOURCES	\$ -	\$ 820,000	\$ -	\$ -	\$ 60,000	\$ 760,000	\$ -	\$ -	\$ -	\$ 820,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Jay Eaton
FUND: Water
DEPT: Public Works
PROJECT NO.:
NEW: Yes
PRIOR:

SS-05

PROGRAM TITLE: City Operations and Maintenance Facility Relocation

PROGRAM DESCRIPTION:			
This project includes the demolition, master planning, design and construction for a new Public Works and Facilities Divisions Operations and Maintenance Facility at the City's Trails End Drive property. Costs are distributed 25% General Fund, 35% Water, 20% Sewer and 20% Storm. 2016 and 2017 funding for demolition and Master planning will be from fund balances. Design and construction which will be debt financed and are shown in General Fund CFP. Funds shown here 2020-future are debt payments for Sewer Utility Only (20% of Total Annual \$500k payment). Will serve existing and growth.			
IS PROJECT RECOMMENDED BY PLAN/POLICY?	Yes	PLAN:	City Hall Campus Master Plan
		PAGE#	
		GROWTH:	50%

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2016	2017	2018	2019	2020	2021	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design		\$ 12,000	\$ 12,000							\$ 12,000
Land & R-O-W		\$ -								\$ -
Construction		\$ 160,000		\$ 160,000						\$ 160,000
Equipment		\$ -								\$ -
Other (Debt Payment)		\$ 200,000					\$ 100,000	\$ 100,000	\$ 2,300,000	\$ 2,500,000
TOTAL EXPENSES	\$ -	\$ 372,000	\$ 12,000	\$ 160,000	\$ -	\$ -	\$ 100,000	\$ 100,000	\$ 2,300,000	\$ 2,672,000
Sources of Funds:										
General Government		\$ -								\$ -
Grants		\$ -								\$ -
Operating Income	\$ -	\$ 186,000	\$ 6,000	\$ 80,000	\$ -	\$ -	\$ 50,000	\$ 50,000	\$ 1,150,000	\$ 1,336,000
Connections	\$ -	\$ 186,000	\$ 6,000	\$ 80,000	\$ -	\$ -	\$ 50,000	\$ 50,000	\$ 1,150,000	\$ 1,336,000
Revenue Bonds		\$ -								\$ -
Other		\$ -								\$ -
TOTAL SOURCES	\$ -	\$ 372,000	\$ 12,000	\$ 160,000	\$ -	\$ -	\$ 100,000	\$ 100,000	\$ 2,300,000	\$ 2,672,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Jay Eaton
FUND: Water
DEPT: Public Works
PROJECT NO.:
NEW: Yes
PRIOR:

SS-06

PROGRAM TITLE: Lift Station Flow Meters

<p>PROGRAM DESCRIPTION: This project will purchase and install flow meters on critical lift stations to aid in tracking pump condition and alert Operations of potential downstream issues. This information will also serve to improve asset management, tracking asset life cycles and repair intervals, as recommended by the 2015 General Sewer Plan.</p>
<p>IS PROJECT RECOMMENDED BY PLAN/POLICY? YES PLAN: 2015 GSP PAGE# p.8-7 GROWTH: 10%</p>

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2016	2017	2018	2019	2020	2021	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design		\$ 25,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000			\$ 25,000
Land & R-O-W		\$ -								\$ -
Construction		\$ -	\$ -	\$ -						\$ -
Equipment		\$ 225,000	\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000			\$ 225,000
Other		\$ -					\$ -	\$ -	\$ -	\$ -
TOTAL EXPENSES	\$ -	\$ 250,000	\$ 50,000	\$ -	\$ -	\$ 250,000				
Sources of Funds:										
General Government		\$ -								\$ -
Grants		\$ -								\$ -
Operating Income	\$ -	\$ 225,000	\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000	\$ -	\$ -	\$ 225,000
Connections	\$ -	\$ 25,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	\$ -	\$ 25,000
Revenue Bonds		\$ -								\$ -
Other		\$ -								\$ -
TOTAL SOURCES	\$ -	\$ 250,000	\$ 50,000	\$ -	\$ -	\$ 250,000				

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Jay Eaton
FUND: Water
DEPT: Public Works
PROJECT NO.:
NEW: Yes
PRIOR:

SS-07

PROGRAM TITLE: Belmore Court Lift Station Decommissioning

<p>PROGRAM DESCRIPTION: This project involves the extension of sewer on 70th Avenue to Belmore Court. This area is currently served by a lift station and force main. The gravity extension would allow the decommissioning and removal of the existing lift station and allow the area to be served by gravity.</p>
<p>IS PROJECT RECOMMENDED BY PLAN/POLICY? YES PLAN: 2015 GSP PAGE# p.8-7 GROWTH: 0%</p>

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2016	2017	2018	2019	2020	2021	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design		\$ 112,000	\$ 112,000							\$ 112,000
Land & R-O-W		\$ -								\$ -
Construction		\$ 448,000		\$ 448,000						\$ 448,000
Equipment		\$ -								\$ -
Other		\$ -					\$ -	\$ -	\$ -	\$ -
TOTAL EXPENSES	\$ -	\$ 560,000	\$ 112,000	\$ 448,000	\$ -	\$ 560,000				
Sources of Funds:										
General Government		\$ -								\$ -
Grants		\$ -								\$ -
Operating Income	\$ -	\$ 560,000	\$ 112,000	\$ 448,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 560,000
Connections	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Revenue Bonds		\$ -								\$ -
Other		\$ -								\$ -
TOTAL SOURCES	\$ -	\$ 560,000	\$ 112,000	\$ 448,000	\$ -	\$ 560,000				

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Jay Eaton
FUND: Water
DEPT: Public Works
PROJECT NO.:
NEW: Yes
PRIOR:

SS-08

PROGRAM TITLE: Streamland Estates Lift Station

<p>PROGRAM DESCRIPTION: Project will upgrade the Streamland Estates lift station to account for modeled deficiencies to accommodate growth in the system. The existing system has an oversized wet well; upgrades include: new pumps, valves piping and associated equipment.</p>
<p>IS PROJECT RECOMMENDED BY PLAN/POLICY? Yes PLAN: 2015 GSP PAGE# p.8-7 GROWTH: 100%</p>

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2016	2017	2018	2019	2020	2021	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design		\$ 35,000				\$ 35,000				\$ 35,000
Land & R-O-W		\$ -								\$ -
Construction		\$ 200,000					\$ 200,000			\$ 200,000
Equipment		\$ -								\$ -
Other		\$ -					\$ -	\$ -	\$ -	\$ -
TOTAL EXPENSES	\$ -	\$ 235,000	\$ -	\$ -	\$ -	\$ 35,000	\$ 200,000	\$ -	\$ -	\$ 235,000
Sources of Funds:										
General Government		\$ -								\$ -
Grants		\$ -								\$ -
Operating Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Connections	\$ -	\$ 235,000	\$ -	\$ -	\$ -	\$ 35,000	\$ 200,000	\$ -	\$ -	\$ 235,000
Revenue Bonds		\$ -								\$ -
Other		\$ -								\$ -
TOTAL SOURCES	\$ -	\$ 235,000	\$ -	\$ -	\$ -	\$ 35,000	\$ 200,000	\$ -	\$ -	\$ 235,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Jay Eaton
FUND: Water
DEPT: Public Works
PROJECT NO.:
NEW: Yes
PRIOR:

SS-09

PROGRAM TITLE: Lloyd Street Lift Station

<p>PROGRAM DESCRIPTION: Project will upgrade the Lloyd Street lift station to account for modeled deficiencies to accommodate growth in the system. Upgrades include: wet well oversizing, new pumps, valves piping and associated equipment.</p>
<p>IS PROJECT RECOMMENDED BY PLAN/POLICY? YES PLAN: 2015 GSP PAGE# p.8-7 GROWTH: 20%</p>

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2016	2017	2018	2019	2020	2021	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design		\$ 44,000				\$ 44,000				\$ 44,000
Land & R-O-W		\$ -								\$ -
Construction		\$ 249,000					\$ 249,000			\$ 249,000
Equipment		\$ -								\$ -
Other		\$ -					\$ -	\$ -	\$ -	\$ -
TOTAL EXPENSES	\$ -	\$ 293,000	\$ -	\$ -	\$ -	\$ 44,000	\$ 249,000	\$ -	\$ -	\$ 293,000
Sources of Funds:										
General Government		\$ -								\$ -
Grants		\$ -								\$ -
Operating Income	\$ -	\$ 234,400	\$ -	\$ -	\$ -	\$ 35,200	\$ 199,200	\$ -	\$ -	\$ 234,400
Connections	\$ -	\$ 58,600	\$ -	\$ -	\$ -	\$ 8,800	\$ 49,800	\$ -	\$ -	\$ 58,600
Revenue Bonds		\$ -								\$ -
Other		\$ -								\$ -
TOTAL SOURCES	\$ -	\$ 293,000	\$ -	\$ -	\$ -	\$ 44,000	\$ 249,000	\$ -	\$ -	\$ 293,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Jay Eaton
FUND: Water
DEPT: Public Works
PROJECT NO.
NEW: Yes
PRIOR:

SS-10

PROGRAM TITLE: Onsite System Sewering Project

<p>PROGRAM DESCRIPTION: Project provides funding for extension of sewer mains to neighborhoods to facilitate onsite system conversions to sanitary sewer for aquifer protection and public health. Project prioritization results from regional and City evaluation processes. This program is currently under consideration and has not been fully defined.</p> <p>IS PROJECT RECOMMENDED BY PLAN/POLICY? No PLAN: PAGE# GROWTH: 20%</p>

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2016	2017	2018	2019	2020	2021	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design		\$ 210,000	\$ 50,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000			\$ 210,000
Land & R-O-W		\$ -								\$ -
Construction		\$ 1,000,000			\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000		\$ 1,000,000
Equipment		\$ -								\$ -
Other		\$ -					\$ -	\$ -	\$ -	\$ -
TOTAL EXPENSES	\$ -	\$ 1,210,000	\$ 50,000	\$ 40,000	\$ 290,000	\$ 290,000	\$ 290,000	\$ 250,000	\$ -	\$ 1,210,000
Sources of Funds:										
General Government		\$ -								\$ -
Grants		\$ -								\$ -
Operating Income	\$ -	\$ 968,000	\$ 40,000	\$ 32,000	\$ 232,000	\$ 232,000	\$ 232,000	\$ 200,000	\$ -	\$ 968,000
Connections	\$ -	\$ 242,000	\$ 10,000	\$ 8,000	\$ 58,000	\$ 58,000	\$ 58,000	\$ 50,000	\$ -	\$ 242,000
Revenue Bonds		\$ -								\$ -
Other		\$ -								\$ -
TOTAL SOURCES	\$ -	\$ 1,210,000	\$ 50,000	\$ 40,000	\$ 290,000	\$ 290,000	\$ 290,000	\$ 250,000	\$ -	\$ 1,210,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Jay Eaton
FUND: Sanitary Sewer
DEPT: Public Works
PROJECT NO.:
NEW: No
PRIOR: SS-01

SS-11

PROGRAM TITLE: Comprehensive Plan Review/Update

PROGRAM DESCRIPTION: Review the existing Sanitary Sewer Comp Plan (last completed in 2015) and update it to reflect current development trends within the service area and incorporate current LOTT plans. Would look at possible satellite treatment locations and joint use pipelines. A focus would be placed on developing CFP projects to make sewers available to areas where development is expected. Program will serve both existing and growth.				
IS PROJECT RECOMMENDED BY PLAN/POLICY?	Yes	PLAN: WAC 173-240	PAGE#	GROWTH: 20%

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2016	2017	2018	2019	2020	2021	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design		\$ -							\$ 200,000	\$ 200,000
Land & R-O-W		\$ -								\$ -
Construction		\$ -								\$ -
Equipment		\$ -								\$ -
Other		\$ -								\$ -
TOTAL EXPENSES	\$ -	\$ 200,000	\$ 200,000							
Sources of Funds:										
General Government		\$ -								\$ -
Grants		\$ -								\$ -
Operating Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 160,000	\$ 160,000
Connections	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40,000	\$ 40,000
Revenue Bonds		\$ -								\$ -
L.I.D.'s		\$ -								\$ -
Other		\$ -								\$ -
TOTAL SOURCES	\$ -	\$ 200,000	\$ 200,000							

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Jay Eaton
FUND: Sanitary Sewer
DEPT: Public Works
PROJECT NO.:
NEW: Yes
PRIOR:

SS-12

PROGRAM TITLE: Pioneer Street Sewer Extension

<p>PROGRAM DESCRIPTION: Project will extend sewer on Pioneer Street approximately 650 feet from the end of the existing sewer to the north end of the Pioneer Street Right-of-way. This project will also include the conversion of an on-site septic system serving a CDBG eligible property, to City sewer. The abandonment of the septic system, on-site lateral connection and connection fees are included in the CDBG funding (\$30,000) and not included in the costs identified here.</p> <p>IS PROJECT RECOMMENDED BY PLAN/POLICY? CDBG Program PLAN: PAGE# GROWTH: 100%</p>

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2016	2017	2018	2019	2020	2021	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design		\$ 15,000	\$ 15,000							\$ 15,000
Land & R-O-W		\$ -								\$ -
Construction		\$ 85,000	\$ 85,000							\$ 85,000
Equipment		\$ -								\$ -
Other (Connect Charges)		\$ -								\$ -
TOTAL EXPENSES	\$ -	\$ 100,000	\$ 100,000	\$ -	\$ 100,000					
Sources of Funds:										
General Government		\$ -								\$ -
Grants		\$ -								\$ -
Operating Income	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Connections	\$ -	\$ 100,000	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000
Revenue Bonds		\$ -								\$ -
L.I.D.'s		\$ -								\$ -
Other		\$ -								\$ -
TOTAL SOURCES	\$ -	\$ 100,000	\$ 100,000	\$ -	\$ 100,000					

FINANCIAL PLAN FOR THE STORM DRAIN FUND

Project	EXPENSES	PRIOR YRS	6YR TOTAL	2016	2017	2018	2019	2020	2021	FUTURE YRS	GRAND TOTAL
Capital Projects:											
1	Wetland Mitigation - Land Acquisition	\$ -	\$ 150,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ 150,000
2	Stormwater Design Manual Update	\$ -	\$ 125,000	\$ 125,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 125,000
3	Turnwater Valley Regional Facility	\$ 487,000	\$ 1,280,000	\$ 25,000	\$ 755,000	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ 1,767,000
4	Comprehensive Stormwater Program Plan Update	\$ 50,000	\$ 105,000	\$ 105,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 155,000
5	Deschutes Habitat Restoration Projects	\$ -	\$ 175,000	\$ 25,000	\$ 50,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ -	\$ 175,000
6	Emerging Projects	\$ -	\$ 150,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ -	\$ 150,000
7	East Linwood Basin Design & Permitting	\$ 120,000	\$ 75,000	\$ 75,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 195,000
8	DeSoto Canyon Riparian Area Restoration	\$ 11,050	\$ 82,500	\$ 27,500	\$ 27,500	\$ 27,500	\$ -	\$ -	\$ -	\$ -	\$ 93,550
9	Kirsop Road Grade Modification and Reconstruction	\$ 38,500	\$ 445,000	\$ 45,000	\$ 400,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 483,500
10	Mottman Industrial Area Basin Evaluation	\$ -	\$ 50,000	\$ -	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,000
11	Kirsop Road Stormwater Improvements	\$ -	\$ 515,000	\$ -	\$ 50,000	\$ 135,000	\$ 330,000	\$ -	\$ -	\$ -	\$ 515,000
12	54th & Kirsop Road Flooding Reduction	\$ -	\$ 45,000	\$ -	\$ 5,000	\$ 10,000	\$ 30,000	\$ -	\$ -	\$ -	\$ 45,000
13	66th Ave Culvert Replacement	\$ -	\$ 335,000	\$ -	\$ 25,000	\$ 80,000	\$ 230,000	\$ -	\$ -	\$ -	\$ 335,000
14	Belmore Road Culvert Replacement	\$ -	\$ 170,000	\$ -	\$ 60,000	\$ 110,000	\$ -	\$ -	\$ -	\$ -	\$ 170,000
15	North Custer Way Stormdrain Redirection	\$ -	\$ 110,000	\$ -	\$ -	\$ 10,000	\$ 100,000	\$ -	\$ -	\$ -	\$ 110,000
16	Sapp Road Culvert Replacement	\$ -	\$ 625,000	\$ -	\$ -	\$ -	\$ -	\$ 125,000	\$ 500,000	\$ -	\$ 625,000
17	City Operations and Maintenance Facility Relocation	\$ -	\$ 372,000	\$ 12,000	\$ 160,000	\$ -	\$ -	\$ 100,000	\$ 100,000	\$ 2,300,000	\$ 2,672,000
18	Fish Pond Creek Culvert Replacements	\$ -	\$ 110,000	\$ 40,000	\$ 70,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 110,000
19	Percival Headwater Culvert Repl. & Drainage Impr's.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500,000	\$ 500,000
20	North Kirsop Rd Culvert Replacement	\$ 400,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 95,000	\$ 495,000
21	Black Lake Belmore Rd Culvert Replacements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 330,000	\$ 330,000
22	66th Ave & Cavalier Culvert Replacements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 340,000	\$ 340,000
23	54th Ave / Trospen Rd Culvert Replacements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 455,000	\$ 455,000
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENSES:			\$ 4,919,500	\$ 554,500	\$ 1,727,500	\$ 972,500	\$ 740,000	\$ 275,000	\$ 650,000	\$ 4,020,000	\$ 10,046,500
SOURCES OF FUNDS:											
	General Governmental	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Grants	\$ 1,623,750	\$ 27,500	\$ 643,750	\$ 427,500	\$ 25,000	\$ 25,000	\$ 475,000	\$ -	\$ -	\$ 1,623,750
	Storm	\$ 3,295,750	\$ 527,000	\$ 1,083,750	\$ 545,000	\$ 715,000	\$ 250,000	\$ 175,000	\$ -	\$ -	\$ 3,295,750
	G.O. Bonds: Non-Voted	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	G.O. Bonds: Voted	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Revenue Bonds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	L.I.D.'s	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Other - PWTF Loans	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL SOURCES:			\$ 4,919,500	\$ 554,500	\$ 1,727,500	\$ 972,500	\$ 740,000	\$ 275,000	\$ 650,000	\$ 4,020,000	\$ 4,919,500

SIX YEAR FORECAST

STORM DRAINAGE		2013	2014	2015	2016	2017	2018	2019	2020	2021	2016-2021
REVENUES:											
Beginning Fund Balance	\$ 2,174,476	\$ 2,383,436	\$ 2,505,354	\$ 1,990,293	\$ 1,780,519	\$ 1,010,139	\$ 824,996	\$ 519,237	\$ 730,909	\$ -	\$ 1,990,293
Rates	\$ 1,478,627	\$ 1,692,124	\$ 1,643,300	\$ 1,751,347	\$ 1,866,498	\$ 1,951,330	\$ 2,040,018	\$ 2,132,737	\$ 2,229,670	\$ -	\$ 11,971,601
Utility Tax	\$ 84,608	\$ 93,899	\$ 94,956	\$ 105,081	\$ 111,990	\$ 117,080	\$ 122,401	\$ 127,964	\$ 133,780	\$ -	\$ 718,296
Misc. Revenues	\$ 3,624	\$ 2,360	\$ 3,250	\$ 3,315	\$ 3,381	\$ 3,449	\$ 3,518	\$ 3,588	\$ 3,660	\$ -	\$ 20,911
Grants	\$ 92,891	\$ 665,330	\$ 748,540	\$ 27,500	\$ 643,750	\$ 427,500	\$ 25,000	\$ 25,000	\$ 475,000	\$ -	\$ 1,623,750
Interfund Loan Payments Received	\$ 81,598	\$ 81,598	\$ 81,598	\$ 81,598	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 81,598
TOTAL REVENUES	\$ 3,915,824	\$ 4,918,747	\$ 5,076,998	\$ 3,959,134	\$ 4,406,138	\$ 3,509,498	\$ 3,015,933	\$ 2,808,526	\$ 3,573,019	\$ -	\$ 16,406,449
EXPENDITURES:											
O & M (including Admin.)	\$ 1,190,297	\$ 1,285,144	\$ 1,462,472	\$ 1,499,034	\$ 1,536,510	\$ 1,574,922	\$ 1,614,295	\$ 1,654,653	\$ 1,696,019	\$ -	\$ 9,575,433
Utility Tax Transfer	\$ 84,889	\$ 93,899	\$ 94,956	\$ 105,081	\$ 111,990	\$ 117,080	\$ 122,401	\$ 127,964	\$ 133,780	\$ -	\$ 718,296
Debt Service	\$ 11,281	\$ 5,652	\$ 1,476	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Expenses Sub-Total	\$ 1,286,467	\$ 1,384,695	\$ 1,558,904	\$ 1,604,115	\$ 1,648,500	\$ 1,692,002	\$ 1,736,697	\$ 1,782,617	\$ 1,829,799	\$ -	\$ 10,293,729
Capital	\$ 245,921	\$ 1,028,698	\$ 1,527,801	\$ 574,500	\$ 1,747,500	\$ 992,500	\$ 760,000	\$ 295,000	\$ 670,000	\$ -	\$ 5,039,500
TOTAL EXPENSES	\$ 1,532,388	\$ 2,413,393	\$ 3,086,705	\$ 2,178,615	\$ 3,396,000	\$ 2,684,502	\$ 2,496,697	\$ 2,077,617	\$ 2,499,799	\$ -	\$ 15,333,229
ENDING FUND BALANCE	\$ 2,383,436	\$ 2,505,354	\$ 1,990,293	\$ 1,780,519	\$ 1,010,139	\$ 824,996	\$ 519,237	\$ 730,909	\$ 1,073,220	\$ -	\$ 1,073,220
Rate Increases	5% - \$0.39	5%-\$0.40	5% - \$0.42	5% - \$0.44	5% - \$0.46	3% - \$0.29	3% - \$0.31	3% - \$0.31	3% - \$0.32		

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

FINANCIAL PLAN FOR THE STORM DRAIN FUND

CONTACT: Jay Eaton
FUND: Storm Drain
DEPT: Public Works
PROJECT NO.:
NEW: Yes
PRIOR:

SD-01

PROGRAM TITLE: Wetland Mitigation - Land Acquisition

<p>PROGRAM DESCRIPTION: Reserve funds for the acquisition of lands for stormwater related projects requiring wetland mitigation. Funds can be used for preservation or enhancement.</p>
<p>IS PROJECT RECOMMENDED BY PLAN/POLICY? No PLAN: PAGE#</p>

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2016	2017	2018	2019	2020	2021	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ -	\$ -								\$ -
Land & R-O-W		\$ 150,000	\$ 50,000	\$ 50,000	\$ 50,000					\$ 150,000
Construction		\$ -	\$ -							\$ -
Equipment		\$ -								\$ -
Other		\$ -								\$ -
TOTAL EXPENSES	\$ -	\$ 150,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ 150,000
Sources of Funds:										
General Government		\$ -								\$ -
Grants		\$ -	\$ -							\$ -
Water/Sewer/Storm	\$ -	\$ 150,000	\$ 50,000	\$ 50,000	\$ 50,000					\$ 150,000
G.O. Bonds: NonVtd		\$ -								\$ -
G.O. Bonds: Voted		\$ -								\$ -
Revenue Bonds		\$ -								\$ -
L.I.D.'s		\$ -								\$ -
Other		\$ -								\$ -
TOTAL SOURCES	\$ -	\$ 150,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ 150,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

FINANCIAL PLAN FOR THE STORM DRAIN FUND

CONTACT: Jay Eaton
FUND: Storm Drain
DEPT: Public Works
PROJECT NO.
NEW: Yes
PRIOR:

SD-02

PROGRAM TITLE: Stormwater Design Manual Update

PROGRAM DESCRIPTION:

Funding to acquire consultant support for the review and update of the City's Drainage Design & Erosion Control Manual. Adoption of a manual compliant with WA State Department of Ecology's 2012 Stormwater Manual is a requirement of the City's NPDES permit. Consultants will assist the City in conducting an audit of the existing manual to highlight needed changes, integrate more stringent code requirements and facilitate the acceptance process with the WA Department of Ecology as needed. In addition to State permit compliance requirements, Tumwater's Conservation Plan recommends adoption of new development standards within one year of state adoption of final rules.

IS PROJECT RECOMMENDED BY PLAN/POLICY? Yes PLAN: State Requirement PAGE#

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2016	2017	2018	2019	2020	2021	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ -	\$ 125,000	\$ 125,000	\$ -						\$ 125,000
Land & R-O-W		\$ -	\$ -							\$ -
Construction		\$ -	\$ -							\$ -
Equipment		\$ -								\$ -
Other		\$ -								\$ -
TOTAL EXPENSES	\$ -	\$ 125,000	\$ 125,000	\$ -	\$ 125,000					
Sources of Funds:										
General Government		\$ -								\$ -
Grants		\$ -	\$ -							\$ -
Water/Sewer/Storm	\$ -	\$ 125,000	\$ 125,000							\$ 125,000
G.O. Bonds: NonVtd		\$ -								\$ -
G.O. Bonds: Voted		\$ -								\$ -
Revenue Bonds		\$ -								\$ -
L.I.D.'s		\$ -								\$ -
Other		\$ -								\$ -
TOTAL SOURCES	\$ -	\$ 125,000	\$ 125,000	\$ -	\$ 125,000					

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

FINANCIAL PLAN FOR THE STORM DRAIN FUND

CONTACT: Jay Eaton
FUND: Storm Drain
DEPT: Public Works
PROJECT NO.
NEW: No
PRIOR: SD-03

SD-03

PROGRAM TITLE: Tumwater Valley Regional Facility

<p>PROGRAM DESCRIPTION: Project includes the construction of a regional facility for treatment and detention of discharge from 2 major outfalls, M Street Basin and Littlerock/2nd Avenue with a drainage area of approximately 200 acres. Project includes outfall retrofit as a constructed wetland, walking trail, educational signage, wetland mitigation and electrical realignment to treat stormwater discharges to the Deschutes River. Planning and permitting is largely complete; construction is dependent on grant funding. Project will serve both existing and growth.</p>
<p>IS PROJECT RECOMMENDED BY PLAN/POLICY? No PLAN: PAGE#</p>

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2016	2017	2018	2019	2020	2021	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ 285,000	\$ 30,000	\$ 25,000	\$ 5,000						\$ 315,000
Land & R-O-W	\$ 202,000	\$ -								\$ 202,000
Construction		\$ 1,250,000		\$ 750,000	\$ 500,000					\$ 1,250,000
Equipment		\$ -								\$ -
Other		\$ -								\$ -
TOTAL EXPENSES	\$ 487,000	\$ 1,280,000	\$ 25,000	\$ 755,000	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ 1,767,000
Sources of Funds:										
General Government		\$ -								\$ -
Grants	\$ 55,000	\$ 941,250	\$ -	\$ 566,250	\$ 375,000					\$ 996,250
Water/Sewer/Storm	\$ 432,000	\$ 338,750	\$ 25,000	\$ 188,750	\$ 125,000					\$ 770,750
G.O. Bonds: NonVtd		\$ -								\$ -
G.O. Bonds: Voted		\$ -								\$ -
Revenue Bonds		\$ -								\$ -
L.I.D.'s		\$ -								\$ -
Other		\$ -								\$ -
TOTAL SOURCES	\$ 487,000	\$ 1,280,000	\$ 25,000	\$ 755,000	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ 1,767,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

FINANCIAL PLAN FOR THE STORM DRAIN FUND

CONTACT: Jay Eaton
FUND: Storm Drain
DEPT: Public Works
PROJECT NO.
NEW: No
PRIOR: SD-05

SD-04

PROGRAM TITLE: Comprehensive Stormwater Program Plan Update

<p>PROGRAM DESCRIPTION: Project will update the 2003 Comprehensive Stormwater Program Plan, intending to review and update program capacities for illicit discharge detection and elimination, NPDES-related education programs, technical assistance programs, funding sources and staffing levels. Regular updates to the City's Comprehensive Stormwater Plan are required through the City's NPDES permit.</p>
<p>IS PROJECT RECOMMENDED BY PLAN/POLICY? No PLAN: PAGE#</p>

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2016	2017	2018	2019	2020	2021	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ 50,000	\$ 105,000	\$ 105,000	\$ -						\$ 155,000
Land & R-O-W		\$ -								\$ -
Construction		\$ -								\$ -
Equipment		\$ -								\$ -
Other		\$ -								\$ -
TOTAL EXPENSES	\$ 50,000	\$ 105,000	\$ 105,000	\$ -	\$ 155,000					
Sources of Funds:										
General Government		\$ -								\$ -
Grants	\$ 50,000	\$ -	\$ -							\$ 50,000
Water/Sewer/Storm		\$ 105,000	\$ 105,000							\$ 105,000
G.O. Bonds: NonVtd		\$ -								\$ -
G.O. Bonds: Voted		\$ -								\$ -
Revenue Bonds		\$ -								\$ -
L.I.D.'s		\$ -								\$ -
Other		\$ -								\$ -
TOTAL SOURCES	\$ 50,000	\$ 105,000	\$ 105,000	\$ -	\$ 155,000					

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

FINANCIAL PLAN FOR THE STORM DRAIN FUND

CONTACT: Jay Eaton
FUND: Storm Drain
DEPT: Public Works
PROJECT NO.:
NEW: No
PRIOR: SD-06

SD-05

PROGRAM TITLE: Deschutes Habitat Restoration Projects

<p>PROGRAM DESCRIPTION: Project will design and implement habitat enhancement projects in advance of Total Maximum Daily Load (TMDL) compliance actions relating to shade development on the Deschutes River, and aid in restoration projects completion as outlined in the City's Shoreline Management Plan.</p>
<p>IS PROJECT RECOMMENDED BY PLAN/POLICY? YES PLAN: NPDES Permit / Shoreline Management Plan PAGE# Multiple</p>

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2016	2017	2018	2019	2020	2021	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design		\$ 25,000	\$ 25,000	\$ -						\$ 25,000
Land & R-O-W		\$ -								\$ -
Construction		\$ 150,000		\$ 50,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000		\$ 150,000
Equipment		\$ -								\$ -
Other		\$ -								\$ -
TOTAL EXPENSES	\$ -	\$ 175,000	\$ 25,000	\$ 50,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ -	\$ 175,000
Sources of Funds:										
General Government		\$ -								\$ -
Grants		\$ 150,000		\$ 50,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000		\$ 150,000
Water/Sewer/Storm		\$ 25,000	\$ 25,000							\$ 25,000
G.O. Bonds: NonVtd		\$ -								\$ -
G.O. Bonds: Voted		\$ -								\$ -
Revenue Bonds		\$ -								\$ -
L.I.D.'s		\$ -								\$ -
Other		\$ -								\$ -
TOTAL SOURCES	\$ -	\$ 175,000	\$ 25,000	\$ 50,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ -	\$ 175,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

FINANCIAL PLAN FOR THE STORM DRAIN FUND

CONTACT: Jay Eaton
FUND: Storm Drain
DEPT: Public Works
PROJECT NO.
NEW: No
PRIOR: SD-07

SD-06

PROGRAM TITLE: Emerging Projects

<p>PROGRAM DESCRIPTION: This funding would be used to deal with unanticipated capital facilities needs that arise throughout the year. Typically, they would be used for construction or modification of City facilities in conjunction with construction by private development, or to deal with problems that may occur. Would serve both existing and growth.</p>
<p>IS PROJECT RECOMMENDED BY PLAN/POLICY? No PLAN: PAGE#</p>

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2016	2017	2018	2019	2020	2021	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design		\$ -		\$ -						\$ -
Land & R-O-W		\$ -								\$ -
Construction		\$ 150,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000		\$ 150,000
Equipment		\$ -								\$ -
Other		\$ -								\$ -
TOTAL EXPENSES	\$ -	\$ 150,000	\$ 25,000	\$ -	\$ 150,000					
Sources of Funds:										
General Government		\$ -								\$ -
Grants		\$ -								\$ -
Water/Sewer/Storm		\$ 150,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000		\$ 150,000
G.O. Bonds: NonVtd		\$ -								\$ -
G.O. Bonds: Voted		\$ -								\$ -
Revenue Bonds		\$ -								\$ -
L.I.D.'s		\$ -								\$ -
Other		\$ -								\$ -
TOTAL SOURCES	\$ -	\$ 150,000	\$ 25,000	\$ -	\$ 150,000					

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

FINANCIAL PLAN FOR THE STORM DRAIN FUND

CONTACT: Jay Eaton
FUND: Storm Drain
DEPT: Public Works
PROJECT NO.
NEW: No
PRIOR: SD-08

SD-07

PROGRAM TITLE: East Linwood Basin Design & Permitting

PROGRAM DESCRIPTION:
 Project will complete design and initiate the permitting process to retrofit a stormwater drainage outfall from the East Linwood basin. Initial evaluations of flow and water quality impacts to the Deschutes River were completed during an initial grant-funded design phase in 2014-2015. The project is intended to address stormwater impacts including excessive stormwater velocity, shoreline erosion and untreated water quality.

