Attachment C

Exhibit A

Capital Facilities Plan 2024-2029

City of Tumwater

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.

MAYOR

The Honorable Debbie Sullivan

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Capital Facilities Plan 2024 – 2029

City of 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 (e.g., 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 ensure 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.

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 (e.g., 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.

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 (e.g., 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).

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 36.70A.070(6)(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 82.02.050 (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 19.27.097(1)(a) 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
- Firefighting.

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 Parks Facilities

The City currently operates and maintains 12 municipal parks totaling 153 acres. Additionally, the Parks and Recreation Department operates and maintains the 200 acre, Tumwater Valley Golf Course. Parks facilities range from 80 acres to less than one half acre in size and serve a variety of needs and populations within the City. Future park facilities will include additional neighborhood parks, a community park on the west side of town, a community center, and the development of a trail system. Park facilities also include the Union/Calvary Cemetery and two historic homes within the City's Historic District. Please see Appendix "A" for a complete list of City of Tumwater Public Facilities.

2.3 City of Tumwater Parks 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.

2.4 Police Facilities

The Police Department is headquartered at Tumwater City Hall. Officers patrol throughout the City and respond to calls for service dispatched from the TCOMM 9-1-1 dispatch center that is located at 2703 Pacific Avenue S.E. in Olympia. The police force has increased in size over the years in order to support the population and employment growth in the City. The increase in police officers resulted in the need to expand/remodel the police department facilities a few years ago. The police department currently occupies 10,100 square feet of space, which we continue to modify to meet current needs.

2.5 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 primarily the area south of Trosper Road. Station T-2, located at the intersection of Linwood Avenue and Second Avenue, is also staffed full time and serves the northern portion of the City.

Facilities Status

Fire Stations:

Fire Station T–1 – This facility is 23 years old. It is a full-size headquarters facility. The station houses a fire engine, medic unit, command car and back-up apparatus. Within the past few years, many upgrades have been accomplished with the facility including a new roof, new siding, replacement of sheet rock in the apparatus bays, new flooring in the watch office, kitchen, and hallways, and painting throughout the exterior and exterior of the station. A new vehicle exhaust extraction system was installed in 2020, and a new bay heating system in 2022. The Parks and Facilities department continues to work through a few other needs that have been compiled and budgeted for.

Fire Station T–2 – This facility is 28 years old and since 2017, has been staffed full time. The fire 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 when they are out of service. T-2 also has had construction upgrades with a new roof and gutters, new siding, painting inside and out and interior modification such as new lockers both in the bays and sleeping quarters. A new vehicle exhaust extraction system was also installed in 2019. Like station T–1, Parks and Facilities department continues to work through a few other needs that have been complied and budgeted for.

The fire department has recently initiated a facilities inspection program. Needs that cannot be accomplished in house will be forwarded to facilities to mitigate. This new program encourages all personnel to take ownership and pride in our living space with this new program. This can be accomplished by identifying needs that ought to be corrected and mitigated to make our environment safe and healthy.

2.6 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.

2.7 Public Streets and Road Facilities

Within the City of Tumwater, there are 121 miles of road, of which 57 miles are local access streets; 42 miles are collectors, 18 miles are minor arterials, and 5 miles are principal arterials.

2.8 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 "B" and is adopted by this plan as part of the City of Tumwater's Capital Facilities Plan process.

The reader is referred to Appendix "B" 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 "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 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 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 decrease 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 Needs

The Capital Facilities Plan is required by the State Growth Management Act to identify needs 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 has identified the neighborhood parks, trails and park facilities necessary to serve its current and future residents. Priority projects identified in the Parks, Recreation and Open Space plan include the completion of the Deschutes Valley Trail, acquisition and development of neighborhood and urban parks, development of a swimming facility and/or community center, reinvesting in both park and golf course infrastructure and improving community event space.

FIRE FACILITIES:

There are no current needs identified at this time that are not included in the General Governmental element of this Capital Facilities Plan.

SCHOOL FACILITIES:

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

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 being in need of improvements 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 2036 Transportation Master Plan.

4.4 Future Infrastructure Recommendations

Future infrastructure recommendations contained within the Parks/Open Space, Transportation, Water, Sanitary, and Stormwater 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 365-196-415) 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

In January of 2020, the City Council held a Council Retreat, to which the public was invited and set priority goals and initiatives as indicated in the City of Tumwater Strategic Priorities and Goals 2021-2026, 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 our citizens, we provide courageous 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.

In March 2020, the City Council approved Resolution No. R2020-005, adopting Strategic Priorities and Goals for 2021-2026 providing measures of achievement for the Council and staff to use in coming years. The Council updated the Strategic Priorities and Goals for 2023-2024 at a Council Retreat and adopted the updates as part of the biennial budget in December 2022. The Strategic Priorities are summarized as follows:

- Build a Community Recognized for Quality, Compassion and Humanity
- Be a Leader in Environmental Sustainability
- Create and Maintain a Transportation System Safe for All Modes of Travel
- Provide and Sustain Quality Public Safety Services
- Pursue Targeted Community Development Opportunities
- Refine and Sustain a Great Organization

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*

The Transportation Master Plan, adopted in 2016, describes the City's transportation network and needed improvements.

Level of Service (LOS) Standards for streets consider travel conditions perceived by motorists – travel speed, travel time, freedom to maneuver, traffic interruptions and delays, comfort, and convenience. These standards are typically expressed with letter designations ranging from A – completely free flow conditions – to F, or failing, when chronic congestions is predictable and extends well beyond a "peak 15 minutes" at the end of the work day. The Transportation Master Plan, adopted in 2016, describes the City's transportation network and needed improvements.

Sometimes chronic congestion results not from too many vehicles but from system inefficiency – poorly timed signals, too many left-turning movements, inadequate storage space at intersections. Analysis of traffic operations can help determine whether the problem is one of too many cars or a need for better intersection or roadway design.

Tumwater will continue to evaluate the performance of its arterials and collectors using congestion measures that equate to delay. Since the late 1990s this has included acceptance of a bit more congestion on streets offering a wider range of travel choices, such as Capitol Boulevard. Expectations are that congestion will be less acceptable on more suburban streets like 70th Avenue and R.W. Johnson Boulevard.

The following LOS designations describe Tumwater's policy in the city and its urban growth area:

- For the designated "Urban Core Areas" LOS E is the acceptable standard of system performance.
- For the rest of the City and its urban growth area, LOS D will apply.
- The City has established Tumwater Strategy Corridors where the local LOS standard still applies as a goal, but it is acknowledged that some intersections or roadways may experience periodic congestion that exceeds the applicable standard.

Tumwater's use of regionally coordinated level of service standards for arterials and collectors ensures consistency in evaluation methods between Tumwater and its neighboring jurisdictions.

5.3.2 *City Water System Planning Assumptions*

The Tumwater Water System Plan was completely updated in 2020 and approved and adopted in 2021. Projects identified in this update were prioritized and most are included in this Capital Facilities Plan. The 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 priority system improvements. 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 Comprehensive Stormwater Management Plan (CSMP) completed its first major update in 2018. While there have been a number of sub-basin planning and other related efforts, this is the first comprehensive update in over 20 years. The augmented CSMP 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 infrastructure necessary to manage stormwater runoff, including public and private stormwater systems.

B. Identification of flooding problems and ongoing maintenance needs, which both contribute to the development of CFP projects.

C. Wetland, riparian area and habitat preservation, where possible, and restoration where needed.

D. The need for stormwater treatment facilities to enhance treatment of stormwater runoff in support of City goals, TMDL requirements, and Endangered Species Act-related protections for salmonid habitat and instream water quality.

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

- An ongoing stormwater facilities inventory and inspection program for both public and private systems,
- Program, process, and facility improvements related to City Operations,
- Management or elimination of sources of pollution, such as illicit connections and discharges, broken infrastructure and construction site management, critical to protect water quality and riparian habitats,
- Public involvement and education, and
- Surface water quality monitoring.

The GSMP is complete and considers new and anticipated provisions of the City NPDES permit, which was reissued in August 2019.

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;
- An evaluation of future wastewater flows and alternatives to manage them 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, 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.

In 2014, the Cities of Lacey, Olympia and Tumwater re-examined the potential for water quality impacts in the region's groundwater due to urban-density concentrations of septic systems. The "Urban Septic Assessment Report" (March 2015) recommends the jurisdictions continue progress toward implementation of a voluntary connection program to reduce the amount of septic systems in the urban areas, and consider more intensive actions in areas identified as "high risk" for impacts to public and environmental health. In 2017, the City – in partnership with LOTT – took an initial step to offer a financial rebate for existing, developed properties interested in voluntarily connecting to the City sanitary sewer system. This financial incentive remains available during the 2022-2023 biennium, and was expanded in 2022 to include City fees.

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:

PLAN	METHODOLOGY OF PROJECT IDENTIFICATION
• Parks and Open Space Plan (2016)	Combination of "Levels of Service" for parks and "best professional judgement" for trails and open space.

• Fire Department Master Plan (2016)	This plan bases its recommendations upon service area radius, available technology, risk analysis and capacity capability.
• Historical District Master Plan (1993) Historic Brewery Properties SEPA Planned Action and FEIS (2016)	Based upon diverse projects needed to Create a Historic-Commercial District in the lower falls area of the Deschutes River.
• Union/Calvary Cemetery Master Plan (1996)	Development of the plan was a synthesis of historic research, oral interviews, and an examination of present cemetery conditions. Research also involved examining current literature on cemetery preservation and restoration.
• City Hall Campus Master Plan (2014)	The Tumwater Civic Center Master Plan (TCCMP) is a conceptual roadmap addressing the future development of the following buildings and their associated sites: Tumwater City Hall, Tumwater Timberland Regional Library and the Tumwater Fire Station. It takes into consideration the Town Center Plan as well as adjacent land uses.

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

SOURCE	DESCRIPTION
PIF	Park Impact Fee
MPD	Metropolitan Park District
LLL	Levy Lid Lift
CDBG	Community Development Block Grant
GENERAL	General Fund
GRANT	External Grant Funding
DEBT	Loan, External or Internal
GG CFP	General Governmental CFP Ending Fund Balance

FUND REVENUE:	2024	2025	2026	2027	2028	2029	2024-2029
Beginning Fund Balance	$ 652,473	$ 204,231	$ 206,944	$ 2,225	$ 155,913	$ 122,581	$ 652,473
Base Utility Tax (1.5% of the 6%)	$ 1,071,200	$ 1,081,912	$ 1,092,731	$ 1,103,658	$ 1,114,695	$ 1,125,842	$ 6,590,039
Increased Utility Tax*	$ 369,940	$ 369,940	$ 369,940	$ 268,260		$ -	$ 1,378,080
Interest Income	$ 2,158	$ 1,825	$ 1,750	$ 1,454	$ 1,174	$ 1,159	$ 9,520
Debt Service and Transfers Out	$ (783,940)	$ (777,715)	$ (664,140)	$ (564,685)	$ (294,200)	$ (296,425)	$ (3,381,105)
Projected Fund Revenues	$ 1,311,831	$ 880,194	$ 1,007,225	$ 810,913	$ 977,581	$ 953,157	$ 5,249,007
FUND SOURCES:							
Grants	$ 535,000	$ 6,754,250	$ 3,705,000	$ 2,500,000	$ -	$ 4,250,000	$ 17,744,250
Loan/Debt	$ 1,534,200	$ 14,584,600	$ 6,065,200	$ 180,950	$ 517,000	$ 3,575,000	$ 26,456,950
Impact/FILO Fees	$ 715,000	$ 50,000	$ 1,020,000	$ 3,389,050	$ 633,000	$ 3,050,000	$ 8,857,050
Levy Lid Lift	$ -	$ -	$ 1,250,000	$ -	$ -	$ -	$ 1,250,000
Metropolitan Park District	$ 1,635,000	$ 1,275,000	$ 345,000	$ 2,175,000	$ 2,575,000	$ 75,000	$ 8,080,000
Other Sources	$ 238,500	$ 2,500,000	$ 60,000	$ 2,700,000	$ -	$ 4,250,000	$ 9,748,500
TOTAL PROJECTED FUNDING	**$ 5,969,531**	**$ 26,044,044**	**$ 13,452,425**	**$ 11,755,913**	**$ 4,702,581**	**$ 16,153,157**	$ 77,385,757

*Transportation CFP utility tax revenue diverted to General Governmental CFP for years 2021-2028 as needed to cover debt service for General Governmental CFP detailed in Ordinance O2020-009. If there is sufficient funding in any given year, 303 ending fund balance will cover associated debt service.

	Project	GENERAL GOVERNMENTAL PROJECTS	SOURCE	PRIOR YRS	6 YEAR TOTAL	2024	2025	2026	2027	2028	2029	FUTURE YRS	GRAND TOTAL
	1	Enterprise Resource Planning Business System	GG CFP	$ 650,000	$ 400,000	$ 137,500	$ 137,500	$ 125,000	$ -	$ -	$ -	$ -	$ 1,050,000
	2	Operations and Maintenance Facility	DEBT	$ 881,400	$ 10,952,600	$ 1,652,800	$ 8,234,600	$ 1,065,200	$ -	$ -	$ -	$ -	$ 11,834,000
	3	Emerging Projects	GG CFP, MPD, PIF	$ -	$ 990,000	$ 150,000	$ 150,000	$ 150,000	$ 180,000	$ 180,000	$ 180,000	$ -	$ 990,000
New	4	Prairie Mitigation Land Acquisition	GRANT	$ -	$ 2,500,000	$ -	$ 2,500,000	$ -	$ -	$ -	$ -	$ -	$ 2,500,000
	5	Deschutes Valley Trail	GRANT, MPD, PIF	$ 2,950,000	$ 13,700,000	$ 565,000	$ 600,000	$ 3,100,000	$ 6,435,000	$ -	$ 3,000,000	$ -	$ 16,650,000
	6	Isabella Bush Park Development	PIF	$ 322,000	$ 500,000	$ 500,000	$ -	$ -	$ -	$ -	$ -	$ -	$ 822,000
	7	Trails End Park	MPD	$ -	$ 2,460,000	$ 60,000	$ 1,200,000	$ -	$ -	$ 1,200,000	$ -	$ -	$ 2,460,000
	8	South Tumwater Neighborhood Park	MPD	$ -	$ 750,000	$ -	$ -	$ -	$ 450,000	$ 300,000	$ -	$ -	$ 750,000
	9	Open Space / Park Land Acquisition	MPD	$ -	$ 270,000	$ -	$ -	$ 270,000	$ -	$ -	$ -	$ -	$ 270,000
	10	SW Neighborhood Park	MPD	$ -	$ 1,050,000	$ -	$ -	$ -	$ 50,000	$ 1,000,000	$ -	$ -	$ 1,050,000
	11	Community Center	MPD, DEBT	$ 200,000	$ 12,800,000	$ 1,300,000	$ 6,500,000	$ 5,000,000	$ -	$ -	$ -	$ -	$ 13,000,000
	12	Community Garden Program	MPD	$ -	$ 150,000	$ 25,000	$ 25,000	$ 25,000	$ 25,000	$ 25,000	$ 25,000	$ -	$ 150,000
	13	Historic District Improvements	MPD	$ -	$ 200,000	$ 200,000	$ -	$ -	$ -	$ -	$ -	$ -	$ 200,000
	14	Parks Commission Funding	GG CFP	$ -	$ 120,000	$ 20,000	$ 20,000	$ 20,000	$ 20,000	$ 20,000	$ 20,000	$ -	$ 120,000
	15	Historic Commission Funding	GG CFP	$ -	$ 60,000	$ 10,000	$ 10,000	$ 10,000	$ 10,000	$ 10,000	$ 10,000	$ -	$ 60,000
	16	Deschutes Valley Property	PIF	$ -	$ 800,000	$ -	$ -	$ 800,000	$ -	$ -	$ -	$ -	$ 800,000
	17	Golf Course Parking Lot Resurfacing	GG CFP, GRANT	$ 175,000	$ 590,000	$ 590,000	$ -	$ -	$ -	$ -	$ -	$ -	$ 765,000
	18	Golf Range Building Replacement	PIF	$ 20,000	$ 400,000	$ -	$ -	$ 400,000	$ -	$ -	$ -	$ -	$ 420,000
	19	Golf Restaurant Upgrade	GG CFP	$ -	$ 575,000	$ -	$ -	$ -	$ -	$ 575,000	$ -	$ -	$ 575,000
New	20	Golf Course Maintenance Shop Stormwater Improvements	GG CFP, GRANT	$ -	$ 240,000	$ -	$ 60,000	$ 180,000	$ -	$ -	$ -	$ -	$ 240,000
New	21	Golf Course Stockpile Covers	GG CFP	$ -	$ 160,000	$ -	$ 160,000	$ -	$ -	$ -	$ -	$ -	$ 160,000
New	22	Golf Course Fueling Station Renovation	GG CFP, GRANT	$ -	$ 500,000	$ -	$ 290,000	$ 210,000	$ -	$ -	$ -	$ -	$ 500,000
	23	Parks and Recreation Facility	GG CFP, PIF, DEBT	$ -	$ 1,610,000	$ -	$ -	$ 125,000	$ 385,000	$ 1,100,000	$ -	$ -	$ 1,610,000
	24	Market Building	GG CFP, DEBT	$ -	$ 685,000	$ -	$ -	$ 50,000	$ -	$ -	$ 635,000	$ -	$ 685,000
	25	City Hall Renovation	GG CFP, DEBT	$ -	$ 1,040,000	$ -	$ -	$ 100,000	$ -	$ -	$ 940,000	$ -	$ 1,040,000
New	26	City Hall Parking Expansion	GG CFP	$ -	$ 350,000	$ -	$ -	$ -	$ 350,000	$ -	$ -	$ -	$ 350,000
	27	Solar Panel Installation	GRANT	$ -	$ 285,000	$ -	$ 35,000	$ 250,000	$ -	$ -	$ -	$ -	$ 285,000
	28	WSDOT Olympic Region Property	GG CFP	$ 25,000	$ 75,000	$ 75,000	$ -	$ -	$ -	$ -	$ -	$ -	$ 100,000
	29	Wayfinding Signage	GG CFP	$ 110,000	$ 50,000	$ -	$ -	$ -	$ -	$ 50,000	$ -	$ -	$ 160,000
	30	Fire Engine Replacement Program	LLL	$ -	$ 1,250,000	$ -	$ -	$ 1,250,000	$ -	$ -	$ -	$ -	$ 1,250,000
New	31	Fire Station T-2 Improvements	GRANT	$ -	$ 75,000	$ -	$ -	$ -	$ 75,000	$ -	$ -	$ -	$ 75,000
	32	Digital Alerting Systems	GG CFP	$ -	$ 125,000	$ -	$ -	$ 125,000	$ -	$ -	$ -	$ -	$ 125,000
New	33	Animal Services - Control Facility	DEBT, GENERAL	$ -	$ 2,000,000	$ -	$ -	$ -	$ -	$ -	$ 2,000,000	$ -	$ 2,000,000
	34	Old Brewhouse Tower Rehabilitation	GRANT, PRIVATE	$ 2,955,000	$ 16,750,000	$ 50,000	$ 5,000,000	$ -	$ 3,200,000	$ -	$ 8,500,000	$ 7,500,000	$ 27,205,000
	35	Brewery Open Space Acquisition	GRANT	$ -	$ 300,000	$ -	$ -	$ -	$ 300,000	$ -	$ -	$ -	$ 300,000
	36	Washington Center Renovations	GG CFP	$ 75,000	$ 25,000	$ 25,000	$ -	$ -	$ -	$ -	$ -	$ -	$ 100,000
New	37	Energy and Water Efficiency Upgrades	GG CFP, UTILITIES	$ -	$ 750,000	$ 270,000	$ 120,000	$ 120,000	$ 120,000	$ 120,000	$ -	$ -	$ 750,000
New	38	City Hall and Library Solar Installations	GG CFP, GRANT	$ -	$ 750,000	$ 30,000	$ 720,000	$ -	$ -	$ -	$ -	$ -	$ 750,000
New	39	Electric Vehicle Charging Stations	GG CFP, GRANT	$ -	$ 255,000	$ 105,000	$ 75,000	$ 75,000	$ -	$ -	$ -	$ -	$ 255,000
		TOTAL GENERAL GOVERNMENTAL PROJECT COSTS			**$ 76,542,600**	**$ 5,765,300**	**$ 25,837,100**	**$ 13,450,200**	**$ 11,600,000**	**$ 4,580,000**	**$ 15,310,000**	**$ 7,500,000**	**$ 92,406,000**

2029 Ending Fund Balance	$ 843,157

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

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

GG-01

PROGRAM TITLE: **Enterprise Resource Planning Business System**

PROGRAM DESCRIPTION:

Assessment and Analysis of curent ERP System (Tyler Eden) replacement. Costs are split 50% General Fund and 50% between the Water, Sewer, and Storm Utilities. Only the General Fund portion is shown here.

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

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2024	2025	2026	2027	2028	2029	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction (Implementation)	650,000	400,000	137,500	137,500	125,000	-	-	-	-	1,050,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	**$ 650,000**	**$ 400,000**	**$ 137,500**	**$ 137,500**	**$ 125,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 1,050,000**
Outside Sources of Funds:										
Grants	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Loan/Debt Financed	-	-	-	-	-	-	-	-	-	-
Impact/FILO Fees	-	-	-	-	-	-	-	-	-	-
Levy Lid Lift	-	-	-	-	-	-	-	-	-	-
Metropolitan Park District	-	-	-	-	-	-	-	-	-	-
Other (ERR)	300,000	38,500	38,500	-	-	-	-	-	-	338,500
Total Outside Sources	$ 300,000	$ 38,500	$ 38,500	$ -	$ -	$ -	$ -	$ -	$ -	$ 338,500
Use of Fund Balance	350,000	361,500	99,000	137,500	125,000	-	-	-	-	711,500
TOTAL SOURCES	**$ 650,000**	**$ 400,000**	**$ 137,500**	**$ 137,500**	**$ 125,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 1,050,000**

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Brandon Hicks
FUND: General Governmental, Water, Sewer, Storm
DEPT: Transportation and Engineering
PROJECT NO.
NEW: No
PRIOR: GG-02

GG-02

PROGRAM TITLE: **Operations and Maintenance Facility**

PROGRAM DESCRIPTION:

Construct new Operations and Maintenance Facility at the City's Trails End Drive property. The new facility will house the Operations divisions for the Transportation and Engineering and Water Resources and Sustainability departments. The relocation of these divisions 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. Site and frontage costs are distributed approximately 33% General Fund, 33% Water, 17% Sewer, and 17% Storm. Offsite mitigation costs are distributed 50% Transportation CFP, 24% Water, 13% Sewer, and 13% Storm. Cost distribution is estimated based on allocation of resources between the funds and is subject to reevaluation based on final design. Construction is presumed to be financed over 20 years, debt service included in the budget. Expenses and funding shown are for General Fund only, see Water, Sewer, and Storm for portions associated with thise funds. Grant funding is from a Legislative Capitol Budget allocation that was reauthorized in 2023.

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

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2024	2025	2026	2027	2028	2029	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	$ 478,400	$ 684,600	$ 684,600	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,163,000
Land & R-O-W	204,000	-	-	-	-	-	-	-	-	204,000
Construction	199,000	9,682,000	968,200	7,745,600	968,200	-	-	-	-	9,881,000
Equipment	-	489,000	-	489,000	-	-	-	-	-	489,000
Other (1% Construction for Arts)	-	97,000	-	-	97,000	-	-	-	-	97,000
TOTAL EXPENSES	**$ 881,400**	**$ 10,952,600**	**$ 1,652,800**	**$ 8,234,600**	**$ 1,065,200**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 11,834,000**
Outside Sources of Funds:										
Grants	$ -	$ 150,000	$ -	$ 150,000	$ -	$ -	$ -	$ -	$ -	$ 150,000
Loan/Debt Financed	-	10,684,000	1,534,200	8,084,600	1,065,200	-	-	-	-	10,684,000
Impact/FILO Fees	-	-	-	-	-	-	-	-	-	-
Levy Lid Lift	-	-	-	-	-	-	-	-	-	-
Metropolitan Park District	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	$ -	$ 10,834,000	$ 1,534,200	$ 8,234,600	$ 1,065,200	$ -	$ -	$ -	$ -	$ 10,834,000
Use of Fund Balance	881,400	118,600	118,600	-	-	-	-	-	-	1,000,000
TOTAL SOURCES	**$ 881,400**	**$ 10,952,600**	**$ 1,652,800**	**$ 8,234,600**	**$ 1,065,200**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 11,834,000**

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Lisa Parks
FUND: General Governmental
DEPT: Executive
PROJECT NO.
NEW: No
PRIOR: GG-28

GG-03

PROGRAM TITLE: **Emerging Projects**

PROGRAM DESCRIPTION:

Reserve funds for projects that emerge during the coming CFP cycle. Priority for use of funds will be given to projects the City is obligated to complete. Projects are limited to those eligible for a given fund source.

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

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2024	2025	2026	2027	2028	2029	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	$ -	$ 165,000	$ 25,000	$ 25,000	$ 25,000	$ 30,000	$ 30,000	$ 30,000	$ -	$ 165,000
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	-	825,000	125,000	125,000	125,000	150,000	150,000	150,000	-	825,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	**$ -**	**$ 990,000**	**$ 150,000**	**$ 150,000**	**$ 150,000**	**$ 180,000**	**$ 180,000**	**$ 180,000**	**$ -**	**$ 990,000**
Outside Sources of Funds:										
Grants	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Loan/Debt Financed	-	-	-	-	-	-	-	-	-	-
Impact/FILO Fees	-	300,000	50,000	50,000	50,000	50,000	50,000	50,000	-	300,000
Levy Lid Lift	-	-	-	-	-	-	-	-	-	-
Metropolitan Park District	-	300,000	50,000	50,000	50,000	50,000	50,000	50,000	-	300,000
Other	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	$ -	$ 600,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ -	$ 600,000
Use of Fund Balance	-	390,000	50,000	50,000	50,000	80,000	80,000	80,000	-	390,000
TOTAL SOURCES	**$ -**	**$ 990,000**	**$ 150,000**	**$ 150,000**	**$ 150,000**	**$ 180,000**	**$ 180,000**	**$ 180,000**	**$ -**	**$ 990,000**

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Mike Matlock
FUND: General Governmental
DEPT: Community Development
PROJECT NO.
NEW: Yes
PRIOR: N/A

GG-04

PROGRAM TITLE: **Prairie Mitigation Land Acquisition**

PROGRAM DESCRIPTION:

The City is working jointly with the Port of Olympia to adopt a Habitat Conservation Plan (HCP) to protect four federally listed endangered species through creating and maintaining approximately 1,500 acre parried reserve system. The HCP will also allow planned growth according to our comprehensive plan to proceed with mitigation authorized by a comprehensive HCP, as opposed to on a case by case basis. The purchase and maintenance of these lands will be primarily funded through mitigation fees paid at the time of development. Seed money is needed to acquire the first mitigation area because the mitigation for impacts to species habitat must be in place before any authorized impacts. After the initial prairie property purchase, it is expected mitigation fees will fund all subsequent prairie land purchase and maintenance.

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

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2024	2025	2026	2027	2028	2029	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Land & R-O-W	-	2,500,000	-	2,500,000	-	-	-	-	-	2,500,000
Construction	-	-	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	**$ -**	**$ 2,500,000**	**$ -**	**$ 2,500,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 2,500,000**
Outside Sources of Funds:										
Grants	$ -	$ 2,500,000	$ -	$ 2,500,000	$ -	$ -	$ -	$ -	$ -	$ 2,500,000
Loan/Debt Financed	-	-	-	-	-	-	-	-	-	-
Impact/FILO Fees	-	-	-	-	-	-	-	-	-	-
Levy Lid Lift	-	-	-	-	-	-	-	-	-	-
Metropolitan Park District	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	$ -	$ 2,500,000	$ -	$ 2,500,000	$ -	$ -	$ -	$ -	$ -	$ 2,500,000
Use of Fund Balance	-	-	-	-	-	-	-	-	-	-
TOTAL SOURCES	**$ -**	**$ 2,500,000**	**$ -**	**$ 2,500,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 2,500,000**

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Chuck Denney
FUND: General Governmental (MPD)
DEPT: Parks and Recreation
PROJECT NO.
NEW: No
PRIOR: GG-05

GG-05

PROGRAM TITLE: **Deschutes Valley Trail**

PROGRAM DESCRIPTION:

Design and construction of the Deschutes Valley Trail from the Tumwater Falls Park to Pioneer Park. The project has been included for partial funding in the state Transportation Budget, partially. This project is being constructed in segments; the Tumwater Historical Park to Brewery Park and Tumwater Fall segment was constructed in 2020.

IS PROJECT RECOMMENDED BY PLAN/POLICY? Yes **PLAN:** Thur Reg Transp/Trail Plan; PR&OS Plan **PAGE#**

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2024	2025	2026	2027	2028	2029	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	$ 1,060,000	$ 950,000	$ 400,000	$ 400,000	$ 100,000	$ -	$ -	$ 50,000	$ -	$ 2,010,000
Land & R-O-W	240,000	200,000	-	200,000	-	-	-	-	-	440,000
Construction	1,650,000	12,550,000	165,000	-	3,000,000	6,435,000	-	2,950,000	-	14,200,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	**$ 2,950,000**	**$ 13,700,000**	**$ 565,000**	**$ 600,000**	**$ 3,100,000**	**$ 6,435,000**	**$ -**	**$ 3,000,000**	**$ -**	**$ 16,650,000**
Outside Sources of Funds:										
Grants	$ 1,300,000	$ 5,800,000	$ 400,000	$ 600,000	$ 3,100,000	$ 1,700,000	$ -	$ -	$ -	$ 7,100,000
Loan/Debt Financed	-	-	-	-	-	-	-	-	-	-
Impact/FILO Fees	1,650,000	5,900,000	165,000	-	-	2,735,000	-	3,000,000	-	7,550,000
Levy Lid Lift	-	-	-	-	-	-	-	-	-	-
Metropolitan Park District	-	2,000,000	-	-	-	2,000,000	-	-	-	2,000,000
Other	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	$ 2,950,000	$ 13,700,000	$ 565,000	$ 600,000	$ 3,100,000	$ 6,435,000	$ -	$ 3,000,000	$ -	$ 16,650,000
Use of Fund Balance	-	-	-	-	-	-	-	-	-	-
TOTAL SOURCES	**$ 2,950,000**	**$ 13,700,000**	**$ 565,000**	**$ 600,000**	**$ 3,100,000**	**$ 6,435,000**	**$ -**	**$ 3,000,000**	**$ -**	**$ 16,650,000**

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Chuck Denney
FUND: General Governmental
DEPT: Parks and Recreation
PROJECT NO.
NEW: No
PRIOR: GG-06

GG-06

PROGRAM TITLE: **Isabella Bush Park Development**

PROGRAM DESCRIPTION:

Improvements for development of Isabella Bush Park to include parking, frontage, landscaping/turf, irrigation, signage and paved ADA pathways according to 2020 master plan design.

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

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2024	2025	2026	2027	2028	2029	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	$ 39,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 39,000
Land & R-O-W	191,000	-	-	-	-	-	-	-	-	191,000
Construction	92,000	500,000	500,000	-	-	-	-	-	-	592,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	**$ 322,000**	**$ 500,000**	**$ 500,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 822,000**
Outside Sources of Funds:										
Grants	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Loan/Debt Financed	-	-	-	-	-	-	-	-	-	-
Impact/FILO Fees	322,000	500,000	500,000	-	-	-	-	-	-	822,000
Levy Lid Lift	-	-	-	-	-	-	-	-	-	-
Metropolitan Park District	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	$ 322,000	$ 500,000	$ 500,000	$ -	$ -	$ -	$ -	$ -	$ -	$ 822,000
Use of Fund Balance	-	-	-	-	-	-	-	-	-	-
TOTAL SOURCES	**$ 322,000**	**$ 500,000**	**$ 500,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 822,000**

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Chuck Denney
FUND: General Governmental (MPD)
DEPT: Parks and Recreation
PROJECT NO.
NEW: No
PRIOR: GG-07

GG-07

PROGRAM TITLE: **Trails End Park**

PROGRAM DESCRIPTION:

Develop a neighborhood park on the City property adjacent to the future City Operations and Maintenance Facility. The park master plan contains play structures, shelters, restroom, walking paths, active recreation/open space turf areas, basketball and pickleball. The site will maintain several natural areas and provide interpretive signage along ADA pathways.

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

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2024	2025	2026	2027	2028	2029	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	$ -	$ 60,000	$ 60,000	$ -	$ -	$ -	$ -	$ -	$ -	$ 60,000
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	-	2,400,000	-	1,200,000	-	-	1,200,000	-	-	2,400,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	**$ -**	**$ 2,460,000**	**$ 60,000**	**$ 1,200,000**	**$ -**	**$ -**	**$ 1,200,000**	**$ -**	**$ -**	**$ 2,460,000**
Outside Sources of Funds:										
Grants	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Loan/Debt Financed	-	-	-	-	-	-	-	-	-	-
Impact/FILO Fees	-	-	-	-	-	-	-	-	-	-
Levy Lid Lift	-	-	-	-	-	-	-	-	-	-
Metropolitan Park District	-	2,460,000	60,000	1,200,000	-	-	1,200,000	-	-	2,460,000
Other	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	$ -	$ 2,460,000	$ 60,000	$ 1,200,000	$ -	$ -	$ 1,200,000	$ -	$ -	$ 2,460,000
Use of Fund Balance	-	-	-	-	-	-	-	-	-	-
TOTAL SOURCES	**$ -**	**$ 2,460,000**	**$ 60,000**	**$ 1,200,000**	**$ -**	**$ -**	**$ 1,200,000**	**$ -**	**$ -**	**$ 2,460,000**

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Chuck Denney
FUND: General Governmental (MPD)
DEPT: Parks and Recreation
PROJECT NO.
NEW: No
PRIOR: GG-11

GG-08

PROGRAM TITLE: **South Tumwater Neighborhood Park**

PROGRAM DESCRIPTION:

Acquire land and develop a neighborhood park in the southwestern portion of the City, near Black Hills High School. This park may include play structures, walking paths, picnic shelter, sports courts, natural areas and open turf/play areas for active and passive recreation.

IS PROJECT RECOMMENDED BY PLAN/POLICY? Yes **PLAN:** MPD; Park Recr & Open Space Plan **PAGE#**

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2024	2025	2026	2027	2028	2029	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	$ -	$ 50,000	$ -	$ -	$ -	$ 50,000	$ -	$ -	$ -	$ 50,000
Land & R-O-W	-	400,000	-	-	-	400,000	-	-	-	400,000
Construction	-	300,000	-	-	-	-	300,000	-	-	300,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	**$ -**	**$ 750,000**	**$ -**	**$ -**	**$ -**	**$ 450,000**	**$ 300,000**	**$ -**	**$ -**	**$ 750,000**
Outside Sources of Funds:										
Grants	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Loan/Debt Financed	-	-	-	-	-	-	-	-	-	-
Impact/FILO Fees	-	400,000	-	-	-	400,000	-	-	-	400,000
Levy Lid Lift	-	-	-	-	-	-	-	-	-	-
Metropolitan Park District	-	350,000	-	-	-	50,000	300,000	-	-	350,000
Other	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	$ -	$ 750,000	$ -	$ -	$ -	$ 450,000	$ 300,000	$ -	$ -	$ 750,000
Use of Fund Balance	-	-	-	-	-	-	-	-	-	-
TOTAL SOURCES	**$ -**	**$ 750,000**	**$ -**	**$ -**	**$ -**	**$ 450,000**	**$ 300,000**	**$ -**	**$ -**	**$ 750,000**

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Chuck Denney
FUND: General Governmental (MPD)
DEPT: Parks and Recreation
PROJECT NO.
NEW: No
PRIOR: GG-12

GG-09

PROGRAM TITLE: **Open Space / Park Land Acquisition**

PROGRAM DESCRIPTION:

These funds will enable the City to take advantage of opportunities and/or partnerships to purchase park land in key locations around the City. The land may be developed for future use as a neighborhood park, trail corridor or open space.

IS PROJECT RECOMMENDED BY PLAN/POLICY? Yes **PLAN:** MPD; Park, Recreation and Open Space Plan **PAGE#**

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2024	2025	2026	2027	2028	2029	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Land & R-O-W	-	270,000	-	-	270,000	-	-	-	-	270,000
Construction	-	-	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	**$ -**	**$ 270,000**	**$ -**	**$ -**	**$ 270,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 270,000**
Outside Sources of Funds:										
Grants	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Loan/Debt Financed	-	-	-	-	-	-	-	-	-	-
Impact/FILO Fees	-	-	-	-	-	-	-	-	-	-
Levy Lid Lift	-	-	-	-	-	-	-	-	-	-
Metropolitan Park District	-	270,000	-	-	270,000	-	-	-	-	270,000
Other	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	$ -	$ 270,000	$ -	$ -	$ 270,000	$ -	$ -	$ -	$ -	$ 270,000
Use of Fund Balance	-	-	-	-	-	-	-	-	-	-
TOTAL SOURCES	**$ -**	**$ 270,000**	**$ -**	**$ -**	**$ 270,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 270,000**

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Chuck Denney
FUND: General Governmental (MPD)
DEPT: Parks and Recreation
PROJECT NO.
NEW: No
PRIOR: GG-13

GG-10

PROGRAM TITLE: **SW Neighborhood Park**

PROGRAM DESCRIPTION:

Development of a new neighborhood park behind Tumwater Middle School. This 18-acre park will contain 12 acres of protected natural areas, wetlands and buffers, and a 6-acre active recreation area providing one soccer field, one youth baseball field, a play structure, restroom, trails and parking area. This park property was purchased in 1995, and a master plan was developed through a public process. The plan will be reviewed/updated as a part of this development.

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

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2024	2025	2026	2027	2028	2029	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	$ -	$ 50,000	$ -	$ -	$ -	$ 50,000	$ -	$ -	$ -	$ 50,000
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	-	1,000,000	-	-	-	-	1,000,000	-	-	1,000,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	**$ -**	**$ 1,050,000**	**$ -**	**$ -**	**$ -**	**$ 50,000**	**$ 1,000,000**	**$ -**	**$ -**	**$ 1,050,000**
Outside Sources of Funds:										
Grants	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Loan/Debt Financed	-	-	-	-	-	-	-	-	-	-
Impact/FILO Fees	-	-	-	-	-	-	-	-	-	-
Levy Lid Lift	-	-	-	-	-	-	-	-	-	-
Metropolitan Park District	-	1,050,000	-	-	-	50,000	1,000,000	-	-	1,050,000
Other	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	$ -	$ 1,050,000	$ -	$ -	$ -	$ 50,000	$ 1,000,000	$ -	$ -	$ 1,050,000
Use of Fund Balance	-	-	-	-	-	-	-	-	-	-
TOTAL SOURCES	**$ -**	**$ 1,050,000**	**$ -**	**$ -**	**$ -**	**$ 50,000**	**$ 1,000,000**	**$ -**	**$ -**	**$ 1,050,000**

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Chuck Denney
FUND: General Governmental (MPD)
DEPT: Parks and Recreation
PROJECT NO.
NEW: No
PRIOR: GG-14 and GG-15

GG-11

PROGRAM TITLE: **Community Center**

PROGRAM DESCRIPTION:

Development of the Tumwater Community Center as outlined in the Municipal Park District plan approved by voters. This facility may contain indoor sports facilities, meeting rooms, excercise areas, senior services, youth programming space and event space. Ideal location will provide ample space for the construction of the community center and associated support facilities along with park amenities and expansion space for possible future swimming facilities, as outlined in the municipal park district proposal approved by voters. A loan will be needed for the project with debt service to be included in the MPD budget.

IS PROJECT RECOMMENDED BY PLAN/POLICY? Yes **PLAN:** MPD; Park, Recreation and Open Space Plan **PAGE#**

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2024	2025	2026	2027	2028	2029	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	$ 200,000	$ 300,000	$ 300,000	$ -	$ -	$ -	$ -	$ -	$ -	$ 500,000
Land & R-O-W	-	1,000,000	1,000,000	-	-	-	-	-	-	1,000,000
Construction	-	11,500,000	-	6,500,000	5,000,000	-	-	-	-	11,500,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	**$ 200,000**	**$ 12,800,000**	**$ 1,300,000**	**$ 6,500,000**	**$ 5,000,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 13,000,000**
Outside Sources of Funds:										
Grants	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Loan/Debt Financed	-	11,500,000	-	6,500,000	5,000,000	-	-	-	-	11,500,000
Impact/FILO Fees	-	-	-	-	-	-	-	-	-	-
Levy Lid Lift	-	-	-	-	-	-	-	-	-	-
Metropolitan Park District	200,000	1,300,000	1,300,000	-	-	-	-	-	-	1,500,000
Other	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	$ 200,000	$ 12,800,000	$ 1,300,000	$ 6,500,000	$ 5,000,000	$ -	$ -	$ -	$ -	$ 13,000,000
Use of Fund Balance	-	-	-	-	-	-	-	-	-	-
TOTAL SOURCES	**$ 200,000**	**$ 12,800,000**	**$ 1,300,000**	**$ 6,500,000**	**$ 5,000,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 13,000,000**

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Chuck Denney
FUND: General Governmental (MPD)
DEPT: Parks and Recreation
PROJECT NO.
NEW: No
PRIOR: GG-16

GG-12

PROGRAM TITLE: **Community Garden Program**

PROGRAM DESCRIPTION:

These funds are for the development of a community garden program in partnership with local non-profits or other community group.

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

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2024	2025	2026	2027	2028	2029	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	-	-	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	150,000	25,000	25,000	25,000	25,000	25,000	25,000	-	150,000
TOTAL EXPENSES	**$ -**	**$ 150,000**	**$ 25,000**	**$ 25,000**	**$ 25,000**	**$ 25,000**	**$ 25,000**	**$ 25,000**	**$ -**	**$ 150,000**
Outside Sources of Funds:										
Grants	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Loan/Debt Financed	-	-	-	-	-	-	-	-	-	-
Impact/FILO Fees	-	-	-	-	-	-	-	-	-	-
Levy Lid Lift	-	-	-	-	-	-	-	-	-	-
Metropolitan Park District	-	150,000	25,000	25,000	25,000	25,000	25,000	25,000	-	150,000
Other	-	-								-
Total Outside Sources	$ -	$ 150,000	$ 25,000	$ 25,000	$ 25,000	$ 25,000	$ 25,000	$ 25,000	$ -	$ 150,000
Use of Fund Balance	-	-	-	-	-	-	-	-	-	-
TOTAL SOURCES	**$ -**	**$ 150,000**	**$ 25,000**	**$ 25,000**	**$ 25,000**	**$ 25,000**	**$ 25,000**	**$ 25,000**	**$ -**	**$ 150,000**

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

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

GG-13

PROGRAM TITLE: **Historic District Improvements**

PROGRAM DESCRIPTION:

These funds are for improvements to the City's park properties in the Tumwater Historic District and may include trail upgrades, interpretive areas, active and passive recreation opportunities or other park amenities.

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

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2024	2025	2026	2027	2028	2029	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	-	200,000	200,000	-	-	-	-	-	-	200,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	**$ -**	**$ 200,000**	**$ 200,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 200,000**
Outside Sources of Funds:										
Grants	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Loan/Debt Financed	-	-	-	-	-	-	-	-	-	-
Impact/FILO Fees	-	-	-	-	-	-	-	-	-	-
Levy Lid Lift	-	-	-	-	-	-	-	-	-	-
Metropolitan Park District	-	200,000	200,000	-	-	-	-	-	-	200,000
Other	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	$ -	$ 200,000	$ 200,000	$ -	$ -	$ -	$ -	$ -	$ -	$ 200,000
Use of Fund Balance	-	-	-	-	-	-	-	-	-	-
TOTAL SOURCES	**$ -**	**$ 200,000**	**$ 200,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 200,000**

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Chuck Denney
FUND: General Governmental
DEPT: Parks and Recreation
PROJECT NO.
NEW: No
PRIOR: GG-20

GG-14

PROGRAM TITLE: **Parks Commission Funding**

PROGRAM DESCRIPTION:

This funding is available to support Parks Commission special projects and programs for parks, recreation and equipment needs.

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

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2024	2025	2026	2027	2028	2029	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	-	-	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	120,000	20,000	20,000	20,000	20,000	20,000	20,000	-	120,000
TOTAL EXPENSES	**$ -**	**$ 120,000**	**$ 20,000**	**$ 20,000**	**$ 20,000**	**$ 20,000**	**$ 20,000**	**$ 20,000**	**$ -**	**$ 120,000**
Outside Sources of Funds:										
Grants	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Loan/Debt Financed	-	-	-	-	-	-	-	-	-	-
Impact/FILO Fees	-	-	-	-	-	-	-	-	-	-
Levy Lid Lift	-	-	-	-	-	-	-	-	-	-
Metropolitan Park District	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Use of Fund Balance	-	120,000	20,000	20,000	20,000	20,000	20,000	20,000	-	120,000
TOTAL SOURCES	**$ -**	**$ 120,000**	**$ 20,000**	**$ 20,000**	**$ 20,000**	**$ 20,000**	**$ 20,000**	**$ 20,000**	**$ -**	**$ 120,000**

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-15

PROGRAM TITLE: **Historic Commission Funding**

PROGRAM DESCRIPTION:

This funding is available to support Historic Preservation Commission special projects and programs.

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

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2024	2025	2026	2027	2028	2029	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**	**$ 10,000**	**$ 10,000**	**$ 10,000**	**$ 10,000**	**$ 10,000**	**$ -**	**$ 60,000**
Outside Sources of Funds:										
Grants	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Loan/Debt Financed	-	-	-	-	-	-	-	-	-	-
Impact/FILO Fees	-	-	-	-	-	-	-	-	-	-
Levy Lid Lift	-	-	-	-	-	-	-	-	-	-
Metropolitan Park District	-	-	-	-	-	-	-	-	-	-
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**	**$ 10,000**	**$ 10,000**	**$ 10,000**	**$ 10,000**	**$ 10,000**	**$ -**	**$ 60,000**

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

GG-16

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

PROGRAM TITLE: **Deschutes Valley Property**

PROGRAM DESCRIPTION:

This funding is set aside for the acquisition of property or use rights for a portion of the LOTT property located in the Deschutes River Valley that isn't required for future LOTT facilities. The property includes the LOTT ownership west of the Union Pacific Railroad tracks and adjacent to the Deschutes River. The property could be used for park space, parking for City events, and environmental mitigation. If acquired, fund source will be adjusted to reflect actual purpose of property.

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

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2024	2025	2026	2027	2028	2029	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Land & R-O-W	-	800,000	-		800,000					800,000
Construction	-	-	-							-
Equipment	-	-	-							-
Other	-	-	-							-
TOTAL EXPENSES	**$ -**	**$ 800,000**	**$ -**	**$ -**	**$ 800,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 800,000**
Outside Sources of Funds:										
Grants	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Loan/Debt Financed	-	-	-	-	-	-	-	-	-	-
Impact/FILO Fees	-	800,000	-	-	800,000	-	-	-	-	800,000
Levy Lid Lift	-	-	-	-	-	-	-	-	-	-
Metropolitan Park District	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	$ -	$ 800,000	$ -	$ -	$ 800,000	$ -	$ -	$ -	$ -	$ 800,000
Use of Fund Balance	-	-	-	-	-	-	-	-	-	-
TOTAL SOURCES	**$ -**	**$ 800,000**	**$ -**	**$ -**	**$ 800,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 800,000**

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Chuck Denney
FUND: General Governmental
DEPT: Parks and Recreation
PROJECT NO.
NEW: No
PRIOR: GG-23

GG-17

PROGRAM TITLE: **Golf Course Parking Lot Resurfacing**

PROGRAM DESCRIPTION:

Originally identified as a need when the City purchased the golf course in 1996, the parking lot has continued to deteriorate. This project will resurface the parking lot, reconfigure the area to maximize parking spaces and improve pedestrian safety. The construction will also include a storm water treatment system which currently does not exist.

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

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2024	2025	2026	2027	2028	2029	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	$ 175,000	$ 90,000	$ 90,000	$ -	$ -	$ -	$ -	$ -	$ -	$ 265,000
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	-	500,000	500,000	-	-	-	-	-	-	500,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	**$ 175,000**	**$ 590,000**	**$ 590,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 765,000**
Outside Sources of Funds:										
Grants	$ 40,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 40,000
Loan/Debt Financed	-	-	-	-	-	-	-	-	-	-
Impact/FILO Fees	-	-	-	-	-	-	-	-	-	-
Levy Lid Lift	-	-	-	-	-	-	-	-	-	-
Metropolitan Park District	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	$ 40,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 40,000
Use of Fund Balance	135,000	590,000	590,000	-	-	-	-	-	-	725,000
TOTAL SOURCES	**$ 175,000**	**$ 590,000**	**$ 590,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 765,000**

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

GG-18

CONTACT: Chuck Denney
FUND: General Governmental
DEPT: Parks and Recreation
PROJECT NO.
NEW: No
PRIOR: GG-24

PROGRAM TITLE: **Golf Range Building Replacement**

PROGRAM DESCRIPTION:

The existing covered hitting and teaching building at the golf course driving range was constructed in 1969 and does not meet safety standards or provide adequate space for golf practice. The building beams and walls show signs of rot and deterioration. This project includes the demolition of the existing building and pad and replacement with a multi-use, open air building for practice, teaching, youth lessons and special events. Partial funding will include $25,000 from the golf fund, $10,000 from First Tee and $25,000 in sponsorship money.

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

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2024	2025	2026	2027	2028	2029	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	$ 20,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 20,000
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	-	400,000	-	-	400,000	-	-	-	-	400,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	**$ 20,000**	**$ 400,000**	**$ -**	**$ -**	**$ 400,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 420,000**
Outside Sources of Funds:										
Grants	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Loan/Debt Financed	-	-	-	-	-	-	-	-	-	-
Impact/FILO Fees	20,000	170,000	-	-	170,000	-	-	-	-	190,000
Levy Lid Lift	-	-	-	-	-	-	-	-	-	-
Metropolitan Park District	-	-	-	-	-	-	-	-	-	-
Other	-	60,000	-	-	60,000	-	-	-	-	60,000
Total Outside Sources	$ 20,000	$ 230,000	$ -	$ -	$ 230,000	$ -	$ -	$ -	$ -	$ 250,000
Use of Fund Balance	-	170,000	-	-	170,000	-	-	-	-	170,000
TOTAL SOURCES	**$ 20,000**	**$ 400,000**	**$ -**	**$ -**	**$ 400,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 420,000**

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Chuck Denney
FUND: General Governmental
DEPT: Parks and Recreation
PROJECT NO.
NEW: No
PRIOR: GG-19

GG-19

PROGRAM TITLE: **Golf Restaurant Upgrade**

PROGRAM DESCRIPTION:

The Golf Course Restaurant is a vital and important part of the golf experience. While some renovations have occurred to HVAC and carpet, the furniture, fixtures, restrooms, and electronics are in need of upgrade and/or replacement.

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

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2024	2025	2026	2027	2028	2029	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	$ -	$ 25,000	$ -	$ -	$ -	$ -	$ 25,000	$ -	$ -	$ 25,000
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	-	440,000	-	-	-	-	440,000	-	-	440,000
Equipment	-	110,000	-	-	-	-	110,000	-	-	110,000
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	**$ -**	**$ 575,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 575,000**	**$ -**	**$ -**	**$ 575,000**
Outside Sources of Funds:										
Grants	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Loan/Debt Financed	-	-	-	-	-	-	-	-	-	-
Impact/FILO Fees	-	-	-	-	-	-	-	-	-	-
Levy Lid Lift	-	-	-	-	-	-	-	-	-	-
Metropolitan Park District	-	-	-	-	-	-	-	-	-	-
Other (G.O. Bonds, Non Voted)	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Use of Fund Balance	-	575,000	-	-	-	-	575,000	-	-	575,000
TOTAL SOURCES	**$ -**	**$ 575,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 575,000**	**$ -**	**$ -**	**$ 575,000**

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

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

GG-20

PROGRAM TITLE: **Golf Course Maintenance Shop Stormwater Improvements**

PROGRAM DESCRIPTION:

This Project will address stormwater treatment requirements for the Golf Course Maintenance Shop that comply with current City and State regulations and TMDL requirements. This project is contingent on grant funding.

IS PROJECT RECOMMENDED BY PLAN/POLICY? **PLAN:** NPDES Permit **PAGE#** 21

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2024	2025	2026	2027	2028	2029	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	$ -	$ 60,000	$ -	$ 60,000	$ -	$ -	$ -	$ -	$ -	$ 60,000
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	-	100,000	-	-	100,000	-	-	-	-	100,000
Equipment	-	80,000	-	-	80,000	-	-	-	-	80,000
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	**$ -**	**$ 240,000**	**$ -**	**$ 60,000**	**$ 180,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 240,000**
Outside Sources of Funds:										
Grants	$ -	$ 180,000	$ -	$ 45,000	$ 135,000	$ -	$ -	$ -	$ -	$ 180,000
Loan/Debt Financed	-	-	-	-	-	-	-	-	-	-
Impact/FILO Fees	-	-	-	-	-	-	-	-	-	-
Levy Lid Lift	-	-	-	-	-	-	-	-	-	-
Metropolitan Park District	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	$ -	$ 180,000	$ -	$ 45,000	$ 135,000	$ -	$ -	$ -	$ -	$ 180,000
Use of Fund Balance	-	60,000	-	15,000	45,000	-	-	-	-	60,000
TOTAL SOURCES	**$ -**	**$ 240,000**	**$ -**	**$ 60,000**	**$ 180,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 240,000**

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

GG-21

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

PROGRAM TITLE: **Golf Course Stockpile Covers**

PROGRAM DESCRIPTION:

This project includes procurement and installation of stockpile covers at the Golf Course as required by the Drainage Design and Erosion Control Manual. Stormwater runoff from stockpiles currently enters the stormwater system and discharges to the Deschutes River untreated.

