

# Capital Facilities Plan 2026-2031

## 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.



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# Capital Facilities Plan

## 2026 – 2031

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 155 acres. Additionally, the Parks and Recreation Department operates and maintains the 236 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 11,000 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 25 years old. It is a full-size headquarters facility. The station houses a fire engine, medic unit, aid unit, command vehicle 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, training room and hallways, and painting throughout the interior and exterior of the station. A new vehicle exhaust extraction system was installed in 2020, and a new bay heating system in 2022. A new digital alerting system was installed in 2025 and bathroom/locker rooms are scheduled for remodeling in 2026. 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 30 years old and since 2017, has been staffed full time. The fire station covers emergency responses on 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 compiled and budgeted for. In late 2025 Tumwater Fire, in partnership with Medic One, began staffing Medic 8 at station T2. With this additional staffing, a plan to remodel the station is under development and may be implemented in 2026 pending council approval.

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 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

Public schools are operated by local school districts, which are independent local government entities, and are governed by state and federal laws and regulations. State laws specify funding methods and set standards for service levels and facility development, such as the site size and enrollment. These laws perform much of the role of a functional plan for schools. Tumwater partners with the school district but has minimal involvement with school district planning.

The primary funding source for school districts are state and federal funds, followed by local property taxes. All property taxes are collected by the County, with one part of local property tax for schools sent to the state and redistributed, and the other provided directly to the school district. State and federal funds provide a large part of school financing for capital projects. Most properties within Tumwater are in the Tumwater School District, and a few are in the Olympia School District. Tumwater collects school impact fees for new development in the City and remits those funds to the appropriate school district. Capital Facilities plans for Olympia and Tumwater School Districts are attached as appendices.

## 2.7 Public Streets and Road Facilities

Within the City of Tumwater, there are 123 miles of road, of which 61 miles are local access streets; 39 miles are collectors, 16 miles are minor arterials, and 4 miles are principal arterials.

## 2.8 Tumwater Valley Municipal Golf Course

Tumwater Valley Municipal Golf Course has a total of 236 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 Transportation 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 70<sup>th</sup> 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:

<u>PLAN</u>	<u>METHODOLOGY OF PROJECT IDENTIFICATION</u>
<ul style="list-style-type: none"><li>• Parks and Open Space Plan (2016)</li></ul>	Combination of "Levels of Service" for parks and "best professional judgement" for trails and open space.

- Fire Department Master Plan (2016)
- Historical District Master Plan (1993)  
Historic Brewery Properties  
SEPA Planned Action and FEIS (2016)
- Union/Calvary Cemetery Master Plan (1996)
- City Hall Campus Master Plan (2014)

This plan bases its recommendations upon service area radius, available technology, risk analysis and capacity capability.

Based upon diverse projects needed to Create a Historic-Commercial District in the lower falls area of the Deschutes River.

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.

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.



**APPENDIX "A"**

**CITY OF TUMWATER  
PUBLIC FACILITIES INVENTORY**



## **APPENDIX "B"**

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

# **CAPITAL FACILITIES PLAN**

**2025 – 2031**



**Tumwater  
School District**

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**Tumwater, Washington**

**September 25, 2025**

*Please contact the*

*Capital Projects Department with any questions*

*360-709-7005*

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**RESOLUTION 03-25-26**

**A RESOLUTION ADOPTING THE TUMWATER SCHOOL DISTRICT  
CAPITAL FACILITIES PLAN 2025-2031**

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 2025-2031; 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 its 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;




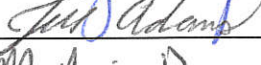

NOW, THEREFORE, IT IS RESOLVED by the Board of Directors of the Tumwater School District No. 33, Thurston County, Washington, as follows:

1. The Board of Directors of Tumwater School District No. 33 hereby adopts the Tumwater School District Capital Facilities Plan 2025-2031 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 2025-2031 as a part of their capital facilities plan elements and that the Plan be used as a basis for imposition of 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 2025-2031 for said purposes stated herein.

ADOPTED this 25th day of September, 2025.

BOARD OF DIRECTORS

ATTEST:

  
Secretary to the Board

## CHAPTER ONE

### INTRODUCTION

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

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

Home building in Tumwater School District remains robust. There are 1,159 new single-family house lots and 3,822 new multi-family units that are either undergoing City and County review or being built. This new housing is expected to generate 1,058 new K-12 students in Tumwater School district. The tracking log is included as **Attachment E – Residential Development Details**.

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



## **CHAPTER TWO**

### **BACKGROUND-GROWTH LEGISLATION**

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

#### **State Environmental Policy Act (SEPA)**

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

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

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

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

### **Growth Management Act**

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

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

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

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

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

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

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

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

Thus, the statutory scheme for school mitigation may involve:

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

### **CHAPTER THREE**

#### **SCHOOL DISTRICT DESCRIPTION**

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

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

The State began funding smaller class sizes in elementary schools beginning with the 2019-20 school year. At grade levels K-3, the class size is 17 students. While the number of students larger than 17 are allowed in individual classrooms, the district-wide average must be 17 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 the start of the 2025-2026 school year, there are 45 modular or portable classrooms in the Tumwater School District. These are used for temporary capacity as enrollment grows in certain areas. Pending funding and construction of new schools, the District adds interim capacity at its schools with the use of portable facilities. However, portables are used only as interim solutions. They are not considered to be long-term capacity solutions or as meeting the District standard of service.

## **CHAPTER FOUR**

### **ENROLLMENT FORECAST**

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

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

The number of students per household is the factor that the District uses to plan for new schools to service the enrollment growth from new development. This factor, known as the “Student Generation Rate” (SGR), is calculated separately for single-family and multi-family housing units. Usually single-family units will generate more students than multi-family units. Also, more elementary students are generated per unit because they have six grade levels while middle schools have three and high schools have four grade levels. The SGR study was last updated in April 2025 by FLO Analytics.

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

<u>Housing Type</u>	<u>TSD Study SGR</u>
Single Family	
Elementary	0.27
Middle School	0.14
<u>High School</u>	<u>0.14</u>
Total	0.55
 Multifamily	
Elementary	0.06
Middle School	0.03
<u>High School</u>	<u>0.03</u>
Total	0.11
(Total does not add due to rounding)	

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

## **CHAPTER FIVE**

### **LEVEL OF SERVICE CAPACITY**

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

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

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

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

## **CHAPTER SIX**

### **FINANCING**

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

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

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

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

### **SOURCES**

#### **General Fund**

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

#### **Building Fund**

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

#### **Debt Service Fund**

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



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

### **Bonds**

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

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

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

### **Levies**

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

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

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

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

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

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

### **Miscellaneous Sources**

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

### **State School Construction Assistance Program (SCAP) Funding**

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

The calculation for determining state matching support is:

Eligible Area

X

Construction  
Cost Allocation  
(CCA)

X

Funding  
Assistance  
Percentage

=

Maximum Allowable State  
Funding Assistance

**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 Tumwater School District assistance percentage as of July 2025 is 61.95% for *eligible* project costs. The construction cost allowance for school construction costs for July 1, 2025 funded projects is \$383.66 per square foot.

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

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

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

## **RESIDENTIAL CONSTRUCTION DEVELOPMENT MITIGATION**

### **Impact Fees**

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

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

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

### **SEPA Mitigation**

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

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

Where necessary, the Six Year Capital Facilities Plan provides for acquisition and development of new school sites. Also, for existing school facilities that are 30-years older or more, major renovations with partial funding from the State Construction Assistance Program funding are included as well as new construction. Additions for increasing capacity may be done in conjunction with renovations.

## **CHAPTER SEVEN**

### **CONSTRUCTION PROGRAM**

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

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

Elementary: 10-15 acres

Middle Level: 20-25 acres

High: 40-50 acres

Site sizes above and below these are evaluated and considered based on available land in the area where new facilities are needed.

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

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

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

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

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

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

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

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

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

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

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

1. Building a new elementary school for added capacity of 396 students to serve growth at the K-5 level to open in 2030 requires future approval of bonds by voters. The project costs of \$52,000,000 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 schools 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. Six projects were funded for the 2025-27 biennium. A \$54 million full renovation of the facilities with additions has been applied for but not yet funded by the State.
2. Tumwater and Black Hills High Schools – major renovations partially funded with State funds 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 soon. The majority of funds will come from bonds approved in a future election. The project costs for Bush Middle School are estimated at \$37 million and for Tumwater Middle School they are \$48 million.

The District uses capital levies to pay for major maintenance projects, such as roof and boiler replacements, technology upgrades, renovations for educational programs and health, safety and security projects. A 4-year capital levy of \$24.1 million was approved in 2022 and the 2025-26 approved levy amount is \$6,225,000. The projects planned for this year of the levy are listed below and, as with any construction program, are subject to change as opportunities and challenges arise:

1. Minor renovations district-wide. These may include flooring; room modifications and emergent program needs.
2. Heating valve and fitting replacements and improvements to the HVAC system to improve airflow, natural cooling and energy savings.
3. Evaluate and replace electrical transformers and switchgear for continued safe operations.
4. Re-coat the finish system and replace joint sealant on the exterior walls at BHHS.