IS PROJECT RECOMMENDED BY PLAN/POLICY? No PLAN: PAGE#

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2016	2017	2018	2019	2020	2021	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ 120,000	\$ 75,000	\$ 75,000							\$ 195,000
Land & R-O-W		\$ -								\$ -
Construction		\$ -								\$ -
Equipment		\$ -								\$ -
Other		\$ -								\$ -
TOTAL EXPENSES	\$ 120,000	\$ 75,000	\$ 75,000	\$ -	\$ 195,000					
Sources of Funds:										
General Government		\$ -								\$ -
Grants	\$ 120,000	\$ -								\$ 120,000
Water/Sewer/Storm		\$ 75,000	\$ 75,000							\$ 75,000
G.O. Bonds: NonVtd		\$ -								\$ -
G.O. Bonds: Voted		\$ -								\$ -
Revenue Bonds		\$ -								\$ -
L.I.D.'s		\$ -								\$ -
Other		\$ -								\$ -
TOTAL SOURCES	\$ 120,000	\$ 75,000	\$ 75,000	\$ -	\$ 195,000					

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

FINANCIAL PLAN FOR THE STORM DRAIN FUND

CONTACT: Jay Eaton
FUND: Storm Drain
DEPT: Public Works
PROJECT NO.
NEW: No
PRIOR: SD-09

SD-08

PROGRAM TITLE: DeSoto Canyon Riparian Area Restoration

<p>PROGRAM DESCRIPTION: Project will design and implement riparian enhancement projects, such as knotweed and english ivy removal throughout the canyon, to promote the survivability of soil-stabilizing trees, reduce potential for sediment transport and improve water quality prior to discharge to the Deschutes River.</p>
<p>IS PROJECT RECOMMENDED BY PLAN/POLICY? YES PLAN: Shoreline Management Plan PAGE# 29</p>

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2016	2017	2018	2019	2020	2021	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ 1,750	\$ 7,500	\$ 2,500	\$ 2,500	\$ 2,500					\$ 9,250
Land & R-O-W		\$ -								\$ -
Construction	\$ 9,300	\$ 75,000	\$ 25,000	\$ 25,000	\$ 25,000					\$ 84,300
Equipment		\$ -								\$ -
Other		\$ -								\$ -
TOTAL EXPENSES	\$ 11,050	\$ 82,500	\$ 27,500	\$ 27,500	\$ 27,500	\$ -	\$ -	\$ -	\$ -	\$ 93,550
Sources of Funds:										
General Government		\$ -								\$ -
Grants		\$ 82,500	\$ 27,500	\$ 27,500	\$ 27,500					\$ 82,500
Water/Sewer/Storm	\$ 11,050	\$ -								\$ 11,050
G.O. Bonds: NonVtd		\$ -								\$ -
G.O. Bonds: Voted		\$ -								\$ -
Revenue Bonds		\$ -								\$ -
L.I.D.'s		\$ -								\$ -
Other		\$ -								\$ -
TOTAL SOURCES	\$ 11,050	\$ 82,500	\$ 27,500	\$ 27,500	\$ 27,500	\$ -	\$ -	\$ -	\$ -	\$ 93,550

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

FINANCIAL PLAN FOR THE STORM DRAIN FUND

CONTACT: Jay Eaton
FUND: Storm Drain
DEPT: Public Works
PROJECT NO.:
NEW: No
PRIOR: SD-10

SD-09

PROGRAM TITLE: Kirsop Road Grade Modification and Reconstruction

PROGRAM DESCRIPTION:

This project would be done as part of the reconstruction of approximately 800 feet of Kirsop Road through the wetland area that is underwater for most of the year, that is included in the Transportation CFP. Project includes raising the road grade, installation of culverts, construction of embankment/retaining walls, reconstruction of the road and wetland mitigation as necessary. The Storm Fund portion of the project includes the installation of the culverts and other work necessary to maintain the existing wetlands. Project is not due to growth.

IS PROJECT RECOMMENDED BY PLAN/POLICY? YES PLAN: Annexation Area Drainage Study, #7.4 PAGE# 48

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2016	2017	2018	2019	2020	2021	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	\$ 38,500	\$ 45,000	\$ 45,000	\$ -						\$ 83,500
Land & R-O-W		\$ -								\$ -
Construction		\$ 400,000		\$ 400,000						\$ 400,000
Equipment		\$ -								\$ -
Other		\$ -								\$ -
TOTAL EXPENSES	\$ 38,500	\$ 445,000	\$ 45,000	\$ 400,000	\$ -	\$ 483,500				
Sources of Funds:										
General Government		\$ -								\$ -
Grants		\$ -								\$ -
Water/Sewer/Storm	\$ 38,500	\$ 445,000	\$ 45,000	\$ 400,000						\$ 483,500
G.O. Bonds: NonVtd		\$ -								\$ -
G.O. Bonds: Voted		\$ -								\$ -
Revenue Bonds		\$ -								\$ -
L.I.D.'s		\$ -								\$ -
Other		\$ -								\$ -
TOTAL SOURCES	\$ 38,500	\$ 445,000	\$ 45,000	\$ 400,000	\$ -	\$ 483,500				

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

FINANCIAL PLAN FOR THE STORM DRAIN FUND

CONTACT: Jay Eaton
FUND: Storm Drain
DEPT: Public Works
PROJECT NO.:
NEW: No
PRIOR: SD-11

SD-10

PROGRAM TITLE: Mottman Industrial Area Basin Evaluation

<p>PROGRAM DESCRIPTION: Project will evaluate drainage concerns in the Mottman Industrial business park, including flooding at Crites pond and right-of-way flooding along 29th. Assessment will consider conveyance conditions, alternatives and recommendations for reducing flooding and water quality impacts to receiving waters and adjacent wetlands.</p>
<p>IS PROJECT RECOMMENDED BY PLAN/POLICY? No PLAN: PAGE#</p>

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2016	2017	2018	2019	2020	2021	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design		\$ 50,000		\$ 50,000						\$ 50,000
Land & R-O-W		\$ -								\$ -
Construction		\$ -								\$ -
Equipment		\$ -								\$ -
Other		\$ -								\$ -
TOTAL EXPENSES	\$ -	\$ 50,000	\$ -	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,000
Sources of Funds:										
General Government		\$ -								\$ -
Grants		\$ -								\$ -
Water/Sewer/Storm		\$ 50,000		\$ 50,000						\$ 50,000
G.O. Bonds: NonVtd		\$ -								\$ -
G.O. Bonds: Voted		\$ -								\$ -
Revenue Bonds		\$ -								\$ -
L.I.D.'s		\$ -								\$ -
Other		\$ -								\$ -
TOTAL SOURCES	\$ -	\$ 50,000	\$ -	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

FINANCIAL PLAN FOR THE STORM DRAIN FUND

CONTACT: Jay Eaton
FUND: Storm Drain
DEPT: Public Works
PROJECT NO.
NEW: No
PRIOR: SD-12

SD-11

PROGRAM TITLE: Kirsop Road Stormwater Improvements

<p>PROGRAM DESCRIPTION: To address flooding along the north/south segment of Kirsop Road SW adjacent to Fish Trap Creek, project will replace existing undersized culvert with 8' x 2' box culvert; install and/or regrade existing swales along the west half of this segment adjacent to the Fish Trap Creek crossing and install a water quality treatment facility to treat stormwater runoff from the paved surface. Project is not due to growth.</p> <p>IS PROJECT RECOMMENDED BY PLAN/POLICY? YES PLAN: Annexation Area Drainage Study, #7.4 PAGE# 48</p>

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2016	2017	2018	2019	2020	2021	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design		\$ 125,000		\$ 50,000	\$ 75,000					\$ 125,000
Land & R-O-W		\$ 60,000			\$ 60,000					\$ 60,000
Construction		\$ 330,000				\$ 330,000				\$ 330,000
Equipment		\$ -								\$ -
Other		\$ -								\$ -
TOTAL EXPENSES	\$ -	\$ 515,000	\$ -	\$ 50,000	\$ 135,000	\$ 330,000	\$ -	\$ -	\$ -	\$ 515,000
Sources of Funds:										
General Government		\$ -								\$ -
Grants		\$ -								\$ -
Water/Sewer/Storm		\$ 515,000		\$ 50,000	\$ 135,000	\$ 330,000				\$ 515,000
G.O. Bonds: NonVtd		\$ -								\$ -
G.O. Bonds: Voted		\$ -								\$ -
Revenue Bonds		\$ -								\$ -
L.I.D.'s		\$ -								\$ -
Other		\$ -								\$ -
TOTAL SOURCES	\$ -	\$ 515,000	\$ -	\$ 50,000	\$ 135,000	\$ 330,000	\$ -	\$ -	\$ -	\$ 515,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

FINANCIAL PLAN FOR THE STORM DRAIN FUND

CONTACT: Jay Eaton
FUND: Storm Drain
DEPT: Public Works
PROJECT NO.
NEW: No
PRIOR: SD-13

SD-12

PROGRAM TITLE: 54th & Kirsop Road Flooding Reduction

PROGRAM DESCRIPTION: An undersized drainage ditch flowing east toward Percival Creek on the north side of 54th Avenue (Trosper) has led to localized flooding issues. Natural topography suggests this flow was redirected toward Percival Creek from Fish Pond Creek prior to the construction of 54th Avenue. This project will divert stormwater flows to the natural drainage course through the installation of a cross culvert along the west side of Kirsop Road at its intersection with 54th. Flows will continue south through existing ditches along the west side of Kirsop Road. Project is not due to growth.				
IS PROJECT RECOMMENDED BY PLAN/POLICY?	YES	PLAN:	Annexation Area Drainage Study #7.6	PAGE# 49

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2016	2017	2018	2019	2020	2021	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design		\$ 15,000		\$ 5,000	\$ 10,000					\$ 15,000
Land & R-O-W		\$ -								\$ -
Construction		\$ 30,000				\$ 30,000				\$ 30,000
Equipment		\$ -								\$ -
Other		\$ -								\$ -
TOTAL EXPENSES	\$ -	\$ 45,000	\$ -	\$ 5,000	\$ 10,000	\$ 30,000	\$ -	\$ -	\$ -	\$ 45,000
Sources of Funds:										
General Government		\$ -								\$ -
Grants		\$ -								\$ -
Water/Sewer/Storm		\$ 45,000		\$ 5,000	\$ 10,000	\$ 30,000				\$ 45,000
G.O. Bonds: NonVtd		\$ -								\$ -
G.O. Bonds: Voted		\$ -								\$ -
Revenue Bonds		\$ -								\$ -
L.I.D.'s		\$ -								\$ -
Other		\$ -								\$ -
TOTAL SOURCES	\$ -	\$ 45,000	\$ -	\$ 5,000	\$ 10,000	\$ 30,000	\$ -	\$ -	\$ -	\$ 45,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

FINANCIAL PLAN FOR THE STORM DRAIN FUND

CONTACT: Jay Eaton
FUND: Storm Drain
DEPT: Public Works
PROJECT NO.:
NEW: No
PRIOR: SD-14

SD-13

PROGRAM TITLE: 66th Ave Culvert Replacement

<p>PROGRAM DESCRIPTION: Culvert #26 has been identified as undersized in the Annexation Area Drainage Study, in project #7.2. The existing 46" x 72" CMP Arch Pipe culvert conveys Fish Pond Creek at 66th Ave. The culvert is recommended to be replaced with two 48" diameter culvert pipes. Project is not due to growth.</p>
<p>IS PROJECT RECOMMENDED BY PLAN/POLICY? Yes PLAN: Annexation Area Drainage Study PAGE# 47</p>

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2016	2017	2018	2019	2020	2021	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design		\$ 105,000		\$ 25,000	\$ 80,000					\$ 105,000
Land & R-O-W		\$ -								\$ -
Construction		\$ 230,000				\$ 230,000				\$ 230,000
Equipment		\$ -								\$ -
Other		\$ -								\$ -
TOTAL EXPENSES	\$ -	\$ 335,000	\$ -	\$ 25,000	\$ 80,000	\$ 230,000	\$ -	\$ -	\$ -	\$ 335,000
Sources of Funds:										
General Government		\$ -								\$ -
Grants		\$ -								\$ -
Water/Sewer/Storm		\$ 335,000		\$ 25,000	\$ 80,000	\$ 230,000				\$ 335,000
G.O. Bonds: NonVtd		\$ -								\$ -
G.O. Bonds: Voted		\$ -								\$ -
Revenue Bonds		\$ -								\$ -
L.I.D.'s		\$ -								\$ -
Other		\$ -								\$ -
TOTAL SOURCES	\$ -	\$ 335,000	\$ -	\$ 25,000	\$ 80,000	\$ 230,000	\$ -	\$ -	\$ -	\$ 335,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

FINANCIAL PLAN FOR THE STORM DRAIN FUND

CONTACT: Jay Eaton
FUND: Storm Drain
DEPT: Public Works
PROJECT NO.:
NEW: No
PRIOR: SD-15

SD-14

PROGRAM TITLE: Belmore Road Culvert Replacement

<p>PROGRAM DESCRIPTION: To reduce backwater conditions and alleviate flooding along Fish Pond Creek, two existing 30" diameter CMP culverts will be replaced with two 12' x 2' box culverts. Project is identified as #7.3 in the Annexation Area Drainage Study. Project is not due to growth.</p>
<p>IS PROJECT RECOMMENDED BY PLAN/POLICY? Yes PLAN: Annexation Area Drainage Study PAGE# 47</p>

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2016	2017	2018	2019	2020	2021	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design		\$ 60,000		\$ 60,000						\$ 60,000
Land & R-O-W		\$ -								\$ -
Construction		\$ 110,000			\$ 110,000					\$ 110,000
Equipment		\$ -								\$ -
Other		\$ -								\$ -
TOTAL EXPENSES	\$ -	\$ 170,000	\$ -	\$ 60,000	\$ 110,000	\$ -	\$ -	\$ -	\$ -	\$ 170,000
Sources of Funds:										
General Government		\$ -								\$ -
Grants		\$ -								\$ -
Water/Sewer/Storm		\$ 170,000		\$ 60,000	\$ 110,000					\$ 170,000
G.O. Bonds: NonVtd		\$ -								\$ -
G.O. Bonds: Voted		\$ -								\$ -
Revenue Bonds		\$ -								\$ -
L.I.D.'s		\$ -								\$ -
Other		\$ -								\$ -
TOTAL SOURCES	\$ -	\$ 170,000	\$ -	\$ 60,000	\$ 110,000	\$ -	\$ -	\$ -	\$ -	\$ 170,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

FINANCIAL PLAN FOR THE STORM DRAIN FUND

CONTACT: Jay Eaton
FUND: Storm Drain
DEPT: Public Works
PROJECT NO.:
NEW: No
PRIOR: SD-16

SD-15

PROGRAM TITLE: North Custer Way Stormdrain Redirection

<p>PROGRAM DESCRIPTION: Stormwater flows in the vicinity of Custer Way and Capitol Boulevard are currently directed to a system under the Capitol Boulevard Bridge that surcharges due to its configuration. This project would evaluate the possibility of redirecting and/or realigning the stormwater flows to eliminate this situation. This would ease potential problems associated with erosion due to stormwater under the bridge on former All American Bottling property. Timing of the project is dependent on being able to acquire an easement from the property owner and will be coordinated with improvements identified in the Brewery District Plan currently under development. Project is not due to growth.</p> <p>IS PROJECT RECOMMENDED BY PLAN/POLICY? No PLAN: PAGE#</p>

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2016	2017	2018	2019	2020	2021	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design		\$ 10,000			\$ 10,000					\$ 10,000
Land & R-O-W		\$ -								\$ -
Construction		\$ 100,000				\$ 100,000				\$ 100,000
Equipment		\$ -								\$ -
Other		\$ -								\$ -
TOTAL EXPENSES	\$ -	\$ 110,000	\$ -	\$ -	\$ 10,000	\$ 100,000	\$ -	\$ -	\$ -	\$ 110,000
Sources of Funds:										
General Government		\$ -								\$ -
Grants		\$ -								\$ -
Water/Sewer/Storm		\$ 110,000			\$ 10,000	\$ 100,000				\$ 110,000
G.O. Bonds: NonVtd		\$ -								\$ -
G.O. Bonds: Voted		\$ -								\$ -
Revenue Bonds		\$ -								\$ -
L.I.D.'s		\$ -								\$ -
Other		\$ -								\$ -
TOTAL SOURCES	\$ -	\$ 110,000	\$ -	\$ -	\$ 10,000	\$ 100,000	\$ -	\$ -	\$ -	\$ 110,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

FINANCIAL PLAN FOR THE STORM DRAIN FUND

CONTACT: Jay Eaton
FUND: Storm Drain
DEPT: Public Works
PROJECT NO.
NEW: No
PRIOR: SD-17

SD-16

PROGRAM TITLE: Sapp Road Culvert Replacement

<p>PROGRAM DESCRIPTION: This project will replace the existing culvert at Sapp Road, which, due to its size, gradient and elevation, has become a fish passage barrier to upstream and downstream migration. The City will work with South Puget Sound Salmon Enhancement Group and the Washington State Department of Fish and Wildlife to complete design and construction of the project. This project is dependent on receiving grant funding. Staff will continue to pursue available grant opportunities for this project. Project not due to growth.</p> <p>IS PROJECT RECOMMENDED BY PLAN/POLICY? YES PLAN: Shoreline Master Plan, Restoration program PAGE# 31</p>

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2016	2017	2018	2019	2020	2021	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design		\$ 125,000					\$ 125,000			\$ 125,000
Land & R-O-W		\$ -								\$ -
Construction		\$ 500,000						\$ 500,000		\$ 500,000
Equipment		\$ -								\$ -
Other		\$ -								\$ -
TOTAL EXPENSES	\$ -	\$ 625,000	\$ -	\$ -	\$ -	\$ -	\$ 125,000	\$ 500,000	\$ -	\$ 625,000
Sources of Funds:										
General Government		\$ -								\$ -
Grants		\$ 450,000						\$ 450,000		\$ 450,000
Water/Sewer/Storm		\$ 175,000					\$ 125,000	\$ 50,000		\$ 175,000
G.O. Bonds: NonVtd		\$ -								\$ -
G.O. Bonds: Voted		\$ -								\$ -
Revenue Bonds		\$ -								\$ -
L.I.D.'s		\$ -								\$ -
Other		\$ -								\$ -
TOTAL SOURCES	\$ -	\$ 625,000	\$ -	\$ -	\$ -	\$ -	\$ 125,000	\$ 500,000	\$ -	\$ 625,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

FINANCIAL PLAN FOR THE STORM DRAIN FUND

CONTACT: Jay Eaton
FUND: Storm Drain
DEPT: Public Works
PROJECT NO.
NEW: No
PRIOR: SD-18

SD-17

PROGRAM TITLE: City Operations and Maintenance Facility Relocation

<p>PROGRAM DESCRIPTION: This project includes the demolition, master planning, design and construction for a new Public Works and Facilities Divisions Operations and Maintenance Facility at the City's Trails End Drive property. Costs are distributed 25% General Fund, 35% Water, 20% Sewer and 20% Storm. 2016 and 2017 funding for demolition and Master planning will be from fund balances. Design and construction which will be debt financed and are shown in General Fund CFP. Funds shown here 2020-future are debt payments for Storm Utility Only (20% of Total Annual \$500k payment). Serves existing and growth.</p> <p>IS PROJECT RECOMMENDED BY PLAN/POLICY? Yes PLAN: City Campus Master Plan PAGE#</p>

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2016	2017	2018	2019	2020	2021	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design		\$ 12,000	\$ 12,000							\$ 12,000
Land & R-O-W		\$ -								\$ -
Construction		\$ 160,000		\$ 160,000						\$ 160,000
Equipment		\$ -								\$ -
Other (Debt Payment)		\$ 200,000					\$ 100,000	\$ 100,000	\$ 2,300,000	\$ 2,500,000
TOTAL EXPENSES	\$ -	\$ 372,000	\$ 12,000	\$ 160,000	\$ -	\$ -	\$ 100,000	\$ 100,000	\$ 2,300,000	\$ 2,672,000
Sources of Funds:										
General Government		\$ -								\$ -
Grants		\$ -								\$ -
Water/Sewer/Storm		\$ 372,000	\$ 12,000	\$ 160,000			\$ 100,000	\$ 100,000	\$ 1,725,000	\$ 2,097,000
G.O. Bonds: NonVtd		\$ -								\$ -
G.O. Bonds: Voted		\$ -								\$ -
Revenue Bonds		\$ -								\$ -
L.I.D.'s		\$ -								\$ -
Other		\$ -								\$ -
TOTAL SOURCES	\$ -	\$ 372,000	\$ 12,000	\$ 160,000	\$ -	\$ -	\$ 100,000	\$ 100,000	\$ 1,725,000	\$ 2,097,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

FINANCIAL PLAN FOR THE STORM DRAIN FUND

CONTACT: Jay Eaton
FUND: Storm Drain
DEPT: Public Works
PROJECT NO.:
NEW: Yes
PRIOR:

SD-18

PROGRAM TITLE: Fish Pond Creek Culvert Replacements

<p>PROGRAM DESCRIPTION: Identified as Project #7.11, existing culverts #19 & #20 are undersized and contribute to backwater and flooding along Fish Pond Creek. This project would replace the the existing culverts with an 8' x 2' box culvert. Project is not due to growth.</p>
<p>IS PROJECT RECOMMENDED BY PLAN/POLICY? Yes PLAN: Annexation Area Drainage Study PAGE# 52</p>

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2016	2017	2018	2019	2020	2021	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design		\$ 20,000	\$ 20,000						\$ -	\$ 20,000
Land & R-O-W		\$ 20,000	\$ 20,000						\$ -	\$ 20,000
Construction		\$ 70,000		\$ 70,000					\$ -	\$ 70,000
Equipment		\$ -							\$ -	\$ -
Other		\$ -							\$ -	\$ -
TOTAL EXPENSES	\$ -	\$ 110,000	\$ 40,000	\$ 70,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 110,000
Sources of Funds:										
General Government		\$ -								\$ -
Grants		\$ -								\$ -
Water/Sewer/Storm		\$ 110,000	\$ 40,000	\$ 70,000						\$ 110,000
G.O. Bonds: NonVtd		\$ -								\$ -
G.O. Bonds: Voted		\$ -								\$ -
Revenue Bonds		\$ -								\$ -
L.I.D.'s		\$ -								\$ -
Other		\$ -								\$ -
TOTAL SOURCES	\$ -	\$ 110,000	\$ 40,000	\$ 70,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 110,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

FINANCIAL PLAN FOR THE STORM DRAIN FUND

CONTACT: Jay Eaton
FUND: Storm
DEPT: Public Works
PROJECT NO.
NEW: No
PRIOR: SD-04, SD-12

SD-19

PROGRAM TITLE: Percival Headwater Culvert Repl. & Drainage Impr's.

PROGRAM DESCRIPTION:
 This project addresses backwater conditions to alleviate flooding along tributary conveyances to Percival Creek. Design phase of the project will address water quality and habitat needs, including fish passage improvements to the extent practical. Project will serve both existing and growth. This project is consolidated with the 2011 Annexation Area Drainage Study Project 7.10.

IS PROJECT RECOMMENDED BY PLAN/POLICY? YES PLAN: Annexation Area Drainage Study PAGE# 46

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2016	2017	2018	2019	2020	2021	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design		\$ -							\$ 100,000	\$ 100,000
Land & R-O-W		\$ -							\$ 75,000	\$ 75,000
Construction		\$ -							\$ 325,000	\$ 325,000
Equipment		\$ -								\$ -
Other		\$ -								\$ -
TOTAL EXPENSES	\$ -	\$ 500,000	\$ 500,000							
Sources of Funds:										
General Government		\$ -								\$ -
Grants		\$ -							\$ 315,000	\$ 315,000
Water/Sewer/Storm		\$ -							\$ 185,000	\$ 185,000
G.O. Bonds: NonVtd		\$ -								\$ -
G.O. Bonds: Voted		\$ -								\$ -
Revenue Bonds		\$ -								\$ -
L.I.D.'s		\$ -								\$ -
Other		\$ -								\$ -
TOTAL SOURCES	\$ -	\$ 500,000	\$ 500,000							

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

FINANCIAL PLAN FOR THE STORM DRAIN FUND

CONTACT: Jay Eaton
FUND: Storm Drain
DEPT: Public Works
PROJECT NO.:
NEW: No
PRIOR: SD-12

SD-20

PROGRAM TITLE: North Kirsop Rd Culvert Replacement

<p>PROGRAM DESCRIPTION: To help reduce flooding along Kirsop Road, the existing Culvert #17 is recommended for replaced with two 18" culvert pipes. Project is identified as Project #7.5 in the Annexation Area Drainage Study. Project is not due to growth.</p>
<p>IS PROJECT RECOMMENDED BY PLAN/POLICY? YES PLAN: Annexation Area Drainage Study PAGE# 48</p>

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2016	2017	2018	2019	2020	2021	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design		\$ -							\$ 20,000	\$ 20,000
Land & R-O-W		\$ -							\$ 10,000	\$ 10,000
Construction		\$ -							\$ 65,000	\$ 65,000
Equipment		\$ -								\$ -
Other		\$ -								\$ -
TOTAL EXPENSES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 95,000	\$ 95,000
Sources of Funds:										
General Government		\$ -								\$ -
Grants		\$ -								\$ -
Water/Sewer/Storm		\$ -							\$ 95,000	\$ 95,000
G.O. Bonds: NonVtd		\$ -								\$ -
G.O. Bonds: Voted		\$ -								\$ -
Revenue Bonds		\$ -								\$ -
L.I.D.'s		\$ -								\$ -
Other		\$ -								\$ -
TOTAL SOURCES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 95,000	\$ 95,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

FINANCIAL PLAN FOR THE STORM DRAIN FUND

CONTACT: Jay Eaton
FUND: Storm Drain
DEPT: Public Works
PROJECT NO.:
NEW: No
PRIOR: SD-15

SD-21

PROGRAM TITLE: Black Lake Belmore Rd Culvert Replacements

<p>PROGRAM DESCRIPTION: To address undersized culverts and alleviate backwater conditions and flooding along tributaries to Black Lake, six culverts will be replaced along unnamed tributaries near the intersection of Black Lake-Belmore Road and 49th Avenue. Project is identified at #7.7 in the Annexation Area Drainage Study. Project is not due to growth.</p>
<p>IS PROJECT RECOMMENDED BY PLAN/POLICY? Yes PLAN: Annexation Area Drainage Study PAGE# 49</p>

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2016	2017	2018	2019	2020	2021	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design		\$ -							\$ 70,000	\$ 70,000
Land & R-O-W		\$ -							\$ 35,000	\$ 35,000
Construction		\$ -							\$ 225,000	\$ 225,000
Equipment		\$ -								\$ -
Other		\$ -								\$ -
TOTAL EXPENSES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 330,000	\$ 330,000
Sources of Funds:										
General Government		\$ -								\$ -
Grants		\$ -								\$ -
Water/Sewer/Storm		\$ -							\$ 330,000	\$ 330,000
G.O. Bonds: NonVtd		\$ -								\$ -
G.O. Bonds: Voted		\$ -								\$ -
Revenue Bonds		\$ -								\$ -
L.I.D.'s		\$ -								\$ -
Other		\$ -								\$ -
TOTAL SOURCES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 330,000	\$ 330,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

FINANCIAL PLAN FOR THE STORM DRAIN FUND

CONTACT: Jay Eaton
FUND: Storm Drain
DEPT: Public Works
PROJECT NO.:
NEW: No
PRIOR: SD-14

SD-22

PROGRAM TITLE: 66th Ave & Cavalier Culvert Replacements

<p>PROGRAM DESCRIPTION: Identified as Project #7.8, existing culverts #24 & 25 are undersized and contribute to backwater and flooding along the south tributary of Fish Pond Creek. This project would replace the the existing culverts with two 30" diameter culvert pipes at each location. Project is not due to growth.</p>
<p>IS PROJECT RECOMMENDED BY PLAN/POLICY? Yes PLAN: Annexation Area Drainage Study PAGE# 50</p>

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2016	2017	2018	2019	2020	2021	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design		\$ -							\$ 70,000	\$ 70,000
Land & R-O-W		\$ -							\$ 35,000	\$ 35,000
Construction		\$ -							\$ 235,000	\$ 235,000
Equipment		\$ -								\$ -
Other		\$ -								\$ -
TOTAL EXPENSES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 340,000	\$ 340,000
Sources of Funds:										
General Government		\$ -								\$ -
Grants		\$ -								\$ -
Water/Sewer/Storm		\$ -							\$ 340,000	\$ 340,000
G.O. Bonds: NonVtd		\$ -								\$ -
G.O. Bonds: Voted		\$ -								\$ -
Revenue Bonds		\$ -								\$ -
L.I.D.'s		\$ -								\$ -
Other		\$ -								\$ -
TOTAL SOURCES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 340,000	\$ 340,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

FINANCIAL PLAN FOR THE STORM DRAIN FUND

CONTACT: Jay Eaton
FUND: Storm Drain
DEPT: Public Works
PROJECT NO.
NEW: No
PRIOR: SD-13

SD-23

PROGRAM TITLE: 54th Ave / Trosper Rd Culvert Replacements

<p>PROGRAM DESCRIPTION: Identified as Project #7.9, existing culverts #1, #2, #7 & #9 are undersized and contribute to backwater and flooding along tributaries of Percival Creek and Fish Pond Creek. This project would replace the existing culverts with appropriately sized culverts. Project is not due to growth.</p>
<p>IS PROJECT RECOMMENDED BY PLAN/POLICY? Yes PLAN: Annexation Area Drainage Study PAGE# 50</p>

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2016	2017	2018	2019	2020	2021	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design		\$ -							\$ 100,000	\$ 100,000
Land & R-O-W		\$ -							\$ 60,000	\$ 60,000
Construction		\$ -							\$ 295,000	\$ 295,000
Equipment		\$ -								\$ -
Other		\$ -								\$ -
TOTAL EXPENSES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 455,000	\$ 455,000
Sources of Funds:										
General Government		\$ -								\$ -
Grants		\$ -								\$ -
Water/Sewer/Storm		\$ -							\$ 455,000	\$ 455,000
G.O. Bonds: NonVtd		\$ -								\$ -
G.O. Bonds: Voted		\$ -								\$ -
Revenue Bonds		\$ -								\$ -
L.I.D.'s		\$ -								\$ -
Other		\$ -								\$ -
TOTAL SOURCES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 455,000	\$ 455,000

APPENDIX "A"

**CITY OF TUMWATER
PUBLIC FACILITIES INVENTORY**

CITY OF TUMWATER PUBLIC FACILITIES INVENTORY

Updated November 2015

ASSET DESCRIPTION					ASSET STATUS				
Facility	Location	Date Acquired / Constructed	Cost to Acquire / Construct	Estimated Present Value	Size / Capacity	Present Condition	Improvements Required	Year Needed	Estimated Cost
PARKS									
Community Parks									
Historical Park	777 Simmons Road SW	1980	\$60,000		17 Acres	Active Park			
Pioneer Park	5801 Henderson Boulevard SE	1987 / 1994	\$2,769,923		85 Acres	Active Park			
Neighborhood Parks									
Tumwater Hill Park	3115 Ridgeview Court SW	2014	\$35,000		25.57 Acres	Active Park			
Pocket Parks									
Overlook Park	1205 Barnes Boulevard SW	1991	Mitigation		1.27 Acres	Active Park			
5th & Grant Park	515 Hayes Street SW				0.3 Acres	Active Park			
Palermo Park	303 "O" Street SE				0.3 Acres	Active Park			
"V" Street Park	415 "V" Street SE				0.6 Acres	Active Park			
Jim Brown Park	535 Bates Street SW	2003	\$216,731		1.32 Acres	Active Park			
Barcliff Park	690 Barcliff Lane SE	1998 / 2007	\$427,000		3 Acres	Active Park			
City Center Park / Farmer's Market Site	211 Israel Road SW								
Golf Courses									
Tumwater Valley Municipal Golf Course	4611 Tumwater Valley Drive SE	May 1996	\$2,700,000		200 Acres	Golf Course			
Open Space / Trails									
"T" Street Park	"T" Street	August 1998	\$320,000		16 Acres	Undeveloped			
SW Neighborhood Park	6725 Littlerock Road SW	August 1995	\$554,200		17.6 Acres	Undeveloped			
Sapp Road Park	2332 Sapp Road SW	1999	Mitigation		11.8 Acres	Undeveloped			
Percival Creek Open Space	Mottman Road / 2 Parcels					Undeveloped			
Barnes Blvd Trail		2014	\$100,000		6.6 Acres				
WATER SYSTEM									
Water Sources									
Well #1 - Palermo	303 "O" Street SE	1931				Out of Service			
Well #2 - Palermo	303 "O" Street SE	1939				Decommissioned 2012			
Well #3 - Palermo	303 "O" Street SE	1944			260 gpm	In Service			
Well #4 - Palermo	303 "O" Street SE	1949			350 gpm	In Service			
Well #5 - Palermo	303 "O" Street SE	1965				Decommissioned 2013			
Well #6 - Palermo	303 "O" Street SE	1967			350 gpm	In Service	Well Rehab /	2005	\$60,000
Well #7 - Israel Road	211 Israel Road SW	1968				Removed, Replaced by #11			
Well #8 - Palermo	303 "O" Street SE	1982			480 gpm	In Service			
Well #9 - Airport 1	700 76th Avenue SW	1986 / 1943			330 gpm	In Service			
Well #10 - Airport 2	655 Tumwater Boulevard SW	1986 / 1972			440 gpm	In Service			
Well #11 - Israel Road	211 Israel Road SW	1993			310 gpm	In Service			
Well #12 - Bush Middle Sch.	8260 Kimmie Street SW (Port)	1995			675 gpm	In Service			
Well #13 - South of Airport		1995				Decommissioned 2005			
Well #14 - Bush Middle Sch.	8262 Kimmie Street SW (Port)	1995			2350 gpm	In Service			
Well #15 - Tumwater Blvd.	451 - 73rd Avenue SW	1992			650 gpm	In Service			
Well #16 - Palermo	303 "O" Street SE	2012	\$100,000	\$100,000	400 gpm	Under Development			
Well #17 - Palermo	303 "O" Street SE	2013	\$100,000	\$100,000	400 gpm	Under Development			
Well #20 - Trails End	7738 Arab Drive SE	1991				Decommissioned			
Well #21 - Trails Arena		1991				Decommissioned			
Well #23 - Trails State Svc.		1991				Decommissioned			
Lakeland Manor Water System	4322 60th Ave SW	2010 / 1970			125 gpm	In Service			
Lathrop Industrial Water System		2009			100 gpm	In Service			
Water Reservoirs									
350 Zone (Barnes)	215 Barnes Boulevard SW	1995			4 Mill. Gallon	In Service			
454 Zone (Mottman)	3288 Vista Verde Lane SW	1985			1.08 Mill. Gallon	In Service			
549 Zone (Tree Tank)	1215 Barnes Boulevard SW	1991			1 Mill. Gallon	In Service			
Airport	700 - 76th Avenue SW	1986 / 1972			0.2 Mill. Gallon	Out of Service			
Booster Stations									
"C" Street 454 Zone	602 "C" Street SW	1985			850 gpm	In Service			
"C" Street #2	Individual Pump, Not a Station					In Service			
"C" Street #3	Individual Pump, Not a Station					In Service			
"C" Street #4	Individual Pump, Not a Station					In Service			
"C" Street 549 Zone	604 "C" Street SW	1991			450 gpm	In Service			
"C" Street #6	Individual Pump, Not a Station					In Service			
"C" Street #7	Individual Pump, Not a Station					In Service			
Palermo Clearwell #1	Part of the Treatment Plant					In Service			
Palermo Clearwell #2	Part of the Treatment Plant					In Service			
Palermo Clearwell #3	Part of the Treatment Plant					In Service			
Palermo Clearwell #4	Part of the Treatment Plant					In Service			
Bush Clearwell #1	Part of the Treatment Plant					In Service			
Bush Clearwell #2	Part of the Treatment Plant					In Service			
Bush Mountain	4000 Bush Mountain Drive SW	1999			200 gpm	In Service			
Bush Mountain #2	Individual Pump, Not a Station					In Service			