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

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2024	2025	2026	2027	2028	2029	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	-	80,000	-	80,000	-	-	-	-	-	80,000
Equipment	-	80,000	-	80,000	-	-	-	-	-	80,000
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	**$ -**	**$ 160,000**	**$ -**	**$ 160,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 160,000**
Outside Sources of Funds:										
Grants	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Loan/Debt Financed	-	-	-	-	-	-	-	-	-	-
Impact/FILO Fees	-	-	-	-	-	-	-	-	-	-
Levy Lid Lift	-	-	-	-	-	-	-	-	-	-
Metropolitan Park District	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Use of Fund Balance	-	160,000	-	160,000	-	-	-	-	-	160,000
TOTAL SOURCES	**$ -**	**$ 160,000**	**$ -**	**$ 160,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 160,000**

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

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

GG-22

PROGRAM TITLE: **Golf Course Fueling Station Renovation**

PROGRAM DESCRIPTION:

This project will provide for design and construction of a new fueling station for golf course equipment. The existing fueling station at the Tumwater Valley Golf Course does not meet stormwater pollution source control standards presecribed in the 2022 Drainage Design and Erosion Control Manual (DDECM). Current standards for fueling stations include an impervious concrete pad and a roof. Other design criteria standards are listed in the DDECM and Washington State Fire Code. This project is contingent on grant funding.

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

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2024	2025	2026	2027	2028	2029	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	$ -	$ 75,000	$ -	$ 75,000	$ -	$ -	$ -	$ -	$ -	$ 75,000
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	-	125,000	-	65,000	60,000	-	-	-	-	125,000
Equipment	-	300,000	-	150,000	150,000	-	-	-	-	300,000
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	**$ -**	**$ 500,000**	**$ -**	**$ 290,000**	**$ 210,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 500,000**
Outside Sources of Funds:										
Grants	$ -	$ 375,000	$ -	$ 217,500	$ 157,500	$ -	$ -	$ -	$ -	$ 375,000
Loan/Debt Financed	-	-	-	-	-	-	-	-	-	-
Impact/FILO Fees	-	-	-	-	-	-	-	-	-	-
Levy Lid Lift	-	-	-	-	-	-	-	-	-	-
Metropolitan Park District	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	$ -	$ 375,000	$ -	$ 217,500	$ 157,500	$ -	$ -	$ -	$ -	$ 375,000
Use of Fund Balance	-	125,000	-	72,500	52,500	-	-	-	-	125,000
TOTAL SOURCES	**$ -**	**$ 500,000**	**$ -**	**$ 290,000**	**$ 210,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 500,000**

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-23

PROGRAM TITLE: **Parks and Recreation Facility**

PROGRAM DESCRIPTION:

This project includes renovation and converson of the existing Public Works Operations Facility into the Parks and Recreation Facility, after completion of the Operations and Maintenenace Facility. Major items include paving, stromwater upgrades, building repair, roof repair, interior renovations, new HVAC system, Police storage and yard construction, and other work. This project will address both existing capacity issues and accommodate for future growth with approximately 53% of the project attributed to growth.

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

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2024	2025	2026	2027	2028	2029	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	$ -	$ 125,000	$ -	$ -	$ 125,000	$ -	$ -	$ -	$ -	$ 125,000
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	-	1,485,000	-	-	-	385,000	1,100,000	-	-	1,485,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	**$ -**	**$ 1,610,000**	**$ -**	**$ -**	**$ 125,000**	**$ 385,000**	**$ 1,100,000**	**$ -**	**$ -**	**$ 1,610,000**
Outside Sources of Funds:										
Grants	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Loan/Debt Financed	-	697,950	-	-	-	180,950	517,000	-	-	697,950
Impact/FILO Fees	-	787,050	-	-	-	204,050	583,000	-	-	787,050
Levy Lid Lift	-	-	-	-	-	-	-	-	-	-
Metropolitan Park District	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	$ -	$ 1,485,000	$ -	$ -	$ -	$ 385,000	$ 1,100,000	$ -	$ -	$ 1,485,000
Use of Fund Balance	-	125,000	-	-	125,000	-	-	-	-	125,000
TOTAL SOURCES	**$ -**	**$ 1,610,000**	**$ -**	**$ -**	**$ 125,000**	**$ 385,000**	**$ 1,100,000**	**$ -**	**$ -**	**$ 1,610,000**

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Lisa Parks
FUND: General Governmental
DEPT: Executive
PROJECT NO.
NEW: No
PRIOR: GG-04

GG-24

PROGRAM TITLE: **Market Building**

PROGRAM DESCRIPTION:

This project includes renovation and converson of the existing Parks and Recreation Facility into a dedicated Farmer's Market space or other use after the Parks and Recreation Facility relocates to the existing Public Works Operations Facility. Major items include public restrooms, interior renovations, heating upgrades, door replacement, roof repair, awnings, signage, and other work.

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

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2024	2025	2026	2027	2028	2029	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	$ -	$ 50,000	$ -	$ -	$ 50,000	$ -	$ -	$ -	$ -	$ 50,000
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	-	635,000	-	-	-	-	-	635,000	-	635,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	**$ -**	**$ 685,000**	**$ -**	**$ -**	**$ 50,000**	**$ -**	**$ -**	**$ 635,000**	**$ -**	**$ 685,000**
Outside Sources of Funds:										
Grants	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Loan/Debt Financed	-	635,000	-	-	-	-	-	635,000	-	635,000
Impact/FILO Fees	-	-	-	-	-	-	-	-	-	-
Levy Lid Lift	-	-	-	-	-	-	-	-	-	-
Metropolitan Park District	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	$ -	$ 635,000	$ -	$ -	$ -	$ -	$ -	$ 635,000	$ -	$ 635,000
Use of Fund Balance	-	50,000	-	-	50,000	-	-	-	-	50,000
TOTAL SOURCES	**$ -**	**$ 685,000**	**$ -**	**$ -**	**$ 50,000**	**$ -**	**$ -**	**$ 635,000**	**$ -**	**$ 685,000**

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Chuck Denney
FUND: General Governmental
DEPT: Parks and Recreation
PROJECT NO.
NEW: No
PRIOR: GG-30

GG-25

PROGRAM TITLE: **City Hall Renovation**

PROGRAM DESCRIPTION:

The City Hall building is over 35 years old. While some elements, such as the HVAC have been upgraded, the building has a number of elements needing upgrading. The builiding spaces also need to be upgraded to be a modern workplace and take advantage of teleworking and reduced building occupancy.

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

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2024	2025	2026	2027	2028	2029	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	$ -	$ 100,000	$ -	$ -	$ 100,000	$ -	$ -	$ -	$ -	$ 100,000
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	-	740,000	-	-	-	-	-	740,000	-	740,000
Equipment	-	200,000	-	-	-	-	-	200,000	-	200,000
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	**$ -**	**$ 1,040,000**	**$ -**	**$ -**	**$ 100,000**	**$ -**	**$ -**	**$ 940,000**	**$ -**	**$ 1,040,000**
Outside Sources of Funds:										
Grants	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Loan/Debt Financed	-	940,000	-	-	-	-	-	940,000	-	940,000
Impact/FILO Fees	-	-	-	-	-	-	-	-	-	-
Levy Lid Lift	-	-	-	-	-	-	-	-	-	-
Metropolitan Park District	-	-	-	-	-	-	-	-	-	-
Other (G.O. Bonds, Non Voted)	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	$ -	$ 940,000	$ -	$ -	$ -	$ -	$ -	$ 940,000	$ -	$ 940,000
Use of Fund Balance	-	100,000	-	-	100,000	-	-	-	-	100,000
TOTAL SOURCES	**$ -**	**$ 1,040,000**	**$ -**	**$ -**	**$ 100,000**	**$ -**	**$ -**	**$ 940,000**	**$ -**	**$ 1,040,000**

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

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

GG-26

PROGRAM TITLE: **City Hall Parking Expansion**

PROGRAM DESCRIPTION:

Expand the main parking lot at City Hall into the current Public Works yard after completion of the Operations and Maintenenace Facility.

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

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2024	2025	2026	2027	2028	2029	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	$ -	$ 40,000	$ -	$ -	$ -	$ 40,000	$ -	$ -	$ -	$ 40,000
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	-	310,000	-	-	-	310,000	-	-	-	310,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	**$ -**	**$ 350,000**	**$ -**	**$ -**	**$ -**	**$ 350,000**	**$ -**	**$ -**	**$ -**	**$ 350,000**
Outside Sources of Funds:										
Grants	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Loan/Debt Financed	-	-	-	-	-	-	-	-	-	-
Impact/FILO Fees	-	-	-	-	-	-	-	-	-	-
Levy Lid Lift	-	-	-	-	-	-	-	-	-	-
Metropolitan Park District	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Use of Fund Balance	-	350,000	-	-	-	350,000	-	-	-	350,000
TOTAL SOURCES	**$ -**	**$ 350,000**	**$ -**	**$ -**	**$ -**	**$ 350,000**	**$ -**	**$ -**	**$ -**	**$ 350,000**

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

GG-27

CONTACT: Chuck Denney
FUND: General Governmental
DEPT: Park/Facilities
PROJECT NO.
NEW: No
PRIOR: GG-26

PROGRAM TITLE: **Solar Panel Installation**

PROGRAM DESCRIPTION:

Install additional solar panels at General Fund buildings utilizing grant support.

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

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2024	2025	2026	2027	2028	2029	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	$ -	$ 35,000	$ -	$ 35,000	$ -	$ -	$ -	$ -	$ -	$ 35,000
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	-	250,000	-	-	250,000	-	-	-	-	250,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	**$ -**	**$ 285,000**	**$ -**	**$ 35,000**	**$ 250,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 285,000**
Outside Sources of Funds:										
Grants	$ -	$ 213,750	$ -	$ 26,250	$ 187,500	$ -	$ -	$ -	$ -	$ 213,750
Loan/Debt Financed	-	-	-	-	-	-	-	-	-	-
Impact/FILO Fees	-	-	-	-	-	-	-	-	-	-
Levy Lid Lift	-	-	-	-	-	-	-	-	-	-
Metropolitan Park District	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	$ -	$ 213,750	$ -	$ 26,250	$ 187,500	$ -	$ -	$ -	$ -	$ 213,750
Use of Fund Balance	-	71,250	-	8,750	62,500	-	-	-	-	71,250
TOTAL SOURCES	**$ -**	**$ 285,000**	**$ -**	**$ 35,000**	**$ 250,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 285,000**

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Lisa Parks
FUND: General Governmental
DEPT: Executive
PROJECT NO.
NEW: No
PRIOR: GG-42

GG-28

PROGRAM TITLE: **WSDOT Olympic Region Property**

PROGRAM DESCRIPTION:

Funding for Plan Development for the disposition of the property currently oocupied by the WSDOT Olympic Region Maintenance Facility on Capitol Boulevard.

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

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2024	2025	2026	2027	2028	2029	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	$ 25,000	$ 75,000	$ 75,000	$ -	$ -	$ -	$ -	$ -	$ -	$ 100,000
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	-	-	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	**$ 25,000**	**$ 75,000**	**$ 75,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 100,000**
Outside Sources of Funds:										
Grants	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Loan/Debt Financed	-	-	-	-	-	-	-	-	-	-
Impact/FILO Fees	-	-	-	-	-	-	-	-	-	-
Levy Lid Lift	-	-	-	-	-	-	-	-	-	-
Metropolitan Park District	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Use of Fund Balance	25,000	75,000	75,000	-	-	-	-	-	-	100,000
TOTAL SOURCES	**$ 25,000**	**$ 75,000**	**$ 75,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 100,000**

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

GG-29

CONTACT: Lisa Parks
FUND: General Governmental
DEPT: Executive
PROJECT NO.
NEW: No
PRIOR: GG-33

PROGRAM TITLE: **Wayfinding Signage**

PROGRAM DESCRIPTION:

Continuation of the City's Wayfinding Signage Program to new/emerging locations.

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

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2024	2025	2026	2027	2028	2029	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	110,000	50,000	-	-	-	-	50,000	-	-	160,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	**$ 110,000**	**$ 50,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 50,000**	**$ -**	**$ -**	**$ 160,000**
Outside Sources of Funds:										
Grants	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Loan/Debt Financed	-	-	-	-	-	-	-	-	-	-
Impact/FILO Fees	-	-	-	-	-	-	-	-	-	-
Levy Lid Lift	-	-	-	-	-	-	-	-	-	-
Metropolitan Park District	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Use of Fund Balance	110,000	50,000	-	-	-	-	50,000	-	-	160,000
TOTAL SOURCES	**$ 110,000**	**$ 50,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 50,000**	**$ -**	**$ -**	**$ 160,000**

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Brian Hurley
FUND: General Governmental
DEPT: Fire
PROJECT NO.
NEW: No
PRIOR: GG-21

GG-30

PROGRAM TITLE: **Fire Engine Replacement Program**

PROGRAM DESCRIPTION:

This program includes a 25-year replacement program for fire engines. This program is funded through a property tax levy lid lift approved by voters in 2011. The acquisition of one fire engine occurred in 2012 and the second purchased in 2018. A third engine has been ordered (under contract April 2023) with anticipated delivery in 2026. Approximately 50% due 90 days prior to delivery and balance upon delivery. According to our strategic plan, frontline apparatus will be evaluated for replacement after 6 years of service or when the mileage exceeds 120,000 miles. Projections are for replacement of the 2018 Pierce pumper in 2032 (fourth engine purchased under 2011 levy lid lift).

IS PROJECT RECOMMENDED BY PLAN/POLICY? Yes **PLAN:** FD Master Plan / Emer Svcs LLL **PAGE#**

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2024	2025	2026	2027	2028	2029	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	-	-	-	-	-	-	-	-	-	-
Equipment	-	1,250,000	-	-	1,250,000	-	-	-	-	1,250,000
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	**$ -**	**$ 1,250,000**	**$ -**	**$ -**	**$ 1,250,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 1,250,000**
Outside Sources of Funds:										
Grants	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Loan/Debt Financed	-	-	-	-	-	-	-	-	-	-
Impact/FILO Fees	-	-	-	-	-	-	-	-	-	-
Levy Lid Lift	-	1,250,000	-	-	1,250,000	-	-	-	-	1,250,000
Metropolitan Park District	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	$ -	$ 1,250,000	$ -	$ -	$ 1,250,000	$ -	$ -	$ -	$ -	$ 1,250,000
Use of Fund Balance	-	-	-	-	-	-	-	-	-	-
TOTAL SOURCES	**$ -**	**$ 1,250,000**	**$ -**	**$ -**	**$ 1,250,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 1,250,000**

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Brian Hurley
FUND: General Governmental
DEPT: Fire
PROJECT NO.
NEW: Yes
PRIOR:

GG-31

PROGRAM TITLE: **Fire Station T-2 Improvements**

PROGRAM DESCRIPTION:

Station T2 was built in 1995 and is staffed full-time with a minimum of three firefighters. Normal wear on the facility necessitates planning for a full kitchen remodel in this CFP plan period.

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

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2024	2025	2026	2027	2028	2029	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	-	75,000	-	-	-	75,000	-	-	-	75,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	**$ -**	**$ 75,000**	**$ -**	**$ -**	**$ -**	**$ 75,000**	**$ -**	**$ -**	**$ -**	**$ 75,000**
Outside Sources of Funds:										
Grants	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Loan/Debt Financed	-	-	-	-	-	-	-	-	-	-
Impact/FILO Fees	-	-	-	-	-	-	-	-	-	-
Levy Lid Lift	-	-	-	-	-	-	-	-	-	-
Metropolitan Park District	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Use of Fund Balance	-	75,000	-	-	-	75,000	-	-	-	75,000
TOTAL SOURCES	**$ -**	**$ 75,000**	**$ -**	**$ -**	**$ -**	**$ 75,000**	**$ -**	**$ -**	**$ -**	**$ 75,000**

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Brian Hurley
FUND: General Governmental
DEPT: Fire
PROJECT NO.
NEW: No
PRIOR: GG-23

GG-32

PROGRAM TITLE: **Digital Alerting Systems**

PROGRAM DESCRIPTION:

Install digital station alerting system in Stations T1 and T2. Current alerting system uses manual VHF toning to alert crews for response, turn on lights, and shut off power/gas in the kitchen. The current system has little flexibility broadcasting throughout the station. Digital alerting will provide for multiple alerts including voice, LED lighting, and visual information display. Alerting can be controlled in each dorm room so staff are only alerted to calls for their unit, not all calls. This reduces stress for responders. Most area departments are installing this technology which has been shown to reduce response time. Plan to apply for Assistance to Firefighters Grant (AFG) funding in 2024 and/or 2025 if these grant programs are continued by FEMA.

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

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2024	2025	2026	2027	2028	2029	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	-	35,000	-	-	35,000	-	-	-	-	35,000
Equipment	-	90,000	-	-	90,000	-	-	-	-	90,000
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	**$ -**	**$ 125,000**	**$ -**	**$ -**	**$ 125,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 125,000**
Outside Sources of Funds:										
Grants	$ -	$ 125,000	$ -	$ -	$ 125,000	$ -	$ -	$ -	$ -	$ 125,000
Loan/Debt Financed	-	-	-	-	-	-	-	-	-	-
Impact/FILO Fees	-	-	-	-	-	-	-	-	-	-
Levy Lid Lift	-	-	-	-	-	-	-	-	-	-
Metropolitan Park District	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	$ -	$ 125,000	$ -	$ -	$ 125,000	$ -	$ -	$ -	$ -	$ 125,000
Use of Fund Balance	-	-	-	-	-	-	-	-	-	-
TOTAL SOURCES	**$ -**	**$ 125,000**	**$ -**	**$ -**	**$ 125,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 125,000**

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Lisa Parks
FUND: General Governmental
DEPT: Executive
PROJECT NO.
NEW: Yes
PRIOR: N/A

GG-33

PROGRAM TITLE: **Animal Services - Control Facility**

PROGRAM DESCRIPTION:

City contribution in new animal control facility. Assume total cost is $20 million and assume 10% coming from the City.

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

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2024	2025	2026	2027	2028	2029	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	-	-	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	2,000,000	-	-	-	-	-	2,000,000	-	2,000,000
TOTAL EXPENSES	**$ -**	**$ 2,000,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 2,000,000**	**$ -**	**$ 2,000,000**
Outside Sources of Funds:										
Grants	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Loan/Debt Financed	-	2,000,000	-	-	-	-	-	2,000,000	-	2,000,000
Impact/FILO Fees	-	-	-	-	-	-	-	-	-	-
Levy Lid Lift	-	-	-	-	-	-	-	-	-	-
Metropolitan Park District	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	$ -	$ 2,000,000	$ -	$ -	$ -	$ -	$ -	$ 2,000,000	$ -	$ 2,000,000
Use of Fund Balance	-	-	-	-	-	-	-	-	-	-
TOTAL SOURCES	**$ -**	**$ 2,000,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 2,000,000**	**$ -**	**$ 2,000,000**

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Ann Cook
FUND: General Governmental
DEPT: Executive
PROJECT NO.
NEW: No
PRIOR: GG-26

GG-34

PROGRAM TITLE: **Old Brewhouse Tower Rehabilitation**

PROGRAM DESCRIPTION:

This project includes ongoing renovation work on the Old Brewhouse Tower including Phases 2 and 3 (A, B, and C). Phase 2 work (2022-2025) includes seismic upgrades and has received a Heritage Capital Grant from the State. Phase 3A (2027) includes interior renovation and utility work; Phase 3B (2029) includes civil improvements such as parking, landscaping, access road improvements, and offsite transportation improvements; and Phase 3C (future years) includes tenant improvements and other work as needed to make the building occupiable. All donations and grant revenue for Phase 3 are speculative. Based on current construction material trends, Phase 2 may be revised to just include doors and glazing which would push all remaing work out further in the CFP.

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

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2024	2025	2026	2027	2028	2029	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	$ 455,000	$ 250,000	$ 50,000	$ -	$ -	$ 200,000	$ -	$ 1,000,000	$ 500,000	$ 1,205,000
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	2,500,000	8,000,000	-	5,000,000	-	3,000,000	-	7,500,000	7,000,000	17,500,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	**$ 2,955,000**	**$ 8,250,000**	**$ 50,000**	**$ 5,000,000**	**$ -**	**$ 3,200,000**	**$ -**	**$ 8,500,000**	**$ 7,500,000**	**$ 18,705,000**
Outside Sources of Funds:										
Grants	$ 645,000	$ 3,000,000	$ -	$ 2,500,000	$ -	$ 500,000	$ -	$ 4,250,000	$ 3,750,000	$ 7,395,000
Loan/Debt Financed	2,215,000	-	-	-	-	-	-	-	-	2,215,000
Impact/FILO Fees	-	-	-	-	-	-	-	-	-	-
Levy Lid Lift	-	-	-	-	-	-	-	-	-	-
Metropolitan Park District	-	-	-	-	-	-	-	-	-	-
Other (Donations)	-	5,250,000	50,000	2,500,000	-	2,700,000	-	4,250,000	3,750,000	9,000,000
Total Outside Sources	$ 2,860,000	$ 8,250,000	$ 50,000	$ 5,000,000	$ -	$ 3,200,000	$ -	$ 8,500,000	$ 7,500,000	$ 18,610,000
Use of Fund Balance	95,000	-	-	-	-	-	-	-	-	95,000
TOTAL SOURCES	**$ 2,955,000**	**$ 8,250,000**	**$ 50,000**	**$ 5,000,000**	**$ -**	**$ 3,200,000**	**$ -**	**$ 8,500,000**	**$ 7,500,000**	**$ 18,705,000**

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Lisa Parks
FUND: General Governmental
DEPT: Executive
PROJECT NO.
NEW: No
PRIOR: GG-25

GG-35

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.

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

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2024	2025	2026	2027	2028	2029	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Land & R-O-W	-	300,000	-	-	-	300,000	-	-	-	300,000
Construction	-	-	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	**$ -**	**$ 300,000**	**$ -**	**$ -**	**$ -**	**$ 300,000**	**$ -**	**$ -**	**$ -**	**$ 300,000**
Outside Sources of Funds:										
Grants	$ -	$ 300,000	$ -	$ -	$ -	$ 300,000	$ -	$ -	$ -	$ 300,000
Loan/Debt Financed	-	-	-	-	-	-	-	-	-	-
Impact/FILO Fees	-	-	-	-	-	-	-	-	-	-
Levy Lid Lift	-	-	-	-	-	-	-	-	-	-
Metropolitan Park District	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	$ -	$ 300,000	$ -	$ -	$ -	$ 300,000	$ -	$ -	$ -	$ 300,000
Use of Fund Balance	-	-	-	-	-	-	-	-	-	-
TOTAL SOURCES	**$ -**	**$ 300,000**	**$ -**	**$ -**	**$ -**	**$ 300,000**	**$ -**	**$ -**	**$ -**	**$ 300,000**

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Lisa Parks
FUND: General Governmental
DEPT: Executive
PROJECT NO.
NEW: No
PRIOR: GG-31

GG-36

PROGRAM TITLE: **Washington Center Renovations**

PROGRAM DESCRIPTION:

This project provides support to the major renovations of the Washington Center in downtown Olympia. The Center is the largest performing arts venue in the region and is utilized by Tumwater groups and patrons from Tumwater.

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

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2024	2025	2026	2027	2028	2029	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	75,000	25,000	25,000	-	-	-	-	-	-	100,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	**$ 75,000**	**$ 25,000**	**$ 25,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 100,000**
Outside Sources of Funds:										
Grants	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Loan/Debt Financed	-	-	-	-	-	-	-	-	-	-
Impact/FILO Fees	-	-	-	-	-	-	-	-	-	-
Levy Lid Lift	-	-	-	-	-	-	-	-	-	-
Metropolitan Park District	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Use of Fund Balance	75,000	25,000	25,000	-	-	-	-	-	-	100,000
TOTAL SOURCES	**$ 75,000**	**$ 25,000**	**$ 25,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 100,000**

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Dan Smith
FUND: General Governmental
DEPT: Water Resources & Sustainability
PROJECT NO.
NEW: Yes
PRIOR: N/A

GG-37

PROGRAM TITLE: **Energy and Water Efficiency Upgrades**

PROGRAM DESCRIPTION:

Energy and Water Efficiency Upgrades as identified by the Investment Grade Audit. Activities may include, but will not be limited to: converting City Hall HVAC to a Variable Refrigerant Flow system, Lighting and Controls upgrades, HVAC controls upgrade, Smart building analytics, water conservation (indoor and outdoor) measures, replacing hot water heaters to heat pump hot water heaters, converting Public Works Building #2 HVAC to electric. Final measures will be identified in the Investment Grade Audit process as part of Interagency Agreement K7666 with DES. "Other" Source is Water, Sewer, and Storm utilities.

IS PROJECT RECOMMENDED BY PLAN/POLICY? Yes **PLAN:** Thurston Climate Mitigation Plan **PAGE#** 90

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2024	2025	2026	2027	2028	2029	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	-	750,000	270,000	120,000	120,000	120,000	120,000	-	-	750,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	**$ -**	**$ 750,000**	**$ 270,000**	**$ 120,000**	**$ 120,000**	**$ 120,000**	**$ 120,000**	**$ -**	**$ -**	**$ 750,000**
Outside Sources of Funds:										
Grants	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Loan/Debt Financed	-	-	-	-	-	-	-	-	-	-
Impact/FILO Fees	-	-	-	-	-	-	-	-	-	-
Levy Lid Lift	-	-	-	-	-	-	-	-	-	-
Metropolitan Park District	-	-	-	-	-	-	-	-	-	-
Other	-	150,000	150,000	-	-	-	-	-	-	150,000
Total Outside Sources	$ -	$ 150,000	$ 150,000	$ -	$ -	$ -	$ -	$ -	$ -	$ 150,000
Use of Fund Balance	-	600,000	120,000	120,000	120,000	120,000	120,000	-	-	600,000
TOTAL SOURCES	**$ -**	**$ 750,000**	**$ 270,000**	**$ 120,000**	**$ 120,000**	**$ 120,000**	**$ 120,000**	**$ -**	**$ -**	**$ 750,000**

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Dan Smith
FUND: General Governmental
DEPT: Water Resources & Sustainability
PROJECT NO.
NEW: Yes
PRIOR: N/A

GG-38

PROGRAM TITLE: **City Hall and Library Solar Installations**

PROGRAM DESCRIPTION:

In 2021 Staff submitted a grant proposal to the Department of Commerce to complete two feasibility assessments for the construction of solary arrays with battery storage at City Hall and the Tumwater Timberland Library. This CFP item is a placeholder in case that funding is awarded and the feasibility assessments prove optimistic. More certain funding needs will be updated following the feasibility assessments.

IS PROJECT RECOMMENDED BY PLAN/POLICY? Yes **PLAN:** Thurston Climate Mitigation Plan **PAGE#** 78

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2024	2025	2026	2027	2028	2029	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	$ -	$ 30,000	$ 30,000	$ -	$ -	$ -	$ -	$ -	$ -	$ 30,000
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	-	600,000	-	600,000	-	-	-	-	-	600,000
Equipment	-	120,000	-	120,000	-	-	-	-	-	120,000
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	**$ -**	**$ 750,000**	**$ 30,000**	**$ 720,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 750,000**
Outside Sources of Funds:										
Grants	$ -	$ 678,000	$ 30,000	$ 648,000	$ -	$ -	$ -	$ -	$ -	$ 678,000
Loan/Debt Financed	-	-	-	-	-	-	-	-	-	-
Impact/FILO Fees	-	-	-	-	-	-	-	-	-	-
Levy Lid Lift	-	-	-	-	-	-	-	-	-	-
Metropolitan Park District	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	$ -	$ 678,000	$ 30,000	$ 648,000	$ -	$ -	$ -	$ -	$ -	$ 678,000
Use of Fund Balance	-	72,000	-	72,000	-	-	-	-	-	72,000
TOTAL SOURCES	**$ -**	**$ 750,000**	**$ 30,000**	**$ 720,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 750,000**

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Dan Smith
FUND: General Governmental
DEPT: Water Resources & Sustainability
PROJECT NO.
NEW: Yes
PRIOR: N/A

GG-39

PROGRAM TITLE: **Electric Vehicle Charging Stations**

PROGRAM DESCRIPTION:

Install Level 2 Electric Vehicle Charging Stations at Pioneer Park, Tumwater Historical Park, and Overlook Park.

IS PROJECT RECOMMENDED BY PLAN/POLICY? Yes **PLAN:** Thurston Climate Mitigation Plan **PAGE#** 85

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2024	2025	2026	2027	2028	2029	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	-	120,000	-	60,000	60,000	-	-	-	-	120,000
Equipment	-	135,000	105,000	15,000	15,000	-	-	-	-	135,000
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	**$ -**	**$ 255,000**	**$ 105,000**	**$ 75,000**	**$ 75,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 255,000**
Outside Sources of Funds:										
Grants	$ -	$ 172,500	$ 105,000	$ 67,500	$ -	$ -	$ -	$ -	$ -	$ 172,500
Loan/Debt Financed	-	-	-	-	-	-	-	-	-	-
Impact/FILO Fees	-	-	-	-	-	-	-	-	-	-
Levy Lid Lift	-	-	-	-	-	-	-	-	-	-
Metropolitan Park District	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	$ -	$ 172,500	$ 105,000	$ 67,500	$ -	$ -	$ -	$ -	$ -	$ 172,500
Use of Fund Balance	-	82,500	-	7,500	75,000	-	-	-	-	82,500
TOTAL SOURCES	**$ -**	**$ 255,000**	**$ 105,000**	**$ 75,000**	**$ 75,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 255,000**

FINANCIAL PLAN FOR TRANSPORTATION PROJECTS

REVENUE:	2024	2025	2026	2027	2028	2029		2024-2029
Beginning Fund Balance	$ 11,400,905	$ 9,054,336	$ 5,550,587	$ 4,167,263	$ 3,499,949	$ 1,001,716		$ 11,400,905
Base Utility Tax (.8% of the 6%)	$ 562,277	$ 579,145	$ 596,520	$ 614,415	$ 632,848	$ 651,833		$ 3,637,038
Diverted Utility Tax*	$ (369,940)	$ (369,940)	$ (369,940)	$ (268,260)	$ -	$ -		$ (1,378,080)
Motor Veh. Fuel and Multimodal Transp. Tax	$ 176,120	$ 176,120	$ 176,120	$ 176,120	$ 176,120	$ 176,120		$ 1,056,720
Real Estate Excise Tax (.05%)	$ 695,250	$ 716,108	$ 737,591	$ 759,718	$ 782,510	$ 805,985		$ 4,497,162
Retail Sales & Use Tax	$ -	$ -	$ -	$ -	$ -	$ -		$ -
Interest Income	$ 57,966	$ 46,318	$ 28,886	$ 22,567	$ 20,664	$ 8,268		$ 184,669
Projected Fund Revenues	$ 12,522,578	$ 10,202,087	$ 6,719,763	$ 5,471,824	$ 5,112,091	$ 2,643,922		$ 19,398,413
TRANSFERS & OTHER SOURCES								
Grants	$ 8,243,145	$ 8,715,500	$ 4,512,500	$ 6,658,125	$ 3,514,625	$ 4,177,250		$ 35,821,145
TBD Transfer	$ 4,181,183	$ 3,837,500	$ 1,500,000	$ 1,500,000	$ 1,500,000	$ 1,500,000		$ 14,018,683
Impact Fees	$ 2,272,431	$ 2,065,500	$ 425,000	$ 875,000	$ -	$ -		$ 5,637,931
Mitigation Fees	$ 1,170,000	$ 2,375,000	$ -	$ -	$ 2,180,000	$ -		$ 5,725,000
Other Sources	$ 325,000	$ 2,125,000	$ -	$ -	$ -	$ -		$ 2,450,000
TOTAL PROJECTED FUNDING	**$ 28,714,336**	**$ 29,320,587**	**$ 13,157,263**	**$ 14,504,949**	**$ 12,306,716**	**$ 8,321,172**		$ 83,051,172

*Utility tax revenue for Transportation CFP decreased for years 2021-2028 as needed to cover debt service for General Governmental CFP detailed in Ordinance O2020-009. If there is sufficient funding in any given year, 303 ending fund balance will cover associated debt service.

	PROJECT	TRANSPORTATION PROJECTS		Prior Years		6 YEAR TOTAL	2024	2025	2026	2027	2028	2029	FUTURE YRS	GRAND TOTAL
	1	Pavement Maintenance Program		$ -		$ 14,100,000	$ 3,050,000	$ 3,050,000	$ 2,000,000	$ 2,000,000	$ 2,000,000	$ 2,000,000	$ -	$ 14,100,000
	2	Multimodal Improvements and Traffic Calming Program		$ -		$ 3,280,000	$ 380,000	$ 580,000	$ 580,000	$ 580,000	$ 580,000	$ 580,000	$ -	$ 3,280,000
	3	Safe Routes to School Program		$ -		$ 600,000	$ -	$ -	$ 300,000	$ -	$ -	$ 300,000	$ -	$ 600,000
	4	Emerging Projects		$ -		$ 1,000,000	$ 500,000	$ -	$ 250,000	$ -	$ 250,000	$ -	$ -	$ 1,000,000
	5	Bridge Maintenance Program		$ -		$ 300,000	$ -	$ -	$ -	$ -	$ 300,000	$ -	$ -	$ 300,000
	6	I-5/Trosper Rd/Capitol Blvd Reconfiguration		$ 11,947,000		$ 6,000,000	$ 6,000,000	$ -	$ -	$ -	$ -	$ -	$ -	$ 17,947,000
	7	Tumwater Blvd Interchange		$ 3,000,000		$ 15,500,000	$ 1,800,000	$ 6,500,000	$ -	$ -	$ 7,200,000	$ -	$ 13,000,000	$ 31,500,000
	8	Old Hwy 99 and 79th Ave Roundabout		$ 300,000		$ 4,500,000	$ 650,000	$ 3,850,000	$ -	$ -	$ -	$ -	$ -	$ 4,800,000
	9	Israel Rd and Linderson Way Ped and Bike Improvements		$ 730,000		$ 1,985,000	$ 1,985,000	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,715,000
	10	X Street Roundabout		$ 825,000		$ 5,910,000	$ 2,010,000	$ 3,900,000	$ -	$ -	$ -	$ -	$ -	$ 6,735,000
	11	Percival Creek Fish Passage Barrier Removal Project		$ 100,000		$ 2,000,000	$ 2,000,000	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,100,000
	12	Capitol Blvd Plan - Corridor Improvements		$ 857,000		$ 650,000	$ -	$ 275,000	$ -	$ -	$ -	$ 375,000	$ -	$ 1,507,000
	13	E Street Connection		$ -		$ 6,600,000	$ -	$ 1,000,000	$ 1,000,000	$ 4,600,000	$ -	$ -	$ 50,000,000	$ 56,600,000
	14	Mottman Rd Improvements		$ -		$ 1,700,000	$ -	$ 200,000	$ 1,500,000	$ -	$ -	$ -	$ -	$ 1,700,000
	15	Linwood Avenue Sidewalk, Susitna Lane to 2nd Avenue		$ 65,000		$ 760,000	$ 760,000	$ -	$ -	$ -	$ -	$ -	$ -	$ 825,000
	16	Brewery District Plan - Pedestrian and Streetscape Improvements		$ -		$ 850,000	$ -	$ -	$ 850,000	$ -	$ -	$ -	$ -	$ 850,000
	17	2nd Ave Pedestrian and Bike Improvements		$ -		$ 3,855,000	$ 105,000	$ 3,750,000	$ -	$ -	$ -	$ -	$ -	$ 3,855,000
	18	93rd Ave Interchange Study		$ -		$ 300,000	$ -	$ 300,000	$ -	$ -	$ -	$ -	$ -	$ 300,000
	19	Old Hwy 99 - 73rd Ave to 79th Ave		$ -		$ 5,500,000	$ -	$ 300,000	$ 1,700,000	$ 3,500,000	$ -	$ -	$ 13,000,000	$ 18,500,000
	20	Henderson Blvd Bridge		$ -		$ 1,800,000	$ -	$ -	$ -	$ 200,000	$ 250,000	$ 1,350,000	$ -	$ 1,800,000
	21	E Street Connection - Tumwater Valley Drive Realignment		$ 1,500,000		$ 100,000	$ 100,000	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,600,000
	22	Traffic Signal Controller and Detection Upgrade		$ 30,000		$ 320,000	$ 320,000	$ -	$ -	$ -	$ -	$ -	$ -	$ 350,000
	23	Capitol Blvd Median and Streetscape Reconstruction		$ -		$ 375,000	$ -	$ -	$ 375,000	$ -	$ -	$ -	$ -	$ 375,000
	24	Rural Rd Shoulder Improvements		$ -		$ 500,000	$ -	$ 65,000	$ 435,000	$ -	$ -	$ -	$ -	$ 500,000
New	25	Dennis Street Roundabout		$ -		$ 4,000,000	$ -	$ -	$ -	$ 125,000	$ 725,000	$ 3,150,000	$ -	$ 4,000,000
New	26	Trosper Road Capacity Study (Littlerock Rd to I-5)		$ -		$ 400,000	$ -	$ -	$ -	$ 200,000	$ -	$ 200,000	$ -	$ 400,000
		TOTAL TRANSPORTATION PROJECT COSTS		**$ 19,354,000**		**$ 82,885,000**	**$ 19,660,000**	**$ 23,770,000**	**$ 8,990,000**	**$ 11,005,000**	**$ 11,305,000**	**$ 7,755,000**	**$ 76,000,000**	**$ 178,239,000**

2029 Ending Fund Balance	$ 166,172

	PROJECT	TRANSPORTATION PROJECTS (RESERVE)		FUTURE TOTAL
	R01	Custer Way Bridge Streetscape and Pedestrian Improvements		$ 450,000
	R02	T Street Roundabout		$ 4,700,000
New	R03	Tumwater Blvd and Henderson Blvd Intersection Improvements		$ 1,000,000
New	R04	Bishop Road Extension		$ 500,000
New	R05	Littlerock Rd and 77th Way Roundabout		$ 4,000,000

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Brandon Hicks
FUND: Streets
DEPT: Transportation and Engineering
PROJECT NO.
NEW: No
PRIOR: ST-01

ST-01

PROGRAM TITLE: **Pavement Maintenance Program**

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 (TBD) projects. Planned expenses after 2025 assume the TBD receives voter support when its intitial term expires in 2025.

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

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2024	2025	2026	2027	2028	2029	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	$ -	$ 430,000	$ 75,000	$ 75,000	$ 70,000	$ 70,000	$ 70,000	$ 70,000	$ -	$ 430,000
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	-	13,670,000	2,975,000	2,975,000	1,930,000	1,930,000	1,930,000	1,930,000	-	13,670,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	**$ -**	**$ 14,100,000**	**$ 3,050,000**	**$ 3,050,000**	**$ 2,000,000**	**$ 2,000,000**	**$ 2,000,000**	**$ 2,000,000**	**$ -**	**$ 14,100,000**
Outside Sources of Funds:										
Grants	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G.O. Bonds: Non-Voted	-	-	-	-	-	-	-	-	-	-
G.O. Bonds: Voted	-	-	-	-	-	-	-	-	-	-
TBD Transfer	-	11,760,000	2,880,000	2,880,000	1,500,000	1,500,000	1,500,000	1,500,000	-	11,760,000
L.I.D.'s	-	-	-	-	-	-	-	-	-	-
Impact Fees	-	-	-	-	-	-	-	-	-	-
Mitigation Fees	-	-	-	-	-	-	-	-	-	-
Other Sources	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	$ -	$ 11,760,000	$ 2,880,000	$ 2,880,000	$ 1,500,000	$ 1,500,000	$ 1,500,000	$ 1,500,000	$ -	$ 11,760,000
Use of Fund Balance	-	2,340,000	170,000	170,000	500,000	500,000	500,000	500,000	-	2,340,000
TOTAL SOURCES	**$ -**	**$ 14,100,000**	**$ 3,050,000**	**$ 3,050,000**	**$ 2,000,000**	**$ 2,000,000**	**$ 2,000,000**	**$ 2,000,000**	**$ -**	**$ 14,100,000**

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Brandon Hicks
FUND: Streets
DEPT: Transportation and Engineering
PROJECT NO.
NEW: No
PRIOR: ST-02

ST-02

PROGRAM TITLE: **Multimodal Improvements and Traffic Calming Program**

PROGRAM DESCRIPTION:

This Program provides for construction of miscellaneous multimodal and traffic calming improvements throughout the City. Work could include sidewalk maintenance, repair, infill, ADA curb ramps, pedestrian crossings and connections, bicycle improvements, and neighborhood traffic calming. Individual projects would be developed as needs or issues arise. Identified projects include: all deficiencies in right-of-way contained within the City's ADA Transition Plan, extension of sidewalk on Trosper Road to Lambskin Street; widen sidewalk on 2nd Avenue from Custer Way to Desoto Street; annual Sidewalk Program ($200,000 annual, inrease to $400,000 annual starting 2025 pending additional grant funding); and local match for speculative grants. Funding includes the 53% multimodal funds generated by the State Transportation Package gas tax increase of $26,000 - 2018 through 2031.

IS PROJECT RECOMMENDED BY PLAN/POLICY? ADA Transition Plan, Transportation Plan, TIP **PAGE#** **PAGE#**

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2024	2025	2026	2027	2028	2029	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	$ -	$ 150,000	$ 25,000	$ 25,000	$ 25,000	$ 25,000	$ 25,000	$ 25,000	$ -	$ 150,000
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	-	3,130,000	355,000	555,000	555,000	555,000	555,000	555,000		3,130,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	**$ -**	**$ 3,280,000**	**$ 380,000**	**$ 580,000**	**$ 580,000**	**$ 580,000**	**$ 580,000**	**$ 580,000**	**$ -**	**$ 3,280,000**
Outside Sources of Funds:										
Grants	$ -	$ 1,000,000	$ -	$ 200,000	$ 200,000	$ 200,000	$ 200,000	$ 200,000	$ -	$ 1,000,000
G.O. Bonds: Non-Voted	-	-	-	-	-	-	-	-	-	-
G.O. Bonds: Voted	-	-	-	-	-	-	-	-	-	-
TBD Transfer	-	-	-	-	-	-	-	-	-	-
L.I.D.'s	-	-	-	-	-	-	-	-	-	-
Impact Fees	-	-	-	-	-	-	-	-	-	-
Mitigation Fees	-	-	-	-	-	-	-	-	-	-
Other Sources	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	$ -	$ 1,000,000	$ -	$ 200,000	$ 200,000	$ 200,000	$ 200,000	$ 200,000	$ -	$ 1,000,000
Use of Fund Balance	-	2,280,000	380,000	380,000	380,000	380,000	380,000	380,000	-	2,280,000
TOTAL SOURCES	**$ -**	**$ 3,280,000**	**$ 380,000**	**$ 580,000**	**$ 580,000**	**$ 580,000**	**$ 580,000**	**$ 580,000**	**$ -**	**$ 3,280,000**

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Brandon Hicks
FUND: Streets
DEPT: Transportation and Engineering
PROJECT NO.
NEW: No
PRIOR: ST-03

ST-03

PROGRAM TITLE: **Safe Routes to School Program**

PROGRAM DESCRIPTION:

Projects in this program seek to improve pedestrian and bicyclist safety near schools. Projects include sidewalks, lighting, ADA ramps, signage, markings, education, beacons and other improvements. This program is shown as a "placeholder" for implementing Safe Routes to School projects when grant funding is available.

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

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2024	2025	2026	2027	2028	2029	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	-	600,000	-	-	300,000	-	-	300,000	-	600,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	**$ -**	**$ 600,000**	**$ -**	**$ -**	**$ 300,000**	**$ -**	**$ -**	**$ 300,000**	**$ -**	**$ 600,000**
Outside Sources of Funds:										
Grants	$ -	$ 480,000	$ -	$ -	$ 240,000	$ -	$ -	$ 240,000	$ -	$ 480,000
G.O. Bonds: Non-Voted	-	-	-	-	-	-	-	-	-	-
G.O. Bonds: Voted	-	-	-	-	-	-	-	-	-	-
TBD Transfer	-	-	-	-	-	-	-	-	-	-
L.I.D.'s	-	-	-	-	-	-	-	-	-	-
Impact Fees	-	-	-	-	-	-	-	-	-	-
Mitigation Fees	-	-	-	-	-	-	-	-	-	-
Other Sources	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	$ -	$ 480,000	$ -	$ -	$ 240,000	$ -	$ -	$ 240,000	$ -	$ 480,000
Use of Fund Balance	-	120,000	-	-	60,000	-	-	60,000	-	120,000
TOTAL SOURCES	**$ -**	**$ 600,000**	**$ -**	**$ -**	**$ 300,000**	**$ -**	**$ -**	**$ 300,000**	**$ -**	**$ 600,000**

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Brandon Hicks
FUND: Streets
DEPT: Transportation and Engineering
PROJECT NO.
NEW: No
PRIOR: ST-04

ST-04

PROGRAM TITLE: **Emerging Projects**

PROGRAM DESCRIPTION:

Reserve funds for projects that emerge during the coming CFP cycle. Costs shown may be portions of larger projects that have multiple funding sources.

IS PROJECT RECOMMENDED BY PLAN/POLICY? Transportation Plan, TIP **PAGE#** **PAGE#**

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2024	2025	2026	2027	2028	2029	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	-	1,000,000	500,000	-	250,000	-	250,000	-		1,000,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	**$ -**	**$ 1,000,000**	**$ 500,000**	**$ -**	**$ 250,000**	**$ -**	**$ 250,000**	**$ -**	**$ -**	**$ 1,000,000**
Outside Sources of Funds:										
Grants	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G.O. Bonds: Non-Voted	-	-	-	-	-	-	-	-	-	-
G.O. Bonds: Voted	-	-	-	-	-	-	-	-	-	-
TBD Transfer	-	-	-	-	-	-	-	-	-	-
L.I.D.'s	-	-	-	-	-	-	-	-	-	-
Impact Fees	-	-	-	-	-	-	-	-	-	-
Mitigation Fees	-	-	-	-	-	-	-	-	-	-
Other Sources	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Use of Fund Balance	-	1,000,000	500,000	-	250,000	-	250,000	-	-	1,000,000
TOTAL SOURCES	**$ -**	**$ 1,000,000**	**$ 500,000**	**$ -**	**$ 250,000**	**$ -**	**$ 250,000**	**$ -**	**$ -**	**$ 1,000,000**

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Brandon Hicks
FUND: Streets
DEPT: Transportation and Engineering
PROJECT NO.
NEW: No
PRIOR: ST-05

ST-05

PROGRAM TITLE: **Bridge Maintenance Program**

PROGRAM DESCRIPTION:

This project includes general maintenance and repairs to the Capitol Boulevard, Boston Street, and Henderson Boulevard 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? **PAGE#** **PAGE#**

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2024	2025	2026	2027	2028	2029	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**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 300,000**	**$ -**	**$ -**	**$ 300,000**
Outside Sources of Funds:										
Grants	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G.O. Bonds: Non-Voted	-	-	-	-	-	-	-	-	-	-
G.O. Bonds: Voted	-	-	-	-	-	-	-	-	-	-
TBD Transfer	-	-	-	-	-	-	-	-	-	-
L.I.D.'s	-	-	-	-	-	-	-	-	-	-
Impact Fees	-	-	-	-	-	-	-	-	-	-
Mitigation Fees	-	-	-	-	-	-	-	-	-	-
Other Sources	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Use of Fund Balance	-	300,000	-	-	-	-	300,000	-	-	300,000
TOTAL SOURCES	**$ -**	**$ 300,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 300,000**	**$ -**	**$ -**	**$ 300,000**

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Brandon Hicks
FUND: Streets
DEPT: Transportation and Engineering
PROJECT NO.
NEW: No
PRIOR: ST-06

ST-06

PROGRAM TITLE: **I-5/Trosper Rd/Capitol Blvd Reconfiguration**

PROGRAM DESCRIPTION:

Modify Interstate 5 NB Off-Ramp and southerly NB On-Ramp; construct new road (6th Avenue) between W Lee Street and Trosper Road; construct roundabouts at Capitol Boulevard/Trosper Road, Trosper Road/6th Avenue and NB Ramp/6th Avenue; extend Trosper Road east of Capitol Boulevard, construct new local access road from Trosper Road extension to Linda Street, and reconstruct Linda Street from Capitol Boulevard to new local access road.

IS PROJECT RECOMMENDED BY PLAN/POLICY? Capitol Blvd Corridor Plan **PAGE#** **PAGE#**

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2024	2025	2026	2027	2028	2029	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	$ 1,312,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,312,000
Land & R-O-W	5,425,000	-	-	-	-	-	-	-	-	5,425,000
Construction	5,210,000	6,000,000	6,000,000	-	-	-	-	-	-	11,210,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	**$ 11,947,000**	**$ 6,000,000**	**$ 6,000,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 17,947,000**
Outside Sources of Funds:										
Grants	$ 6,951,810	$ 2,877,310	$ 2,877,310	$ -	$ -	$ -	$ -	$ -	$ -	$ 9,829,120
G.O. Bonds: Non-Voted	-	-	-	-	-	-	-	-	-	-
G.O. Bonds: Voted	-	-	-	-	-	-	-	-	-	-
TBD Transfer	-	-	-	-	-	-	-	-	-	-
L.I.D.'s	-	-	-	-	-	-	-	-	-	-
Impact Fees	2,997,114	2,029,748	2,029,748	-	-	-	-	-	-	5,026,862
Mitigation Fees	-	-	-	-	-	-	-	-	-	-
Other Sources	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	$ 9,948,924	$ 4,907,059	$ 4,907,059	$ -	$ -	$ -	$ -	$ -	$ -	$ 14,855,982
Use of Fund Balance	1,998,076	1,092,941	1,092,941	-	-	-	-	-	-	3,091,018
TOTAL SOURCES	**$ 11,947,000**	**$ 6,000,000**	**$ 6,000,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 17,947,000**

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Brandon Hicks
FUND: Streets
DEPT: Transportation and Engineering
PROJECT NO.
NEW: No
PRIOR: ST-11

ST-07

PROGRAM TITLE: **Tumwater Blvd Interchange**

PROGRAM DESCRIPTION:

The overall project will provide increased capacity for the Tumwater Boulevard / Interstate 5 Interchange. This project is not included in the calculation for transportation impact fees; the funding includes the collection of pro-rata mitigation fees through SEPA, grant funding, and local funding. Project is due to growth. The project will be constructed in four phases, with an interim signal constructed first to allow development to continue, followed by a roundabout on one side of the interchange, then a roundabout on the other side of the interchange, and then finally widening of the overpass.

IS PROJECT RECOMMENDED BY PLAN/POLICY? Transportation Master Plan **PAGE#** **PAGE#**

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2024	2025	2026	2027	2028	2029	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	$ 2,016,000	$ 2,700,000	$ 1,500,000	$ 1,000,000	$ -	$ -	$ 200,000	$ -	$ 1,000,000	$ 5,716,000
Land & R-O-W	$ 12,000	-	-	-	-	-	-	-	-	12,000
Construction	$ 953,000	12,800,000	300,000	5,500,000	-	-	7,000,000		12,000,000	25,753,000
Equipment	$ -	-	-	-	-	-	-	-	-	-
Other	19,000	-	-	-	-	-	-	-	-	19,000
TOTAL EXPENSES	**$ 3,000,000**	**$ 15,500,000**	**$ 1,800,000**	**$ 6,500,000**	**$ -**	**$ -**	**$ 7,200,000**	**$ -**	**$ 13,000,000**	**$ 31,500,000**
Outside Sources of Funds:										
Grants	$ -	$ 4,750,000	$ 400,000	$ 1,850,000	$ -	$ -	$ 2,500,000	$ -	$ 6,500,000	11,250,000
G.O. Bonds: Non-Voted	-	-	-	-	-	-	-	-	-	-
G.O. Bonds: Voted	-	-	-	-	-	-	-	-	-	-
TBD Transfer	-	-	-	-	-	-	-	-	-	
L.I.D.'s	-	-	-	-	-	-	-	-	-	-
Impact Fees	-	-	-	-	-	-	-		-	-
Mitigation Fees	-	5,725,000	1,170,000	2,375,000	-	-	2,180,000	-	6,500,000	12,225,000
Other Sources	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	$ -	$ 10,475,000	$ 1,570,000	$ 4,225,000	$ -	$ -	$ 4,680,000	$ -	$ 13,000,000	$ 23,475,000
Use of Fund Balance	3,000,000	5,025,000	230,000	2,275,000	-	-	2,520,000	-	-	8,025,000
TOTAL SOURCES	**$ 3,000,000**	**$ 15,500,000**	**$ 1,800,000**	**$ 6,500,000**	**$ -**	**$ -**	**$ 7,200,000**	**$ -**	**$ 13,000,000**	**$ 31,500,000**

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Brandon Hicks
FUND: Streets
DEPT: Transportation and Engineering
PROJECT NO.
NEW: No
PRIOR: ST-08

ST-08

PROGRAM TITLE: **Old Hwy 99 and 79th Ave Roundabout**

PROGRAM DESCRIPTION:

Design, right-of-way, and construction of a roundabout at the intersection of Old Highway 99 and 79th Avenue. "Other Sources" includes Fiber Funds for fiber network extension and Water, Sewer, and Storm contribution to offiste mitigation for the new Operations and Maintenenace Facility located at the intersection of Trails End Drive and 79th Avenue. Project is due to growth.