5. Install a 2,400 square -foot steel canopy over the bleachers at the BHHS soccer/football field.
6. Replace the heat pump at East Olympia Elementary School.
7. Replace HAVC equipment as needed district-wide.
8. Perform minor renovation for emergent needs of Special Services, Career & Technical Education (CTE) and other educational programs district-wide.
9. Make improvements to parking lots, sidewalks and fields across the district as needed.
10. Make energy efficiency improvements buildings district-wide to meet WA Clean Buildings Performance Standards and to lower energy costs.
11. Leverage grants to install solar power-generating panels. The new roof at Tumwater High School makes it the most likely next site.
12. Replace network switches and wireless access points district-wide by the Technology Department.
13. Replace student and staff Chromebooks per update schedule by the Technology Department.
14. Improvements to the District data center by the Technology Department.
15. Operations costs of the Capital Projects, Technology and Buildings & Grounds Departments as related to capital projects.
16. Six State-funded Minor Capital Improvement projects at New Market Skills Center totaling \$2,150,000 were awarded. These are a renovation of the Alexander Meeting Room, replacement of exterior lights with LED fixtures, replacement of security cameras, replacement of classroom projectors, replacement of network switches and replacement of the Collision Repair paint booth.

These capital levy projects allow the District to maintain clean, safe and efficient schools.



## **CHAPTER EIGHT**

### **FINANCIAL PLAN**

The planned project expenditures and revenues are detailed in **Table 5**. Tumwater School District will need revenue from various sources of \$376,640,000 to finance facility needs for the fiscal years 2025-26 through 2030-31.

The capital projects fund balance at the end of the 2024-25 fiscal year is estimated to be \$11,000,000.

The majority of the funding for the current six-year plan, \$240,000,000, would come from a future bond referendum that requires voter approval. The amount of bond may be more or less than this as individual projects are assessed by the School Board.

The District passed a four-year Technology & Capital Projects 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). A replacement six-year Technology & Capital Projects capital levy is being planned for February 2026.

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

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

Miscellaneous revenue from a variety of other sources is estimated to be \$1,000,000 over the next six years.

<b>2024-25 Ending fund Balance</b>		<b>\$11,000,000</b>
+ Capital Levy (current and future)	\$43,740,000	
+ Bond Sales (future, requires voter approval)	\$240,000,000	
+ State Grants	\$86,400,000	
+ Impact Fees	\$5,500,000	
+ Misc. Revenue	\$1,000,000	
<b>= Total Revenue</b>		<b>\$376,640,000</b>
<b>= Anticipated Available Funds</b>		<b>\$387,640,000</b>

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 bonds and capital levies to maintain voter confidence and modest tax levy rates.

The district's total assessed valuation as of January 1, 2025, set by the County Assessor, was \$10,385,980,551, which is an increase of 7.0% over the 2024 assessed value.

**CHAPTER TEN**  
**EXISTING DEBT**

The Tumwater School District's current debt is \$59,720,000 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	\$ 10,385,980,551
Five Percent of Assessed Value	\$ 519,299,028
Existing Bonded Indebtedness (Principal Only)	\$ 59,720,000
Available Bonding Capacity	\$ 459,579,028

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

## **CHAPTER ELEVEN**

### **IMPACT FEE CALCULATIONS**

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

## **APPENDIX A**

### **TABLES 1-8**

## 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
<b>PARKS</b>									
<b>Community Parks</b>									
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			
<b>Neighborhood Parks</b>									
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			
<b>Pocket Parks</b>									
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			
<b>Golf Courses</b>									
Tumwater Valley Municipal Golf Course	4611 Tumwater Valley Drive SE	May 1996	\$2,700,000		200 Acres	Golf Course			
<b>Open Space / Trails</b>									
BPA Powerlines					6 Acres	Undeveloped			
SW Neighborhood Park	6725 Litterock 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			
<b>WATER SYSTEM</b>									
<b>Water Sources</b>									
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			
<b>Water Reservoirs</b>									
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			
<b>Booster Stations</b>									
"C" Street 454 Zone	602 "C" Street SW	1965			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			
<b>Water Treatment Facilities</b>									
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			
<b>Pressure Reducing Valves (PRVs)</b>									
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			
<b>Generators</b>									
#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			
<b>Water Meters</b>					<b>7458</b>	<b>Total</b>			
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			
<b>Hydrants</b>					UGA wide	1,580	In Service		
<b>Telemetry System</b>					All Wells & Boosters	In Service	Upgrade	2014	\$35,000
<b>SANITARY SEWER SYSTEM</b>									
<b>Lift Stations</b>									
#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 Littercock 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			
<b>Siphon Structures</b>									
#1 - Capitol Siphon Station	102 Boston Street SE					Removed from Service			
#2 - Hixon Drive	408 Hixon Drive SE	1984 / 1992				In Service			
<b>Generators</b>									
#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; Replod 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						
<b>Community Septic Systems</b>									
Camp Kenndell						In Service			
Telemetry System	Lift Stations					In Service	Upgrade	2014-15	\$300,000
<b>STORM DRAINAGE SYSTEM</b>									
<b>Detention Ponds</b>									
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			
<b>STREET SYSTEM</b>									
<b>Bridges</b>									
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			
<b>Traffic Signals</b>									
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			



Litterlock @ Fred Meyer		2001	\$125,000			In Service			
Litterlock @ 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			
<b>Street Lights</b>									
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			
<b>BUILDINGS &amp; LAND</b>									
<b>Buildings</b>									
City Hall	555 Israel Road SW	1968		\$2,296,446	4.13 Acres	In Service			
Public Works Maintenance Bldg.	7200 New Market Street SW	1967		\$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			
Lee Street 4-Plex	116 Lee Street	1980	\$ 500,000.00	\$530,100	0.15 Acres	In Service			
Fire Station T2 (North End)	405 Linwood Avenue SW					In Service			
3 Parcels at #09470045000	4098 Capitol Blvd SE	2025	\$ 3,433,158.66	\$ 3,433,158.66	19.28 Acres	Vacant			
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	Planned Demolition		
Barn	7842 Trails End Drive	2014		\$25,000		Vacant	Planned Demolition		
<b>Land</b>									
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 #593301000000 & #609101000000	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 Litterlock Road				1.65 Acres	In Service			
Calvary Cemetery	Litterlock 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 Sorn 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			

**TABLE 1**  
TUMWATER SCHOOL DISTRICT NO. 33  
CAPACITY OF EXISTING SCHOOL FACILITIES  
2025 - 2031 Capital Facilities Plan

FACILITY NAME:	Number of Gen. Ed. Classrooms	Capacity*	Sept. 2025 Headcount	Surplus(+) or Deficit(-)	Existing Modular Classrooms*	Agency-permitted Number of Modulars*
Black Lake Elementary	20	440	379	61	6	8
East Olympia Elementary	20	440	541	-101	11	13
Littlerock Elementary	17	374	379	-5	0	8
Michael T. Simmons Elem.	20	440	409	31	13	13
Peter G. Schmidt Elem.	25	550	563	-13	8	8
Tumwater Hill Elementary	20	440	360	80	2	2
<b>Total Elementary</b>	<b>122</b>	<b>2,684</b>	<b>2,631</b>	<b>53</b>	<b>40</b>	<b>52</b>
Bush Middle School	34	850	761	89	0	8
Tumwater Middle School	33	825	629	196	0	8
<b>Total Middle School</b>	<b>67</b>	<b>1,675</b>	<b>1,390</b>	<b>285</b>	<b>0</b>	<b>16</b>
Black Hills High School	45	1125	726	399	0	12
Cascadia High School	8	128	136	-8	0	0
New Market High School	1	37	57	-20	0	0
Tumwater High School	43	1075	1,070	5	5	10
<b>Total High School</b>	<b>97</b>	<b>2,365</b>	<b>1,989</b>	<b>376</b>	<b>5</b>	<b>22</b>
<b>Grand Total</b>	<b>286</b>	<b>6,724</b>	<b>6,010</b>	<b>714</b>	<b>45</b>	<b>90</b>
New Market Skills Center	20 x 2	1040	965	75	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. Students, mostly 11th and 12th graders, attend for a half-day session. Each learning space can accommodate 26 students in two sessions for a capacity of 52 each day.						
*Capacity figures do not include modular classrooms ("portables").						

**TABLE 2**  
**TUMWATER SCHOOL DISTRICT NO. 33**  
**DISTRICT ENROLLMENT FORECAST**  
**2025 - 2031 Capital Facilities Plan**

Headcount	Sept.	<i>Projected</i>				
	2025	2026	2027	2028	2029	2030
Kindergarten	377	426	427	474	469	479
Grade One	414	454	443	444	493	488
Grade Two	424	435	457	446	447	496
Grade Three	456	437	444	466	455	456
Grade Four	489	470	445	452	475	464
Grade Five	439	506	479	454	461	484
Grade Six	468	453	509	482	457	464
Grade Seven	447	490	457	514	487	461
Grade Eight	475	470	497	463	521	494
Grade Nine	509	528	513	543	505	569
Grade Ten	463	548	536	520	551	512
Grade Eleven	507	459	531	520	504	534
Grade Twelve	510	502	464	537	526	510
<b>K-5 Headcount</b>	<b>2,599</b>	2,728	2,695	2,736	2,800	2,867
<b>6-8 Headcount</b>	<b>1,390</b>	1,413	1,463	1,459	1,465	1,419
<b>9-12 Headcount</b>	<b>1,989</b>	2,037	2,044	2,120	2,086	2,125
<b>TOTAL K-12</b>	<b>5,978</b>	6,178	6,202	6,315	6,351	6,411

**TABLE 3**  
**TUMWATER SCHOOL DISTRICT NO. 33**  
**DEMAND VS. SUPPLY OF SCHOOL FACILITIES**  
**2025 - 2031 Capital Facilities Plan**