CITY OF TUMWATER PUBLIC FACILITIES INVENTORY

Updated November 2015

ASSET DESCRIPTION					ASSET STATUS				
Facility	Location	Date Acquired / Constructed	Cost to Acquire / Construct	Estimated Present Value	Size / Capacity	Present Condition	Improvements Required	Year Needed	Estimated Cost
Water Treatment Facilities									
Palermo Aeration Tower	303 "O" Street SE	1998			2000 gpm	In Service			
Bush Aeration Tower	8260 Kimmie Street SW	1999			3000 gpm	In Service			
Pressure Reducing Valves (PRVs)									
Irving Street	1116 Irving Street SW					In Service			
R.W. Johnson	3725 RW Johnson Blvd. SW	1999				Removed 2013			
Somerset Hill Drive	3135 Somerset Hill Drive SW	1999				In Service			
Crosby Boulevard	2002 Sapp Road SW	2013	\$88,000	\$88,000	8-inch	In Service			
Generators									
#1 - "C" Street Booster Station	600 "C" Street SW	1990			100 kw	In Service			
#2 - Palermo Well Field	303 "O" Street SE					Removed from Service			
#3 - Palermo Well Field	303 "O" Street SE	1991			200 kw	In Service	Replacement	2014	\$150,000
#4 - Mottman Reservoir	1215 Barnes Boulevard SW	2002			8.5 kw	In Service			
#5 - Bush Well Field	8260 Kimmie Street SW	2002			500 kw	In Service			
Water Meters					7458	Total			
3/4" Meters	UGA wide				6711	In Service			
1" Meters	UGA wide				297	In Service			
1 1/2" Meters	UGA wide				218	In Service			
2" Meters	UGA wide				187	In Service			
3" Meters	UGA wide				39	In Service			
4" Meters	UGA wide				2	In Service			
6" Meters	UGA wide				2	In Service			
Hydrants					1,580	In Service			
Telemetry System						In Service	Upgrade	2014	\$35,000
SANITARY SEWER SYSTEM									
Lift Stations									
#1 - Lake Park Drive	1021 Linwood Avenue SW	1965			100 gpm	Out of Service			
#2 - Lana Lane	1670 Lana Lane SW	1968			250 gpm	In Service			
#3 - Terminal (Airport)	7581 Terminal Street SW	1980			750 gpm	In Service			
#4 - Trospen Road	2401 Trospen Road SW	1995				In Service			
#5 - Palermo	564 "M" Street SE	1975			400 gpm	In Service			
#6 - Lloyd	4151 Lloyd Street SE	1965			100 gpm	In Service			
#7 - Metalcrafft	210 Custer Way SW	1956 / 1976; Replcd 2008			400 gpm	In Service			
#8 - Gold Creek #1	2326 Miner Drive SW	1975			130 gpm	Removed 2008			
#9 - Belmore	6924 Belmore Court SW	1979			90 gpm	In Service			
#10 - Gold Creek #2	6200 Miner Drive SW	1986			100 gpm	In Service			
#11 - The Farm	1015 Surrey Trace SE	1996				In Service			
#12 - Kimmie Street	2120 83rd Avenue SW	1993			100 gpm	In Service			
#13 - Silver Oaks	691 "V" Street SE	1993			100 gpm	In Service			
#14 - Silver Ridge	725 Dennis Street SE	1994			100 gpm	In Service			
#15 - Pioneer Park	5800 Henderson Boulevard SE	1998				In Service			
#16 - The Vistas	3840 Crosby Boulevard SW	1995				Removed			
#17 - Deschutes Ridge (Used to be DS community septic)	1940 79th Avenue SW	2003				In Service			
#18 - A.G. West High School	7242 Littlerock Road SW	2000			350 gpm	Removed 2008			
#19 - Tumwater Heights	899 Anthony Court SW				250 gpm	In Service			
#20 - Camp Kennydell Community Septic (County Owned; City Maintained)						In Service			
#21 - Streamland Estates	2352 Sapp Road SW	2000	\$200,000			In Service			
#22 - Bridlewood	8125 Belmonte Drive SE	2002				In Service			
#23 - Kirsop	6502 Belmore Street SW	2004	\$367,500		750 gpm	In Service			
#24 - 88th Avenue	799 - 88th Avenue SW					In Service			
#25 - Suncrest (Linwood)	1008 Linwood Avenue SW	2007	\$681,210			In Service			
#26 - Tumwater Boulevard	926 Tumwater Boulevard SE	2007	\$271,232		520 gpm	In Service			
#27 - Deschutes River Highlands	2131 - 69th Court SE	2007	\$269,413		257 gpm	In Service			
#28 - Historical Park	709 Simmons Street SW	2008				In Service			
#29 - Schmidt Place	300 Schmidt Place SW	2008				In Service			
Black Lake Terrace	6135 Black Lake Belmore Road SW	2008				In Service			
Siphon Structures									
#1 - Capitol Siphon Station	102 Boston Street SE					Removed from Service			
#2 - Hixon Drive	408 Hixon Drive SE	1984 / 1992				In Service			
Generators									
#3 - Terminal Lift Station	7100 Cleanwater Lane SW	1993			20 kw	In Service			
#4 - Trospen Lift Station	2401 Trospen Road SW	1995			80 kw	In Service			
#5 - Palermo Lift Station	564 "M" Street SE	1981			30 kw	In Service - Obsolete	Replacement	2007	\$20,000
#6 - The Farm Lift Station	801 Silo Court SE	1996			80 kw	In Service			
#7 - Metalcrafft Lift Station	210 Custer Way SW	1981; Replcd 2008			45 kw	In Service			
#8 - Portable		1981			30 kw	Obsolete (Retained for Emergency)			
#9 - Pioneer Park Lift Station	5800 Henderson Boulevard SE	1998			35 kw	In Service			
#10 - A.G. West Lift Station		2000			60 kw	Relocated to Kimmie			
#11 - Streamland Lift Station	2311 Sapp Road SW	2000			40 kw	In Service			
#12 - Deschutes Ridge Lift Station	1940 79th Avenue SW	2003			50 kw	In Service			

CITY OF TUMWATER PUBLIC FACILITIES INVENTORY

Updated November 2015

ASSET DESCRIPTION					ASSET STATUS				
Facility	Location	Date Acquired / Constructed	Cost to Acquire / Construct	Estimated Present Value	Size / Capacity	Present Condition	Improvements Required	Year Needed	Estimated Cost
#13 - Bridlewood Lift Station	8125 Belmonte Drive SW	2002			35 kw	In Service			
#14 - Kirsop Lift Station	6402 Belmore Street SW	2004			150 kw	In Service			
#16 - 88th Avenue Lift Station	799 - 88th Avenue SW	2006			62 kw	In Service			
#17 - Kimmie Lift Station	2120 - 83rd Avenue SW	2008			60 k2	In Service			
Suncrest	1008 Linwood Avenue SW	2007			150 kw	In Service			
Tumwater Boulevard	926 Tumwater Boulevard SE	2007			80 kw	In Service			
Deschutes River Highlands	2131 - 69th Court SE	2007			60 kw	In Service			
Silver Oaks	691 "V" Street SE	2007	\$44,663		25 kw	In Service			
Black Lake Terrace	6135 Black Lake Belmore Road SW				80 kw	In Service / Not Accepted			
Portable (Baldor)		2009	\$33,030						
Community Septic Systems									
Camp Kennydell						In Service			
Telemetry System	Lift Stations					In Service	Upgrade	2014-15	\$300,000
STORM DRAINAGE SYSTEM									
Detention Ponds									
Linwood Pond	1436 Linwood Avenue SW	2005	\$927,174		19.28 Acres	In Service			
Parkwood South	Hoadly Loop & Middle Street				0.17 Acres	In Service			
Stephens Industrial Tract	25th & Crites				0.87 Acres	In Service	Rehabilitate	2014-15	\$60,000
Tumwater Boulevard	Tumwater Boulevard @ Airport	2008				In Service			
Tilley Road	Tilley Road @ 88th					In Service			
Case Road	Case Road @ 88th					In Service			
Tumwater Boulevard East	Tumwater Blvd. East of Bonniewood					In Service			
Irving Street	SW Corner of Irving & Crosby					In Service			
Library	7023 New Market Street SW	1995				In Service			
Fire Station Headquarters	311 Israel Road SW	2000				In Service			
North End Fire Station	405 Linwood Avenue SW					In Service			
Pioneer Park Constructed Wetlands	5801 Henderson Boulevard SW	1987 / 1994				In Service			
Palermo Aeration Lagoon	564 "M" Street SE					In Service			
Mottman Pond	Mottman Road				5.0 Acres	In Service			
Somerset Hill Drive Rain Gardens	Somerset Hill Drive	2015				In Service			
Cleveland Ave Outfall Swale	Tumwater Valley MGC	2015				In Service			
E Street Outfall	E Street	2015				In Service			
Tumwater Vegional Stormwater Facility	M Street					Under Development			
STREET SYSTEM									
Bridges									
Boston Street Bridge	SID #08545200	Const. 1915; Rebuilt 2004				In Service			
Capitol Boulevard Bridge	SID #08545300	1937				In Service			
Bishop Pedestrian Crossing	State-Owned, City Maintains	1987				In Service			
Traffic Signals									
Capitol / Carlyon	LED Heads, Audible Pedestrian, Video Detection & New Controller in 2013	1976; 2013				In Service	New Poles, Arms, & Cabinet		\$120,000
Capitol / Custer		1970				In Service	New Poles, Arms, & Cabinet		\$120,000
Custer / 2nd Avenue		1999				In Service	Video Detection		\$30,000
Custer / Cleveland / North		1996; 2013				In Service			
Capitol / "E" Street		2015				In Service			
Capitol / Linwood		2015				In Service			
Capitol / Trosper		1975				In Service	Finish Video Detection		\$5,000
Trosper / I-5 On-Ramps	State-Owned					In Service			
Trosper / Tyee	State-Owned					In Service			
Trosper / 2nd / Littlerock	Upgraded in 2011	1985; 2011	\$35,457			In Service			
Trosper / Lake Park Drive	All New Equipment, inc. Video & Audible	2012	\$201,285			In Service			
Capitol / Lee		1983				In Service	Relocate Pole, Video Detection	Now	\$50,000
Capitol / "X" Street		1996				In Service	Video Detection		\$30,000
Capitol / Dennis		1973; 2013				In Service			
Capitol / Israel		1986				In Service			
Israel / Linderson Way		2001				In Service	Video Detection		\$30,000
Capitol / Tumwater Boulevard		1995				In Service			
Tumwater / Linderson Way		1992; R 2008				In Service			
Tumwater / Henderson Blvd.	Retrofit Signal Heads from Littlerock/Israel; Video Detection & Audible	2012	\$110,000			In Service			
Littlerock / A.G. West High Schl.		Const. 1999; Acq. 2008				In Service			
Littlerock @ Fred Meyer		2001	\$125,000			In Service			
Littlerock @ Costco/Walmart		2011	\$174,097			In Service			
Crosby / Mottman	City- Owned; Olympia Maintains	1999				In Service	Video Detection		\$30,000
Crosby / Irving	City- Owned; Olympia Maintains	1999				In Service	Video Detection		\$30,000
Henderson / Yelm Highway		2002				In Service			
Henderson / Old 99		2005				In Service	Upgrade Video Detection		\$30,000
Henderson / 65th Avenue SE	Annexed in 2016	2012				In Service			
Old 99 / 88th Avenue	Annexed in 2016	2002				In Service			

CITY OF TUMWATER PUBLIC FACILITIES INVENTORY

Updated November 2015

ASSET DESCRIPTION					ASSET STATUS				
Facility	Location	Date Acquired / Constructed	Cost to Acquire / Construct	Estimated Present Value	Size / Capacity	Present Condition	Improvements Required	Year Needed	Estimated Cost
Street Lights									
City-Owned, Metered	City-Wide				1,180	In Service			
City-Owned, Unmetered	City-Wide				280	In Service			
Leased from PSE	City-Wide				418	PSE Maintained			
BUILDINGS & LAND									
Buildings									
City Hall	555 Israel Road SW	1988		\$2,298,446	4.13 Acres	In Service			
Public Works Maintenance Bldg.	7200 New Market Street SW	1987		\$388,279	4.60 Acres	In Service			
Facilities Building	7007 Capitol Boulevard SW					In Service			
Fire Station Headquarters (T1)	311 Israel Road SW	2000				In Service			
Fire Station T2 (North End)	405 Linwood Avenue SW					In Service			
Old Town Center	215 N 2nd Avenue SW			\$863,258	0.71 Acres	In Service			
TVGC Club House	4611 Tumwater Valley Drive	1996				In Service			
TVGC Driving Range Shed	4611 Tumwater Valley Drive	1996				In Service			
TVGC Cart Shed	4611 Tumwater Valley Drive	1996				In Service			
TVGC Maintenance Building	4611 Tumwater Valley Drive	1996			0.72 Acres	In Service			
Timberland Library	7023 New Market Street SW	1995				In Service			
Henderson House Museum	602 Deschutes Way				0.29 Acres	In Service			
Crosby House Museum	703 Deschutes Way				0.30 Acres	In Service			
Water Resources Storage Shed	555 Israel Road SW	2008	\$4,920			In Service			
Barn & Stable (SE Corner Arena)	1500 79th Ave SE	2014		\$25,000		Vacant			
Barn & Stable (SE Corner Arena)	1500 79th Ave SE	2014		\$25,000		Vacant			
Barn & Stable (North of Arena)	1500 79th Ave SE	2014		\$25,000		Vacant			
Barn & Stable	1500 79th Ave SE	2014		\$25,000		Vacant			
Office Building	7842 Trails End Drive	2014		\$400,000		Vacant			
Arena, Retail Restaurant, Barn & Stable	7842 Trails End Drive	2014		\$100,000		Vacant			
Land									
Parcel #128-21-430400	21st Avenue SW								
Parcel #128-21-430100	Mottman/Percival Creek				1.93 Acres	Undeveloped			
NW Corner - Capitol / Custer	Capitol & Custer								
Palermo Well Field	5200 Palermo Street SW								
Mottman Storm Pond	Mottman Road				5 Acres				
Linwood Property	1436 Linwood Avenue		\$191,600		19.28 Acres	Undeveloped			
Black Lake Blvd. Gravel Pit	Black Lake Boulevard				1.0 Acres	Undeveloped			
Parcels #59330100000 & #60910100000	Narrow Strip off Maplewood/ Loete Court				0.06 Acres	Waterline Easement			
Parcel #127-03-320901	Israel Road Overpass				1.42 Acres	Undeveloped			
Carlyon Park	"M" Street & Carlyon				0.13 Acres	Undeveloped			
"C" Street Water Tank Site	"C" Street (4 Parcels)				0.91 Acres				
Mottman Tank Site	1215 Barnes Boulevard				0.78 Acres	Active Reservoir			
Union Cemetery	5925 Littlerock Road				1.65 Acres	In Service			
Calvary Cemetery	Littlerock Road				2.3 Acres	In Service			
Franco Property	516 Simmons Road (2 Parcels)				0.32 Acres	Vacant, Demolished 2004			
Parcel 806-01-900300 & 806-01-400500	DeSoto Canyon					Undeveloped			
Parcel 806-01-400301	SW Corner, 2nd & DeSoto								
Parcel #09250069000	8th & Bates				0.52 Acres	Undeveloped			
Parcel #128-34-442201 & 3401	South 6th Street				0.14 Acres	Undeveloped			
Parcel #09470036001	Delta & Cleveland SE				0.03 Acres	Undeveloped			
Parcel #127-03-240303	Linderson & Dennis				0.23 Acres	Undeveloped			
Parcel #127-03-310101	Dennis / 11th / Linderson				0.35 Acres	Undeveloped			
Parcel #094-70-029000	Cleveland Ave (E Street Extension)	2011	\$275,000		3.333 Acres	Undeveloped			
338-70-000300; Lot 3 Bellatorre Binding SP #12-0034TW	4800 Capitol Boulevard - Tumwater Valley Sorm Facility & Open Space	2012	\$429,000		27.48 Acres	Undeveloped			
Parcel #791-60-100000	Tract A Teri Del, Div. Two	2012	\$9,800			Undeveloped			
Parcel #127-24-120100	2221 93rd Ave. SE, SE Reservoir Sit	2013	\$269,000		20 Acres	Undeveloped			
Parcel #127-03-140100	Capitol Blvd - BPA Property					Undeveloped			
Parcel #791-60-100000	300 65th Court SW (Schraeder Purchase)					Undeveloped			
Parcel 127-16-310200 & 300	93rd Avenue - SW Wellfield	2010	\$301,000		7.07 Acres	Undeveloped			
Parcel 094-70-045000; 094-70-019000; 094-70-020000; 094-70-029000; & 094-70-050000	Tumwater Valley - Brewery Partnership Wellfield - Co-owned with Olympia & Lacey	2008	5,300,000			Undeveloped			
Parcel 127-12-320300	1500 79th Avenue SE	7/18/2014	\$800,919	\$1,447,500	17 Acres	Arena, Barns, Office			
Parcel 127-12-320400	7842 Trails End Drive SE	7/18/2014	***	\$599,950	5.4 Acres	Barn			

APPENDIX "B"

RESOLUTION NO. R2015-018

APPENDIX "C"

**TUMWATER SCHOOL DISTRICT No. 33
CAPITAL FACILITIES PLAN**

CAPITAL FACILITIES PLAN

2015 – 2021



**Tumwater
School District**

Tumwater, Washington

October 21, 2015

Please contact the

Capital Projects Department with any questions

360-709-7005

TABLE OF CONTENTS

ADOPTING RESOLUTION

CHAPTER ONE

INTRODUCTION

CHAPTER TWO

BACKGROUND-GROWTH LEGISLATION

CHAPTER THREE

SCHOOL DISTRICT DESCRIPTION

CHAPTER FOUR

ENROLLMENT

CHAPTER FIVE

LEVEL OF SERVICE

CHAPTER SIX

FINANCING

CHAPTER SEVEN

CONSTRUCTION PROGRAM

CHAPTER EIGHT

FINANCIAL PLAN

CHAPTER NINE

ASSESSED VALUATION

CHAPTER TEN

EXISTING DEBT

CHAPTER ELEVEN

IMPACT FEE CALCULATION

APPENDIX A

□ Table 1

Level of Service of Existing Schools

□ Table 2

District October Enrollment Forecast

□ Table 3

Demand vs. Supply of School Facilities

□ Table 4

Development Costs

□ Table 5

Six-Year Capital Facilities Plan

□ Table 6

Current Capital Debt

□ Table 7

Debt Capacity

□ Table 8

Student Generation Rate Multipliers

APPENDIX B

School Impact Fee Calculation

ATTACHMENT A

District Map & Attendance Areas

ATTACHMENT B

Student Generation Rate Study



Tumwater School District

John Bash
Superintendent

621 Linwood Avenue SW Tumwater, WA 98512-6847
(360) 709-7000 www.tumwater.k12.wa.us

Student Learning:
(360) 709-7030
Financial Services:
(360) 709-7010
Human Resources:
(360) 709-7020
Payroll/Benefits:
(360) 709-7029
Special Services:
(360) 709-7040
Capital Projects:
(360) 709-7005

COPY

RESOLUTION 03-15-16

A RESOLUTION ADOPTING THE TUMWATER SCHOOL DISTRICT CAPITAL FACILITIES PLAN 2015-2021

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 2015-2021; 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

BOARD OF DIRECTORS
BOB BARCLIFT RITA LUCE KIM REYKDAL JANINE WARD JAY WOOD

"Continuous Student Learning in a Caring, Engaging Environment"

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 2015-2021 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 2015-2021 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 2015-2021 for said purposes stated herein.

ADOPTED this 22th day of October, 2015.

BOARD OF DIRECTORS

Jay Wood
Jim Seydahl
Robert Barclay
Carine Ward
Rita Luce

ATTEST:

[Signature]
Secretary to the Board

CHAPTER ONE **INTRODUCTION**

The six-year Capital Facilities Plan is annual evaluation of the Tumwater School District's capital facilities. The Plan assesses the impact of school enrollment growth, including new students from new residential development, on those facilities and plans accordingly to ensure that adequate school facilities can be provided to meet the additional demand in a timely manner.

Historically, residential development and school construction have never progressed in an orderly and coordinated manner. While the selection of school sites may precede the construction of homes, the actual construction of school buildings usually follows the growth in residential home construction by a significant number of years. This lag in providing school facilities is due to a number of limiting factors. These factors are discussed at length within this document.

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. 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.

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, was amended to require 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 facilities element of a comprehensive plan. RCW 82.02.050-.090.

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 the North Thurston School District), the south by the Rochester and Tenino School Districts and on the west by the Capital Forest. "Attachment-A" is a map which shows the District boundaries and attendance areas. An examination of the map will show that this is a largely rural district. Development occurs principally within the urban growth areas of Tumwater and in scattered locations throughout the remaining District boundaries. Within the urban growth boundaries, there is considerable area for both short-term and long-term residential development. The residential population of the Tumwater School District is currently about 37,600 and is expected to grow to 56,000 by 2030.

The District operates six elementary schools, two middle schools, two comprehensive high schools and one alternative high school. In addition, the District is the host district of New Market Skills Center, which serves ten associated school districts. Most of the District schools are located in the City of Tumwater, with the only East Olympia and Littlerock Elementary schools located in un-incorporated rural county population areas. Table 1 contains a list of the existing schools, student capacity, current enrollment, and portable classroom information.

Generally, current schools in the Tumwater School District have a design capacity based upon an adopted level of service for class sizes of 25 students per regular classroom.

Changes are occurring that will change the level of service capacity for elementary and middle schools. First, the Tumwater School Board formally directed that sixth-grade students will receive their education in the middle schools in lieu of the elementary schools. Originally expected to be fully implemented by the 2018-19 school year, efforts are underway to have the new classrooms ready for the 2017-18 school year. Secondly, Washington State will require school districts to serve all kindergarten students for a full school day instead of half-days as is currently done. Also originally expected to be fully implemented by the 2018-19 school year, this has begun this year in four of the six elementary schools and the remaining two will have them next year. Finally, as the result of lawsuits, the State will also begin funding smaller class sizes in elementary schools beginning in 2018. These will all affect the capacity of existing and future facilities. These necessary educational changes will require 30 new classrooms spread over the District's six elementary schools, even without further enrollment growth. The replacement schools for Peter G. Schmidt (under construction) and Littlerock Elementary Schools (in design) are planned for this added number of classrooms needed to serve the same amount of students. Future updates to this plan will reflect the programmatic changes discussed above and the related capacity impacts.

District's policy is to increase interim capacity at its schools with the use of portable facilities. After the completion of the new Peter G. Schmidt and Littlerock Elementary, it is expected that the nineteen portable classrooms currently at those schools will no longer be needed. They will be relocated to other District schools, declared surplus, or in the case of the oldest ones beyond their serviceable life, demolished.

CHAPTER FOUR ENROLLMENT FORECAST

The Office of the Superintendent of Public Instruction (OSPI) provides enrollment projections for funding purposes only, based on the "Cohort Survival Method". Basically, 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 special growth conditions within the District, the District has developed a modified forecast of enrollment. This forecast relies upon growth projections supplied by Thurston Regional Planning, consultants, and past experience within the District. Two factors that cause these projections to be updated yearly are varying kindergarten enrollment and unanticipated student in-migration. The current 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 is commonly known as the "Student Generation Rate" (SGR). Typically, two different kinds of dwelling units are studied that generate different numbers of students. Specifically, single family units generate more students than multi-family units. In addition, each type of housing unit will generate a different number of students at each school grade level. For example, more students are generated per dwelling unit at the elementary level because there are six grades at that level and only three or four grades each at the upper levels. Moving sixth grade students to the middle schools, which is planned for the 2018-19 school year, will affect the both the elementary and middle school generation rate. The 2013 SGR study has taken this into account.

In order to utilize SGR multipliers that reflect the housing located within the School District boundaries, the District conducts a Student Generation Rate study. The results of the 2013 study are included as **Attachment B**. The following is a summary of the 2013 Student Generation Rate study, with sixth grade students in middle school:

<u>Housing Type</u>	<u>TSD Study SGR</u>
Single Family	
Elementary	0.247
Middle School	0.120
High School	0.126
Total	0.493
Multifamily	
Elementary	0.064
Middle School	0.064
High School	0.064
Total	0.191*

*Does not add due to rounding.

The Tumwater School District SGR multipliers produced as a result of this study and adopted by the District are shown on **Table 8** and utilized in **Appendix B** to determine the Impact Fee.

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 formulae based on square footage of school buildings (see WAC 362-343) for providing state assistance for school facilities. Those formulae, which are for funding purposes only, do not represent the amount of space for current program needs. The purpose of the formulae 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 this State. Furthermore, even if the District receives State funding assistance on eligible projects, the District must take into account the timing and amount of those funds in its capital facility planning process. However, in planning new schools, the educational program needs must be 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 regular classrooms and is based solely on the District's 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 supervise in a classroom. In this District, an average of 25 students per regular classroom has been a standard used for planning purposes for many years. In addition, because the District is funded by the state on a square footage basis, in order to reduce confusion between two different systems and, to maintain the existing adopted level, the District continues the use of an average of 25 students per regular classroom as its adopted level of service. Change is underway as the result of the State direction to reduce class sizes and provide universal all-day kindergarten.

Based upon the enrollment forecasts and level of service capacities, the demand vs. supply of existing schools and projected new middle school classrooms is shown on **Table 3.**

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. They support athletics, art, physical education and other programs not addressed by the state apportionment for basic education. They can also support special categorical funded programs for handicapped, 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 are limited in size by the total of approved state apportionment and categorical funds (a calculation involving not only State funds but some federal pass-through funds as well). They are not to exceed 28 percent of the approved state total. In some cases, this limit will be modified to allow for a gradual reduction of levy support to the 28 percent total when enrollment loss or other unusual circumstances lowers the approved state support in an unexpected way. Operating levies can be approved for one to four years at a single election.

Miscellaneous Sources

Other 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) is responsible for administration of the funds and establishes matching ratios on an annual basis. OSPI re-calculates the State funding assistance percentage each July for every school district in the state, based on number of students and assessed valuation. The Tumwater School District assistance percentage as of July 2015 was set at 59.46 percent for eligible project costs.

The percentage is applied is the "Construction Cost Allocation" as determined and set each July by OSPI with Legislative approval. The construction cost allowance for school construction costs for July 1, 2015 funded projects is \$206.76 per square foot. The calculation for determining state matching support can be expressed as:

$$A \times B \times C = D$$

Where

- A = eligible area (determined by OSPI square foot factors)
- B = the construction cost allowance (in dollars per square foot)
- C = the school district's funding assistance percentage rate, and
- D = the amount of state funding assistance to which the district will be entitled.

It must be noted, that the construction cost allowance is utilized here only as an index for funding and must not be misunderstood as a projection of actual construction cost. Typically, actual construction costs for schools in this state run somewhat, to significantly higher than the construction cost allowance. In addition, State assistance

funding does not apply toward many of the costs necessary to complete a project. Thus, even though the Tumwater School District is assisted at a 59.46% (July 2015) rate, State assistance money typically accounts for less than 25% of the total project cost.

Qualification for State funding assistance involves an application process. Districts submit information for consideration by the State Board which meets monthly during the school year. Once 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 at the beginning of each 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 stating 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 the State Board of Education can establish a moratorium on certain projects (Chapter 392, Sections 341-347 of the Washington Administrative Code).

Supply and market conditions affecting timber and wood products has changed over the past decade or so, resulting in a substantial decrease in state revenue. Efforts in the State Legislature to supplement timber-generated revenues with general fund moneys have been only partially successful. School districts have had to wait for assistance funds because there were more projects on the funding list than money available during the fiscal year.

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 of insufficient existing permanent school space and projected student enrollment growth within the six year planning period 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 number of students in each residential unit. 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's, and now Thurston County's, adoption of a Growth Management Act school impact fee ordinance, 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 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 as residential growth accelerates and the planning, financing, permitting and development period for school construction has lengthened. As a result, schools exceed the standard for regular classrooms. The three types of 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:	45-50 acres

Site sizes above and below these may be considered based on available land parcels.

The second element is actual building construction costs. The third part is the other costs associated with a construction project which include planning, design, engineering, construction management, furnishings, equipment, appurtenances, and the like. The general project cost estimate for the middle school expansions (capacity-adding new construction portion only) and the new building for Secondary Options High School 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, State funding assistance, mitigation fees (from agreements that pre-date Thurston County's adoption of a GMA-based impact fee ordinance), and impact fees. The bond issues are the primary source of local funding, and are dependent on voter approval. State funding assistance provides the other primary 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

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 site was purchased in 2008), two sites near Black Hills High School (where one site was purchased in 2011), and west of Black Lake. Schools in these areas will be used to accommodate planned growth. New middle and high school sites will be needed in the next twenty years as new elementary schools are built. The District purchased a site near Black Hills High School in 2011 for a future middle school. The District includes in its long range plan an element which provides funds for the acquisition of school lands.

To address immediate capacity needs for a new sixth-grade building at Tumwater Middle School, five adjacent parcels were purchased in 2011 and 2014. This land acquisition is primarily to provide space for additional parking required by the increase in the numbers of students and staff as well parking displaced by the new building. Bush Middle School has space available on the existing site to accommodate its new building and increased parking. The middle school capacity projects identified in this Capital Facilities Plan, which will provide for the movement of sixth graders from elementary to middle school, also will create new capacity at the elementary level.

To address capacity needs at the high school level, a new Alternative Learning Center is planned for Secondary Options High School that will be co-housed on the New Market Skills Center campus. This building will add capacity for 150 high school students from Tumwater School District.

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 45 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 are:

- New classroom buildings at Bush Middle School and Tumwater Middle School with a capacity of 250 students each for a total of 500 students. These additions will solve elementary capacity needs related to growth by moving sixth graders to the middle school thereby opening up capacity at the K-5 level
- Adding a classroom building for District alternative high school programs, the Alternative Learning Center for Secondary Options High School.

Construction projects planned to update or replace existing facilities are:

- Modernization of Bush Middle School and Tumwater Middle School in conjunction with new classroom buildings
- Construction of a new Peter G. Schmidt Elementary School – replacement, built around the new Gymnasium
- Littlerock Elementary School - replacement of two classroom buildings and administration/library/kindergarten building
- East Olympia Elementary School - major modernization
- Tumwater Hill Elementary School - major modernization
- New Market Skills Center – minor capital improvements funded primarily with State grants.

CHAPTER EIGHT
FINANCIAL PLAN

Tumwater School District needs approximately \$146,288,000 to finance the planned facility needs for the fiscal years 2015-16 through 2020-21.

State funds are estimated to amount to approximately \$13,600,000, including \$2,500,000 solely for New Market Skills Center projects.

The capital projects fund balance at the end of the 2014-15 fiscal year is \$26,666,000. The impact fee and mitigation fee portion for the six-year period is \$4,750,000.

In a February 2014 bond referendum, district voters approved with a 68.5% “yes” vote the sale of \$136,000,000 in bonds. The first bond sale of \$35,000,000 in May 2104 leaves \$101,000,000 of approved bonds left to sell. Timed sales of these bonds will provide the majority of funds for projects in the current Capital Facilities Plan.

Miscellaneous revenue from a variety of sources is estimated to be \$500,000 over the six years.

Ending fund Balance + Bond Sales + State Grants + Impact Fees + Misc. Revenue=
Available Funds =

$\$26,666,000 + \$101,000,000 + \$13,600,000 + \$4,750,000 + \$500,000 = \$146,516,000$

These funds are 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.) 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 is 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, 2015, set by the County Assessor, was \$4,338,976,038 which is about 3.3 percent more than 2014.

CHAPTER TEN
EXISTING DEBT

The Tumwater School District's current debt is \$60,650,000 as shown in **Table 6**. This debt was incurred by issuance of bonds approved in the elections of 1995 and 2003 and the first bonds sold from the 2014 election. Assuming the district will continue with the existing bond repayment schedules, all bond debt from the previous two elections will be paid off in 2017. **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	\$4,338,976,038
Five Percent of Assessed Value	\$ 216,948,802
Existing Bonded Indebtedness (Principal Only)	\$ 60,650,000
Available Bonding Capacity	\$ 147,408,802

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 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 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 is then discounted further at the discretion of the District's Board of Directors. Importantly, the GMA does not require new development to contribute toward the costs of providing capacity to address existing needs.