IS PROJECT RECOMMENDED BY PLAN/POLICY? Transportation Plan, TIP **PAGE#** **PAGE#**

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2024	2025	2026	2027	2028	2029	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	$ 200,000	$ 400,000	$ 400,000	$ -	$ -	$ -	$ -	$ -	$ -	$ 600,000
Land & R-O-W	100,000	$ 500,000	250,000	250,000	-	-	-	-	-	600,000
Construction	-	$ 3,600,000	-	3,600,000	-	-	-	-	-	3,600,000
Equipment	-	$ -	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	**$ 300,000**	**$ 4,500,000**	**$ 650,000**	**$ 3,850,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 4,800,000**
Outside Sources of Funds:										
Grants	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G.O. Bonds: Non-Voted	-	-	-	-	-	-	-	-	-	-
G.O. Bonds: Voted	-	-	-	-	-	-	-	-	-	-
TBD Transfer	-	140,000	-	140,000	-	-	-	-	-	140,000
L.I.D.'s	-	-	-	-	-	-	-	-	-	-
Impact Fees	102,000	1,394,000	221,000	1,173,000	-	-	-	-	-	1,496,000
Mitigation Fees	-	-	-	-	-	-	-	-	-	-
Other Sources	150,000	2,450,000	325,000	2,125,000	-	-	-	-	-	2,600,000
Total Outside Sources	$ 252,000	$ 3,984,000	$ 546,000	$ 3,438,000	$ -	$ -	$ -	$ -	$ -	$ 4,236,000
Use of Fund Balance	48,000	516,000	104,000	412,000	-	-	-	-	-	564,000
TOTAL SOURCES	**$ 300,000**	**$ 4,500,000**	**$ 650,000**	**$ 3,850,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 4,800,000**

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Brandon Hicks
FUND: Streets
DEPT: Transportation and Engineering
PROJECT NO.
NEW: No
PRIOR: ST-09

ST-09

PROGRAM TITLE: **Israel Rd and Linderson Way Ped and Bike Improvements**

PROGRAM DESCRIPTION:

Roadway and multimodal improvements including construction of refuge island(s), reconstruction of select sidewalk segments and curb ramps, extend bike lanes, signal improvements, roadway resurfacing, underground conversion, and other improvements. Project includes Israel Road from Linderson Way to Capitol Boulevard and Linderson Way from Israel Road to the northern Labor and Industries access. Project also includes underground conversion of overhead utility lines to be completed in conjunction with the Israel Road and Linderson Way Watermain project in 2023.

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

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2024	2025	2026	2027	2028	2029	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	$ 130,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 130,000
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	-	1,985,000	1,985,000	-	-	-	-	-	-	1,985,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other (U/G Conversion Sch 74)	600,000	-	-	-	-	-	-	-	-	600,000
TOTAL EXPENSES	**$ 730,000**	**$ 1,985,000**	**$ 1,985,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 2,715,000**
Outside Sources of Funds:										
Grants	$ 73,250	$ 546,750	$ 546,750		$ -	$ -	$ -	$ -	$ -	$ 620,000
G.O. Bonds: Non-Voted	-	-	-	-	-	-	-	-	-	-
G.O. Bonds: Voted	-	-	-	-	-	-	-	-	-	-
TBD Transfer	54,750	945,250	945,250	-	-	-	-	-	-	1,000,000
L.I.D.'s	-	-	-	-	-	-	-	-	-	-
Impact Fees	-	-	-	-	-	-	-	-	-	-
Mitigation Fees	-	-	-	-	-	-	-	-	-	-
Other Sources	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	$ 128,000	$ 1,492,000	$ 1,492,000	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,620,000
Use of Fund Balance	602,000	493,000	493,000	-	-	-	-	-	-	1,095,000
TOTAL SOURCES	**$ 730,000**	**$ 1,985,000**	**$ 1,985,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 2,715,000**

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Brandon Hicks
FUND: Streets
DEPT: Transportation and Engineering
PROJECT NO.
NEW: No
PRIOR: ST-10

ST-10

PROGRAM TITLE: **X Street Roundabout**

PROGRAM DESCRIPTION:

Construction of a roundabout at the intersection of Capitol Boulevard and X Street as proposed in the Capitol Boulevard Corridor Plan. Grant funding is being shown for implementing the project. Most of the design for this project has been complete under the separate Capitol Boulevard Corridor Plan, Israel Road to M Street Design project.

IS PROJECT RECOMMENDED BY PLAN/POLICY? Capitol Blvd Corridor Plan **PAGE#** **PAGE#**

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2024	2025	2026	2027	2028	2029	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	$ 25,000	$ 10,000	$ 10,000	$ -	$ -	$ -	$ -	$ -	$ -	$ 35,000
Land & R-O-W	800,000	2,000,000	2,000,000	-	-	-	-	-	-	2,800,000
Construction	-	3,400,000	-	3,400,000	-	-	-	-	-	3,400,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other (U/G Conversion)	-	500,000	-	500,000	-	-	-	-	-	500,000
TOTAL EXPENSES	**$ 825,000**	**$ 5,910,000**	**$ 2,010,000**	**$ 3,900,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 6,735,000**
Outside Sources of Funds:										
Grants	$ 692,000	$ 4,679,650	$ 1,738,650	$ 2,941,000	$ -	$ -	$ -	$ -	$ -	$ 5,371,650
G.O. Bonds: Non-Voted	-	-	-	-	-	-	-	-	-	-
G.O. Bonds: Voted	-	-	-	-	-	-	-	-	-	-
TBD Transfer	-	-	-	-	-	-	-	-	-	-
L.I.D.'s	-	-	-	-	-	-	-	-	-	-
Impact Fees	-	-	-	-	-	-	-	-	-	-
Mitigation Fees	-	-	-	-	-	-	-	-	-	-
Other Sources	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	$ 692,000	$ 4,679,650	$ 1,738,650	$ 2,941,000	$ -	$ -	$ -	$ -	$ -	$ 5,371,650
Use of Fund Balance	133,000	1,230,350	271,350	959,000	-	-	-	-	-	1,363,350
TOTAL SOURCES	**$ 825,000**	**$ 5,910,000**	**$ 2,010,000**	**$ 3,900,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 6,735,000**

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Brandon Hicks
FUND: Streets
DEPT: Transportation and Engineering
PROJECT NO.
NEW: No
PRIOR: ST-23

ST-11

PROGRAM TITLE: **Percival Creek Fish Passage Barrier Removal Project**

PROGRAM DESCRIPTION:

This project was formerly titled "Sapp Road Pedestrian and Bike Improvements." This is the street reconstruction portion of the Percival Creek Fish Passage Removal Project shown in the Stormwater Capital Facilities Plan.

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

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2024	2025	2026	2027	2028	2029	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	100,000	2,000,000	2,000,000	-	-	-	-	-	-	2,100,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	**$ 100,000**	**$ 2,000,000**	**$ 2,000,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 2,100,000**
Outside Sources of Funds:										
Grants	$ 100,000	$ 2,000,000	$ 2,000,000	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,100,000
G.O. Bonds: Non-Voted	-	-	-	-	-	-	-	-	-	-
G.O. Bonds: Voted	-	-	-	-	-	-	-	-	-	-
TBD Transfer	-	-	-	-	-	-	-	-	-	-
L.I.D.'s	-	-	-	-	-	-	-	-	-	-
Impact Fees	-	-	-	-	-	-	-	-	-	-
Mitigation Fees	-	-	-	-	-	-	-	-	-	-
Other Sources	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	$ 100,000	$ 2,000,000	$ 2,000,000	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,100,000
Use of Fund Balance	-	-	-	-	-	-	-	-	-	-
TOTAL SOURCES	**$ 100,000**	**$ 2,000,000**	**$ 2,000,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 2,100,000**

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Brandon Hicks
FUND: Streets
DEPT: Transportation and Engineeri
PROJECT NO.
NEW: No
PRIOR: ST-12

ST-12

PROGRAM TITLE: **Capitol Blvd Plan - Corridor Improvements**

PROGRAM DESCRIPTION:

Implementation of various small projects prescribed in the Capitol Blvd Corridor Plan including right-of-way acquisition for properties on the alignment of the future N-S Road between Linda Street and Ruby Street, construction of select ADA and neighborhood improvements, consultant services, and other miscellaneous tasks. Design for the N-S Road is complete, construction schedule is undetermined at this time.

IS PROJECT RECOMMENDED BY PLAN/POLICY? Capitol Blvd Corridor Plan **PAGE#** **PAGE#**

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2024	2025	2026	2027	2028	2029	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	$ -	$ 25,000	$ -	$ 25,000	$ -	$ -	$ -	$ -	$ -	$ 25,000
Land & R-O-W	857,000	375,000	-	-	-	-	-	375,000	-	1,232,000
Construction	-	250,000	-	250,000	-	-	-	-	-	250,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	**$ 857,000**	**$ 650,000**	**$ -**	**$ 275,000**	**$ -**	**$ -**	**$ -**	**$ 375,000**	**$ -**	**$ 1,507,000**
Outside Sources of Funds:										
Grants	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G.O. Bonds: Non-Voted	-	-	-	-	-	-	-	-	-	-
G.O. Bonds: Voted	-	-	-	-	-	-	-	-	-	-
TBD Transfer	-	-	-	-	-	-	-	-	-	-
L.I.D.'s	-	-	-	-	-	-	-	-	-	-
Impact Fees	857,000	-	-	-	-	-	-	-	-	857,000
Mitigation Fees	-	-	-	-	-	-	-	-	-	-
Other Sources	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	$ 857,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 857,000
Use of Fund Balance	-	650,000	-	275,000	-	-	-	375,000	-	650,000
TOTAL SOURCES	**$ 857,000**	**$ 650,000**	**$ -**	**$ 275,000**	**$ -**	**$ -**	**$ -**	**$ 375,000**	**$ -**	**$ 1,507,000**

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Brandon Hicks
FUND: Streets
DEPT: Transportation and Engineering
PROJECT NO.
NEW: No
PRIOR: ST-13

ST-13

PROGRAM TITLE: **E Street Connection**

PROGRAM DESCRIPTION:

Project includes the final design, right-of-way and construction of the E Street Connection per the findings of the E Street Connection Corridor Study. Project assumes receipt of grant funding to proceed with 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? Transportation Plan / Brewery District Plan **PAGE#** **PAGE#**

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2024	2025	2026	2027	2028	2029	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	$ -	$ 3,400,000	$ -	$ 1,000,000	$ 1,000,000	$ 1,400,000	$ -	$ -	$ -	$ 3,400,000
Land & R-O-W	-	3,200,000	-	-	-	3,200,000	-	-	-	3,200,000
Construction	-	-	-	-	-	-	-	-	50,000,000	50,000,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	**$ -**	**$ 6,600,000**	**$ -**	**$ 1,000,000**	**$ 1,000,000**	**$ 4,600,000**	**$ -**	**$ -**	**$ 50,000,000**	**$ 56,600,000**
Outside Sources of Funds:										
Grants	$ -	$ 6,600,000	$ -	$ 1,000,000	$ 1,000,000	$ 4,600,000	$ -	$ -	$ 40,000,000	46,600,000
G.O. Bonds: Non-Voted	-	-	-	-	-	-	-	-	-	-
G.O. Bonds: Voted	-	-	-	-	-	-	-	-	-	-
TBD Transfer	-	-	-	-	-	-	-	-	-	-
L.I.D.'s	-	-	-	-	-	-	-	-	-	-
Impact Fees	-	-	-	-	-	-	-	-	5,000,000	5,000,000
Mitigation Fees	-	-	-	-	-	-	-	-	-	-
Other Sources	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	$ -	$ 6,600,000	$ -	$ 1,000,000	$ 1,000,000	$ 4,600,000	$ -	$ -	$ 45,000,000	$ 51,600,000
Use of Fund Balance	-	-	-	-	-	-	-	-	5,000,000	5,000,000
TOTAL SOURCES	**$ -**	**$ 6,600,000**	**$ -**	**$ 1,000,000**	**$ 1,000,000**	**$ 4,600,000**	**$ -**	**$ -**	**$ 50,000,000**	**$ 56,600,000**

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

ST-14

CONTACT: Brandon Hicks
FUND: Streets
DEPT: Transportation and Engineering
PROJECT NO.
NEW: No
PRIOR: ST-14

PROGRAM TITLE: **Mottman Rd 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 R.W. Johnson Boulevard. Mottman Road between the City limits near Crosby Boulevard 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 R.W. 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.

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

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2024	2025	2026	2027	2028	2029	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	$ -	$ 200,000	$ -	$ 200,000	$ -	$ -	$ -	$ -	$ -	$ 200,000
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	-	1,500,000	$ -	-	1,500,000	-	-	-	-	1,500,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	**$ -**	**$ 1,700,000**	**$ -**	**$ 200,000**	**$ 1,500,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 1,700,000**
Outside Sources of Funds:										
Grants	$ -	$ 1,700,000	$ -	$ 200,000	$ 1,500,000	$ -	$ -	$ -	$ -	$ 1,700,000
G.O. Bonds: Non-Voted	-	-	-	-	-	-	-	-	-	-
G.O. Bonds: Voted	-	-	-	-	-	-	-	-	-	-
TBD Transfer	-	-	-	-	-	-	-	-	-	-
L.I.D.'s	-	-	-	-	-	-	-	-	-	-
Impact Fees	-	-	-	-	-	-	-	-	-	-
Mitigation Fees	-	-	-	-	-	-	-	-	-	-
Other Sources	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	$ -	$ 1,700,000	$ -	$ 200,000	$ 1,500,000	$ -	$ -	$ -	$ -	$ 1,700,000
Use of Fund Balance	-	-	-	-	-	-	-	-	-	-
TOTAL SOURCES	**$ -**	**$ 1,700,000**	**$ -**	**$ 200,000**	**$ 1,500,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 1,700,000**

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Brandon Hicks
FUND: Streets
DEPT: Transportation and Engineering
PROJECT NO.
NEW: No
PRIOR: ST-15

ST-15

PROGRAM TITLE: **Linwood Avenue Sidewalk, Susitna Lane to 2nd Avenue**

PROGRAM DESCRIPTION:

This project includes sidewalk infill and traffic calming on school walking routes in the vicinity of Michael T. Simmons elementary school, in addition to pedestrian and vehicular safety improvements at the intersections of Linwood Avenue with 2nd Avenue and Lake Park Drive. Project may be completed in conjunction with resurfacing.

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

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2024	2025	2026	2027	2028	2029	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	$ 65,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 65,000
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	-	760,000	760,000	-	-	-	-	-	-	760,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	**$ 65,000**	**$ 760,000**	**$ 760,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 825,000**
Outside Sources of Funds:										
Grants	$ 29,250	$ 342,000	$ 342,000	$ -	$ -	$ -	$ -	$ -	$ -	$ 371,250
G.O. Bonds: Non-Voted	-	-	-	-	-	-	-	-	-	-
G.O. Bonds: Voted	-	-	-	-	-	-	-	-	-	-
TBD Transfer	35,750	334,250	$334,250	-	-	-	-	-	-	370,000
L.I.D.'s	-	-	-	-	-	-	-	-	-	-
Impact Fees	-	-	-	-	-	-	-	-	-	-
Mitigation Fees	-	-	-	-	-	-	-	-	-	-
Other Sources	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	$ 65,000	$ 676,250	$ 676,250	$ -	$ -	$ -	$ -	$ -	$ -	$ 741,250
Use of Fund Balance	-	83,750	83,750	-	-	-	-	-	-	83,750
TOTAL SOURCES	**$ 65,000**	**$ 760,000**	**$ 760,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 825,000**

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Brandon Hicks
FUND: Streets
DEPT: Transportation and Engineering
PROJECT NO.
NEW: No
PRIOR: ST-16

ST-16

PROGRAM TITLE: **Brewery District Plan - Pedestrian and 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, it is possible that developer funding could be used instead.

IS PROJECT RECOMMENDED BY PLAN/POLICY? Brewery District Plan **PAGE#** **PAGE#**

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2024	2025	2026	2027	2028	2029	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	$ -	$ 722,500	$ -	$ -	$ 722,500	$ -	$ -	$ -	$ -	$ 722,500
G.O. Bonds: Non-Voted	-	-	-	-	-	-	-	-	-	-
G.O. Bonds: Voted	-	-	-	-	-	-	-	-	-	-
TBD Transfer	-	-	-	-	-	-	-	-	-	-
L.I.D.'s	-	-	-	-	-	-	-	-	-	-
Impact Fees	-	-	-	-	-	-	-	-	-	-
Mitigation Fees	-	-	-	-	-	-	-	-	-	-
Other Sources	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	$ -	$ 722,500	$ -	$ -	$ 722,500	$ -	$ -	$ -	$ -	$ 722,500
Use of Fund Balance	-	127,500	-	-	127,500	-	-	-	-	127,500
TOTAL SOURCES	**$ -**	**$ 850,000**	**$ -**	**$ -**	**$ 850,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 850,000**

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Brandon Hicks
FUND: Streets
DEPT: Transportation and Engineering
PROJECT NO.
NEW: No
PRIOR: ST-17

ST-17

PROGRAM TITLE: **2nd Ave Pedestrian and Bike Improvements**

PROGRAM DESCRIPTION:

Construction of a non-circular compact roundabout at the intersection of 2nd Avenue and Linwood Avenue, curb ramp replacement, sidewalk infill, lane narrowing to accommodate bike lanes, and resurfacing along 2nd Avenue from Linwood Avenue to B Street.

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

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2024	2025	2026	2027	2028	2029	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	$ -	$ 105,000	$ 105,000	$ -	$ -	$ -	$ -	$ -	$ -	$ 105,000
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	-	3,750,000	-	3,750,000	-	-	-	-	-	3,750,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	**$ -**	**$ 3,855,000**	**$ 105,000**	**$ 3,750,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 3,855,000**
Outside Sources of Funds:										
Grants	$ -	$ 2,176,635	$ 61,635	$ 2,115,000	$ -	$ -	$ -	$ -	$ -	$ 2,176,635
G.O. Bonds: Non-Voted	-	-	-	-	-	-	-	-	-	-
G.O. Bonds: Voted	-	-	-	-	-	-	-	-	-	-
TBD Transfer	-	839,183	21,683	817,500	-	-	-	-	-	839,183
L.I.D.'s	-	-	-	-	-	-	-	-	-	-
Impact Fees	-	839,183	21,683	817,500	-	-	-	-	-	839,183
Mitigation Fees	-	-	-	-	-	-	-	-	-	-
Other Sources	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	$ -	$ 3,855,000	$ 105,000	$ 3,750,000	$ -	$ -	$ -	$ -	$ -	$ 3,855,000
Use of Fund Balance	-	-	-	-	-	-	-	-	-	-
TOTAL SOURCES	**$ -**	**$ 3,855,000**	**$ 105,000**	**$ 3,750,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 3,855,000**

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Brandon Hicks
FUND: Streets
DEPT: Transportation and Engineering
PROJECT NO.
NEW: No
PRIOR: ST-18

ST-18

PROGRAM TITLE: **93rd Ave Interchange Study**

PROGRAM DESCRIPTION:

In partnership with WSDOT, study to examine safety and multimobility issues, analyze alternatives, and conduct an Intersection Control Evaluation (ICE) at the intersections, if applicable. This may be expanded to a corridor study for 93rd Avenue (SR 121) from Interstate 5 to Old Highway 99.

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

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2024	2025	2026	2027	2028	2029	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	$ -	$ 300,000	$ -	$ 300,000	$ -	$ -	$ -	$ -	$ -	$ 300,000
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	-	-	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	**$ -**	**$ 300,000**	**$ -**	**$ 300,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 300,000**
Outside Sources of Funds:										
Grants	$ -	$ 259,500	$ -	$ 259,500	$ -	$ -	$ -	$ -	$ -	$ 259,500
G.O. Bonds: Non-Voted	-	-	-	-	-	-	-	-	-	-
G.O. Bonds: Voted	-	-	-	-	-	-	-	-	-	-
TBD Transfer	-	-	-	-	-	-	-	-	-	-
L.I.D.'s	-	-	-	-	-	-	-	-	-	-
Impact Fees	-	-	-	-	-	-	-	-	-	-
Mitigation Fees	-	-	-	-	-	-	-	-	-	-
Other Sources	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	$ -	$ 259,500	$ -	$ 259,500	$ -	$ -	$ -	$ -	$ -	$ 259,500
Use of Fund Balance	-	40,500	-	40,500	-	-	-	-	-	40,500
TOTAL SOURCES	**$ -**	**$ 300,000**	**$ -**	**$ 300,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 300,000**

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Brandon Hicks
FUND: Streets
DEPT: Transportation and Engineering
PROJECT NO.
NEW: No
PRIOR: ST-19

ST-19

PROGRAM TITLE: **Old Hwy 99 - 73rd Ave to 79th Ave**

PROGRAM DESCRIPTION:

Design and construct urban road section and improvements derived from the Old Highway 99 Corridor Study. This corridor project will be phased into several smaller projects; funds shown are only sufficient for a portion of the corridor work. The Old Highway 99 and 79th Avenue Roundabout has also been pulled out onto its own CFP worksheet. It is anticipated the next phased project will be a roundabout at the intersection of Old Highway 99 and Henderson Boulevard.

IS PROJECT RECOMMENDED BY PLAN/POLICY? Old 99 Corridor Study, Transpo Master Plan **PAGE#** **PAGE#**

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2024	2025	2026	2027	2028	2029	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	$ -	$ 500,000	$ -	$ 300,000	$ 200,000	$ -	$ -	$ -	$ -	$ 500,000
Land & R-O-W	-	1,500,000	-	-	1,500,000	-	-	-	3,000,000	4,500,000
Construction	-	3,500,000	-	-	-	3,500,000	-	-	10,000,000	13,500,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	**$ -**	**$ 5,500,000**	**$ -**	**$ 300,000**	**$ 1,700,000**	**$ 3,500,000**	**$ -**	**$ -**	**$ 13,000,000**	**$ 18,500,000**
Outside Sources of Funds:										
Grants	$ -	$ 2,750,000	$ -	$ 150,000	$ 850,000	$ 1,750,000	$ -	$ -	$ 6,500,000	$ 9,250,000
G.O. Bonds: Non-Voted	-	-	-	-	-	-	-	-	-	-
G.O. Bonds: Voted	-	-	-	-	-	-	-	-	-	-
TBD Transfer	-	-	-	-	-	-	-	-	-	-
L.I.D.'s	-	-	-	-	-	-	-	-	-	-
Impact Fees	-	1,375,000	-	75,000	425,000	875,000	-	-	4,420,000	5,795,000
Mitigation Fees	-	-	-	-	-	-	-	-	-	-
Other Sources	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	$ -	$ 4,125,000	$ -	$ 225,000	$ 1,275,000	$ 2,625,000	$ -	$ -	$ 10,920,000	$ 15,045,000
Use of Fund Balance	-	1,375,000	-	75,000	425,000	875,000	-	-	2,080,000	3,455,000
TOTAL SOURCES	**$ -**	**$ 5,500,000**	**$ -**	**$ 300,000**	**$ 1,700,000**	**$ 3,500,000**	**$ -**	**$ -**	**$ 13,000,000**	**$ 18,500,000**

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Brandon Hicks
FUND: Streets
DEPT: Transportation and Engineering
PROJECT NO.
NEW: No
PRIOR: ST-20

ST-20

PROGRAM TITLE: **Henderson Blvd Bridge**

PROGRAM DESCRIPTION:

Bridge widening to add capacity, including non-motorized facilities. The project is dependent on the receipt of grant funds.

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

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2024	2025	2026	2027	2028	2029	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	$ -	$ 270,000	$ -	$ -	$ -	$ 200,000	$ 70,000	$ -	$ -	$ 270,000
Land & R-O-W	-	180,000	-	-	-	-	180,000	-	-	180,000
Construction	-	1,350,000	-	-	-	-	-	1,350,000	-	1,350,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	**$ -**	**$ 1,800,000**	**$ -**	**$ -**	**$ -**	**$ 200,000**	**$ 250,000**	**$ 1,350,000**	**$ -**	**$ 1,800,000**
Outside Sources of Funds:										
Grants	$ -	$ 1,200,000	$ -	$ -	$ -	$ -	$ 187,500	$ 1,012,500	$ -	$ 1,200,000
G.O. Bonds: Non-Voted	-	-	-	-	-	-	-	-	-	-
G.O. Bonds: Voted	-	-	-	-	-	-	-	-	-	-
TBD Transfer	-	-	-	-	-	-	-	-	-	-
L.I.D.'s	-	-	-	-	-	-	-	-	-	-
Impact Fees	-	-	-	-	-	-	-	-	-	-
Mitigation Fees	-	-	-	-	-	-	-	-	-	-
Other Sources	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	$ -	$ 1,200,000	$ -	$ -	$ -	$ -	$ 187,500	$ 1,012,500	$ -	$ 1,200,000
Use of Fund Balance	-	600,000	-	-	-	200,000	62,500	337,500	-	600,000
TOTAL SOURCES	**$ -**	**$ 1,800,000**	**$ -**	**$ -**	**$ -**	**$ 200,000**	**$ 250,000**	**$ 1,350,000**	**$ -**	**$ 1,800,000**

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Brandon Hicks
FUND: Streets
DEPT: Transportation and Engineering
PROJECT NO.
NEW: No
PRIOR: ST-21

ST-21

PROGRAM TITLE: **E Street Connection - Tumwater Valley Drive Realignment**

PROGRAM DESCRIPTION:

Design and construct Tumwater Valley Drive on new alignment between Capitol Boulevard and existing Tumwater Valley Drive, including the construction of a new signalized intersection on Capitol Boulevard. Project costs to be shared between the City and private development as part of a development agreement. Costs shown reflect estimated City costs only.

IS PROJECT RECOMMENDED BY PLAN/POLICY? E Street Corridor Study **PAGE#** **PAGE#**

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2024	2025	2026	2027	2028	2029	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	$ 270,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 270,000
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	1,230,000	100,000	100,000	-	-	-	-	-	-	1,330,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	**$ 1,500,000**	**$ 100,000**	**$ 100,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 1,600,000**
Outside Sources of Funds:										
Grants	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G.O. Bonds: Non-Voted	-	-	-	-	-	-	-	-	-	-
G.O. Bonds: Voted	-	-	-	-	-	-	-	-	-	-
TBD Transfer	-	-	-	-	-	-	-	-	-	-
L.I.D.'s	-	-	-	-	-	-	-	-	-	-
Impact Fees	-	-	-	-	-	-	-	-	-	-
Mitigation Fees	-	-	-	-	-	-	-	-	-	-
Other Sources	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Use of Fund Balance	1,500,000	100,000	100,000	-	-	-	-	-	-	1,600,000
TOTAL SOURCES	**$ 1,500,000**	**$ 100,000**	**$ 100,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 1,600,000**

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

ST-22

CONTACT: Brandon Hicks
FUND: Streets
DEPT: Transportation and Engineering
PROJECT NO.
NEW: No
PRIOR: ST-22

PROGRAM TITLE: **Traffic Signal Controller and Detection Upgrade**

PROGRAM DESCRIPTION:

This project will replace the controllers and necessary associated hardware at eight intersections and will upgrade the detection equipment to current standard cameras at six intersections throughout Tumwater.

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

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2024	2025	2026	2027	2028	2029	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	$ 30,000	$ 10,000	$ 10,000	$ -	$ -	$ -	$ -	$ -	$ -	$ 40,000
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	-	310,000	310,000	-	-	-	-	-	-	310,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	**$ 30,000**	**$ 320,000**	**$ 320,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 350,000**
Outside Sources of Funds:										
Grants	$ 25,950	$ 276,800	$ 276,800	$ -	$ -	$ -	$ -	$ -	$ -	$ 302,750
G.O. Bonds: Non-Voted	-	-	-	-	-	-	-	-	-	-
G.O. Bonds: Voted	-	-	-	-	-	-	-	-	-	-
TBD Transfer	-	-	-	-	-	-	-	-	-	-
L.I.D.'s	-	-	-	-	-	-	-	-	-	-
Impact Fees	-	-	-	-	-	-	-	-	-	-
Mitigation Fees	-	-	-	-	-	-	-	-	-	-
Other Sources	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	$ 25,950	$ 276,800	$ 276,800	$ -	$ -	$ -	$ -	$ -	$ -	$ 302,750
Use of Fund Balance	4,050	43,200	43,200	-	-	-	-	-	-	47,250
TOTAL SOURCES	**$ 30,000**	**$ 320,000**	**$ 320,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 350,000**

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Brandon Hicks
FUND: Streets
DEPT: Transportation and Engineering
PROJECT NO.
NEW: No
PRIOR: ST-23

ST-23

PROGRAM TITLE: **Capitol Blvd Median and Streetscape Reconstruction**

PROGRAM DESCRIPTION:

Reconstruction of an existing median on Capitol Boulevard from Tumwater Valley Drive to M Street to incorporate low water use / drought tolerant landscaping in addition to wider concrete curbing for more safe and efficient maintenance.

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

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2024	2025	2026	2027	2028	2029	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	$ -	$ 20,000	$ -	$ -	$ 20,000	$ -	$ -	$ -	$ -	$ 20,000
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	-	355,000	-	-	355,000	-	-	-	-	355,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	**$ -**	**$ 375,000**	**$ -**	**$ -**	**$ 375,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 375,000**
Outside Sources of Funds:										
Grants	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G.O. Bonds: Non-Voted	-	-	-	-	-	-	-	-	-	-
G.O. Bonds: Voted	-	-	-	-	-	-	-	-	-	-
TBD Transfer	-	-	-	-	-	-	-	-	-	-
L.I.D.'s	-	-	-	-	-	-	-	-	-	-
Impact Fees	-	-	-	-	-	-	-	-	-	-
Mitigation Fees	-	-	-	-	-	-	-	-	-	-
Other Sources	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Use of Fund Balance	-	375,000	-	-	375,000	-	-	-	-	375,000
TOTAL SOURCES	**$ -**	**$ 375,000**	**$ -**	**$ -**	**$ 375,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 375,000**

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Brandon Hicks
FUND: Streets
DEPT: Transportation and Engineering
PROJECT NO.
NEW: No
PRIOR: ST-24

ST-24

PROGRAM TITLE: **Rural Rd Shoulder Improvements**

PROGRAM DESCRIPTION:

Construct widened shoulder along Rural Road from 48th Avenue to Linwood Avenue. The purpose of the project is to improve multimodal access. Timing of the project may deviate from that shown in order to take advantage of other paving projects in the area.

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

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2024	2025	2026	2027	2028	2029	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	$ -	$ 35,000	$ -	$ 35,000	$ -	$ -	$ -	$ -	$ -	$ 35,000
Land & R-O-W	-	30,000	-	30,000	-	-	-	-	-	30,000
Construction	-	435,000	-	-	435,000	-	-	-	-	435,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	**$ -**	**$ 500,000**	**$ -**	**$ 65,000**	**$ 435,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 500,000**
Outside Sources of Funds:										
Grants	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G.O. Bonds: Non-Voted	-	-	-	-	-	-	-	-	-	-
G.O. Bonds: Voted	-	-	-	-	-	-	-	-	-	-
TBD Transfer	-	-	-	-	-	-	-	-	-	-
L.I.D.'s	-	-	-	-	-	-	-	-	-	-
Impact Fees	-	-	-	-	-	-	-	-	-	-
Mitigation Fees	-	-	-	-	-	-	-	-	-	-
Other Sources	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Use of Fund Balance	-	500,000	-	65,000	435,000	-	-	-	-	500,000
TOTAL SOURCES	**$ -**	**$ 500,000**	**$ -**	**$ 65,000**	**$ 435,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 500,000**

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

ST-25

CONTACT: Brandon Hicks
FUND: Streets
DEPT: Transportation and Engineering
PROJECT NO.
NEW: Yes
PRIOR: R-03 (Streets CFP Reserve Prc

PROGRAM TITLE: **Dennis Street Roundabout**

PROGRAM DESCRIPTION:

Construction of a roundabout at the intersection of Capitol Boulevard and Dennis Street as proposed in the Capitol Boulevard Corridor Plan. Project is dependent on grant funding. 60 percent design has been completed under a separate design-only project.

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

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2024	2025	2026	2027	2028	2029	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	$ -	$ 50,000	$ -	$ -	$ -	$ 25,000	$ 25,000	$ -	$ -	$ 50,000
Land & R-O-W	-	800,000	-	-	-	100,000	700,000	-	-	800,000
Construction	-	3,150,000	-	-	-	-	-	3,150,000	-	3,150,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	**$ -**	**$ 4,000,000**	**$ -**	**$ -**	**$ -**	**$ 125,000**	**$ 725,000**	**$ 3,150,000**	**$ -**	**$ 4,000,000**
Outside Sources of Funds:										
Grants	$ -	$ 3,460,000	$ -	$ -	$ -	$ 108,125	$ 627,125	$ 2,724,750	$ -	$ 3,460,000
G.O. Bonds: Non-Voted	-	-	-	-	-	-	-	-	-	-
G.O. Bonds: Voted	-	-	-	-	-	-	-	-	-	-
TBD Transfer	-	-	-	-	-	-	-	-	-	-
L.I.D.'s	-	-	-	-	-	-	-	-	-	-
Impact Fees	-	-	-	-	-	-	-	-	-	-
Mitigation Fees	-	-	-	-	-	-	-	-	-	-
Other Sources	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	$ -	$ 3,460,000	$ -	$ -	$ -	$ 108,125	$ 627,125	$ 2,724,750	$ -	$ 3,460,000
Use of Fund Balance	-	540,000	-	-	-	16,875	97,875	425,250	-	540,000
TOTAL SOURCES	**$ -**	**$ 4,000,000**	**$ -**	**$ -**	**$ -**	**$ 125,000**	**$ 725,000**	**$ 3,150,000**	**$ -**	**$ 4,000,000**

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

ST-26

CONTACT: Brandon Hicks
FUND: Streets
DEPT: Transportation and Engineering
PROJECT NO.
NEW: Yes
PRIOR: N/A

PROGRAM TITLE: **Trosper Road Capacity Study (Littlerock Rd to I-5)**
Base Utility Tax (.8% of the 6%)

PROGRAM DESCRIPTION:

Capacity study. Anticipating dual roundabout, one at Littlerock Road and one at Tyee Drive/Interstate 5 on/off ramp. This project may need to be expedited given existing capacity issues; however, it will be reevaluated after completion of the I-5/Trosper Rd/Capitol Blvd Reconfiguration project.

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

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2024	2025	2026	2027	2028	2029	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	$ -	$ 200,000	$ -	$ -	$ -	$ -	$ -	$ 200,000	$ -	$ 200,000
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	-	-	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	**$ -**	**$ 200,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 200,000**	**$ -**	**$ 200,000**
Outside Sources of Funds:										
Grants	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
G.O. Bonds: Non-Voted	-	-	-	-	-	-	-	-	-	-
G.O. Bonds: Voted	-	-	-	-	-	-	-	-	-	-
TBD Transfer	-	-	-	-	-	-	-	-	-	-
L.I.D.'s	-	-	-	-	-	-	-	-	-	-
Impact Fees	-	-	-	-	-	-	-	-	-	-
Mitigation Fees	-	-	-	-	-	-	-	-	-	-
Other Sources	-	-	-	-	-	-	-	-	-	-
Total Outside Sources	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Use of Fund Balance	-	200,000	-	-	-	-	-	200,000	-	200,000
TOTAL SOURCES	**$ -**	**$ 200,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 200,000**	**$ -**	**$ 200,000**

FINANCIAL PLAN FOR THE WATER FUND

	PROJECT	EXPENSES		6YR TOTAL	2024	2025	2026	2027	2028	2029	FUTURE YRS	GRAND TOTAL
		Capital Projects:	**LEAD**									
	1	Water Rights Acquisition	WRS	$ 6,400,000	$ 3,500,000	$ 580,000	$ 580,000	$ 580,000	$ 580,000	$ 580,000	$ -	$ 6,400,000
	2	Brewery Wellfield - Water Production Infrastructure	WRS	$ 10,297,500	$ 250,000	$ 5,962,500	$ 2,990,000	$ 365,000	$ 365,000	$ 365,000	$ -	$ 10,297,500
	3	Brewery Wellfield - Abandon Existing Wells	WRS	$ 750,000	$ 443,750	$ 306,250	$ -	$ -	$ -	$ -	$ -	$ 750,000
	4	Emerging Projects / Oversizing	WRS	$ 510,000	$ 85,000	$ 85,000	$ 85,000	$ 85,000	$ 85,000	$ 85,000	$ -	$ 510,000
	5	Water Main Replacement and Extension Program	TED	$ 2,350,000	$ -	$ 50,000	$ 750,000	$ 750,000	$ 50,000	$ 750,000	$ -	$ 2,350,000
NEW	6	Well 15 Improvements	WRS	$ 950,000	$ -	$ 950,000	$ -	$ -	$ -	$ -	$ -	$ 950,000
	7	City Operations and Maintenance Facility Relocation	TED	$ 16,670,139	$ 1,839,200	$ 10,198,988	$ 1,964,988	$ 888,988	$ 888,988	$ 888,988	$ -	$ 16,670,139
	8	Southeast Reservoir & System Extension	TED	$ 25,672,222	$ 12,550,000	$ 7,024,444	$ 1,524,444	$ 1,524,444	$ 1,524,444	$ 1,524,444	$ -	$ 25,672,222
	9	New Source Development Planning	WRS	$ 10,195,223	$ 625,000	$ 825,000	$ 250,000	$ 1,750,000	$ 2,622,612	$ 4,122,612	$ 6,000,000	$ 16,195,223
	10	Enterprise Resource Planning Business System	FIN	$ 200,000	$ 66,667	$ 66,667	$ 66,667	$ -	$ -	$ -	$ -	$ 200,000
	11	Water Comprehensive Plan Update	WRS	$ 150,000	$ -	$ -	$ -	$ -	$ 25,000	$ 125,000	$ 125,000	$ 275,000
	12	Capitol Blvd and X St Watermain	TED	$ 650,000	$ 650,000	$ -	$ -	$ -	$ -	$ -	$ -	$ 650,000
	13	Resource Conservation & Sustainability	WRS	$ 250,000	$ 125,000	$ 125,000	$ -	$ -	$ -	$ -	$ -	$ 250,000
NEW	14	Seismic Resiliance	WRS	$ 80,000	$ 80,000	$ -	$ -	$ -	$ -	$ -	$ -	$ 80,000
		TOTAL CAPITAL PROJECT EXPENSES		**$ 75,125,084**	**$ 20,214,617**	**$ 26,173,849**	**$ 8,211,099**	**$ 5,943,432**	**$ 6,141,044**	**$ 8,441,044**	**$ 6,125,000**	**$ 81,250,084**
		SOURCES OF FUNDS:										
		General Governmental		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
		Grants		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
		Operating Income		$ 12,687,928	$ 898,958	$ 2,669,085	$ 2,736,460	$ 2,158,127	$ 1,792,649	$ 2,432,649	$ 100,000	$ 12,787,928
		Connections		$ 18,161,957	$ 1,926,458	$ 3,694,764	$ 4,398,639	$ 2,285,306	$ 2,848,395	$ 3,008,395	$ 25,000	$ 18,186,957
		Revenue Bonds / Debt		$ 50,275,200	$ 33,275,200	$ 5,000,000	$ -	$ 12,000,000	$ -	$ -	$ -	$ 50,275,200
		TOTAL SOURCES		**$ 81,125,084**	**$ 36,100,617**	**$ 11,363,849**	**$ 7,135,099**	**$ 16,443,432**	**$ 4,641,044**	**$ 5,441,044**	**$ 125,000**	**$ 81,250,084**

SIX YEAR FINANCIAL FORECAST

	2023	2024	2025	2026	2027	2028	2029		2024-2029
REVENUES									
Beginning Fund Balance	*$ 20,552,600*	$ 21,255,464	$ 34,814,833	$ 14,528,575	$ 6,846,326	$ 13,744,018	$ 8,786,868		$ 21,255,464
Charges for Services (Rates & Utility Tax)	$ 6,216,203	$ 6,607,824	$ 7,103,411	$ 7,600,649	$ 8,094,692	$ 8,620,846	$ 9,138,097		$ 47,165,519
Misc. Revenues	$ 288,500	$ 292,828	$ 297,220	$ 301,678	$ 306,203	$ 310,796	$ 315,458		$ 1,824,184
Operating Income (Sales + Misc.)	***$ 6,504,703***	***$ 6,900,651***	***$ 7,400,630***	***$ 7,902,328***	***$ 8,400,895***	***$ 8,931,643***	***$ 9,453,556***		*$ 48,989,703*
Connection Charges	$ 535,000	$ 550,000	$ 682,142	$ 743,535	$ 817,889	$ 899,677	$ 989,645		$ 4,682,888
DEBT Proceeds (Bonds , Loans, Etc.)	$ 379,940	$ 33,275,200	$ 5,000,000	$ -	$ 12,000,000	$ -	$ -		$ 50,275,200
TOTAL REVENUES	**$ 27,972,243**	**$ 61,981,316**	**$ 47,897,605**	**$ 23,174,437**	**$ 28,065,109**	**$ 23,575,339**	**$ 19,230,069**		**$ 125,203,255**
EXPENDITURES									
O & M (including Administration)	*$ 6,716,779*	$ 6,951,866	$ 7,195,182	$ 7,447,013	$ 7,707,658	$ 7,977,426	$ 8,256,636		$ 45,535,782
Debt Service	$ -	$ -	$ -	$ 670,000	$ 670,000	$ 670,000	$ 670,000		$ 2,680,000
Capital	$ -	*$ 20,214,617*	*$ 26,173,849*	*$ 8,211,099*	*$ 5,943,432*	*$ 6,141,044*	*$ 8,441,044*		$ 75,125,084
TOTAL EXPENSES	**$ 6,716,779**	**$ 27,166,483**	**$ 33,369,030**	**$ 16,328,112**	**$ 14,321,091**	**$ 14,788,470**	**$ 17,367,680**		**$ 123,340,866**
ENDING FUND BALANCE	**$ 21,255,464**	**$ 34,814,833**	**$ 14,528,575**	**$ 6,846,326**	**$ 13,744,018**	**$ 8,786,868**	**$ 1,862,389**		**$ 1,862,389**
UTILITY RESERVE POLICY (20% O&M + Debt Service)	*$ 1,343,356*	*$ 1,390,373*	*$ 1,439,036*	*$ 1,623,403*	*$ 1,675,532*	*$ 1,729,485*	*$ 1,785,327*		
RATE Increase	4.8%	4.8%	6.0%	5.5%	5.0%	5.0%	4.5%		
CONNECTION FEE Increase	2.0%	2.0%	8.5%	9.0%	10.0%	10.0%	10.0%		

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

WA-1

CONTACT: Dan Smith
FUND: Water
DEPT: Water Resources & Sustainability
PROJECT NO.
NEW: No
PRIOR: WA-03

PROGRAM TITLE: Water Rights Acquisition

PROGRAM DESCRIPTION:
This program includes funding for the purchase and processing of existing water rights to support system growth demands. Funding shown reserves funds for water right acquisitions 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 System Plan PAGE# S-3 GROWTH: 100%

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2024	2025	2026	2027	2028	2029	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design		$ -								$ -
Land & R-O-W		$ 5,125,000	$ 3,500,000	$ 325,000	$ 325,000	$ 325,000	$ 325,000	$ 325,000		$ 5,125,000
Construction		$ -								$ -
Equipment		$ -								$ -
Other		$ 1,275,000		$ 255,000	$ 255,000	$ 255,000	$ 255,000	$ 255,000		$ 1,275,000
TOTAL EXPENSES	**$ -**	**$ 6,400,000**	**$ 3,500,000**	**$ 580,000**	**$ 580,000**	**$ 580,000**	**$ 580,000**	**$ 580,000**	**$ -**	**$ 6,400,000**
Sources of Funds:										
General Government		$ -								$ -
Grants		$ -								$ -
Operating Income		$ 1,100,000		$ 220,000	$ 220,000	$ 220,000	$ 220,000	$ 220,000	$ -	$ 1,100,000
Connections		$ 2,300,000	$ 500,000	$ 360,000	$ 360,000	$ 360,000	$ 360,000	$ 360,000	$ -	$ 2,300,000
Revenue Bonds		$ 3,000,000	$ 3,000,000							$ 3,000,000
Other		$ -								$ -
TOTAL SOURCES	**$ -**	**$ 6,400,000**	**$ 3,500,000**	**$ 580,000**	**$ 580,000**	**$ 580,000**	**$ 580,000**	**$ 580,000**	**$ -**	**$ 6,400,000**

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

WA-2

CONTACT: Dan Smith
FUND: Water
DEPT: Water Resources & Sustainability
PROJECT NO. 2017031
NEW: No
PRIOR: WA-05

PROGRAM TITLE: Brewery Wellfield - Water Production Infrastructure

PROGRAM DESCRIPTION:
This project provides funding for the development of water production infrastructure necessary to put to beneficial use the water rights aqcuired from the former Brewery.

IS PROJECT RECOMMENDED BY PLAN/POLICY? Yes PLAN: Water System Plan PAGE# S-5 GROWTH: 80%

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2024	2025	2026	2027	2028	2029	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	$ 103,000	$ 400,000	$ 250,000	$ 150,000	$ -					$ 503,000
Land & R-O-W		$ -								$ -
Construction		$ 8,437,500		$ 5,812,500	$ 2,625,000		$ -			$ 8,437,500
Equipment		$ -								$ -
Other (Debt Service)		$ 1,460,000			$ 365,000	$ 365,000	$ 365,000	$ 365,000		$ 1,460,000
TOTAL EXPENSES	**$ 103,000**	**$ 10,297,500**	**$ 250,000**	**$ 5,962,500**	**$ 2,990,000**	**$ 365,000**	**$ 365,000**	**$ 365,000**	**$ -**	**$ 10,400,500**
Sources of Funds:										
General Government		$ -								$ -
Grants		$ -								$ -
Operating Income	$ 20,600	$ 867,000	$ 50,000	$ -	$ 598,000	$ 73,000	$ 73,000	$ 73,000	$ -	$ 887,600
Connections	$ 82,400	$ 4,430,500	$ 200,000	$ 962,500	$ 2,392,000	$ 292,000	$ 292,000	$ 292,000	$ -	$ 4,512,900
Revenue Bonds		$ 5,000,000		$ 5,000,000						$ 5,000,000
Other		$ -								$ -
TOTAL SOURCES	**$ 103,000**	**$ 10,297,500**	**$ 250,000**	**$ 5,962,500**	**$ 2,990,000**	**$ 365,000**	**$ 365,000**	**$ 365,000**	**$ -**	**$ 10,400,500**

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

WA-3

CONTACT: Dan Smith
FUND: Water
DEPT: Water Resources & Sustainability
PROJECT NO.
NEW: No
PRIOR: 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 as co-owners.

IS PROJECT RECOMMENDED BY PLAN/POLICY? Yes PLAN: Water System Plan PAGE# S-7 GROWTH: 50%

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2024	2025	2026	2027	2028	2029	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design		$ 100,000	$ 100,000							$ 100,000
Land & R-O-W		$ -								$ -
Construction		$ 650,000	$ 343,750	$ 306,250						$ 650,000
Equipment		$ -								$ -
Other		$ -								$ -
TOTAL EXPENSES	**$ -**	**$ 750,000**	**$ 443,750**	**$ 306,250**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 750,000**
Sources of Funds:										
General Government		$ -								$ -
Grants		$ -								$ -
Operating Income		$ 375,000	$ 221,875	$ 153,125						$ 375,000
Connections		$ 375,000	$ 221,875	$ 153,125						$ 375,000
Revenue Bonds		$ -								$ -
Other		$ -								$ -
TOTAL SOURCES	**$ -**	**$ 750,000**	**$ 443,750**	**$ 306,250**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 750,000**

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

WA-4

CONTACT: Dan Smith
FUND: Water
DEPT: Water Resources & Sustainability
PROJECT NO.
NEW: No
PRIOR: WA-04

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 System Plan PAGE# D-1 GROWTH: 75%

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2024	2025	2026	2027	2028	2029	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		$ 450,000	$ 75,000	$ 75,000	$ 75,000	$ 75,000	$ 75,000	$ 75,000		$ 450,000
Equipment		$ -								$ -
Other		$ -								$ -
TOTAL EXPENSES	**$ -**	**$ 510,000**	**$ 85,000**	**$ 85,000**	**$ 85,000**	**$ 85,000**	**$ 85,000**	**$ 85,000**	**$ -**	**$ 510,000**
Sources of Funds:										
General Government		$ -								$ -
Grants		$ -								$ -
Operating Income		$ 127,500	$ 21,250	$ 21,250	$ 21,250	$ 21,250	$ 21,250	$ 21,250	$ -	$ 127,500
Connections		$ 382,500	$ 63,750	$ 63,750	$ 63,750	$ 63,750	$ 63,750	$ 63,750	$ -	$ 382,500
Revenue Bonds		$ -								$ -
Other		$ -								$ -
TOTAL SOURCES	**$ -**	**$ 510,000**	**$ 85,000**	**$ 85,000**	**$ 85,000**	**$ 85,000**	**$ 85,000**	**$ 85,000**	**$ -**	**$ 510,000**

7/19/2004

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

WA-5

CONTACT: Dan Smith
FUND: Water
DEPT: Water Resources & Sustainability
PROJECT NO.
NEW: No
PRIOR: WA-10

PROGRAM TITLE: Water Main Replacement and Extension Program

PROGRAM DESCRIPTION:
This program aims to replace aging water mains and associated infrastructure in the system, including main replacements on roadways in coordination with other utility, road, or development projects that may not have been previously identified as specific replacement projects. Projects may be combined for efficiency and staffing workload, and not necessarily completed on an annual basis. Projects funded by this program shall be tracked for compliance with WA Department of Health requirements and integrated into the City's comprehensive plan updates.

IS PROJECT RECOMMENDED BY PLAN/POLICY? Yes PLAN: Water System Plan PAGE# D-2 GROWTH: 20%

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2024	2025	2026	2027	2028	2029	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design		$ 400,000		$ 50,000	$ 100,000	$ 100,000	$ 50,000	$ 100,000		$ 400,000
Land & R-O-W		$ -								$ -
Construction		$ 1,950,000			$ 650,000	$ 650,000		$ 650,000		$ 1,950,000
Equipment		$ -								$ -
Other		$ -								$ -
TOTAL EXPENSES	**$ -**	**$ 2,350,000**	**$ -**	**$ 50,000**	**$ 750,000**	**$ 750,000**	**$ 50,000**	**$ 750,000**	**$ -**	**$ 2,350,000**
Sources of Funds:										
General Government		$ -								$ -
Grants		$ -								$ -
Operating Income		$ 1,880,000	$ -	$ 40,000	$ 600,000	$ 600,000	$ 40,000	$ 600,000	$ -	$ 1,880,000
Connections		$ 470,000	$ -	$ 10,000	$ 150,000	$ 150,000	$ 10,000	$ 150,000	$ -	$ 470,000
Revenue Bonds		$ -								$ -
Other		$ -								$ -
TOTAL SOURCES	**$ -**	**$ 2,350,000**	**$ -**	**$ 50,000**	**$ 750,000**	**$ 750,000**	**$ 50,000**	**$ 750,000**	**$ -**	**$ 2,350,000**

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Dan Smith
FUND: Water
DEPT: Water Resources & Sustainability
PROJECT NO.
NEW: YES
PRIOR:

WA-6

PROGRAM TITLE: Well 15 Improvements

PROGRAM DESCRIPTION:
Well #15 is the City's second largest producer, sited on property owned by the Port of Olympia through a perpetual easement. Infrastructure supporting, surrounding, and securing Well 15 is significantly below City standards for production sites. In addition, recent water quality evaluations for corrosion control suggest the City will be required to install corrosion control treatment at multiple production sites, including Well 15. This project will enhance site security and auxillary power, update infrastructure and building to current standard, and install treatment facilities. *Referenced by: 2020 Water System Plan / 2021 Homeland Security Assessment / 2023 Corrosion Control Memo

IS PROJECT RECOMMENDED BY PLAN/POLICY? YES PLAN: Multiple* PAGE# GROWTH: 20%

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2024	2025	2026	2027	2028	2029	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design		$ 220,000		$ 220,000						$ 220,000
Land & R-O-W		$ -								$ -
Construction		$ 430,000		$ 430,000						$ 430,000
Equipment		$ 300,000		$ 300,000						$ 300,000
Other		$ -								$ -
TOTAL EXPENSES	**$ -**	**$ 950,000**	**$ -**	**$ 950,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 950,000**
Sources of Funds:										
General Government		$ -								$ -
Grants		$ -								$ -
Operating Income		$ 760,000	$ -	$ 760,000	$ -	$ -	$ -	$ -	$ -	$ 760,000
Connections		$ 190,000	$ -	$ 190,000	$ -	$ -	$ -	$ -	$ -	$ 190,000
Revenue Bonds		$ -								$ -
Other		$ -								$ -
TOTAL SOURCES	**$ -**	**$ 950,000**	**$ -**	**$ 950,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 950,000**

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

WA-7

CONTACT: Dan Smith
FUND: Water
DEPT: Water Resources and Sustainability
PROJECT NO. 2016025
NEW: No
PRIOR: 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. Site costs are distributed 34% General Fund, 33% Water, 17% Sewer, and 17% Storm. Offsite mitigation costs are distributed 50% General Fund and Transportation CFP, 24% Water, 13% Sewer, and 13% Storm. Construction will use debt financing, either revenue bond or PWTF loan. Debt payments are included in expenditures.

IS PROJECT RECOMMENDED BY PLAN/POLICY? Yes PLAN: City Hall Campus Master Plan PAGE# GROWTH: 50%

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2024	2025	2026	2027	2028	2029	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	$ 330,800	$ 697,200	$ 697,200							$ 1,028,000
Land & R-O-W	$ 281,503	$ -								$ 281,503
Construction	$ 144,531	$ 9,860,000	$ 986,000	$ 7,888,000	$ 986,000					$ 10,004,531
Equipment		$ 498,000		$ 498,000						$ 498,000
Other (incl. Arts & Debt)	$ 72,000	$ 5,614,939	$ 156,000	$ 1,812,988	$ 978,988	$ 888,988	$ 888,988	$ 888,988		$ 5,686,939
TOTAL EXPENSES	**$ 828,833**	**$ 16,670,139**	**$ 1,839,200**	**$ 10,198,988**	**$ 1,964,988**	**$ 888,988**	**$ 888,988**	**$ 888,988**	**$ -**	**$ 17,498,972**
Sources of Funds:										
General Government		$ -								$ -
Grants		$ -								$ -
Operating Income	$ 414,417	$ 4,444,939		$ 888,988	$ 888,988	$ 888,988	$ 888,988	$ 888,988		$ 4,859,355
Connections	$ 414,417	$ -								$ 414,417
Revenue Bonds		$ 12,225,200	$ 12,225,200							$ 12,225,200
Other		$ -								$ -
TOTAL SOURCES	**$ 828,833**	**$ 16,670,139**	**$ 12,225,200**	**$ 888,988**	**$ 888,988**	**$ 888,988**	**$ 888,988**	**$ 888,988**	**$ -**	**$ 17,498,972**

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

WA-8

CONTACT: Dan Smith
FUND: Water
DEPT: Water Resources & Sustainability
PROJECT NO.
NEW: No
PRIOR: WA-13

PROGRAM TITLE: **Southeast Reservoir & System Extension**

PROGRAM DESCRIPTION:
This project would design and construct a new 3.0 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 along 93rd Avenue to the reservoir from the Preserve development. Construction of the project is assumed to be funded with a revenue bond or Public Works Trust Fund Loan. Debt service payments included.