YEAR	DEMAND	LEVEL OF SERVICE CAPACITY	PERCENT	CAPACITY INCREASE	SURPLUS OR DEFICIT	CAPACITY CHANGES
<b>ELEMENTARY SCHOOL</b>						
2024-25	2,704	2,684	101%	0	-20	
2025-26	2,599	2,684	97%	0	85	
2026-27	2,728	2,684	102%	0	-44	
2027-28	2,695	2,684	100%	0	-11	
2028-29	2,736	2,684	102%	0	-52	
2029-30	2,800	3,080	91%	396	280	New K-5 capacity
2030-31	2,867	3,080	93%	0	213	
<b>MIDDLE SCHOOL</b>						
2024-25	1,432	1,675	85%	0	243	
2025-26	1,390	1,675	83%	0	285	
2026-27	1,413	1,675	84%	0	262	
2027-28	1,463	1,675	87%	0	212	
2028-29	1,459	1,675	87%	0	216	
2029-30	1,465	1,675	87%	0	210	
2030-31	1,419	1,675	85%	0	256	
<b>HIGH SCHOOL</b>						
2024-25	1,995	2,365	84%	0	370	
2025-26	1,989	2,365	84%	0	376	
2026-27	2,037	2,365	86%	0	328	
2027-28	2,044	2,365	86%	0	321	
2028-29	2,120	2,365	90%	0	245	
2029-30	2,086	2,365	88%	0	279	
2030-31	2,125	2,365	90%	0	240	

**TABLE 4**  
**TUMWATER SCHOOL DISTRICT NO. 33**  
**SCHOOL FACILITY BUDGETS**  
**2025 - 2031 Capital Facilities Plan**

<b>PROJECT</b>	<b>ESTIMATED TOTAL COST</b>
<b>New Elementary School</b>	
Architect & Engineer Fees	\$3,697,000
Other Consultant Fees	\$616,000
Fees, Permits & Req'd. Studies	\$1,540,000
Off-site Development Construction	\$1,540,000
On-Site Development Construction	\$3,697,000
Building Construction	\$30,800,000
Furniture & Equipment	\$1,848,000
Technology & Security Systems	\$924,000
Contingency (8%)	\$3,573,000
WSST (9.7%) on Const., Furn., Eqpt. & Sys.	\$3,765,000
<b>Sub-total Cost</b>	<b>\$52,000,000</b>
Site Acquisition (TSD owns two elementary sites)	\$0
<b>Total Cost</b>	<b>\$52,000,000</b>
<b>Modular Classrooms for temporary capacity</b>	
Architect & Engineering	\$45,000
Agency Permits & Fees	\$22,000
Utilities & Site Work	\$85,000
28 X 64 Double Classroom Unit	\$285,000
Furniture & Equipment	\$40,000
Technology & Security Systems	\$20,000
Contingency(8%)	\$24,000
WSST (9.7%) on Const., Furn., Eqpt. & Sys.	\$44,000
Total Cost for Double Classroom	\$565,000
<b>Total Cost per classroom</b>	<b>\$282,500</b>

**TABLE 5**  
**TUMWATER SCHOOL DISTRICT NO. 33**  
**Planned Construction Expenditures and Revenues**  
**2025 - 2031 Capital Facilities Plan**

<b>EXPENDITURES</b>							
<b>Major Projects</b>	<b>2025-2026</b>	<b>2026-2027</b>	<b>2027-2028</b>	<b>2028-2029</b>	<b>2029-2030</b>	<b>2030-2031</b>	<b>6-yr Total</b>
Black Hills High School Renovations			\$800,000	\$1,500,000	\$40,000,000	\$40,000,000	\$82,300,000
Tumwater High School Renovations			\$500,000	\$500,000	\$1,500,000	\$50,000,000	\$52,500,000
Bush Middle School Renovations		\$500,000	\$1,000,000	\$15,000,000	\$17,000,000	\$2,500,000	\$36,000,000
Tumwater Middle School Renovations			\$500,000	\$1,000,000	\$18,000,000	\$10,000,000	\$29,500,000
New Elementary School			\$1,000,000	\$25,000,000	\$25,000,000	\$1,000,000	\$52,000,000
New Market SC Major Renovations			\$5,000,000	\$14,000,000	\$25,000,000	\$15,000,000	\$59,000,000
<b>TOTAL MAJOR PROJECTS</b>	<b>\$0</b>	<b>\$500,000</b>	<b>\$8,800,000</b>	<b>\$57,000,000</b>	<b>\$126,500,000</b>	<b>\$118,500,000</b>	<b>\$311,300,000</b>
<b>Minor Projects</b>	<b>2025-2026</b>	<b>2026-2027</b>	<b>2027-2028</b>	<b>2028-2029</b>	<b>2029-2030</b>	<b>2030-2031</b>	<b>6-yr Total</b>
Site Acquisition	\$1,000,000						\$1,000,000
Technology Capital Expenses	\$2,000,000	\$3,000,000	\$4,000,000	\$4,000,000	\$4,000,000	\$4,000,000	\$21,000,000
New Market SC Minor Capital Projects	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$3,000,000
Modular classrooms	\$500,000	\$400,000					\$900,000
Capital Levy Safety & Security Projects	\$2,500,000	\$2,000,000	\$2,000,000	\$3,000,000	\$3,000,000	\$3,000,000	\$15,500,000
Capital Levy & Small Works Projects	\$3,000,000	\$3,000,000	\$4,000,000	\$4,000,000	\$3,000,000	\$3,000,000	\$20,000,000
Capital Operations & Bond Costs	\$750,000	\$750,000	\$750,000	\$750,000	\$750,000	\$750,000	\$4,500,000
<b>TOTAL SMALL PROJECTS</b>	<b>\$10,250,000</b>	<b>\$9,650,000</b>	<b>\$11,250,000</b>	<b>\$12,250,000</b>	<b>\$11,250,000</b>	<b>\$11,250,000</b>	<b>\$65,900,000</b>
<b>TOTAL EXPENDITURE</b>	<b>\$10,250,000</b>	<b>\$10,150,000</b>	<b>\$20,050,000</b>	<b>\$69,250,000</b>	<b>\$137,750,000</b>	<b>\$129,750,000</b>	<b>\$377,200,000</b>
<b>REVENUE SOURCE</b>	<b>2025-2026</b>	<b>2026-2027</b>	<b>2027-2028</b>	<b>2028-2029</b>	<b>2029-2030</b>	<b>2030-2031</b>	<b>6-yr Total</b>
Capital Levy (approved Feb. 2022)	\$6,230,000	\$3,160,000					\$9,390,000
2026 Capital Levy (requires approval )		\$2,950,000	\$6,050,000	\$7,350,000	\$8,750,000	\$9,250,000	\$34,350,000
Future Bond Sales (requires voter approval)			\$20,000,000	\$30,000,000	\$90,000,000	\$100,000,000	\$240,000,000
State Grant - New Elementary School			\$3,000,000	\$3,000,000	\$5,000,000		\$11,000,000
State Grant - Bush & Tumwater Middle Schools			\$1,000,000	\$6,000,000	\$6,000,000	\$400,000	\$13,400,000
State Grant - New Market SC Minor Capital Imp.	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$3,000,000
State Grant - New Market Major Renovation	\$0	\$0	\$5,000,000	\$14,000,000	\$25,000,000	\$15,000,000	\$59,000,000
Impact Fees for capacity projects	\$500,000	\$500,000	\$1,000,000	\$1,000,000	\$2,000,000	\$500,000	\$5,500,000
Other Miscellaneous Revenue	\$100,000	\$100,000	\$200,000	\$200,000	\$200,000	\$200,000	\$1,000,000
<b>TOTAL REVENUE</b>	<b>\$7,330,000</b>	<b>\$7,210,000</b>	<b>\$36,750,000</b>	<b>\$62,050,000</b>	<b>\$137,450,000</b>	<b>\$125,850,000</b>	<b>\$376,640,000</b>
Ending Fund Balance 2024-25 = \$11,000,000	\$8,080,000	\$5,140,000	\$21,840,000	\$14,640,000	\$14,340,000	\$10,440,000	\$10,440,000
<b>Note: Bond sales may vary based upon market conditions, cash flow needs and other variables.</b>							
							\$51,290,000

**TABLE 6**  
**TUMWATER SCHOOL DISTRICT NO. 33**  
**CURRENT CAPITAL DEBT**  
**2025- 2031 Capital Facilities Plan**

	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	
<b>Year</b>	<b>Issue</b>	<b>Issue</b>	<b>Issue</b>	<b>Issue</b>	<b>TOTAL</b>
<b>2025</b>	\$2,120,000	\$4,940,000	\$1,490,000	\$1,080,000	\$9,630,000
<b>2026</b>	\$2,305,000	\$5,190,000	\$1,550,000	\$1,360,000	\$10,405,000
<b>2027</b>	\$2,510,000	\$2,000,000	\$5,010,000	\$1,665,000	\$11,185,000
<b>2028</b>	\$2,725,000	\$1,915,000	\$5,435,000	\$2,015,000	\$12,090,000
<b>2029</b>		\$2,755,000	\$3,775,000	\$0	\$6,530,000
<b>2030</b>		\$2,900,000	\$2,785,000	\$0	\$5,685,000
<b>2031</b>				\$2,025,000	\$2,025,000
<b>2032</b>				\$2,170,000	\$2,170,000
<b>2033</b>					\$0
<b>Total</b>	<b>\$9,660,000</b>	<b>\$19,700,000</b>	<b>\$20,045,000</b>	<b>\$10,315,000</b>	<b>\$59,720,000</b>