APPENDIX A

TABLES 1-8

TABLE 1
TUMWATER SCHOOL DISTRICT NO. 33
CAPACITY OF EXISTING SCHOOL FACILITIES
2015 - 2021 Capital Facilities Plan

FACILITY NAME:	Number of Regular Classrooms	Capacity*	Oct. 2015 Headcount Enrollment	Surplus(+) or Deficit(-)	Existing Modular Classrooms	Agency-permitted Number of Modulares*
Black Lake Elementary	20	500	513	-13	6	8
East Olympia Elementary	20	500	510	-10	5	5
Littlerock Elementary	15	375	335	40	9	9
Michael T. Simmons Elem.	20	500	636	-136	13	13
Peter G. Schmidt Elementary	20	500	621	-121	10	10
Tumwater Hill Elementary	20	500	475	25	2	2
Total Elementary	115	2875	3090	-215	45	47
Bush Middle School	24	600	517	83	0	7
Tumwater Middle School	23	575	472	103	0	5
Total Middle School	47	1175	989	186	0	12
Black Hills High School	45	1125	846	279	0	12
Secondary Options**	0	0	106	-106	0	0
Tumwater High School***	43	1075	1,214	-139	5	10
Total High School	88	2200	2166	34	5	22
Grand Total	250	6250	6245	5	50	81
New Market Skills Center	20	500	423	77	0	0
The Skills Center is a stand-alone facility that serves a consortium of ten school districts and is not included in capacity.						
*Capacity figures do not include modulares.						
**Secondary Options students are currently housed in BHHS.						
***Includes Tumwater HS Weight Room Addition - Nov. 2015						

TABLE 2
TUMWATER SCHOOL DISTRICT NO. 33
DISTRICT OCTOBER ENROLLMENT FORECAST
2015 - 2021 Capital Facilities Plan

Sept. 8, 2014 Enrollment	Actual	Projected							
	2015	2016	2017	2018	2019	2020	2021	2022	2023
Kindergarten	398	401	404	407	411	414	417	420	424
Grade One	450	431	434	437	441	444	448	451	455
Grade Two	427	470	450	453	457	460	464	467	471
Grade Three	423	437	481	460	464	467	471	475	479
Grade Four	435	438	453	498	477	480	484	488	492
Grade Five	475	456	459	475	522	500	504	508	511
Grade Six	482	501	481	484	500	550	527	531	535
Grade Seven	494	500	520	499	502	519	571	547	551
Grade Eight	495	513	519	539	518	521	539	593	567
Grade Nine	560	545	564	572	594	570	574	593	652
Grade Ten	550	580	564	584	592	615	590	594	614
Grade Eleven	517	531	560	545	565	572	594	570	574
Grade Twelve	539	538	553	583	567	587	595	617	593
K-6 HEADCOUNT	3090	3133							
K-5 HEADCOUNT			2681	2731	2771	2766	2787	2809	2831
7-8 HEADCOUNT	989	1013							
6-8 HEADCOUNT			1519	1522	1520	1591	1636	1670	1653
9-12 HEADCOUNT	2166	2194	2241	2283	2317	2343	2352	2375	2433
TOTAL K-12	6245	6340	6441	6536	6608	6700	6776	6854	6918
<i>Change from K-6 to K-5 and 7-8 to 6-8 headcounts in 2017 due to moving 6th grade to middle schools.</i>									

TABLE 3
TUMWATER SCHOOL DISTRICT NO. 33
DEMAND VS. SUPPLY OF SCHOOL FACILITIES
2015 - 2021 Capital Facilities Plan

YEAR	DEMAND	LEVEL OF SERVICE CAPACITY	PERCENT	CAPACITY INCREASE	SURPLUS OR DEFICIT	CAPACITY CHANGES
ELEMENTARY SCHOOL						
2015	3,090	2,875	107%	0	-215	
2016	3,133	2,875	109%	0	-258	2017: Move 6th Grade to Middle Schools
2017	2,681	2,875	93%	0	194	
2018	2,731	2,875	95%	0	144	
2019	2,771	2,875	96%	0	104	
2020	2,766	2,875	96%	0	109	
2021	2,787	2,875	97%	0	88	
2022	2,809	2,875	98%	0	66	
MIDDLE SCHOOL						
2015	989	1,175	84%	0	186	
2016	1,013	1,175	86%	0	162	
2017	1,519	1,675	91%	500	656	Add 6th Grade Bldgs.
2018	1,522	1,675	91%	0	153	
2019	1,520	1,675	91%	0	155	
2020	1,591	1,675	95%	0	84	
2021	1,636	1,675	98%	0	39	
2022	1,670	1,675	100%	0	5	
HIGH SCHOOL						
2015	2,166	2,200	98%	0	34	
2016	2,194	2,200	100%	0	6	
2017	2,241	2,200	102%	0	-41	
2018	2,283	2,200	104%	0	-83	
2019	2,317	2,200	105%	0	-117	
2020	2,343	2,200	107%	150	7	Add ALE Center
2021	2,352	2,350	100%	0	-2	
2022	2,375	2,350	101%	0	-25	

TABLE 4
TUMWATER SCHOOL DISTRICT NO. 33
SCHOOL FACILITY BUDGETS
2015 - 2021 Capital Facilities Plan

<u>ITEM DESCRIPTION</u>	<u>ESTIMATED TOTAL COST</u>
Tumwater & Bush Middle Schools	
(Capacity-increasing classroom additions only)	
Architect & Engineer Fees	\$2,350,000
Other Consultant Fees	\$302,000
Fees, Permits & Req'd. Studies	\$494,000
Off-site Development	\$185,000
On-Site Development	\$2,980,000
Construction Cost	\$23,400,000
Furniture & Equipment	\$2,140,000
Technology & Security Systems	\$600,000
Contingency (8%)	\$2,300,000
WSST (8.9%) on Construction	\$2,812,000
Construction Cost	\$37,563,000
TMS Site Acquisition (Actual)	\$1,248,000
Total Cost	\$38,811,000
Alternative Learning Center	
(Secondary Options High School)	
Architect & Engineer Fees	\$300,000
Other Consultant Fees	\$200,000
Fees, Permits & Req'd. Studies	\$300,000
Off-site Development	\$200,000
On-Site Development	\$900,000
Construction Cost	\$2,700,000
Furniture & Equipment	\$250,000
Technology & Security Systems	\$80,000
Contingency (8%)	\$396,000
WSST (8.9%) on Construction	\$404,000
Construction Cost	\$5,730,000
Site Acquisition	\$0
Total Cost	\$5,730,000

TABLE 5
TUMWATER SCHOOL DISTRICT NO. 33
SIX-YEAR CAPITAL FACILITY PLAN
2015 - 2021 Capital Facilities Plan

EXPENSE ACTIVITY							
Major Projects	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	6-yr Total
P.G. Schmidt Elem. Replacement	\$19,600,000	\$1,000,000					\$20,600,000
Littlerock Elem. Replacement	\$4,000,000	\$12,000,000	\$3,800,000				\$19,800,000
Bush Middle School Addition & Renovations	\$6,400,000	\$12,700,000	\$3,740,000				\$22,840,000
Tumwater Middle School Addition & Renovations	\$6,200,000	\$13,300,000	\$2,900,000				\$22,400,000
East Olympia Elem. Renovations	\$200,000	\$1,600,000	\$6,860,000	\$1,500,000			\$10,160,000
Tumwater Hill Elem. Renovations		\$200,000	\$1,600,000	\$6,900,000	\$1,500,000		\$10,200,000
New Alternative Learning Center (S.O. High School)			\$140,000	\$900,000	\$4,000,000	\$690,000	\$5,730,000
TOTAL MAJOR PROJECTS	\$36,400,000	\$40,800,000	\$19,040,000	\$9,300,000	\$5,500,000	\$690,000	\$111,730,000
Small Projects	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	6-yr Total
Site Acquisition	\$50,000	\$50,000					\$100,000
Technology Capital Expenses	\$1,608,000	\$1,920,000	\$1,480,000	\$1,490,000	\$1,470,000	\$245,000	\$8,213,000
New Market SC Minor Capital Improvements Grants		\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$2,500,000
Modulars							\$0
Health, Safety & Security Projects	\$300,000	\$670,000	\$600,000	\$500,000	\$200,000	\$5,000	\$2,275,000
Buildings & Grounds Enhancements	\$100,000	\$300,000	\$250,000	\$450,000	\$230,000	\$140,000	\$1,470,000
Small Works Projects	\$4,200,000	\$7,000,000	\$1,400,000	\$1,000,000	\$1,200,000	\$3,400,000	\$18,200,000
Capital Operations & Bond Costs	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000	\$1,800,000
TOTAL SMALL PROJECTS	\$6,558,000	\$10,740,000	\$4,530,000	\$4,240,000	\$3,900,000	\$4,590,000	\$34,558,000
TOTAL EXPENDITURE	\$42,958,000	\$51,540,000	\$23,570,000	\$13,540,000	\$9,400,000	\$5,280,000	\$146,288,000
REVENUE SOURCE	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	6-yr Total
2014 Voter Approved Bond Sales	\$17,860,000	\$53,770,000	\$14,000,000	\$15,370,000			\$101,000,000
State Grant - Peter G. Schmidt Replacement	\$100,000	\$3,700,000	\$200,000				\$4,000,000
State Grant - Tumwater HS PE Addition & Renovations	\$475,000	\$25,000					\$500,000
State Grant - Littlerock Elem. Replacement		\$50,000	\$2,150,000	\$100,000			\$2,300,000
State Grant - East Olympia Elementary			\$110,000	\$4,190,000			\$4,300,000
State Grant - New Market SC Minor Capital Imp.	\$0	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$2,500,000
State Forest Funds	\$0	\$0	\$0	\$0	\$100,000	\$100,000	\$200,000
Mitigation/Impact Fees for capacity-adding projects	\$2,000,000	\$1,000,000	\$1,000,000	\$250,000	\$250,000	\$250,000	\$4,750,000
Other Revenue	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$300,000
TOTAL REVENUE	\$20,485,000	\$59,095,000	\$18,010,000	\$20,460,000	\$900,000	\$900,000	\$119,850,000
Ending Fund Balance 2014-15 = \$26,666,000	\$4,193,000	\$11,748,000	\$6,188,000	\$13,108,000	\$4,608,000	\$228,000	
Note: Bond sales may vary based upon market conditions, cash flow needs and other requirements.							

TABLE 6
TUMWATER SCHOOL DISTRICT NO. 33
CURRENT CAPITAL DEBT
2015 - 2021 Capital Facilities Plan

Year	2001 Issue	2003 Issue	2004 Issue	2007 Issue	2010 Issue	2012 Issue	2014 Issue	TOTAL
2015	\$1,485,000			\$0	\$6,970,000	\$1,030,000	\$0	\$9,485,000
2016				\$2,645,000	\$4,970,000	\$2,305,000	\$0	\$9,920,000
2017				\$5,135,000		\$2,370,000	\$170,000	\$7,675,000
2018							\$2,150,000	\$2,150,000
2019							\$2,320,000	\$2,320,000
2020							\$3,170,000	\$3,170,000
2021							\$2,915,000	\$2,915,000
2022							\$3,300,000	\$3,300,000
2023							\$5,305,000	\$5,305,000
2024							\$4,750,000	\$4,750,000
2025							\$2,120,000	\$2,120,000
2026							\$2,305,000	\$2,305,000
2027							\$2,510,000	\$2,510,000
2028							\$2,725,000	\$2,725,000
Total	\$1,485,000	\$0	\$0	\$7,780,000	\$11,940,000	\$5,705,000	\$33,740,000	\$60,650,000
Notes:	Debt figures do not include interest.							
	A 2015 issue is under consideration but has not yet been finalized.							

TABLE 7
TUMWATER SCHOOL DISTRICT NO. 33
DEBT CAPACITY
2015 - 2021 Capital Facilities Plan

YEAR	Total	Cumulative	Assessed	5% of Assessed	Debt
	Principal	Debt	Valuation	Valuation	Capacity
2015	\$9,485,000	\$60,650,000	\$4,338,976,038	\$216,948,802	\$156,298,802
2016	\$9,920,000	\$51,165,000	\$4,482,706,000	\$224,135,300	\$172,970,300
2017	\$7,675,000	\$41,245,000	\$4,617,187,180	\$230,859,359	\$189,614,359
2018	\$2,150,000	\$33,570,000	\$4,755,702,795	\$237,785,140	\$204,215,140
2019	\$2,320,000	\$31,420,000	\$4,898,373,879	\$244,918,694	\$213,498,694
2020	\$3,170,000	\$29,100,000	\$5,045,325,096	\$252,266,255	\$223,166,255
2021	\$2,915,000	\$25,930,000	\$5,196,684,849	\$259,834,242	\$233,904,242
2022	\$3,300,000	\$23,015,000	\$5,352,585,394	\$267,629,270	\$244,614,270
2023	\$5,305,000	\$19,715,000	\$5,513,162,956	\$275,658,148	\$255,943,148
2024	\$4,750,000	\$14,410,000	\$5,678,557,844	\$283,927,892	\$269,517,892
2025	\$2,120,000	\$9,660,000	\$5,848,914,580	\$292,445,729	\$282,785,729
2026	\$2,305,000	\$7,540,000	\$6,024,382,017	\$301,219,101	\$293,679,101
2027	\$2,510,000	\$5,235,000	\$6,205,113,478	\$310,255,674	\$305,020,674
2028	\$2,725,000	\$2,725,000	\$6,391,266,882	\$319,563,344	\$316,838,344
2029		\$0	\$6,583,004,888	\$329,150,244	\$329,150,244
2030			\$6,780,495,035	\$339,024,752	\$339,024,752
Assessed Valuation Growth Rate Projections:					
2015	Actual	5.30%			
2016	Preliminary	3.31%			
2017 & beyond	Estimated	3.00%			

**TABLE 8
TUMWATER SCHOOL DISTRICT
STUDENT GENERATION RATE
2015 - 2021 Capital Facilities Plan**

STUDY DATE - SUMMER 2013	
Single Family	Multiplier
Elementary School - Grades K-5	0.2470
Middle School - Grades 6-8	0.1200
High School - Grades 9-12	0.1260
TOTAL	0.4930
Multifamily	Multiplier
Elementary School - Grades K-5	0.0640
Middle School - Grades 6-8	0.0640
High School - Grades 9-12	0.0640
TOTAL*	0.1910
<i>* Doesn't add due to rounding</i>	

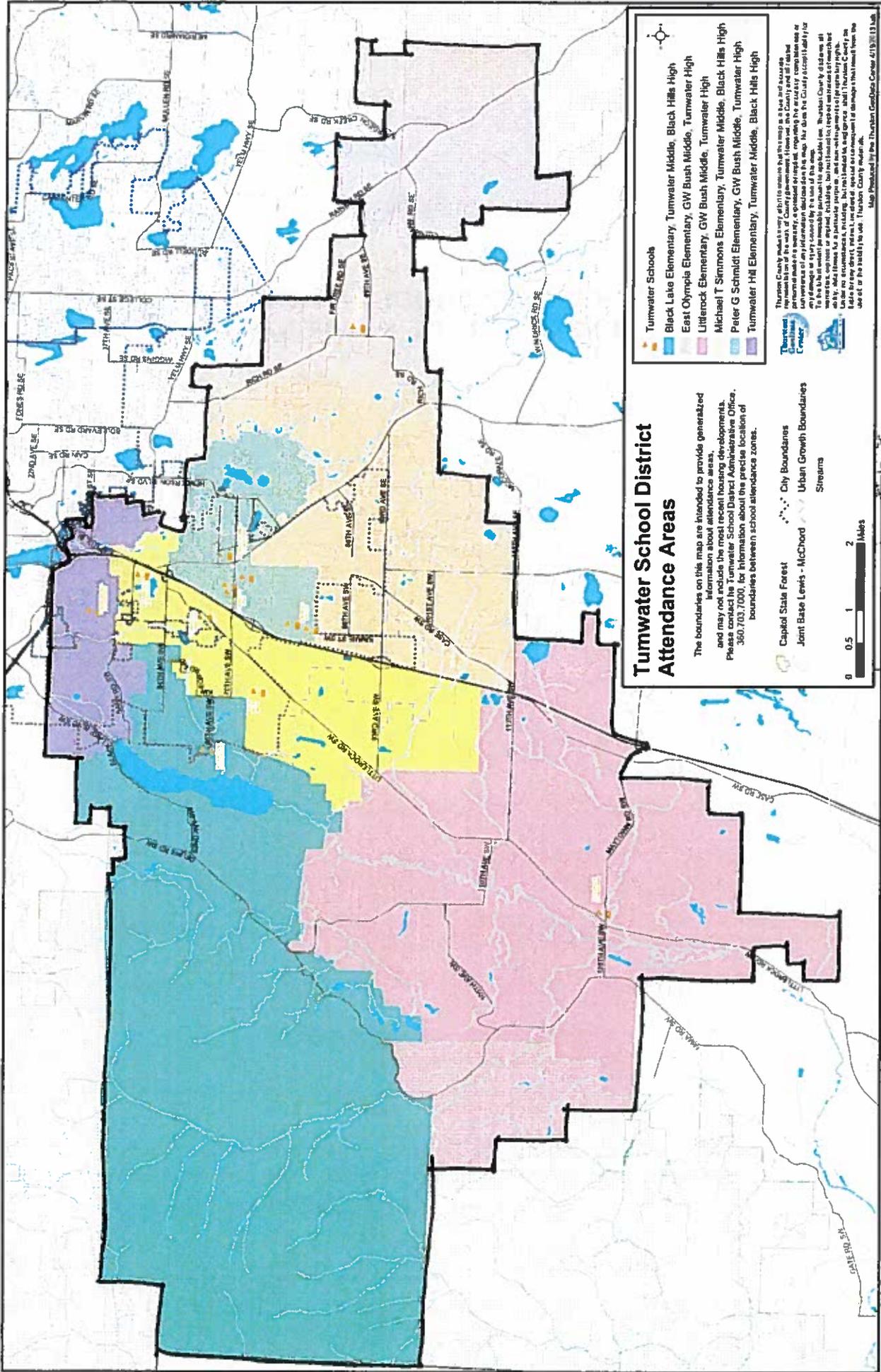
APPENDIX B

SCHOOL IMPACT FEE CALCULATION

SCHOOL IMPACT FEE CALCULATIONS							
DISTRICT	Tumwater School District						
YEAR	2015						
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	0.00		500	0.247	0.064	\$0	\$0
Middle	3.62	\$344,887	500	0.120	0.064	\$300	\$160
High	0.00		150	0.126	0.064	\$0	\$0
						TOTAL	\$300
							\$160
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%	\$ -	500	0.247	0.064	\$0	\$0
Middle	94.50%	\$ 37,563,000	500	0.120	0.064	\$8,519	\$4,544
High	94.50%	\$ 5,730,000	150	0.126	0.064	\$4,548	\$2,310
						TOTAL	\$13,068
							\$6,854
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%	\$0.00	25	0.247	0.064	\$0	\$0
Middle	5.50%	\$0.00	25	0.120	0.064	\$0	\$0
High	5.50%		25	0.126	0.064	\$0	\$0
						TOTAL	\$0
							\$0
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	\$206.76	90	59.46%	0.247	0.064		
Middle	\$206.76	117	59.46%	0.120	0.064	\$1,726	\$921
High	\$206.76	130	59.46%	0.126	0.064	\$2,014	\$1,023
						TOTAL	\$3,740
							\$1,943
Tax Payment Credit:							
				SFR	MFR		
Average Assessed Value				\$232,798	\$100,771		
Capital Bond Interest Rate				3.67%	3.67%		
Net Present Value of Average Dwelling				\$1,919,605	\$830,937		
Years Amortized				10	10		
Property Tax Levy Rate				\$2,4996	\$2,4996		
Present Value of Revenue Stream				\$4,798	\$2,077		
Fee Summary:							
				Single	Multi-		
				Family	Family		
Site Acquisition Costs				\$300	\$160		
Permanent Facility Cost				\$13,068	\$6,854		
Temporary Facility Cost				\$0	\$0		
State Match Credit				(\$3,740)	(\$1,943)		
Tax Payment Credit				(\$4,798)	(\$2,077)		
FEE (AS CALCULATED)				\$4.829	\$2.993		
		Discount		Discount			
Fee with discount applied		25%		\$3,622	65%		\$1,048

ATTACHMENT A

DISTRICT MAP & ATTENDANCE AREAS



Tumwater School District Attendance Areas

The boundaries on this map are intended to provide generalized information about attendance areas, and may not include all developments. Please contact the Tumwater School District at 360.703.7000 for information about the precise location of boundaries between school attendance zones.

- Capitol State Forest
- Joint Base Lewis - McChord
- City Boundaries
- Urban Growth Boundaries
- Streams



- Tumwater Schools**
- Black Lake Elementary, Tumwater Middle, Black Hills High
 - East Olympia Elementary, GW Bush Middle, Tumwater High
 - Littlerock Elementary, GW Bush Middle, Tumwater High
 - Michael T Simmons Elementary, Tumwater Middle, Black Hills High
 - Peter G Schmidt Elementary, GW Bush Middle, Tumwater High
 - Tumwater Hill Elementary, Tumwater Middle, Black Hills High

The Tumwater School District provides this map as a tool and accurate information for the use of the community. It is not intended to be used for any purpose other than that intended. The District is not responsible for any errors or omissions in this map. The District is not responsible for any damages or liabilities resulting from the use of this map. The District is not responsible for any damages or liabilities resulting from the use of this map. The District is not responsible for any damages or liabilities resulting from the use of this map.

ATTACHMENT B

**TUMWATER SCHOOL DISTRICT
STUDENT GENERATION RATE STUDY**

Michael J. McCormick FAICP

Planning Consulting Services • Growth Management • Intergovernmental Relations

August 24, 2013

To: Mel Murray
Supervisor of Construction and Capital Projects
Tumwater School District No. 33

From: Mike McCormick

Re: 2013 Tumwater School District Student Generation Rates (SGR)

This memorandum contains the 2013 Student Generation Rates (SGR) for both single family and multiple family residential developments.

The methodology used to produce these rates is based on methodology developed in 1998 for calculating student generation rates for Washington state jurisdictions. This methodology has been used successfully by multiple school districts throughout the state and for three previous SGR analyses for the Tumwater School District. The student generation rates have been calculated for single family and multiple family. The survey area included all of the territory within the boundaries of the Tumwater School District. The analysis is based on projects constructed between 2008 through 2012. The primary sources of information are Thurston County and the Tumwater School District.

The process of analysis involved gathering the residential development data from 2008 through 2012. The Tumwater School District provided student addresses for each student for the 2012-2013 school year. The addresses of each of these developments were matched with student addresses. The matched sets were sorted and reviewed for accuracy. The results were aggregated to show the number of students in each of the grade groupings for each type of residential development.

The primary source of the development activity information was the Thurston County Assessor's Office¹. A comparison of the street addresses of each new residential development with the addresses of each of the district's students from the 2013-2012 school year produced a record of each unit occupied by a student. This information was aggregated into the three grade groupings²

¹ The data provided by the county contained a variety of information including parcel number, land use code (including number of units), street address and year built. For the purpose of calculating the SGR's, street number and name were extracted by residential development type for comparison with student addresses.

² Tumwater School District groups grades into Elementary (K-5), Middle (6-8) and High School (9-12).

2420 Columbia SW
Olympia, WA 98501

360-754-2916

mike.mccormick@comcast.net

and produced student generation rates for single family and for multiple family developments. The data contains all new residential development activity. The residential development activity was extracted from the data provided by the county. The SGR were calculated on a 100% sample of all single and multi-family constructed between 2008 and 2012. The resulting SGR's are presented below:

	Single Family ³	Multiple Family ⁴
K through 5	0.247	0.064
6 through 8	0.120	0.064
9 through 12	0.126	0.064
Total⁵	0.493	0.191

Attachments: Table--2013 Tumwater School District Student Generation Rates

³ "Single Family" includes single family, duplex and manufactured housing units. A total of 1027 single family residential units were counted between 2008 and 2012 within the school district boundary. There are a total of 506 students from these units.

⁴ "Multiple Family" includes buildings with three or more units. A total of 47 multi-family units were counted between 2008 and 2012. These apartments are occupied by 9 students. It should be noted that this is a very small universe upon which to calculate student generation rates. Small numerical changes in the numbers of students in any particular grade, or in general, will have a dramatic effect on the resulting SGR.

⁵ Totals may not balance due to rounding.

2013 Tumwater School District Student Generation Rates

SINGLE FAMILY	# of students	2013 SGR
Elementary -- K through 5	254	0.247
Middle School -- 6 through 8	123	0.120
High School -- 9 through 12	129	0.126
Total	506	0.493

MULTIPLE FAMILY	# of students	SGR
Elementary -- K through 5	3	0.064
Middle School -- 6 through 8	3	0.064
High School -- 9 through 12	3	0.064
Total	9	0.191

Grade	SF Combined #	MF Combined #
K	67	1
1	36	
2	38	
3	47	
4	41	
5	25	2
6	45	
7	37	2
8	41	1
9	36	
10	41	1
11	30	2
12	22	
Total	506	9
Total Units	1027	47

Note: Totals may not balance due to rounding

APPENDIX "D"

**OLYMPIA SCHOOL DISTRICT No. 111
CAPITAL FACILITIES PLAN**



Olympia School District

1113 Legion Way SE • Olympia, WA 98501 • <http://osd.wednet.edu>

Board of Directors

Justin Montermini

Allen Miller

Mark Campeau

Eileen Thomson

Frank Wilson

Abby Westling,

Student Representative

Jennifer Priddy, Assistant Superintendent

Fiscal & Operations

(360) 596-6129 • Fax (360) 596-6121

jpriddy@osd.wednet.edu

Dominic G. Cvitanich, Superintendent

November 6, 2015

To: Susan Tuggle, Administrative Assistant
City of Tumwater

From: Jennifer Priddy

Re: 2016-2021 Capital Facilities Plan (CFP)

On November 2, 2015, our Board of Directors passed Resolution No. 539 which adopted the District's 2016-2021 CFP. Herein we are transmitting a copy of the resolution and final copy of the plan to the City of Tumwater and hereby request the City to collect school impact fees on the District's behalf.

Please note the following school impact fees for 2016:

Single Family	\$5,240
Multi-Family	\$2,498
Downtown Multi-Family	\$0

Please feel free to contact me with any questions or a need for additional information.

Sincerely,

Jennifer Priddy

Enclosure

Olympia School District Capital Facilities Plan 2016-2021

November 2, 2015

Executive Summary

The Olympia School District's 2016-2021 Capital Facilities Plan (CFP) has been prepared as the district's principal six-year facility planning document in compliance with the requirements of the Washington State Growth Management Act. This plan is developed based on the district's recent long range facilities master plan work, which looked at conditions of district facilities, projected enrollment growth, utilization of current schools and the capacity of the district to meet these needs from 2010 to 2025. This report is the result of a volunteer Facilities Advisory Committee (FAC) who worked with the district and a consulting team for nearly six months. In addition to this CFP and the 2011 master plan and the updates that are underway, the district may prepare other facility planning documents, consistent with board policies, to consider other needs of the district as may be required.

This CFP consists of four elements:

1. An inventory of existing capital facilities owned by the Olympia School District including the location and student capacity of each facility.
2. A forecast of future needs comparing student enrollment projections against permanent facility student capacities. The basis of the enrollment forecast was developed by demographer Dr. W. Les Kendrick. An updated student generation rate for this plan and to calculate the impact fee was developed by demographer Michael McCormick.
3. The proposed locations and capacities of new and expanded facilities anticipated to be constructed or remodeled over the next six years and beyond.
4. A financing plan for the new and expanded facilities anticipated to be constructed over the next six years. This plan outlines the source of funding for these projects including state revenues, local bond revenue, local levy revenue, impact fees, mitigation fees, and other revenues.
5. This CFP contains updates to plans that address how the district will respond to state policies to reduce class size. The Legislature has recently enacted legislation that targets class size reduction by the 2017-18 school year (SY), the Supreme Court has mandated implementation of this legislation, and an initiative of the people (I-1351) was enacted, significantly impacting school housing needs. All three of these efforts/entities have included conversion of half-day kindergarten to full-day kindergarten as a high priority.

The 2011 Master Plan and updates contain multiple projects to expand the district's facility capacity and major modernizations. Specifically the plan includes major modernizations for Garfield (with expanded capacity), Centennial, McLane, and Roosevelt Elementary Schools; limited modernization for Jefferson Middle School; and modernizations for Capital High School. The plan calls for the construction of a new building, with expanded capacity, for the Olympia Regional Learning Academy. The plan calls for the construction of a new elementary/intermediate school (serving grades 5-8) on the east side of the district. In the 2015 Master Plan update, this new intermediate school project will not move forward. The district will expand capacity at five elementary schools via mini-buildings of permanent construction consisting of 7-11 classrooms. In addition, in order to nearly double Avanti High School enrollment, Avanti is scheduled to expand to use the entire Knox building; the administration would move to a different building. At Olympia High School, the district would

reduce reliance on 10 portables by building a new permanent building of about 22 classrooms. Finally, the plan includes a substantial investment in systems modernizations and major repairs at facilities across the district.

This plan is intended to guide the district in providing new capital facilities to serve projected increases in student enrollment as well as assisting the district to identify the need and time frame for significant facility repair and modernization projects. The CFP will be reviewed on an annual basis and revised accordingly based on the updated enrollment and project financing information available.

Capital Facilities Plan 2016-2021

Olympia School District
November 2, 2015

Executive Summary

Table of Contents

I.	<u>School Capacity, Methodology and Levels of Service</u>	<u>1</u>
	<u>Table A: Elementary School Capacities</u>	<u>5</u>
	<u>Table B: Middle and High School Capacities</u>	<u>6</u>
	<u>Olympia School District Building Locations</u>	<u>7</u>
II.	<u>Forecast of Future Facility Needs</u>	<u>8</u>
	<u>Enrollment Trends</u>	<u>9</u>
	<u>Final Forecasts by Grade</u>	<u>11</u>
	<u>Graph A: Low, Medium, and High Range Forecast (2015-2013)</u>	<u>12</u>
	<u>Table C: 10-Year Enrollment Forecast by Grade Level</u>	<u>13</u>
	<u>Chart 1: Elementary Enrollment Changes (Low, Medium, and High)</u>	<u>13</u>
	<u>Chart 2: Middle School Enrollment Changes (Low, Medium, and High)</u>	<u>14</u>
	<u>Chart 3: High School Enrollment Changes (Low, Medium, and High)</u>	<u>15</u>
	<u>Table D: Projection Summary by School (October Headcount 2015-2030)</u>	<u>16</u>
	<u>Student Generation Rates Used in Forecasts and Impact Fees</u>	<u>17</u>
	<u>Class Size Reduction Assumptions</u>	<u>18</u>
	<u>Table E: State Funded Class Size Reduction</u>	<u>18</u>
	<u>Need for New Classrooms</u>	<u>19</u>
	<u>Chart 4: Seating Capacity by Year – Elementary</u>	<u>20</u>
	<u>Chart 5: Seating Capacity by Year – Middle School</u>	<u>21</u>
	<u>Chart 6: Seating Capacity by Year – High School</u>	<u>22</u>
III.	<u>Six-Year Planning and Construction Plan</u>	<u>23</u>
	<u>History and Background</u>	<u>23</u>

Overview of 2015 Facilities Advisory Committee Phase II Master Plan Update

	<u>Recommendations</u>	24
	<u>Class Size Reduction Planning</u>	26
	<u>Table F: Analysis of Portables, New Buildings, and Mini-Buildings</u>	27
	<u>Table G: Westside Observations</u>	28
	<u>Table H: Eastside Observations</u>	28
	<u>Table I: Classroom Construction Recommendations</u>	29
	<u>Utilization of Portables as Necessary</u>	36
	<u>Table J: Capital Facilities Plan Considerations</u>	36
IV.	<u>Finance Plan</u>	38
	<u>Impact Fees</u>	38
	<u>Table K: History of Impact Fees</u>	40
	<u>State Assistance</u>	40
	<u>Bond Revenue</u>	40
	<u>Capital Fund Balance</u>	41
	<u>Table L: Preliminary Revenue Estimates</u>	41
V.	<u>Appendix A: Inventory of Unused District Property</u>	43
	<u>Appendix B: Detail of Capital Facilities Projects</u>	44
	<u>Appendix C: Impact Fee Calculations</u>	48
	<u>Resolution 542</u>	49
	<u>Determination of Nonsignificance</u>	51
	<u>Environmental Checklist</u>	52

I. School Capacity, Methodology and Levels of Service

The primary function of calculating school capacities is to allow observations and comparisons of the amount of space in schools across the Olympia School District (OSD) and plan for growth in the number of students anticipated at each school. This information is used to make decisions on issues such as locations of specialty program offerings, enrollment boundaries, portable classroom units, new construction and the like.

School capacities are a general function of the number of classroom spaces, the number of students assigned to each classroom, how often classrooms are used, and the extent of support facilities available for students, staff, parents and the community. The first two parameters listed above provide a relatively straightforward calculation, the third parameter listed is relevant only to middle and high schools, and the fourth parameter is often a more general series of checks and balances.

The district's historical guideline for the maximum number of students in elementary school classrooms is as follows. The table below also identifies the guideline of the new initiative and the square footage guideline used for costing construction:

Class Size Guidelines	OSD Historical Guideline:	2014 I-1351 Enacted Law:	Square Footage Guideline:
Kindergarten	23 students	17 students	25-28 students
Grades 1-2	23 students	17 students	25-28 students
Grades 3	25 students	17 students	28 students
Grades 4-5	27 students	25 students	28 students

As the district constructs new classrooms, the class size square footage guideline is tentatively set to accommodate 25-28 students. Under the initiative (if enacted), the class size goal for 4th and 5th grade would be 25. Occasionally, class sizes for a class must exceed the guideline, and be in overload status. The district funds extra staffing supports for these classrooms when they are in overload status. In most cases, the district needs to retain flexibility to a) place a 4th or 5th grade into any physical classroom; and b) size the classroom square footage to contain a classroom in overload status where needed. In addition, there is the possibility that class sizes would be amended at a later time to increase or that state policy makers would never fully implement the guidelines of Initiative 1351. For these reasons, the district is maintaining its historical practice of constructing classrooms to hold 28 students comfortably.