IS PROJECT RECOMMENDED BY PLAN/POLICY? Yes PLAN: Water System Plan PAGE# M-9 GROWTH: 80%

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2024	2025	2026	2027	2028	2029	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	$ 1,200,000	$ 550,000	$ 550,000							$ 1,750,000
Land & R-O-W		$ -								$ -
Construction		$ 17,500,000	$ 12,000,000	$ 5,500,000						$ 17,500,000
Equipment		$ -								$ -
Other		$ 7,622,222		$ 1,524,444	$ 1,524,444	$ 1,524,444	$ 1,524,444	$ 1,524,444		$ 7,622,222
TOTAL EXPENSES	**$ 1,200,000**	**$ 25,672,222**	**$ 12,550,000**	**$ 7,024,444**	**$ 1,524,444**	**$ 1,524,444**	**$ 1,524,444**	**$ 1,524,444**	**$ -**	**$ 26,872,222**
Sources of Funds:										
General Government		$ -								$ -
Grants		$ -								$ -
Operating Income	$ 240,000	$ 1,524,444	$ -	$ 304,889	$ 304,889	$ 304,889	$ 304,889	$ 304,889		$ 1,764,444
Connections	$ 960,000	$ 6,097,778	$ -	$ 1,219,556	$ 1,219,556	$ 1,219,556	$ 1,219,556	$ 1,219,556	$ -	$ 7,057,778
Revenue Bonds		$ 18,050,000	$ 18,050,000		$ -	$ -	$ -	$ -		$ 18,050,000
Other		$ -								$ -
TOTAL SOURCES	**$ 1,200,000**	**$ 25,672,222**	**$ 18,050,000**	**$ 1,524,444**	**$ 1,524,444**	**$ 1,524,444**	**$ 1,524,444**	**$ 1,524,444**	**$ -**	**$ 26,872,222**

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Dan Smith
FUND: Water
DEPT: Water Resources & Sustainability
PROJECT NO.
NEW: No
PRIOR:

WA-9

PROGRAM TITLE: New Source Development Planning

PROGRAM DESCRIPTION:
This project will initiate the planning efforts for additional source development in the City of Tumwater, and reserves funding for the design and installation of wells and other infrastructure necessary to produce potable water. Phase 1, "Explore Supply Needs & Options" will occur 2023-2024. Phase 2 will evaluate in greater detail the most feasible alternatives identified in Phase 1, 2024-2025, and Phase 3+ will be the implementation of the recommendations developed in Phase 2, including the design, permitting, installation, and testing of new wells, and ultimately construction of a production site and treatment plant. Costs for future phases will be refined following initial planning efforts.

IS PROJECT RECOMMENDED BY PLAN/POLICY? Yes PLAN: Water System Plan PAGE# 6-8 GROWTH: 80%

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2024	2025	2026	2027	2028	2029	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design		$ 1,450,000	$ 125,000	$ 325,000	$ 250,000	$ 250,000	$ 250,000	$ 250,000		$ 1,450,000
Land & R-O-W		$ 1,000,000	$ 500,000	$ 500,000						$ 1,000,000
Construction		$ 6,000,000				$ 1,500,000	$ 1,500,000	$ 3,000,000	$ 6,000,000	$ 12,000,000
Equipment		$ -								$ -
Other		$ 1,745,223					$ 872,612	$ 872,612		$ 1,745,223
TOTAL EXPENSES	**$ -**	**$ 10,195,223**	**$ 625,000**	**$ 825,000**	**$ 250,000**	**$ 1,750,000**	**$ 2,622,612**	**$ 4,122,612**	**$ 6,000,000**	**$ 16,195,223**
Sources of Funds:										
General Government		$ -								$ -
Grants		$ -								$ -
Operating Income		$ 839,045	$ 125,000	$ 165,000	$ 50,000	$ 50,000	$ 224,522	$ 224,522		$ 839,045
Connections		$ 3,356,179	$ 500,000	$ 660,000	$ 200,000	$ 200,000	$ 898,089	$ 898,089		$ 3,356,179
Revenue Bonds		$ 12,000,000				$ 12,000,000				$ 12,000,000
Other		$ -								$ -
TOTAL SOURCES	**$ -**	**$ 16,195,223**	**$ 625,000**	**$ 825,000**	**$ 250,000**	**$ 12,250,000**	**$ 1,122,612**	**$ 1,122,612**	**$ -**	**$ 16,195,223**

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Dan Smith
FUND: Water
DEPT: Water Resources & Sustainability
PROJECT NO.
NEW: No
PRIOR: WA-15

WA-10

PROGRAM TITLE: Enterprise Resource Planning Business System

PROGRAM DESCRIPTION:
Replacement and implementation of the current ERP System (Tyler Eden), currently estimated at approximately $2.5 million. The City currently uses Tyler Technology's Eden program, which is no longer supported or upgraded. This system manages the billing and financial programs for the utilities, among other critical functions for the City, like payroll and permitting. The cost for both vendor fees, technology, and City staff time to implement is split between General Fund (50%) and the Water, Sewer and Storm utilities (50%).

IS PROJECT RECOMMENDED BY PLAN/POLICY? PLAN: PAGE# GROWTH: 20%

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2024	2025	2026	2027	2028	2029	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design		$ -								$ -
Land & R-O-W		$ -								$ -
Construction		$ -								$ -
Equipment		$ -								$ -
Other (Software, etc.)	$ 200,008	$ 200,000	$ 66,667	$ 66,667	$ 66,667					$ 400,008
TOTAL EXPENSES	**$ 200,008**	**$ 200,000**	**$ 66,667**	**$ 66,667**	**$ 66,667**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 400,008**
Sources of Funds:										
General Government		$ -								$ -
Grants		$ -								$ -
Operating Income	$ 160,006	$ 160,000	$ 53,333	$ 53,333	$ 53,333					$ 320,006
Connections	$ 40,002	$ 40,000	$ 13,333	$ 13,333	$ 13,333					$ 80,002
Revenue Bonds		$ -								$ -
Other		$ -								$ -
TOTAL SOURCES	**$ 200,008**	**$ 200,000**	**$ 66,667**	**$ 66,667**	**$ 66,667**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 400,008**

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Dan Smith
FUND: Water
DEPT: Water Resources & Sustainability
PROJECT NO.
NEW: No
PRIOR: WA-18

WA-11

PROGRAM TITLE: Water Comprehensive Plan Update

PROGRAM DESCRIPTION:
The WA Department of Health (DOH) requires the City update the Water System Comprehensive Plan every ten years. The current plan, completed in 2021, will need to be updated and approved by DOH by November 2031. The Water Comp Plan update includes an assessment of water rights and production capacity, treatment needs, and distribution system. The report also reviews the City's wellhead protection, water conservation, and water quality programs, makes recommendedations for capital improvements and ensures the City has financial resources to implement the plan and protect public health.

IS PROJECT RECOMMENDED BY PLAN/POLICY? Yes PLAN: Water System Plan PAGE# M-9 GROWTH: 20%

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2024	2025	2026	2027	2028	2029	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	$ -	$ 150,000					$ 25,000	$ 125,000	$ 125,000	$ 275,000
Land & R-O-W		$ -								$ -
Construction		$ -								$ -
Equipment		$ -								$ -
Other		$ -								$ -
TOTAL EXPENSES	**$ -**	**$ 150,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 25,000**	**$ 125,000**	**$ 125,000**	**$ 275,000**
Sources of Funds:										
General Government		$ -								$ -
Grants		$ -								$ -
Operating Income		$ 120,000					$ 20,000	$ 100,000	$ 100,000	$ 220,000
Connections		$ 30,000					$ 5,000	$ 25,000	$ 25,000	$ 55,000
Revenue Bonds		$ -								$ -
Other		$ -								$ -
TOTAL SOURCES	**$ -**	**$ 150,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 25,000**	**$ 125,000**	**$ 125,000**	**$ 275,000**

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Dan Smith
FUND: Water
DEPT: Water Resources & Sustainability
PROJECT NO.
NEW: No
PRIOR: WA-13

WA-12

PROGRAM TITLE: Capitol Blvd and X St Watermain

PROGRAM DESCRIPTION:
This project will upsize existing 8-inch AC watermain along Capitol Blvd with 16-inch ductile iron pipe in conjunction with a Transportation CFP project. Undersized cast iron watermain on X Street within project limits will also be replaced. Infrastructure upgrades along Capitol are consistent with seismic protection recommendations.

IS PROJECT RECOMMENDED BY PLAN/POLICY? Yes PLAN: Water System Plan PAGE# GROWTH: 50%

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2024	2025	2026	2027	2028	2029	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	$ 100,000	$ -								$ 100,000
Land & R-O-W		$ -								$ -
Construction		$ 650,000	$ 650,000							$ 650,000
Equipment		$ -								$ -
Other		$ -								$ -
TOTAL EXPENSES	**$ 100,000**	**$ 650,000**	**$ 650,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 750,000**
Sources of Funds:										
General Government		$ -								$ -
Grants		$ -								$ -
Operating Income	$ 50,000	$ 325,000	$ 325,000	$ -	$ -	$ -	$ -	$ -	$ -	$ 375,000
Connections	$ 50,000	$ 325,000	$ 325,000	$ -	$ -	$ -	$ -	$ -	$ -	$ 375,000
Revenue Bonds		$ -								$ -
Other		$ -								$ -
TOTAL SOURCES	**$ 100,000**	**$ 650,000**	**$ 650,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 750,000**

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Dan Smith
FUND: Water
DEPT: Water Resources & Sustainability
PROJECT NO.
NEW: No
PRIOR: WA-14

WA-13

PROGRAM TITLE: Resource Conservation & Sustainability

PROGRAM DESCRIPTION:
Set aside funds to support the implementation of City Green Team initiatives and recommendations identified in the Regional Climate Action Plan.

IS PROJECT RECOMMENDED BY PLAN/POLICY? Yes PLAN: Green Team / Climate Action Plan PAGE# GROWTH: 50%

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2024	2025	2026	2027	2028	2029	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design		$ 250,000	$ 125,000	$ 125,000						$ 250,000
Land & R-O-W		$ -								$ -
Construction		$ -								$ -
Equipment		$ -								$ -
Other		$ -								$ -
TOTAL EXPENSES	**$ -**	**$ 250,000**	**$ 125,000**	**$ 125,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 250,000**
Sources of Funds:										
General Government		$ -								$ -
Grants		$ -								$ -
Operating Income		$ 125,000	$ 62,500	$ 62,500			$ -			$ 125,000
Connections		$ 125,000	$ 62,500	$ 62,500			$ -			$ 125,000
Revenue Bonds		$ -								$ -
Other		$ -								$ -
TOTAL SOURCES	**$ -**	**$ 250,000**	**$ 125,000**	**$ 125,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 250,000**

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Dan Smith
FUND: Water
DEPT: Water Resources & Sustainability
PROJECT NO.
NEW: YES
PRIOR:

WA-14

PROGRAM TITLE: Seismic Resiliance

PROGRAM DESCRIPTION:
Conduct a moderate seismic resiliency study to establish Level of Service goals for utility operation after a major seismic event, update geotechnical hazard maps, develop processes for facility structural resilience evaluations on critical structures and distribution systems, and prepare a critical interdependencies assessment. This project will result in the development of an implementation strategy, identifying all the recommendations for reducing vulnerabilities and mitigating risk for both water and sewer utilities. This is the Drinking Water Fund portion.

IS PROJECT RECOMMENDED BY PLAN/POLICY? YES PLAN: 2021 Water System Plan PAGE# 7-14 GROWTH: 50%

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2024	2025	2026	2027	2028	2029	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design		$ 80,000	$ 80,000							$ 80,000
Land & R-O-W		$ -								$ -
Construction		$ -								$ -
Equipment		$ -								$ -
Other		$ -								$ -
TOTAL EXPENSES	**$ -**	**$ 80,000**	**$ 80,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 80,000**
Sources of Funds:										
General Government		$ -								$ -
Grants		$ -								$ -
Operating Income		$ 40,000	$ 40,000	$ -	$ -	$ -	$ -	$ -	$ -	$ 40,000
Connections		$ 40,000	$ 40,000	$ -	$ -	$ -	$ -	$ -	$ -	$ 40,000
Revenue Bonds		$ -								$ -
Other		$ -								$ -
TOTAL SOURCES	**$ -**	**$ 80,000**	**$ 80,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 80,000**

FINANCIAL PLAN FOR THE SANITARY SEWER FUND

	PROJECT	EXPENSES		6YR TOTAL	2024	2025	2026	2027	2028	2029	FUTURE YRS	GRAND TOTAL
		Capital Projects:	**LEAD**									
	1	Annual Sewer Infrastructure Replacement Program	TED/WRS	$ 3,194,700	$ 920,000	$ -	$ 1,058,000	$ -	$ 1,216,700	$ -	$ -	$ 3,194,700
	2	Oversizing Program	WRS	$ 412,500	$ 68,750	$ 68,750	$ 68,750	$ 68,750	$ 68,750	$ 68,750	$ -	$ 412,500
	3	Regional Pump Station	TED	$ 1,745,000	$ -	$ 445,000	$ 1,300,000	$ -	$ -	$ -	$ -	$ 1,745,000
	4	Old Highway 99 Extension: 79th Avenue to 88th Avenue	TED	$ 225,000	$ 15,000	$ -	$ 210,000	$ -	$ -	$ -	$ 870,000	$ 1,095,000
	5	City Operations and Maintenance Facility Relocation	TED	$ 6,726,001	$ 951,500	$ 5,011,460	$ 190,760	$ 190,760	$ 190,760	$ 190,760	$ -	$ 6,726,001
	6	Streamland Estates Lift Station	TED	$ 460,000	$ 460,000	$ -	$ -	$ -	$ -	$ -	$ -	$ 460,000
	7	Lloyd Street Lift Station	TED	$ 537,500	$ 537,500	$ -	$ -	$ -	$ -	$ -	$ -	$ 537,500
	8	Sewer Extension Program	WRS/TED	$ 4,140,000	$ -	$ 1,150,000	$ -	$ 1,380,000	$ -	$ 1,610,000	$ -	$ 4,140,000
	9	Comprehensive Plan Review/Update	WRS	$ 190,000	$ 190,000	$ -	$ -	$ -	$ -	$ -	$ -	$ 190,000
	10	Enterprise Resource Planning Business System	FIN	$ 200,000	$ 66,667	$ 66,667	$ 66,667	$ -	$ -	$ -	$ -	$ 200,000
	11	I-5 Sanitary Sewer Main Crossings Report	WRS	$ 125,000	$ -	$ -	$ 125,000	$ -	$ -	$ -	$ -	$ 125,000
	12	Capitol Blvd and X St Sewer	TED	$ 300,000	$ -	$ 300,000	$ -	$ -	$ -	$ -	$ -	$ 300,000
NEW	13	Seismic Resiliency Plan	WRS	$ 250,000	$ -	$ 250,000	$ -	$ -	$ -	$ -	$ -	$ 250,000
NEW	14	Kimmie Street Lift Station	TED	$ 717,500	$ 62,500	$ 155,000	$ 500,000	$ -	$ -	$ -	$ -	$ 717,500
		TOTAL EXPENSES		**17,955,701**	**3,271,917**	**7,446,877**	**3,519,177**	**1,639,510**	**1,476,210**	**1,869,510**	**870,000**	**20,093,201**
		SOURCES OF FUNDS:										
		General Governmental		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		Grants		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		Operating Income		$ 9,292,796	$ 1,645,208	$ 1,612,938	$ 1,539,218	$ 1,577,635	$ 1,110,160	$ 1,807,635	$ 87,000	$ 9,379,796
		Connections		$ 7,430,405	$ 1,626,708	$ 3,333,938	$ 1,979,958	$ 61,875	$ 366,050	$ 61,875	$ 783,000	$ 8,213,405
		Revenue Bonds/Debt		$ 2,500,000	$ -	$ 2,500,000	$ -	$ -	$ -	$ -	$ -	$ 2,500,000
		TOTAL SOURCES		**$ 19,223,201**	**$ 3,271,917**	**$ 7,446,877**	**$ 3,519,177**	**$ 1,639,510**	**$ 1,476,210**	**$ 1,869,510**	**$ 870,000**	**$ 20,093,201**

SIX YEAR FINANCIAL FORECAST

	SEWER	2023	2024	2025	2026	2027	2028	2029	TOTAL	2024-2029
	REVENUES									
	Beginning Fund Balance	**$ 16,967,288**	**$ 16,735,150**	**$ 13,608,458**	**$ 8,598,633**	**$ 5,077,068**	**$ 3,544,135**	**$ 2,364,766**		$ 16,735,150
	Charges for Service (Rates & Utility Tax)	$ 3,181,675	$ 3,416,705	$ 3,710,713	$ 4,011,188	$ 4,335,994	$ 4,665,096	$ 5,019,176		$ 25,158,872
	Misc. revenues	$ 13,250	$ 13,449	$ 2,213,650	$ 13,855	$ 14,063	$ 14,274	$ 14,488		$ 2,283,780
	Operating Income (Sales + Misc.) Subtotal	***$ 3,194,925***	***$ 3,430,154***	***$ 5,924,363***	***$ 4,025,043***	***$ 4,350,057***	***$ 4,679,370***	***$ 5,033,665***		*$ 27,442,651*
	LOTT (Pass Thru incl. CDC)	$ 6,602,500	$ 6,800,575	$ 7,004,592	$ 7,214,730	$ 7,431,172	$ 7,654,107	$ 7,883,730		$ 43,988,907
	Interfund Payment (P&I) - Golf Course	$ 36,003	$ 182,139	$ 174,819	$ -	$ -	$ -	$ -		$ 356,958
	Connection & Development Fees	$ 421,750	$ 603,716	$ 549,381	$ 489,734	$ 424,436	$ 441,414	$ 459,070		$ 2,967,751
	TOTAL REVENUES	**$ 10,255,178**	**$ 27,751,734**	**$ 27,261,614**	**$ 20,328,140**	**$ 17,282,733**	**$ 16,319,026**	**$ 15,741,231**		**$ 91,491,418**
	EXPENDITURES									
	O & M (including Administration)	$ 3,884,816	$ 4,020,785	$ 4,161,512	$ 4,307,165	$ 4,457,916	$ 4,613,943	$ 4,775,431		$ 26,336,751
	Debt Service	$ -	$ -	$ -	$ 160,000	$ 160,000	$ 160,000	$ 160,000		$ 640,000
	Capital	$ -	$ 3,321,917	$ 7,496,877	$ 3,569,177	$ 1,689,510	$ 1,526,210	$ 1,919,510		$ 19,523,201
	LOTT (Pass Thru incl. CDC)	$ 6,602,500	$ 6,800,575	$ 7,004,592	$ 7,214,730	$ 7,431,172	$ 7,654,107	$ 7,883,730		$ 43,988,907
	TOTAL EXPENSES	**$ 10,487,316**	**$ 14,143,276**	**$ 18,662,981**	**$ 15,251,072**	**$ 13,738,598**	**$ 13,954,260**	**$ 14,738,671**		**$ 90,488,858**
	ENDING FUND BALANCE	**$ 16,735,150**	**$ 13,608,458**	**$ 8,598,633**	**$ 5,077,068**	**$ 3,544,135**	**$ 2,364,766**	**$ 1,002,560**		**$ 1,002,560**
	UTILITY RESERVE POLICY (20% O&M + Debt Service)	*$ 776,963*	*$ 804,157*	*$ 832,302*	*$ 893,433*	*$ 923,583*	*$ 954,789*	*$ 987,086*		
	Rate Increases	5.8%	5.8%	7.0%	6.5%	6.5%	6.0%	6.0%		
	Connection Fee Increases	2.8%	2.8%	4.0%	4.0%	4.0%	4.0%	4.0%		

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Dan Smith
FUND: Sanitary Sewer
DEPT: Water Resources & Sustainability
PROJECT NO.
NEW: No
PRIOR:

SS-01

PROGRAM TITLE: Annual Sewer Infrastructure Replacement Program

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 include Tumwater Hill (2024) to address aging infrastructure, and I&I concerns, and the Capitol Blvd and Palermo areas (2026) to replace mains containing aesbestos concrete installed approximately 65 years ago. 2028 project(s) to be determined. The actual construction method will be based on the characteristics of the individual replacements.

IS PROJECT RECOMMENDED BY PLAN/POLICY? Yes PLAN: 2015 General Sewer Plan PAGE# 8-7 GROWTH: 25%

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2024	2025	2026	2027	2028	2029	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design		$ 416,700	$ 120,000		$ 138,000		$ 158,700			$ 416,700
Land & R-O-W										
Construction		$ 2,778,000	$ 800,000		$ 920,000		$ 1,058,000			$ 2,778,000
Equipment										
Other										
TOTAL EXPENSES	**$ -**	**$ 3,194,700**	**$ 920,000**	**$ -**	**$ 1,058,000**	**$ -**	**$ 1,216,700**	**$ -**	**$ -**	**$ 3,194,700**
Sources of Funds:										
General Government										$ -
Grants										$ -
Operating Income		$ 2,396,025	$ 690,000		$ 793,500		$ 912,525			$ 2,396,025
Connections		$ 798,675	$ 230,000		$ 264,500		$ 304,175			$ 798,675
Revenue Bonds										
L.I.D.'s										
Other										
TOTAL SOURCES	**$ -**	**$ 3,194,700**	**$ 920,000**	**$ -**	**$ 1,058,000**	**$ -**	**$ 1,216,700**	**$ -**	**$ -**	**$ 3,194,700**

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Dan Smith
FUND: Sanitary Sewer
DEPT: Water Resources & Sustainability
PROJECT NO.
NEW: No
PRIOR:

SS-02

PROGRAM TITLE: Oversizing Program

PROGRAM DESCRIPTION:
The City will participate in the funding for projects identified in the Sanitary Sewer Comprehensive Plan to the extent the sewers are constructed as "oversized" relative to the needs of the participating development. 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 required is larger than the capacity needs of the development, exceeding 8-inches.

IS PROJECT RECOMMENDED BY PLAN/POLICY? Yes PLAN: 2015 General Sewer Plan PAGE# 8-1 GROWTH: 90%

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2024	2025	2026	2027	2028	2029	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design		$ -								$ -
Land & R-O-W		$ -								$ -
Construction		$ 412,500	$ 68,750	$ 68,750	$ 68,750	$ 68,750	$ 68,750	$ 68,750		$ 412,500
Equipment		$ -								$ -
Other		$ -								$ -
TOTAL EXPENSES	**$ -**	**$ 412,500**	**$ 68,750**	**$ 68,750**	**$ 68,750**	**$ 68,750**	**$ 68,750**	**$ 68,750**	**$ -**	**$ 412,500**
Sources of Funds:										
General Government		$ -								$ -
Grants		$ -								$ -
Operating Income		$ 41,250	$ 6,875	$ 6,875	$ 6,875	$ 6,875	$ 6,875	$ 6,875	$ -	$ 41,250
Connections		$ 371,250	$ 61,875	$ 61,875	$ 61,875	$ 61,875	$ 61,875	$ 61,875	$ -	$ 371,250
Revenue Bonds		$ -								$ -
L.I.D.'s		$ -								$ -
Other		$ -								$ -
TOTAL SOURCES	**$ -**	**$ 412,500**	**$ 68,750**	**$ 68,750**	**$ 68,750**	**$ 68,750**	**$ 68,750**	**$ 68,750**	**$ -**	**$ 412,500**

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Dan Smith
FUND: Sanitary Sewer
DEPT: Water Resources & Sustainability
PROJECT NO.
NEW: No
PRIOR:

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.

IS PROJECT RECOMMENDED BY PLAN/POLICY? Yes PLAN: 2015 General Sewer Plan PAGE# 8-1 GROWTH: 90%

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2024	2025	2026	2027	2028	2029	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design		$ 195,000		$ 195,000						$ 195,000
Land & R-O-W		$ 250,000		$ 250,000						$ 250,000
Construction		$ 1,300,000			$ 1,300,000					$ 1,300,000
Equipment		$ -								$ -
Other		$ -								$ -
TOTAL EXPENSES	**$ -**	**$ 1,745,000**	**$ -**	**$ 445,000**	**$ 1,300,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 1,745,000**
Sources of Funds:										
General Government		$ -								$ -
Grants		$ -								$ -
Operating Income		$ 174,500	$ -	$ 44,500	$ 130,000	$ -	$ -	$ -	$ -	$ 174,500
Connections		$ 1,570,500	$ -	$ 400,500	$ 1,170,000	$ -	$ -	$ -	$ -	$ 1,570,500
Revenue Bonds		$ -								$ -
L.I.D.'s		$ -								$ -
Other		$ -								$ -
TOTAL SOURCES	**$ -**	**$ 1,745,000**	**$ -**	**$ 445,000**	**$ 1,300,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 1,745,000**

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Dan Smith
FUND: Sanitary Sewer
DEPT: Water Resources & Sustainability
PROJECT NO.
NEW: No
PRIOR:

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. The first phase shown in this CFP extends watermain through the limits of the Old Hwy 99 and 79th Ave Roundabout project.

IS PROJECT RECOMMENDED BY PLAN/POLICY? Yes PLAN: 2015 General Sewer Plan PAGE# 6-24 GROWTH: 90%

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2024	2025	2026	2027	2028	2029	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design		$ 15,000	$ 15,000		$ -	$ -			$ 70,000	$ 85,000
Land & R-O-W		$ -								$ -
Construction		$ 210,000			$ 210,000				$ 800,000	$ 1,010,000
Equipment		$ -								$ -
Other		$ -								$ -
TOTAL EXPENSES	**$ -**	**$ 225,000**	**$ 15,000**	**$ -**	**$ 210,000**	**$ -**	**$ -**	**$ -**	**$ 870,000**	**$ 1,095,000**
Sources of Funds:										
General Government		$ -								$ -
Grants		$ -								$ -
Operating Income		$ 22,500	$ 1,500	$ -	$ 21,000	$ -	$ -	$ -	$ 87,000	$ 109,500
Connections		$ 202,500	$ 13,500	$ -	$ 189,000	$ -	$ -	$ -	$ 783,000	$ 985,500
Revenue Bonds		$ -								$ -
L.I.D.'s		$ -								$ -
Other		$ -								$ -
TOTAL SOURCES	**$ -**	**$ 225,000**	**$ 15,000**	**$ -**	**$ 210,000**	**$ -**	**$ -**	**$ -**	**$ 870,000**	**$ 1,095,000**

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Dan Smith
FUND: Sanitary Sewer
DEPT: Water Resources & Sustainability
PROJECT NO. 2016025
NEW: No
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. Site costs are distributed 34% General Fund, 33% Water, 17% Sewer, and 17% Storm. Offsite mitigation costs are distributed 50% General Fund and Transportation CFP, 24% Water, 13% Sewer, and 13% Storm. Construction will use debt financing either revenue bond or PWTF loan. Debt payments are included.

IS PROJECT RECOMMENDED BY PLAN/POLICY? Yes PLAN: City Hall Campus Master Plan PAGE# GROWTH: 50%

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2024	2025	2026	2027	2028	2029	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	$ 184,900	$ 359,100	$ 359,100							$ 544,000
Land & R-O-W		$ -								$ -
Construction		$ 4,571,100	$ 507,900	$ 4,063,200						$ 4,571,100
Equipment		$ 257,000		$ 257,000						$ 257,000
Other (incl. 1% for Arts)		$ 1,538,801	$ 84,500	$ 691,260	$ 190,760	$ 190,760	$ 190,760	$ 190,760		$ 1,538,801
TOTAL EXPENSES	**$ 184,900**	**$ 6,726,001**	**$ 951,500**	**$ 5,011,460**	**$ 190,760**	**$ 190,760**	**$ 190,760**	**$ 190,760**	**$ -**	**$ 6,910,901**
Sources of Funds:										
General Government		$ -								$ -
Grants		$ -								$ -
Operating Income	$ 92,450	$ 1,244,521	$ 475,750	$ 5,730	$ 190,760	$ 190,760	$ 190,760	$ 190,760		$ 1,336,971
Connections	$ 92,450	$ 2,981,480	$ 475,750	$ 2,505,730						$ 3,073,930
Revenue Bonds		$ 2,500,000		$ 2,500,000						$ 2,500,000
Other		$ -								$ -
TOTAL SOURCES	**$ 184,900**	**$ 6,726,001**	**$ 951,500**	**$ 5,011,460**	**$ 190,760**	**$ 190,760**	**$ 190,760**	**$ 190,760**	**$ -**	**$ 6,910,901**

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Dan Smith
FUND: Sanitary Sewer
DEPT: Water Resources & Sustainability
PROJECT NO.
NEW: No
PRIOR:

SS-06

PROGRAM TITLE: Streamland Estates Lift Station

PROGRAM DESCRIPTION:
Project will upgrade the Streamland Estates lift station to account for modeled deficiences to accommodate growth in the system. The existing system has an oversized wet well; upgrades include new pumps, valves piping, generator, control panel, automatic transfer switch, and associated equipment.

IS PROJECT RECOMMENDED BY PLAN/POLICY? Yes PLAN: 2015 General Sewer Plan PAGE# 8-7 GROWTH: 60%

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2024	2025	2026	2027	2028	2029	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	$ 35,000	$ 60,000	$ 60,000			$ -				$ 95,000
Land & R-O-W		$ -								$ -
Construction		$ 400,000	$ 400,000				$ -			$ 400,000
Equipment		$ -								$ -
Other		$ -					$ -	$ -	$ -	$ -
TOTAL EXPENSES	**$ 35,000**	**$ 460,000**	**$ 460,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 495,000**
Sources of Funds:										
General Government		$ -								$ -
Grants		$ -								$ -
Operating Income	$ 14,000	$ 184,000	$ 184,000	$ -	$ -	$ -	$ -	$ -	$ -	$ 198,000
Connections	$ 21,000	$ 276,000	$ 276,000	$ -	$ -	$ -	$ -	$ -	$ -	$ 297,000
Revenue Bonds		$ -								$ -
Other		$ -								$ -
TOTAL SOURCES	**$ 35,000**	**$ 460,000**	**$ 460,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 495,000**

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Dan Smith
FUND: Sanitary Sewer
DEPT: Water Resources & Sustainability
PROJECT NO.
NEW: No
PRIOR:

SS-07

PROGRAM TITLE: Lloyd Street Lift Station

PROGRAM DESCRIPTION:
Project will upgrade the Lloyd Street lift station to account for modeled deficiences to accommodate growth in the system. Upgrades include wet well oversizing, new pumps, valves, piping, generator, control panel, automatic transfer switch, and associated equipment. Right-of-way acquisition for new generator and control panel is included.

IS PROJECT RECOMMENDED BY PLAN/POLICY? YES PLAN: 2015 General Sewer Plan PAGE# 8-7 GROWTH: 80%

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2024	2025	2026	2027	2028	2029	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	$ 45,000	$ 67,500	$ 67,500							$ 112,500
Land & R-O-W		$ 20,000	$ 20,000							$ 20,000
Construction		$ 450,000	$ 450,000							$ 450,000
Equipment		$ -								$ -
Other		$ -								$ -
TOTAL EXPENSES	**$ 45,000**	**$ 537,500**	**$ 537,500**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 582,500**
Sources of Funds:										
General Government		$ -								$ -
Grants		$ -								$ -
Operating Income	$ 9,000	$ 107,500	$ 107,500	$ -	$ -	$ -	$ -	$ -	$ -	$ 116,500
Connections	$ 36,000	$ 430,000	$ 430,000	$ -	$ -	$ -	$ -	$ -	$ -	$ 466,000
Revenue Bonds		$ -								$ -
Other		$ -								$ -
TOTAL SOURCES	**$ 45,000**	**$ 537,500**	**$ 537,500**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 582,500**

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Dan Smith
FUND: Sanitary Sewer
DEPT: Water Resources & Sustainability
PROJECT NO.
NEW: No
PRIOR:

SS-08

PROGRAM TITLE: Sewer Extension Program

PROGRAM DESCRIPTION:
Project provides funding for extension of sewer mains to neighborhoods to facilitate onsite system conversions to sanitary sewer for protection of drinking water, public and environmental health. Project prioritization results from City evaluation and planning processes. This program is currently under consideration and has not been fully defined. Projects are shown annually, but may be combined for efficiency and workload. WRS will lead the program development; TED will lead the design and construction for identified projects.

IS PROJECT RECOMMENDED BY PLAN/POLICY? YES PLAN: 2015 General Sewer Plan PAGE# 8-2 GROWTH: 0%

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2024	2025	2026	2027	2028	2029	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design		$ 540,000		$ 150,000		$ 180,000		$ 210,000		$ 540,000
Land & R-O-W		$ -								$ -
Construction		$ 3,600,000		$ 1,000,000		$ 1,200,000		$ 1,400,000		$ 3,600,000
Equipment		$ -								$ -
Other		$ -								$ -
TOTAL EXPENSES	**$ -**	**$ 4,140,000**	**$ -**	**$ 1,150,000**	**$ -**	**$ 1,380,000**	**$ -**	**$ 1,610,000**	**$ -**	**$ 4,140,000**
Sources of Funds:										
General Government		$ -								$ -
Grants		$ -								$ -
Operating Income	$ -	$ 4,140,000		$ 1,150,000		$ 1,380,000		$ 1,610,000		$ 4,140,000
Connections	$ -	$ -								$ -
Revenue Bonds		$ -								$ -
Other		$ -								$ -
TOTAL SOURCES	**$ -**	**$ 4,140,000**	**$ -**	**$ 1,150,000**	**$ -**	**$ 1,380,000**	**$ -**	**$ 1,610,000**	**$ -**	**$ 4,140,000**

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Dan Smith
FUND: Sanitary Sewer
DEPT: Water Resources & Sustainability
PROJECT NO.
NEW: No
PRIOR:

SS-09

PROGRAM TITLE: Comprehensive Plan Review/Update

PROGRAM DESCRIPTION:
Update the existing Sanitary Sewer Comp Plan (last completed in 2015) to reflect current development trends within the service area, integrate sewer programs such as main replacements and extensions into neighborhoods served by individual septic systems and where new development is expected, incorporate current incentive programs for supported housing, and evaluate locations for additional remote monitoring to reduce the potential for sanitary sewer overflows. Project has been initiated in 2023.

IS PROJECT RECOMMENDED BY PLAN/POLICY? YES PLAN: WAC 173-240 PAGE# GROWTH: 50%

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2024	2025	2026	2027	2028	2029	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	$ 135,000	$ 190,000	$ 190,000							$ 325,000
Land & R-O-W		$ -								$ -
Construction		$ -								$ -
Equipment		$ -								$ -
Other		$ -								$ -
TOTAL EXPENSES	**$ 135,000**	**$ 190,000**	**$ 190,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 325,000**
Sources of Funds:										
General Government		$ -								$ -
Grants		$ -								$ -
Operating Income	$ 67,500	$ 95,000	$ 95,000	$ -	$ -	$ -	$ -	$ -	$ -	$ 162,500
Connections	$ 67,500	$ 95,000	$ 95,000	$ -	$ -	$ -	$ -	$ -	$ -	$ 162,500
Revenue Bonds		$ -								$ -
L.I.D.'s		$ -								$ -
Other		$ -								$ -
TOTAL SOURCES	**$ 135,000**	**$ 190,000**	**$ 190,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 325,000**

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Dan Smith
FUND: Sanitary Sewer
DEPT: Water Resources & Sustainability
PROJECT NO.
NEW: No
PRIOR:

SS-10

PROGRAM TITLE: Enterprise Resource Planning Business System

PROGRAM DESCRIPTION:
Replacement and implementation of the current ERP System (Tyler Eden), currently estimated at approximately $2.5 million. The City currently uses Tyler Technology's Eden program, which is no longer supported or upgraded. This system manages the billing and financial programs for the utilities, among other critical functions for the City, like payroll and permitting. The cost for both vendor fees, technology, and City staff time to implement is split between General Fund (50%) and the Water, Sewer and Storm utilities (50%).

IS PROJECT RECOMMENDED BY PLAN/POLICY? PLAN: PAGE# GROWTH: 20%

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2024	2025	2026	2027	2028	2029	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Land & R-O-W		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Construction		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Equipment		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Other (Debt Service)	$ 200,008	$ 200,000	$ 66,667	$ 66,667	$ 66,667	$ -	$ -	$ -	$ -	$ 400,008
TOTAL EXPENSES	**$ 200,008**	**$ 200,000**	**$ 66,667**	**$ 66,667**	**$ 66,667**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 400,008**
Sources of Funds:										
General Government		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Grants		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Operating Income	$ 160,006	$ 160,000	$ 53,333	$ 53,333	$ 53,333	$ -	$ -	$ -	$ -	$ 320,006
Connections	$ 40,002	$ 40,000	$ 13,333	$ 13,333	$ 13,333	$ -	$ -	$ -	$ -	$ 80,002
Revenue Bonds		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Other		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
TOTAL SOURCES	**$ 200,008**	**$ 200,000**	**$ 66,667**	**$ 66,667**	**$ 66,667**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 400,008**

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Dan Smith
FUND: Sanitary Sewer
DEPT: Water Resources & Sustainability
PROJECT NO.
NEW: No
PRIOR:

SS-11

PROGRAM TITLE: I-5 Sanitary Sewer Main Crossings Report

PROGRAM DESCRIPTION:
This project provides for the evaluation of aging sanitary sewer main crossings under the I-5 corridor and completion of an alternatives analysis report to consider redirection of sewer flows and elimination of crossings under the interstate highway which hinders and complicates routine maintenance. Known crossings include 2nd Avenue at Desoto Street, 2nd Avenue at E Street, 2nd Avenue between 3rd and H Streets and 2nd Avenue at Little Street.

IS PROJECT RECOMMENDED BY PLAN/POLICY? YES PLAN: 2015 General Sewer Plan PAGE# 8-6 GROWTH: 25%

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2024	2025	2026	2027	2028	2029	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	$ -	$ 125,000	$ -	$ -	$ 125,000					$ 125,000
Land & R-O-W	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Construction	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Equipment	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Other (Debt Service)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
TOTAL EXPENSES	**$ -**	**$ 125,000**	**$ -**	**$ -**	**$ 125,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 125,000**
Sources of Funds:										
General Government	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Grants	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Operating Income	$ -	$ 93,750	$ -	$ -	$ 93,750	$ -	$ -	$ -	$ -	$ 93,750
Connections	$ -	$ 31,250	$ -	$ -	$ 31,250	$ -	$ -	$ -	$ -	$ 31,250
Revenue Bonds	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Other	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
TOTAL SOURCES	**$ -**	**$ 125,000**	**$ -**	**$ -**	**$ 125,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 125,000**

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Dan Smith
FUND: Sanitary Sewer
DEPT: Water Resources and Sustainability
PROJECT NO.
NEW: No
PRIOR:

SS-12

PROGRAM TITLE: Capitol Blvd and X St Sewer

PROGRAM DESCRIPTION:
Funding to replace aging concrete sewer lines on Capitol Blvd and X Street in coordination with the Capitol Blvd and X St Roundabout transportation improvement project. Designs are complete.

IS PROJECT RECOMMENDED BY PLAN/POLICY? YES PLAN: 2015 General Sewer Plan PAGE# 8-7 GROWTH: 50%

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2024	2025	2026	2027	2028	2029	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	$ 50,000	$ -								$ 50,000
Land & R-O-W		$ -								$ -
Construction		$ 300,000		$ 300,000						$ 300,000
Equipment		$ -								$ -
Other		$ -								$ -
TOTAL EXPENSES	**$ 50,000**	**$ 300,000**	**$ -**	**$ 300,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 350,000**
Sources of Funds:										
General Government		$ -								$ -
Grants		$ -								$ -
Operating Income	$ 25,000	$ 150,000		$ 150,000						$ 175,000
Connections	$ 25,000	$ 150,000		$ 150,000						$ 175,000
Revenue Bonds		$ -								$ -
Other		$ -								$ -
TOTAL SOURCES	**$ 50,000**	**$ 300,000**	**$ -**	**$ 300,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 350,000**

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Dan Smith
FUND: Sanitary Sewer
DEPT: Water Resources and Sustainability
PROJECT NO.
NEW: YES
PRIOR:

SS-13

PROGRAM TITLE: Seismic Resiliency Plan

PROGRAM DESCRIPTION:
Conduct a moderate seismic resiliency study to establish Level of Service goals for utility operation after a major seismic event, update geotechnical hazard maps, develop processes for facility structural resilience evaluations on critical structures and distribution systems, and prepare a critical interdependencies assessment. This project will result in the development of an implementation strategy, identifying all the recommendations for reducing vulnerabilities and mitigating risk for both water and sewer utilities. This is the Sanirtary Sewer Fund portion.

IS PROJECT RECOMMENDED BY PLAN/POLICY? PLAN: PAGE# GROWTH: 50%

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2024	2025	2026	2027	2028	2029	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design		$ 250,000		$ 250,000						$ 250,000
Land & R-O-W		$ -								$ -
Construction		$ -								$ -
Equipment		$ -								$ -
Other		$ -								$ -
TOTAL EXPENSES	**$ -**	**$ 250,000**	**$ -**	**$ 250,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 250,000**
Sources of Funds:										
General Government		$ -								$ -
Grants		$ -								$ -
Operating Income	$ -	$ 125,000	$ -	$ 125,000	$ -	$ -	$ -	$ -	$ -	$ 125,000
Connections	$ -	$ 125,000	$ -	$ 125,000	$ -	$ -	$ -	$ -	$ -	$ 125,000
Revenue Bonds		$ -								$ -
Other		$ -								$ -
TOTAL SOURCES	**$ -**	**$ 250,000**	**$ -**	**$ 250,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 250,000**

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Dan Smith
FUND: Sanitary Sewer
DEPT.: Water Resources and Sustainability
PROJECT NO.
NEW: YES
PRIOR:

SS-14

PROGRAM TITLE: Kimmie Street Lift Station

PROGRAM DESCRIPTION:
Project will complete an engineering evaluation and upgrade the Kimmee Street lift station to account for modeled deficiences to accommodate growth in the system. Upgrades may include wet well oversizing, new pumps, valves, piping, generator, control panel, automatic transfer switch, and associated equipment. Right-of-way acquisition for new generator and control panel is included.

IS PROJECT RECOMMENDED BY PLAN/POLICY? YES PLAN: 2015 Sewer System Plan PAGE# GROWTH: 50%

FINANCIAL DATA

EXPENSES	PRIOR YRS	6-YR. TOTAL	2024	2025	2026	2027	2028	2029	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design		$ 187,500	$ 62,500	$ 125,000						$ 187,500
Land & R-O-W		$ 30,000		$ 30,000						$ 30,000
Construction		$ 500,000			$ 500,000					$ 500,000
Equipment		$ -								$ -
Other		$ -								$ -
TOTAL EXPENSES	**$ -**	**$ 717,500**	**$ 62,500**	**$ 155,000**	**$ 500,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 717,500**
Sources of Funds:										
General Government		$ -								$ -
Grants		$ -								$ -
Operating Income	$ -	$ 358,750	$ 31,250	$ 77,500	$ 250,000	$ -	$ -	$ -	$ -	$ 358,750
Connections	$ -	$ 358,750	$ 31,250	$ 77,500	$ 250,000	$ -	$ -	$ -	$ -	$ 358,750
Revenue Bonds		$ -								$ -
Other		$ -								$ -
TOTAL SOURCES	**$ -**	**$ 717,500**	**$ 62,500**	**$ 155,000**	**$ 500,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 717,500**

FINANCIAL PLAN FOR THE STORM DRAIN FUND

	Project	PROJECTS	LEAD	6YR TOTAL	2024	2025	2026	2027	2028	2029	FUTURE YRS	GRAND TOTAL
NEW	1	Land Acquisition - Wetland / Habitat Conservation	WRS	$ 3,375,000	$ 650,000	$ 650,000	$ 650,000	$ 650,000	$ 650,000	$ 125,000	$ -	$ 3,375,000
	2	Tumwater Valley Regional Facility	WRS	$ 3,915,000	$ -	$ 65,000	$ 350,000	$ 1,625,000	$ 1,875,000	$ -	$ -	$ 3,915,000
	3	Deschutes Habitat Restoration Projects	WRS	$ 980,000	$ 125,000	$ 575,000	$ 85,000	$ 65,000	$ 65,000	$ 65,000	$ -	$ 980,000
	4	Emerging Projects	WRS	$ 300,000	$ 50,000	$ 50,000	$ 50,000	$ 50,000	$ 50,000	$ 50,000	$ -	$ 300,000
	5	East Linwood Basin Outfall Retrofit	WRS	$ 2,170,000	$ -	$ 45,000	$ 975,000	$ 1,150,000	$ -	$ -	$ -	$ 2,170,000
	6	Sapp Road Culvert Replacement	WRS	$ 2,408,000	$ 2,408,000	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,408,000
	7	Kirsop Road Stormwater Improvements	TED	$ 642,750	$ -	$ -	$ 62,500	$ 167,750	$ 412,500	$ -	$ -	$ 642,750
	8	54th & Kirsop Road Flooding Reduction	TED	$ 287,500	$ 37,500	$ 250,000	$ -	$ -	$ -	$ -	$ -	$ 287,500
	9	66th Ave Culvert Replacement	TED	$ 3,000,000	$ -	$ -	$ -	$ 150,000	$ 350,000	$ 2,500,000	$ -	$ 3,000,000
	10	North Custer Way Stormdrain Redirection	TED	$ 112,500	$ -	$ -	$ -	$ -	$ -	$ 112,500	$ 300,000	$ 412,500
	11	Beehive Industrial Area Stormwater Improvements	WRS	$ 900,000	$ 150,000	$ 750,000	$ -	$ -	$ -	$ -	$ -	$ 900,000
	12	City Operations and Maintenance Facility Relocation	TED	$ 7,870,904	$ 951,500	$ 5,240,441	$ 419,741	$ 419,741	$ 419,741	$ 419,741	$ -	$ 7,870,904
	13	Golf Course Drainage System Repairs	WRS	$ 510,000	$ 60,000	$ 450,000	$ -	$ -	$ -	$ -	$ -	$ 510,000
	14	Enterprise Resource Planning Business System	FIN	$ 200,000	$ 66,667	$ 66,667	$ 66,667	$ -	$ -	$ -	$ -	$ 200,000
	15	Capitol Blvd Storm Upsizing	TED	$ 650,000	$ -	$ -	$ 650,000	$ -	$ -	$ -	$ -	$ 650,000
	16	Crites Stormwater Pond Improvements	TED	$ 1,150,000	$ -	$ -	$ 250,000	$ 400,000	$ 500,000	$ -	$ -	$ 1,150,000
	17	29th Avenue SW Stormwater Improvements	TED	$ 765,000	$ -	$ -	$ 165,000	$ 600,000	$ -	$ -	$ -	$ 765,000
	18	Tumwater Hill Basin Assessment	TED	$ 150,000	$ 75,000	$ 75,000	$ -	$ -	$ -	$ -	$ -	$ 150,000
	19	Resource Conservation & Sustainability	WRS	$ 130,000	$ 65,000	$ 65,000	$ -	$ -	$ -	$ -	$ -	$ 130,000
NEW	20	2028 Comprehensive Stormwater Management Plan Update	WRS	$ 250,000	$ -	$ -	$ -	$ 75,000	$ 175,000	$ -	$ -	$ 250,000
NEW	21	E Dennis Street Outfall Retrofit	WRS	$ 363,000	$ -	$ -	$ -	$ -	$ 75,000	$ 288,000	$ -	$ 363,000
		TOTAL EXPENSES:		**$ 30,129,654**	**$ 4,638,667**	**$ 8,282,107**	**$ 3,723,907**	**$ 5,352,491**	**$ 4,572,241**	**$ 3,560,241**	**$ 300,000**	**$ 30,066,654**
		SOURCES OF FUNDS:										
		General Government		**$ -**	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		Grants		**$ 15,132,000**	$ 2,776,750	$ 1,845,000	$ 1,647,500	$ 3,332,750	$ 2,677,500	$ 2,852,500	$ -	$ 15,132,000
		Storm		**$ 9,225,454**	$ 910,417	$ 1,616,407	$ 2,076,407	$ 2,019,741	$ 1,894,741	$ 707,741	$ 300,000	$ 9,525,454
		Bonds, Misc. Debt		**$ 5,772,200**	$ 5,772,200	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,772,200
		TOTAL SOURCES:		**$ 30,129,654**	**$ 9,459,367**	**$ 3,461,407**	**$ 3,723,907**	**$ 5,352,491**	**$ 4,572,241**	**$ 3,560,241**	**$ 300,000**	**$ 30,429,654**

SIX YEAR FORECAST

STORM DRAINAGE	2023	2024	2025	2026	2027	2028	2029		2024-2029
REVENUES:									
Beginning Fund Balance	$ 9,931,268	$ 10,054,525	$ 13,692,208	$ 6,804,329	$ 4,549,963	$ 2,613,552	$ 1,093,104		$ 10,054,525
Charges for Services (Rates & Utility Tax)	$ 3,425,919	$ 3,772,879	$ 4,135,830	$ 4,533,697	$ 4,923,821	$ 5,347,516	$ 5,780,531		$ 28,494,274
Misc. Revenues	$ 148,750	$ 151,725	$ 154,760	$ 157,855	$ 161,012	$ 164,232	$ 167,517		$ 957,100
Grants	$ 575,000	$ 2,776,750	$ 1,845,000	$ 1,647,500	$ 3,332,750	$ 2,677,500	$ 2,852,500		$ 15,132,000
Debt Proceeds	$ -	$ 5,772,200	$ -	$ -	$ -	$ -	$ -		$ 5,772,200
TOTAL REVENUES	**$ 14,080,937**	**$ 22,528,079**	**$ 19,827,797**	**$ 13,143,380**	**$ 12,967,546**	**$ 10,802,800**	**$ 9,893,651**		**$ 60,410,099**
EXPENDITURES:									
O & M (including Admin.)	$ 4,026,412	$ 4,147,204	$ 4,271,620	$ 4,399,769	$ 4,531,762	$ 4,667,715	$ 4,807,746		$ 26,825,818
Debt Service	$ -	$ -	$ 419,741	$ 419,741	$ 419,741	$ 419,741	$ 419,741		$ 2,098,704
Capital	$ -	$ 4,688,667	$ 8,332,107	$ 3,773,907	$ 5,402,491	$ 4,622,241	$ 3,610,241		$ 30,429,654
TOTAL EXPENSES	**$ 4,026,412**	**$ 8,835,871**	**$ 13,023,469**	**$ 8,593,417**	**$ 10,353,994**	**$ 9,709,697**	**$ 8,837,728**		**$ 59,354,176**
ENDING FUND BALANCE	**$ 10,054,525**	**$ 13,692,208**	**$ 6,804,329**	**$ 4,549,963**	**$ 2,613,552**	**$ 1,093,104**	**$ 1,055,923**		**$ 1,055,923**
UTILITY RESERVE POLICY (20% O&M + Debt Service)	*$ 829,441*	*$ 938,272*	*$ 963,902*	*$ 990,301*	*$ 1,017,491*	*$ 1,045,497*			
Rate Increases	8.5%	8.5%	8.0%	8.0%	7.0%	7.0%	6.5%		

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Dan Smith
FUND: Storm Drain
DEPT: Water Resources & Sustainability
PROJECT NO.
NEW: No
PRIOR:

SD-01

PROGRAM TITLE: **Land Acquisition - Wetland / Habitat Conservation**

PROGRAM DESCRIPTION:
Reserve funds for the acquisition of lands for stormwater-related projects requiring wetland mitigation, preservation, or enhancement, and general habitat conservation. Considered projects include former Brewery properties (60% present value), Kirsop-area wetlands, and Deschutes/WRIA 13 wetlands.

IS PROJECT RECOMMENDED BY PLAN/POLICY? YES PLAN: E Linwood / M Street Outfall Projects PAGE#

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2024	2025	2026	2027	2028	2029	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design		$ -								$ -
Land & R-O-W		$ 3,375,000	$ 650,000	$ 650,000	$ 650,000	$ 650,000	$ 650,000	$ 125,000		$ 3,375,000
Construction		$ -								$ -
Equipment		$ -								$ -
Other		$ -								$ -
TOTAL EXPENSES	**$ -**	**$ 3,375,000**	**$ 650,000**	**$ 650,000**	**$ 650,000**	**$ 650,000**	**$ 650,000**	**$ 125,000**	**$ -**	**$ 3,375,000**
Sources of Funds:										
General Government		$ -								$ -
Grants		$ 1,687,500	$ 325,000	$ 325,000	$ 325,000	$ 325,000	$ 325,000	$ 62,500		$ 1,687,500
Water/Sewer/Storm		$ 1,687,500	$ 325,000	$ 325,000	$ 325,000	$ 325,000	$ 325,000	$ 62,500		$ 1,687,500
G.O. Bonds: NonVtd		$ -								$ -
G.O. Bonds: Voted		$ -								$ -
Revenue Bonds		$ -								$ -
L.I.D.'s		$ -								$ -
Other		$ -								$ -
TOTAL SOURCES	**$ -**	**$ 3,375,000**	**$ 650,000**	**$ 650,000**	**$ 650,000**	**$ 650,000**	**$ 650,000**	**$ 125,000**	**$ -**	**$ 3,375,000**

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Dan Smith
FUND: Storm Drain
DEPT: Water Resources & Sustainability
PROJECT NO.
NEW: No
PRIOR: SD-03

SD-02

PROGRAM TITLE: **Tumwater Valley Regional Facility**

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 design is largely complete; completion of permitting, mitigation, and construction are dependent on grant funding.