**TABLE 7**  
**TUMWATER SCHOOL DISTRICT NO. 33**  
**DEBT CAPACITY**  
**2025 - 2031 Capital Facilities Plan**

Year	Total Principal	Cumulative Debt	Assessed Valuation	Debt Limit - 5% of Assessed Valuation	Debt Capacity
2024			\$9,706,530,940		
2025	\$9,630,000	\$59,720,000	<b>\$10,385,980,551</b>	\$519,299,028	\$459,579,028
2026	\$10,405,000	\$50,090,000	<b>\$10,801,419,773</b>	\$540,070,989	\$489,980,989
2027	\$11,185,000	\$39,685,000	<b>\$11,233,476,564</b>	\$561,673,828	\$521,988,828
2028	\$12,090,000	\$28,500,000	<b>\$11,682,815,627</b>	\$584,140,781	\$555,640,781
2029	\$6,530,000	\$16,410,000	<b>\$12,150,128,252</b>	\$607,506,413	\$591,096,413
2030	\$5,685,000	\$9,880,000	<b>\$12,636,133,382</b>	\$631,806,669	\$621,926,669
2031	\$2,025,000	\$4,195,000	<b>\$13,141,578,717</b>	\$657,078,936	\$652,883,936
2032	\$2,170,000	\$2,170,000	<b>\$13,667,241,866</b>	\$683,362,093	\$681,192,093
2033	\$0	\$0	<b>\$14,213,931,540</b>	\$710,696,577	\$710,696,577
<b>Assessed Valuation Growth Rate Projections:</b>					
2025		Actual	7.0%		
2026		Estimated	4.0%		
2027 & beyond		Estimated	4.0%		



**TABLE 8  
TUMWATER SCHOOL DISTRICT  
STUDENT GENERATION RATE  
2025 - 2031 Capital Facilities Plan**

<b>STUDY DATE - SPRING 2020</b>	
<b>Single Family</b>	<b>Multiplier</b>
Elementary School - Grades K-5	0.27
Middle School - Grades 6-8	0.14
High School - Grades 9-12	0.14
<b>TOTAL</b>	<b>0.55</b>
<b>Multifamily</b>	<b>Multiplier</b>
Elementary School - Grades K-5	0.06
Middle School - Grades 6-8	0.03
High School - Grades 9-12	0.03
<b>TOTAL*</b>	<b>0.11</b>
<i>* Total does not add due to rounding</i>	

**APPENDIX B**

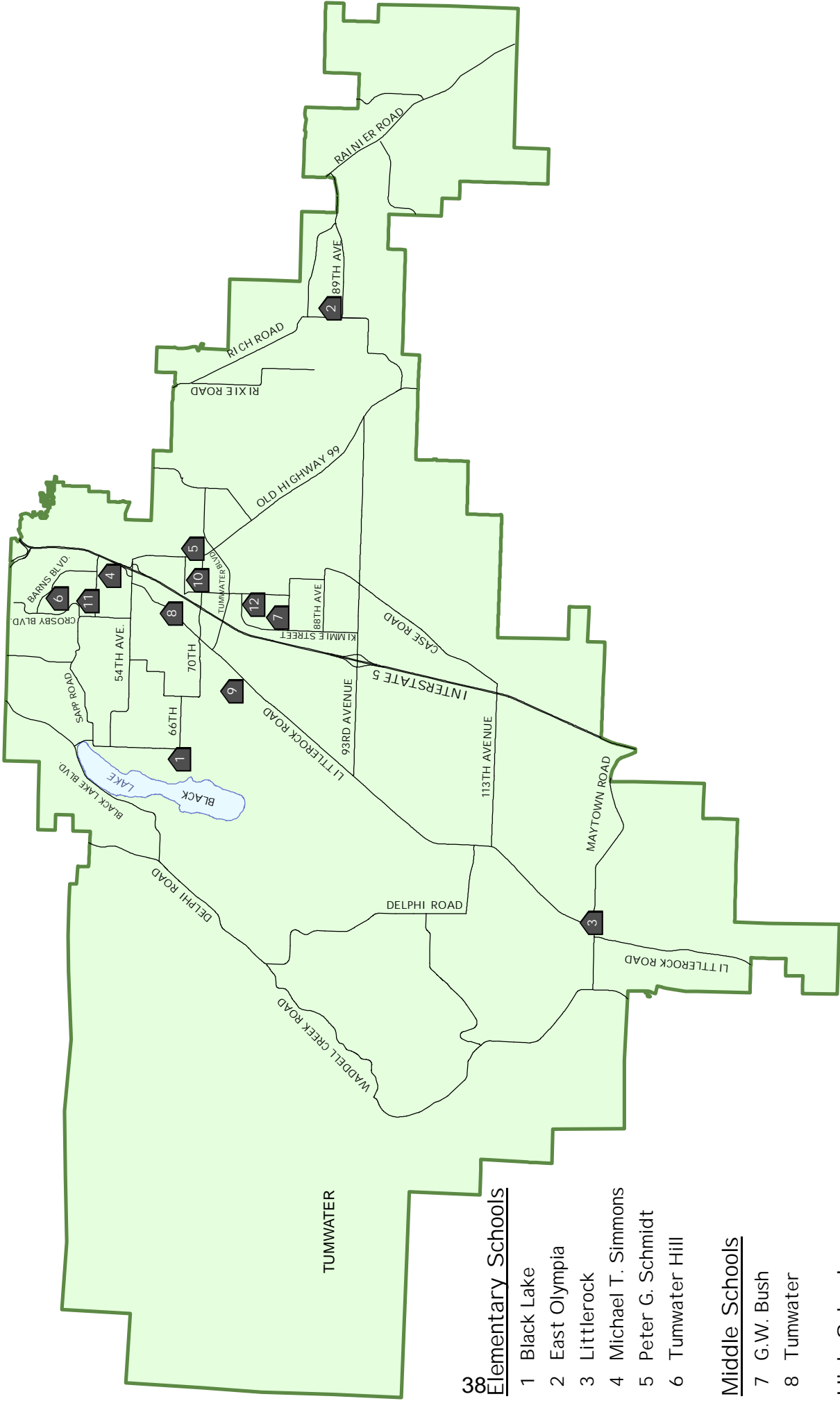
**SCHOOL IMPACT FEE CALCULATION**

SCHOOL IMPACT FEE CALCULATIONS							
Tumwater School District							
September 16, 2025							
School Site Acquisition Cost:							
((Acres x Cost per Acre)/Facility Capacity)xStudent Generation Factor							
	Facility	Cost/	Facility	Student	Student		
	Acreage	Acre	Capacity	Factor	Factor	Cost/	Cost/
				SFR	MFR	SFR	MFR
Elementary	15.00		396	0.270	0.060	\$0	\$0
Middle	25.00		750	0.140	0.030	\$0	\$0
High	55.00		1,000	0.140	0.030	\$0	\$0
					<b>TOTAL</b>	<b>\$0</b>	<b>\$0</b>
School Construction Cost:							
((Facility Cost/Facility Capacity)xStudent Generation Factor)x(permanent/Total Sq Ft)							
	%Perm/	Facility	Facility	Student	Student	Cost/	Cost/
	Total Sq. Ft.	Cost	Capacity	Factor	Factor	SFR	MFR
				SFR	MFR		
Elementary	94.50%	\$ 52,000,000	396	0.270	0.060	\$33,505	\$7,445
Middle	94.50%	\$0.00	750	0.140	0.030	\$0	\$0
High	94.50%	\$0.00	1,000	0.140	0.030	\$0	\$0
					<b>TOTAL</b>	<b>\$33,505</b>	<b>\$7,445</b>
Temporary Facility Cost:							
((Facility Cost/Facility Capacity)xStudent Generation Factor)x(Temporary/Total Square Feet)							
	%Temp/	Facility	Facility	Student	Student	Cost/	Cost/
	Total Sq. Ft.	Cost	Size	Factor	Factor	SFR	MFR
				SFR	MFR		
Elementary	5.50%	\$ 282,500	22	0.270	0.060	\$191	\$42
Middle	5.50%	\$0.00	25	0.140	0.030	\$0	\$0
High	5.50%	\$0.00	25	0.140	0.030	\$0	\$0
						<b>\$191</b>	<b>\$42</b>
State Funding Assistance Credit:							
Const. Cost Allocation X OSPI Square Footage X Funding Assistance% X Student Factor							
	Area Cost	OSPI	District	Student	Student	Cost/	Cost/
	Allowance	Footage	Match %	Factor	Factor	SFR	MFR
				SFR	MFR		
Elementary	\$383.66	90	61.95%	0.270	0.060	\$5,776	\$1,283
Middle	\$383.66	117	61.95%	0.140	0.030		
High	\$383.66	130	61.95%	0.140	0.030		
						<b>\$5,776</b>	<b>\$1,283</b>
Tax Payment Credit:							
Average Assessed Value						SFR	MFR
						\$502,443	\$200,264
Capital Bond Interest Rate						3.85%	3.85%
Net Present Value of Average Dwelling						\$4,105,865	\$1,636,518
Years Amortized						10	10
Property Tax Levy Rate						\$1.8500	\$1.8500
Present Value of Revenue Stream						<b>\$7,596</b>	<b>\$3,028</b>
<b>Fee Summary:</b>				<b>Single</b>	<b>Multi-</b>		
				<b>Family</b>	<b>Family</b>		
Site Acquisition Costs				\$0	\$0		
Permanent Facility Cost				\$33,505	\$7,445		
Temporary Facility Cost				\$191	\$42		
State Match Credit				(\$5,776)	(\$1,283)		
Tax Payment Credit				(\$7,596)	(\$3,028)		
FEE (AS CALCULATED)				\$20,324	\$3,177		
				Discount	Discount		
<b>Fee with discount applied</b>				<b>75%</b>	<b>\$5,081</b>	<b>67%</b>	<b>\$1,048</b>