Typically, OSD schools include a combination of general education classrooms, special education classrooms, and classrooms dedicated to supportive activities, as well as classrooms dedicated to enrichment programs such as art, music, language and physical education. Some programs, such as special education, serve fewer students but require regular-sized classrooms. An increased need for these programs at a given school can reduce that school's total capacity. In other words, the more regular sized classrooms that are occupied by smaller numbers of students, the lower the school capacity calculation will be. Any school's capacity, primarily at elementary level, is directly related to the programs offered at any given time.

Special education classroom use at elementary level includes supporting the Infant/Toddler Preschool Program, Integrated Kindergarten Program, DLC Program (Developmental Learning Classroom, which serves students with moderate cognitive delays), Life Skills Program (students with significant cognitive delays), LEAP Program (Learning to Engage, be Aware and Play Program for students with significant behavior disabilities) and the ASD Program (students with autism spectrum disorders.) At middle and/ or high level, special education classroom use includes supporting the DLC Program, Life Skills Program, HOPE Program (Help Our People Excel for students with significant behavior disabilities) and the ASD Program.

Classrooms dedicated to specific supportive activities include serving IEP's (Individual Education Plan) OT/PT services (Occupational and Physical Therapy), speech and language services, ELL services (English Language Learner), PATS services (Program for Academically Talented Students), as well as non-specific academic support for struggling students (primarily Title I of the No Child Left Behind Act.)

Of note, the district has a practice of limiting school size to create appropriately-sized learning communities. The district has a practice of limiting elementary school size to 500 students; middle school size to 800 students; and high school size to 1,800 students. These limits represent a guide, but not an absolute policy limit and in this CFP update the guideline is adjusted slightly. The district's 2015 review and update of the 2011 Master Plan included the FAC's recommendation that exceeding these sizes was desirable if the school still functioned well, and that a guideline should be exceeded when it made sense to do so. Therefore the plans for future enrollment growth are based on this advice and some schools are intended to grow past these sizes.

Methodology for Calculating Building Capacity

Elementary Schools

For the purpose of creating an annual CFP, student capacity at individual elementary schools is calculated by using each school's current room assignments. (E.g. How many general education classrooms are being used, and what grade level is being taught? How many different special education classrooms are being used? How many classrooms are dedicated to supportive activities like the PATS Program, ELL students, etc.?)

Throughout the district's elementary schools, special programs are located according to a combination of criteria including the proximity of students who access these special programs, the efficiency of staffing resources, and available space in individual schools. Since the location of special programs can shift from year to year, the student capacities can also grow or retract depending on where the programs are housed. This fluctuation is captured in what is termed the "Program Capacity" of each school. That is to say that "Program Capacity" is calculated based on the programs offered at a given school each year, instead of a simple accounting of the number of classroom spaces. (See Table A.)

Middle and High Schools

Capacity at middle schools and high school levels are based on the number of “teaching stations” that include general-use classrooms and specialized spaces, such as music rooms, computer rooms, physical education space, industrial arts space, and special education and/or classrooms dedicated to supportive activities. In contrast to elementary schools, secondary students simultaneously occupy these spaces to receive instruction. As a result, the district measures the secondary school level of service based on a desired average class size and the total number of teaching stations per building. The capacities of each secondary school are shown on Table B.

Building capacity is also governed by a number of factors including guidelines for maximum class size, student demands for specialized classrooms (which draw fewer students than the guidelines allow), scheduling conflicts for student programs, number of work stations in laboratory settings, and the need for teachers to have a work space during their planning period. Together these limitations affect the overall utilization rate for the district’s secondary schools.

This rate, in terms of a percentage, is applied to the number of teaching stations multiplied by the average number of students per classroom in calculating the effective capacity of each building. The levels of service for both middle and high school equates to an average class loading of 28 students based upon an 80% utilization factor. The only exception is Avanti High School, the district’s alternative high school program, which does not consist of any specialized classroom space and has relatively small enrollment, so a full 100% utilization factor was used to calculate this school’s capacity

The master plan includes estimates for both current and maximum utilization. In this CFP we have used the current utilization capacity level because it represents the ideal OSD configurations of programs and services at this time. It is important to note that there is very little added capacity generated by employing the maximum utilization standard.

Level of Service Variables

Several factors may impact the district’s standard Level of Service (LOS) in the future including program demands, state and federal funding, collective bargaining agreements, legislative actions, and available local funding. These factors will be reviewed annually to determine if adjustments to the district’s LOS were warranted. The district is experiencing growth in its special education preschool population and is exploring opportunities to provide other additional or expanded programs to students in grades K-12. This review may result in a change to the standard LOS in future Capital Facilities Plans.

Alternative Learning

The district hosts the Olympia Regional Learning Academy (ORLA), which serves students from both within and outside of the district’s boundaries. The program, which began in 2006, now serves approximately 350 students. Each year since 2006 the program’s enrollment has increased and the proportion of students from within the Olympia School District has increased. Therefore, over time, the program will have a growing positive impact on available capacity within traditional district schools. As more students from within district schools migrate to ORLA, they free up capacity to absorb projected growth.

The Olympia School District is also committed to serving as this regional hub for alternative education and services to families for non-traditional education. The program is providing education via on-line learning, home-school connect (education for students that are home-schooled), and Montessori elementary education.

Finally, Olympia School District is committed to providing families with alternatives to the traditional public education, and keeping up with the growing demand for these alternatives, and is committed to providing ORLA students and families with a safe facility conducive to learning.

Elementary School Technology

In capacity analyses, the district has assumed that current computer labs will be converted to classrooms. The ease of use, price, and industry trend regarding mobile computing afford the district the opportunity to eventually convert six classrooms/portables from a computer lab into a classroom.

Preschool Facilities

The district houses 10 special needs preschool classrooms across the district. Recently the district has been leasing space from a church due to a lack of classroom space. The CFP addresses the need to house these classrooms in district facilities. The analysis of classroom space assumes that if an elementary school currently houses a preschool classroom, that the school retains that preschool classroom. However, the Board of Directors will also consider an option to house preschool in one or two centralized spaces.

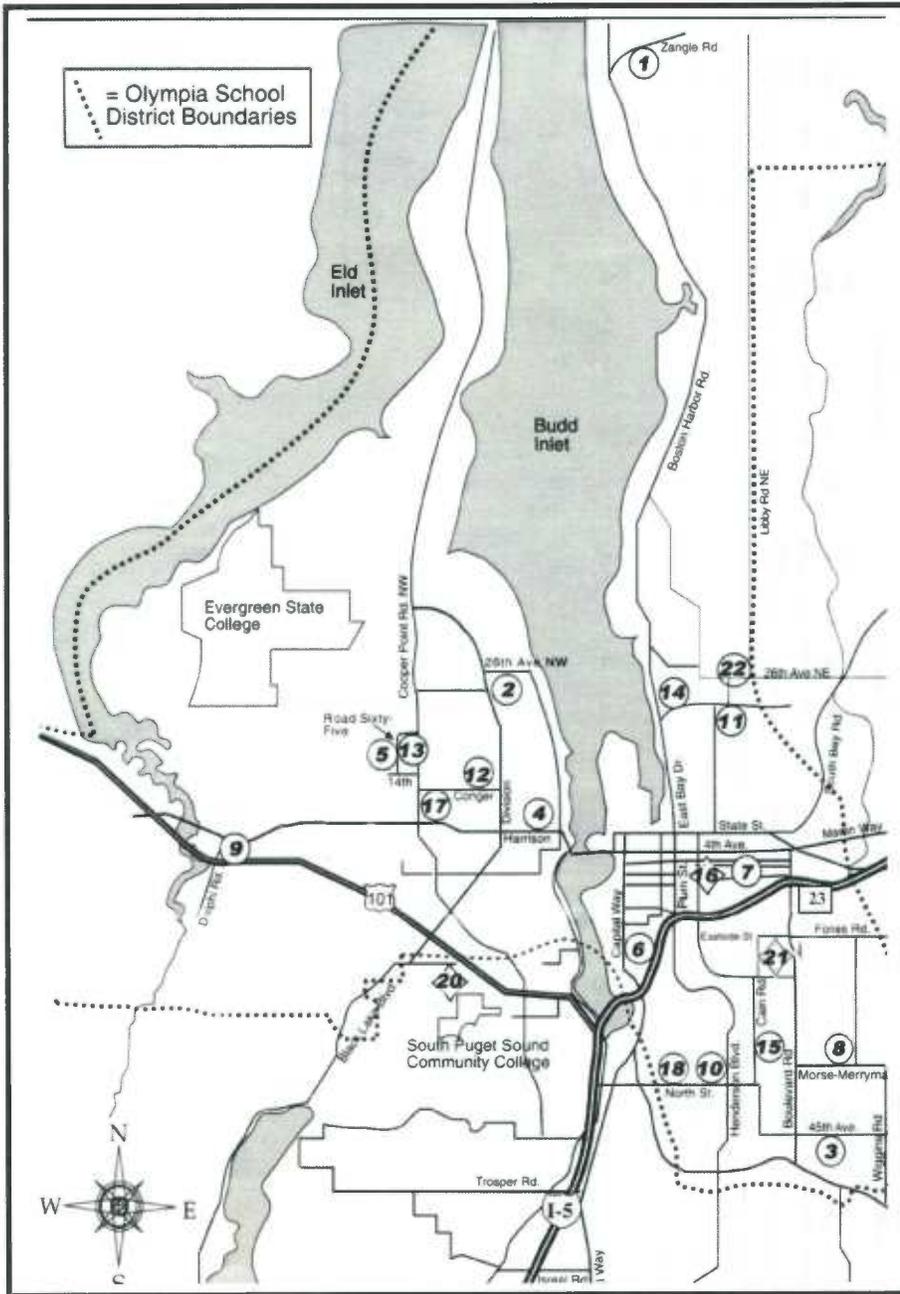
Table A
Elementary School Capacities (Current Utilization Standard and Current Class Size)

HC = Headcount	Oct HC 2014-15	Computer Labs Converted to Classroom			Computer Labs Converted to Classroom		
		Preschool Room Converted to K-5			Preschool Retained		
		Permanent	Portable	Total	Permanent	Portable	Total
Elementary Schools							
Boston Harbor	137	168	42	210	168	0	168
Brown, LP	294	339	0	339	339	0	339
Centennial	529	357	105	462	357	105	462
Garfield	320	441	16	457	399	16	415
Hansen	470	399	105	504	399	105	504
Lincoln	294	273	0	273	273	0	273
Madison	248	252	0	252	231	0	231
McKenny	362	331	63	394	310	63	373
McLane	328	331	42	373	310	42	352
Pioneer	440	365	42	407	365	42	407
Roosevelt	420	386	0	386	386	0	386
Totals	3,842	3,642	415	4,057	3,537	373	3,910
West Side Elementary Totals (BES, GES, HES, McLES)	1,706	1,783	163	1,946	1,720	163	1,883
East Side Elementary Totals (BHES, CES, LES, MES, McKES, PES, RES)	2,136	1,859	252	2,111	1,817	210	2,027

**Table B
Middle and High School Capacities (Current Utilization Standard and Current Class Size)**

District	Building Capacities with 2010-2011 Program Utilization					Building Capacities with 2010-2011 Program Utilization					Building Capacities with 2010-2011 Program Utilization					Education Program Policy - Allow Capacity											
	General Education					Special Education					Special Education					Special Supportive Activities					Total						
OCBC 2014-15	# of classrooms	Perms. Capacity	# of portable	Perct. Capacity	Total Capacity (including portables)	# of classrooms	Perms. Capacity	# of portable	Perct. Capacity	Total Capacity (including portables)	# of classrooms	Perms. Capacity	# of portable	Perct. Capacity	Total Capacity (including portables)	# of classrooms	Perms. Capacity	# of portable	Perct. Capacity	Total Capacity (including portables)	# of classrooms	Perms. Capacity	# of portable	Perct. Capacity	Total Capacity (including portables)		
Middle Schools																											
Jefferson	413	25	715	0	715	3	25	0	0	25	3	25	0	0	25	3	0	0	0	0	794	0	0	0	0	794	
Marshall	304	23	650	0	650	1	10	0	0	10	2	10	0	0	10	3	0	0	0	0	670	0	0	0	0	670	
Reeves	403	24	638	1	713	1	5	0	0	5	1	5	0	0	5	3	0	0	0	0	677	29	0	0	0	726	
Washington	358	32	918	0	918	0	0	0	0	0	0	0	0	0	0	4	0	2	0	0	918	0	0	0	0	918	
Totals	1,558	104	2,905	1	3,014	5	44	0	0	44	5	44	0	0	44	15	0	2	0	0	3,029	29	0	0	0	3,058	
*Utilization Factor for middle schools = 80%																											
High Schools																											
OCBC 2014-15	# of classrooms	Perms. Capacity	# of portable	Perct. Capacity	Total Capacity (including portables)	# of classrooms	Perms. Capacity	# of portable	Perct. Capacity	Total Capacity (including portables)	# of classrooms	Perms. Capacity	# of portable	Perct. Capacity	Total Capacity (including portables)	# of classrooms	Perms. Capacity	# of portable	Perct. Capacity	Total Capacity (including portables)	# of classrooms	Perms. Capacity	# of portable	Perct. Capacity	Total Capacity (including portables)		
Academy	156	7	201	0	201	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	201	0	0	0	0	201	
Capital	1,344	63	1,808	2	1,866	1	6	0	0	6	1	6	0	0	6	5	0	0	0	0	1,814	57	0	0	0	1,872	
Dixiepark	1,726	72	2,066	6	2,239	2	12	3	24	36	2	12	3	24	36	0	0	0	0	0	2,076	196	0	0	0	2,275	
High School Totals	3,226	142	4,075	8	4,305	3	18	3	24	42	3	18	3	24	42	5	0	0	0	0	4,055	254	0	0	0	4,307	
*Utilization Factor for Academy = 100%																											
*Utilization Factor for comp. high schools = 80%																											

Olympia School District Building Locations



Elementary Schools

1. Boston Harbor
2. L.P. Brown
3. Centennial
4. Garfield
5. Hansen
6. Lincoln
7. Madison
8. McKenny
9. McLane
10. Pioneer
11. Roosevelt

Middle Schools

12. Jefferson
13. Marshall
14. Reeves
15. Washington

High Schools

16. Avanti
17. Capital
18. Olympia

Other Facilities

19. New Market Voc. Skills Center
20. Transportation Support Service Center
21. John Rogers
22. Olympia Regional Learning Academy

II. Forecast of Future Facility Needs: Olympia School District Enrollment Projections

Summary Prepared by Demographer, Dr. Les Kendrick¹

Enrollment in the Olympia School District has trended up over the past three years. This is in sharp contrast to the relatively flat enrollment trend that was in place for much of the past decade. Over the past three years we have seen improvements in the local and regional real estate market, and the entering kindergarten classes have been larger as the bigger birth cohorts from 2007 to 2009 have become eligible for school. These trends have contributed to the recent net gains in enrollment. The question is, will these trends continue or do we expect a return to a flat or declining pattern over the next decade?

In a report completed in 2011, a demographer predicted Olympia would begin to see a general upward trend in enrollment between 2011 and 2025, due to larger birth cohorts entering the schools and projected population and housing growth within the District boundary area. For the most part this pattern has held true, though the official enrollment in October 2014 was approximately 150 students below the medium range projection completed in March 2011. The purpose of this report is to update the enrollment projections and extend them out to 2030.

The first part of this analysis provides a general narrative describing the recent enrollment and demographic trends with a discussion of what is likely to happen in the future. The next part of the analysis is divided into sections which highlight specific demographic trends and their effect on enrollment. Each section begins with a set of bulleted highlights which emphasize the important information and conclusions to keep in mind when viewing the accompanying charts and tables.

Following this discussion, the detailed forecasts by grade level for the district are included. This section provides a variety of alternative forecasts including low, medium, and high range options that emphasize the uncertainty we encounter when trying to predict the future. The medium range forecast is recommended at this time, though it is important to give at least some consideration to the low and high alternatives in order to determine what actions might be taken if enrollment were to trend close to these options.

The final section presents enrollment projections by school. These projections are balanced to the medium range district forecast and are designed to assist with facilities planning, boundary adjustments, or other matters that are relevant in school district planning.

Finally, it is worth noting that sometimes there will be unpredictable changes in the local or regional environment (dramatic changes in the economy, the housing market, or even natural disasters) that can lead to enrollment trends that diverge widely from the estimates presented here. For this reason the district will update the long range projections periodically to take advantage of new information; typically a new update is prepared every 5 years.

¹ Enrollment trends and projections prepared by Dr. William ("Les") Kendrick, May 2015.

Enrollment Trends – Past, Present, and Future

As noted in the introduction, enrollment in the Olympia School District has trended up in the past three years. Olympia's share of the county K-12 public school enrollment has also increased during this time period. Between 2000 and 2010 the district's share of the County K-12 enrollment declined from 24.3% in October 2000, to 22.7% by October 2010. The North Thurston and Yelm school districts saw big gains in their K-12 population between 2000 and 2010, consistent with their overall gain in the general population. Since 2010, however, Olympia's share of the K-12 public school market has increased to 23.1%.

Shifts and changes in school age populations over time are not unusual as housing development, local economic changes, and family preferences can lead to shifts and changes from year to year. Over the next decade, however, it is likely that most, if not all, of the school districts in the County will see some gain in their enrollment as the larger birth cohorts from recent years become eligible for school. Since 2007, Thurston County has seen an average of about 3000 births per year, with recent years trending even higher. This compares to an average of 2500 births a year that we saw between 1997 and 2006. As these larger birth cohorts have begun to reach school age (kids born in 2007 would be eligible for school in 2012) overall kindergarten enrollment in Thurston County has increased. In Olympia specifically, the 2014 kindergarten class was larger than any class from the previous 13 years.

Looking ahead, births are expected to continue to trend up some at least through 2025, with births in the county remaining above 3,000 for the foreseeable future. This trend is partly generational, as the grandchildren of the baby boomers reach school age, and partially due to a good State economy that continues to attract young adults who already have children or might be expected to have children in the future. The forecast from the State for Thurston County predicts that there will be more women in the population between the ages of 20 and 45 over the next decade than we have seen in the previous decade. As a result, we expect larger birth cohorts with accompanying gains in K-12 enrollment. This trend is also evident in the counties near Seattle (King, Pierce, Kitsap, and Snohomish). More births throughout the region mean that there will be more families with school-age children buying houses over the next decade.

In addition to birth trends, the real estate market is improving. According to a recently completed report by Mike McCormick, the Olympia School District saw a net gain of over 1,000 new single family units and over 600 multi-family units between 2009 and 2013. These numbers are substantially higher than results of the 2011 analysis.

New housing development typically brings more families with children into the district. According to the McCormick analysis, Olympia saw a gain of about 59 students for every 100 new single family homes that were built, and about 23 students for every 100 new multi-family units. These gains are in line with the averages seen in the Puget Sound area where there is typically an average gain of about 50 students per 100 new single family homes and 20-25 students for every 100 new multi-family units. These are averages, of course, and the numbers can vary widely across districts.

The McCormick results are also consistent with estimates from the Office of Financial Management (OFM) for the State of Washington. OFM reports that just under 1,800 housing units have been added to the district's housing stock since the 2010 Census (2010 to 2014). If this pace were to continue, the district would see over 4,000 units added to the housing stock between 2010 and 2020.

There are reasons to project that the pace of new home development could be even greater. The OSD tracking of current housing projects shows that there are just over 3200 units (approximately 1,700 single family units and 1,500 multi-family units) that are in various stages of planning. Some of the units have been recently completed and others are moving at a very slow pace, so it is difficult to predict how many will be completed by 2020.² Assuming complete build-out by 2020, this would add an additional 3,200 units to those already completed, resulting in a net gain of approximately 5,000 housing units between 2010 and 2020. This is reasonably close to the housing forecasts produced by the Thurston Regional Planning Council (TRPC), though the latter forecast also predicts that the average household size in Olympia will continue to drop over time, resulting in fewer residents per house (and perhaps fewer students per house as well).

Housing estimates are one factor that can be used when predicting future enrollment. Information about housing developments that are currently in the pipeline (i.e., projects that we know are on the books) can be used to help us forecast enrollment over the next five to six year period. Beyond that point we either need housing forecasts (which are available from the TRPC) or more general estimates of population growth and even K- 12 population growth that we can use to help calibrate and refine our long range forecasts.

Addressing population growth specifically, various estimates suggest that the Olympia School District will grow at about the same rate as the overall county over the next ten to fifteen years. In addition, due to the larger birth cohorts referenced earlier, the Office of Financial Management (OFM) is predicting continued gains in the Age 5-19 population between now and 2030 in its medium range forecast for the County. Given the projected growth in housing and population, and the trends in births, the projections assume that enrollment in Olympia and the County will continue to grow between now and 2025 at a healthy pace, with a slowing growth trend between 2025 and 2030. The latter trend occurs because as we go out further, graduating 12th grade classes get larger (as the large kindergarten classes from recent years roll up through the grades). Between 2025 and 2030, some of the gains from the large kindergarten classes begin to be offset by the size of each year's exiting 12th grade class. In addition, the projections include a slight decline in the size of the birth cohorts that will be entering school during this time period.

There is, as always, some uncertainty in predicting the future. The hardest factor to predict is the net gain or loss in the population that occurs from people moving into or out of an area. These changes, referred to as "migration", can shift due to changes in the local, regional or State economy. In addition, large shifts in the military population in an area can also lead to unexpected changes in migration.

² This includes only those projects that are not yet complete or were recently completed in 2014.

As a result of this uncertainty alternative forecasts were developed. First, a series of forecasts, using different methods, were produced; these lend support to the medium range option recommended in the final section. And, in addition to the final medium range forecast, low and high alternatives that show what might happen if housing and population growth (especially K-12 population growth) were to be lower or higher than what assumed in the medium model. Accumulated over time, these differences show alternative scenarios for future enrollment. Although the medium range forecast is consistent with our expectations about births, population, and housing development, it is important to consider the low and high alternatives, since the unexpected does sometimes happen.

It should also be noted that the recommended forecast in this report is somewhat lower than the recommended forecast from 2011. This reflects the fact that the current birth forecasts, while still predicting gains compared to the previous decade, are lower than the forecasts from 2011. This difference reflects recent changes in fertility rates (the number of children born to women in their child-bearing years) and updated forecasts of the female population for Thurston County that were completed after 2011. It also reflects the latest kindergarten trends which show Olympia enrolling a smaller proportion of the County kindergarten population.

The current forecast also takes account of the latest forecast of the Thurston County population by age group, obtained from the Office of Financial Management (OFM). As a result of this information and the data on births and kindergarten enrollment, the present forecast is lower than the one completed in 2011.

Final Forecasts by Grade

A final low, medium, and high range forecast by grade level was produced for the district. The medium forecast is recommended at this time.

- **Medium Range Forecast:** This forecast assumes the addition of approximately 476 new housing units annually and population growth of about 1.3% a year between now and 2030. It also assumes some overall growth in the school age population based on the expected rise in births and the forecast of the Age 5-19 County population (OFM Medium Range Forecast).
- **Low Range Forecast:** This forecast assumes that the K-12 population will grow at a rate that is about 1% less on an annual basis than the growth projected in the medium range forecast.
- **High Range Forecast:** This forecast assumes that the K-12 population will grow at a rate that is about 1% more on an annual basis than the growth projected in the medium range forecast.

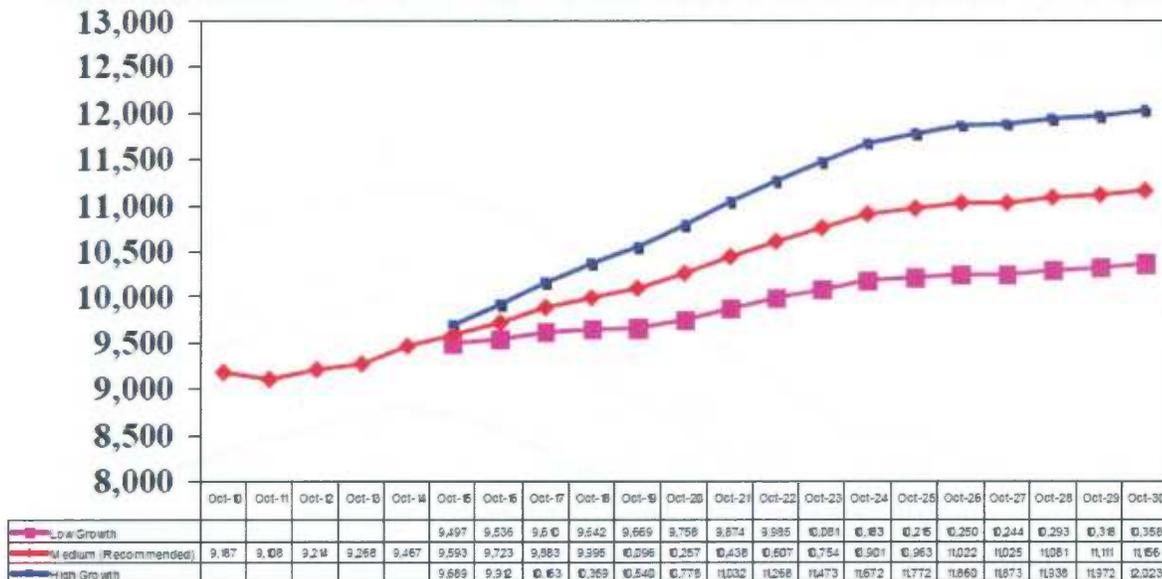
Considerations regarding the Forecast

Although multiple models lend credibility to our medium range forecast, there is always a possibility that our forecast of future trends (births, population, and housing) could turn out to be wrong. This is the reason for the low and high alternatives.

There are several key indicators to keep in mind when looking at future enrollment trends. These indicators are helpful for knowing when enrollment might start trending higher or lower than expected.

- Births – If births between 2015 and 2025 are higher or lower than our present forecasts, we can expect a corresponding increase or decrease in the overall enrollment.
- Also, it is useful to track the district’s share of the county kindergarten enrollment. If it continues to decline as in recent years, or trends up more dramatically, this too will have a corresponding effect on long term enrollment growth.
- Migration – There has been a lot of discussion in recent years of young families opting for a more urban lifestyle in cities. This is certainly true of recent trends in Seattle where the K-12 enrollment has gone up dramatically as the number of families opting to stay in the City and attend city schools has increased. Similar trends can also be seen in the Bellevue School District. In Olympia, one should take note if there is more enrollment growth in the more urban areas of the district or, alternatively, less growth in outlying districts like Yelm that saw tremendous population and housing growth between the 2000 and 2010 Census. These trends, if present, might indicate that enrollment will trend higher than we are predicting in our medium range model.

Graph A: Low, Medium, and High Range Forecasts 2015-2030



Graph A is based on Birth Trends and Forecasts, Grade-to-Grade growth and an adjustment for projected future changes in housing growth and growth in the Age 5-19 population.

The table below displays the 10-year enrollment forecast, by grade level.

Table C

Grade	Oct '14	Oct '15	Oct '16	Oct '17	Oct '18	Oct '19	Oct '20	Oct '21	Oct '22	Oct '23	Oct '24	Oct '25
K		634	656	658	669	661	671	716	722	727	733	704
1		710	673	697	699	711	702	712	760	766	772	777
2		688	728	689	714	715	728	718	728	778	784	790
3		727	703	743	704	729	731	743	733	743	794	800
4		700	746	722	763	723	748	750	762	752	762	814
5		723	722	769	744	786	745	770	772	785	774	785
6		686	715	713	760	735	777	738	763	764	777	767
7		701	708	738	737	785	759	804	764	790	791	804
8		672	714	721	752	750	799	775	821	779	806	807
9		884	833	885	894	931	929	992	961	1,019	967	1,000
10		878	889	837	889	898	935	936	999	968	1,026	974
11		782	845	855	806	856	864	902	902	963	934	898
12		807	792	856	867	816	867	882	921	921	983	953
Total	9,467	9,593	9,723	9,883	9,995	10,096	10,257	10,438	10,607	10,754	10,901	10,963
Change		126	130	161	112	101	160	181	170	147	147	62
% of Change		1.33%	1.36%	1.66%	1.13%	1.01%	1.58%	1.76%	1.63%	1.39%	1.37%	0.57%

Chart 1 depicts the number of new students expected at the elementary level for each of the 3 enrollment projections: low, medium and high. Based on the medium projection, in 10 years the district will need to be housing an additional 567 elementary-age students.

Chart 1: Elementary School umulative Enrollment Change; Low, Medium and High Projections



Chart 2 depicts the number of new students expected at the middle school level for each of the 3 enrollment projections: low, medium and high. Based on the medium projection, in 10 years the district will need to be housing an additional 322 middle school-age students.

Chart 2: Middle School Cumulative Enrollment Change; Low, Medium and High Projections

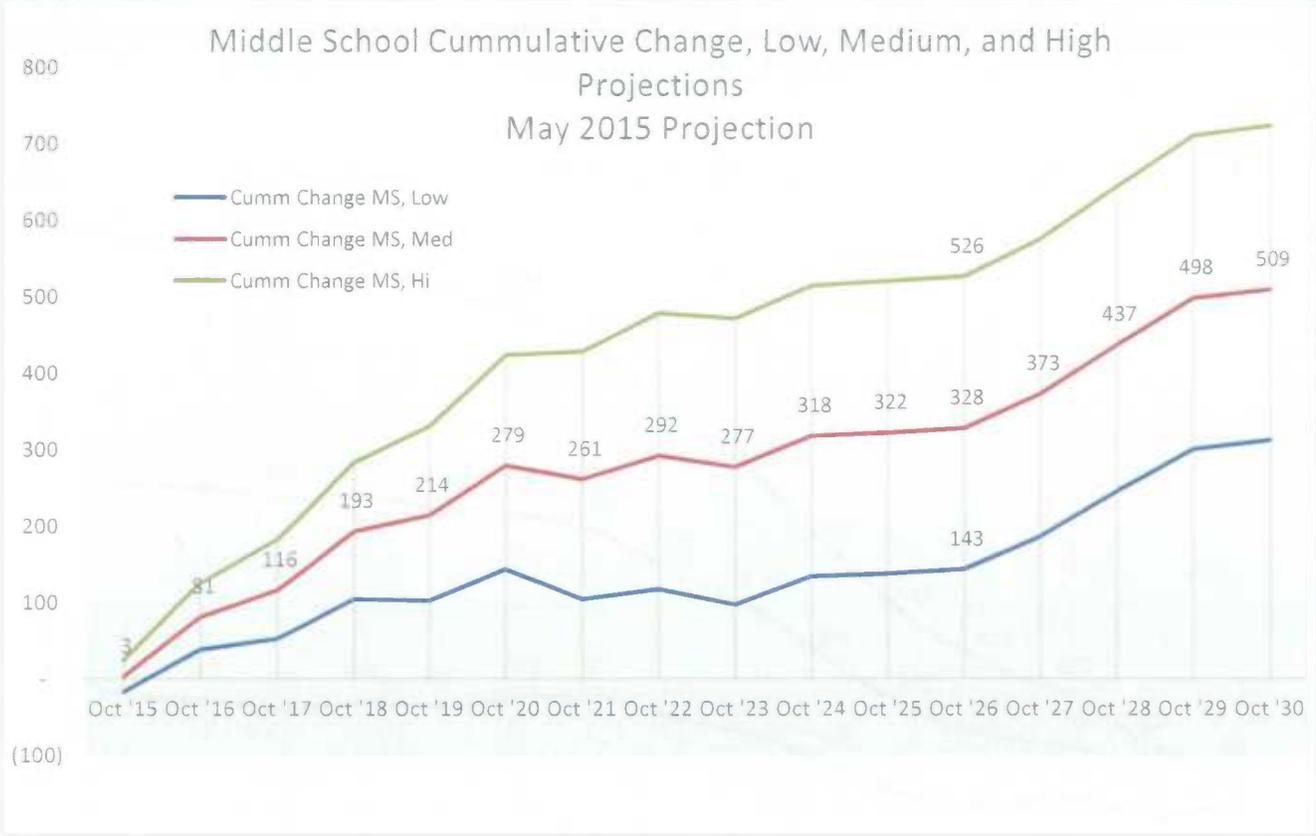
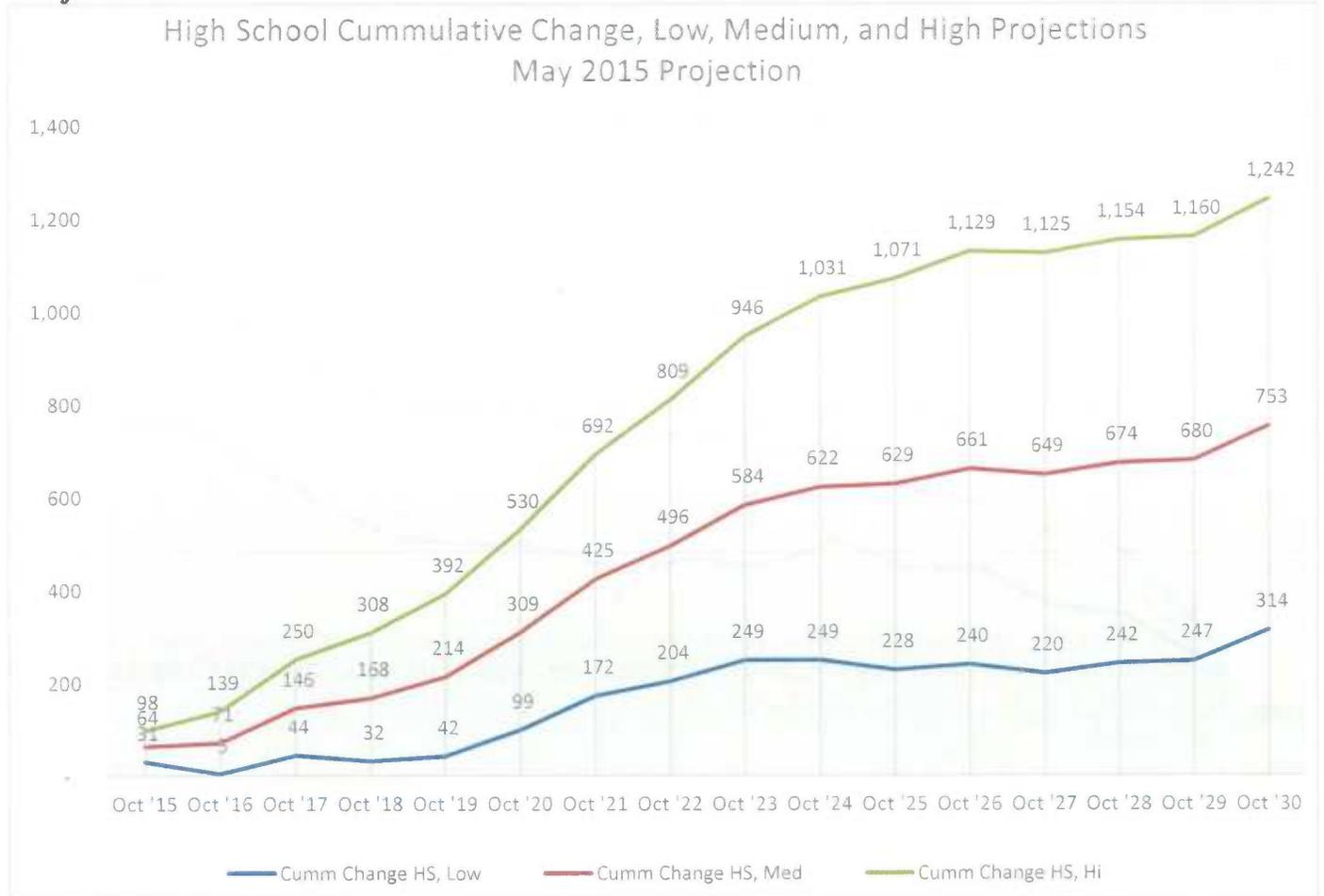


Chart 3 depicts the number of new students expected at the high school level for each of the 3 enrollment projections: low, medium and high. Based on the medium projection, in 10 years the district will need to be housing an additional 629 high school-age students.