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

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2024	2025	2026	2027	2028	2029	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	$ 368,000	$ 390,000		$ 65,000	$ 125,000	$ 125,000	$ 75,000			$ 758,000
Land & R-O-W	$ 202,000	$ 225,000			$ 225,000					$ 427,000
Construction		$ 3,300,000				$ 1,500,000	$ 1,800,000			$ 3,300,000
Equipment		$ -			.					$ -
Other		$ -								$ -
TOTAL EXPENSES	**$ 570,000**	**$ 3,915,000**	**$ -**	**$ 65,000**	**$ 350,000**	**$ 1,625,000**	**$ 1,875,000**	**$ -**	**$ -**	**$ 4,485,000**
Sources of Funds:										
General Government		$ -								$ -
Grants	$ 55,000	$ 3,762,500			$ 262,500	$ 1,625,000	$ 1,875,000			$ 3,817,500
Water/Sewer/Storm	$ 515,000	$ 152,500		$ 65,000	$ 87,500	$ -	$ -			$ 667,500
G.O. Bonds: NonVtd		$ -								$ -
G.O. Bonds: Voted		$ -								$ -
Revenue Bonds		$ -								$ -
L.I.D.'s		$ -								$ -
Other		$ -								$ -
TOTAL SOURCES	**$ 570,000**	**$ 3,915,000**	**$ -**	**$ 65,000**	**$ 350,000**	**$ 1,625,000**	**$ 1,875,000**	**$ -**	**$ -**	**$ 4,485,000**

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

SD-03

CONTACT: Dan Smith
FUND: Storm Drain
DEPT: Water Resources & Sustainability
PROJECT NO.
NEW: No
PRIOR: SD-05 / SD-06

PROGRAM TITLE: **Deschutes Habitat Restoration Projects**

PROGRAM DESCRIPTION:
Project will design and implement habitat enhancement and sediment reduction projects in support of Total Maximum Daily Load (TMDL) compliance actions relating to shade coverage and riparian habitat and water quality enhancements along the Descutes River and its tributaries, as outlined in the City's Shoreline Management Plan and Deschutes Habitat Restoration Plan. Projects include evaluation and restoration of riverbank erosion along Tumwater Valley Drive, Pioneer Park, and Desoto Canyon.

IS PROJECT RECOMMENDED BY PLAN/POLICY? YES PLAN: NPDES Permit / Shoreline Management Plan PAGE# Multiple

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2024	2025	2026	2027	2028	2029	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design		$ 270,000	$ 125,000	$ 125,000	$ 20,000					$ 270,000
Land & R-O-W		$ -								$ -
Construction		$ 710,000		$ 450,000	$ 65,000	$ 65,000	$ 65,000	$ 65,000		$ 710,000
Equipment		$ -								$ -
Other		$ -								$ -
TOTAL EXPENSES	**$ -**	**$ 980,000**	**$ 125,000**	**$ 575,000**	**$ 85,000**	**$ 65,000**	**$ 65,000**	**$ 65,000**	**$ -**	**$ 980,000**
Sources of Funds:										
General Government		$ -								$ -
Grants		$ 948,750	$ 93,750	$ 575,000	$ 85,000	$ 65,000	$ 65,000	$ 65,000		$ 948,750
Water/Sewer/Storm		$ 31,250	$ 31,250	$ -	$ -	$ -	$ -	$ -		$ 31,250
G.O. Bonds: NonVtd		$ -								$ -
G.O. Bonds: Voted		$ -								$ -
Revenue Bonds		$ -								$ -
L.I.D.'s		$ -								$ -
Other		$ -								$ -
TOTAL SOURCES	**$ -**	**$ 980,000**	**$ 125,000**	**$ 575,000**	**$ 85,000**	**$ 65,000**	**$ 65,000**	**$ 65,000**	**$ -**	**$ 980,000**

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

SD-04

CONTACT: Dan Smith
FUND: Storm Drain
DEPT: Water Resources & Sustainability
PROJECT NO.
NEW: No
PRIOR: SD-06

PROGRAM TITLE: **Emerging Projects**

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.

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

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2024	2025	2026	2027	2028	2029	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**	**$ 50,000**	**$ 50,000**	**$ 50,000**	**$ 50,000**	**$ 50,000**	**$ -**	**$ 300,000**
Sources of Funds:										
General Government		$ -								$ -
Grants		$ -								$ -
Water/Sewer/Storm		$ 300,000	$ 50,000	$ 50,000	$ 50,000	$ 50,000	$ 50,000	$ 50,000		$ 300,000
G.O. Bonds: NonVtd		$ -								$ -
G.O. Bonds: Voted		$ -								$ -
Revenue Bonds		$ -								$ -
L.I.D.'s		$ -								$ -
Other		$ -								$ -
TOTAL SOURCES	**$ -**	**$ 300,000**	**$ 50,000**	**$ 50,000**	**$ 50,000**	**$ 50,000**	**$ 50,000**	**$ 50,000**	**$ -**	**$ 300,000**

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Dan Smith
FUND: Storm Drain
DEPT: Water Resources & Sustainability
PROJECT NO.
NEW: No
PRIOR: SD-07

SD-05

PROGRAM TITLE: **East Linwood Basin Outfall Retrofit**

PROGRAM DESCRIPTION:
Project will re-evaluate conceptual design previously prepapred 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; 2022 Ecology funding for a second alternatives analysis to avoid wetland impacts did not result in a feasible alternative. Other funding sources will be pursued for design completion, permitting, mitigation, and construction. The project aims to address stormwater impacts including discharge velocity, shoreline erosion, and water quality.

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

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2024	2025	2026	2027	2028	2029	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	$ 120,000	$ 420,000		$ 45,000	$ 225,000	$ 150,000				$ 540,000
Land & R-O-W		$ 250,000			$ 250,000					$ 250,000
Construction		$ 1,500,000			$ 500,000	$ 1,000,000				$ 1,500,000
Equipment		$ -								$ -
Other		$ -								$ -
TOTAL EXPENSES	**$ 120,000**	**$ 2,170,000**	**$ -**	**$ 45,000**	**$ 975,000**	**$ 1,150,000**	**$ -**	**$ -**	**$ -**	**$ 2,290,000**
Sources of Funds:										
General Government		$ -								$ -
Grants	$ 120,000	$ 2,170,000		$ 45,000	$ 975,000	$ 1,150,000				$ 2,290,000
Water/Sewer/Storm		$ -								$ -
G.O. Bonds: NonVtd		$ -								$ -
G.O. Bonds: Voted		$ -								$ -
Revenue Bonds		$ -								$ -
L.I.D.'s		$ -								$ -
Other		$ -								$ -
TOTAL SOURCES	**$ 120,000**	**$ 2,170,000**	**$ -**	**$ 45,000**	**$ 975,000**	**$ 1,150,000**	**$ -**	**$ -**	**$ -**	**$ 2,290,000**

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

SD-06

CONTACT: Dan Smith
FUND: Storm Drain
DEPT: Water Resources & Sustainability
PROJECT NO. 2020033
NEW: No
PRIOR: SD-11

PROGRAM TITLE: **Sapp Road Culvert Replacement**

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 local salmon experts and the Washington State Department of Fish and Wildlife to complete design; construction to be funded in future years when grants are available. This project is dependent on receiving grant funding.

IS PROJECT RECOMMENDED BY PLAN/PC YES PLAN: Shoreline Master Plan, Restoration program PAGE# 31

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2024	2025	2026	2027	2028	2029	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	$ 265,000	$ -								$ 265,000
Land & R-O-W		$ 125,000	$ 125,000							$ 125,000
Construction		$ 2,283,000	$ 2,283,000							$ 2,283,000
Equipment		$ -								$ -
Other		$ -								$ -
TOTAL EXPENSES	**$ 265,000**	**$ 2,408,000**	**$ 2,408,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 2,673,000**
Sources of Funds:										
General Government		$ -								$ -
Grants	$ 80,000	$ 2,358,000	$ 2,358,000							$ 2,438,000
Water/Sewer/Storm	$ 185,000	$ 50,000	$ 50,000							$ 235,000
G.O. Bonds: NonVtd		$ -								$ -
G.O. Bonds: Voted		$ -								$ -
Revenue Bonds		$ -								$ -
L.I.D.'s		$ -								$ -
Other		$ -								$ -
TOTAL SOURCES	**$ 265,000**	**$ 2,408,000**	**$ 2,408,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 2,673,000**

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

SD-07

CONTACT: Dan Smith
FUND: Storm Drain
DEPT: Water Resources & Sustainability
PROJECT NO.
NEW: No
PRIOR: SD-11

PROGRAM TITLE: **Kirsop Road Stormwater Improvements**

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.

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

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2024	2025	2026	2027	2028	2029	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design		$ 155,250			$ 62,500	$ 92,750				$ 155,250
Land & R-O-W		$ 75,000				$ 75,000				$ 75,000
Construction		$ 412,500					$ 412,500			$ 412,500
Equipment		$ -								$ -
Other		$ -								$ -
TOTAL EXPENSES	**$ -**	**$ 642,750**	**$ -**	**$ -**	**$ 62,500**	**$ 167,750**	**$ 412,500**	**$ -**	**$ -**	**$ 642,750**
Sources of Funds:										
General Government		$ -								$ -
Grants		$ 580,250				$ 167,750	$ 412,500			$ 580,250
Water/Sewer/Storm		$ 62,500			$ 62,500	$ -	$ -			$ 62,500
G.O. Bonds: NonVtd		$ -								$ -
G.O. Bonds: Voted		$ -								$ -
Revenue Bonds		$ -								$ -
L.I.D.'s		$ -								$ -
Other		$ -								$ -
TOTAL SOURCES	**$ -**	**$ 642,750**	**$ -**	**$ -**	**$ 62,500**	**$ 167,750**	**$ 412,500**	**$ -**	**$ -**	**$ 642,750**

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Dan Smith
FUND: Storm Drain
DEPT: Water Resources & Sustainability
PROJECT NO.
NEW: No
PRIOR: SD-12

SD-08

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.

IS PROJECT RECOMMENDED BY PLAN/POLICY? YES PLAN: Annexation Area Drainage Study #7.6 PAGE# 49

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2024	2025	2026	2027	2028	2029	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design		$ 37,500	$ 37,500							$ 37,500
Land & R-O-W		$ -								$ -
Construction		$ 250,000		$ 250,000						$ 250,000
Equipment		$ -								$ -
Other		$ -								$ -
TOTAL EXPENSES	**$ -**	**$ 287,500**	**$ 37,500**	**$ 250,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 287,500**
Sources of Funds:										
General Government		$ -								$ -
Grants		$ -								$ -
Water/Sewer/Storm		$ 287,500	$ 37,500	$ 250,000						$ 287,500
G.O. Bonds: NonVtd		$ -								$ -
G.O. Bonds: Voted		$ -								$ -
Revenue Bonds		$ -								$ -
L.I.D.'s		$ -								$ -
Other		$ -								$ -
TOTAL SOURCES	**$ -**	**$ 287,500**	**$ 37,500**	**$ 250,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 287,500**

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

SD-09

CONTACT: Dan Smith
FUND: Storm Drain
DEPT: Water Resources & Sustainability
PROJECT NO.
NEW: No
PRIOR: SD-13

PROGRAM TITLE: **66th Ave Culvert Replacement**

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 Avenue. The culvert is recommended to be replaced with two 48" diameter culvert pipes.

IS PROJECT RECOMMENDED BY PLAN/POLICY? Yes PLAN: Annexation Area Drainage Study PAGE# 47

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2024	2025	2026	2027	2028	2029	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design		$ 500,000				$ 150,000	$ 350,000			$ 500,000
Land & R-O-W		$ -								$ -
Construction		$ 2,500,000						$ 2,500,000		$ 2,500,000
Equipment		$ -								$ -
Other		$ -								$ -
TOTAL EXPENSES	**$ -**	**$ 3,000,000**	**$ -**	**$ -**	**$ -**	**$ 150,000**	**$ 350,000**	**$ 2,500,000**	**$ -**	**$ 3,000,000**
Sources of Funds:										
General Government		$ -								$ -
Grants		$ 2,500,000						$ 2,500,000		$ 2,500,000
Water/Sewer/Storm		$ 500,000				$ 150,000	$ 350,000			$ 500,000
G.O. Bonds: NonVtd		$ -								$ -
G.O. Bonds: Voted		$ -								$ -
Revenue Bonds		$ -								$ -
L.I.D.'s		$ -								$ -
Other		$ -								$ -
TOTAL SOURCES	**$ -**	**$ 3,000,000**	**$ -**	**$ -**	**$ -**	**$ 150,000**	**$ 350,000**	**$ 2,500,000**	**$ -**	**$ 3,000,000**

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

SD-10

CONTACT: Dan Smith
FUND: Storm Drain
DEPT: Water Resources & Sustainability
PROJECT NO.
NEW: No
PRIOR: SD-15

PROGRAM TITLE: **North Custer Way Stormdrain Redirection**

PROGRAM DESCRIPTION:
Stormwater flows in the vicintiy of Capitol Boulevard and Custer Way enter an inadequate system under the Capitol Boulevard Bridge that surcharges due to its configuration. This project is being phased to better align with utility and transportation projects. Phase 1, Complete: Upsizing and treatment for Custer Way from Boston Street to east of Capitol Blvd; Phase 2 - Extend Phase 1 improvements along the Brewhouse Tower access road from Custer Way to the existing discharge area allowing for planned stromwater redirection. This project will increase the volume of stormwater that is treated and ease potential problems associated with erosion due to stormwater under the bridge on the former brewery property.

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

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2024	2025	2026	2027	2028	2029	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	$ 45,000	$ 75,000						$ 75,000		$ 120,000
Land & R-O-W	$ -	$ 37,500						$ 37,500		$ 37,500
Construction	$ 630,000	$ -							$ 300,000	$ 930,000
Equipment		$ -								$ -
Other		$ -								$ -
TOTAL EXPENSES	**$ 675,000**	**$ 112,500**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 112,500**	**$ 300,000**	**$ 1,087,500**
Sources of Funds:										
General Government		$ -								$ -
Grants		$ -								$ -
Water/Sewer/Storm		$ 112,500						$ 112,500	$ 300,000	$ 412,500
G.O. Bonds: NonVtd		$ -								$ -
G.O. Bonds: Voted		$ -								$ -
Revenue Bonds		$ -								$ -
L.I.D.'s		$ -								$ -
Other		$ -								$ -
TOTAL SOURCES	**$ -**	**$ 112,500**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 112,500**	**$ 300,000**	**$ 412,500**

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

SD-11

CONTACT: Dan Smith
FUND: Storm Drain
DEPT: Water Resources & Sustainability
PROJECT NO.
NEW: No
PRIOR: SD-18

PROGRAM TITLE: **Beehive Industrial Area Stormwater Improvements**

PROGRAM DESCRIPTION:
Stormwater improvements are needed in the Beehive Industrial Area to address poor conveyance, reduce flooding and improve water quality in stormwater runoff. Improvements include ditch rehabilitation, driveway culvert replacement and installation, and new bioretention and conveyance structures along Joppa St. and Lambskin Rd.

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

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2024	2025	2026	2027	2028	2029	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design		$ 150,000	$ 150,000							$ 150,000
Land & R-O-W		$ -								$ -
Construction		$ 750,000		$ 750,000						$ 750,000
Equipment		$ -								$ -
Other		$ -								$ -
TOTAL EXPENSES	**$ -**	**$ 900,000**	**$ 150,000**	**$ 750,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 900,000**
Sources of Funds:										
General Government		$ -								$ -
Grants		$ 562,500		$ 562,500						$ 562,500
Water/Sewer/Storm		$ 337,500	$ 150,000	$ 187,500						$ 337,500
G.O. Bonds: NonVtd		$ -								$ -
G.O. Bonds: Voted		$ -								$ -
Revenue Bonds		$ -								$ -
L.I.D.'s		$ -								$ -
Other		$ -								$ -
TOTAL SOURCES	**$ -**	**$ 900,000**	**$ 150,000**	**$ 750,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 900,000**

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

SD-12

CONTACT: Dan Smith
FUND: Storm Drain
DEPT: Water Resources and Sustainability
PROJECT NO. 2016025
NEW: No
PRIOR: SD-13

PROGRAM TITLE: **City Operations and Maintenance Facility Relocation**

PROGRAM DESCRIPTION:
This project includes the demolition, master planning, design and construction for a new Water Resources & Sustainability Operations and Maintenance Facility at the City's Trails End Drive property. Site costs are distributed 34% General Fund, 33% Water, 17% Sewer, and 17% Storm. Offsite mitigation costs are distributed 50% General Fund and Transportation CFP, 24% Water, 13% Sewer, and 13% Storm. Construction will use debt financing either revenue bond or PWTF loan. Debt payments are included in expenditures on cover sheet.

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

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2024	2025	2026	2027	2028	2029	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	$ 184,900	$ 359,100	$ 359,100							$ 544,000
Land & R-O-W		$ -								$ -
Construction		$ 4,571,100	$ 507,900	$ 4,063,200						$ 4,571,100
Equipment		$ 257,000		$ 257,000						$ 257,000
Other (incl. 1% for Arts)		$ 2,683,704	$ 84,500	$ 920,241	$ 419,741	$ 419,741	$ 419,741	$ 419,741		$ 2,683,704
TOTAL EXPENSES	**$ 184,900**	**$ 7,870,904**	**$ 951,500**	**$ 5,240,441**	**$ 419,741**	**$ 419,741**	**$ 419,741**	**$ 419,741**	**$ -**	**$ 8,055,804**
Sources of Funds:										
General Government		$ -								$ -
Grants		$ -								$ -
Water/Sewer/Storm	$ 184,900	$ 2,098,704		$ 419,741	$ 419,741	$ 419,741	$ 419,741	$ 419,741		$ 2,283,604
G.O. Bonds: NonVtd		$ -								$ -
G.O. Bonds: Voted		$ -								$ -
Revenue Bonds		$ 5,772,200	$ 5,772,200							$ 5,772,200
L.I.D.'s		$ -								$ -
Other		$ -								$ -
TOTAL SOURCES	**$ 184,900**	**$ 7,870,904**	**$ 5,772,200**	**$ 419,741**	**$ 419,741**	**$ 419,741**	**$ 419,741**	**$ 419,741**	**$ -**	**$ 8,055,804**

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

SD-13

CONTACT: Dan Smith
FUND: Storm Drain
DEPT: Water Resources & Sustainability
PROJECT NO.
NEW: No
PRIOR: GG-25 / SD-20

PROGRAM TITLE: **Golf Course Drainage System Repairs**

PROGRAM DESCRIPTION:
The original drainage system designed to convey storm water from Henderson Blvd through the golf course is failing and creating sink holes on fairways #3 and #18. The large galvanized pipe installed in 1969 needs to be replaced. This project will include an engineering assesment to evaluate drainage impacts on sanitary sewer lines, integration of conveyance with MS4, and compliance with TMDL water quality regulations.

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

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2024	2025	2026	2027	2028	2029	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design		$ 60,000	$ 60,000							$ 60,000
Land & R-O-W		$ -								$ -
Construction		$ 450,000		$ 450,000						$ 450,000
Equipment		$ -								$ -
Other		$ -								$ -
TOTAL EXPENSES	**$ -**	**$ 510,000**	**$ 60,000**	**$ 450,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 510,000**
Sources of Funds:										
General Government		$ -								$ -
Grants		$ 337,500		$ 337,500						$ 337,500
Water/Sewer/Storm	$ -	$ 172,500	$ 60,000	$ 112,500	$ -	$ -	$ -	$ -	$ -	$ 172,500
G.O. Bonds: NonVtd		$ -								$ -
G.O. Bonds: Voted		$ -								$ -
Revenue Bonds		$ -								$ -
L.I.D.'s		$ -								$ -
Other		$ -								$ -
TOTAL SOURCES	**$ -**	**$ 510,000**	**$ 60,000**	**$ 450,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 510,000**

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

SD-14

CONTACT: Dan Smith
FUND: Storm Drain
DEPT: Water Resources & Sustainability
PROJECT NO.
NEW: No
PRIOR: SD-16

PROGRAM TITLE: **Enterprise Resource Planning Business System**

PROGRAM DESCRIPTION:
Replacement and implementation of the current ERP System (Tyler Eden), currently estimated at approximately $2.5 million. The City currently uses Tyler Technology's Eden program, which is no longer supported or upgraded. This system manages the billing and financial programs for the utilities, among other critical functions for the City, like payroll and permitting. The cost for both vendor fees, technology, and City staff time to implement is split between General Fund (50%) and the Water, Sewer and Storm utilities (50%).

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

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2024	2025	2026	2027	2028	2029	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	$ -	$ -								$ -
Land & R-O-W		$ -								$ -
Construction		$ -								$ -
Equipment		$ -								$ -
Other (Software, etc.))	$ 200,008	$ 200,000	$ 66,667	$ 66,667	$ 66,667					$ 400,008
TOTAL EXPENSES	**$ 200,008**	**$ 200,000**	**$ 66,667**	**$ 66,667**	**$ 66,667**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 400,008**
Sources of Funds:										
General Government		$ -								$ -
Grants		$ -								$ -
Water/Sewer/Storm	$ 200,008	$ 200,000	$ 66,667	$ 66,667	$ 66,667					$ 400,008
G.O. Bonds: NonVtd		$ -								$ -
G.O. Bonds: Voted		$ -								$ -
Revenue Bonds		$ -								$ -
L.I.D.'s		$ -								$ -
Other		$ -								$ -
TOTAL SOURCES	**$ 200,008**	**$ 200,000**	**$ 66,667**	**$ 66,667**	**$ 66,667**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 400,008**

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

SD-15

CONTACT: Dan Smith
FUND: Storm Drain
DEPT: Water Resources & Sustainability
PROJECT NO.
NEW: Yes
PRIOR:

PROGRAM TITLE: **Capitol Blvd Storm Upsizing**

PROGRAM DESCRIPTION:
Replace undersized and deteriorating infrastructure on Capitol Blvd. This project will be completed in several phases and often in conjunction with transportation improvement projects. Construction work prior to 2024 completed in the vicinity of Capitol Blvd and Trosper Rd. Construction work in 2026 will include the vicinity of Capitol Blvd and X St.

IS PROJECT RECOMMENDED BY PLAN/PC YES PLAN: Tumwater Valley Regional Facility Hydraulics Report PAGE#

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2024	2025	2026	2027	2028	2029	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	$ 200,000	$ -								$ 200,000
Land & R-O-W		$ -								$ -
Construction	$ 675,000	$ 650,000			$ 650,000					$ 1,325,000
Equipment		$ -								$ -
Other		$ -								$ -
TOTAL EXPENSES	**$ 875,000**	**$ 650,000**	**$ -**	**$ -**	**$ 650,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 1,525,000**
Sources of Funds:										
General Government		$ -								$ -
Grants		$ -								$ -
Water/Sewer/Storm	$ 875,000	$ 650,000			$ 650,000					$ 1,525,000
G.O. Bonds: NonVtd		$ -								$ -
G.O. Bonds: Voted		$ -								$ -
Revenue Bonds		$ -								$ -
L.I.D.'s		$ -								$ -
Other		$ -								$ -
TOTAL SOURCES	**$ 875,000**	**$ 650,000**	**$ -**	**$ -**	**$ 650,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 1,525,000**

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Dan Smith
FUND: Storm Drain
DEPT: Water Resources & Sustainability
PROJECT NO.
NEW: Yes
PRIOR:

SD-16

PROGRAM TITLE: **Crites Stormwater Pond Improvements**

PROGRAM DESCRIPTION:
Improvements are needed in the Mottman Industrial Area to improve conveyance to Crites Pond and increase capacity of the pond. Improvements are also needed to the pond to increase treatment and infiltration rates to effectivley reduce local flooding during rain events.

IS PROJECT RECOMMENDED BY PLAN/POLICY? YES PLAN: Mottman Drainage Evaluation PAGE# 15

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2024	2025	2026	2027	2028	2029	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	$ -	$ 250,000			$ 250,000					$ 250,000
Land & R-O-W		$ -								$ -
Construction		$ 900,000				$ 400,000	$ 500,000			$ 900,000
Equipment		$ -								$ -
Other		$ -								$ -
TOTAL EXPENSES	**$ -**	**$ 1,150,000**	**$ -**	**$ -**	**$ 250,000**	**$ 400,000**	**$ 500,000**	**$ -**	**$ -**	**$ 1,150,000**
Sources of Funds:										
General Government		$ -								$ -
Grants		$ -								$ -
Water/Sewer/Storm	$ -	$ 1,150,000	$ -	$ -	$ 250,000	$ 400,000	$ 500,000	$ -	$ -	$ 1,150,000
G.O. Bonds: NonVtd		$ -								$ -
G.O. Bonds: Voted		$ -								$ -
Revenue Bonds		$ -								$ -
L.I.D.'s		$ -								$ -
Other		$ -								$ -
TOTAL SOURCES	**$ -**	**$ 1,150,000**	**$ -**	**$ -**	**$ 250,000**	**$ 400,000**	**$ 500,000**	**$ -**	**$ -**	**$ 1,150,000**

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Dan Smith
FUND: Storm Drain
DEPT: Water Resources & Sustainability
PROJECT NO.
NEW: Yes
PRIOR:

SD-17

PROGRAM TITLE: **29th Avenue SW Stormwater Improvements**

PROGRAM DESCRIPTION:
This project intends to help alleviate flooding issues identified along Crites Steet and RW Johnson Blvd SW. The project includes regrading right-of-ways along 29th Ave SW, and improving storage and conveyance of stormwater by re-grading swales and installing driveway culverts.

IS PROJECT RECOMMENDED BY PLAN/POLICY? Yes PLAN: Mottman Drainage Evaluation PAGE# 22

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2024	2025	2026	2027	2028	2029	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	$ -	$ 165,000			$ 165,000					$ 165,000
Land & R-O-W		$ -								$ -
Construction		$ 600,000				$ 600,000				$ 600,000
Equipment		$ -								$ -
Other		$ -								$ -
TOTAL EXPENSES	**$ -**	**$ 765,000**	**$ -**	**$ -**	**$ 165,000**	**$ 600,000**	**$ -**	**$ -**	**$ -**	**$ 765,000**
Sources of Funds:										
General Government		$ -								$ -
Grants		$ -								$ -
Water/Sewer/Storm	$ -	$ 765,000			$ 165,000	$ 600,000				$ 765,000
G.O. Bonds: NonVtd		$ -								$ -
G.O. Bonds: Voted		$ -								$ -
Revenue Bonds		$ -								$ -
L.I.D.'s		$ -								$ -
Other		$ -								$ -
TOTAL SOURCES	**$ -**	**$ 765,000**	**$ -**	**$ -**	**$ 165,000**	**$ 600,000**	**$ -**	**$ -**	**$ -**	**$ 765,000**

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

SD-18

CONTACT: Dan Smith
FUND: Storm Drain
DEPT: Water Resources & Sustainability
PROJECT NO.
NEW: No
PRIOR: SD-19

PROGRAM TITLE: **Tumwater Hill Basin Assessment**

PROGRAM DESCRIPTION:
Widespread conveyance infrastructure is failing in the Tumwater Hill neighborhood. Flow control and water quality BMPs are largely absent from area, which drains directly to the DeSoto Canyon. City has performed some spot repairs on failing infrastructure, but need a more comprehensive approach. Project will perform detailed study to inventory and assess infrastructure throughout neighborhood and develop recommendations for repair and improvement.

IS PROJECT RECOMMENDED BY PLAN/POLICY? YES PLAN: 2017 Stormwater Comprehensive Management Plan PAGE#

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2024	2025	2026	2027	2028	2029	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design		$ 150,000	$ 75,000	$ 75,000						$ 150,000
Land & R-O-W		$ -								$ -
Construction		$ -								$ -
Equipment		$ -								$ -
Other		$ -								$ -
TOTAL EXPENSES	**$ -**	**$ 150,000**	**$ 75,000**	**$ 75,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 150,000**
Sources of Funds:										
General Government		$ -								$ -
Grants		$ -								$ -
Water/Sewer/Storm		$ 150,000	$ 75,000	$ 75,000						$ 150,000
G.O. Bonds: NonVtd		$ -								$ -
G.O. Bonds: Voted		$ -								$ -
Revenue Bonds		$ -								$ -
L.I.D.'s		$ -								$ -
Other		$ -								$ -
TOTAL SOURCES	**$ -**	**$ 150,000**	**$ 75,000**	**$ 75,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 150,000**

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

SD-19

CONTACT: Dan Smith
FUND: Storm Drain
DEPT: Water Resources & Sustainability
PROJECT NO.
NEW: No
PRIOR: SD-22

PROGRAM TITLE: **Resource Conservation & Sustainability**

PROGRAM DESCRIPTION:
Funding to support the implementation of City Green Team and Urban Forestry Plan initiatives and recommendations identified in the Thurston Climate Mitigation Plan.

IS PROJECT RECOMMENDED BY PLAN/POLICY? YES PLAN: UMFP / TCMP / Green Team Annual Report PAGE#

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2024	2025	2026	2027	2028	2029	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	$ -	$ 130,000	$ 65,000	$ 65,000						$ 130,000
Land & R-O-W		$ -								$ -
Construction		$ -								$ -
Equipment		$ -								$ -
Other		$ -								$ -
TOTAL EXPENSES	**$ -**	**$ 130,000**	**$ 65,000**	**$ 65,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 130,000**
Sources of Funds:										
General Government		$ -								$ -
Grants		$ -								$ -
Water/Sewer/Storm	$ -	$ 130,000	$ 65,000	$ 65,000						$ 130,000
G.O. Bonds: NonVtd		$ -								$ -
G.O. Bonds: Voted		$ -								$ -
Revenue Bonds		$ -								$ -
L.I.D.'s		$ -								$ -
Other		$ -								$ -
TOTAL SOURCES	**$ -**	**$ 130,000**	**$ 65,000**	**$ 65,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 130,000**

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Dan Smith
FUND: Storm Drain
DEPT: Water Resources & Sustainability
PROJECT NO.
NEW: YES
PRIOR:

SD-20

PROGRAM TITLE: **2028 Comprehensive Stormwater Management Plan Update**

PROGRAM DESCRIPTION:
Project will update the 2018 Comprehensive Stormwater Management Plan, intending to review and update program capacities for NPDES-related programs, technical assistance programs, operations and maintenance, funding sources and staffing levels. Regular updates to the Comprehensive Stormwater Management Plan are required through the City's NPDES permit. Project is due to growth and will integrate findings and recommendations of basin assessments completed in previous years.

IS PROJECT RECOMMENDED BY PLAN/POLICY? YES PLAN: NPDES Permit PAGE#

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2024	2025	2026	2027	2028	2029	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	$ -	$ 250,000				$ 75,000	$ 175,000			$ 250,000
Land & R-O-W		$ -								$ -
Construction		$ -								$ -
Equipment		$ -								$ -
Other		$ -								$ -
TOTAL EXPENSES	**$ -**	**$ 250,000**	**$ -**	**$ -**	**$ -**	**$ 75,000**	**$ 175,000**	**$ -**	**$ -**	**$ 250,000**
Sources of Funds:										
General Government		$ -								$ -
Grants		$ -								$ -
Water/Sewer/Storm	$ -	$ 250,000				$ 75,000	$ 175,000			$ 250,000
G.O. Bonds: NonVtd		$ -								$ -
G.O. Bonds: Voted		$ -								$ -
Revenue Bonds		$ -								$ -
L.I.D.'s		$ -								$ -
Other		$ -								$ -
TOTAL SOURCES	**$ -**	**$ 250,000**	**$ -**	**$ -**	**$ -**	**$ 75,000**	**$ 175,000**	**$ -**	**$ -**	**$ 250,000**

CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

CONTACT: Dan Smith
FUND: Storm Drain
DEPT: Water Resources & Sustainability
PROJECT NO.
NEW: YES
PRIOR:

SD-21

PROGRAM TITLE: **E Dennis Street Outfall Retrofit**

PROGRAM DESCRIPTION:
Runoff from E Dennis Street and upstream roadways currently discharges untreated to unnamed surface waters tributary to the Deschutes River. Project includes evaluation of upstream drainage structures, treatment and erosion control retrofit of outfall and structures upstream of MH#10275.

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

FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2024	2025	2026	2027	2028	2029	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design	$ -	$ 75,000					$ 75,000			$ 75,000
Land & R-O-W		$ -								$ -
Construction		$ 288,000						$ 288,000		$ 288,000
Equipment		$ -								$ -
Other		$ -								$ -
TOTAL EXPENSES	**$ -**	**$ 363,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 75,000**	**$ 288,000**	**$ -**	**$ 363,000**
Sources of Funds:										
General Government		$ -								$ -
Grants		$ 225,000						$ 225,000		$ 225,000
Water/Sewer/Storm	$ -	$ 138,000					$ 75,000	$ 63,000		$ 138,000
G.O. Bonds: NonVtd		$ -								$ -
G.O. Bonds: Voted		$ -								$ -
Revenue Bonds		$ -								$ -
L.I.D.'s		$ -								$ -
Other		$ -								$ -
TOTAL SOURCES	**$ -**	**$ 363,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 75,000**	**$ 288,000**	**$ -**	**$ 363,000**

APPENDIX "A"

CITY OF TUMWATER
PUBLIC FACILITIES INVENTORY

CITY OF TUMWATER PUBLIC FACILITIES INVENTORY

Updated June 2021

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									
Deschutes Valley Park	"T" Street	August 1998	$320,000		16 Acres	Undeveloped			
Tumwater Hill Park	3115 Ridgeview Court SW	2014	$35,000		31.5 Acres	Active Park			
Isabella Bush	1436 Linwood Avenue SW	Oct-89	$225,000		19.28 Acres	Active Park			
Isabella Bush Parcel 33204000208	1414 Linwood Avenue SW	November 2017	$187,700	$100,000	0.25 Acres	Active Park			
Kindred Park	9168 Aster St SE	2022/23	$1,337,000		3.44 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			
Barclift Park	690 Barclift Lane SE	1998 / 2007	$427,000		3 Acres	Active Park			
Coralie Carlyon Park	Sunset Way and Fairfield Road SE	1953			.13 Acres	Active Park			
Golf Courses									
Tumwater Valley Municipal Golf Course	4611 Tumwater Valley Drive SE	May 1996	$2,700,000		200 Acres	Golf Course			
Open Space / Trails									
BPA Powerlines					6 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				
Tumwater Hills Trails Parcel(s) 75320299900	Somerset Hill	December 2018	Donation		5.73 Acres	Active Park			
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			
Water Treatment Facilities									
Palermo Aeration Tower	303 "O" Street SE	1998			2000 gpm	In Service			

CITY OF TUMWATER PUBLIC FACILITIES INVENTORY

Updated June 2021

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
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		$6,352		6711	In Service			
1" Meters	UGA wide		$330		297	In Service			
1-1/2" Meters	UGA wide		$229		218	In Service			
2" Meters	UGA wide		$233		187	In Service			
3" Meters	UGA wide		$5		39	In Service			
4" Meters	UGA wide		$3		2	In Service			
6" Meters	UGA wide		$2		2	In Service			
Hydrants	UGA wide				1,580	In Service			
Telemetry System	All Wells & Boosters					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 - Trosper Road	2401 Trosper 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 - Metalcraft	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 - Trosper Lift Station	2401 Trosper Road SW	1995			80 kw	In Service			
#5 - Palermo Lift Station	564 "M" Street SE	1981			30 kw	In Service - Obsolete	Replacement	2020	$25,000
#6 - The Farm Lift Station	801 Silo Court SE	1996			80 kw	In Service			
#7 - Metalcraft 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			
#13 - Bridlewood Lift Station	8125 Belmonte Drive SW	2002			35 kw	In Service			

CITY OF TUMWATER PUBLIC FACILITIES INVENTORY

Updated June 2021

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
#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 Regional 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			
Henderson Boulevard Bridge	SID #7970300	1961				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			

CITY OF TUMWATER PUBLIC FACILITIES INVENTORY

Updated June 2021

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
Old 99 / 88th Avenue	Annexed in 2016	2002				In Service			
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			
Brew Master's 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	1500 79th Ave SE	2014		$25,000		Vacant			
Barn	7842 Trails End Drive	2014		$25,000		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 (Schrader 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"

TUMWATER SCHOOL DISTRICT No. 33
CAPITAL FACILITIES PLAN

CAPITAL FACILITIES PLAN

2023 – 2029

Tumwater School District

Tumwater, Washington

October 2023

Please contact the

Capital Projects Department with any questions

360-709-7005

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RESOLUTION 02-23-24

A RESOLUTION ADOPTING THE TUMWATER SCHOOL DISTRICT CAPITAL FACILITIES PLAN 2023-2029

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 2023-2029; and

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

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

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

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

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

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

1. The Board of Directors of Tumwater School District No. 33 hereby adopts the Tumwater School District Capital Facilities Plan 2023-2029 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 2023-2029 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 2023-2029 for said purposes stated herein.

ADOPTED this 26th day of October, 2023.

BOARD OF DIRECTORS

ATTEST:

Secretary to the Board

CHAPTER ONE
INTRODUCTION

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

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

Home building in Tumwater School District remains robust. There are 2,375 new single-family house lots and 4,871 new multi-family units that are either undergoing City and County review or being built. This new housing is expected to generate 7,606 new K-12 students in Tumwater School district. The tracking log is included as **Attachment E - New Single- and Multi-Family Housing Developments.**

Tumwater School District retains its reputation as desirable place to live and raise children.

CHAPTER TWO
BACKGROUND-GROWTH LEGISLATION

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

State Environmental Policy Act (SEPA)

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

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

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

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

Growth Management Act

The Growth Management Act (GMA) provides an opportunity for school districts to broaden the source of funds to meet the needs to provide additional school facilities as a

result of growth in residential housing. The Act, originally passed in 1990 and amended in subsequent years, includes elements addressing the impacts of development on municipal corporations, such as school districts.

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

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

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

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

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

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

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

Thus, the statutory scheme for school mitigation may involve:

1. Imposition of mitigating conditions under SEPA, based upon adopted policies, to correct specific adverse environmental impacts identified in the environmental documents. RCW 43.21C.060.

2. Satisfaction of mitigating conditions under SEPA, or the State Subdivision Act through a voluntary agreement in lieu of dedication of land or to mitigate a direct impact of a development. RCW 82.02.020.

3. A finding of adequate provision for schools under the State Subdivision Act based upon dedication of land or provision of improvements for a subdivision of land. RCW 58.17.110.

4. Imposition of impact fees for system improvements reasonably related and beneficial to new development, and identified in the capital facilitates element of a comprehensive plan. RCW 82.02.050-.090.

CHAPTER THREE
SCHOOL DISTRICT DESCRIPTION

Tumwater School District is located in the north central portion of Thurston County. It encompasses 117 square miles and is bordered on the north by the City of Olympia (served by the Olympia School District), on the east by the City of Lacey (served by North Thurston Public Schools), the south by the Rochester and Tenino School Districts and on the west by the Capital Forest. **Attachment-A** is the map of the current District boundaries and attendance areas. The District includes the City of Tumwater and its urban growth area and unincorporated Thurston County. Development occurs principally within the urban growth area of Tumwater and in scattered locations throughout the remaining District boundaries. Within the urban growth boundaries, there is area for both short-term and long-term residential development. The residential population of the Tumwater School District is currently almost 45,000. This is expected to grow to 49,000 by 2025 and 53,000 by 2030.

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

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

As of September 2023, there are forty-two portable classrooms in the Tumwater School District. These are used for temporary capacity for the enrollment growth in certain areas. Pending funding and construction of new schools, the District's policy is to increase interim capacity at its schools with the use of portable facilities. However, portables are used only as interim solutions and are not considered as long-term capacity or as meeting the District's standard of service.

In June 2019, the Tumwater School District Board of Directors adopted new elementary school attendance boundaries for five of the six elementary schools to balance enrollment with capacity at those schools. This was at the recommendation of a Boundary Review Committee that met from October 2018 through April 2019. The boundaries of Peter G. Schmidt Elementary boundaries were not affected and the school will continue to require

temporary capacity in modular classrooms until a new elementary can open as planned in 2026.

Attachment-A is the map of attendance areas that took effect for the 2020-21 school year and beyond.

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 growth within Tumwater School District, the District has developed a modified forecast of enrollment. This forecast relies upon growth projections from Thurston Regional Planning, consultants, and past enrollment trends within the District. Two factors that cause these projections to be updated yearly are varying kindergarten enrollment and unpredictable student transfers ether into or out of the District. The current six-year enrollment forecast is shown in **Table 2**.

As part of the elementary boundary review process, an enrollment forecast was commissioned that showed that the current enrollment decrease is an anomaly and enrollment will continue to grow. This forecast is included as **Attachment-D**. This forecast is for the schools before the attendance areas are changed.

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

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

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

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

Proposed new housing is shown in **Attachment E - New Single- and Multi-Family Housing Developments.** There is a total of 7,386 units of unbuilt housing composed of 2,603 single-family and 4,783 multi-family homes. Using the Student Generation Rates above, this results in the following numbers of new students:

Elementary School Students	1,101
Middle School Students	710
High School Students	528
Total number of new students	2,340
(Total does not add due to rounding)	

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 for every grade level has been a standard used for planning purposes for many years. However, with the change in class sizes at grades K-3, elementary schools now use a blended average for K-5 of 22 students per regular classroom.

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

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

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

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

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

SOURCES

General Fund

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

Building Fund

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

Debt Service Fund

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

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

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

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

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

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

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

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

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

Operating levies 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). Future "enrichment" levies will be limited by a revised set of formulas. Operating levies may 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) administers the funds.
The Tumwater School District assistance percentage as of July 2023 was set at 62.23% for eligible project costs.
The construction cost allowance for school construction costs for July 1, 2023 funded projects is $271.61 per square foot.
The calculation for determining state matching support is:

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

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

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

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

Qualifying for SCAP funding involves an application process that has six rounds of District applications and OSPI approvals. Districts submit information for consideration to the State Board. If approved, the district project is given a priority ranking number based upon information provided in the application. The project is then placed on the funding list along with all other projects submitted. OSPI funds projects each July at the beginning of the State fiscal year starting at the top of the list with those projects having the highest priority number and proceeding down the list until the funds allotted for that year are committed. In short, the higher the priority ranking, the better prospect the district has in receiving 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 OSPI can prioritize projects for funding (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 projected student enrollment growth within the six year planning period and insufficient permanent school space to serve that growth allows the district to seek imposition of the fees. The amounts to be charged are then calculated based on the costs for providing the space and the projected average number of students in each residential unit as based on the student generation rate analysis. The School Board must first approve the calculation of the impact fees as a part of the Board's adoption of this Capital Facilities Plan and in turn, approval must then be granted by the other general government jurisdictions having responsibility within the district -- counties, cities and towns. In the Tumwater School District, those general government jurisdictions include the City of Tumwater and Thurston County. Both the City of Tumwater and Thurston County have adopted school impact fee ordinances.

SEPA Mitigation

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

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

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

CHAPTER SEVEN
CONSTRUCTION PROGRAM

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

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

Elementary:	10-15 acres
Middle Level:	20-25 acres
High:	45-55 acres

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

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

The District anticipates using a mixture of funding sources to meet the costs of building the schools, including local bond issues, capital levies, State funding assistance and impact fees. The bond issues are the primary source of local funding, and are dependent on voter approval. State funding assistance provides the secondary source of school construction funds. Those funds are available from the State based upon specific project eligibility, priority ranking by the State and available funds. If the sale of bonds is not approved by the public or State funding assistance is not available, the District will not be able to implement the Capital Facilities program as planned. The District may then

utilize other means to house the students including purchase of modular classrooms or any other means available to the district. If the District experiences accelerated growth above and beyond that expected and/or funds are not available, then the district may not be able to provide housing for students. This may require a moratorium on any new housing until funding becomes available.

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

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

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

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

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

Therefore, it is incumbent on the District to move forward in a timely manner with its Capital Facilities Plan to acquire and develop needed sites and facilities. As such,

multiple sources of funding are required including existing capital funds, bond issue funds, mitigation/impact fees, and State funding assistance.

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

1. Building a new elementary school for added capacity to serve growth at the K-5 level to open in 2027. requires future approval of bonds by voters. The project costs of $60,856,000 are detailed on **Table 4**.
2. Adding modular classrooms to elementary schools until a new school is built along with the potential addition of modular classrooms at the middle and high school as needed to provide for interim capacity solutions.

Construction projects planned to update existing facilities are:

1. New Market Skills Center – minor capital improvements funded primarily with State grants. Two projects were funded in the 2021-23 biennium that were completed in 2023. Two more projects were funded for the 2023-25 biennium. A $48 million full renovation of the facilities with additions has been applied for but yet funded by the State.
2. Tumwater and Black Hills High Schools – unspecified renovations in a future bond.
3. Bush and Tumwater Middle Schools – the parts of the original buildings not included in the additions and renovations to accommodate sixth grade will be eligible for State construction grants for major renovations beginning in 2024 (BMS) and 2025 (TMS). The majority of funds will come from bonds approved in a future election. The project costs for Bush Middle School are estimated at $36 million and for Tumwater Middle School they are $48 million.

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

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

CHAPTER EIGHT
FINANCIAL PLAN

The planned project expenditures and revenues are detailed in **Table 5**. Tumwater School District needs approximately $222,836,000 to finance its facility needs for the fiscal years 2022-23 through 2027-28.

The capital projects fund balance at the end of the 2021-22 fiscal year is estimated to be $8,000,000.

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

The majority of the funding for the current six-year plan, $115,000,000, would come from a future bond referendum that requires voter approval.

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

State grants are estimated to amount to approximately $70,800,000, including $35,800,000 solely for New Market Skills Center projects.

The impact fee and mitigation fee portion for the six-year period is $3,000,000.

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

2022-23 Ending fund Balance	$ 8,800,000
+ Capital Levy (current and future)	38,987,000
+ Bond Sales (future, requires voter approval)	125,000,000
+ State Grants	71,000,000
+ Impact Fees	2,750,000
+ Misc. Revenue	600,000
= Total Revenue	$ 238,337,000
= Anticipated Available Funds	**$ 247,137,000**

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

CHAPTER NINE
ASSESSED VALUATION

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

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

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

The district’s total assessed valuation as of January 1, 2023, set by the County Assessor, was $9,539,342,382, which is an increase of 27.6% over the 2022 assessed value.

CHAPTER TEN
EXISTING DEBT

The Tumwater School District's current debt is $76,775,000 as shown in **Table 6.** This debt consists of four bond sales from the 2014 election. Current bond debt will be paid off in 2032. **Table 6** also shows the projected annual payments.

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

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

Total Assessed Value	$9,539,342,382
Five Percent of Assessed Value	$ 476,967,119
Existing Bonded Indebtedness (Principal Only)	$ 76,775,000
Available Bonding Capacity	$ 400,192,119

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

CHAPTER ELEVEN
IMPACT FEE CALCULATIONS

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

APPENDIX A

TABLES 1-8

TABLE 1

TUMWATER SCHOOL DISTRICT NO. 33
CAPACITY OF EXISTING SCHOOL FACILITIES
2023 - 2029 Capital Facilities Plan

FACILITY NAME:	Number of Regular Classrooms	Capacity*	Oct. 2023 Headcount	Surplus(+) or Deficit(-)	Existing Modular Classrooms*	Agency-permitted Number of Modulars*
Black Lake Elementary	20	440	387	53	6	8
East Olympia Elementary	20	440	603	-163	8	8
Littlerock Elementary	17	374	344	30	0	8
Michael T. Simmons Elem.	20	440	422	18	13	13
Peter G. Schmidt Elem.	25	550	577	-27	8	8
Tumwater Hill Elementary	20	440	365	75	2	2
Tumwater Virtual Academy	*0*	*0*	*0*	*0*	*0*	*0*
Total Elementary	***122***	***2,684***	***2,698***	***-14***	***37***	***47***
Bush Middle School	34	850	761	89	0	8
Tumwater Middle School	33	825	634	191	0	8
Tumwater Virtual Academy	*0*	*0*	*0*	*0*	*0*	*0*
Total Middle School	***67***	***1,675***	***1,395***	***280***	***0***	***16***
Black Hills High School	45	1125	756	369	0	12
Cascadia High School	8	128	115	13	0	0
New Market High School	1	37	56	-19	0	10
Tumwater High School	43	1075	1,109	-34	5	10
Tumwater Virtual Academy	*0*	*0*	*0*	*0*	*0*	*0*
Total High School	***140***	***2,365***	***2,036***	***329***	***5***	***32***
Grand Total	***329***	***6,724***	***6,129***	***595***	***42***	***95***
TWEST			16			
TWEST ("T West") provides education services to youths in the Thurston County Juvenile Detention Center. It is located in Tumwater School District and the students come from across Thurston County. TWEST students are not included in capacity calculations.						
New Market Skills Center	20	520		445	0	0
The Skills Center is a stand-alone facility that serves a consortium of eleven school districts and is not included in capacity calculations.						
*Capacity figures do not include modulars.						