**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
- Lifetock Elementary
- Michael T. Simmons Elementary
- Tumwater Hill Elementary

**G.W. Bush Middle School & Tunwader High School**

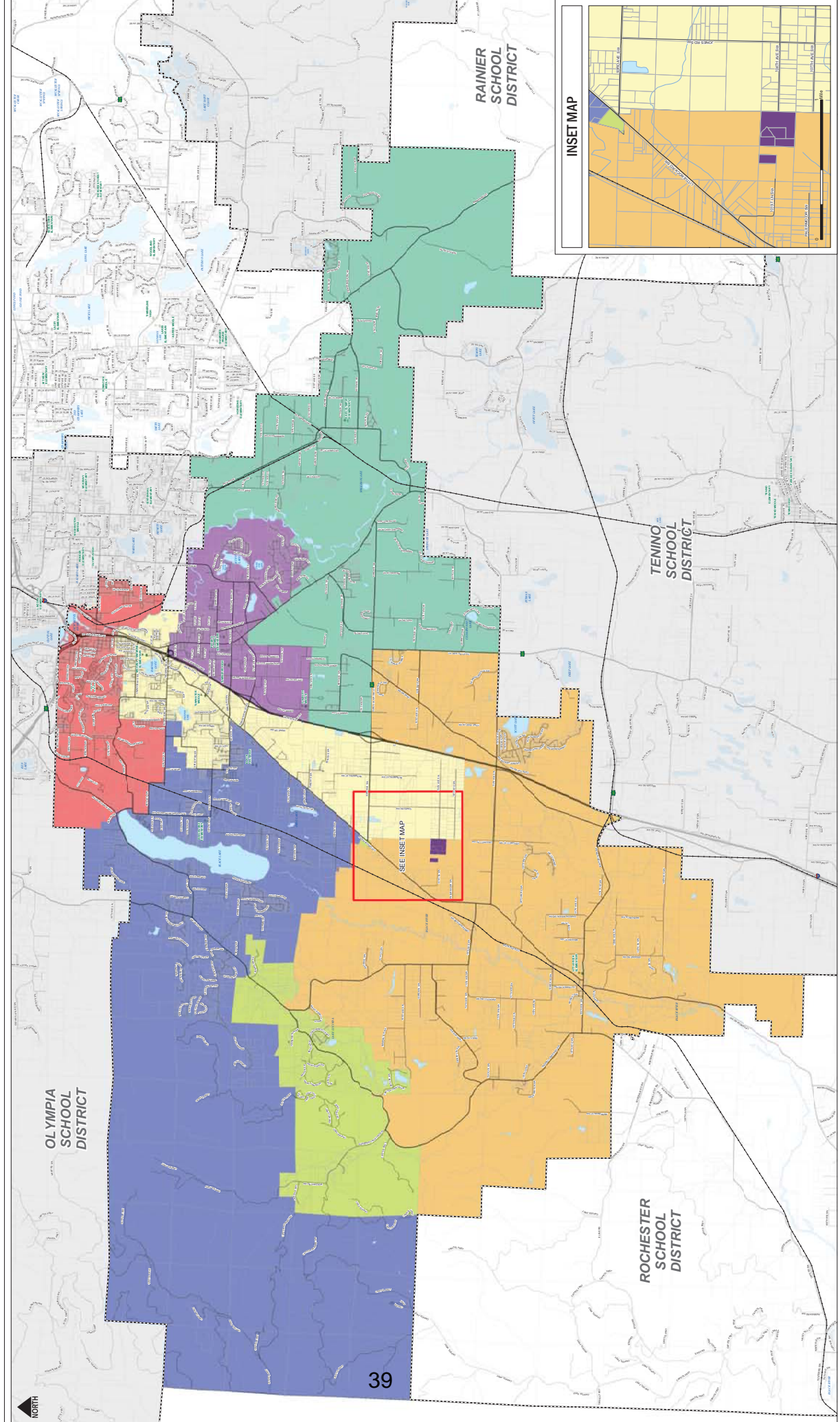
- East Olympia Elementary
- Lifetock Elementary
- Michael T. Simmons Elementary
- Peter G. Schmitt Elementary