Chart 3: High School Cumulative Enrollment Change; Low, Medium and High Projections



School Forecasts

Forecasts were also created for schools. This involved allocating the district medium range projection to schools based on assumptions of differing growth rates in different service areas. Two sources of information were used for this forecast. First, housing development information by service area, provided by the Olympia School District, was used to forecast school enrollments between 2015 and 2020. (See next section for Student Generation Rate study results.) The average enrollment trends by grade were extrapolated into the future for each school. The numbers were then adjusted to account for additional growth or change due to new home construction. For the period between 2020 and 2030 adjustments to the school trends were based on housing forecasts by service area obtained from the Thurston Regional Planning Council.

For secondary schools, the entry grade enrollment forecasts (grade 6 and 9) were based on enrollment trends and housing, as well as estimates of how students feed from elementary into

middle school and middle into high school. For alternative schools and programs it was assumed that their share of future enrollment would be consistent with recent trends. This means that ORLA, for example, would increase its enrollment over time, consistent with the overall growth in the district's enrollment.

In all cases, the final numbers were balanced to the district medium projection which is assumed to be most accurate. This analysis by school allows the district to look at differential growth rates for different parts of the district and plan accordingly. Summary projections by school are provided on the following page.

Although the school projections are carried out to 2030, it is very likely that changes in demographics, program adjustments, and even district policy changes will lead to strong deviations from the projected numbers that far out. Because school service area projections are based on small numbers (30-50 per grade level in some cases) they are subject to greater distortion than district-level projections (especially over a longer range time period) and higher error rates. Estimates beyond five years should be used with caution.

Instead of focusing on the exact projection number for the period between 2020 and 2030, it is recommended that the focus be on the comparative general trend for each school. Is it going up more severely than other schools, down more severely, or staying about the same over time during this time frame?

Table D: Projection Summary by School (October Headcount 2015-2030) Medium Range Forecast

Medium Projections																
School	Oct '15	Oct '16	Oct '17	Oct '18	Oct '19	Oct '20	Oct '21	Oct '22	Oct '23	Oct '24	Oct '25	Oct '26	Oct '27	Oct '28	Oct '29	Oct '30
Boston Harbor	130	122	117	115	122	122	125	129	133	136	139	141	140	139	138	137
Centennial	526	525	519	516	528	530	540	544	550	555	560	562	557	553	549	544
Garfield	327	332	332	335	333	336	343	350	357	363	367	367	365	362	359	356
Hansen	485	491	497	500	492	498	508	508	509	512	513	512	507	503	500	495
Lincoln	300	293	293	302	308	310	316	322	328	334	338	339	337	335	333	330
LP Brown	301	319	330	329	329	324	330	335	340	345	349	353	354	353	352	350
Madison	271	289	298	293	296	281	286	290	294	298	301	303	300	298	296	293
McKenny	361	359	370	370	368	372	379	401	422	439	453	457	454	448	442	437
McLane	351	371	367	381	392	396	404	401	400	401	400	399	396	393	390	386
Pioneer	459	465	481	491	498	504	513	510	510	510	510	509	503	499	494	489
Roosevelt	406	399	410	401	400	394	402	419	434	447	457	465	466	464	462	459
Jefferson	402	375	367	383	414	434	429	426	421	428	430	432	443	456	468	472
Marshall	387	384	387	408	428	422	430	428	431	433	426	420	420	425	430	429
Reeves	391	402	420	443	437	476	452	465	445	456	462	470	485	504	522	528
Washington	760	831	850	859	836	844	847	867	877	894	897	899	916	939	960	962
AHS	144	149	142	151	151	155	163	169	168	173	172	175	173	175	175	177
CHS	1,350	1,400	1,459	1,435	1,430	1,452	1,462	1,523	1,581	1,585	1,594	1,589	1,583	1,587	1,579	1,598
OHS	1,802	1,755	1,754	1,772	1,809	1,869	1,963	1,965	1,992	2,023	2,019	2,054	2,050	2,069	2,082	2,131
ORLA	265	266	269	271	273	276	280	284	288	292	295	296	296	297	298	299
ORLA B	175	198	221	239	252	262	266	270	275	278	280	281	281	282	283	284
	9,593	9,723	9,883	9,995	10,096	10,257	10,438	10,607	10,754	10,901	10,963	11,022	11,025	11,081	11,111	11,156

Note: Numbers may not add to exact totals due to rounding

Student Generation Rates Used to Generate School Forecasts and Calculate Impact Fees

Enrollment forecasts for each school involved allocating the district medium projection to schools based on assumptions of differing growth rates in different service areas. Two sources of information were used for this forecast of student data. First, housing development information by service area, provided by the City and County. Second, student generation rates are based on City and County permits and OSD in-district enrollment data, 2009-2013³. The student generation rates are applied to future housing development information to identify where the growth will occur.

The process of creating the student generation rates involved comparing the addresses of all students with the addresses of each residential development in the prior 5 completed years. Those which matched were aggregated to show the number of students in each of the grade groupings for each type of residential development. A total of 1,051 single family residential units were counted between 2009 and 2013 within the school district boundary. There are a total of 624 students from these units. A total of 632 multiple family units were counted. There are 148 students associated with these units.⁴

Based on this information, the resulting student generation rates are as follows:

Student Generation Rates

(Olympia only, not including Griffin; based on cumulative file 2009-2013 permits)

	<u>Single-Family</u>	<u>Multi-Family</u>
Elementary Schools (K-5)	0.309	0.119
Middle Schools (6-8)	0.127	0.059
High Schools (9-12)	0.158	0.057
Total	0.594	0.234
Change from August 2013 Study ⁵	15% Increase	11% Increase

Based on this data, the district enrolls about 59 students for every 100 single family homes permitted over a five-year period. The rate is highest in the most mature developments, The rates are lowest in the most recent years because it is likely that the district has not yet seen all the students.

Again using the above data, the district enrolls about 23 students for every 100 multi-family units, but the rate varies considerably from year to year (most likely due to the type of development- rental, condo, townhome, and the number of bedrooms of each). Utilizing the five-year average is probably best practice because it includes enough units and types to provide a reliable measure of growth from multi-family homes.

³ Student generation rate study was conducted by Mike McCormick, February 2015.

⁴ McCormick, February 2015.

⁵ August 2013 results were an average of 0.516 for single family homes and 0.212 for multi-family homes.

Class Size Reduction Assumptions

Elementary School

Elementary school class size represents a major set of assumptions to project adequacy of classroom space. As of July 2015, the state Legislature delayed implementation of Initiative 1351 by four years. However, the Legislature also reduced class size in kindergarten through the third grade. The Legislature did not decrease class size in grades 4 and 5, as presumably these will be addressed once the initiative is implemented. Importantly, the Legislature has decreased class size differentially at average (typical) income and low income schools. The table below depicts the class size reduction for grades K-3.

Table E: State Funded Class Size Reduction

Students per Teacher(s)	2014-15 SY		2015-16 SY		2016-17 SY		I-1351 Required	
	Typical Income Schools	High Poverty Schools	Typical Income School	High Poverty Schools	Typical Income Schools	High Poverty Schools	Typical Income Schools	High Poverty Schools
Kindergarten	25.23	20.30	22.00	18.00	19.00	17.00	17.00	15.00
1st Grade	25.23	20.30	23.00	19.00	21.00	17.00	17.00	15.00
2nd Grade	25.23	24.10	24.00	22.00	22.00	18.00	17.00	15.00
3rd Grade	25.23	24.10	25.00	24.00	22.00	21.00	17.00	15.00

One additional nuance to the class size planning effort is that the text of I-1351 and the Legislative implementation guidance includes specialist teachers in the calculation of class size. Therefore, to reach a K-3 class size of 17, a school district will meet requirements by pairing 1.1 teachers (1 full-time classroom and .05 PE and .05 music) with 19 students. All projections in this document assume that specialist teachers are contributing to the class size accountability tests.

The Legislature has universally funded full day kindergarten (FDK) for fall 2016. Therefore, full day kindergarten (FDK) is also a major factor to the classroom space equation. In the 2015-16 SY, the district will convert 5 schools to offer mainly FDK, but the number of new classrooms needed is small given that the district has been transitioning to FDK for several years. In the 2016-17 SY, the remaining 6 schools will offer mainly FDK; again only 2-3 new classrooms will be needed to make this conversion given the progress the school district has already made.

An additional assumption in this analysis is that all computer labs will be disbanded and replaced with mobile computer labs. This conserves several classrooms across the district and is consistent with best-resource practices.

Middle School

Analysis of the need for new classrooms is based the following assumptions:

- The district will continue to fund 1 teacher per 28 students; an enhanced level over the state allocation of 1 teacher for every 28.7 students. The Legislature may reduce class size to one teacher per 25 students, but we do not know when or if this will happen.

Therefore, analysis below is shown for a reduction to 27 from 28.7, assuming that the Legislature will not fund grades 6-8 class size at 25 students per teacher.

- The district will build classrooms to accommodate 30-32 students so as to ensure viability over the 30 year life of new construction and flexibility regardless of shifts in funding and class offerings.
- The district will assume that each classroom is “empty” for 1 period per day the teacher can plan with his/her equipment rather than be forced to plan away from the classroom because the space is used for another classroom offering. (80% utilization rate.)
- For any major project, the district will maximize classrooms in order to accommodate potential class size reduction at grades 6-8. However, the district will not undertake a construction project for the sole reason of reducing class size; legislative policy is unpredictable and actions thus far indicate minimal commitment to secondary-grade class size reduction.

High School

Analysis of the need for new classrooms is based the following assumptions:

- The district will continue to fund 1 teacher per 28 students; an enhanced formula over the state allocation of 1 teacher for every 28.7 students. The Legislature may reduce class size to one teacher per 25 students; we do not know when or if this will happen.
- The district will build classrooms to accommodate 30-32 students so as to ensure viability over the 30 year life of new construction and flexibility regardless of shifts in funding and class offerings.
- The district will meet or exceed the state requirement for laboratory science.
- The district will raise retention rates toward graduation.
- The district will assume that each classroom is “empty” for 1 period so that the teacher can plan with his/her equipment rather than be forced to plan away from the classroom because the space is used for another classroom offering. (80% utilization rate.)
- For any major project, the district will maximize classrooms in order to accommodate potential class size reduction at grades 9-12. However, the district will not undertake a construction project for the sole reason of reducing class size; legislative policy is unpredictable and actions thus far indicate minimal commitment to secondary-grade class size reduction.

Need for New Classrooms

In summary, the combination of enrollment projections (based on updated student generation rates and developments underway) and class size reduction, the district will need new classroom seats or student classroom capacity.

The chart on the next page depicts that, if class size is reduced to 19 students per classrooms (17 students per teacher), the district will have an immediate need for additional classrooms. The seating capacity deficit, based on the medium projection totals 415 students by October 2020.

Chart 4: Seating Capacity by Year for Elementary Schools

Chart 4

ELEMENTARY SCHOOL CAPACITY AFTER ENROLLMENT INCREASE FOR LOW, MEDIUM, AND HIGH PROJECTION; CURRENT PORTABLES; CURRENT PRESCHOOL; COMPUTER LABS CONVERTED; K-3 CLASS SIZE AT 19 (17 INCL. SPECIALISTS); MAY 2015 PROJECTION

Oct '15 Oct '16 Oct '17 Oct '18 Oct '19 Oct '20 Oct '21 Oct '22 Oct '23 Oct '24 Oct '25 Oct '26 Oct '27 Oct '28 Oct '29 Oct '30

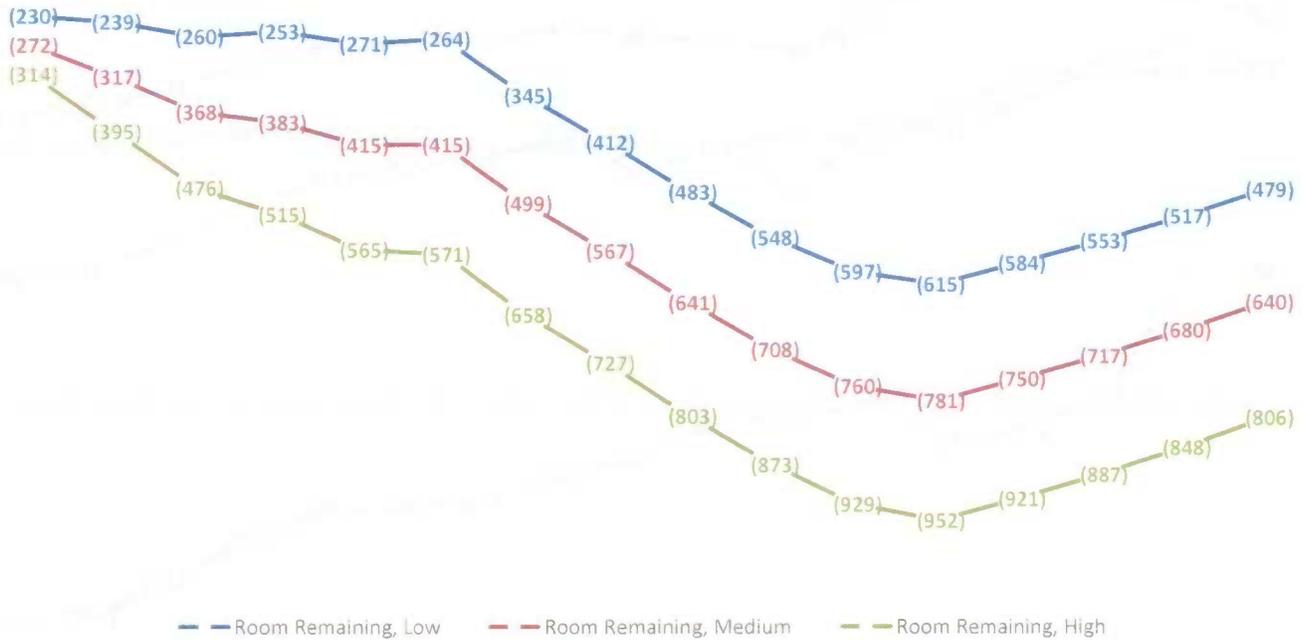


Chart 5: Seating Capacity by Year by Middle School

At the middle school level, seating capacity is sufficient at 3 of 4 middle schools. The deficit at Washington Middle School is highly dependent on development of two housing complexes: Bentridge and Ashton Woods.

Chart 5

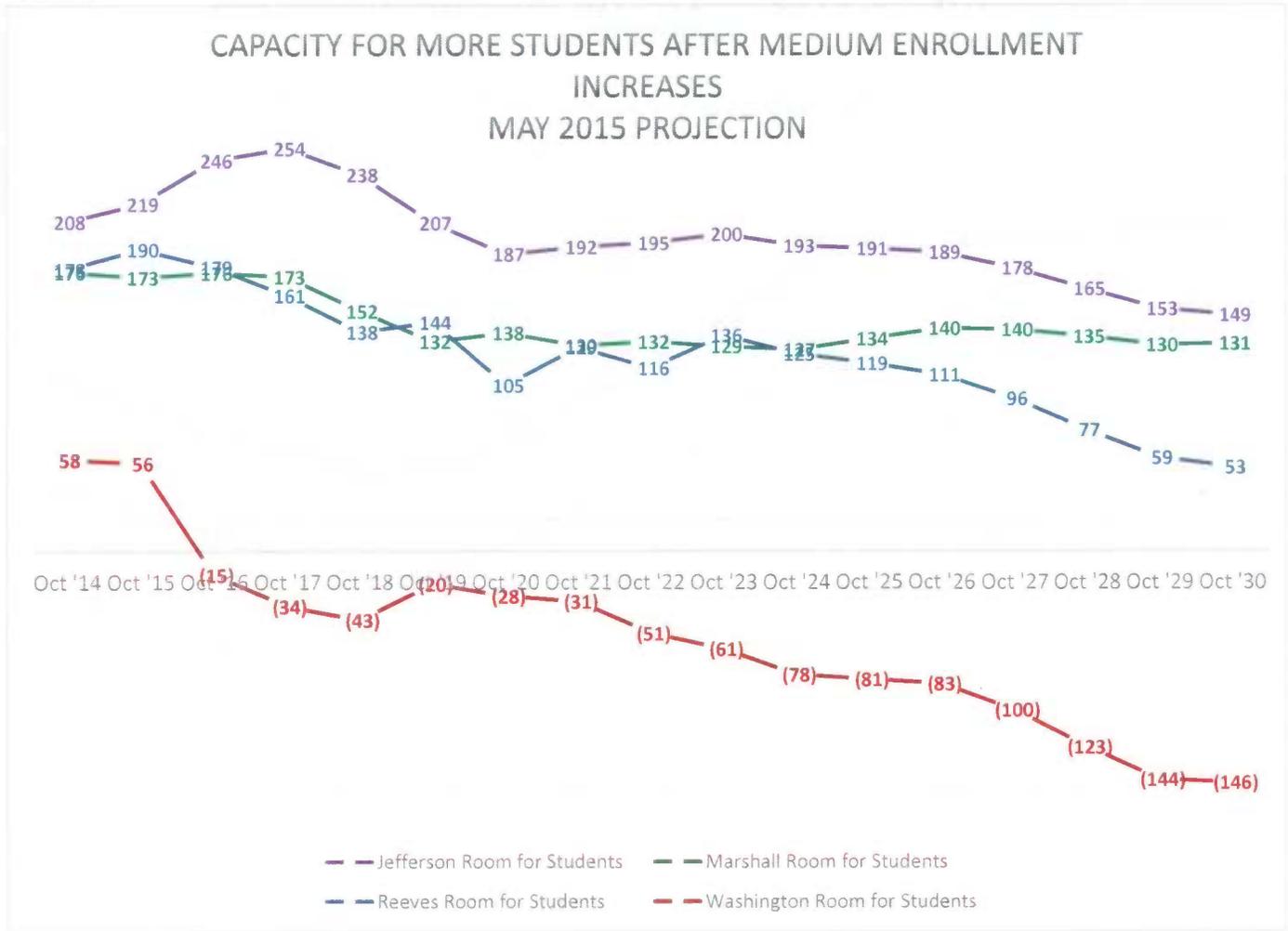
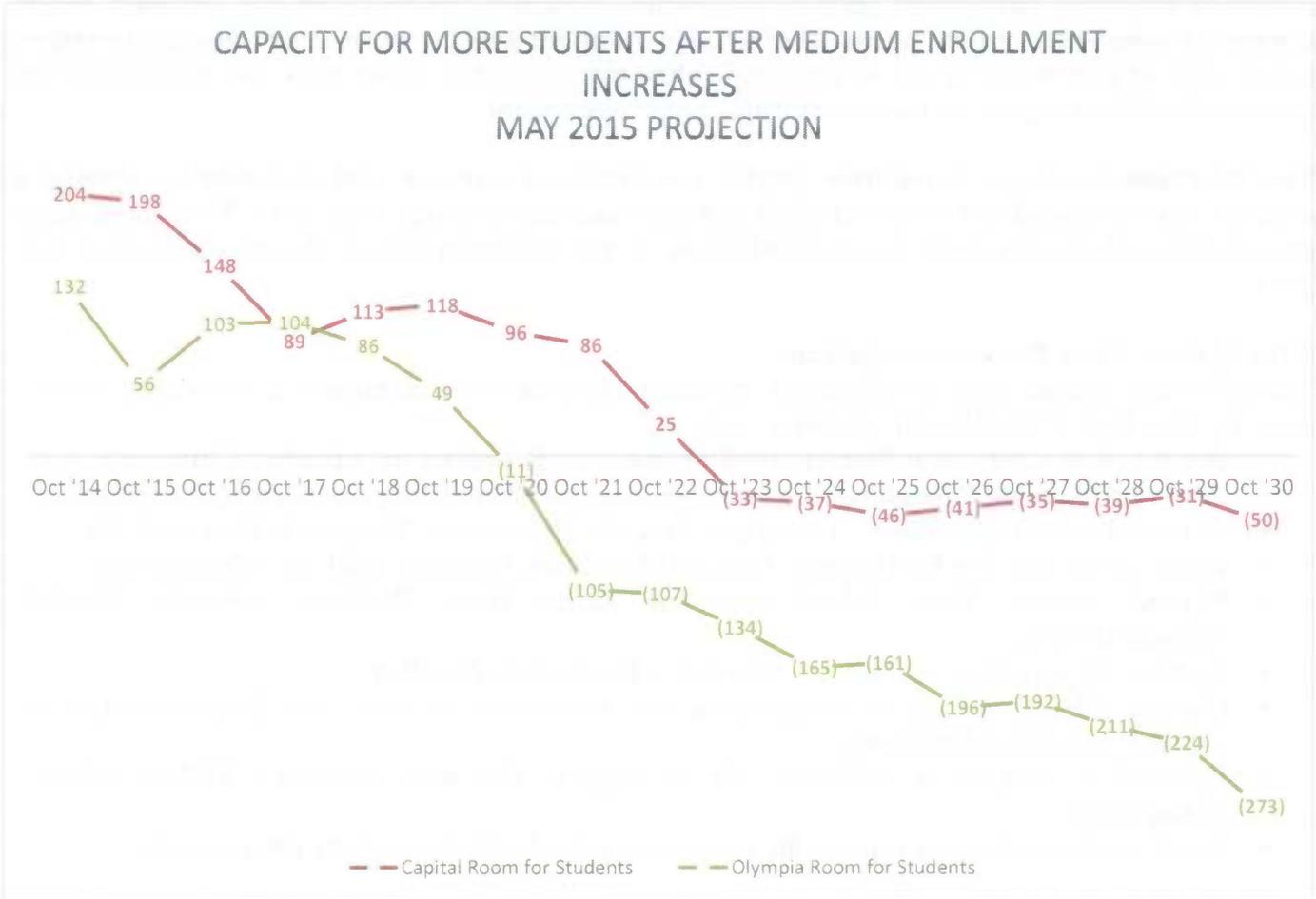


Chart 6: Seating Capacity by Year by High School

At the high school level, seating capacity is sufficient through October 2020 at Olympia High School and sufficient through October 2023 at Capital High School.

Chart 6



III. Six-Year Facilities and Construction Plan

History and Background

In September of 2010 Olympia School District initiated a Long Range Facilities Master Planning endeavor to look 15 years ahead at trends in education for the 21st century, conditions of district facilities, projected enrollment growth, utilization of current schools and the capacity of the district to meet these future needs. The 15 year planning horizon enabled the district to take a broad view of the needs of the community, what the district is doing well, the challenges the district should anticipate and some solutions to get started on.

The Planning Advisory Committee (PAC), consisting of parents and interested community citizens, was convened in October of 2010 and met regularly through July 2011. They made their presentation of development recommendations to the Olympia School Board on August 8th, 2011.

2011 Master Plan Recommendations

The following master plan development recommendations were identified to best meet needs over the first half of the 15 year planning horizon:

- Build a New Centennial Elementary/Intermediate School on the Muirhead Property.
- Renovate Garfield ES and build a new gym due to deteriorating conditions. (Completed)
- Full Modernization of three “Prototype” Schools; Centennial, McLane & Roosevelt ES.
- Build a New Facility for Olympia Regional Learning Academy (ORLA). (Completed)
- Expand Avanti High School into the entire Knox Building, relocate District Administration.
- Replace 10 portables at Olympia HS with a Permanent Building.
- Capital HS renovation of components not remodeled to date and Improvements to support Advanced Programs.
- Remodel a portion of Jefferson MS to support the new Advanced Middle School. (Completed)
- Small works and minor repairs for remaining schools. (Substantially Completed)

Each of these development recommendations represent single or multiple projects that bundled together would constitute a capital bond package. In 2012 voters approved a capital bond package for the first Phase of the Master Plan.

In 2015 the district undertook an update to the 2011 Master Plan in order to more thoroughly plan for Phase II.

2015 Planning for Phase II of Master Plan

The district formed a citizen’s Facilities Advisory Committee (FAC). Sixteen members of the community devoted time over 6 months to review enrollment projections and plan for enrollment growth, review field condition studies, review and score small works project requests, and ultimately make recommendations for the next phase of construction and small works.

The district contracted with experts for several updates:

- An analysis of play field conditions to determine how to ensure safe play by students and the community.
- Enrollment projections (discussed previously).
- Seismic analysis of each school to ensure that any needed seismic upgrades were built into the construction plan.
- A Site Study and Survey update for each school, a state-required analysis of major mechanical systems.

District staff analyzed space utilization and readiness for class size reduction.

In addition, school administrators generated a Facilities Condition Assessment which comprised items that each administrator felt must be addressed at their school. These items were analyzed to eliminate duplicates, identify items that were maintenance requirements (not new construction), and bundle items that were associated with a major remodel of the facility. Remaining items totaled about 120 small works items. These items analyzed for scope and cost, and were then scored using a rubric to rank urgency for investment. (The scoring rubric rates the condition, consequence of not addressing, educational impact of not addressing, and impact on capacity of the facility.) Finally, the Facilities Advisory Committee ranked each item on a 1-3 scale (1-most important for investment).

The following describes the administrative recommendations which are largely based on the recommendations of the FAC. Where the administration recommendation varies from the FAC recommendation, this variation is noted.

Overview of Phase II Master Plan Update Recommendations

1. Do not construct an Intermediate School adjacent to Centennial Elementary School.
2. Complete renovation of the remaining 26 year-old 3 Prototype Schools: Centennial, McLane and Roosevelt Elementary Schools. (Garfield renovation is completed.)
3. Reduce class size and accommodate enrollment growth by expanding the number of elementary classrooms across the school district with permanently constructed mini-buildings on the grounds of current schools (sometimes referred to as pods of classrooms).
4. Build a new building on the Olympia High School grounds to reduce reliance on portables and accommodate enrollment growth.
5. Renovate portions of Capital High School not previously renovated.
6. Build a sufficient theater for Capital High School.
7. Expand Avanti High School to create an alternative arts-based school and relieve enrollment pressure from Olympia and Capital High Schools. This requires moving the district administration office to another site.
8. Renovate playfields to improve safety and playability.
9. Invest in electronic key systems to limit access to schools and instigate lockdowns.
10. Address critical small works and HVAC or energy-improvement projects.

1. Do Not Construct an Intermediate School Adjacent to Centennial ES

In 2011 the Master Plan included a new school built on the Muirhead property. The recommendation was based on projected enrollment on the Eastside that would compromise the education quality. At this time, the school is NOT recommended for construction. Two factors

contribute to the updated recommendation. First, enrollment growth as proceed more slowly than projected. Two housing developments on the Eastside are delayed for construction, one is scaled down in size, and one may not proceed at all. Second, based on a species listing as Endangered on by the U.S. Fish and Wildlife Department, the district must develop a Habitat Conservation Plan (HCP) to mitigate the negative impact on the pocket gopher as a result of construction. The HCP is reliant on a larger county-wide effort to identify mitigation options. The district continues to make progress to gain approval by the U.S. Fish and Wildlife Department to construct on the site.

The delay due to a need for an HCP is fortuitous, as enrollment patterns do not warrant building of the school at this time.

The Muirhead land must likely be used for a school in the upcoming decades, and will be preserved for this purpose. However, in the meantime, the land can be used for its original purpose—agriculture. The districts farm-to-table program is housed on this site and will remain here for the near future.

Voters approved the resources for this construction in 2012. The resources have been retained and set-aside. The district will request voter approval on an updated construction request, and if approved, will devote the resources to Phase II of the Master Plan accordingly.

2. Complete the Remodel of Prototype Schools: Centennial, Garfield, McLane & Roosevelt Elementary School Modernizations (*Garfield was completed in 2014*)

The four “prototype” schools built in the late 1980’s have some of the worst building condition ratings in the District. The 2009 facility condition survey and interviews with leaders of the schools identified problems with heating and cooling, inconsistent technology, poor air quality, parking and drop off/pick up issues, poor drainage in the playfields, security at the front door and the multiple other entries, movable walls between classrooms that don't work, a shortage of office space for specialists, teacher meeting space that is used for instruction, security at the perimeter of the site, storage and crowded circulation through the school. We have also learned about the frequent use of the pod's shared area outside the classrooms; while it's heavily used, there isn't quiet space for small group or individual activities. These schools also lack a stage in the multipurpose room. The 2010 Capital Levy made improvements to some of these conditions, but a comprehensive modernization of these schools is required to extend their useful life another 20-30 years and make improvements to meet contemporary educational needs.

The 2011 Master Plan proposed a comprehensive modernization of Garfield, Centennial, McLane and Roosevelt Elementary Schools to improve all of these conditions. The renovation of Garfield is now complete. The intent of the remaining projects is to do so as much as is feasible within the footprint of the school; the buildings are not well configured for additions. The exterior finishes of the schools will be refurbished; exterior windows and doors replaced as needed. Interior spaces will be reconfigured to enhance security, efficiency and meet a greater range of diverse needs than when the schools were first designed. Major building systems will be replaced and updated. Site improvements would also be made.

The modernization and replacement projects should also consider aspects of the future educational vision outlined in the master plan, such as these:

- Accommodate more collaborative hands on projects, so children learn how to work in teams and respect others,
- Work with personal mobile technology that individualizes their learning,
- Creating settings for students to work independently,
- Meeting the needs of a diverse range of learning styles and abilities,
- Places for students to make presentations and display their work,
- Teacher planning and collaboration,
- Fostering media literacy among students and teachers,
- Make the building more conducive to community use, while reducing the impact on education and security, and
- Support for music/art/science.

3. Invest in New Classrooms to Reduce Class Size and Respond to Enrollment Growth
 In November 2014, statewide voters approved Initiative 1351 to significantly reduce class size, Kindergarten through 12th grade. The reduction in class size is about 30 percent at the elementary level, 12 percent at the middle school level, and 12 percent at the high school level.

The 2015 Legislature enacted Engrossed House Bill 2266 to delay implementation of the initiative for four years and simultaneously appropriated the operating resources to hire more teachers and reduce class size Kindergarten through 3rd grade in two increments over the next two years; the Legislature also created a lower class size for high poverty schools⁶. Please see page 18, Table E, for a summary of state funded class sizes.

In general, the district seating capacity at prior class sizes can hold 4,638 elementary students. At new class sizes (once fully implemented), the district can hold 4,057 students. This is a deficit of 28-30 classrooms by 2025.

As the district considered options to respond to this deficit, there are three main options: 1) Add portables to school grounds; 2) Build a new elementary school and change all boundaries to pull students into the new school and reduce enrollment at all other schools (only Boston Harbor boundaries would be unchanged); 3) Add mini-buildings of classrooms at schools across the school district. Table F on the following page displays on the following page displays the pros and cons of each of these options.

⁶ High poverty is defined as 50% or greater eligibility for Free or Reduced Price Lunch. In the 2015-16 SY, 3 schools qualify for this lower level of class size funding (LP Brown, Madison, and Garfield). In classroom-need projections the district has assumed that Hansen Elementary School may soon qualify for this lower class size threshold and therefore need more classrooms.

Table F: Benefits and Drawbacks of Investments in Portables, a New Building, or Mini-buildings

Table F (Green identifies a benefit of the option; orange identifies a concern of the option.)

Portable	New Building	Mini-Buildings or Pod of Classrooms
Land Intensive: Requires more vacant land + land for corridors between portables at each school site (corridor land)	Requires vacant land near center of district	Requires vacant land OR must replace portables and build enough classrooms to both replace portables and expand capacity, BUT at 2 stories are space efficient and requires less “corridor” land than portables
Cheapest option	Most expensive (\$35 million plus cost of land)	Less expensive than a new school because not buying new land
Can be distributed across the district, does not require boundary revisions	Requires re-drawing most boundaries	Can be distributed across the district, does not require boundary revisions
Least attractive	New building can be designed with full esthetic license	Nice looking (can be built to match school)
Variable number of portables can be added (as few or as many as required)	Can build variable number of classrooms (as few or as many as required)	Set # of classrooms; not as variable as portables but more flexible than a new school
Does not reduce strain on administrative space	Reduces strain on administrative space of current schools by drawing away excess enrollment	Reduces strain on administrative space if designed accordingly

The administrative concurs with the FAC: the district should be less reliant on portables, build mini-buildings instead of portables, and add mini-buildings to conserve resources and largely retain current boundaries.

Based on these options and specific growth and class size reduction readiness, the district makes the following set of Westside and eastside observations in Table G and Table H on the following pages.