TABLE 2

TUMWATER SCHOOL DISTRICT NO. 33
DISTRICT ENROLLMENT FORECAST
2023 - 2029 Capital Facilities Plan

	Oct.	Projected						
	2023	*2024*	*2025*	*2026*	*2027*	*2028*	*2029*	*2030*
Kindergarten	*423*	*432*	*441*	*450*	*468*	*487*	*506*	*525*
Grade One	*456*	*475*	*495*	*516*	*537*	*560*	*583*	*607*
Grade Two	*483*	*496*	*509*	*522*	*536*	*550*	*564*	*579*
Grade Three	*428*	*442*	*456*	*470*	*485*	*501*	*517*	*533*
Grade Four	*454*	*461*	*468*	*476*	*483*	*491*	*498*	*506*
Grade Five	*454*	*469*	*485*	*501*	*518*	*536*	*554*	*573*
Grade Six	*461*	*476*	*492*	*508*	*525*	*543*	*560*	*579*
Grade Seven	*492*	*500*	*507*	*515*	*523*	*532*	*540*	*548*
Grade Eight	*442*	*449*	*456*	*464*	*471*	*479*	*487*	*495*
Grade Nine	*499*	*541*	*588*	*638*	*692*	*751*	*815*	*884*
Grade Ten	*561*	*564*	*568*	*571*	*575*	*578*	*582*	*585*
Grade Eleven	*493*	*473*	*453*	*435*	*417*	*400*	*383*	*367*
Grade Twelve	*483*	*491*	*499*	*507*	*515*	*523*	*532*	*541*
K-5 HEADCOUNT	***2,698***	***2,774***	***2,853***	***2,934***	***3,027***	***3,123***	***3,221***	***3,323***
6-8 HEADCOUNT	***1,395***	***1,425***	***1,456***	***1,488***	***1,520***	***1,553***	***1,587***	***1,622***
9-12 HEADCOUNT	***2,036***	***2,069***	***2,107***	***2,150***	***2,198***	***2,252***	***2,312***	***2,377***
TOTAL K-12	***6,129***	***6,269***	***6,417***	***6,572***	***6,746***	***6,928***	***7,120***	***7,322***

TABLE 3

TUMWATER SCHOOL DISTRICT NO. 33
DEMAND VS. SUPPLY OF SCHOOL FACILITIES
2023 - 2029 Capital Facilities Plan

YEAR	DEMAND	LEVEL OF SERVICE CAPACITY	PERCENT	CAPACITY INCREASE	SURPLUS OR DEFICIT	CAPACITY CHANGES
ELEMENTARY SCHOOL						
2023	2,698	2,684	101%	0	-14	
2024	2,774	2,684	103%	0	-90	
2025	2,853	2,684	106%	0	-169	
2026	2,934	2,684	109%	0	-250	
2027	3,027	3,284	92%	600	257	New Elem. School
2028	3,123	3,284	95%	0	161	
2029	3,221	3,284	98%	0	63	
MIDDLE SCHOOL						
2023	1,395	1,675	83%	0	280	
2024	1,425	1,675	85%	0	250	
2025	1,456	1,675	87%	0	219	
2026	1,488	1,675	89%	0	187	
2027	1,520	1,675	91%	0	155	
2028	1,553	1,675	93%	0	122	
2029	1,587	1,675	95%	0	88	
HIGH SCHOOL						
2023	2,036	2,365	86%	0	329	
2024	2,069	2,365	88%	0	296	
2025	2,107	2,365	89%	0	258	
2026	2,150	2,365	91%	0	215	
2027	2,198	2,365	93%	0	167	
2028	2,252	2,365	95%	0	113	
2029	2,312	2,365	98%	0	53	

TABLE 4

TUMWATER SCHOOL DISTRICT NO. 33
SCHOOL FACILITY BUDGETS
2023 - 2029 Capital Facilities Plan

PROJECT	ESTIMATED TOTAL COST
New Elementary School	
Architect & Engineer Fees	$4,330,000
Other Consultant Fees	$722,000
Fees, Permits & Req'd. Studies	$1,800,000
Off-site Development Construction	$1,800,000
On-Site Development Construction	$4,331,000
Building Construction	$36,100,000
Furniture & Equipment	$2,165,000
Technology & Security Systems	$1,100,000
Contingency (8%)	$4,188,000
WSST (9.5%) on Const., Furn., Eqpt. & Sys.	$4,320,000
Sub-total Cost	**$60,856,000**
Site Acquisition (TSD owns two elementary sites)	$0
Total Cost	**$60,856,000**
Modular Classrooms for temporary capacity	
Architect & Engineering	$40,000
Agency Permits & Fees	$20,000
Utilities & Site Work	$85,000
28 X 64 Double Classroom Unit	$244,000
Furniture & Equipment	$40,000
Technology & Security Systems	$20,000
Contingency(8%)	$24,000
WSST (9.5%) on Const., Furn., Eqpt. & Sys.	$38,000
Total Cost for Double Classroom	$511,000
Total Cost per classroom	**$255,500**

TABLE 5
TUMWATER SCHOOL DISTRICT NO. 33
SIX-YEAR CAPITAL FACILITY PLAN
2023 - 2029 Capital Facilities Plan

EXPENDITURES							
Major Projects	**2023-2024**	**2024-2025**	**2025-2026**	**2026-2027**	**2027-2028**	**2028-2029**	**6-yr Total**
Black Hills HS Renovations	$500,000	$800,000	$1,800,000	$800,000	$1,800,000		**$5,700,000**
Tumwater HS Renovations	$500,000	$800,000	$1,800,000	$800,000	$1,800,000		**$5,700,000**
Bush Middle School Renovations		$1,000,000	$16,000,000	$17,000,000	$2,000,000		**$36,000,000**
Tumwater Middle School Renovations			$1,000,000	$18,000,000	$20,000,000	$6,000,000	**$45,000,000**
New Elementary School #7	$1,000,000	$26,000,000	$30,000,000	$3,356,000	$500,000		**$60,856,000**
New Market SC Major Renovations			$500,000	$1,000,000	$12,500,000	$20,000,000	**$34,000,000**
TOTAL MAJOR PROJECTS	**$2,000,000**	**$28,600,000**	**$51,100,000**	**$40,956,000**	**$38,600,000**	**$26,000,000**	**$187,256,000**
Small Projects	**2023-2024**	**2024-2025**	**2025-2026**	**2026-2027**	**2027-2028**	**2028-2029**	**6-yr Total**
Site Acquisition		$2,000,000	$1,000,000				**$3,000,000**
Technology Capital Expenses	$2,000,000	$2,000,000	$2,000,000	$2,500,000	$2,500,000	$2,500,000	**$13,500,000**
New Market SC Minor Capital Projects	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	**$3,000,000**
Modular classrooms	$720,000	$720,000	$720,000	$400,000			**$2,560,000**
Health, Safety & Security Projects	$800,000	$1,700,000	$2,000,000	$2,000,000	$2,000,000	$2,000,000	**$10,500,000**
Small Works Projects	$800,000	$1,700,000	$3,000,000	$3,000,000	$3,000,000	$3,000,000	**$14,500,000**
Capital Operations & Bond Costs	$750,000	$750,000	$750,000	$750,000	$750,000	$750,000	**$4,500,000**
TOTAL SMALL PROJECTS	**$5,570,000**	**$9,370,000**	**$9,970,000**	**$9,150,000**	**$8,750,000**	**$8,750,000**	**$51,560,000**
TOTAL EXPENDITURE	**$7,570,000**	**$37,970,000**	**$61,070,000**	**$50,106,000**	**$47,350,000**	**$34,750,000**	**$238,816,000**
REVENUE SOURCE	**2023-2024**	**2024-2025**	**2025-2026**	**2026-2027**	**2027-2028**	**2028-2029**	**6-yr Total**
Capital Levy (approved Feb. 2022)	$5,825,000	$6,025,000	$6,225,000	$3,162,000			**$21,237,000**
2026 Capital Levy (requires approval)				$3,500,000	$7,000,000	$7,250,000	**$17,750,000**
Future Bond Sales (requires voter approval)		$40,000,000	$40,000,000		$45,000,000		**$125,000,000**
State Grant - New Elementary School		$2,500,000	$2,500,000	$2,500,000	$2,500,000		**$10,000,000**
State Grant - Bush & Tumwater Middle Schools		$1,000,000	$5,000,000	$6,000,000	$6,000,000	$6,000,000	**$24,000,000**
State Grant - New Market SC Minor Capita	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	**$3,000,000**
State Grant - New Market Major Renovation			$500,000	$1,000,000	$12,500,000	$20,000,000	**$34,000,000**
Impact Fees for capacity projects	$750,000	$750,000	$750,000	$500,000			**$2,750,000**
Other Miscellaneous Revenue	$100,000	$100,000	$100,000	$100,000	$100,000	$100,000	**$600,000**
TOTAL REVENUE	**$7,175,000**	**$50,875,000**	**$55,575,000**	**$17,262,000**	**$73,600,000**	**$33,850,000**	**$238,337,000**
Ending Fund Balance 2022-23 = $8,800,000	**$8,405,000**	**$21,310,000**	**$15,815,000**	**-$17,029,000**	**$9,221,000**	**$8,321,000**	**$8,321,000**
Note: Bond sales may vary based upon market conditions, cash flow needs and other variables.							
							$204,487,000

TABLE 6

TUMWATER SCHOOL DISTRICT NO. 33
CURRENT CAPITAL DEBT
2023- 2029 Capital Facilities Plan

	2014	2015	2016	2017	
Year	**Issue**	**Issue**	**Issue**	**Issue**	**TOTAL**
2023	$5,305,000	$0	$2,250,000	$595,000	$8,150,000
2024	$4,750,000	$2,590,000	$740,000	$825,000	$8,905,000
2025	$2,120,000	$4,940,000	$1,490,000	$1,080,000	$9,630,000
2026	$2,305,000	$5,190,000	$1,550,000	$1,360,000	$10,405,000
2027	$2,510,000	$2,000,000	$5,010,000	$1,665,000	$11,185,000
2028	$2,725,000	$1,915,000	$5,435,000	$2,015,000	$12,090,000
2029		$2,755,000	$3,775,000	$0	$6,530,000
2030		$2,900,000	$2,785,000	$0	$5,685,000
2031				$2,025,000	$2,025,000
2032				$2,170,000	$2,170,000
					$0
Total	**$19,715,000**	**$22,290,000**	**$23,035,000**	**$11,735,000**	**$76,775,000**

TABLE 7

TUMWATER SCHOOL DISTRICT NO. 33
DEBT CAPACITY
2023 - 2029 Capital Facilities Plan

Year	Total Principal	Cumulative Debt	Assessed Valuation	5% of Assessed Valuation	Debt Capacity
2022			$7,478,519,707		
2023	$8,150,000	$76,775,000	**$9,539,342,382**	$476,967,119	$400,192,119
2024	$8,905,000	$68,625,000	**$9,713,549,261**	$485,677,463	$417,052,463
2025	$9,630,000	$59,720,000	**$10,004,955,739**	$500,247,787	$440,527,787
2026	$10,405,000	$50,090,000	**$10,305,104,411**	$515,255,221	$465,165,221
2027	$11,185,000	$39,685,000	**$10,614,257,543**	$530,712,877	$491,027,877
2028	$12,090,000	$28,500,000	**$10,932,685,270**	$546,634,263	$518,134,263
2029	$6,530,000	$16,410,000	**$11,260,665,828**	$563,033,291	$546,623,291
2030	$5,685,000	$9,880,000	**$11,598,485,803**	$579,924,290	$570,044,290
2031	$2,025,000	$4,195,000	**$11,946,440,377**	$597,322,019	$593,127,019
2032	$2,170,000	$2,170,000	**$12,304,833,588**	$615,241,679	$613,071,679
2033	$0	$0	**$12,673,978,596**	$633,698,930	$633,698,930
Assessed Valuation Growth Rate Projections:					
2023	**Actual**	**27.6%**			
2024	**Estimated**	**1.8%**			
2023 & beyond	**Estimated**	**3.0%**			

TABLE 8
TUMWATER SCHOOL DISTRICT
STUDENT GENERATION RATE
2023 - 2029 Capital Facilities Plan

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

APPENDIX B

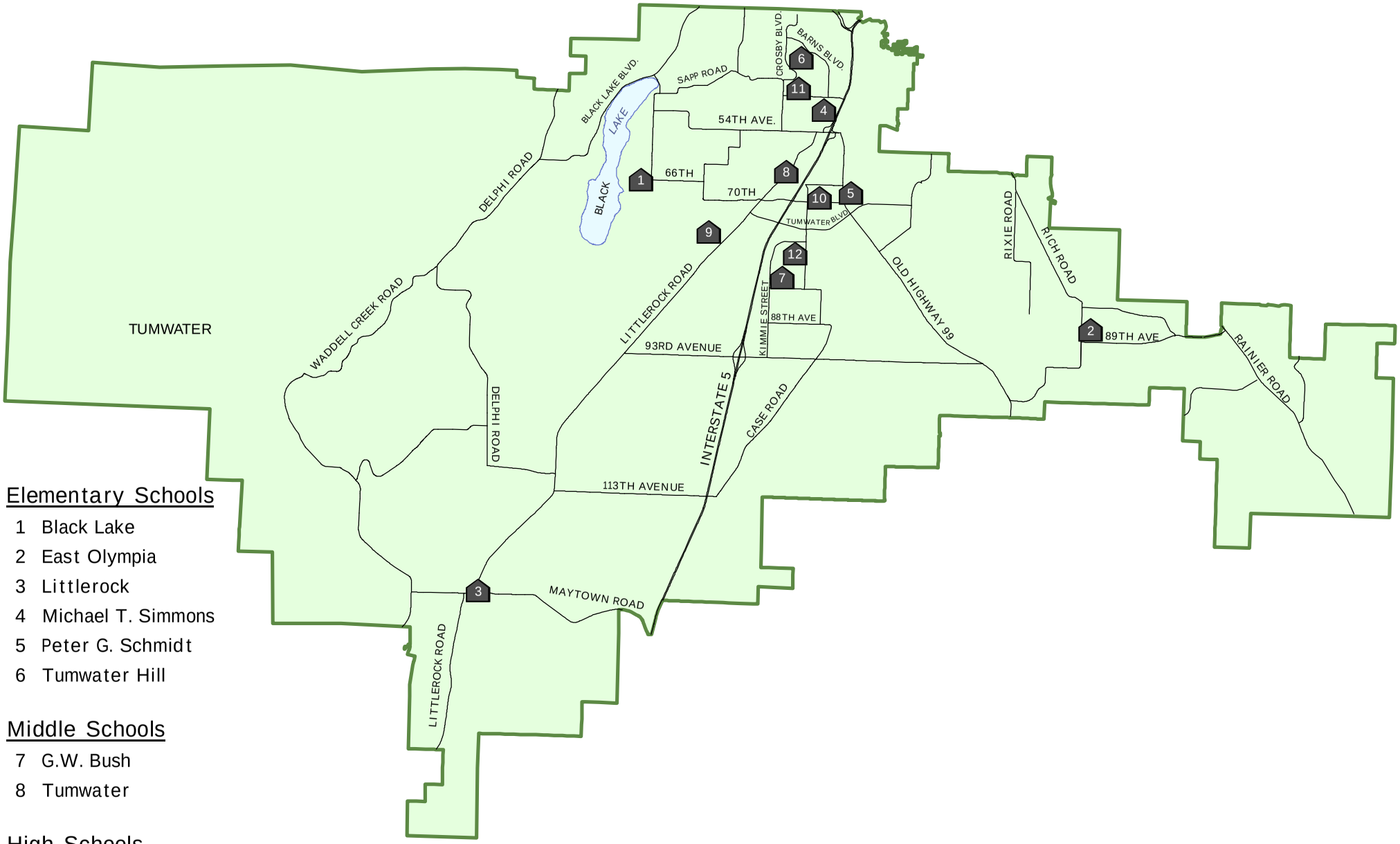
SCHOOL IMPACT FEE CALCULATION

SCHOOL IMPACT FEE CALCULATIONS							
Tumwater School District							
October 12, 2023							
School Site Acquisition Cost:							
((Acres x Cost per Acre)/Facility Capacity)xStudent Generation Factor							
				Student	Student		
	Facility	Cost/	Facility	Factor	Factor	Cost/	Cost/
	Acreage	Acre	Capacity	SFR	MFR	SFR	MFR
Elementary	15.00		600	0.301	0.050	$0	$0
Middle	25.00		750	0.172	0.050	$0	$0
High	55.00		150	0.089	0.058	$0	$0
					TOTAL	$0	$0
School Construction Cost:							
((Facility Cost/Facility Capacity)xStudent Generation Factor)x(permanent/Total Sq Ft)							
				Student	Student		
	%Perm/	Facility	Facility	Factor	Factor	Cost/	Cost/
	Total Sq. Ft.	Cost	Capacity	SFR	MFR	SFR	MFR
Elementary	94.50%	$ 60,856,000	600	0.301	0.050	$28,850	$4,792
Middle	94.50%	$0.00	750	0.172	0.050	$0	$0
High	94.50%	$0.00	150	0.089	0.058	$0	$0
					TOTAL	$28,850	$4,792
Temporary Facility Cost:							
((Facility Cost/Facility Capacity)xStudent Generation Factor)x(Temporary/Total Square Feet)							
				Student	Student	Cost/	Cost/
	%Temp/	Facility	Facility	Factor	Factor	SFR	MFR
	Total Sq. Ft.	Cost	Size	SFR	MFR		
Elementary	5.50%	$ 255,500	22	0.301	0.050	$192	$32
Middle	5.50%	$0.00	25	0.172	0.050	$0	$0
High	5.50%	$0.00	25	0.089	0.058	$0	$0
						$192	$32
State Funding Assistance Credit:							
Const. Cost Allocation X OSPI Square Footage X Funding Assistance% X Student Factor							
				Student	Student		
	Area Cost	OSPI	District	Factor	Factor	Cost/	Cost/
	Allowance	Footage	Match %	SFR	MFR	SFR	MFR
Elementary	$271.61	90	62.23%	0.301	0.050	$4,578	$761
Middle	$271.61	117	62.23%	0.172	0.050		
High	$271.61	130	62.23%	0.089	0.058		
						$4,578	$761
Tax Payment Credit:						SFR	MFR
Average Assessed Value						$391,147	$121,457
Capital Bond Interest Rate						3.85%	3.85%
Net Present Value of Average Dwelling						$3,196,376	$992,523
Years Amortized						10	10
Property Tax Levy Rate						$1.8500	$1.8500
	Present Value of Revenue Stream					$5,913	$1,836
	Fee Summary:			Single		Multi-	
				Family		Family	
	Site Acquisition Costs			$0		$0	
	Permanent Facility Cost			$28,850		$4,792	
	Temporary Facility Cost			$192		$32	
	State Match Credit			($4,578)		($761)	
	Tax Payment Credit			($5,913)		($1,836)	
	FEE (AS CALCULATED)			$18,551		$2,228	
			Discount		Discount		
	Fee with discount applied		**70%**	**$5,565**	**50%**	**$1,114**	

ATTACHMENT A

DISTRICT SCHOOL LOCATIONS & ATTENDANCE AREAS MAPS

Tumwater School District



Elementary Schools

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

Middle Schools

7 G.W. Bush
8 Tumwater

High Schools

9 Black Hills
10 Tumwater

11 District Office
12 Transportation Center

Tumwater School District

Elementary School Attendance Boundaries

Tumwater Middle School & Black Hills High School

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

G.W. Bush Middle School & Tumwater High School

- East Olympia Elementary
- Littlerock Elementary
- Michael T Simmons Elementary
- Peter G. Schmidt Elementary

Reference

- School
- School District Boundary
- Parcel

0 1 Mile

MAP CREATED BY SLS ON 2/18/2020

NORTH

OLYMPIA SCHOOL DISTRICT

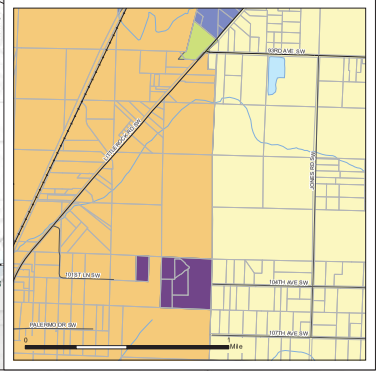
SEE INSET MAP

RAINIER SCHOOL DISTRICT

ROCHESTER SCHOOL DISTRICT

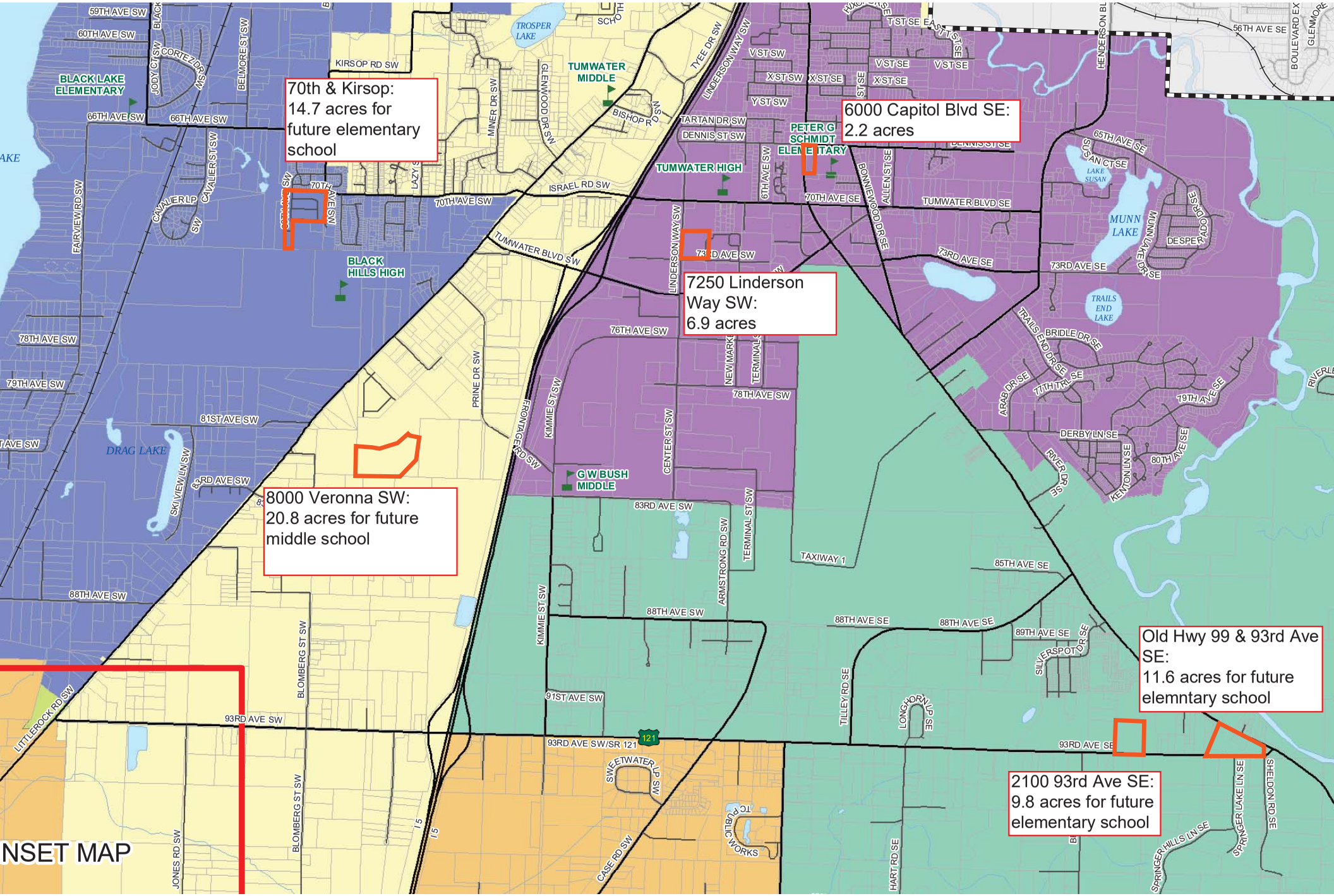
TENINO SCHOOL DISTRICT

INSET MAP



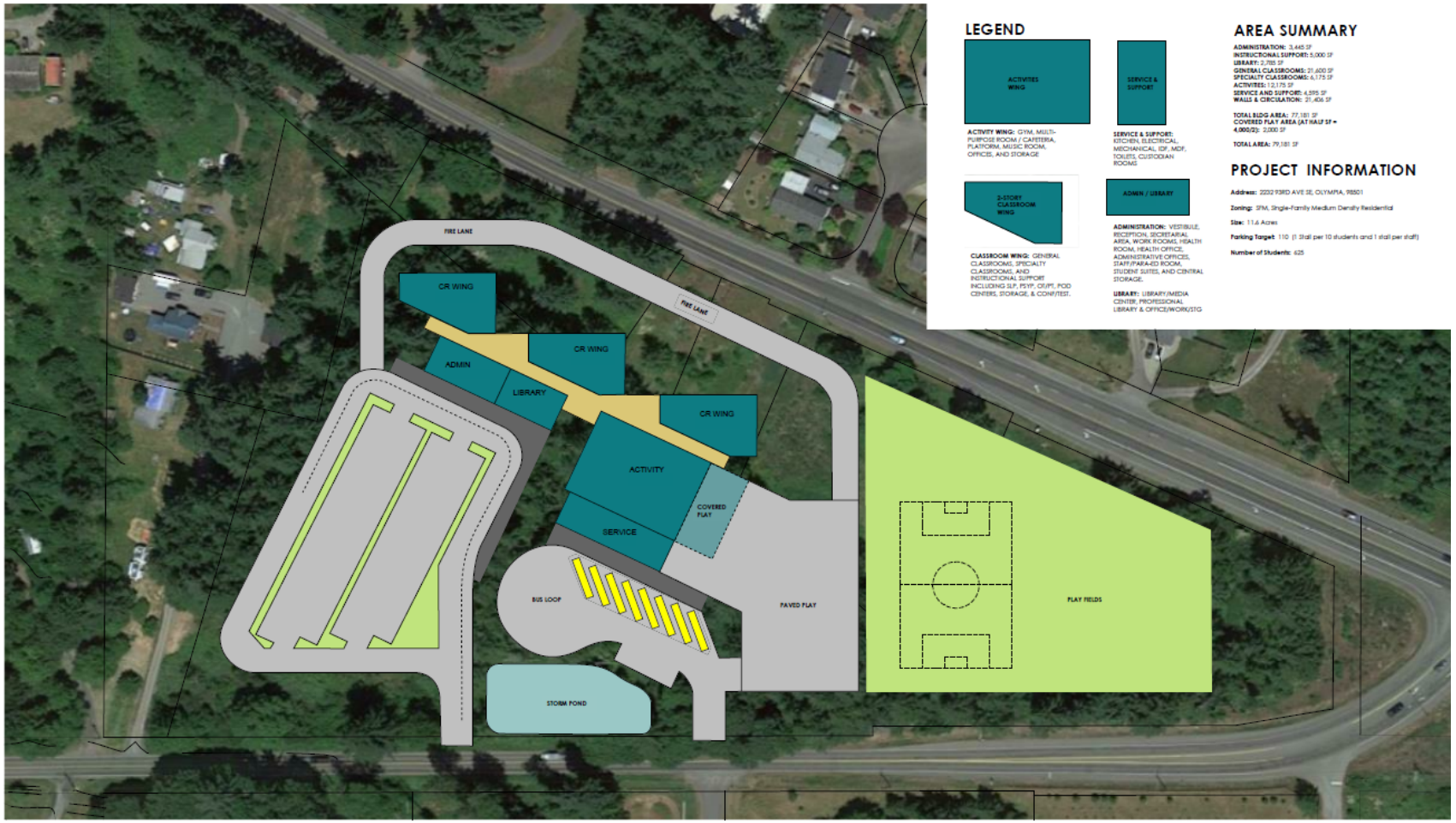
ATTACHMENT B

DISTRICT FUTURE SCHOOL SITES
& CONCEPTUAL SITE PLANS



Tumwater School District Future School Sites & Vacant Land

Elementary School Site at Old 99 & 93rd



LEGEND

ACTIVITIES WING

SERVICE & SUPPORT

ACTIVITY WING: GYM, MULTI-PURPOSE ROOM / CAFETERIA, PLATFORM, MUSIC ROOM, OFFICES, AND STORAGE

SERVICE & SUPPORT: KITCHEN, ELECTRICAL, MECHANICAL, IDF, MDF, TOILETS, CUSTODIAN ROOMS

2-STORY CLASSROOM WING

ADMIN / LIBRARY

CLASSROOM WING: GENERAL CLASSROOMS, SPECIALTY CLASSROOMS, AND INSTRUCTIONAL SUPPORT INCLUDING SLP, PSYP, OT/PT, POD CENTERS, STORAGE, & CONF/TEST.

ADMINISTRATION: VESTIBULE, RECEPTION, SECRETARIAL AREA, WORK ROOMS, HEALTH ROOM, HEALTH OFFICE, ADMINISTRATIVE OFFICES, STAFF/PARA-ED ROOM, STUDENT SUITES, AND CENTRAL STORAGE.

LIBRARY: LIBRARY/MEDIA CENTER, PROFESSIONAL LIBRARY & OFFICE/WORK/STG

AREA SUMMARY

ADMINISTRATION: 3,445 SF
INSTRUCTIONAL SUPPORT: 5,000 SF
LIBRARY: 2,705 SF
GENERAL CLASSROOMS: 21,600 SF
SPECIALTY CLASSROOMS: 6,175 SF
ACTIVITIES: 12,175 SF
SERVICE AND SUPPORT: 4,595 SF
WALLS & CIRCULATION: 21,406 SF

TOTAL BLDG AREA: 77,181 SF
COVERED PLAY AREA (AT HALF SF = 4,000/2): 2,000 SF

TOTAL AREA: 79,181 SF

PROJECT INFORMATION

Address: 2202 93RD AVE SE, OLYMPIA, 98501

Zoning: SFM, Single-Family Medium Density Residential

Size: 11.6 Acres

Parking Target: 110 (1 Stall per 10 students and 1 stall per staff)

Number of Students: 625

CONCEPTUAL SITE FEASIBILITY STUDY - OLD HW 99 & 93RD - SITE 3

1 1" = 50'-0"

NORTH

TCF Architecture

0 25 50 100

Elementary School Site at 93rd Avenue

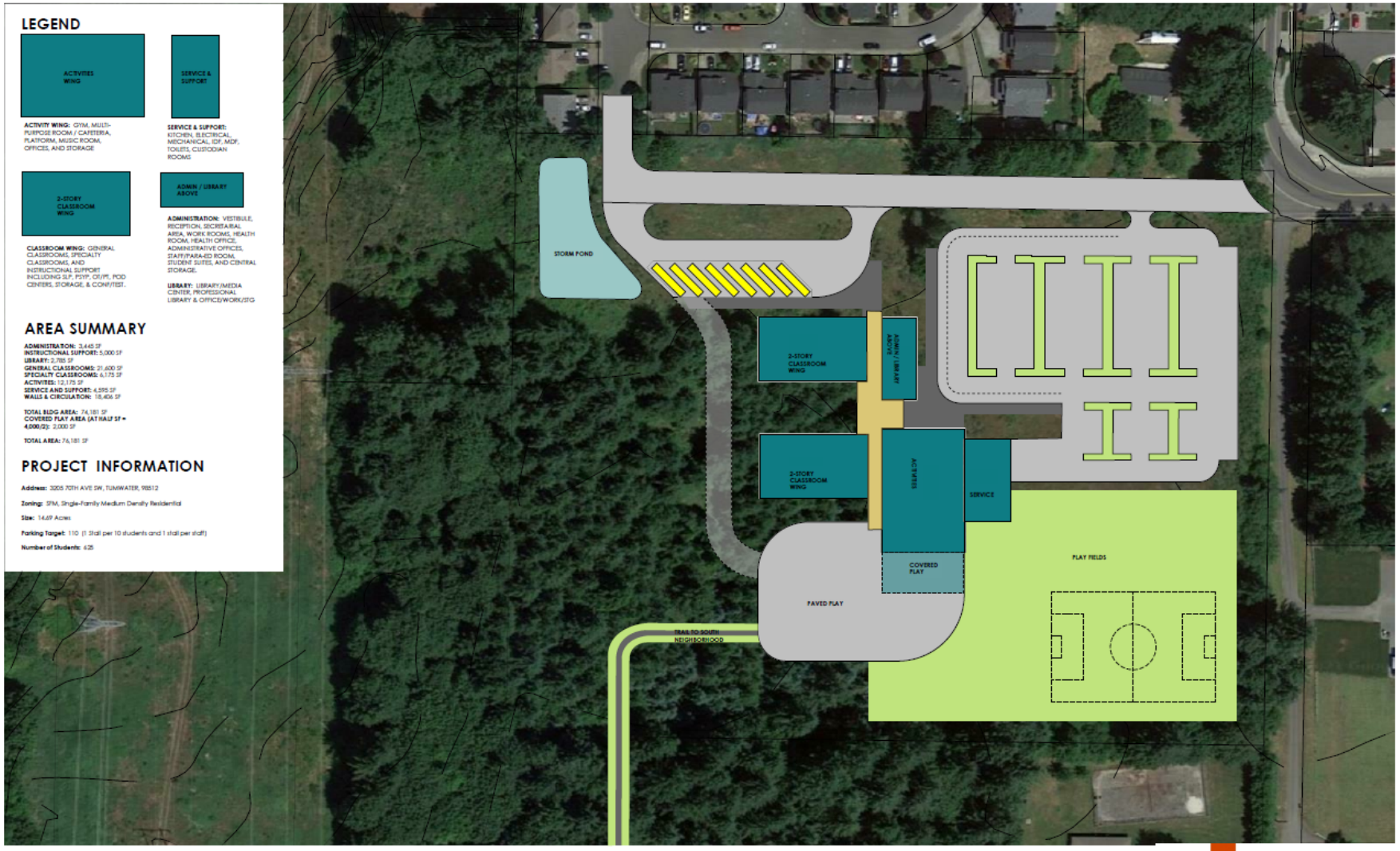
TCF Architecture

CONCEPTUAL SITE FEASIBILITY STUDY - 93RD AVE SE - SITE 1

1" = 50'-0"

NORTH

Elementary School Site at 70th & Kirsop



CONCEPTUAL SITE FEASIBILITY STUDY - 70TH & KIRSOP

1 SW - SITE 2
1" = 50'-0"

NORTH

TCF Architecture

Middle School Site at Littlerock Road & Veronna

ATTACHMENT C

TUMWATER SCHOOL DISTRICT
STUDENT GENERATION RATE STUDY

BERK

Phone: (206) 324-8760
2200 Sixth Avenue, Suite 1000
Seattle, WA 98121
www.berkconsulting.com

MEMORANDUM

DATE: August 26, 2020

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

FROM: Rebecca Fornaby, Associate, BERK Consulting
Kevin Gifford, Senior Associate, BERK Consulting
Bryce Anderson, Associate, BERK Consulting

RE: Tumwater School Distinct Findings for Student Generation Rates 2020

Findings for Student Generation Rates

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

To calculate the SGR, BERK used current student address data provided by the District[1] and current land use and property records available from the Thurston County Assessor. BERK geocoded student addresses using GIS software and matched address points to County property records; each matched address was as single-family or multifamily, based on County property records.

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

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

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

Exhibit 1. 2020 Tumwater School District Student Generation Rates

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

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

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

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

ATTACHMENT D

TUMWATER SCHOOL DISTRICT
2018 ENROLLMENT FORECAST

TUMWATER SCHOOL DISTRICT ENROLLMENT FORECAST
PREPARED BY GREENE GASAWAY PLLC
DECEMBER 18, 2018

This report is prepared by Greene Gasaway PLLC under subcontract with Parametrix. The contract is to provide a projection of enrollment on a school-by-school basis in order to support boundary revisions within the district.

Greene Gasaway PLLC (GGA) starts with district-wide projections; district-wide projections are more common and are more reliable than school-by-school projections since they utilize larger data sets. Once GGA selects the most likely district-wide projection, school-by-school projections are made utilizing the same formulas used for the district-wide projections. Finally, the school-by-school projections are modified to eliminate distortions and to adjust the total of the school-by-school projections to approximate the district-wide projections.

Analysis of enrollment data in the State of Washington is based on October headcount data. OSPI established October headcount as the monthly count most likely to represent the maximum headcount for a school year. Greene Gasaway PLLC (GGA) uses two methods to project district-wide enrollment; both utilize October headcount. First, a six-year cohort projection is used to make a six-year enrollment projection. This method approximates the method utilized by OSPI in projecting enrollment on Form 1049. The method is normally reliable for the near future, and since OSPI uses Form 1049 in determining eligibility for state assistance funding, it is an important reference projection. Second, GGA uses a proprietary model that uses residential construction to generate students in a ratio that is consistent with Thurston Regional Planning Council's (TRPC's) twenty-year projection of housing and population. These long-term projections are only accurate if the underlying demographic assumptions utilized by the TRPC demographers are accurate, and only if the anticipated rate of residential construction is close to what developers eventually construct. The model is adjusted to project near-term enrollment consistent with near-term cohort projections; twenty-year projections are consistent with TRPC's county-wide housing and population ratios. This model is then applied to the data for each school to generate a school-by-school projection. The total of the school-by school projections is tracked and the projection of each school is adjusted as required to maintain the total in the range established by the district-wide projection.

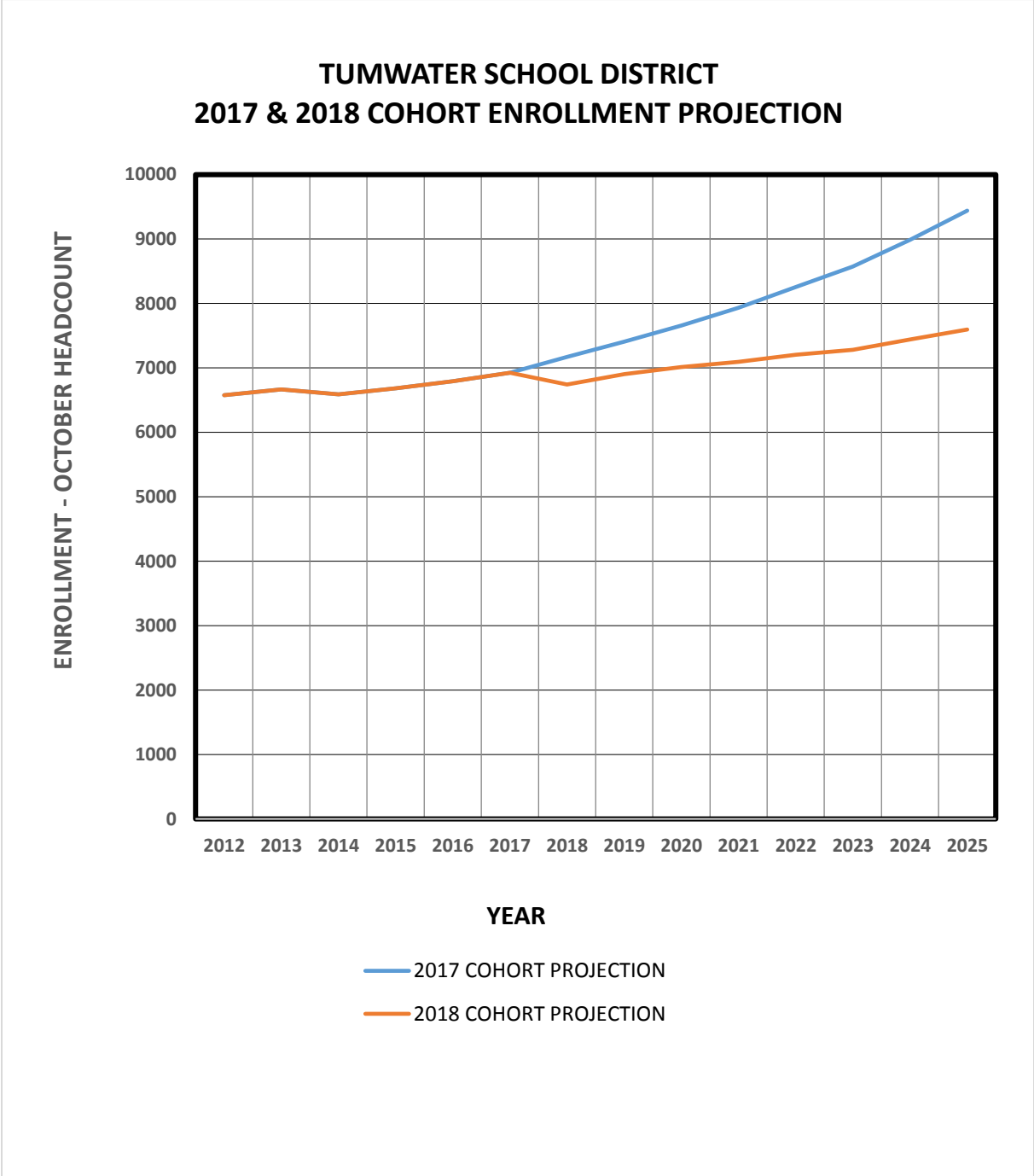
This report analyzes trends in October headcount. It does not seek to project other significant enrollment information (FTE trends, for example) which provide the basis of state funding of operations, nor does it seek to analyze capacity nor to analyze the impact of class-size initiatives.

Projecting enrollment depends on analyzing consistent historical data in order to develop trends which are assumed to remain consistent for a limited time in the future. Unusual events, known as anomalies, limit our ability to develop historical trends. The economic collapse in the fall of 2008 disrupted most trends that were based on the previous six years. That anomaly has slowly worked its way out of the data base; but the rate of residential construction has probably been

higher than normal since 2015 as pent up demand and historically low mortgage rates have supported high rates of construction of residential units in recent years. Between 2000 and 2040 Thurston Regional Planning Council (TRPC) projects that an average of 370 residential units (houses and apartments) will be constructed in Tumwater School District annually. The rate is projected to be above average between 2016 and 2030 and below average the remainder of the period. To the extent that the rate of growth in student enrollment corresponds to the rate of occupancy of new residential units, we would expect faster growth in enrollment between 2016 and 2030 than during other periods between 2000 and 2040. There is a second trend which influences our thinking about the rate of growth in school enrollment in Tumwater School District, TRPC believes that the county is experiencing a baby-boom echo, or really a second echo. We believe that the peak of this echo occurred between 2010 and 2015 which means that enrollment between 2015 and 2030 would reflect larger classes in lower grades driving enrollment growth initially in elementary grades, then progressively through middle school grades and high school grades. The back side of the echo would be perceived as decreasing birth rates and slower enrollment gains even with strong rates of construction.

In September 2018 Tumwater School District experienced another anomaly which significantly impacted enrollment. The October 2018 enrollments do not follow the previous trends. It may be that the nine-day teacher's strike changed the decisions that parents and students made regarding which school they chose to attend; it may be other events which have not yet been identified created an anomaly. It is too early to tell how this anomaly will play out longer term, but in the October 2018 headcount, the enrollment is significantly below what was anticipated based on the October 2017 headcount. In the fall of 2017, OSPI projected (or would have projected) Tumwater School District enrollment for 2018 at 7,172 students and for 2025 at 9,441 students. In October 2018, OSPI actually recorded 6,924 students and projected enrollment for 2025 at 7,596 students; 248 students fewer in 2018, and 1,845 students fewer in 2025.

GRAPH OF OCTOBER HEADCOUNT ENROLLMENT AS PROJECTED BY COHORT METHODOLOGY BASED ON 2017 AND 2018 COUNTS



For the purposes of this report, Greene Gasaway assumes that the trends established in the years 2000 through 2017 will remain in place through 2040, and that the enrollment of October 2018 was, in fact, a one year anomaly which will gradually be overwhelmed by the underlying trends.

Since 1995 Greene Gasaway PLLC (GGA) has prepared enrollment projections for Thurston County school districts. Over that time span, GGA has developed proprietary programs to project school age populations that are consistent with TRPC's housing and population projections and that are based on the number of housing units constructed. This "model" generally projects a continuation of the baby-boom echo over generations, and fewer students per residential unit over time. It is generally consistent with a stable birth rate. GGA's opinion of future enrollment from 4 years to 20 years in the future is heavily influenced by the results of our "modeling".

Thurston Regional Planning Council provides demographic data not readily available in other counties. TRPC provides county-wide population projections by five-year age cohort; the cohorts from 0 to 20 provide an approximation of the school-age population in the county. TRPC also provides projections of population and number of residential units by smaller geographic areas. Upon request of a member organization, TRPC provides this data by geographic areas requested by the member; TRPC provided population and housing data by current elementary school boundary for Tumwater School District as part of this study.

GGA "modeling" is calibrated to roughly correspond to projections of population and number of residential units projected by TRPC.

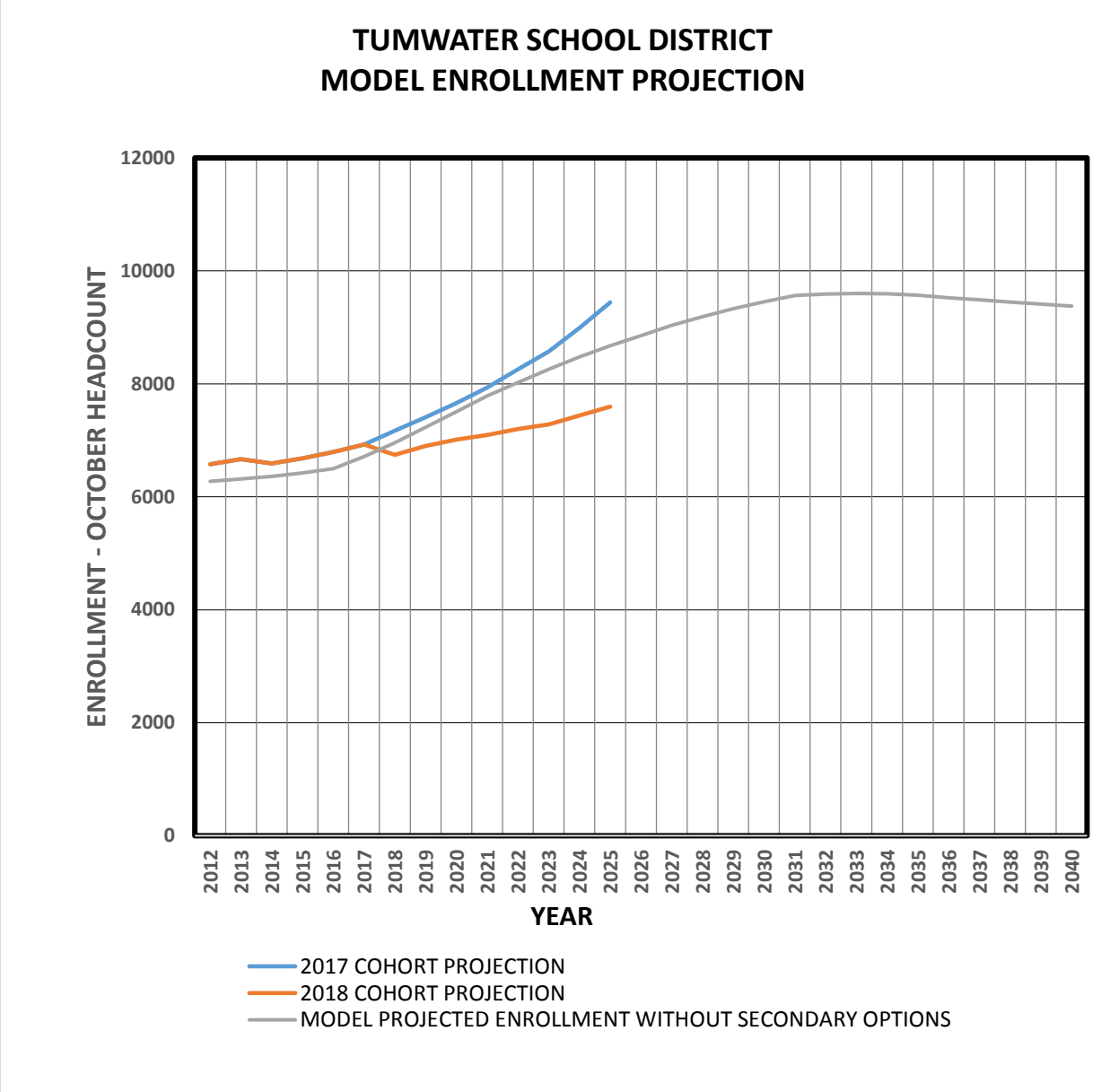
Current TRPC projections indicate an increase in the school-age population of approximately 22% between 2015 and 2040. The increase will be driven by both a baby-boom echo and by increasing population due to-migration from outside of the county. The school districts will experience this increase by a more rapid increase in elementary enrollment, followed by a more rapid increase in middle school enrollment, followed by a more rapid increase in high school enrollment. Enrollment growth at each grade grouping will slow as the effects of the baby-boom growth moves through the system into older grades.

TRPC is projecting a decrease in the percent of the population that will be of school age; in other words, the population will increase faster than the number of children of school age. Currently TRPC estimates that nearly 16% of the population is of school age. By 2040, TRPC estimates that this percent will fall to slightly below 14% of the county's population. TRPC is projecting a 38% increase in county population, but only a 22% increase in school-age population. By comparison, in 1980, TRPC estimates that the percent of the county population of school age was approximately 21% of the population.

Translating the data to Tumwater School District (TSD), TRPC projects that population of TSD will grow much faster than the county average; TRPC projects an increase in the population of Tumwater School District of nearly 62% between 2015 and 2040. If TSD has the same percent of the population of school-age as the county as a whole, approximately 15%, the school-age population of the district would increase to approximately 9,500 students by 2040.

This report will provide district-wide and school-by-school projections for each of the schools whose enrollments are geographically based. Secondary Options and Skills Center will not be projected since enrollment at these facilities are not based on their service area. Over time, however, as the school-age population increases, demand for services at these facilities are likely to increase in proportion to the increase in the county's school-aged population.

GRAPH OF OCTOBER HEADCOUNT ENROLLMENT AS PROJECTED BY TRPC DATA (GGA METHODOLOGY)



Greene Gasaway PLLC has reviewed the school-by-school enrollment data provided by Tumwater School District and begun to correlate that data with the data provided by the Thurston Regional Planning Council. Enrollment data reflects not only the underlying geographic data of where people choose to live, often because of educational services available, but also choices that students and parents make regarding where to obtain those services. Students can choose to attend public school, or any one of a number of other options. Students can choose to attend their local school, or any other school to which they can obtain admittance. Discrepancy in cohorts or divergence of enrollment data from population data often has an explanation in rational decision-making by students or their parents.

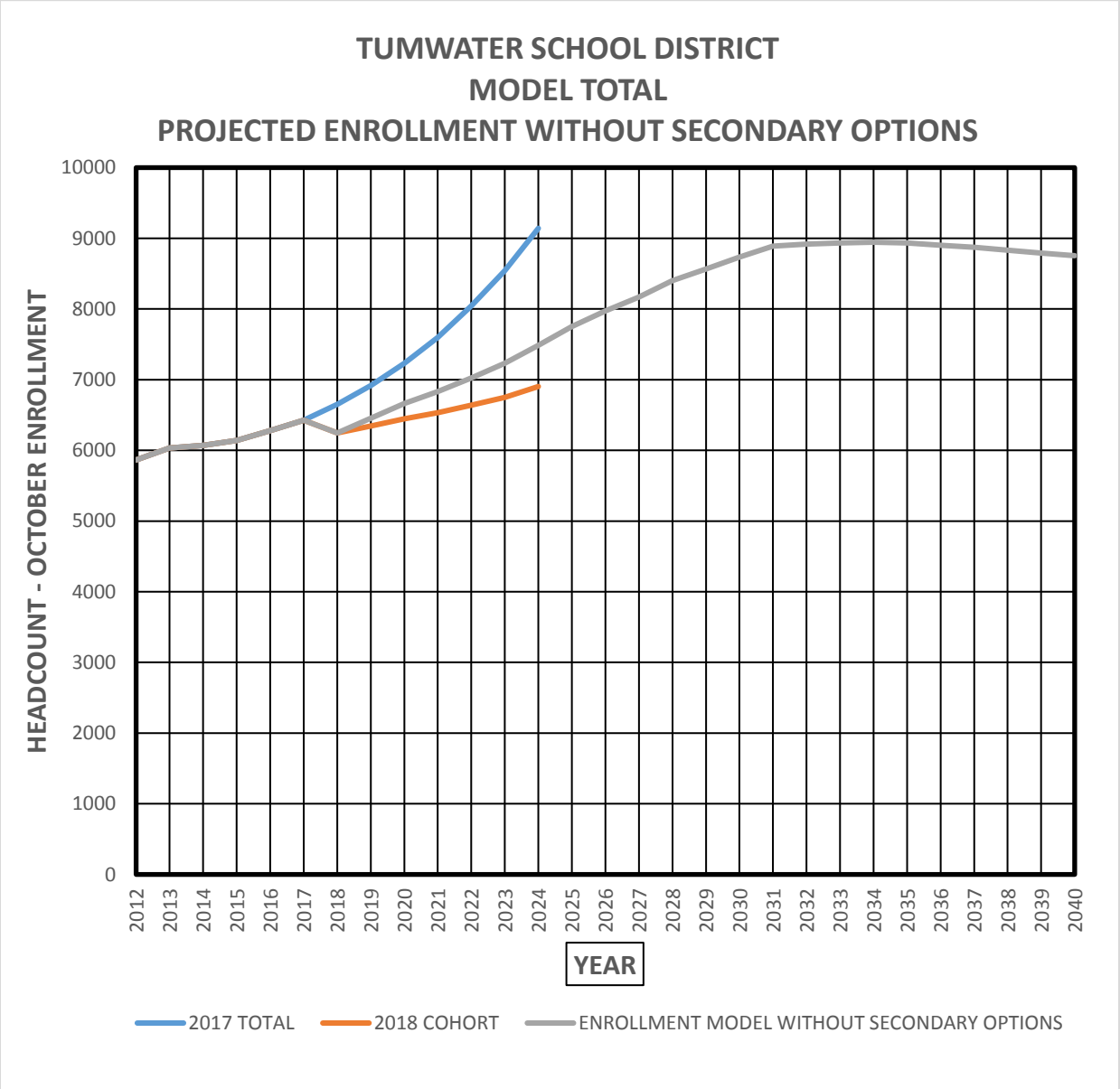
Following are some of our initial observations of the TRPC data:

- TRPC projects that the annual construction of residential units over the next 20 years will exceed the annual rate of construction of the last 15 years by over 20%.
- TRPC projects that the annual construction of residential units will be highest in the Michael T. Simmons Elementary School (MTS) service area, but the construction of residential units in the Black Lake Elementary School (BL), East Olympia Elementary School (EO), Tumwater Middle School (TMS), and Black Hills High School (BHHS) service areas will also be above the district average.
- TRPC projects that the annual construction of residential units in the Littlerock Elementary School (LR) service area will slow significantly, and that the annual construction in the Peter G. Schmidt Elementary School (PGS), Bush Middle School (BMS) and Tumwater High School (THS) service areas will slow slightly.
- TRPC anticipates that the number of students per residential unit will decrease over time. The percent increase in enrollment is, therefore, expected to be less than the percent increase in the number of residential units.
- TRPC projects that the portion of multifamily units with decrease slightly by 2040.

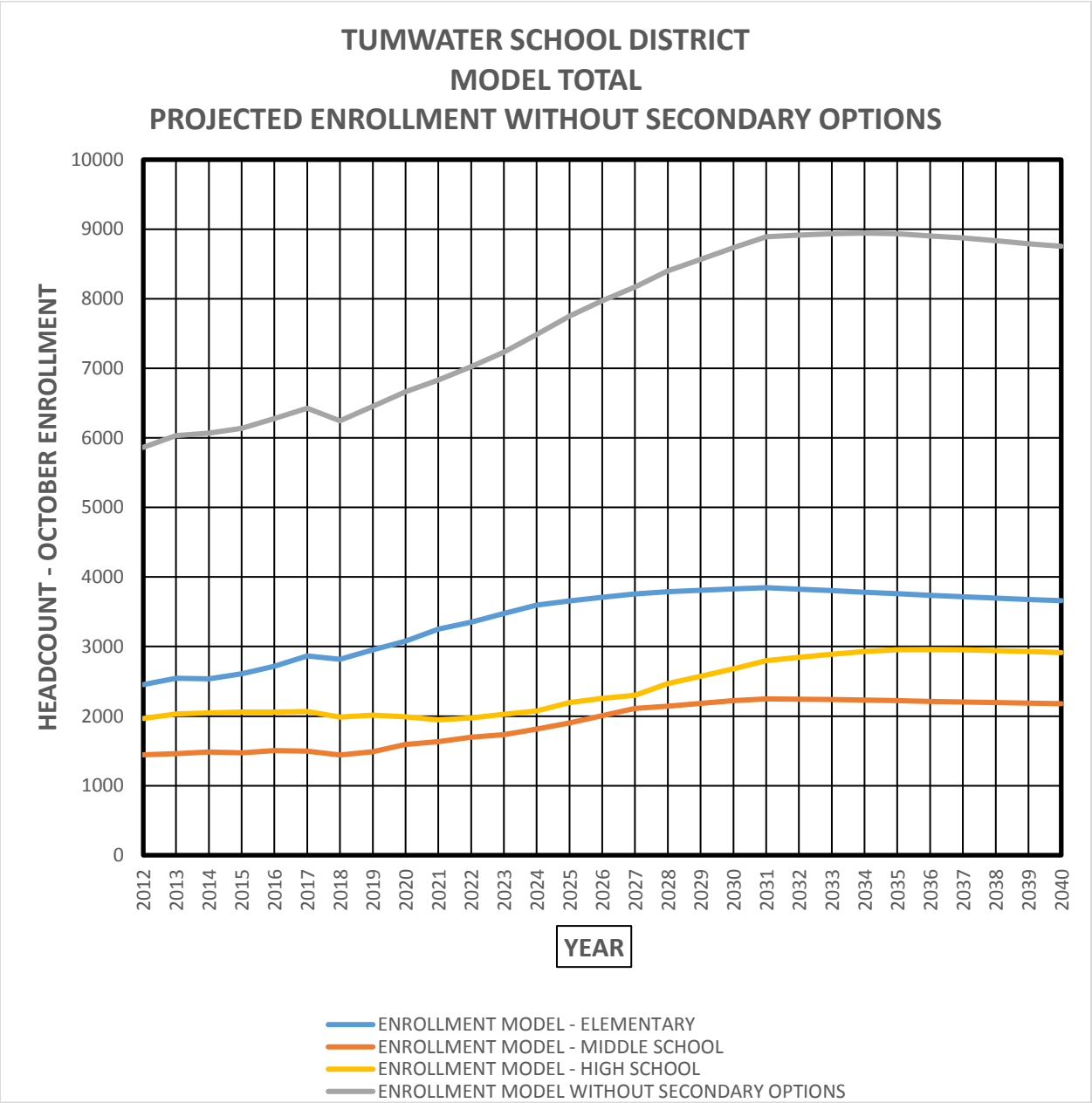
Following are some of our initial observations of the Tumwater School District enrollment data: data:

- BL and THE have fewer students than what would be expected based on the number of residential units in their service areas. We have maintained that expectation in our projections
- PGS has a higher enrollments than what would be expected based on the number of residential units in their service areas. We have maintained that expectation in our projections
- BMS and THS have higher enrollments than what would be expected based on the number of residential units in their service areas. We have maintained that expectation in our projection.
- TMS and BHHS have higher enrollments than what would be expected based on the number of residential units in their service areas. We have maintained that expectation in our projections.