**Reference**

- School
- School District Boundary
- Parcel

0 1 Mile

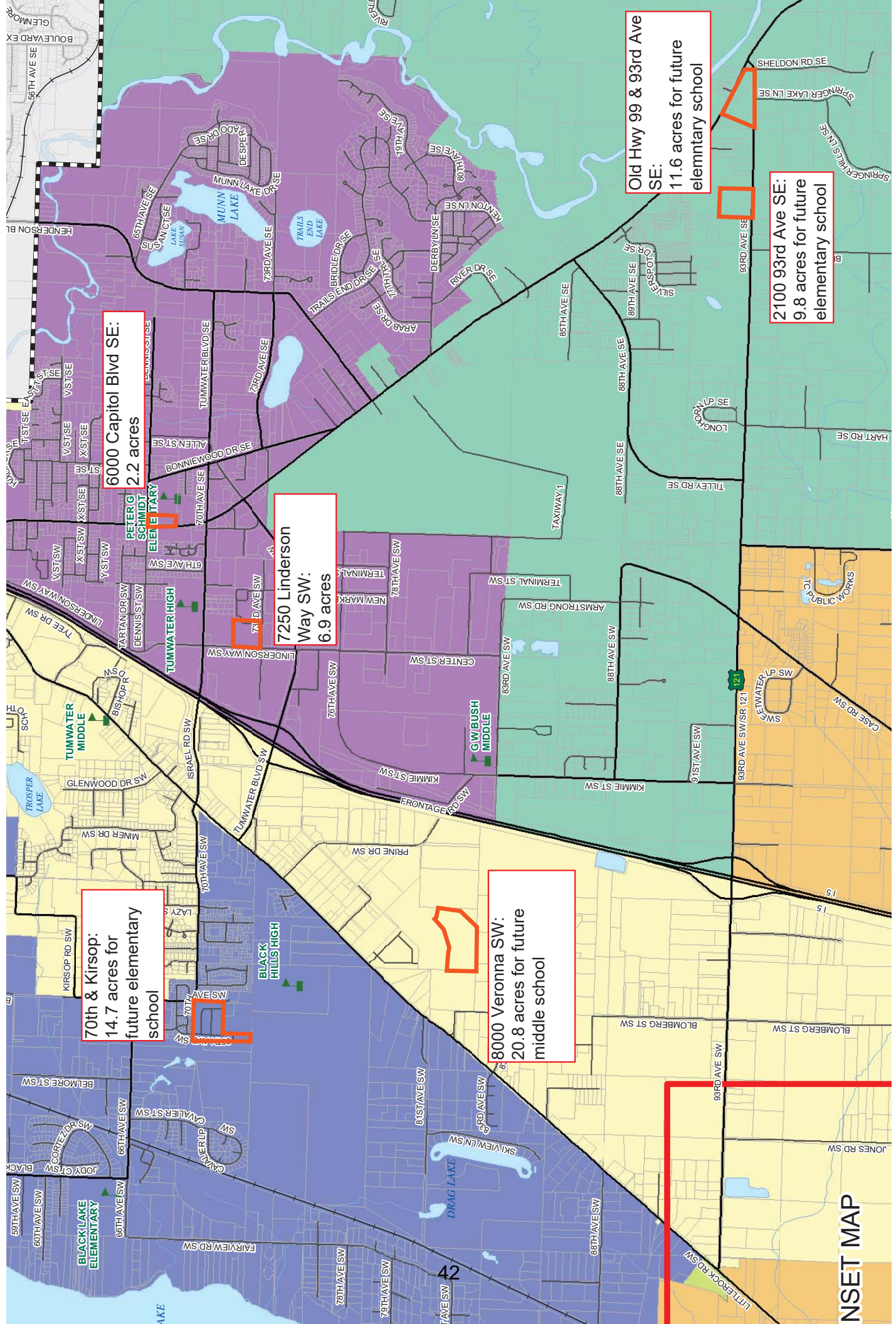
MAP PREPARED BY: J. D. JAY, 10/20/2020



**ATTACHMENT B**

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





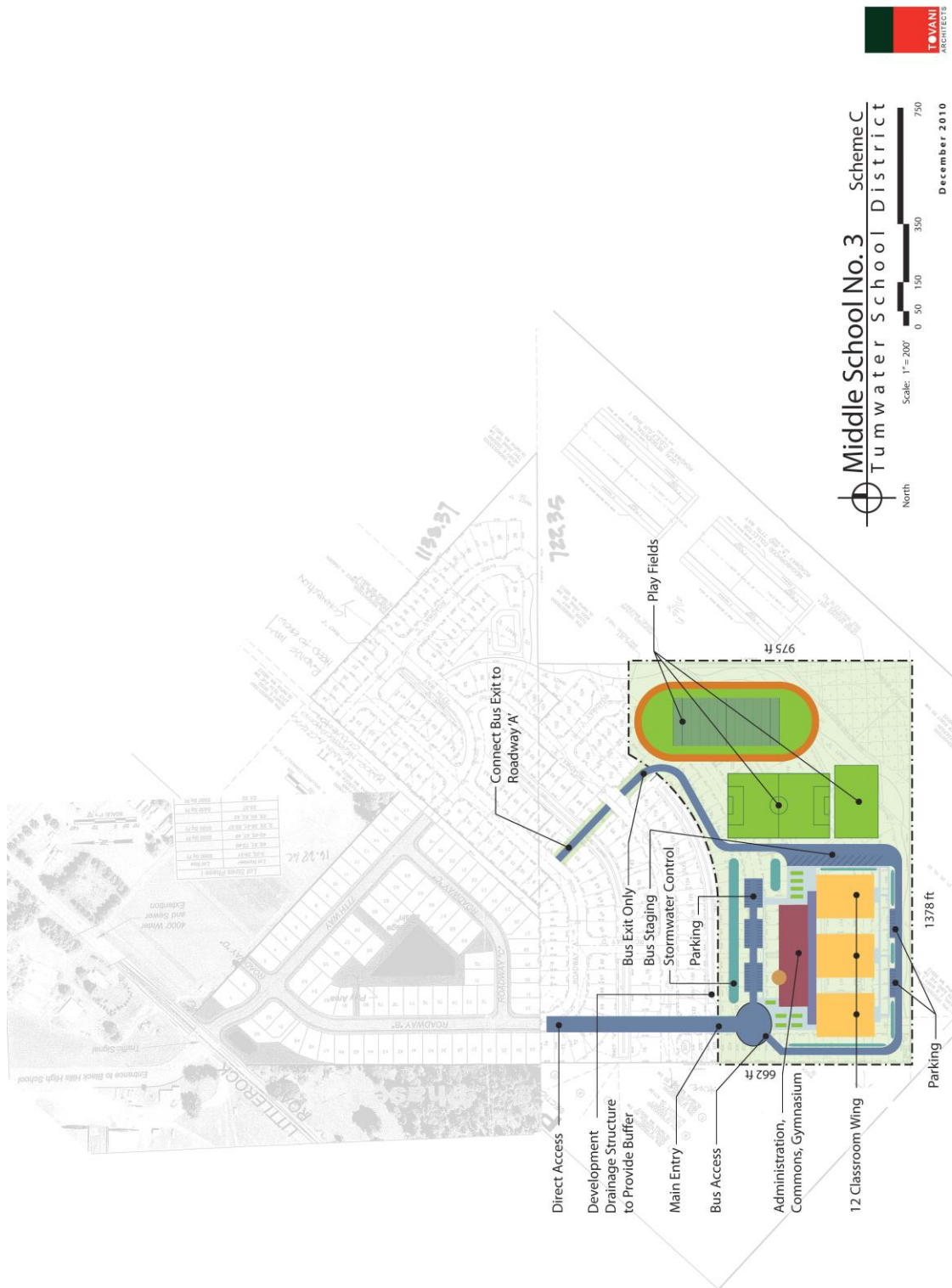












Middle School Site at Littlerock Road & Verona

## **ATTACHMENT C**

### **TUMWATER SCHOOL DISTRICT STUDENT GENERATION RATE STUDY**

### K–12 Students per Housing Unit Built 2019–2023

Housing Type	Housing Units	Students				SGRs			
		K–5	6–8	9–12	K–12	K–5	6–8	9–12	K–12
Single-family	933	254	132	131	517	0.27	0.14	0.14	0.55
Multifamily	490	28	14	14	56	0.06	0.03	0.03	0.11

#### Notes

Single-family includes manufactured homes on individual parcels and duplex units. Multifamily includes units in structures with three or more units.

Units built in 2024 are excluded, because they may not have been completed and occupied by October 2024.

#### Source

Tumwater 2024–25 headcount enrollment and Thurston County parcel and assessor data.



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**ATTACHMENT D**

**TUMWATER SCHOOL DISTRICT  
NEW HOUSING  
DEVELOPMENTS**

# Residential Development Details



Elementary School Attendance Area	Middle School Attendance Area	High School Attendance Area	Development Name	Type <sup>(a)</sup>	Net Units <sup>(b)</sup>	Notes <sup>(c)</sup>
Black Lake ES	Tumwater MS	Black Hills HS	70th Ave Plat	SF	67	In preliminary stages
Black Lake ES	Tumwater MS	Black Hills HS	Kirsop Crossing Div. 3	SF	41	Approved. No construction yet.
Black Lake ES	Tumwater MS	Black Hills HS	Littlerock Meadows	SF	51	Feasibility Review 1/6/22
Black Lake ES	Tumwater MS	Black Hills HS	Littlerock Rowhomes	SF	56	Under review
Black Lake ES	Tumwater MS	Black Hills HS	Skyview Estates	SF	84	63 building permits issued
Black Lake ES	Tumwater MS	Black Hills HS	Vista Views at Black Lake	SF	184	Preliminary plat granted 2/2025
East Olympia ES	George Bush MS	Tumwater HS	Aspen Apartments	MF	132	County Land Use Application 7/7/23
East Olympia ES	George Bush MS	Tumwater HS	Old Hwy 99 Townhomes	MF	69	County presub conference 10/3/24
East Olympia ES	George Bush MS	Tumwater HS	88th Ave SW Plat	SF	105	Notice of Appeal 11/22/2024
East Olympia ES	George Bush MS	Tumwater HS	Bradbury Division 4	SF	54	In preliminary stages
East Olympia ES	George Bush MS	Tumwater HS	Bradbury Estates Division 3	SF	62	Under construction
East Olympia ES	George Bush MS	Tumwater HS	Enclave at Deschutes river	SF	25	Preliminary plat granted 7/2024
East Olympia ES	George Bush MS	Tumwater HS	Pine Crest at Tumwater	SF	45	Under construction
Michael T Simmons ES	Tumwater MS	Black Hills HS	Belmont Flats	MF	626	Site Plan Review approval complete, no construction plans submitted
Michael T Simmons ES	Tumwater MS	Black Hills HS	Craft District Apartments	MF	96	Under review
Michael T Simmons ES	Tumwater MS	Black Hills HS	Kingswood Apartments	MF	181	Under construction.
Michael T Simmons ES	Tumwater MS	Black Hills HS	Littlerock Mixed Use	MF	114	Under review



## Residential Development Details

Elementary School Attendance Area	Middle School Attendance Area	High School Attendance Area	Development Name	Type <sup>(a)</sup>	Net Units <sup>(b)</sup>	Notes <sup>(c)</sup>
Michael T Simmons ES	Tumwater MS	Black Hills HS	Littlerock West duplexes	MF	18	Notice of Appeal 3-24-2023
Michael T Simmons ES	Tumwater MS	Black Hills HS	Rural Road Apartments	MF	29	No action since 7/21/22
Michael T Simmons ES	Tumwater MS	Black Hills HS	Trestlewood Tumwater	MF	34	Prelim plat application 2/2024
Michael T Simmons ES	Tumwater MS	Black Hills HS	Tumwater Commercial	MF	564	Feasibility Review 11/7/2024
Michael T Simmons ES	Tumwater MS	Black Hills HS	Tyee Landing	MF	148	Under review
Michael T Simmons ES	Tumwater MS	Black Hills HS	Yorkshire Apartments	MF	1,150	Building permit issued for one building (241 units)
Michael T Simmons ES	Tumwater MS	Black Hills HS	Sienna #1 - Rental homes	SF	77	Under construction
Michael T Simmons ES	Tumwater MS	Black Hills HS	Trestlewood Tumwater	SF	83	Notice of Appeal 11/22/2024
Michael T Simmons ES	Tumwater MS	Black Hills HS	Trosper Woods	SF	42	Final plat approved
Peter G Schmidt ES	George Bush MS	Tumwater HS	Habitat Townhomes	MF	28	Under construction
Peter G Schmidt ES	George Bush MS	Tumwater HS	Henderson Blvd Apartments	MF	94	In preliminary stages
Peter G Schmidt ES	George Bush MS	Tumwater HS	Henderson MF	MF	15	No action since 8/18/22
Peter G Schmidt ES	George Bush MS	Tumwater HS	New Market Apartments	MF	416	Phase 1 building permit under review
Peter G Schmidt ES	George Bush MS	Tumwater HS	The Rookery	MF	6	Under construction
Peter G Schmidt ES	George Bush MS	Tumwater HS	Tumwater 30	MF	42	Under review
Peter G Schmidt ES	George Bush MS	Tumwater HS	Crestmoor Park	SF	27	Under construction
Peter G Schmidt ES	George Bush MS	Tumwater HS	Deschutes Heights	SF	30	Under construction

Residential Development Details

Elementary School Attendance Area	Middle School Attendance Area	High School Attendance Area	Development Name	Type <sup>(a)</sup>	Net Units <sup>(b)</sup>	Notes <sup>(c)</sup>
Peter G Schmidt ES	George Bush MS	Tumwater HS	Elm Street Plat	SF	23	Under construction
Peter G Schmidt ES	George Bush MS	Tumwater HS	Henderson Park	SF	16	Under construction
Peter G Schmidt ES	George Bush MS	Tumwater HS	Susan Lake Park	SF	6	Under construction
Peter G Schmidt ES	George Bush MS	Tumwater HS	Three Lakes Crossing	SF	45	Under construction
Tumwater Hill ES	Tumwater MS	Black Hills HS	Forest Park II (Sky Vista)	MF	60	Site development approved
Tumwater Hill ES	Tumwater MS	Black Hills HS	Sunrise Hill Plat	SF	36	Under review
Total				SF	1,159	
Total				MF	3,822	

Notes

- (a) SF is single-family detached, MF is multifamily.
- (b) Several SF subdivisions are partially complete; net units reflects total lots minus an estimate of the number of homes that were completed and sold prior to the 2024-2
- (c) Based on available information as of winter 2024-25.