Table G: Westside Observations

Table G	OK in 2016? (w/ Reduced Class Size)	OK in 2020? (w/ Reduced Class Size)	OK in 2025? (w/ Reduced Class Size)	Number New Classrooms by 2025	Mini-Building That Fits?
McLane (Remodel Planned in ~2018)	No, Team Teaching Required	No, Team Teaching or New Rooms Required	Same as 2020	3 New + 2 Replace Portable (RP) + Music + 1 Special Needs (SN)	Mini-building of 11 classrooms will fit w/o impinging on play area or fire lane.
Hansen (No Remodel Pending)	Yes, with minor Team Teaching. If HES reaches High Poverty Status, 3 Classrooms are Needed	Yes, with minor Team Teaching. If HES reaches High Poverty Status, 3 Classrooms are Needed	Dependent on Poverty Status	1 at current poverty level; 3 if High Poverty (HP)	Mini-building of 11 classrooms will fit.
Garfield (Remodel Completed)	Yes	Yes	Yes	0, even at HP	NA
LP Brown (No Remodel Pending)	Yes, with minor Team Teaching, or 1 classroom is need for no Team Teaching.	Yes, with minor Team Teaching, or 1 classroom is need for no Team Teaching.	Yes, with minor Team Teaching, or 2 classrooms are need for no Team Teaching.	1-2 depending on Team Teaching model	NA

Table H: Eastside Observations

Table H	OK in 2016? (w/ Reduced Class Size)	OK in 2020? (w/ Reduced Class Size)	OK in 2025? (w/ Reduced Class Size)	Number New Classrooms by 2025	Mini-Building That Fits?
McKenny (No Remodel Planned)	Yes	No; Need Team Teaching or 1 New Classroom	No; Need Team Teaching or 8 New Classrooms	8 New + 1 SN + Music	Mini-building of 11 classrooms will fit. Need is highly dependent on 2 housing developments.
Pioneer (No Remodel Pending)	No; Team Teaching Required	No; Team Teaching or New Rooms Required	Same as 2020	5 New + 2 RP* + Music + 1 SN	Mini-building of 7 classrooms will fit.
Lincoln (No Remodel Pending)	No; Team Teaching Required	No; Team Teaching or New Rooms Required	Same as 2020	3 New or Policy Options	Mini-building of 7 classrooms will not fit. A building of fewer classrooms is cost prohibitive. Pursue policy options.

Table H	OK in 2016? (w/ Reduced Class Size)	OK in 2020? (w/ Reduced Class Size)	OK in 2025? (w/ Reduced Class Size)	Number New Classrooms by 2025	Mini-Building That Fits?
Madison (No Remodel Pending)	No; Move Preschool or Team Teach	Same as 2016	Same as 2016	3 New or Policy Options	Mini-building of 7 classrooms will not fit. A building of fewer classrooms is cost prohibitive. Pursue policy options.
Roosevelt (Remodel Pending)	No; Team Teaching Required	No; Team Teaching or New Rooms Required	No; Team Teaching or New Rooms Required	4 New + 1 SN+ 2 RP + Music	Mini-building of 11 classrooms will fit.
Centennial (Remodel Pending)	No; Team Teaching Required	No; Team Teaching or New Rooms Required	Same as 2020	5 New +1 SN + 2 RP + Music	Mini-building of 7 classrooms will fit.
B Harbor (No Remodel Pending)	Yes	Yes	Yes	----	NA

Given these observations, the combination of enrollment growth, need for classrooms to respond to class size reductions, and available space on the school grounds to build a mini-building, the district has identified the following recommendation for additional construction in Table I.

Table I: Classroom Construction Recommendations

Table I	Elementary School	# Classrooms Needed by 2025	# Built	Classrooms / Mini-Building	Potential Cost
Mini-building Not Recommended	Lincoln	3	Building complexities and high cost; pursue policy options and team teaching		
	Madison	3			
	LP Brown	2			
	McKenny	9 + 1 SN (special needs)	10 New	1 Mini of 11	\$6.5 M
Recommended Mini-building	McLane	3 + 1 M (music) + 1 SN	5 New + 2 PR (portable replacement)	1 Mini of 11	\$6.5 M
	Hansen	3 + 1 M	4 New + 4 PR	1 Mini of 11	\$6.5 M
	Pioneer	5 + 1 M + 1 SN	7 New + 2 PR	1 Mini of 7	\$4.9 M
	Roosevelt	4 + 1 M + 1 SN	6 New + 2 PR	1 Mini of 11	\$6.5 M
	Centennial	5 + 1 M + 1 SN	7 New + 2 PR	1 Mini of 7	\$4.9 M
	Subtotal	25 + 4 SN = 29	29 + 12 PR = 41	47	\$29.4 M
On Hold	McKenny, Washington or Preschool	9 + 1 SN	10 New	1 Mini of 11	\$7.7 M
Total Construction Financing Request					\$37.1

In addition, the administration recommends financing for one additional mini-building that can be deployed at McKenny or Washington if needed to address the construction of two housing developments or to build a preschool center, which frees-up classrooms through-out the district.

This will cost \$7.7 million; for a total investment in classrooms via the mini-building or option of \$37.1 million.

The mini-building structure that is identified for five to six elementary schools, accomplishes several improvements: portables are replaced with a permanent structure and can therefore better control the environment (heating/cooling), are foot-print efficient, and are more appealing. They can be designed to maximize classroom space (6-10 classrooms) or to include some centralized space that will free-up space if the core building is taxed for space. Examples include creating 2 small offices in the foyer for counselors, speech or other therapists to provide direct service to students or including 1 large music space.

The structures are estimated to cost \$6.5 million for construction and provide classrooms space for 210 students, assuming 10 classrooms, a small group-work space in hallway leading to classrooms on each floor (similar to current pod designs in a classroom wing), 2 small service offices, and 1 large music room (and stairs and an elevator). The mini-building includes restrooms, of course.

Importantly, the district assumes a class size of 25-28 in designing the mini-buildings. This is the appropriate size for 4th and 5th grade classrooms (25 class size plus 3 for intermittent overload). The district needs to ensure that 4th and 5th grade classes can be placed in most classrooms, the building would likely serve 4th and 5th grade classes, and the building is a 30 year structure that must be designed to accommodate future state policy decisions regarding class size.

4. Olympia High School: Reduce Reliance on Portables with a Permanent Building

While there are still many physical improvements that need to be made at Olympia High School (HS), one of the greatest needs that the Planning Advisory Committee (PAC) identified in 2010 is the replacement of 10 portables with permanent space. District informal guidelines targets 1,800 students is the desired maximum enrollment that Olympia HS should serve. These 10 portables, while temporary capacity, are part of the high school's capacity for that many students. The PAC's recommendation was that these portables should be replaced with a new permanent building and they considered some options with respect to the kinds of spaces that new permanent area should include:

- a. Replicate the uses of the current portables in new permanent space.
- b. Build new area that operates somewhat separate from the comprehensive HS to offer a new model.
- c. Build new area that is complimentary to the comprehensive high school, but a distinction from current educational model (if the current educational model has a high proportion of classrooms to specialized spaces, build new area with primarily specialized space following some of the themes the PAC considered for future learning environments, including:
 - Demonstrate a place for 21st century learning.
 - Retain students who are leaving for alternative programs at college or skills centers.
 - Partner with colleges to deliver advanced services.
 - Create a culture that equalizes the disparity between advanced students and those still needing remediation without holding either group back.

- Individualized and integrated assisted by personal mobile technology, a social, networked and collaborative learning environment.
- A place where students spend less of their time in classes, the rest in small group and individual project work that contributes to earning course credits.
- All grades, multi grade classes.
- Art and science blend.
- Convert traditional shops to more contemporary educational programs, environmental science, CAD/CNC manufacturing, health careers, biotechnology, material science, green economy/energy & waste, etc.
- More informal learning space for work done on computers by small teams and individuals.
- Collaborative planning spaces, small conference rooms with smart boards.
- A higher percentage of specialized spaces to classroom/seminar spaces.
- Focus on labs (research), studios (create) and shops (build) learn core subjects through projects in these spaces. (cross-credit for core subjects).
- Blend with the tech center building and curriculum.
- Consider the integration of specialized “elective” spaces with general education. All teachers contribute to integrated curriculum.
- Provide a greater proportion of area in the school for individual and small group project work.
- Support deep exploration of subjects and crafting rich material and media, support inquiry and creativity.

Music and science programs are strong draws to Olympia High School, which also offers an AP curriculum. Conversation with school leaders found support for the idea of including more specialized spaces in the new building. Some of the suggested programs include:

- More science, green building, energy systems, environmental sciences.
- Material sciences and engineering.
- Art/technology integration, music, dance, recording.
- Stage theater, digital entertainment.
- Need place for workshops, presentations, poetry out loud.

An idea that garnered support was to combine the development of a new building with the spaces in the school’s Tech Building, a relatively new building on campus, detached from the rest of the school. The Tech Building serves sports medicine, health career technician, biotechnology and microbiology. It also has a wood shop that is used only two periods/per day and an auto shop that is not used all day so alternative uses of those spaces should be considered.

A new building could be added onto the east side of the Tech Building to form a more diverse combination of learning settings that blend art and science.

Enrollment projections show that Olympia High School will exceed 1,800 students in the future by more than 400 students later in the 15 year planning horizon. A new building could serve alternative schedules, morning and afternoon sessions to double the number of students served by the building. A hybrid online arrangement could serve more students in the Olympia HS enrollment area without needing to serve more than 1,800 students on site at any given time.

If the combination of the Tech Building and this new addition was operated somewhat autonomously from the comprehensive high school, alternative education models could be implemented that would draw disaffected students back into learning in ways that engage them through more "hands on" experiential education.

5. Capital High School Modernization and STEM Pathway

Capital High School has received three major phases of improvements over the last 15 years, but more improvements remain, particularly on the exterior of the building. The majority of the finishes on the exterior are from the original construction in 1975, approaching 40 years ago. Most of the interior spaces and systems have seen improvements made, but some changes for contemporary educational considerations can still bring improvement.

One of the primary educational considerations the Planning Advisory Committee (PAC) explored is driven by the creation of the new Jefferson Advanced Math and Science (JAMS) program, which is centered around Science, Technology, Engineering and Math (STEM) programs, and the need to provide a continuing pathway for STEM students in that program who will later attend Capital HS. Relatively small improvements can be made to Capital HS that relate to STEM education and also support Capital High School's International Baccalaureate (IB) focus as well.

The conversations with the PAC and leaders in the school focused on 21st century skills like creative problem solving, teamwork and communication, proficiency with ever changing computing, networking and communication/media technologies.

Offering an advanced program at the middle school was the impetus for the new JAMS program. Career and Technical Education (CTE) is changing at Capital HS to support STEM education and accommodate the students coming from Jefferson. Math and science at Capital HS would benefit from more integration. Contemporary CTE programs are transforming traditional shop programs like wood and metal shop into engineering, manufacturing and green building technologies. Employers are looking for graduates who can think critically and problem solve; mapping out the steps in a process and knowing how to receive a part, make their contribution and hand it off to the next step in fabrication. Employers want good people skills; collaborating and communicating well with others. Increasingly these skills will be applied working with colleagues in other countries and cultures. Global awareness will be important. JAMS at the middle school level, and STEM and IB at high school level can be a good fit in this way.

The JAMS curriculum is a pathway into IB. The school is adjusting existing programs to accommodate IB programs. The JAMS program supports the Capital HS IB program through the advanced nature of the curriculum. 60 students are currently enrolled in IB and it was recently affirmed as a program the district would continue to support. The advanced nature of the JAMS program could increase enrollment in the Capital HS IB program. Leaders in the school intend that all students need to be part of this science/math focus.

Capital High School is intentional about connecting to employers and to people from other cultures through distance learning. The district is working with Intel as a partner, bringing engineers in and having students move out to their site for visits and internships. Currently there is video conferencing in Video Production studio space. College courses can be brought into the high school, concentrating on courses that are a pathway to the higher education. The district is already partnering with universities on their engineering and humanities programs

to provide university credits; like with St. Martins University on CADD and Robotics. The University of Washington is interested in offering university credit courses at the high school in foreign language, social studies and English. Comcast is on the advisory committee for communication technologies.

The development recommendation for Capital High School is to remodel the classroom pods to bring back the open collaborative learning areas in the center of each pod. The more mobile learning assistive technologies like laptops and tablet computers, with full time access to a network of information and people to collaborate with are changing the way students can engage with the course material, their teachers and their peers. Further development is also recommended in the shops and adjacent media/technology studios. Minor renovations in these spaces can greatly enhance their fitness for supporting the contemporary JAMS initiatives. The building area of these interior renovations is estimated to be 10% of the total building area.

Extensive renovation of the original exterior walls, windows, doors and roof areas that have not been recently improved is the other major component of this development recommendation.

6. Build a Theater sized for the Student-body of Capital High School

In 2000 when Capital High School was partially remodeled, construction costs were escalating and a decision had to be made to address a too-small cafeteria and commons area. At the time, the available solution was to reduce the theater by 200 seats. As the school has grown, and will grow further in the next 10 years, the reduced-size theater is now too small for the school. The theater cannot hold even one class of students, and can barely hold an evening performance for the Jefferson or Marshall Middle School orchestra, choir or band.

Remodeling the current theater was designed and priced. The cost of the remodel is as much as building a new theater and the remodeled theater would have several deficiencies. (In order to remodel the theater, the roof would need to be raised and the commons reduced.)

Therefore, the administration is recommending the construction of a new theater on the south-side of the gyms. The new theater will have 500 seats, 200 more than the current theater.

7. Avanti High School

Through the master plan process in 2010 and 2015, the district affirmed the importance of Avanti High School and directed that the master plan include options for the future of the school. Avanti has changed its intent in recent years to provide an arts-based curriculum delivery with an entrepreneurial focus. Enrollment will be increased to 250 students with greater outreach to middle school students in the district who may choose Avanti as an alternative to the comprehensive high schools, Olympia and Capital High Schools. The school appreciates its current location, close proximity to the arts and business community downtown and the partnership with Madison Elementary School.

The six classrooms in the building are not well suited to the Avanti curriculum as it is developing and hinder the growth of the school. The settings in the school should better reflect the disciplines being taught through “hands on” learning. The school integrates the arts as a way to learn academic basics. Avanti creates a different learning culture through personalizing education, focuses on depth over breadth, and teaches good habits of the heart and mind. Students come together in seminars, so space is needed for “town hall” communication sessions. The auditorium does not work well for the town hall sessions; it is designed for presentations of information to an audience and seating impedes audience participation--the school needs more options.

Recently Avanti has expanded by two classrooms and Knox Administrative space has been reduced.

Facility Options Considered:

- Take over the Knox Center, move administration to another location,
- Expand on the Knox Center site in the district warehouse space, move warehouse to the transportation site, or
- Find a new site for the school, either leased space or on district-owned property.

Twelve learning settings were identified as an appropriate compliment of spaces with the intent for them all to support teaching visual and performing arts:

1. Drama (writing plays, production)
2. Music/recording studio (writing songs)
3. Dance (math/rhythm)
4. Painting/drawing
5. Three dimensional art (physical & digital media, game design)
6. Photography/video/digital media (also support science & humanities)
7. Language arts
8. Humanities
- 9/10. Math/math
- 11/12. Science/science

Additional support spaces: special needs, library, independent study, food service, collaborative study areas, administration/counselors, community partnerships.

This development recommendation proposes that Avanti High School move into the entire Knox Building, including the district warehouse space. Light renovation of the buildings would create appropriate space of the kind and quality that the curriculum and culture of the school need.

District administration would move to a facility where the office environment can be arranged in a more effective and space efficient manner and the warehouse is sufficient to eliminate the need for leased warehouse space. The Knox Building would return to full educational use. This option was seen by the 2010 Planning Advisory Committee to be the most cost effective alternative.

The long-term growth of Avanti High School is also seen as a way, over time, to relieve the pressure of projected enrollment growth at Olympia High School.

The 2015 Facility Advisory Committee also supported the expansion of Avanti, regardless of whether or not the school would ultimately reduce enrollment pressure at Olympia or Capital High Schools.

The administration recommendation is to budget \$9.9 million to remodel the 2nd and 3rd floors of the Knox building, expanding Avanti by about 12 classrooms. At this time the recommendation does not include a remodel of the current warehouse, as this is cost prohibitive.

8. Renovate Playfields to Improve Safety and Playability

Based FAC support for improved fields and playgrounds, the district is recommending the installation of 2 turf fields and renovation of an additional 8 fields. The cost is estimated at \$6.9 million. Specifically, the district recommends the following improvements:

- a) North Street field at OHS: renovate the field with installation of new sod.
- b) Henderson Street field at OHS: install a synthetic turf field, low level lighting and minor fencing.
- c) Football/soccer field at CHS: install a synthetic turf field, low level lighting and minor fencing.⁷
- d) Jefferson, Marshall and Reeves field: renovate the field with sod.
- e) Lincoln: renovate the playfield with seed and improve the playground.
- f) Centennial, McLane and Roosevelt: renovate the fields with seeds (after remodel of the buildings).

9. Invest in Electronic Key Systems to Limit Access to Schools and Instigate Lockdowns

The district is recommending the investment of \$2 million in key systems across the district, targeting schools that have not been upgraded as part of a remodel.

10. Address Critical Small Works and HVAC or Energy-Improvement Projects

The district will pursue state of Washington energy grants for a portion of a total investment of \$8.5 million.

In addition, the small works roster is summarized below. The roster represents the facilities projects that must be undertaken in the near future. While we have attempted to plan for a six year small- works list, the new items may be identified during the life of the CFP.

Improve and upgrade:

- parking lots and paving at five schools;
- drainage and controls, and/or repair foundations at five schools/sites;
- electrical service and new fire or intrusion alarm systems at four schools, security cameras at multiple schools, access controls at multiple schools and perimeter fencing at five schools;
- roofing at three schools, install roof tie-off safety equipment at multiple sites, and caulk and/or paint and renovate siding at four sites;
- gutter systems at two schools;

⁷ The administrative recommendation for turf fields includes low-level lighting and fencing for each; lighting/fencing is included to extend play hours to off-set the higher expense of a turf field (with natural in-fill). The CHS football and Henderson turf field with natural in-fill and lighting and fencing will cost \$3.3 million. If the hours cannot be extended with lighting, the administrative recommendation is to renovate the Capital football and Henderson fields with improved drainage and new sod, instead of turf, and use the remaining resources to renovate the Capital soccer, Washington, Jefferson, and Marshall fields (drainage/sod) and running tracks. This alternative increases the hours-of-play available generally in the community as these fields are generally considered less "playable" in their current state. Improved drainage and new sod at the Henderson field, Washington, and CHS football and soccer fields, and drainage, sod and improve running tracks at Jefferson and Marshall fields would cost \$3 million; roughly the same as the two turf fields.

- interior and classroom capital improvements at twelve sites; and
- wiring and electrical systems at two sites.

In addition, the district Board of Directors will determine the next steps for the John Rogers building. This building has been in service for 50 years and requires significant upgrades. In the upcoming six-year period the district will either demolish the building (and seed the field), or the district will perform small repairs to decommission the building for possible use at a later time (when Roosevelt or other buildings are being remodeled

Utilization of Portables as Necessary

The CFP continues to include expenditures for portables, as these represent a foundation investment where enrollment is faster than expected. Portables are considered to be a last-resort and are utilized where other options are not possible.

Capital Facilities Plan (CFP) Project Revisions for Class Size Reductions

Table J below describes several components of the CFP analysis. First, the table describes the recommended construction built into the district’s facilities plan. The second column identifies if the project is included in the Impact Fee Calculation; the third column identifies the reason the project is included or not.

Table J: CFP Considerations

Project	Included in 2016 Impact Fee?	Reason
Centennial Elementary School	Yes.	This project adds seating capacity for 126 students.
Roosevelt Elementary School	Yes	This project adds seating capacity for 210 students.
McLane Elementary	Yes	This project adds seating capacity for 210 students.
Hansen Elementary School	Yes	This project adds seating capacity for 210 students.
Pioneer Elementary School	Yes	This project adds seating capacity for 210 students.
Olympia High School	Yes	This project will add capacity to accommodate additional growth of 176 students.
Portables	No	The plan includes the cost of 5 portables but these are a second priority to mini-buildings.
Capital High School Modernization	No	Plans re: adding capacity to CHS are not yet determined.
Avanti High School	No	This project will add capacity, but may be completed beyond the timeframe of the 2015 CFP.

Cost of Converting Portables to Permanent Construction

Further, the value of converting a portable into permanent construction is included in full in the calculation of the impact fee. This bears further explanation. The impact fee calculation is

based on construction costs (costs that are within the timeframe of the CFP) associated with growth, divided by the number of growth/seats/students. So, if the CFP includes a plan to construct a \$10 million structure to house 100 students; and 90 students are generated by new housing/developments, then the per student cost of construction to accommodate growth is \$90,000 ($(\$10,000,000/100) \times (90/100) = \$90,000$). This is the amount that is included in the calculation of the impact fee. Even if the new building replaces 50 portable seats, the calculation is the same: what is the cost of planned construction, and what proportion is associated with seats needed to accommodate growth, and therefore, what is the per growth seat cost of construction regardless of prior use of portables?

The number of students expected to be driven by growth is the key factor (90 in this example). The student growth must be based on upcoming growth and cannot be based on prior growth (from the example above, it could not be based on 50 + 90). It is important to note from that, regardless of the number of portables being converted, a proportional cost of a \$6.5 million mini-building is included based on expected growth; portable conversion is not deducted from the calculation.

IV. Finance Plan

Impact Fees

Impact fees are utilized to assist in funding capital improvement projects required to serve new development. For example, local bond monies from the 1990 authority and impact fees were used to plan, design, and construct Hansen Elementary School and Marshall Middle School. The district paid part of the costs of these new schools with a portion of the impact fees collected. Using impact fees in this manner delays the need for future bond issues and/or reduces debt service on outstanding bonds. Thurston County, the City of Olympia and the City of Tumwater all collect school impact fees on behalf of the district.

Impact fees must be reasonably related to new development and the need for public facilities. While some public services use service areas or zones to demonstrate benefit to development, there are four reasons why the use of zones is inappropriate for school impact fees: 1) the construction of a new school benefits residential developments outside the immediate service area because the new school relieves overcrowding in other schools; 2) some facilities and programs of the district are used by students throughout the district (Special Education, Options and PATS programs); 3) school busing is provided for a variety of reasons including special education students traveling to centralized facilities and transportation of students for safety or due to distance from schools; 4) uniform system of free public schools throughout the district is a desirable public policy objective.

The use of zones of any kind, whether municipal, school attendance boundaries, or some other method, conflict with the ability of the school board to provide reasonable comparability in public school facilities. Based on this analysis, the district impact fee policy shall be adopted and administered on a district-wide basis.

Current impact fee rates, current student generation rates, and the number of additional single and multi-family housing units projected over the next six year period are sources of information the district uses to project the fees to be collected.

These fees are then allocated for capacity-related projects as recommended by a citizens' facilities advisory committee and approved by the Board of Directors.

The fee calculation is prescribed by law:

- The calculation is designed to identify the cost of the need for new classrooms space for new students associated with new development.
- The cost of constructing classrooms for current students is not included in the impact fee calculation.
- The calculation includes the cost of sit acquisition costs, school construction costs, any costs for temporary facilities.
 - $\text{Facility Cost} / \text{Facility Capacity} = \text{Cost per Seat} / \text{Student Generation Rate} = \text{Cost per Single Family Home (or Cost per Multi-family Home)}$.
 - The Cost per Single Family Home is then discounted for 1) any state construction funding the district receives and 2) a credit for the taxes that the home will generate for the upcoming 10 years.

- In this example, a \$15,000,000 facility, and a .20 single-family home student generation rate is calculated as such: $\$15,000,000 / 500 = \$30,000 * .20 = \$6,000$. This \$6,000 is then reduced by state construction funds (\$9 per home in \$2015) and a 10-year tax credit (\$1,912 in 2015). This leaves a single family home rate of \$4,079 (*example amount only*).
- The Olympia School District Board of Directors would then reduce the \$4,079 by a “discount rate”. This is the margin that districts use to ensure that they do not collect too much impact fee (and possibly pay back part of the fees if construction costs are reduced or state construction funding is increased.) The Olympia School District has typically used a discount rate of 15%, which would leave a single family home impact fee of \$3,467 ($\$4,079 * .85$).

The prescribed calculation, the district’s construction plan in the CFP planning horizon, expected state revenue and expected taxes credited to new housing developments yield an impact fee as follows:

2016 Single Family Home:	\$5,240
2016 Multi-Family Home:	\$2,498

The Table K on the following page identifies the historical impact fees:

Table K: Historical Impact Fees

Year	Discount Percentage	Single Family Home Fee	Multi-Family Home Fee	Downtown Residence Fee	Mobile Home Fee
1992	67	\$894	\$746		\$791
1993	67	\$1,703	\$746		\$791
1994	55	\$1,717	\$742		\$1,385
1995	70	\$1,754	\$661		\$1,033
1996	52	\$1,725	\$661		\$1,176
1997	51	\$1,729	\$558		
1998	56	\$1,718	\$532		
1999	50 & 70	\$2,949	\$1,874		
2000	50 & 70	\$2,949	\$1,874		
2001	50 & 70	\$2,949	\$1,874	\$841	
2002	50 & 70	\$2,949	\$1,874	\$841	
2003	50 & 70	\$2,949	\$1,874	\$841	
2004	50 & 70	\$2,949	\$1,874	\$841	
2005	40 & 60	\$4,336	\$3,183	\$957	
2006	45 & 60	\$4,336	\$3,183	\$957	
2007	15	\$5,042	\$1,833	\$874	
2008	15	\$5,042	\$1,833	\$0	
2009	15	\$4,193	\$1,770	\$0	
2010	15	\$2,735	\$1,156	\$0	
2011	15	\$659	\$1,152	\$0	
2012	15	\$2,969	\$235	\$0	
2013	15	\$5,179	\$0	\$0	
2014	15	\$5,895	\$1,749	\$0	
2015	15	\$4,978	\$1,676	\$0	
2016	15	\$5,240	\$2,498	\$0	
Prior 10-Yr Avg		\$4,124	\$1,615		
10-Yr Avg Incl 2015		\$4,193	\$1,390		

Eligibility for State Funding Assistance

The district is currently in the process of applying for state construction funding assistance. Based on eligibility criteria, and experience obtaining funding for the remodel of Garfield Elementary, we estimate that the district will qualify for at least \$12 million for the remodel of Centennial, McLane, and Roosevelt Elementary Schools. This is a conservative estimate, as the district qualified for about \$6 million for the Garfield remodel.

Bond Revenue

The primary source of school construction funding is voter-approved bonds. Bonds are typically used for site acquisition, construction of new schools, modernization of existing facilities and other capital improvement projects. A 60% super-majority voter approval is required to pass a bond. Bonds are then retired through the collection of local property taxes. Proceeds from bond sales are limited by bond covenants and must be used for the purposes for which bonds are issued. They cannot be converted to a non-capital or operating use. As described earlier, the vast majority of the funding for all district capital improvements since 2003 has been local bonds.

The projects contained in this plan exceed available resources in the capital fund, and anticipated School Impact and Mitigation Fee revenue. The Board of Directors sold bonds in June 2012, allowing an additional \$82 million in available revenue for construction projects.

Further, the amount of the requested 2012 bond will not fully cover the anticipated projects through 2019, described above. The Board of Directors will likely submit an additional Bonding Authority request during the period covered by this CFP, but as of September 2015, the Board has not yet finalized action on a February 2016 request to voters. As of this drafting, the finance plan assumes that the Board will request voter approval of \$161 million in construction bond authority for the February 2016 election.

Current Balance in Capital Fund

The finance plan for this schedule of capital plan is heavily dependent on the current balance in the district's Capital Fund. The balance of \$42.2 million is made up of many sources, but 2 main sources. First, in 2012 voters approved bond resources for construction of an Intermediate School. Construction of the school has not been undertaken due to a lag in enrollment and listing of an endangered species on the property. The district is working through a Habitat Conservation Plan, to gain the ability to build on the property. However, the most recent citizen's planning committee (FAC discussed earlier) has recommended that this school not be built. Therefore, the \$28 million in bond resources have been preserved and are available to be devoted to this project. Second, the district successfully qualified for state construction assistance of \$10 million for the construction of ORLA and remodel of Garfield. These resources are preserved. The balance of resources are a combination of impact fees, mitigation fees, and a small amount of capital levy funds.

Finance Plan Summary

The following Table L represents preliminary estimates of revenue associated with each group of projects.

Table L: Preliminary Revenue Estimates

Item Description	Project Amount	Cumulative Total
1. New Classrooms (Pods at Pioneer, Hansen, Centennial, Roosevelt, McLane, + 1 additional)	\$37,063,000	\$37,063,000
2. Phase II of 2011 Master Plan (Multiple Items Above)	\$136,559,394	\$173,622,394
3. Capital High School Theater	\$12,665,000	\$186,287,394
4. Small Works Projects, Categorized as Immediate Need	\$10,733,848	\$197,021,242
5. John Rogers Demolition and Re-seed	\$520,000	\$197,541,242
6. Security-Access Control Systems	\$2,000,000	\$199,541,242
7. Heating/ Ventilation Improvements and Energy Savings	\$8,484,000	\$208,025,242

Item Description	Project Amount	Cumulative Total
8. Field and Playground Renovations	\$6,873,845	\$214,899,087
Subtotal of Planned Investments	\$214,899,087	
Existing Resources (Capital Fund Balance)	- \$42,200,000	
Estimated New State Construction Funding	- \$12,000,000	
New Construction Bond Authority Request to Voters	= \$160,699,087	

Appendix A - Inventory of Unused District Property

Future School Sites

The following is a list of potential future school sites currently owned by the district. Construction of school facilities on these sites is not included in the six-year planning and construction plan.

- ***Mud Bay Road Site***

This site is a 16.0 acre parcel adjacent to Mud Bay Road and Highway 101 interchange. The site is currently undeveloped. Future plans include the construction of a new school depending on growth in the student enrollment of adjoining school service areas.

- ***Muirhead Site***

This is a 14.92 acre undeveloped site directly adjacent to Centennial Elementary School, purchased in 2006. Future plans include the construction of a new Intermediate/Middle school.

Other District Owned Property

- ***Henderson Street and North Street (Tree Farm) Site***

This site is a 2.25 acre parcel across Henderson Street from Pioneer Elementary School and Ingersoll Stadium. The site is currently undeveloped. Previously, the site was used as a tree farm by Olympia High School's vocational program. The district has no current plans to develop this property.

Future Site Acquisition

The district is seeking additional properties for use as future school sites. Construction of school facilities for these sites is not included in the six year planning and construction plan. The district has identified the following priorities for acquisition:

- New west side elementary school site - approximately 10 acres
- New east side elementary school site—approximately 10 acres

Appendix B - Detail of Capital Facilities Projects

Elementary School Modernization

Grades K-4

Project Name:	Centennial Elementary School Modernization
Location:	2637 45 th Ave SE, Olympia
Site:	11.8 acres
Capacity: <i>(Current Utilization Standard)</i>	479 students (126 seats new student capacity)
Square Footage:	45,345 s.f.
Cost:	Total project: \$27.9 million, including a \$4.9 million mini-building of 7 classrooms and a \$800,000 field renovation.
Project Description:	Major modernization of existing school facility. Modernization work will include all new interior finishes and fixtures, furniture and equipment, as well as exterior finishes.
Status:	Subject to bond approval, the district anticipates this facility will be available in 2019.

Elementary School Modernization

Grades K-5

Project Name:	McLane Elementary School Modernization
Location:	200 Delphi Road SW, Olympia
Site:	8.2 acres
Capacity: <i>(Current Utilization Standard)</i>	349 students (210 seats new student capacity)
Square Footage:	45,715 s.f.
Cost:	Total project: \$23.5 million, including a \$6.5 million mini-building of 11 classrooms and a \$700,000 field renovation.
Project Description:	Major modernization of existing school facility. Modernization work will include all new interior finishes and fixtures, furniture and equipment, as well as exterior finishes.
Status:	Subject to bond approval, the district anticipates this facility will be available in 2019.

Elementary School Modernization

Grades K-5

Project Name:	Roosevelt Elementary School Modernization
Location:	1417 San Francisco Ave NE , Olympia
Site:	6.4 acres
Capacity: <i>(Current Utilization Standard)</i>	439 students (210 seats new student capacity)
Square Footage:	47,616 s.f.
Cost:	Total project: \$22.4 million, including a \$6.5 million mini-building of 11 classrooms and \$800,000 field renovation.
Project Description:	Major modernization of existing school facility. Modernization work will include all new interior finishes and fixtures, furniture and equipment, as well as exterior finishes.
Status:	Subject to bond approval, the district anticipates this facility will be available in 2020.

High School Modernization

Grades 9-12

Project Name:	Capital High School Modernization
Location:	2707 Conger Ave NW, Olympia
Site:	40 acres
Capacity: <i>(Current Utilization Standard)</i>	1,496 students (new student capacity not yet determined)
Square Footage:	254,772 s.f.
Cost:	Total project: \$20.6 million
Project Description:	Modify classroom pod areas and other portions of the existing school in order to support educational trends and students matriculating from the Jefferson Advanced Math and Science program. Replace older failing exterior finishes and roofing.
Status:	Subject to bond approval, the district anticipates this facility will be available in 2021.

High School Addition

Grades 9-12

Project Name:	Olympia High School Addition / portable replacement
Location:	1302 North Street SE, Olympia
Site:	40 acres
Capacity: <i>(Current Utilization Standard)</i>	will limit to 1,811 students; adds 280 permanent seats, which is 70 new seating/student capacity
Square Footage:	233,960 s.f.
Cost:	Total project: \$24.3 million
Project Description:	Provide additional permanent building area to replace ten portable classrooms. Support educational trends with these new spaces.
Status:	Subject to bond approval, the district anticipates this facility will be available in 2020.