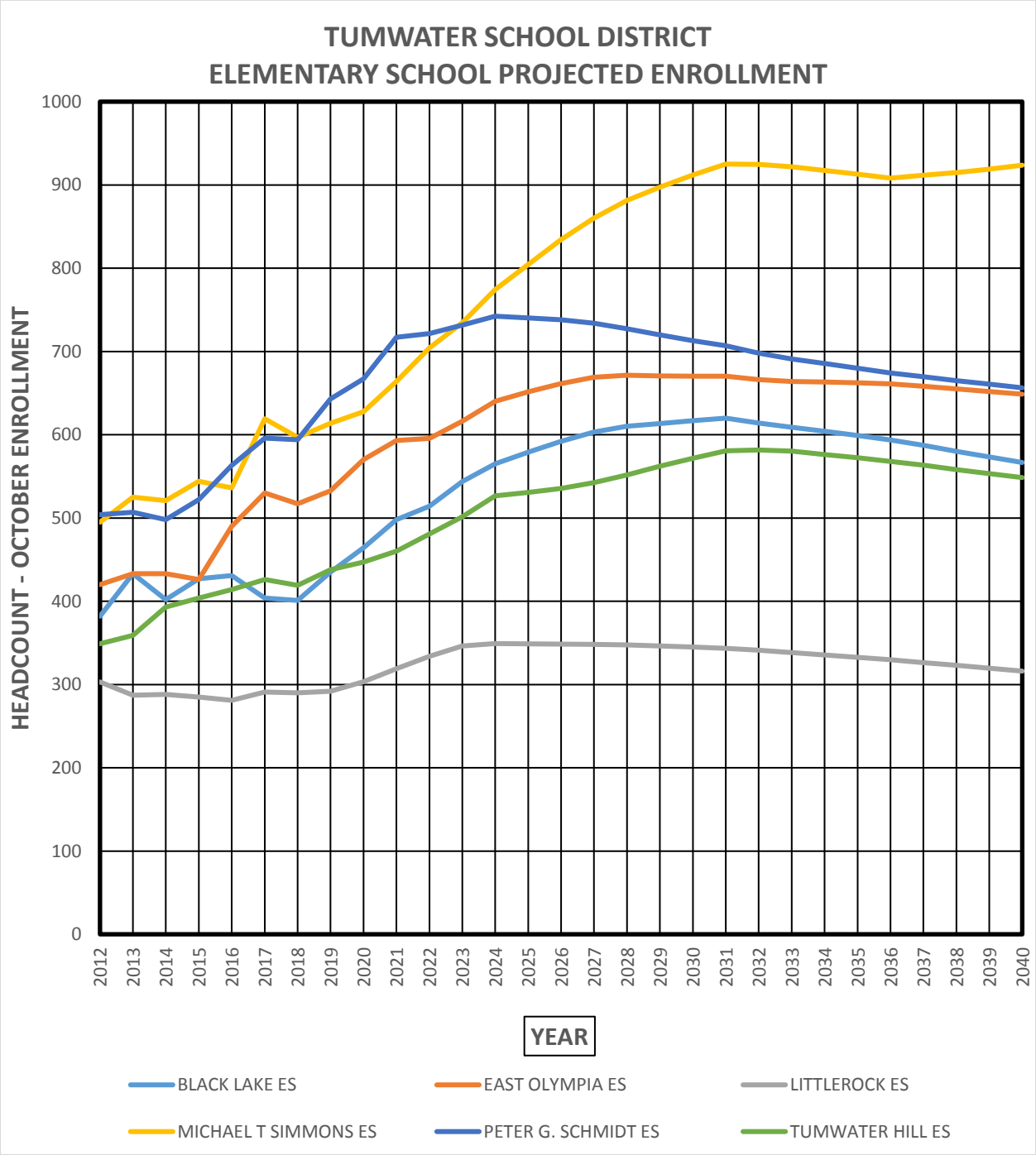
Greene Gasaway PLLC has modeled the enrollment for the district and for each of the schools in the district that have a geographical service area. We have not studied the Secondary Options or Skills Center enrollments. We have plotted the anticipated enrollment for each facility on a graph that also plots the 2017 and the 2018 cohort projection for that facility. In most cases the model projects an enrollment between the 2017 cohort and the 2018 cohort. In service areas with little projected residential development, the model projection flattens or dips. In service areas with a great deal of projected residential development, the model shows large increases in projected enrollment through the early 2030's. The characteristics of the Thurston Regional Planning Council's population projection is such that little growth in enrollment is expected between 2030 and 2040. The increase in population in that time period will be largely driven by a larger proportion of older citizens living longer.

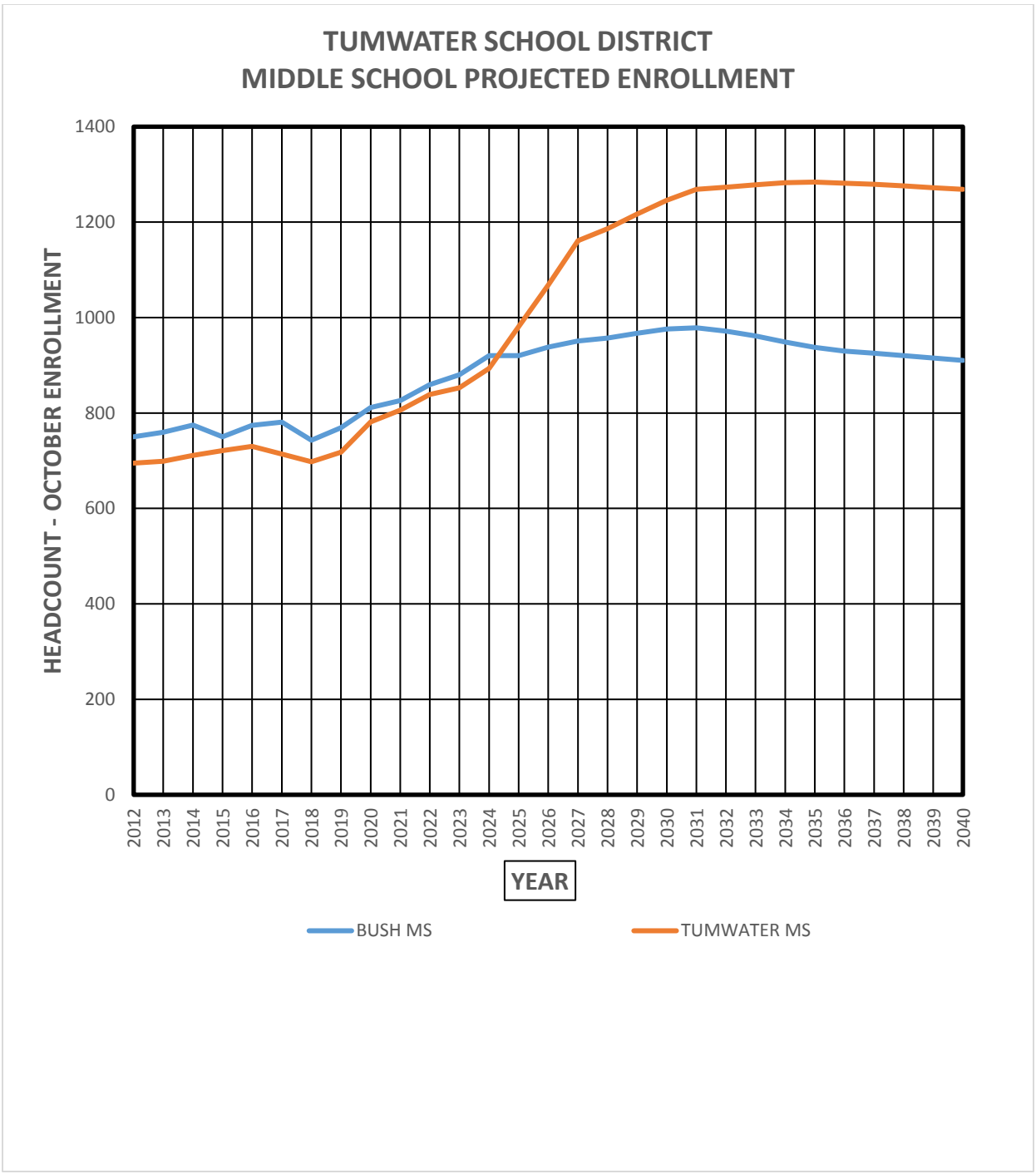


Graphing the model projection by grade-grouping; K-5, 6-8, 9-12; shows a diminishing baby-boom echo structure with elementary enrollment increasing more rapidly initially, followed by growth in the middle school grades and the high school grades.



Greene Gasaway PLLC has projected the enrollment of each facility using the 2017 cohort, the 2018 cohort and the enrollment model. The enrollment model generally falls between the 2017 cohort and the 2018 cohort. Graphing only the model projection for each facility by grade-grouping provides a visualization of the relative growth anticipated in each service area. Elementary school, middle school and high school graphs follow.




TUMWATER SCHOOL DISTRICT
MIDDLE SCHOOL PROJECTED ENROLLMENT
HEADCOUNT - OCTOBER ENROLLMENT
1400
1200
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600
400
200
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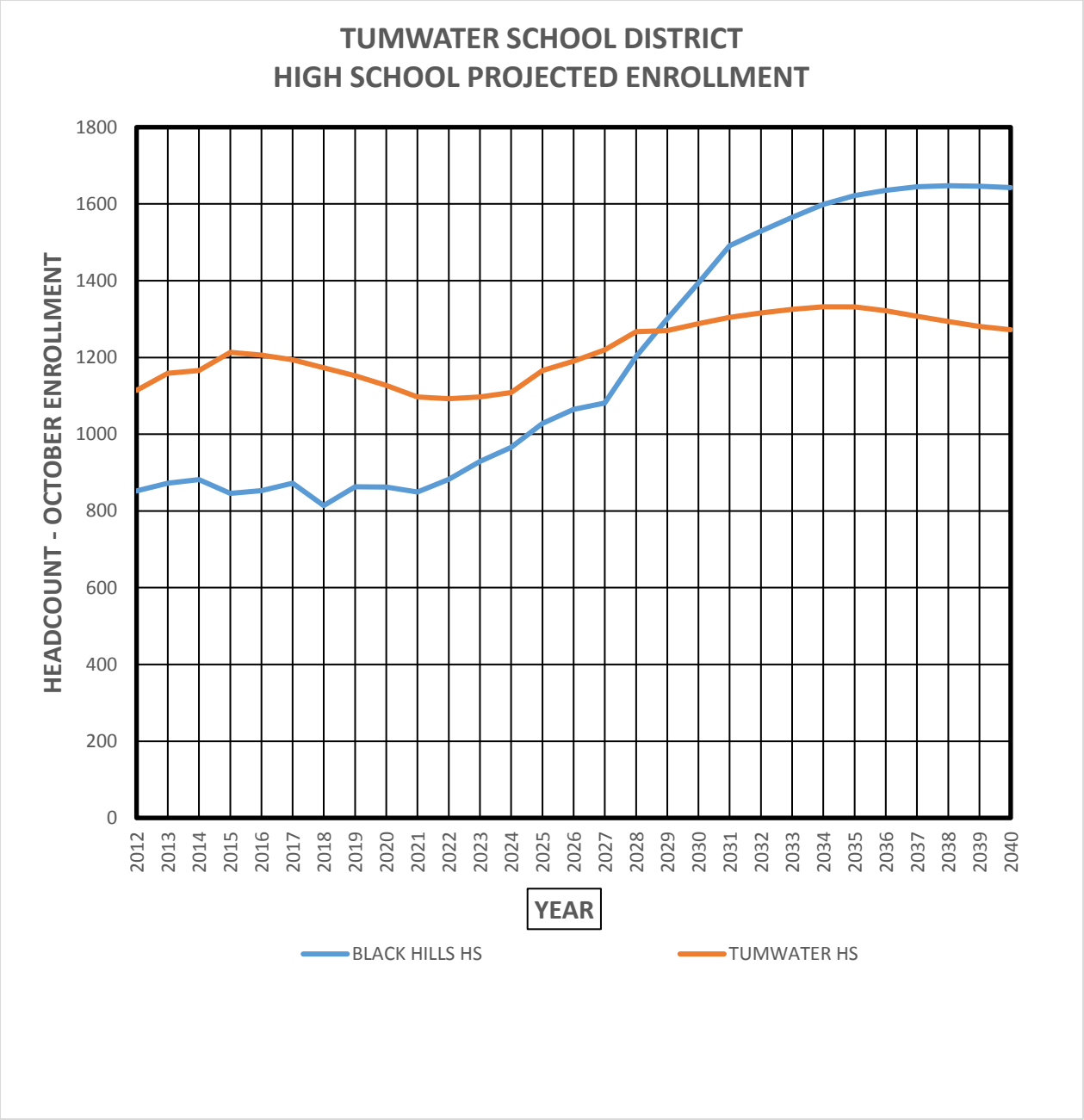
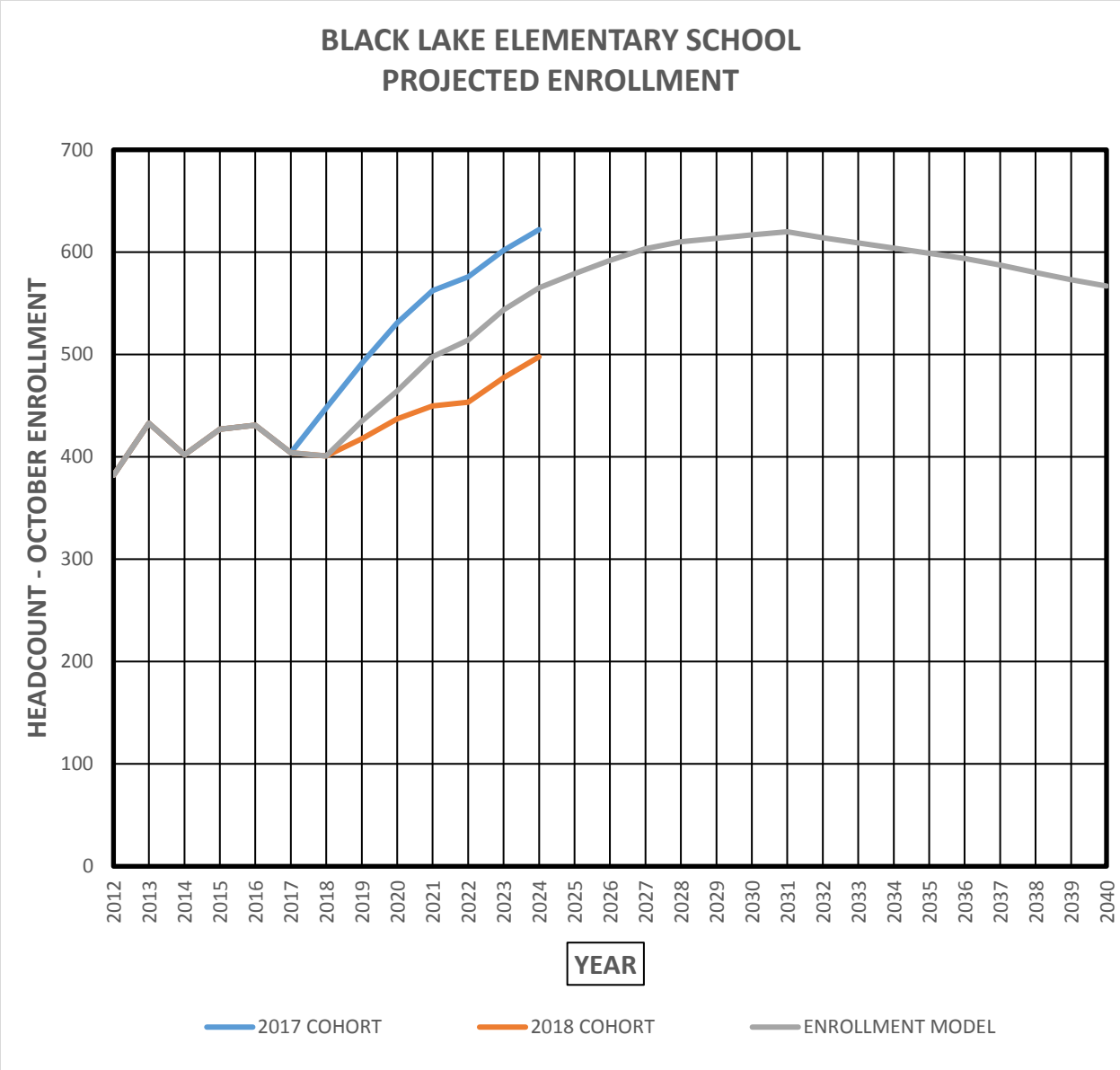
2040
YEAR
BUSH MS
TUMWATER MS



The graphs for each facility show the 2017 cohort, the 2018 cohort and the model projection. The cohort projections only extend to 2025. Cohort projections are only used to project about six years into the future. The model projections extend to 2040. Thurston Regional Planning Council provides population and residential unit projections to 2040. Model projections are only accurate to the extent that the underlying assumptions are accurate.


BLACK LAKE ELEMENTARY SCHOOL
PROJECTED ENROLLMENT
HEADCOUNT - OCTOBER ENROLLMENT
700
600
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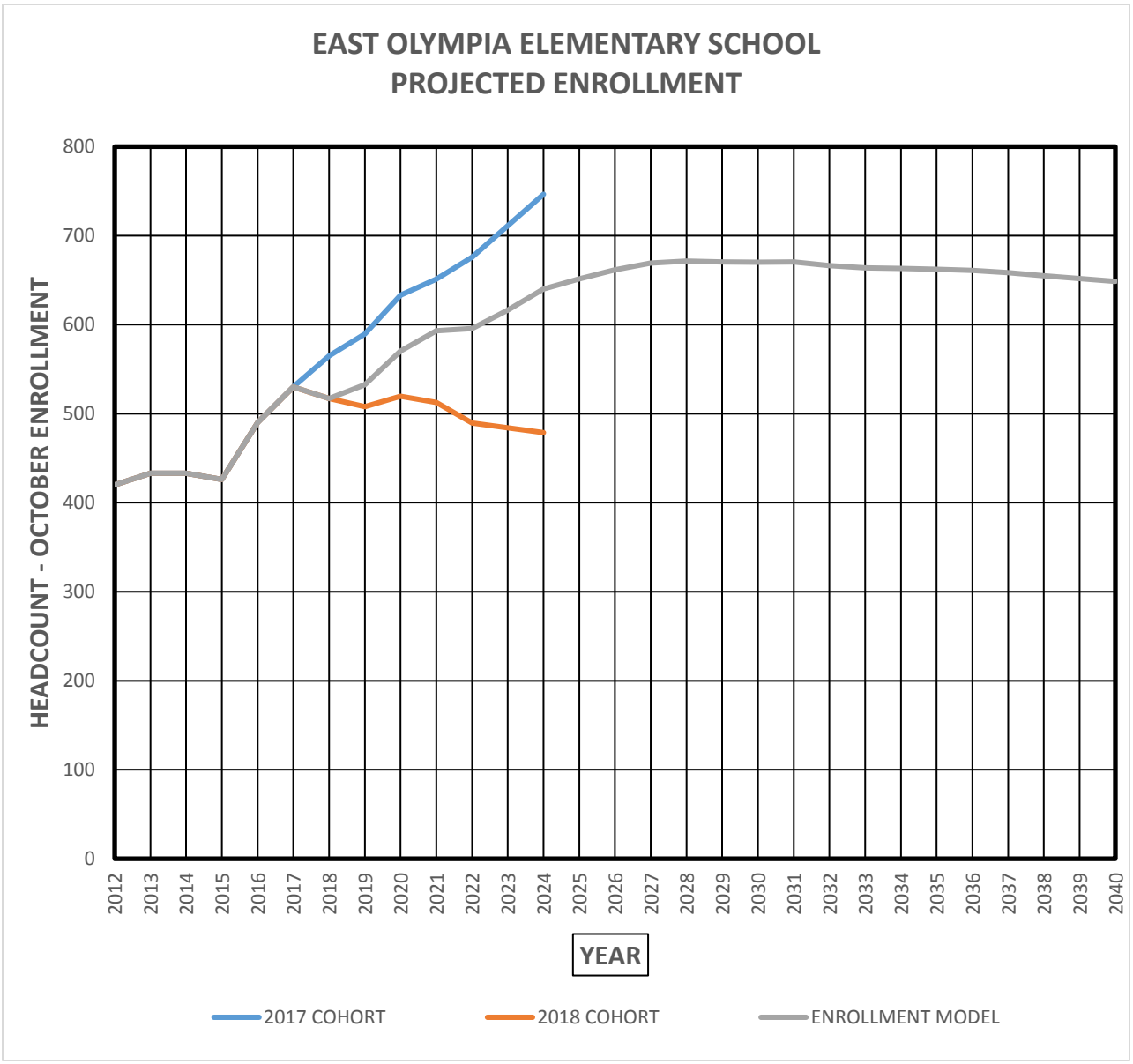
YEAR
2017 COHORT
2018 COHORT
ENROLLMENT MODEL


EAST OLYMPIA ELEMENTARY SCHOOL
PROJECTED ENROLLMENT
HEADCOUNT - OCTOBER ENROLLMENT
800
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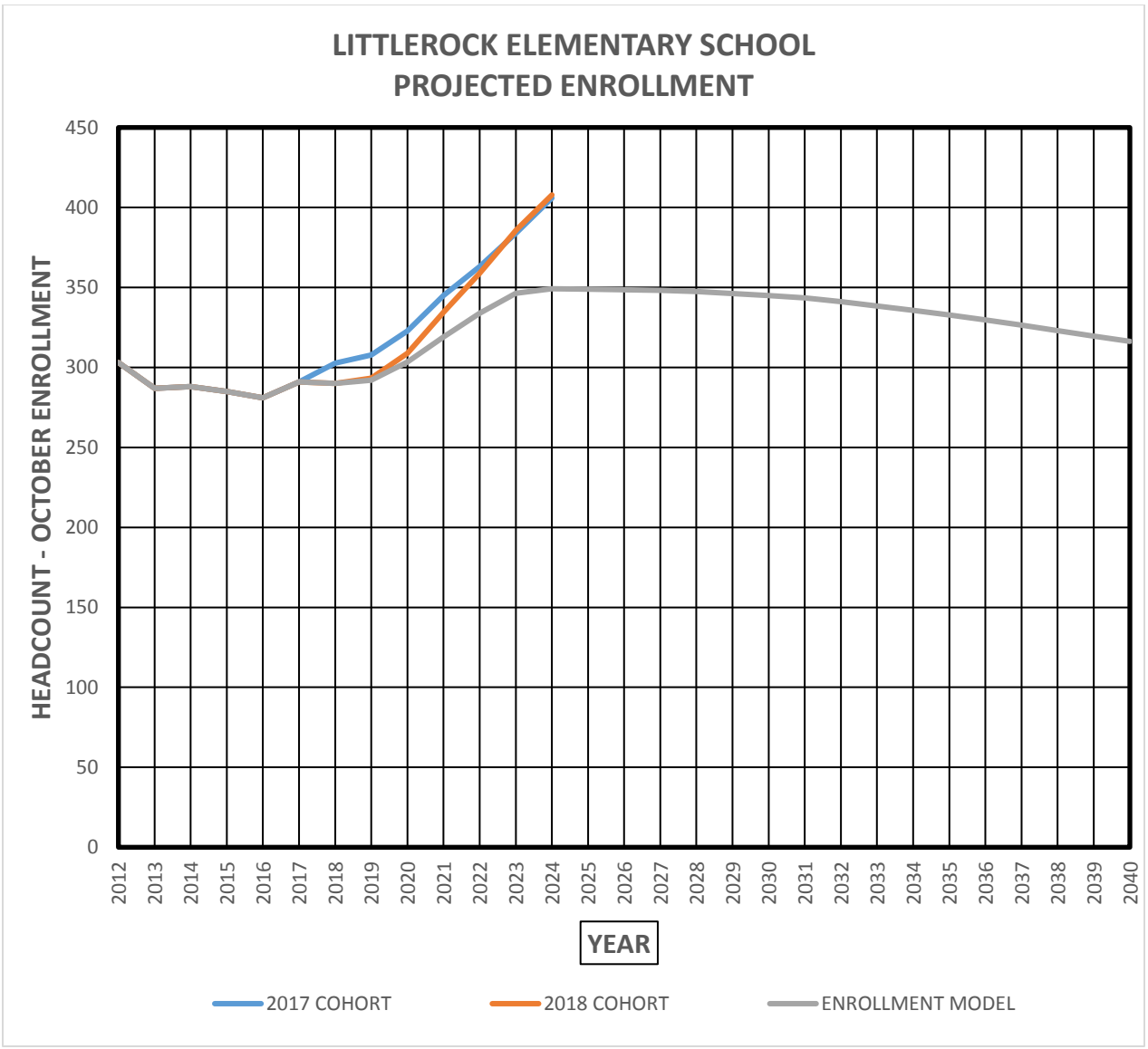
YEAR
2017 COHORT
2018 COHORT
ENROLLMENT MODEL


LITTLEROCK ELEMENTARY SCHOOL
PROJECTED ENROLLMENT
HEADCOUNT - OCTOBER ENROLLMENT
450
400
350
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250
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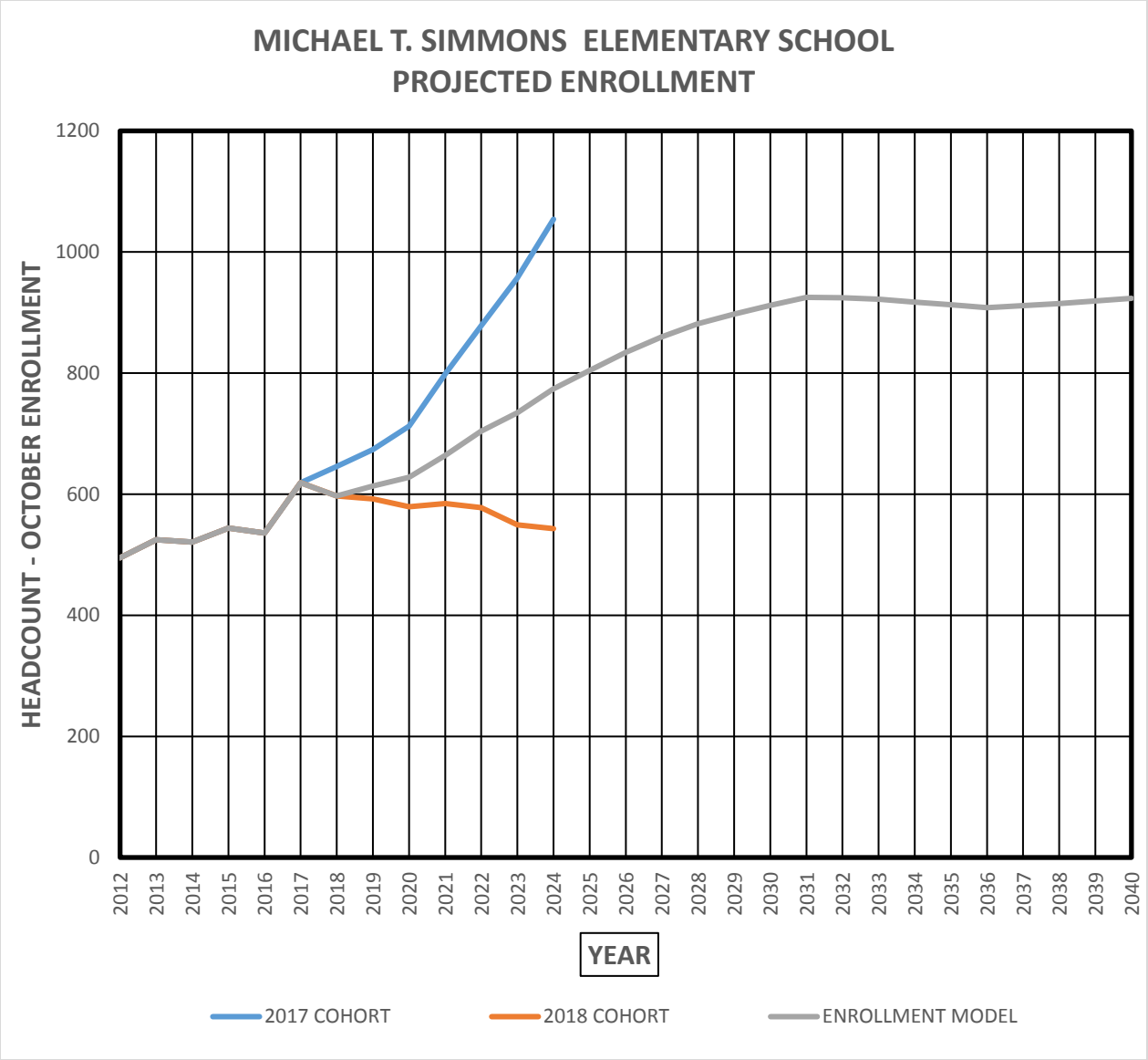
YEAR
2017 COHORT
2018 COHORT
ENROLLMENT MODEL


MICHAEL T. SIMMONS ELEMENTARY SCHOOL
PROJECTED ENROLLMENT
HEADCOUNT - OCTOBER ENROLLMENT
1200
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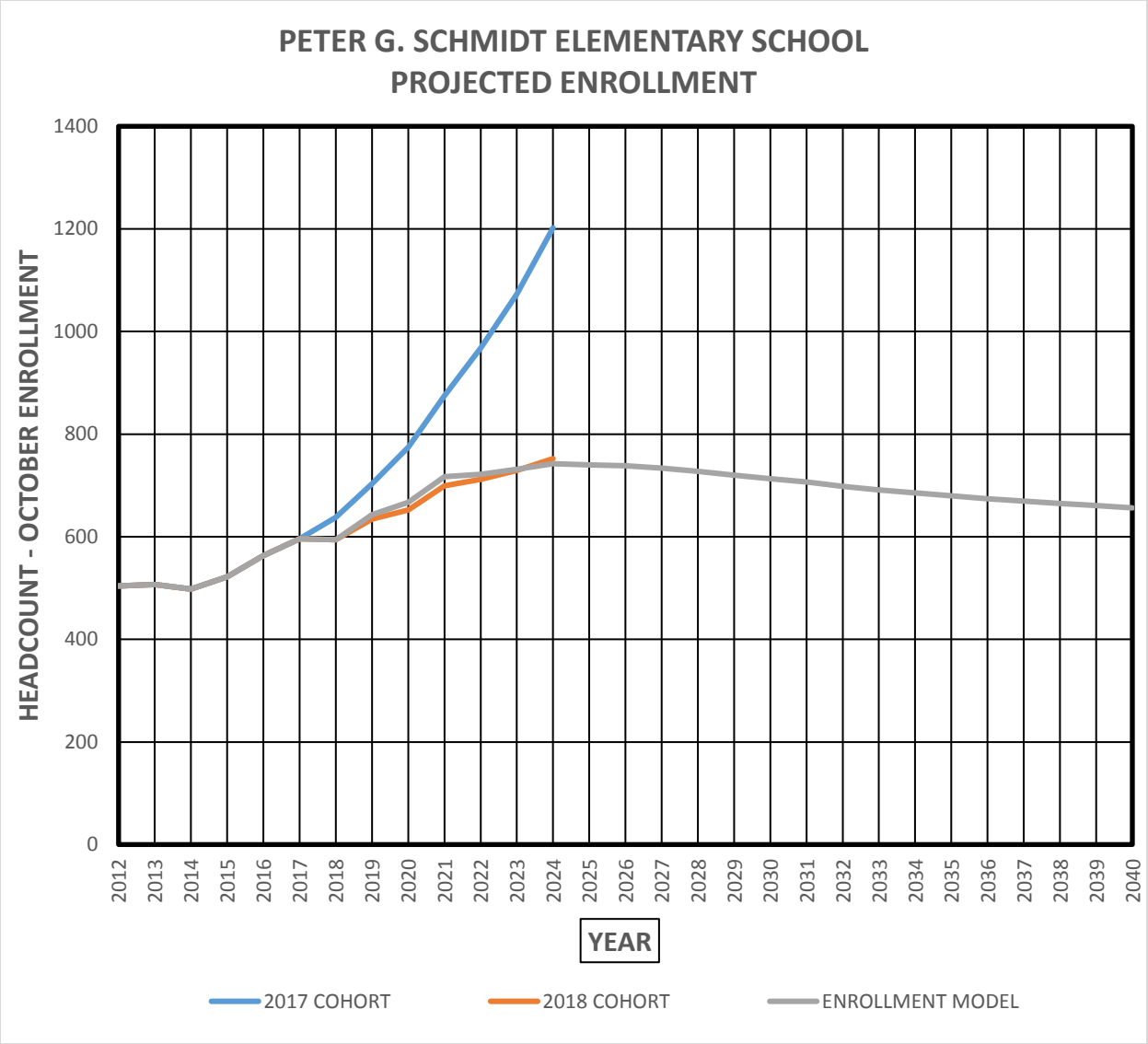
YEAR
2017 COHORT
2018 COHORT
ENROLLMENT MODEL


PETER G. SCHMIDT ELEMENTARY SCHOOL
PROJECTED ENROLLMENT
HEADCOUNT - OCTOBER ENROLLMENT
1400
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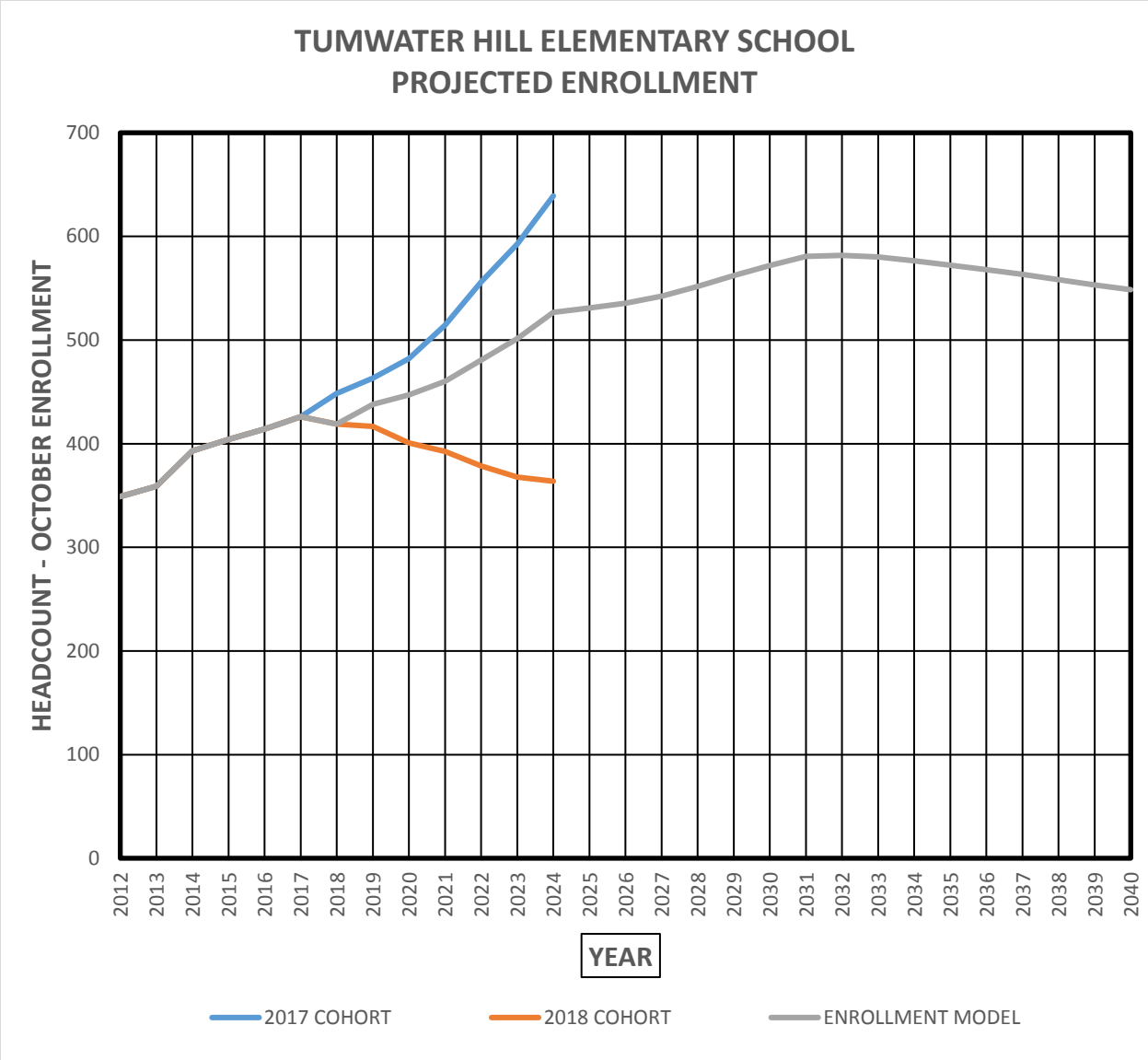
YEAR
2017 COHORT
2018 COHORT
ENROLLMENT MODEL


TUMWATER HILL ELEMENTARY SCHOOL
PROJECTED ENROLLMENT
HEADCOUNT - OCTOBER ENROLLMENT
700
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2017 COHORT
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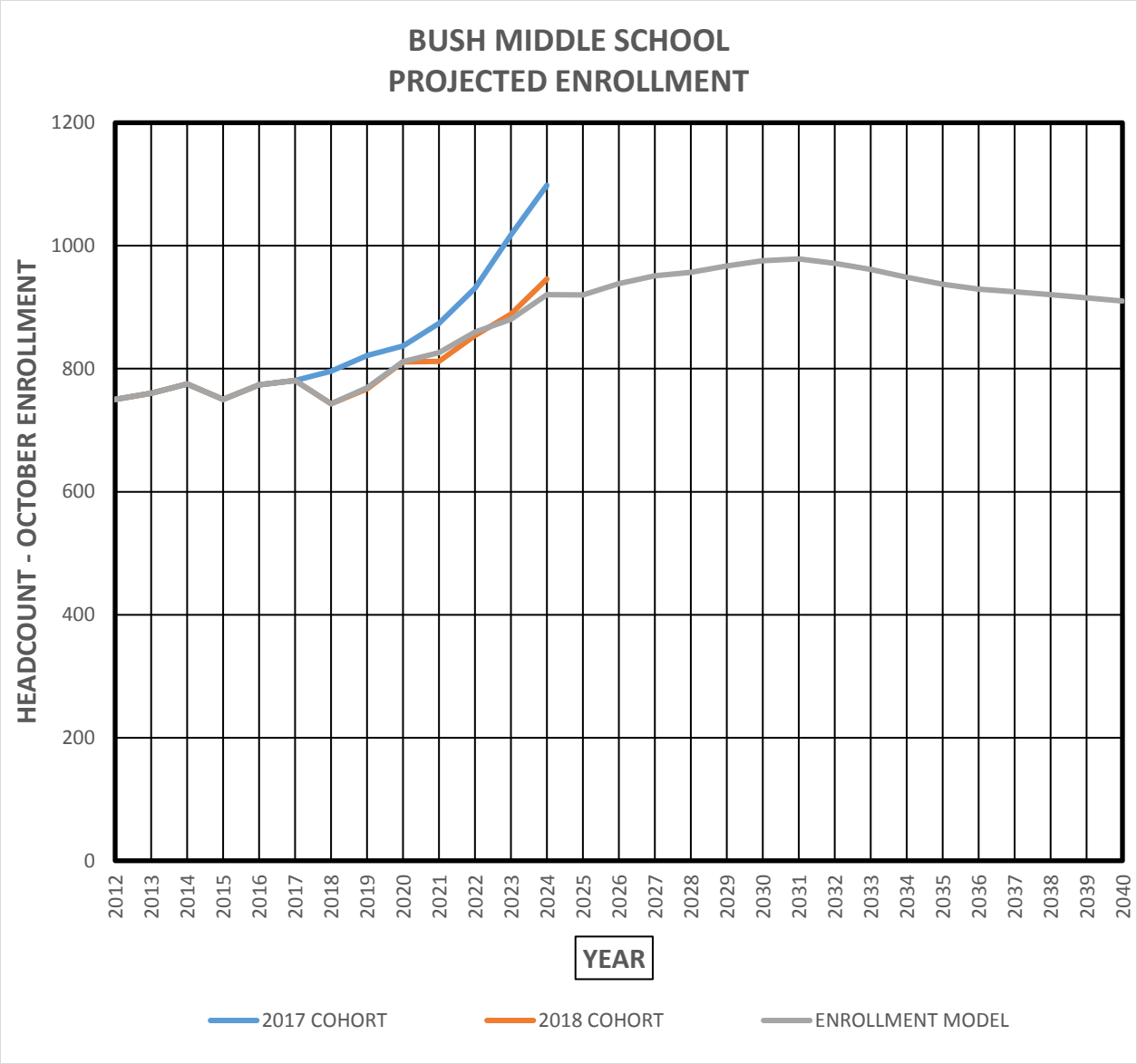
ENROLLMENT MODEL


BUSH MIDDLE SCHOOL
PROJECTED ENROLLMENT
HEADCOUNT - OCTOBER ENROLLMENT
1200
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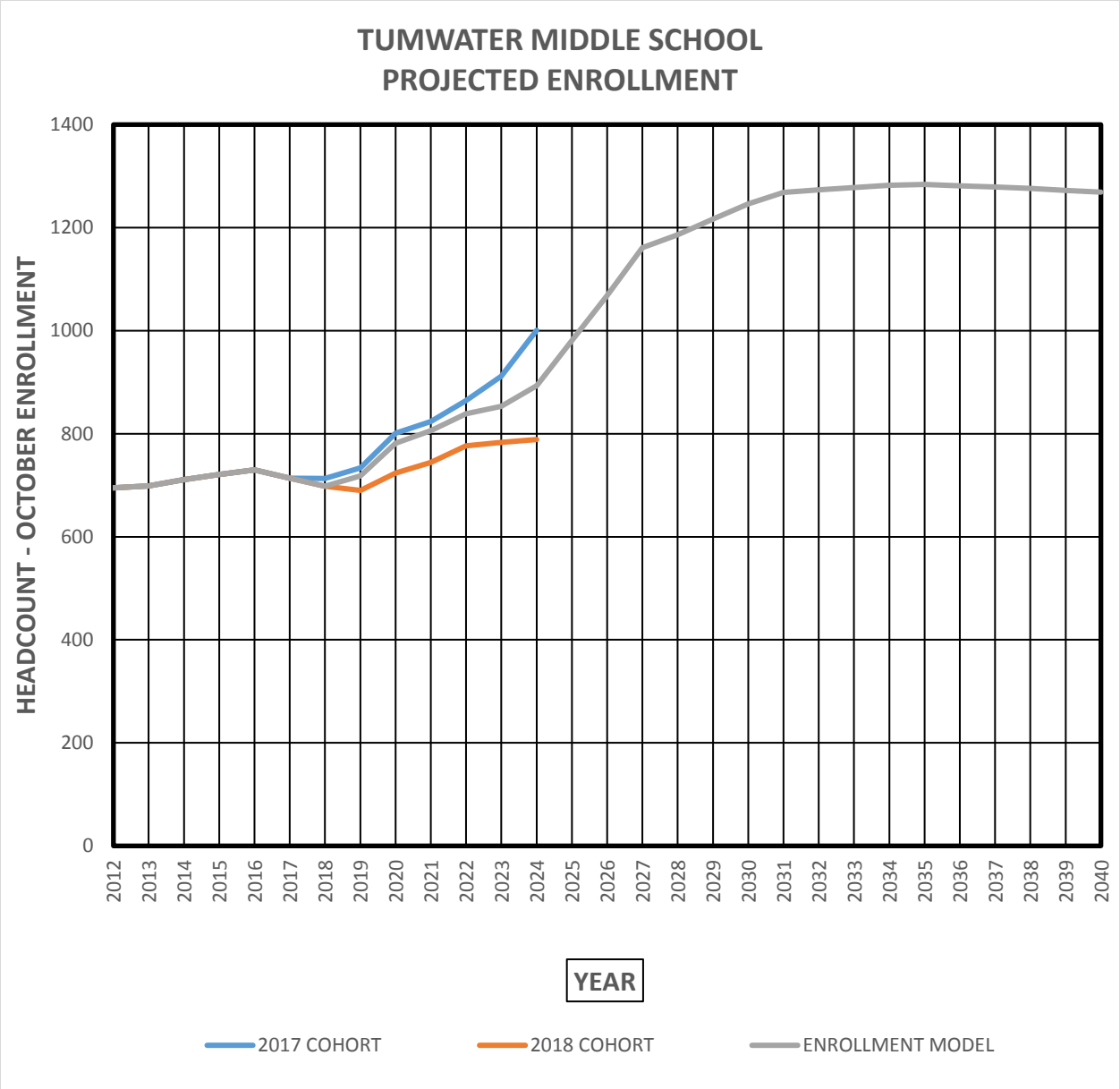
YEAR
2017 COHORT
2018 COHORT
ENROLLMENT MODEL


TUMWATER MIDDLE SCHOOL
PROJECTED ENROLLMENT
HEADCOUNT - OCTOBER ENROLLMENT
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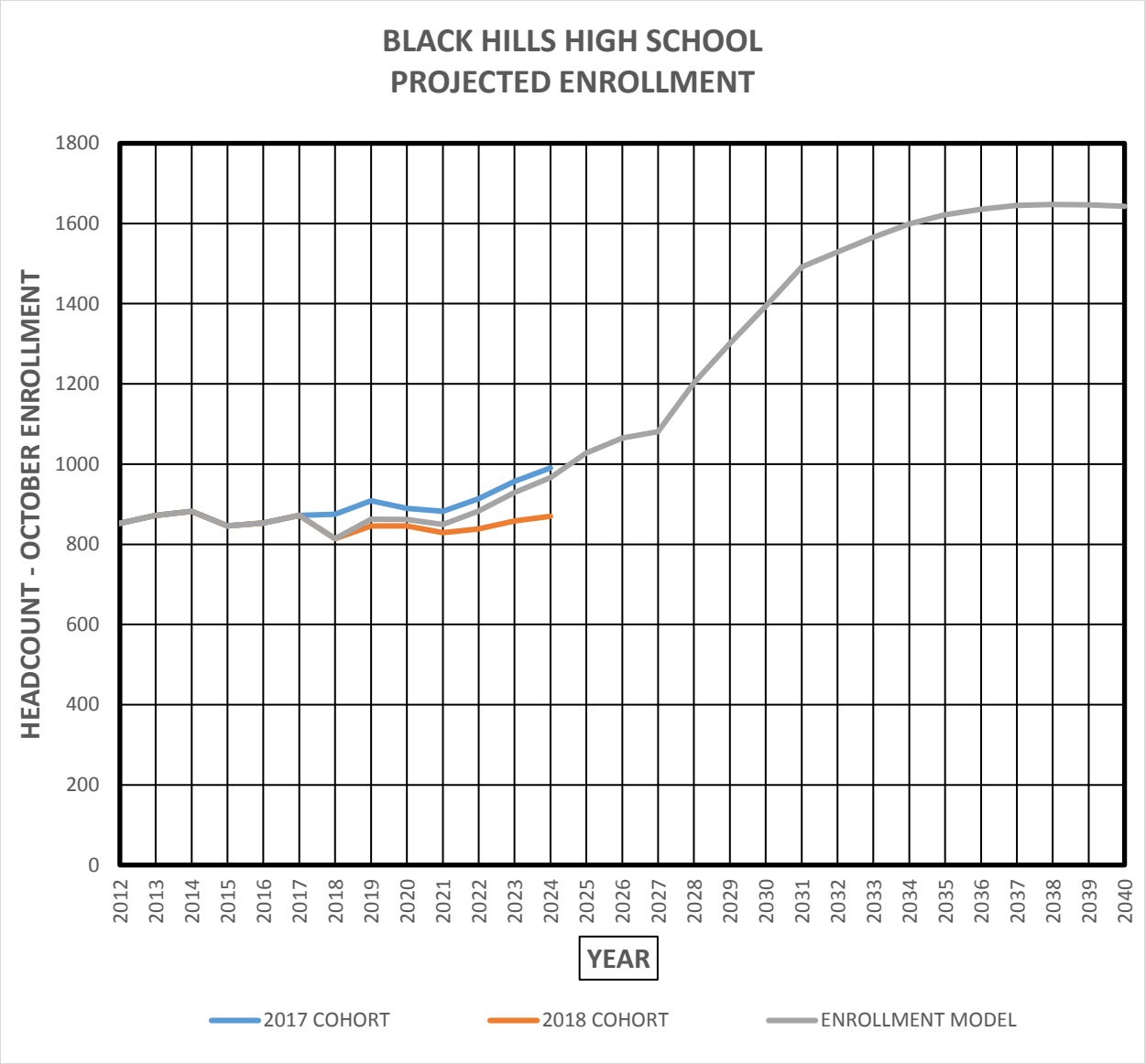
ENROLLMENT MODEL


BLACK HILLS HIGH SCHOOL
PROJECTED ENROLLMENT
HEADCOUNT - OCTOBER ENROLLMENT
1800
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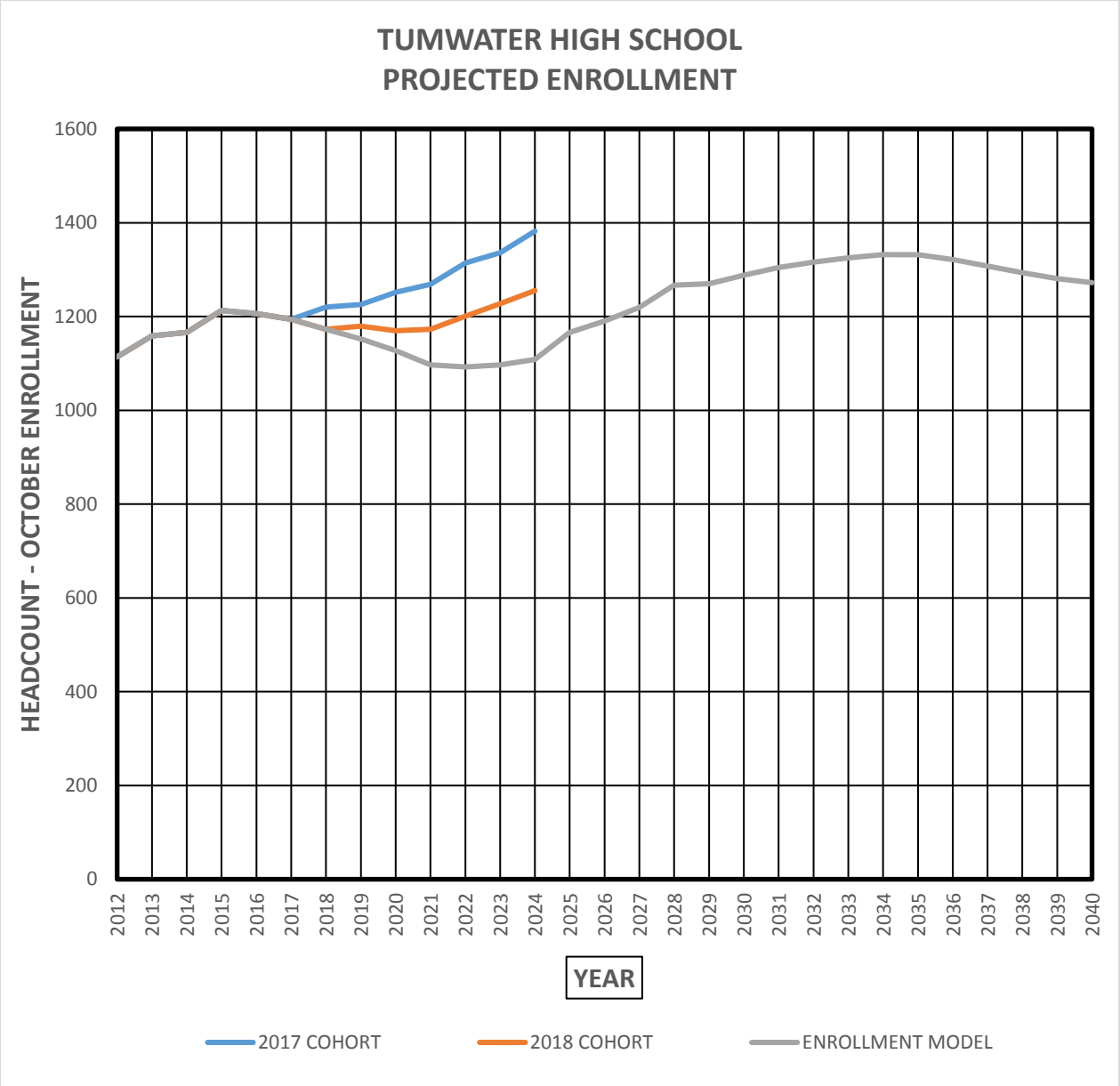
2017 COHORT
2018 COHORT
ENROLLMENT MODEL


TUMWATER HIGH SCHOOL
PROJECTED ENROLLMENT
HEADCOUNT - OCTOBER ENROLLMENT
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YEAR
2017 COHORT
2018 COHORT
ENROLLMENT MODEL