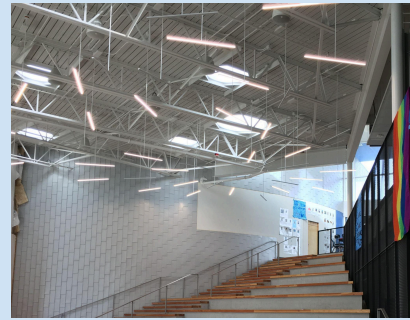
Sources

City of Tumwater; Tumwater School District



## **APPENDIX "C"**

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



# **CAPITAL FACILITIES PLAN 2025-2030**

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## Executive Summary

The Olympia School District's 2025-2030 Capital Facilities Plan (CFP) has been prepared to serve as the district's annual six-year facility planning document, ensuring compliance with the requirements of the Washington State Growth Management Act. This CFP provides an update to the ongoing implementation of the 2010-25 Master Plan and the district's long-standing commitment to proactive and strategic facilities planning, initially established through our comprehensive long-range facilities master plan. The Master Plan was the result of a volunteer Facilities Advisory Committee (FAC) who worked with the district and a consulting team for nearly six months. The group's foundational work thoroughly assessed the conditions of district facilities, projected enrollment growth, current school utilization, and the district's capacity to meet these needs from 2010 to 2025.

In addition to the ongoing implementation of the 2010-25 Master Plan, the Olympia School District is excited to initiate a new long-range master planning process, set to commence in the fall of 2024. A new plan will chart the course for district facilities from 2025 to 2035, ensuring that our infrastructure evolves in alignment with future educational goals and varying community growth trends. A new comprehensive long-range planning process will ensure that district facilities and resources are calibrated to meet the evolving needs of our community.

The district looks forward to engaging with our community, staff, and stakeholders throughout the upcoming planning process to create a robust and forward-thinking facilities plan that will serve our students and community well into the future. Through this process, new planning documents will be developed in accordance with board policies and will address emerging needs to support our mission of providing a high-quality education in a safe and conducive learning environment.

Key elements of a CFP include:

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 2010-25 Master Plan and subsequent updates, based on previous data, 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 also called for the construction of a new elementary/intermediate school (serving grades 5-8) on the east side of the district. In the 2015 Master Plan update to the 2011 Master Plan, this new intermediate school project was not moved forward. The district expanded capacity at five elementary schools via mini-buildings of permanent construction consisting of 10 classrooms each, with plans for a sixth mini-building that is on hold at this time. Additionally, in order to nearly double Avanti High School enrollment, modernization expanded Avanti to use more space in the Knox building, thereby increasing student capacity; the administration moved to a different building. At Olympia High School, the district reduced reliance on 10 portables by building a new permanent building of 22 classrooms. Finally, the plan included a substantial investment in systems modernizations and major repairs at facilities across the district.

While many of the larger projects called out in the 2010-25 Master Plan have been completed, the district continues to implement the work provided for in the 2016 Bond as well as incorporate improvements set forth in the 2022 Capital Projects Technology and Safety Levy such as the construction of Security Vestibules at 13 schools across the district.

The current 2025-2030 Capital Facilities Plan is designed to guide the district's facility work, building on previous commitments to improve Olympia School District facilities. The CFP is reviewed and revised accordingly on an annual basis. The district continues to address and assess when and what significant repairs are needed to extend the useful life of buildings and their systems until they can be replaced or modernized, as part of a new long-term plan.

## 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 staffing guideline for the maximum number of students in elementary school classrooms is as follows. The table below also identifies the square footage guideline used for costing construction and state apportionment used in-part for state funding:

Class Size Guidelines	OSD Historical Staffing Guidelines	Square Footage Guideline:	State Apportionment Class size formula:
Kindergarten	23 students	25-28 students	17 students
Grades 1-2	23 students	25-28 students	17 students
Grades 3	25 students	28 students	17 students
Grades 4-5	27 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 staffing 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 has maintained 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 high school levels, 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, L 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.)

Historically, the district had limited school size to create 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 represented 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).

Beginning with the 2021-22 SY, all traditional elementary schools had the opportunity to implement the Art, Music and Physical Education program. The district aims to provide a consistent schedule of 2 sessions of music, 2 sessions of PE, and 1 session of art per week for each general education classroom. 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 invested in orchestra and band instruction for 4th and 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 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 realized as part of the phase 1 school modernization. Additionally, there are 10 classrooms on the 3rd floor that will not receive a full remodel until a future bond. Table 2 reflects the new capacity that became 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*

Overall the district houses 14 early childhood education classrooms across the district. Two of those classrooms are dedicated to the Infant/Toddler Program and 9 of those are dedicated to special education programming. In the 2024-25 school year, the district implemented an ECEAP program to expand pre-school offerings which allowed for two additional classrooms available for our youngest learners.

### *Special Services*

The Transitions Program helps improve student academic and functional readiness in preparation for their lives after high school. The Transitions Program occupies 3 newly renovated classrooms to provide specialized services on the ground floor of Avanti High School.

Table 1: Elementary School Capacities

**Olympia School District 2025 Capacity; 2015 Master Plan with Selected Updates**

	Headcount OCT 2024	Max Building Capacity	Portable Capacity	Actual Capacity w/ Special programs	
Elementary Schools					
Boston Harbor	180	200	50	250	2 of 4 portables used for music and art
Brown, LP	313	450	25	450	1 of 2 portables is used for Art
Centennial	439	600	125	570	Past practice of limiting elementary school capacity to 500
Garfield	287	450	25	420	2 preschool classrooms not included.
Hansen	384	625	150	595	1 preschool portable and main building classroom not included.
Lincoln	305	325	0	325	
Madison	190	300	0	300	2 portables for music and art
McKenny	273	400	25	400	2 preschool portables not included; 2 infant-toddler not included.
McLane	387	575	25	545	1 preschool classroom; past practice of limiting elementary school capacity to 500
Pioneer	383	625	0	595	
Roosevelt	343	550	0	520	2 preschool classrooms not included.
ORLA	380	---	---	438	
<b>Totals</b>	<b>3,864</b>	<b>5,100</b>	<b>425</b>	<b>5,408</b>	
<b>Excess/(Deficit) Capacity</b>				1,236	Portables not included in Capacity calculation.

Table 2: Secondary Schools Capacities

**Olympia School District 2025 Capacity; 2015 Master Plan with Selected Updates**

	Headcount OCT 2024	Building Capacity	Portable Capacity	Actual Capacity w/ Special programs	
Middle Schools*					*Utilization Factor for middle schools = 83%.
Jefferson	<b>467</b>	767	23	731	Portable is devoted to Boys/Girls Club; theater room is not included in capacity.
Thurgood Marshall	<b>489</b>	674	46	601	
Reeves	<b>400</b>	539	21	601	
Washington	<b>708</b>	883	46	870	
ORLA	<b>135</b>	---	---	80	
Totals	<b>2,199</b>	2,863	136	2,883	
Excess/(Deficit) Capacity				664	Portables not included in Capacity calculation.
High Schools*					*Utilization Factor for comp. high schools = 83%.
Avanti	<b>192</b>	425	0	300	Remodel and increased capacity phase 1 complete.
Capital	<b>1,286</b>	2,156	46	1,697	
Olympia	<b>1,893</b>	2,576	0	2,098	Capacity is 1,945 and adjustment should be considered
ORLA	<b>122</b>	---	---	107	
High School Totals	<b>3,493</b>	5,157	46	4,202	
Excess/(Deficit) Capacity				1,664	Portables not included in Capacity calculation.

## Olympia School District Building Locations

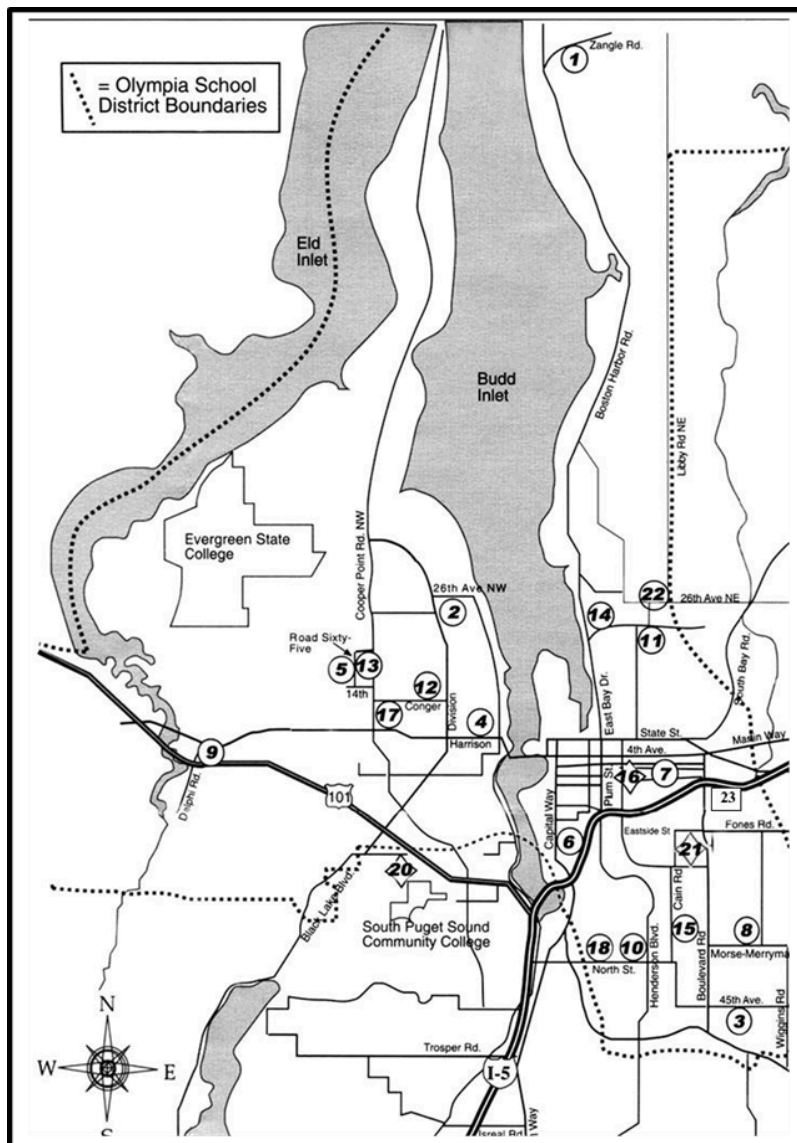


Figure 1: Map of School District Building Locations

## 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. Thurgood 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. For capital planning purposes, the district updates enrollment projections every five years; below are excerpts from the summary prepared in the spring 2023.***