Elementary School Expansion

Grades K-5

Project Name:	Pioneer and Hansen Elementary Schools
Capacity:	Replace portables with new two-story structures at each school. Adds 250 student seats to each school to address new capacity of 82 students needed at Pioneer and 67 students needed at Hansen.
Cost:	Each structure will cost \$6.5 million. Pioneer costs associated with growth and therefore, impact fees, total \$2.1 million; Hansen growth costs total \$700,000.
Status:	Subject to bond approval, the district anticipates this facility will be available in 2019.

High School Addition/Admin. Center

Grades 9-12

Project Name:	Avanti High School Addition & Modernization & Re-location of district Administrative Center
Location:	<u>Avanti HS:</u> 1113 Legion Way SE, Olympia (currently located on 1 st floor of district Administrative Center <u>District Administrative Center:</u> To be determined
Site:	<u>Avanti HS:</u> 7.5 acres
Capacity: <i>(Current Utilization Standard)</i>	<u>Avanti HS:</u> Will limit to 250 students <u>District Administrative Center:</u> To be determined
Square Footage:	<u>Avanti HS:</u> 78,000 s.f. <u>District Administrative center:</u> To be determined
Cost:	<u>Avanti HS:</u> Total project: \$9.9 million <u>District Administrative Center:</u> Estimated \$7.8 million
Project Descriptions:	<u>Avanti HS:</u> Expand Avanti High School by allowing the school to occupy all three floors of the District Administrative Center. Expanding the school will allow additional programs and teaching and learning options that might not be available at the comprehensive high schools. <u>District Administrative Center:</u> Provide a new location for administrative offices somewhere in the downtown vicinity.
Status:	Subject to bond approval, the district anticipates this facility will be available in 2020.

Appendix C – SF and MF Impact Fee Calculations (\$0 Downtown fee)

SCHOOL IMPACT FEE CALCULATIONS							
DISTRICT	Olympia School District						
YEAR	2016 - SF and MF Residence						
School Site Acquisition Cost:							
((AcresxCost per Acre)/Facility Capacity)xStudent Generation Factor							
	Facility	Cost/	Facility	Student	Student	Cost/	Cost/
	Acreage	Acre	Capacity	SFR	MFR	SFR	MFR
Elementary	10.00	\$ -	400	0.309	0.119	\$0	\$0
Middle	20.00	\$ -	600	0.127	0.059	\$0	\$0
High	40.00	\$ -	1,000	0.158	0.057	\$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	SFR	MFR	SFR	MFR
Elementary	95.00%	\$ 4,344,589	143	0.309	0.119	\$8,919	\$3,435
Middle	95.00%		210	0.127	0.059	\$0	\$0
High	95.00%	\$ 7,581,451	176	0.096	0.039	\$3,929	\$1,596
				TOTAL		\$12,847	\$5,031
Temporary Facility Cost:							
((Facility Cost/Facility Capacity)xStudent Generation Factor)x(Temporary/Total Square Feet)							
	%Temp/	Facility	Facility	Student	Student	Cost/	Cost/
	Total Sq.Ft.	Cost	Size	SFR	MFR	SFR	MFR
Elementary	5.00%	\$ 250,000	25	0.309	0.119	\$155	\$60
Middle	5.00%	\$ -	0	0.127	0.059	\$0	\$0
High	5.00%	\$ -	0	0.096	0.039	\$0	\$0
						\$155	\$60
State Matching Credit:							
Boeckh Index X SPI Square Footage X District Match % X Student Factor							
	Boeckh	SPI	District	Student	Student	Cost/	Cost/
	Index	Footage	Match %	SFR	MFR	SFR	MFR
Elementary	\$ 206.76	90	52.24%	0.309	0.119	\$3,004	\$1,157
Middle	\$ 206.76	108	0.00%	0.127	0.059	\$0	\$0
High	\$ 206.76	130	0.00%	0.096	0.039	\$0	\$0
						\$3,004	\$1,157
Tax Payment Credit:							
						SFR	MFR
Average Assessed Value						\$298,580	\$77,512
Capital Bond Interest Rate						3.71%	3.71%
Net Present Value of Average Dwelling						\$2,457,095	\$637,867
Years Amortized						10	10
Property Tax Levy Rate						\$1,5600	\$1,5600
Present Value of Revenue Stream						\$3,833	\$995
Fee Summary:							
				Single	Multi-		
				Family	Family		
Site Acquisition Costs				\$0	\$0		
Permanent Facility Cost				\$12,847	\$5,031		
Temporary Facility Cost				\$155	\$60		
State Match Credit				(\$3,004)	(\$1,157)		
Tax Payment Credit				(\$3,833)	(\$995)		
FEE (AS CALCULATED)				\$6,165	\$2,938		
FEE (AS DISCOUNTED 15%)				\$5,240	\$2,498		

**RESOLUTION 530
CAPITAL FACILITIES PLAN 2015-2020**

WHEREAS, the Olympia School District No. 111 (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 District is often unable to fund and construct permanent school facilities to keep pace with the rate residential developments are constructed, and;

WHEREAS, the intent of the Legislature in enacting the Growth Management Act (the "GMA") is to ensure that adequate facilities are available to serve new growth and development, and;

WHEREAS, the GMA authorizes impact fees in order to provide an additional source of revenue for financing public facilities, and;

WHEREAS, the GMA authorizes counties, cities and towns to impose school impact fees on behalf of school districts, and;

WHEREAS, the District desires to cooperate with the cities of Olympia and Tumwater (the "cities") and with Thurston County in the implementation of the GMA and in the assessment and collection of school impact fees, and;

WHEREAS, the GMA requires impact fees to be imposed through established procedures and criteria, and;

WHEREAS, the GMA requires a schedule of fees for each type of development activity and requires that the schedule be based upon a formula or other method of calculating such impact fees, and;

WHEREAS, the GMA permits local jurisdictions to provide for an exemption from the payment of impact fees for low-income housing and other development activities with broad public purposes; and

WHEREAS, the Board of Directors supports such an exemption for low-income housing located within the District; and

WHEREAS, the District has studied the need for additional school facilities to serve new developments and has developed a Capital Facilities Plan, and;

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

WHEREAS, the District has developed, after extensive study and analysis, a methodology for calculating school impact fees, and;

WHEREAS, the results of the study are set forth in the *Olympia School District Capital Facilities Plan (the "CFP") 2015-2020*, and;

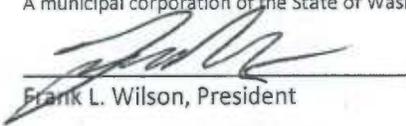
WHEREAS, the CFP provides a schedule of fees for each type of development activity in compliance with the GMA;

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Olympia School District No. 111, Thurston County, Washington, as follows:

1. That the Board of Directors of the Olympia School District No. 111, hereby adopts the *Olympia School District Capital Facilities Plan 2015-2020*, which sets forth, among other components, the need for district capital projects, the cost of providing school facilities, the need for new revenues to finance additional facilities, the methodology for calculating school impact fees, and a schedule of fees for each type of development activity as required by the GMA; and,
2. That the Board of Directors of the Olympia School District No. 111 requests the cities of Olympia and Tumwater, and Thurston County, to adopt the CFP as the basis for imposing school impact fees within the cities of Olympia and Tumwater, and in Thurston County; and,
3. That the Board of Directors of the Olympia School District No. 111 requests the cities of Olympia and Tumwater to provide for an exemption from the payment of school impact fees for low-income housing, and that Thurston County include such an exemption in a County ordinance adopting school impact fees.

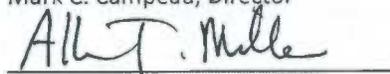
ADOPTED by the Board of Directors of the Olympia School District No. 111, Thurston County, Washington, at an open public meeting thereof, notice of which was given as required by law, held the 15th day of September 2014, the following Directors being present and voting therefore:

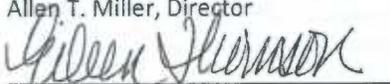
OLYMPIA SCHOOL DISTRICT 111,
A municipal corporation of the State of Washington


Frank L. Wilson, President

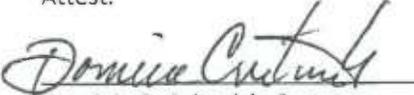
Justin L. Montermini, Vice President


Mark C. Campeau, Director


Allen T. Miller, Director


Eileen Thomson, Director

Attest:


Dominic G. Cvitanich, Secretary



DETERMINATION OF NONSIGNIFICANCE

Issued with a 14 day comment and appeals

period Description of Proposal:

This threshold determination analyzes the environmental impacts associated with the following actions, which are so closely related to each other that they are in effect a single course of action:

1. The adoption of the Olympia School District's Capital Facilities Plan 2016-2021 by the Olympia School District No. 111 for the purposes of planning for the facilities needs of the District;
2. The amendment of the Comprehensive Plans of Thurston County, and the Plans of the Cities of Tumwater and Olympia to include the Olympia School District's Capital Facilities Plan 2016-2021 as part of the Capital Facilities Element of these jurisdictions' Comprehensive Plans; and

Proponent: Olympia School District No.

111 Location of the Proposal:

The Olympia School District includes an area of approximately 80 square miles. The City of Olympia and parts of the City of Tumwater and parts of unincorporated Thurston County fall within the District's boundaries.

Lead Agency:

Olympia School District No. 111

The lead agency for this proposal has determined that the proposal does not have a probable significant adverse environmental impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after a review of the completed environmental checklist and other information on file with the lead agency. This information is available to the public upon request.

of Nonsignificance (DNS) is issued under WAC 197-11-340(2). The lead agency will not act on this proposal for 14 days from the date of issue. Comments must be submitted before 12:01 p.m., October 22, 2015. The responsible official will reconsider the DNS based on timely comments and may retain, modify, or, if significant adverse impacts are likely, withdraw the This Determination DNS. If the DNS is retained, it will be final after the expiration of the comment deadline.

Responsible Official: Ms. Jennifer Priddy,
Assistant Superintendent
Olympia School District No. 111

Telephone: (360) 596-6120

Address: 1113 Legion Way S.E.
Olympia School District, Room 210
Olympia, WA 98501

You may appeal this determination in writing before 12:01 p.m., October 22, 2015, to Ms. Jennifer Priddy, Assistant Superintendent, Olympia School District No. 111, 1113 Legion Way S.E., Olympia, WA, 98501.

Date of Issue: October 5, 2015

Date Published: October 7, 2015

WAC 197-11-960 - Environmental checklist.

ENVIRONMENTAL CHECKLIST – OLYMPIA SCHOOL DISTRICT - CAPITAL FACILITIES PLAN 2016-2021

Purpose of checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for Non-project proposals:

Complete this checklist for Non-project proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS (part D).

For Non-project actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. BACKGROUND

1. Name of proposed project, if applicable:

The adoption of the Olympia School District's (OSD) 2016-2021 Capital Facilities Plan (CFP) for the purposes of planning for the District's facility needs. The City of Olympia and the City of Tumwater will incorporate the District's CFP into their Comprehensive Plans. Thurston County will also incorporate this Plan into the County's Comprehensive Plan. A copy of the District's CFP is available for review in the District's offices.

2. Name of applicant: **Olympia School District No. 111**

3. Address and phone number of applicant and contact person:

**Jennifer Priddy, Assistant Superintendent
Olympia School District
1113 Legion Way SE
Olympia, WA 98501**

4. Date checklist prepared: **October 26, 2015**

5. Agency requesting checklist: **Olympia School District is Lead Agency**

6. Proposed timing or schedule (including phasing, if applicable):

The CFP is scheduled to be adopted by the District on November 2, 2015. After adoption, the District will forward the CFP to the City of Olympia and the City of Tumwater for inclusion in the Comprehensive Plans for these jurisdictions. The District will also forward the CFP to Thurston County for inclusion in the County's Comprehensive Plan. The District will continue to update the CFP annually. The projects included in the CFP have been or will be subject to project-level environmental review when appropriate.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

The CFP sets forth the capital improvement projects that the District plans to implement over the next six years. Some of these plans will be dependent upon the passage of a construction bond proposal to be presented to voters for the February 2016 election. The construction projects proposed include the construction of multiple new classrooms (mini-buildings) district-wide to reduce reliance on the use of portables, and implement state policy to reduce class sizes; modernization and renovation of Centennial, Roosevelt, and McLane Elementary Schools, including construction of an auxiliary gym at Centennial Elementary School; modernization and renovations of portions of the school, including windows, roofing, and exterior siding, and partial flooring and finishes at Capital High School; construction of a theater/performance center at Capital High School; construction of a building of approximately 22 classrooms to reduce reliance on portables and respond to enrollment growth at Olympia High School; renovation and modernization of the Knox Administrative Building for expanded enrollment and/or additional educational uses or programming at Avanti High School; upgrade and improve heating, ventilation and finishes for the Administration; acquire and update land and/or real estate; acquire, construct and/or renovate athletic fields at ten schools for school and community use; install energy saving equipment and/or improve heating and ventilation at thirteen sites; acquire, construct and install parking lots and paving at five schools; acquire, construct and install drainage and controls, and/or repair foundations at five schools/sites; acquire, construct and install electrical service and new fire or intrusion alarm systems at four schools, security cameras at multiple schools, access controls at multiple schools and perimeter fencing at five schools; acquire, construct and install roofing at three schools, install roof tie-off safety equipment at multiple sites, and caulk and/or paint and renovate siding at four sites; acquire and replace gutter systems at two schools; acquire, construct and install systems to control access to schools; acquire, construct and install interior and classroom capital improvements at twelve sites; acquire, construct and install upgraded wiring and electrical systems at two sites; provide for emerging emergency repairs; decommission and/or demolish one building; and acquire, construct and equip portables as necessary to construct and renovate schools and respond to capacity needs.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

The projects included in the CFP have undergone or will undergo additional environmental review, when appropriate, as they are developed.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None known of.

10. List any government approvals or permits that will be needed for your proposal, if known.

The District anticipates that the City of Olympia and the City of Tumwater will adopt the CFP into the Comprehensive Plans for these jurisdictions. Thurston County will also adopt the CFP into its Comprehensive Plan.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

This is a non-project action. This proposal involves the adoption of the OSD CFP 2016-2021 for the purpose of planning the District's facility needs. The District's CFP will be incorporated into the Comprehensive Plans of the City of Olympia and the City of Tumwater. Thurston County will also incorporate the CFP into its Comprehensive Plan. The projects included in the CFP have been or will be subject to project-level environmental review when appropriate. A copy of the CFP may be viewed at the District's offices.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The CFP will affect the OSD. The District includes an area of approximately 80 square miles. The City of Olympia and parts of the City of Tumwater and unincorporated Thurston County fall within the District's boundaries. A detailed map of the District's boundaries can be viewed at the District's offices.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other.

The OSD is comprised of a variety of topographic land forms and gradients. Specific topographic characteristics of the sites at which the projects included in the CFP are located have been or will be identified during project-level environmental review when appropriate.

b. What is the steepest slope on the site (approximate percent slope)?

Specific slope characteristics at the sites of the projects included in the CFP have been or will be identified during project-level environmental review.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Specific soil types found at the sites of the projects included in the CFP have been or will be identified during project-level environmental review when appropriate.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

Unstable soils may exist within the OSD. Specific soil limitations on individual project sites have been or will be identified at the time of project-level environmental review when appropriate.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation and grading proposed. Indicate source of fill.

Individual projects included in the CFP have been or will be subject, when appropriate, to project-level environmental review and local approval at the time of proposal. Proposed grading projects, as well as the purpose, type, quantity, and source of any fill materials to be used have been or will be identified at that time.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

It is possible that erosion could occur as a result of the construction projects currently proposed in the CFP. The erosion impacts of the individual projects have been or will be evaluated on a site-specific basis at the time of project-level environmental review when appropriate. Individual projects have been or will be subject to local approval processes.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

The construction projects included in the CFP have required or will require the construction of impervious surfaces. The extent of any impervious cover constructed will vary with each project included in the CFP. This issue has been or will be addressed during project-level environmental review when appropriate.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

The erosion potential of the projects included in the CFP and appropriate control measures have been or will be addressed during project-level environmental review when appropriate. Relevant erosion reduction and control requirements have been or will be met.

2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Various emissions, many construction-related, may result from the individual projects included in the CFP. The air-quality impacts of each project have been or will be evaluated during project-level environmental review when appropriate. Please see the Supplemental Sheet for Non-project Actions.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

Any off-site sources of emissions or odor that may affect the individual projects included in the CFP have been or will be addressed during project-level environmental review when appropriate.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

The individual projects included in the CFP have been or will be subject to project-level environmental review and relevant local approval processes when appropriate. The District has been or will be required to comply with all applicable air regulations and air permit requirements. Proposed measures specific to the individual projects included in the CFP have been or will be addressed during project-level environmental review when appropriate. Please see the Supplemental Sheet for Non-project Actions.

3. Water

a. Surface:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If

appropriate, state what stream or river it flows into.

There is a network of surface water bodies within the OSD. The surface water bodies that are in the immediate vicinity of the projects included in the CFP have been or will be identified during project level environmental review when appropriate. When necessary, the surface water regimes and flow patterns have been or will be researched and incorporated into the designs of the individual projects.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

The projects included in the CFP may require work near the surface waters located within the OSD. Applicable local approval requirements have been or will be satisfied.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

Information with respect to the placement or removal of fill and dredge material as a component of the projects included in the CFP has been or will be provided during project-level environmental review when appropriate. Applicable local regulations have been or will be satisfied.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

Any surface water withdrawals or diversions required in connection with the projects included in the CFP have been or will be addressed during project-level environmental review when appropriate.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

Each project included in the CFP, if located in a floodplain area, has been or will be required to meet applicable local regulations for flood areas.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

Specific information regarding the discharge of waste materials that may be required as a result of the projects included in the CFP has been or will be provided during project-level environmental review when appropriate. Please see the Supplemental Sheet for Non-project Actions.

b. Ground:

- 1) Will ground water be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

Individual projects included in the CFP may impact groundwater resources. The impact of the individual projects included in the CFP on groundwater resources has been or will be addressed during project-level environmental review when appropriate. Each project has been or will be subject to applicable local regulations. Please see the Supplemental Sheet for Non-project Actions.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural;

etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

The discharges of waste material that may take place in connection with the projects included within the CFP have been or will be addressed during project-level environment review.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Individual projects included in the CFP may have stormwater runoff consequences. Specific information regarding the stormwater impacts of each project has been or will be provided during project-level environmental review when appropriate. Each project has been or will be subject to applicable local stormwater regulations.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

The projects included in the CFP may result in the discharge of waste materials into ground or surface waters. The specific impacts of each project on ground and surface waters have been or will be identified during project-level environmental review when appropriate. Each project has been or will be subject to all applicable regulations regarding the discharge of waste materials into ground and surface waters. Please see the Supplemental Sheet for Non-project Actions.

- 2) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

Individual projects included in the CFP may alter or otherwise affect drainage patterns. Specific information regarding the alternation or impact to drainage patterns has been or will be provided during project-level environmental review when appropriate.

d. Proposed measures to reduce or control surface, ground, runoff water, and drainage pattern impact if any:

Specific measures to reduce or control runoff impacts associated with the projects included in the CFP have been or will be addressed during project-level environmental review when appropriate.

4. Plants

a. Check or circle types of vegetation found on the site:

- _____ deciduous tree: alder, maple, aspen, other
- _____ evergreen tree: fir, cedar, pine, other
- _____ shrubs
- _____ grass
- _____ pasture
- _____ crop or grain
- _____ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- _____ water plants: water lily, eelgrass, milfoil, other
- _____ other types of vegetation

A variety of vegetative zones are located within the OSD. Inventories of the vegetation located on the sites of the projects proposed in the CFP have been or will be developed during project-level environmental review when appropriate.

- b. What kind and amount of vegetation will be removed or altered?

Some of the projects included in the CFP may require the removal or alteration of vegetation. The specific impacts on vegetation of the projects included in the CFP have been or will be identified during project-level environmental review when appropriate.

- c. List threatened or endangered species known to be on or near the site.

The specific impacts to these species from the individual projects included in the CFP have been or will be determined during project-level environmental review when appropriate.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Measures to preserve or enhance vegetation at the sites of the projects included in the CFP have been or will be identified during project-level environmental review when appropriate. Each project is or will be subject to applicable local landscaping requirements.

5. Animals

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other:

An inventory of species that have been observed on or near the sites of the projects proposed in the CFP has been or will be developed during project-level environmental review when appropriate.

- b. List any threatened or endangered species known to be on or near the site.

Inventories of threatened or endangered species known to be on or near the sites of the projects included in the CFP have been or will be developed during project-level environmental review when appropriate.

- c. Is the site part of a migration route? If so, explain.

The impacts of the projects included in the CFP on migration routes have been or will be addressed during project-level environmental review when appropriate.

- d. Proposed measures to preserve or enhance wildlife, if any:

Appropriate measures to preserve or enhance wildlife have been or will be determined during project-level environmental review when appropriate.

- e. List any invasive animal species known to be on or near the site.

Inventories of invasive known to be on or near the sites of the projects included in the CFP have been or will be developed during project-level environmental review when appropriate.

6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

The State Board of Education requires the completion of a life-cycle cost analysis of all heating, lighting, and insulation systems before it will permit specific school projects to proceed. The energy needs of the projects included in the CFP have been or will be determined at the time of specific engineering and site design planning when appropriate. Please see the Supplemental Sheet for Non-project Actions.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

The impacts of the projects included in the CFP on the solar potential of adjacent projects have been or will be addressed during project-level environmental review when appropriate

- c. What kinds of energy conservation features are included in the plans of this proposal?
List other proposed measures to reduce or control energy impacts, if any:

Energy conservation measures proposed in connection with the projects included in the CFP have been or will be considered during project-level environmental review when appropriate.

7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

Please see the Supplemental Sheet for Non-project Actions.

- 1) Describe any known or possible contamination at the site.

Please see the Supplemental Sheet for Non-project Actions.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

Please see the Supplemental Sheet for Non-project Actions.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

Please see the Supplemental Sheet for Non-project Actions.

- 4) Describe special emergency services that might be required.

Please see the Supplemental Sheet for Non-project Actions.

- 5) Proposed measures to reduce or control environmental health hazards, if any:

The projects included in the CFP comply or will comply with all current codes, standards, rules, and regulations. Individual projects have been or will be subject to project-level environmental review and local approval at the time they are developed, when appropriate.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

A variety of noises from traffic, construction, residential, commercial, and industrial areas exists within the OSD. The specific noise sources that may affect the projects included in the CFP have been or will be identified during project-level environmental review when appropriate.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

The projects included in the CFP may create normal construction noises that will exist on short-term bases only. The construction projects could increase traffic around the construction sites on a short-term basis. Because the construction of additional high school capacity will increase the capacity of the District's school facilities, this project may create a slight increase in traffic-related or operations-related noise on a long-term basis. Similarly, the placement of portables at school sites will increase the capacity of school facilities and may create a slight increase in traffic-related or operations-related noise. Neither of these potential increases is expected to be significant. Please see the Supplemental Sheet for Non-project Actions.

- 3) Proposed measures to reduce or control noise impacts, if any:

The projected noise impacts of the projects included in the CFP have been or will be evaluated and mitigated during project-level environmental review when appropriate. Each project is or will be subject to applicable local regulations.

8. Land and shoreline use

- a. What is the current use of the site and adjacent properties? Will the proposal affect the current land uses on nearby or adjacent properties? If so, describe.

There are a variety of land uses within the OSD, including residential, commercial, industrial, institutional, utility, open space, recreational, etc.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest uses? .

The known sites for the projects included in the CFP have not been used recently for agriculture.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how?

- c. Describe any structures on the site.

The structures located on the sites for the projects included in the CFP have been or will be identified and described during project-level environmental review when appropriate.

- d. Will any structures be demolished? If so, what?

The structures located on the sites for the projects included in the CFP have been or will be identified and described during project-level environmental review when appropriate.

- e. What is the current zoning classification of the site?

The sites that are covered under the CFP have a variety of zoning classifications under the applicable zoning codes. Site-specific zoning information has been or will be identified during project-level environmental

review when appropriate.

f. What is the current comprehensive plan designation of the site?

Inventories of the comprehensive plan designations for the sites of the projects included in the CFP have been or will be completed during project-level environmental review when appropriate.

g. If applicable, what is the current shoreline master program designation of the site?

Shoreline master program designations of the sites of the projects included in the CFP have been or will be identified during project-level environmental review when appropriate.

h. Has any part of the site been classified as a critical area by the city or the county? If so, specify.

Any environmentally sensitive areas located on the sites of the projects included in the CFP have been or will be identified during project-level environmental review.

i. Approximately how many people would reside or work in the completed project?

The OSD currently serves over 9,000 full-time equivalent (FTE) students. Enrollment is expected to continue to increase over the next 20 years. The District employs approximately 1,200 people.

j. Approximately how many people would the completed project displace?

Any displacement of people caused by the projects included in the CFP has been or will be evaluated during project-level environmental review when appropriate. However, it is not anticipated that the CFP, or any of the projects contained therein, will displace any people.

k. Proposed measures to avoid or reduce displacement impacts, if any:

Individual projects included in the CFP have been or will be subject to project-level environmental review and local approval when appropriate. Proposed mitigating measures have been or will be developed at that time, when necessary.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The compatibility of the specific projects included in the CFP with existing uses and plans has been or will be assessed as part of the comprehensive planning process and during project-level environmental review when appropriate.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

The compatibility of the specific projects included in the CFP with existing uses and plans has been or will be assessed as part of the comprehensive planning process and during project-level environmental review when appropriate.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

No housing units would be provided in connection with the completion of the projects included in the CFP.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

It is not anticipated that the projects included in the CFP will eliminate any housing units. The impacts of the projects included in the CFP on existing housing have been or will be evaluated during project-level environmental review when appropriate.

- c. Proposed measures to reduce or control housing impacts, if any:

Measures to reduce or control any housing impacts caused by the projects included in the CFP have been or will be addressed during project-level environmental review when appropriate.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The aesthetic impacts of the projects included in the CFP have been or will be addressed during project-level environmental review when appropriate.

- b. What views in the immediate vicinity would be altered or obstructed?

The aesthetic impacts of the projects included in the CFP have been or will be addressed during project-level environmental review when appropriate.

- c. Proposed measures to reduce or control aesthetic impacts, if any:

Appropriate measures to reduce or control the aesthetic impacts of the projects included in the CFP have been or will be determined on a project-level basis when appropriate.

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

The light or glare impacts of the projects included in the CFP have been or will be addressed during project-level environmental review, when appropriate.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

The light or glare impacts of the projects included in the CFP have been or will be addressed during project level environmental review when appropriate.

- c. What existing off-site sources of light or glare may affect your proposal?

Off-site sources of light or glare that may affect the projects included in the CFP have been or will be evaluated during project-level environmental review when appropriate.

- d. Proposed measures to reduce or control light and glare impacts, if any:

Proposed measures to mitigate light and glare impacts have been or will be addressed during project level environmental review when appropriate.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

There are a variety of formal and informal recreational facilities within the OSD.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

The recreational impacts of the projects included in the CFP have been or will be addressed during project-level environmental review when appropriate. The projects included in the CFP, including proposed new school facilities, may enhance recreational opportunities and uses.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

Adverse recreational effects of the projects included in the CFP have been or will be subject to mitigation during project-level environmental review when appropriate. School facilities usually provide recreational facilities to the community in the form of play fields and gymnasiums.

13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.

There are no known places or objects listed on, or proposed for, such registers for the project sites included in the CFP.

- b. Generally are there any landmarks, features, or other evidence of Indian or historic use of occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

An inventory of historical sites at or near the sites of the projects included in the CFP has been or will be developed during project-level environmental review when appropriate.

- c. Describe the methods used to assess the potential impact to cultural and historic resources on or near the project site.

Examples include consultation with tribes and the department of archeology and historic preservation, archeological surveys, historic maps, GIS data, ect.

- d. Proposed measures to avoid, minimize or compensate for the loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

Appropriate measures will be proposed on a project-level basis when appropriate.

14. Transportation

- a. Identify public streets and highways serving the site, or affected geographic area, and describe proposed access to the existing street system. Show on site plans, if any.

The impact on public streets and highways of the individual projects included in the CFP have been or will be addressed during project-level environmental review when appropriate.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

The relationship between the specific projects included in the CFP and public transit has been or will be addressed during project-level environmental review when appropriate.

- c. How many additional parking spaces would the completed project or nonproject proposal have? How many would the project or proposal eliminate?

Inventories of parking spaces located at the sites of the projects included in the CFP and the impacts of specific projects on parking availability have been or will be conducted during project-level environmental review when appropriate.

- d. Will the proposal require any new improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

The need for new streets or roads, or improvements to existing streets and roads has been or will be addressed during project-level environmental review when appropriate.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

Use of water, rail, or air transportation has been or will be addressed during project-level environmental review when appropriate.

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

The traffic impacts of the projects included in the CFP have been or will be addressed during project-level environmental review when appropriate.

- g. Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

The impact of the transportation of agricultural and forest products in relation to projects included in the CFP have been or will be addressed during project-level environmental review when appropriate.

- h. Proposed measures to reduce or control transportation impacts, if any:

The mitigation of traffic impacts associated with the projects included in the CFP has been or will be addressed during project-level environmental review when appropriate.

15. Public services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

The District does not anticipate that the projects identified in the CFP will significantly increase the need for public services.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

New school facilities have been or will be built with automatic security systems, fire alarms, smoke alarms, heat sensors, and sprinkler systems.

16. Utilities

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

Electricity, natural gas, water, refuse service, telephone, and sanitary sewer utilities are available at the known sites of

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Utility revisions and construction needs have been or will be identified during project-level environmental review when appropriate.

- d. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature



Date Submitted _____

D. SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS

(do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

To the extent the CFP makes it more likely that school facilities, as well as several small works projects, will be constructed, some of these environmental impacts will be more likely. Additional impermeable surfaces, such as roofs, access roads, and sidewalks could increase stormwater runoff, which could enter surface or ground waters. Heating systems, emergency generators, and other school equipment that is installed pursuant to the CFP could result in air emissions. The projects included in the CFP should not require the production, storage, or release of toxic or hazardous substances, with the possible exception of the storage of diesel fuel or gasoline for emergency generating equipment. The District does not anticipate a significant increase in the production of noise from its facilities, although the projects included in the CFP will increase the District's student capacities.

Proposed measures to avoid or reduce such increases are:

Proposed measures to mitigate any such increases described above have been or will be

addressed during project-level environmental review when appropriate. Stormwater detention and runoff will meet applicable County and/or City requirements and may be subject to National Pollutant Discharge Elimination System (NPDES) permitting requirements. Discharges to air will meet applicable air pollution control requirements. Fuel oil will be stored in accordance with local and state requirements.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

The CFP itself will have no impact on these elements of the environment. The projects included in the CFP may require clearing plants off of the project sites and a loss to animal habitat. These impacts have been or will be addressed in more detail during project-level environmental review when appropriate. The projects included in the CFP are not likely to generate significant impacts on fish or marine life.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

Specific measures to protect and conserve plants, animals, and fish cannot be identified at this time. Specific mitigation proposals will be identified, however, during project-level environmental review when appropriate.

3. How would the proposal be likely to deplete energy or natural resources?

The construction of the projects included in the CFP will require the consumption of energy.

Proposed measures to protect or conserve energy and natural resources are:

The projects included in the CFP will be constructed in accordance with applicable energy efficiency standards.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

The CFP and individual projects contained therein should have no impact on these resources.

Proposed measures to protect such resources or to avoid or reduce impacts are:

Appropriate measures have been or will be proposed during project-level environmental review when appropriate. Updates of the CFP will be coordinated with Thurston County and the Cities of Tumwater and Olympia as part of the Growth Management Act process, one of the purposes of which is to protect environmentally sensitive areas. To the extent the District's facilities planning process is part of the overall growth management planning process, these resources are more likely to be protected.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The CFP will not have any impact on land or shoreline use that is incompatible with existing comprehensive plans, land use codes, or shoreline management plans. The District does not anticipate that the CFP or the projects contained therein will directly affect land and shoreline uses in the area served by the District.

Proposed measures to avoid or reduce shoreline and land use impacts are:

No measures to avoid or reduce land use impacts resulting from the CFP or the projects contained therein are proposed at this time.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

The construction projects included in the CFP may create temporary increases in the District's need for public services and utilities. The new school facilities will increase the District's demands on transportation and utilities. These increases are not expected to be significant.

Proposed measures to reduce or respond to such demand(s) are:

No measures to reduce or respond to such demands are proposed at this time.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

The CFP will not conflict with any laws or requirements for the protection of the environment.

APPENDIX "E"

**THURSTON COUNTY
CAPITAL FACILITY PROJECTS
WITHIN TUMWATER BOUNDARIES**

COUNTY FUNDED CAPITAL FACILITY PROJECTS

WITHIN:

TUMWATER within the City Boundaries or Urban Growth Area

Project	2016	2017	2018	2019	2020	2021	Total
Buildings							
Thurston Mason County Mental Health Triage Center	\$1,320,000	\$0	\$0	\$0	\$0	\$0	\$1,320,000
Accountability and Restitution Center - Water Recovery System	\$0	\$1,000,000	\$0	\$0	\$0	\$0	\$1,000,000
Accountability and Restitution Center - Flex Unit	\$0	\$2,000,000	\$7,500,000	\$2,000,000	\$0	\$0	\$11,500,000
Parks							
Guerin Park	\$0	\$0	\$0	\$0	\$240,000	\$0	\$240,000
Gate-Belmore Trail (4)	\$850,000	\$1,000,000	\$0	\$0	\$0	\$0	\$3,050,000
Kenneydell Park	\$0	\$200,000	\$0	\$150,000	\$0	\$0	\$325,000
Roads & Transportation							
Black Lake - Belmore Rd. Upgrade 49th to Sapp Rd.	\$0	\$0	\$0	\$0	\$0	\$50,000	\$50,000
Thurston County Bicycle and Pedestrian Program (61488)	\$25,000	\$200,000	\$800,000	\$0	\$0	\$0	\$50,000
Total:	\$2,195,000	\$4,400,000	\$8,300,000	\$2,150,000	\$240,000	\$50,000	\$17,535,000