****END****

Tumwater School District
New Single- and Multi-Family Housing Developments
As of 9/15/2023

							Student Generation Rates		
							Multi-Fam	0.05	0.05	0.058
		1					**Single-Fam**	**0.301**	**0.172**	**0.089**
ACTIVE/ PENDING	**NAME OF DEVELOPMENT**	**LOCATION**	**LOT TYPE**	**NO. Units**	**Units Unbuilt**	**SCHOOL**	**PROJECTED STUDENTS**		
							ELEM.	**MIDDLE**	**HIGH**
Under Construction 2022	Skyview Estates	Littlerock Rd SW / Mirasett St. SW	SF	66	63	BLE	19	11	6
Under Construction 2022	Kirsop Crossing	Kirsop Rd. SW	SF	64	13	BLE	4	2	1
Prelim Plat 6/24/22	Kirsop Crossing Div. 3	Kirsop Rd. SW	SF	41	41	BLE	12	7	4
Prelim Plat 2008	Kirsop Village 2	Kirsop Rd. SW	SF	114	114	BLE	34	20	10
Feasibility Review 8/25/22	Velkommen Expansion	2535 70th Ave SW	SF	15	15	BLE	5	3	1
Feasibility Review 7/28/22	Vista Views at Black Lake	3717 49th Ave SW	SF	192	192	BLE	58	33	17
Feasibility Review 1/6/22	Littlerock Meadows	7339 Littlerock Rd SW	SF	51	51	BLE	15	9	5
App Complete 11/23/21 - Formal Review 10/14/21	Tickner Farm	7747 Littlerock Road SW /Div 1-3	SF	365	365	BLE	110	63	32
App Complete 11/23/21 - Formal Review 10/14/21	Tickner Farm	Future Divisions	SF	1000	1000	BLE	301	172	89
Formal Review 5/25/23	Velkommen Apartments	7125 Littlerock Rd SW	MF	19	19	BLE	1	1	1
Prelim Review 12/23/21	Stella Apartments (Part of Tickner)	7747 Littlerock Road SW,	MF	250	250	BLE	13	13	15
Feasibility Review 7/13/2023	Littlerock Townhouse Village (repl. Littlerock Apts)	Tumwater Blvd and Littlerock Rd.	MF	56	56	BLE	3	3	3
BLE Sub-Total (TMS & BHHS)				**2233**	**2179**		**574**	**335**	**184**
PENDING	Bradbury Estates Division 3	West of Old 99 & North of 83rd (north & east of Tumwater Highlands)	SF	166	96	EOE	50	29	15
App Complete 10-7-22	Enclave at Deschutes river	8940 Old Highway 99 SE	SF	25	25	EOE	8	4	2
Under Construction 2022	Kimmie Court	Off Kimmie Street	SF	28	28	EOE	8	5	2
Not started yet	Bradbury Division 4	93rd Ave. SE	SF	54	54	EOE	16	9	5
Pre-Sub Meeting 8/5/23	83rd Avenue Townhomes	1923 83rd (south of BMS)	MF	46	46	EOE	0	0	0
County Land Use App 7-7-202	Aspen Apartments	1635 83rd (south of BMS)	MF	132	132	EOE	7	7	8
EOE Sub-Total (BMS & THS)				**451**	**381**		**89**	**54**	**32**
ACTIVE	Trosper Woods	Kirsop Rd. SW/56th Ave SW	SF	42	42	MTS	13	7	4
PENDING	Tumwater Ridge	East side of 7th/Barnes	SF	18	18	MTS	5	3	2
App Complete 12/30/21 - Prelim Review 8/26/21	Kirsop Crossing Div. 3	6139 Kirsop Road SW	SF	41	41	MTS	12	7	4
App Complete 10-7-22	Sienna #1	Littlerock Rd across from BHHS	SF	78	78	MTS	23	13	7
(43) Building permits 7/2023	Sienna #2	Littlerock Rd across from BHHS	SF	82	82	MTS	25	14	7
Formal Site Plan 3/9/23	Belmont Flats	1589 Old Israel Rd SW	MF	614	614	MTS	31	31	36
Under construction	Kingswood Apartments	2.9 acre parcel at the east end of Bishop and Odegard Roads adjacent to Tyee Drive	MF	183	183	MTS	9	9	11
Preliminary Review 5/11/23	Tyee Landing	Tyee Drive south of Toyota	MF	144	144	MTS	7	7	8
Formal Review 9/22/22	Yorkshire Apartments	Tumwater Blvd. SW & Israel Rd. SW	MF	1150	1150	MTS	58	58	67
NOA 3-24-2023	Littlerock Road Mixed Use	5945 Littlerock Rd SW	MF	114	114	MTS	6	6	7
Feasibility Review 7/21/22	Rural Road Apartments	5012 Rural Rd SW	MF	29	29	MTS	1	1	2
Feasibility Review 11/4/21	Tyee Landing	XX69 Tyee Dr. SW	MF	146	146	MTS	7	7	8
Formal Review 10/7/21	Craft District II Apartments	4300 Capitol Bv SE	MF	96	96	MTS	5	5	6
Formal Review 9/16/21	Littlerock Rd Multi-Family	6820 Littlerock Rd SW	MF	8	8	MTS	0.4	0.4	0
Built 2022	Rockwell Place Apts.	Odegard & Bishop Rd. SW	MF	141	0	MTS	7	7	8
Under construction	Kingswood Apartments	1450 Odegard SW	MF	181	53	MTS	9	9	10
Pre-Sub Meeting 2/16/23	Trestlewood Tumwater LLC	8114 Littlerock Rd SW	MF	128	128	MTS	6	6	7
MTS Sub-Total (TMS & BHHS)				**3195**	**2926**		**225**	**192**	**193**

New Single- and Multi-Family Housing Developments
As of 9/15/2023

1

Student Generation Rates			
Multi-Fam	0.05	0.05	0.058
Single-Fam	**0.301**	**0.172**	**0.089**

ACTIVE/ PENDING	NAME OF DEVELOPMENT	LOCATION	LOT TYPE	NO. Units	Units Unbuilt	SCHOOL	PROJECTED STUDENTS ELEM.	MIDDLE	HIGH
Under construction	Three Lakes Crossing	6609 Henderson Blvd SE	SF	45	45	PGS	14	8	4
Building permits 7/2023	Elm Street Plat	Elm St. SE and Gilbertson Ln SE	SF	23	23	PGS	7	4	2
Under Construction 2022	Percy Lane SE - Susan Lake	Henderson Blvd & Percy Lane	SF	16	8	PGS	2	1	1
Not started yet	Henderson Park	Henderson Blvd. & 71st Ave SE	SF	22	22	PGS	7	4	2
Not started yet	Stanton Court	Dennis St. SW and Stanton Ct SW	SF	7	7	PGS	2	1	1
Not started yet	Tumwater Blvd Plat	Tumwater Blvd SW & Road A.	SF	26	26	PGS	8	4	2
PENDING	Michael O'Neil Multi-Family	7515 Trails End Drive	MF	16	16	PGS	1	1	1
Feasibility Review 8/18/22	Thompson-Demaris	7732 Arab Dr SE	MF	8	8	PGS	0	0	0
Feasibility Review 8/18/22	Henderson Apartments	7321 Henderson Blvd SE	MF	15	15	PGS	1	1	1
Prelim Review 8/4/22	6501 Mixed-Use Project	6501 Capitol Blvd SW	MF	123	123	PGS	6	6	7
Feasibility Review 4/21/22	Capital Blvd. Apartments	6333 Capitol Blvd	MF	48	48	PGS	2	2	3
Feasibility Review 3/9/23	Point Plaza East 4, 5, 6 - office to apartments	6333 Capitol Blvd	MF	185	185	PGS	56	9	11
Feasibility Review 5/4/23	Henderson Blvd MF	7501 Henderson Blvd SE	MF	96	96	PGS	5	5	6
Feasibility Review 7/29/21	The Rookery	6504 Capitol Blvd SE	MF	6	6	PGS	0.3	0.3	0.3
Formal Review 5/18/23	New Market Apartments	New Market St SW & 71st & 73rd	MF	410	410	PGS	21	21	24
NOA 8/21/23	Tumwater 30	723, 725 & 727 Israel Rd. SW	MF	42	42	PGS	2	2	2
Under construction 2023	HFH - 11507 73rd Ave SE	1150 73rd Ave. SE	MF	28	28	PGS	1	1	2
Feasibility Review 3/2/23	Four Lakes Village	1111 73rd Ave SE	MF	44	44	PGS	2	2	3
Feasibility Site Plan 3/9/23	Point Plaza East 4,5 & 6	290 & 310 Israel Rd.	MF	185	185	PGS	9	9	11
Prelim Review 3/23/23	Tumwater 30	723 Israel Rd. SW	MF	44	44	PGS	2	2	3
PGS Sub-Total (BMS & THS)				**1389**	**1381**		**148**	**85**	**84**
Feasibility Review 2/10/22	Belmore Ridge	Vacant land near 54th Ave SW	SF	100	100	THE	30	17	9
Under Construction 2022	Eaglewood	Hansen St. SE	SF	18	18	THE	5	3	2
Hearing 5/24/23 for PP approv	Sunrise Hill Plat	Sapp Rd. NW & Crosby Blvd.	SF	36	36	THE	11	6	3
Formal Review 8/25/22	Mottman Village	2800 RW Johnson Blvd SW	MF	200	200	THE	10	10	12
App Complete 4/29/22 - Formal Review 1/13/22	Forest Park II (Sky Vista)	Corner of Barnes Blvd, and Crosby Blvd., SW,	MF	60	60	THE	3	3	3
Under Construction 2022	North Street Apartments	340 & 350 North St SE	MF	24	24	THE	1	1	1
Formal Review	5th Ave. Townhomes	585 5th Ave SW	MF	14	14	THE	1	1	1
Under Construction 2022	Forest Park Townhomes	Ridgeview Loop SW & Starlight Lane SW	MF	67	67	THE	3	3	4
THE Sub-Total (TMS & BHHS)				**519**	**519**		**65**	**45**	**35**
			35%	SF	2,735	2,603			
			65%	MF	5,052	4,783			
	Total # of New Students 2,340	**Grand Total**		**7,787**	**7,386**		**1101**	**710**	**528**

TOTAL BY SCHOOL	
BLE (Black Lake Elementary)	**574**
EOE (East Olympia Elementary	**89**
MTS (Michael T. Simmons Elementary)	**225**
PGS (Peter G. Schmidt Elementary)	**148**
THE (Tumwater Hill Elementary)	**65**
BMS (Bush Middle School)	**139**
TMS (Tumwater Middle School)	**571**
THS (Tumwater High School)	**116**
BHHS (Black Hills High School)	**412**

Total ES Students = 1,101
Total MS Students = 710
Total HS Students = 528

APPENDIX "C"

OLYMPIA SCHOOL DISTRICT No. 111
CAPITAL FACILITIES PLAN

Olympia School District
Capital Facilities Plan
2024-29

OCTOBER 2023

Executive Summary

The Olympia School District's 2024-2029 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 long -range facilities master plan work, which looked at conditions of the district facilities, projected enrollment growth, utilization of current schools and the capacity of the district to meet these needs from 2010 to 2030. 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 2011 Master Plan and any subsequent 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.
3. The proposed locations and capacities of newly 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 or remodeled 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.

The 2011 Master Plan and subsequent updates contained multiple projects to expand the district's facility capacity and major modernizations. Specifically, the plan included major modernization 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 called for the construction of a new building, with expanded capacity, for the Olympia Regional Learning Academy. The plan called for the construction of a new elementary/intermediate school (serving grades 5-8) on the eastside of the district. In the 2015 Master Plan update to the 2011 Master Plan, this new intermediate school project will not move forward. The district expanded capacity at five elementary schools via mini-buildings of permanent construction consisting of 10 classrooms each. A sixth mini-building is anticipated in the six year horizon. In addition, in order to nearly double Avanti High School enrollment, Avanti modernization is underway to expand to use the entire Knox building and would increase student capacity; the administration would move to a different building. At Olympia High School, the district has reduced reliance on 10 portables by building a new permanent building of 22 classrooms. Finally, the plan includes a substantial investment in systems modernizations and major repairs at facilities across the district.

This 2024-2029 Capital Facilities Plan (CFP) is intended to guide the district in providing capital facilities appropriate to 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.

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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 Guidelines	2014 I-1351 Voter Approved (Not funded by Legislature):	Square Footage Guideline:	ESHB 2242 Enacted in 2017:
Kindergarten	23 students	17 students	25-28 students	17 students
Grades 1-2	23 students	17 students	25-28 students	17 students
Grades 3	25 students	17 students	28 students	17 students
Grades 4-5	27 students	25 students	28 students	27 students

As the district constructs new classrooms, the class size square footage guideline is tentatively set to accommodate 25-28 students. Occasionally, class sizes must exceed the guideline, and be in overload status. The district funds extra staffing support 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. There is an exception to the class size guideline used for Avanti High School. Due to the historical nature of the building the typical classroom square footage is smaller than the modern school classrooms in the district. Avanti spaces generally allow for a maximum of 25 students.

For these reasons, the district is maintaining its past practice of constructing classrooms to hold 28 students comfortably. This is consistent with the state's finance system for K-12 public education, in that the 2017 Legislature has retained the class size for 4th and 5th grade at 27 students.

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), GROW Program (Grow with Respect, Opportunity and Wonder program for students with significant behavior disabilities) and the ASD Program (Students with Autism Spectrum Disorders.) The State of Washington has recently created a new program for 4yr old children who would benefit from additional preparation - Transitional Kindergarten. 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), ALPS services (the district's program for highly capable 4th and 5th graders), as well as non-specific academic support for struggling students (primarily Title I of the No Child Left Behind Act.)

Generally, the district limits school size to create appropriately-sized learning communities by limiting elementary school size to about 500 students, middle school size to about 800 students, and high school size about 1,800 students. These limits represent the guide, but not an absolute policy limit. 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 School

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 ALPS 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 1.).

Of note is a new district initiative to expand student access to Art, Music and Physical Education (PE) (AMP). The district has invested in a total of about 23 teachers to provide a consistent schedule of 2 sessions of music, 2 sessions of PE, and 1 session of art per week for each classroom of students. Beginning with the 2021-22 SY, all traditional elementary schools had the opportunity to implement this program. The fidelity to the schedule of 2/2/1 sessions is impacted occasionally by school facilities, and may occasionally include a rotation of Library or more frequent art instruction. Future facilities investments will be focused on ensuring implementation of the AMP opportunity. Finally, the district has continued its investment in orchestra instruction for 4th and 5th grade students and band instruction for 5th grade students.

Middle and High Schools

Capacity at middle school 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 2.

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 workstations 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 83% utilization factor. The only exception is Avanti High School, the district's alternative high school program, which has relatively small enrollment, so a full 100% utilization factor was used to calculate this school's capacity. The capacity displayed

for Avanti is not yet realized, as in 2022 and 2023 the phase 1 of the school modernization is near completion. Additionally there are 10 classrooms on the 3rd floor that will not receive a full remodel until a future bond. Table 2 reflects the upcoming capacity, available in the 2023-24 school year.

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 are warranted.

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 470 full time equivalent students (about 600 headcount students). Each year since 2006 the proportion of students from within the Olympia School District has increased. Over time, the program has had a growing positive impact on the available capacity within traditional district schools. As more students from within district schools migrate to ORLA, they free up capacity to absorb projected growth. ORLA programs help retain and attract students who prefer non-traditional and on-line learning options.

The Olympia School District is also committed to serving as a 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, keeping up with the growing demand for these alternatives, and to providing ORLA students and families with a safe facility conducive to learning.

Elementary School Technology

In capacity analyses, the district has assumed that schools will no longer need a separate computer lab. The ease of use, price, and industry trend regarding mobile computing afford the district the opportunity to continue to assume that computers are ubiquitous to the classroom and do not require separate computer labs.

Preschool Facilities

The district houses 12 special needs preschool classrooms across the district. 2 of those classrooms are dedicated to the Infant/Toddler Program.

Special Services

The district provides specialized facilities intended to mirror a house with the Dee House in East Olympia. The program serves students in the Transitions Program. These students also use leased space from a church. As of the 2023-24 school year, the Transitions Program now occupies 3 newly renovated classrooms on the ground floor of Avanti High School, and no longer utilizes space at the Dee House, or the Church..

Table 1: Elementary School Capacities

Olympia School District 2023 Capacity; 2015 Master Plan with Selected Updates

	Headcount OCT 2023	Max Building Capacity	Portable Capacity	Actual Capacity w/ Special programs	
Elementary Schools					
Boston Harbor	171	200	50	250	2 of 4 portables used for music and art
Brown, LP	269	450	25	450	1 of 2 portables is used for Art
Centennial	447	600	125	570	Past practice of limiting elementary school capacity to 500
Garfield	305	450	25	420	2 preschool classrooms not included.
Hansen	410	625	150	595	1 preschool portable and main building classroom not included.
Lincoln	281	325	0	325	
Madison	185	300	0	300	
McKenny	271	400	25	400	2 preschool portables not included; 2 infant-toddler not included.
McLane	389	575	25	545	1 preschool classroom; past practice of limiting elementary school capacity to 500
Pioneer	365	625	0	595	
Roosevelt	354	550	0	520	2 preschool classrooms not included.
ORLA	357	---	---	438	
Totals	**3,804**	**5,100**	**425**	**5,408**	
Excess/(Deficit) Capacity				1,296	Portables not included in Capacity calculation.

Table 2: Secondary Schools Capacities

Olympia School District 2023 Capacity; 2015 Master Plan with Selected Updates

	Headcount OCT 2023	Building Capacity	Portable Capacity	Actual Capacity w/ Special programs	
Middle Schools*					*Utilization Factor for middle schools = 83%.
Jefferson	**433**	767	23	731	Portable is devoted to Boys/Girls Club; theater room not included in capacity.
Thurgood Marshall	**495**	674	46	601	
Reeves	**397**	539	21	601	
Washington	**747**	883	46	870	
ORLA	**124**	---	---	80	
Totals	**2,196**	2,863	136	2,883	
Excess/(Deficit) Capacity				667	Portables not included in Capacity calculation.
High Schools*					*Utilization Factor for comp. high schools = 83%.
Avanti	**192**	425	0	300	Remodel and increased capacity near completion.
Capital	**1,274**	2,156	46	1,697	
Olympia	**1,809**	2,576	0	2,098	Capacity is 1,945 and adjustment should be considered
ORLA	**104**	---	---	107	
High School Totals	**3,379**	5,157	46	4,202	
Excess/(Deficit) Capacity				1,778	Portables not included in Capacity calculation.

Olympia School District Building Locations

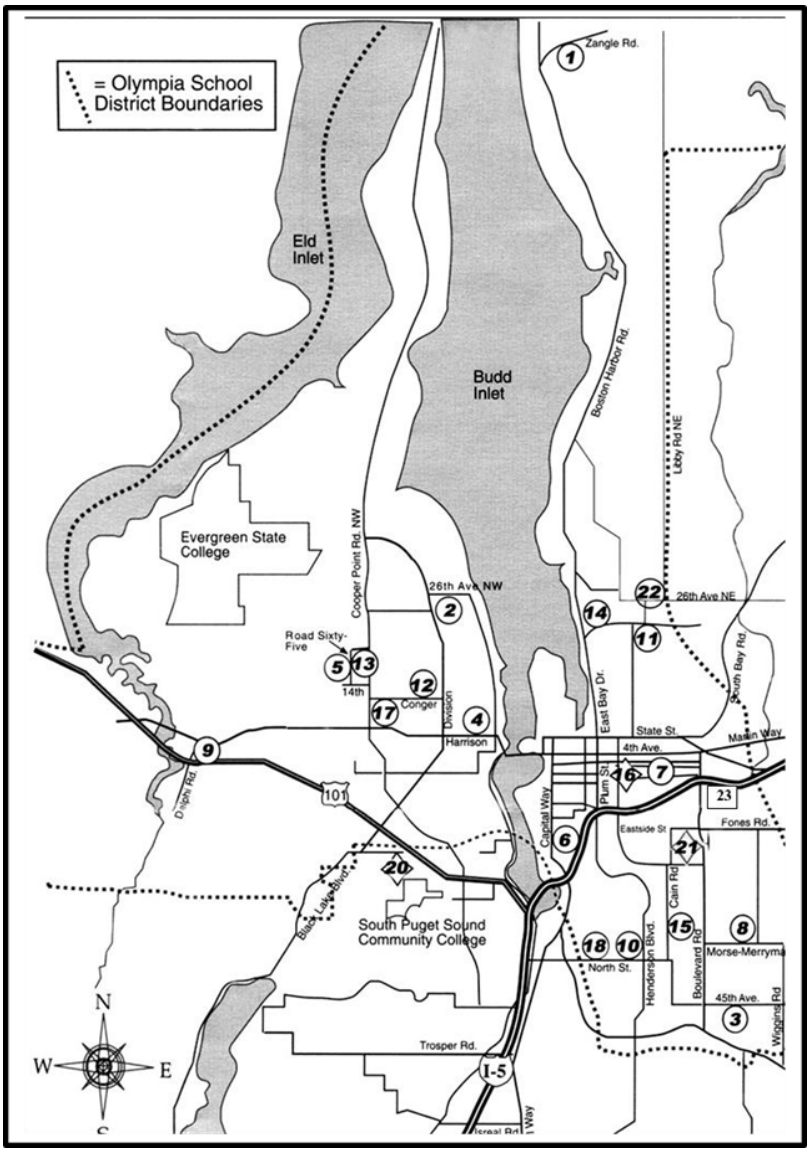

Figure 1: Map of School District Building Locations

Key

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 Skills Center
20. Transportation
21. Support Service Center
22. John Rogers (Demolition completed 2022)
23. Olympia Regional Learning Academy
24. Knox 111 Administrative Building

Figure 2: OSD buildings referenced on map in Figure 1.

II. Forecast of Future Facility Needs

Olympia School District Enrollment Projections

The following enrollment assessment summary was prepared by FLO Analytics. The district updates enrollment projections every five years; below are excerpts from the summary prepared in 2023.

- FLO analyzed historical enrollment (October 2016–17 to 2022–23 headcount) based on the enrollment reports and student information system extracts provided by the District.
- District-wide enrollment increased by 54 students between 2017–18 and 2019–20 then decreased considerably in 2020–21 (421 fewer students), largely due to the impacts of COVID-
  19. Enrollment remained consistent in 2021–22 (9 fewer students) before decreasing again in 2022–23 (105 fewer students).
- Elementary school enrollment increased between 2017–18 and 2019–20 (59 more students), followed by a significant decrease in 2020–21, largely due to impacts associated with COVID-19. Elementary school enrollment declined further in 2021–22 before an increase in 2022–23.
- Middle school enrollment increased between 2017–18 and 2019–20 (26 more students). Middle school enrollment decreased between 2020–21 and 2022–23 (96 fewer students), with 2022–23 having the lowest middle school enrollment over the entire period.
- High school enrollment decreased between 2017–18 and 2019–20 (31 fewer students). High school enrollment increased between 2020–21 and 2022–23 (29 more students).

Grade	2017–18	2018–19	2019–20	2020–21	2021–22	2022–23	2017–18 to 2022–23
K	700	706	753	571	612	576	-124
1	664	738	700	693	609	635	-29
2	696	677	757	669	684	630	-66
3	780	706	679	742	659	692	-88
4	726	771	720	645	736	674	-52
5	773	751	789	704	639	770	-3
6	711	769	752	753	712	652	-59
7	752	736	764	728	763	731	-21
8	760	766	733	755	730	757	-3
9	890	921	914	855	935	865	-25
10	848	891	911	907	845	912	64
11	870	766	802	808	837	798	-72
12	790	814	740	763	823	787	-3
District-wide Total	**9,960**	**10,012**	**10,014**	**9,593**	**9,584**	**9,479**	**-481**

Note: Olympia School District October 2017-18 to 2022-23 enrollment (headcount) by grade. Enrollment values omit students enrolled in full-time Running Start, transitional kindergarten, and preschool. The lowest and highest enrollment values per grade are highlighted in blue and orange, respectively.

School Forecasts

The following enrollment forecast summary was prepared by FLO Analytics. The district updates enrollment projections every five years; below is the summary prepared in 2023.

- District births between 2011–12 and 2017–18 aligned with historical kindergarten enrollment from 2017-18 to 2022-23 averaged 635 per year. Kindergarten enrollment averaged 653 students per year from 2017–18 to 2022–23, including a low of 571 in 2021–22, a recovery to 612 in 2021–22, and then a decrease to 576 in 2022–23.
- Kindergarten-to-birth ratios for the District were consistently at or above 1.07 from 2017–18- to 2019–20, indicating that many more families with young children moved into the District than out of it during that time. Ratios for the District have been below 0.97 from 2020–21 to 2022–23. A decrease in births has also contributed to decreased kindergarten enrollment.
- Student cohort sizes changes over time were assessed by calculating grade progression ratios (GPRs)—the ratio of enrollment in a specific grade in a given year to the enrollment of the same age cohort in the previous year.
- In each year, except 2020–21, GPRs for most grades have consistently been above 1.00, indicating that the District sees a net gain of students by cohort. During the three years prior to the COVID-19 pandemic, cohorts progressing from 8th to 9th grade had the highest average GPR (1.20), due in part to students enrolling from Griffin School District for high school. Elementary and middle school grades GPRs ranged between 0.99 and 1.03.
- After the enrollment loss in 2020–21 characterized by GPRs below 1.00, GPRs returned to pre- COVID levels in the two most recent years, 2021–22 and 2022–23.
- District-wide enrollment is forecasted to decrease from 9,479 in 2022–23 to 8,496 in 2032–33. District-wide enrollment is expected to decrease through 2032–33 (an average of 100 fewer students per year) in response to less current enrollment in lower grades and declining births.
- The middle scenario total of 8,496 students in 2032–33 depicts a K–12 decrease of 983 students (10.4 percent), from the 2022–23 total of 9,479. The high forecast anticipates a decrease of 203 students (2.1 percent) over the 10-year horizon, while the low forecast anticipates a decrease of 1,679 (17.7 percent).
- Annual district-wide forecasts by grade group for the middle scenario show the following 10-year decline from 2022–23 to 2032–33:
  - K–5 enrollment from 3,977 to 3,494 (12.1 percent decrease)
  - 6–8 enrollment from 2,140 to 1,917 (10.4 percent decrease)
  - 9–12 enrollment from 3,362 to 3,085 (8.2 percent decrease)
- Smaller cohorts will lead to 350 fewer elementary students between 2022–23 and 2027–28 followed by 133 fewer ES students over the latter half of the forecast period.
- While there will be some year-to-year variation, a 50-student decline in middle school enrollment is anticipated by 2027–28 followed by 173 fewer students over the remainder of the forecast period.
- High school enrollment is expected to follow a similar trajectory to that of middle school enrollment with 38 fewer students over the first half of the forecast period, followed by 239 fewer students between 2027–28 and 2032–33. FLO anticipates 983 fewer K–12 students over the 10-year forecast horizon.

Table 3: FLO Analytics Enrollment Forecast by School/Program (October Headcount 2023-2033) Medium Range Forecast

School Name	2022–23	2023–24	2024–25	2025–26	2026–27	2027–28	2032–33
Boston Harbor ES	179	174	174	165	172	165	159
Centennial ES	482	473	446	429	414	394	381
Garfield ES	300	290	279	263	261	258	243
Hansen ES	456	440	431	430	430	432	410
Lincoln ES	270	275	285	284	273	271	257
LP Brown ES	317	301	291	290	286	292	294
Madison ES	199	195	198	185	178	173	164
McKenny ES	275	272	271	280	289	287	270
McLane ES	413	407	403	386	395	384	377
Pioneer ES	385	358	366	353	349	334	315
Roosevelt ES	386	363	351	332	326	322	309
ORLA	315	315	315	315	315	315	315
K–5 Total	**3,977**	**3,863**	**3,810**	**3,712**	**3,688**	**3,627**	**3,494**
Jefferson MS	448	454	454	461	432	398	380
Marshall MS	443	468	466	506	482	494	451
Reeves MS	395	424	436	444	404	405	360
Washington MS	749	718	678	693	680	688	621
ORLA	105	105	105	105	105	105	105
6–8 Total	**2,140**	**2,169**	**2,139**	**2,209**	**2,103**	**2,090**	**1,917**
Capital HS	1,276	1,345	1,381	1,365	1,454	1,465	1,337
Olympia HS	1,811	1,762	1,749	1,656	1,643	1,584	1,473
Avanti HS	178	178	178	178	178	178	178
ORLA	97	97	97	97	97	97	97
9–12 Total	**3,362**	**3,382**	**3,405**	**3,296**	**3,372**	**3,324**	**3,085**
District-wide Total	**9,479**	**9,414**	**9,354**	**9,217**	**9,163**	**9,041**	**8,496**

Projected Seating Capacity by Level

This section takes the district's review of school capacity, updated for 2023 placement of programs, and compares this capacity to the school-by-school enrollment projection of FLO Analytics. Total excess capacity does not guarantee sufficient capacity at every school. Instead it indicates a system-wide sufficiency which may still require adjustment of special programs, portable capacity, or a change in boundaries as new developments are completed. Tables 4, 5 and 6 assume the medium range projection.

Note: in the capacity tables below, totals may not add due to rounding of original projection data.

Table 4 displays the estimated excess capacity of all elementary schools if growth occurs at the medium range projection. Seventy percent of ORLA capacity is distributed to elementary age students.

Table 4: Elementary Excess Capacity

Elementary Schools	18-Oct	19-Oct	20-Oct	21-Oct	22-Oct	23-Oct	24-Oct	25-Oct	26-Oct	27-Oct	32-Oct
Boston Harbor	177	191	184	206	216	172	174	165	172	165	159
Centennial	516	530	486	526	542	449	446	429	414	394	381
Garfield	366	372	328	339	344	304	279	263	261	258	243
Hansen	468	493	457	476	472	402	431	430	430	432	410
Lincoln	291	286	273	293	291	282	285	284	273	271	257
LP Brown	372	373	346	374	416	310	291	290	286	292	294
Madison	230	257	248	262	259	189	198	185	178	173	164
McKenny	350	342	318	344	350	274	271	280	289	287	270
McLane	341	364	327	364	386	393	403	386	395	384	377
Pioneer	457	454	393	410	415	367	366	353	349	334	315
Roosevelt	404	394	361	393	387	362	351	332	326	322	309
ORLA	374	405	373	441	433	373	315	315	315	315	315
Total	4,346	4,461	4,094	4,428	4,511	3,877	3,810	3,712	3,688	3,627	3,494
2023 Capacity	5,408	5,408	5,408	5,408	5,408	5,408	5,408	5,408	5,408	5,408	5,408
Excess	**1,062**	**947**	**1,314**	**980**	**897**	**1,531**	**1,598**	**1,696**	**1,720**	**1,781**	**1,914**

Table 5 displays the estimated capacity of all middle schools if growth occurs at the medium range projection.

Table 5: Middle School Excess Capacity

Middle Schools	18-Oct	19-Oct	20-Oct	21-Oct	22-Oct	23-Oct	24-Oct	25-Oct	26-Oct	27-Oct	32-Oct
Jefferson	471	481	468	458	448	433	454	461	432	398	380
Thurgood Marshall	416	423	416	447	443	495	466	506	482	494	451
Reeves	438	398	414	373	395	397	436	444	404	405	360
Washington	799	798	792	759	749	747	678	693	680	688	621
ORLA	150	148	146	168	105	124	105	105	105	105	105
Total	2,218	2,188	2,170	2,205	2,193	2,196	2,207	2,288	2,310	2,339	2,448
2023 Capacity	2,883	2,883	2,883	2,883	2,883	2,883	2,883	2,883	2,883	2,883	2,883
Excess	**665**	**695**	**713**	**678**	**690**	**687**	**676**	**595**	**573**	**544**	**435**

Table 6 displays the estimated capacity of all high schools if growth occurs at the medium range projection.

Table 6: High School Excess Capacity

High Schools	18-Oct	19-Oct	20-Oct	21-Oct	22-Oct	23-Oct	24-Oct	25-Oct	26-Oct	27-Oct	32-Oct
Avanti	169	157	162	177	183	192	178	178	178	178	178
Capital	1,336	1,305	1,298	1,281	1,345	1,274	1,381	1,365	1,454	1,465	1,337
Olympia	1,782	1,817	1,790	1,746	1,811	1,809	1,749	1,656	1,643	1,584	1,473
ORLA	94	87	80	94	93	104	97	97	97	97	97
Total	3,381	3,366	3,330	3,298	3,333	3,442	3,463	3,449	3,485	3,622	3,659
2023 Capacity	4,202	4,202	4,202	4,202	4,202	4,202	4,202	4,202	4,202	4,202	4,202
Excess	**821**	**836**	**872**	**904**	**869**	**760**	**739**	**753**	**717**	**580**	**543**

In 2015, the Facilities Advisory Committee recommended that schools be generally capped in order to support smaller, more personalized schools. The high school limit was identified as about 1,800 students. Also, while the Olympia High School classroom capacity may hold slightly higher than this number, the cafeteria, administrative spaces, fields, and congregate spaces are constricted.

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

Enrollment forecasts for each school, detailed in the previous section, 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. 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. Those which matched were aggregated to show the number of students in each of the grade groupings for each type of residential development.

Table 7: District K–12 Students per Housing Unit Built 2017–2021

Housing Type	Kindergarten	1–5	6–8	9–12	K–12 Total
Single-family	0.037	0.189	0.118	0.177	0.537
Multi-family[1]	0.060	0.167	0.060	0.095	0.382
Multi-family Downtown[2]	Same	0.023	0.015	0.038	0.075

Table 7 Student Generation Rate data for Single-family and Multi-family done by BERK Consulting.
1. Multi-family includes the following building styles: condo, duplex, triplex, fourplex, and townhouse.
2. Downtown Student generation rate study was conducted by Rebecca Fornaby, 3 Square Blocks, October 2019.

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 were considered. 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 8, 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. (On Hold)
- Renovate Garfield ES and build a new gym due to deteriorating conditions. (Completed)
- Full Modernization of three “Prototype” Schools; Centennial, McLane & Roosevelt ES. (Completed)
- 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. (Completed)
- Capital HS renovation of components not remodeled to date and Improvements to support Advanced Programs. (Nearly Completed)
- Remodel a portion of Jefferson MS to support the new advanced math and science programing. (Completed)
- Small works and minor repairs for remaining schools. (Ongoing)

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 were 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 (2015)

(Recommendations are updated for 2016 changes to mini-building plans.)

1. Do not construct an Intermediate School adjacent to Centennial Elementary School.
2. Complete renovation of the remaining 26-year-old Prototype Schools: Centennial, McLane and Roosevelt Elementary Schools. (Completed)
3. Reduce class size and accommodate enrollment growth by expanding the number of elementary classrooms across the school district with six permanently constructed mini-buildings on the grounds of current schools (sometimes referred to as pods of classrooms). (5 of these mini-buildings were constructed at CES, HES, McL, PES, and RES.)
4. Build a new building on the Olympia High School grounds to reduce reliance on portables and accommodate enrollment growth. (Completed)
5. Renovate portions of Capital High School. (Completed)
6. Build a sufficient theater for Capital High School. (Completed)
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.(Substantially Complete)
8. Renovate playfields to improve safety and playability hours. (Ongoing)
9. Invest in electronic key systems to limit access to schools and to instigate lockdowns. (Ongoing)
10. Address critical small works and HVAC or energy-improvement projects. (Ongoing)

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 has proceeded 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 being listed as Endangered 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 levy 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 district's 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.

Complete the Remodel of Prototype Schools: Centennial, Garfield, McLane & Roosevelt Elementary Schools (Garfield was completed in 2014, and Centennial, McLane & Roosevelt were completed in 2020))

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 do not 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. These renovations are 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 have been refurbished; exterior windows and doors were replaced as needed. Interior spaces have been reconfigured to enhance security, efficiency and meet a greater range of diverse needs than when the schools were first designed. Major building systems have been replaced and updated. Site improvements have also been made.

The modernization and replacement projects also incorporated 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
- Create settings for students to work independently
- Meet the needs of a diverse range of learning styles and abilities
- Create places for students to make presentations and display their work
- Ensure teacher planning and collaboration
- Foster media literacy among students and teachers
- Make the building more conducive to community use, while reducing the impact on education and security
- Support music, art and science

Invest in New Classrooms to Reduce Class Size and Respond to Enrollment Growth
Beginning in 2017, the Washington State Legislature reduced K-3 class size by about 30% from 23 students to 17 students. Class sizes of other grade levels have not been decreased, but some special programs have been decreased: Career and Technical Education (CTE) courses and laboratory sciences. The largest impact will be on elementary schools of course; but middle and high schools will have increased need for classrooms (science laboratories and CTE) as a result of the changes.

As the FAC considered options to respond to the deficit driven by Initiative 1351 and expressed Legislative intent, there were 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); or 3) Add mini buildings of classrooms at schools across the school district.

The administration concurred 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.

Table 8, displays the original recommendations for elementary construction given the above observations, the combination of enrollment growth, need for classrooms to respond to 2017 class size reductions, and available space on the school grounds to build a mini-building. While much has changed about the outlook and need for classroom space, the table is included to identify the basis for construction decisions.

Table 8: Classroom Construction Recommendations

School	# Classrooms Needed by 2025	# Built	Classrooms/ Mini-building	Potential Cost
Lincoln, Mini- building Not Recommended	3	0	Building complexities and high cost; pursue policy options and team teaching	$0
Madison, Mini- building Not Recommended	3	0	Building complexities and high cost; pursue policy options and team teaching	$0
LP Brown, Mini- building Not Recommended	2	0	Building complexities and high cost; pursue policy options and team teaching	$0
McKenny, Mini- building On Hold	9+1 SN (special needs)	10 New	1 Mini of 11 On Hold for Housing Development Changes	$6.5 M On Hold
McLane, Recommended Mini-building	3+1M (music) + 1 SN	5 New + 2 PR (replace portable)	1 Mini of 10	$6.5 M
Hansen, Recommended Mini-building	3+ 1 M	4 New + 4 PR	1 Mini of 10	$6.5 M
Pioneer, Recommended Mini-building	5 + 1 M + 1 SN	7 New + 2 PR	1 Mini of 10	$6.5 M
Roosevelt, Recommended Mini-building	4 +1 M +1 SN	6 New + 2 PR	1 Mini of 10	$6.5 M
Centennial, Recommended Mini-building	5 + 1 M + 1 SN	7 New + 2 PR	1 Mini of 10	$6.5 M
Subtotal, Recommended Mini-building	25 + 4 SN =29	29 + 12 PR=41	50	$32.5M
McKenny, Washington, Reeves I, Mini-building On Hold	9 + 1 SN	10 New	1 Mini of 10	$7.7 M
Total Construction Financing Request	----	---	---	$40.2 M

In addition, the administration recommended financing for one additional mini-building that can be deployed at McKenny or Washington, or Reeves, or another site, if needed to address the construction of two housing developments or to build a early learning, which frees-up classrooms through-out the district. Originally the cost was estimated to be $7.7 million; due to escalation, the new estimated cost is $12 million. For a total investment in classrooms via the mini-building or option of $45 million, in 2023 dollars.

The mini-building structure that is identified for five or six elementary schools, accomplishes several improvements: portables are replaced with a permanent structure and can therefore better control the environment (heating/ cooling), are footprint efficient, and are more appealing.

At the time of the committee study, the structures cost about $6.5 million for construction and provide classroom space for about 960 students assuming 8 classrooms, two large-group work-spaces between classrooms, 1 small office area, and 1 large music room and 1 art room (and stairs and an elevator). The mini-building includes restrooms to code, of course.

Importantly, the classrooms are expected to accommodate a class size of 25-28 in designing the mini- buildings (about 900 square feet). This is the appropriate size for 4th and 5th grade classrooms. 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. (21-22 students per classroom is assumed to calculate classroom capacity of a school overall, as some classrooms will serve fewer than 28 students.
However, building occupancy standards typically exceeds this number and a larger number for calculating capacity is possible.)[5]

Also, the original recommendation of the FAC was to build mini-buildings of 7 classrooms each at Pioneer and Centennial. The district ultimately built larger buildings at Pioneer and Centennial (10 classrooms instead of 7) based on new information that the building site can accommodate a larger building. Based on original class size estimates (I-1351) both Centennial and Pioneer need 8 and 9 classrooms respectively; a 7-classroom building was always smaller than was needed. At Centennial we originally anticipated needing to remove two portables in order to build the mini-building. At this time, the district must only remove 1 portable. Ultimately, the district can remove more, but as a policy decision, not as a requirement to build.

The new larger buildings ultimately cost $1.3 million more than was budgeted. The district absorbed this cost via savings in the 3 elementary remodel projects.

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 target 1,800 students as 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. They considered some options with respect to the kinds of spaces that new permanent area should include:

1. Replicate the uses of the current portables in new permanent space.

2. Build new area that operates somewhat separate from the comprehensive HS to offer a new model.
3. Build new area that is complementary 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:
    a. Demonstrate a place for 21st century learning.
    b. Retain students who are leaving for alternative programs at college or skills centers.
    c. Partner with colleges to deliver advanced services.
    d. Create a culture that equalizes the disparity between advanced students and those still needing remediation without holding either group back.
    e. Create a social, networked and collaborative learning environment, assisted by assisted by personal mobile technology.
    f. A place where students spend less of their time in classes, the remainder in small group and individual project work that contributes to earning course credits.
    g. All grades, multi grade classes.
    h. Art and science blend.
    i. Convert traditional shops to more contemporary educational programs, environmental science, CAD/CNC manufacturing, health careers, biotechnology, material science, green economy/ energy & waste, etc.
    j. More informal learning space for work done on computers by small teams and individuals.
    k. Collaborative planning spaces, small conference rooms with smart boards.
    l. A higher percentage of specialized spaces to classroom/ seminar spaces.
    m. Focus on labs (research), studios (create) and shops (build) learn core subjects through projects in these spaces. (cross-credit for core subjects).
    n. Blend with the tech center building and curriculum.
    o. Consider the integration of specialized “elective” spaces with general education. All teachers contribute to an integrated curriculum.
    p. Provide a greater proportion of area in the school for individual and small group project work.
    q. 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 Advanced Placement 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.

Enrollment projections show that Olympia High School will exceed 1,800 students by more than 400 students later in the 15-year planning horizon. A new building could serve alternative schedules. Morning and afternoon sessions would double the number of students served by the building. A hybrid online arrangement could serve more students in the Olympia HS enrollment are 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.

2020 Update: The district has ultimately designed the addition of 21 classrooms at OHS distributed in 3 areas of the campus: a classroom addition in the space between Hall 4 and the cafeteria; a classroom addition in between Hall 2 and the Industrial Arts building; and, a classroom addition adjacent to the cafeteria and commons. This series of additions will give the campus more security by eliminating "walk-throughs" of the campus, house the new science labs near the current science wing, locate a new music classroom near the other music classrooms, and add classrooms near the commons permitting a restructuring of access to the school by incorporating a vestibule.

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, 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 computer networking and communication/ media technologies were also discussed.

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 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 the Video Production Studio space. College courses can be brought into high school, concentrating on courses that are a pathway to higher education. The district is already partnering with universities on their engineering and humanities programs to provide university credits.

The development recommendation for Capital High School is to remodel the classroom pods to recreate the learning purpose 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. 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.

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 CHS students, and can barely hold an evening performance for the Jefferson or Thurgood Marshall Middle School orchestras, choirs or bands.

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.

As of 2023 this project is complete.

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 includes options for the future of the school. Avanti has changed its intent in recent years to provide arts-based curriculum delivery with an entrepreneurial focus. Enrollment will be increased to 300 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 main 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 as it is designed for presentations of information to an audience and the seating impedes audience participation—the school needs more options.

Recently Avanti has expanded by two classrooms and Knox Administrative space has been reduced.

To implement the Avanti expansion, the administration offices and warehouse have moved to the Knox 111 building on 111 Bethel Street SE.

Ten 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. Math
10. 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 old 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.

The long-term growth of Avanti High School is 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 2015 Master Plan assumption is to budget $9.9 million to remodel the 2nd floor of the Avanti building, expanding Avanti by about 12 classrooms, with light improvements to the warehouse. As of 2022, construction costs have escalated, and the need for abatement, window repairs, solar ready rooftop, and temporary classrooms are higher than anticipated. The total cost of the project is $13.9 million.

Renovate Playfields to Improve Safety and Playability

Based on FAC support for improved fields and playgrounds, the district will install 2 turf fields and renovate 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. [As of 2019, the district is proceeding with plans to install a turf field (with low level lighting and minor fencing, instead of sod. As of 2021 this field is complete.]
b. Henderson Street field at OHS: install a synthetic turf field, low level lighting and minor fencing. [As of 2019, the district is proceeding with no plans to install turf.]
c. Football/ soccer field at CHS: install a synthetic turf field, low level lighting and minor fencing.[7] [Completed in 2018.]
d. Jefferson, Thurgood Marshall and Reeves field: renovate the field with sod.[Ongoing]
e. Lincoln: renovate the playfield with seed and improve the playground. [Completed.]
f. Centennial, McLane and Roosevelt: renovate the fields with seed (after remodel of the buildings). [Roosevelt was completed in 2018] [McLane was completed in 2022] [Centennial was completed in 2019]

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.

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, new items may be identified during the life of the CFP.

Improve and upgrade:

- Parking lots and paving at five schools.
- Drainage 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.
- Interior and classroom capital improvements at twelve sites.
- Wiring and electrical systems at two sites.

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.

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) *(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 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 Thurgood 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 ALPS programs); 3) school busing is provide 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) a 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.

Capital Facilities Plan (CFP) Inclusions into Impact Fee Calculation

Table 9 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 9: CFP Considerations

Project	Included in 2023 Impact Fee?	Reason
Centennial Elementary	No	This project is complete.
Roosevelt Elementary	No	This project is complete.
McLane Elementary	No	This project is complete.
Hansen Elementary	No	This project is complete.
Pioneer Elementary	No	This project is complete.
#6th Mini-Building	Yes	This project is planned within the 6-year horizon of the Capital Facilities Plan.
Olympia High School	No	This project is complete.
Portables	No	The plan includes the cost of 5 portables but these are a second priority to mini-buildings
Capital High School	No	This project is complete.
Avanti High School	Yes	This project adds capacity for a total of 300 students.

The fee calculation is prescribed by law:

- The calculation is designed to identify the cost of the new classroom 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 site acquisition costs, school construction costs, and any costs for temporary facilities.
    - Facility Cost / Facility Capacity = Cost per Seat / Student Generation Rate = 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.
    - As an 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 or ($4079 * .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, and the district’s decision with regard to the discount applied, yield an impact fee as follows:

- Beginning January 1, 2024 Single Family residences: $6,812 (Includes Downtown Area Single Family) (58% Discount)
- Beginning January 1, 2024, Non-Downtown Area Multi-family: $2,606 (52% Discount)
- Beginning January 1, 2024, Downtown Area Multi-family: $2,146 (60% Discount)

Table 10 identifies the impact fee history. (See next page.)

Table 10: Historical Impact Fees

Year	Discount Percentage	Single Family Home Fee	Multi- Family Home Fee	Downtown Residence Fee	Manufactured Home Fee
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	---
2017	15	$5,298	$2,520	$0	---
2018	15	$5,350	$2,621	$0	---
2019	15	$4,972	$2,575	$0	---
1-Jan-20*	15	$5,177	$2,033	$0	---
1-Jul-20*	15 / 15 / 32	$5,177	$2,033	$1,627	---
2021	15 / 15 / 30	$5,448	$2,133	$1,756	---
2022	15 / 15 / 30	$6,029	$2,477	$2,040	---
2023	33 / 5 / 22	$6,475	$2,477	$2,040	---
2024	58/52/60	$6,812	$2,606	$2,146	—
Prior 10-Yr Avg	---	$5,356	$2,232	$308	---
10-Yr Avg Incl 2022	---	$5,414	$2,304	$746	---

*In 2020, this is the fee for multi-family homes in the Downtown Area, which begins July 1, 2020. Single family homes are levied the same impact fee districtwide; $5,177 for the 2020 calendar year, beginning January 1, 2020.

Eligibility for State Funding Assistance

The district will always apply to the state for state construction funding assistance and attempt to maximize this support. However, currently, the district is not eligible for many projects.

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.

Voters have approved $161 million in bond sales to finance Phase II of the Master Plan. Of this amount, all bonds have been sold.

Finance Plan Summary

Table 11 represents preliminary estimates of revenue associated with each group of projects.

Table 11: Financial Summary

Item Description	Project Amount
1. New Classrooms (Minis at Pioneer, Hansen, Centennial, Roosevelt, McLane, and one additional	$37,063,000
2. Phase II of 2011 Master Plan (Multiple Items Above)	$136,559,394
3. Capital High School Theater	$12,665,000
4. Small Works Projects, Categorized as Immediate Need	$10,733,848
5. John Rogers Demolition and Re-seed	$520,000
6. Security- Access Control Systems	$2,000,000
7. Heating/ Ventilation Improvements and Energy Savings	$8,484,000
8. Field and Playground Renovations	$6,873,845
Subtotal of Planned Investments	$214,899,087
Existing Resources (Capital Fund Balance)	Minus $42,200,000

Estimated New State Construction Funding	Minus $12,000,000
New Construction Bond Authority Approved by Voters in 2016	Equals$ 160,699,087

V. 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. In the interim, the district has partnered with the City of Olympia to develop an off-leash dog park.

- Muirhead Site

  This is a 14.92-acre undeveloped site directly adjacent to Centennial Elementary School, purchased in 2006. The district currently utilizes this property for an Olympia High School farm and science program. Further development of this property involves approval of a formal plan to mitigate negative impact on an endangered species, the prairie Pocket Gopher.

- Harrison Avenue Site

  This is a 27-acre undeveloped site on Harrison Avenue and Kaiser Road. The district purchased this land in 2020 as a potential future school site.

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.
- Lot at the intersection of 26th Ave. NW and French Rd NW. This .28 acre lot was purchased in 2023 from the County for future development, and is adjacent to LP Brown.

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

- The district is actively seeking partnership to build a high school on the east side of the district collocated on a park property. The City Council has agreed to this partnership and it is under planning phase as of fall 2023.

VI. Appendix B – Detail of Capital Facilities Projects

Elementary School Modernization Grades K-5

Project Name: Centennial Elementary School Modernization
Location: 2637 45th Ave SE, Olympia
Site: 11.8-acres
Capacity: 602 student capacity
Square Footage: 45,345 sq ft
Cost: Total project $27.9 million, including a $6.3 million mini-building of 10 classrooms and $800,000 field renovation.
Project Description: Major modernization of existing school facilities. Modernization work will include all new interior finishes and fixtures, furniture and equipment, as well as exterior finishes.
Status: Project is completed.

Elementary School Modernization Grades K-5

Project Name: McLane Elementary School Modernization
Location: 200 Delphi Road SW, Olympia
Site: 8.2-acres
Capacity: 538 student capacity
Square Footage: 45,715 sqft
Cost: Total project: $23.5 million, including a $6.3 million mini-building of 10 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: Project is completed.

Elementary School Modernization Grades K-5

Project Name: Roosevelt Elementary School Modernization
Location: 1417 San Francisco Ave NE, Olympia
Site: 6.4 acres
Capacity: 622 student capacity
Square Footage: 47,616 sqft
Cost: Total project: $22.4 million, including a $6.3 million mini-building of 10 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: Project is completed.

High School Modernization Grades 9-12

Project Name: Capital High School modernization
Location: 2707 Conger Ave NW, Olympia
Site: 40-acres
Capacity: 1802 student capacity
Square Footage: 254,772 sq ft
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: Project is completed.

High School Addition Grades 9-12

Project Name: Olympia High School Addition/ portable replacement
Location: 1302 North Street SE, Olympia
Site: 40-acres
Capacity: 2,200 student capacity
Square Footage: 233,960 sq ft
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: Project is completed

Elementary School Expansion Grades K-5

Project Name: Pioneer and Hansen Elementary Schools Capacity: Add 176 student capacity by building a 2-story mini-building, 10 classrooms each
Cost: Each structure will cost $6.3 million. Pioneer costs associated with growth and therefore, impact fees total $2.1 million; Hansen growth costs total $700,000.
Status: Projects are complete, with the exception of the 6th mini building.

High School Addition/ Admin. Center Grades 9-12

Project Name: Avanti High School Addition and Modernization & Re-location of district Administrative Center
Location:

Avanti HS: 1113 Legion Way SE, Olympia (Currently located on 1st floor of district Administrative Center.)
District Administrative Center: Newly purchased The Olympian Building.

Site:

Avanti HS: 7.5-acres
District Administrative Center: 3.35-acres

Capacity:

Avanti HS: will limit to 300 students (current Utilization Standard)
District Administrative Center: To be determined

Square Footage: Avanti HS: 78,000 sqft

Status: Project is substantially completed.

District Administrative Center: 111 Bethel Street

Cost:

Avanti HS: Total project: $15.4 million
District Administrative Center: Estimated $7.8 million

Project Descriptions:

Avanti HS: 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.
District Administrative Center: Provide a new location for administrative offices somewhere in the downtown vicinity.

Status: Project is nearly completed.

APPENDIX "D"

THURSTON COUNTY
CAPITAL FACILITY PROJECTS
WITHIN TUMWATER BOUNDARIES

Thurston County Capital Projects in the Tumwater UGA

Project Number (Accounting System)	Project Title	Project Phase*	Location	Funding Source	Prior Years Expenses**	2024	2025	2026	2027	2028	2029	6-Yr. Total	Future Years	Total Estimated Project Cost
77175	Black Lake Belmore RD Bridge Approach Repair	Closeout	Tumwater UGA	REET/CRF	$3,755,000	$10,000						**$10,000**		$3,765,000
				TOTAL	**$3,755,000**	**$10,000**						**$10,000**		**$3,765,000**

County Roads Fund CRF
Real Estate Excise Tax (REET) REET