***Note, enrollment used for capital planning is student headcount data. Staffing generally uses student FTE information.***

- 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
<b>District-wide Total</b>	<b>9,960</b>	<b>10,012</b>	<b>10,014</b>	<b>9,593</b>	<b>9,584</b>	<b>9,479</b>	<b>-481</b>

*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. For capital planning purposes, 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
<b>K–5 Total</b>	<b>3,977</b>	<b>3,863</b>	<b>3,810</b>	<b>3,712</b>	<b>3,688</b>	<b>3,627</b>	<b>3,494</b>
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
<b>6–8 Total</b>	<b>2,140</b>	<b>2,169</b>	<b>2,139</b>	<b>2,209</b>	<b>2,103</b>	<b>2,090</b>	<b>1,917</b>
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
<b>9–12 Total</b>	<b>3,362</b>	<b>3,382</b>	<b>3,405</b>	<b>3,296</b>	<b>3,372</b>	<b>3,324</b>	<b>3,085</b>
<b>District-wide Total</b>	<b>9,479</b>	<b>9,414</b>	<b>9,354</b>	<b>9,217</b>	<b>9,163</b>	<b>9,041</b>	<b>8,496</b>

### *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
McKenney	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

### *Housing Types and Student Generation Rates*

Housing type is an important indicator of the expected average number of students generated per housing unit. For instance, on average, single-family (SF) housing units generate more students per unit than multifamily (MF) housing units. Factors that contribute to student generation rates (SGR), or yields, include the size of the housing units, the number of bedrooms, housing costs, neighborhood demographics, and family-friendly amenities such as playgrounds.

SGRs vary by geographic location in the district and by housing subtypes (e.g., SF detached, SF attached, MF market rate, MF income-restricted). Generally, we estimate district-wide SGRs for the two most common housing types (i.e., SF and MF). Homes built in 2022 are excluded from the analysis, because they may not have been completed and occupied by October 2022. We found an average of 0.53 District K-12 students per single-family home and 0.07 students per multifamily home.

## III. Six-Year Facilities and Construction Plan

### Summary of Projects

Within the six year horizon, the district does not plan to construct or expand facilities to meet enrollment changes. The district is currently studying the need to remodel or make changes to facilities in conjunction with a committee of volunteers. As such the district has chosen to wait for the results of this work before making major plans to expand or remodel existing facilities.

The district will continue to make capital improvements that align with the projects associated with 2016 Bond and the construction projects provided for in the 2022 Capital Projects Safety and Technology Levy objectives. Future projects include the following by location as well as emerging projects to be determined by need.

**District wide projects:**

- Install standardized roof access and tie-offs for eight facilities.
- Security vestibules at the remaining seven schools scheduled for the improvement. Security vestibules in all four middle schools, Garfield Elementary and Hansen Elementary are near completion.
- Redundant power capability to be installed at some sites
- Safe Walking Routes
- Mini-building (contingent upon future need)

**Boston Harbor Elementary School:**

- Replace carpet
- Replace sinks and toilets
- Repaint interior walls
- Install cell repeater/booster, if needed.

**Hansen Elementary School:**

Replace/repair operable partition wall on the stage.

**Jefferson Middle School:**

Calibrate, test and verify electrical surge protection

**Madison Elementary School:**

- Replace/repair operable partition wall on the stage.
- HVAC work

**Olympia High School:**

Performing Arts Center minor upgrades for equipment.

**Reeves Middle School:**

Gym floor restoration is ongoing.

**Thurgood Marshall Middle School:**

Install ADA accessible sinks in science labs.

**Washington Middle School:**

- Replace bleacher motor.
- Replace wireless microphone systems
- Replace/repair operable partition on stage
- Install fence around transformers

**Transportation:**

Replace gutter system, if needed.

## Avanti High School

The remodel of Avanti High School is significantly finished, with administrative and final checks remaining to complete. More about how this project came about is in the next few paragraphs.

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 had changed its intent to provide arts-based curriculum delivery with an entrepreneurial focus. Enrollment has typically remained between 160 to 180 students but may 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 were not well suited to the Avanti curriculum as it is developing, and hindered 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 was needed for “town hall” communication sessions. The auditorium did not work well for the town hall sessions as it was designed for presentations of information to an audience and the seating impedes audience participation—the school needs more options.

To implement the Avanti expansion, the administration offices and warehouse 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 proposed 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 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 was 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 2024, due to escalation, the need for abatement, window repairs, solar ready rooftop, and temporary classrooms, construction costs were higher than anticipated. The total cost of the project is \$14.5 million.

## IV. Finance Plan

### Temporary Suspension of Impact Fee Program

The district will pause the impact fee program in 2025 due to no current plans to expand capacity and consistent declines in student enrollment. Over the 2024-25 school year, more than 40 community members will come together to explore, evaluate, and establish facility priorities that reflect the student's and community's unique character and vision as we draft a new 10-year (minimum) master plan.

**The below information is presented for informational purposes only.**

### 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 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.

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	---
2025	—	\$0	\$0	\$0	---
Prior 10-Yr Avg	---	\$5,598	\$2,397	\$961	---
10-Yr Avg Incl 2025	---	\$5,074	\$2,148	\$961	---

\*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. Previous eligibility on past projects was incorporated and utilized during implementation of the Master Plan.

Any future eligibility will be considered in the upcoming long range planning process. The following schools in the district are or will be age eligible in the next few years.

School	Eligibility Year	Exceptions
Boston Harbor	2024	
Hansen	2024	
Lincoln	2025	
LP Brown	2024	Minus 2006 Admin Addition and 1998 Classroom addition
McKenny	2023	
Jefferson	2023	Minus the science addition of approx 4,000 sf
Thurgood Marshall	2024	
Reeves	2023	Minus the 2000 addition of approx 11,000 sf
Washington	2023	Minus the 1999 music addition of approx 1,800 sf

## 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.

In 2016, voters 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 original estimates of project costs associated with the 2016 bond.*

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
<b>Construction Bond Authority Approved by Voters in 2016</b>	<b>Equals \$ 160,699,087</b>

The bulk of the work designated as part of the 2016 bond has been completed. The remaining projects are to be completed with remaining bond funds. In addition, projects were identified within the 2022 Capital Projects Technology and Safety Levy totalling \$7.2 million dollars. Both the bond and capital levy projects are itemized below in table 12.

Table 12: Financial Summary for 2025 to 2030 Projects

*Table 12 represents the original estimated costs associated with projects to be completed in the next six years and the planned funding sources.*

Location and Item Description	Funding Source	Original Capacity
<b>District wide projects:</b>		
Install standardized roof access and tie-offs for eight facilities.	Bond	\$935,865
Security vestibules at the remaining seven schools scheduled for the improvement. Security vestibules in all four middle schools, Garfield Elementary and Hansen Elementary are near completion.	Technology and Safety Levy	\$3,320,000
Redundant power capability to be installed at some sites	Technology and Safety Levy	\$1,600,000
Safe Walking and Biking Routes	Technology and Safety Levy	\$1,980,000
Mini-building (contingent upon future need)	Bond	\$7,700,000
<b>Boston Harbor Elementary School:</b>		

Replace carpet	Bond	\$99,304
Replace sinks and toilets	Bond	\$235,504
Repaint interior walls	Bond	\$157,002
Install cell repeater/booster, if needed.	Bond	\$96,558
<b>Hansen Elementary School:</b>		
Replace/repair operable partition wall on the stage.	Bond	\$30,589
<b>Jefferson Middle School:</b>		
Calibrate, test and verify electrical surge protection	Bond	\$3,714
<b>Madison Elementary School:</b>		
Replace/repair operable partition wall on the stage.	Bond	\$30,589
HVAC work	Bond	\$259,000
<b>Olympia High School:</b>		
Performing Arts Center minor upgrades for equipment.	Technology and Safety Levy	\$270,000
<b>Reeves Middle School:</b>		
Gym floor restoration is ongoing.	Bond	\$130,687
<b>Thurgood Marshall Middle School:</b>		
Install ADA accessible sinks in science labs.	Bond	\$50,136
<b>Washington Middle School:</b>		
Replace bleacher motor.	Bond	\$8,542
Replace wireless microphone systems	Bond	\$5,979
Replace/repair operable partition on stage	Bond	\$52,682
Install fence around transformers	Bond	\$53,556
<b>Transportation:</b>		
Replace gutter system, if needed.	Bond	\$25,996
<b>Total:</b>		<b>\$17,045,703</b>

## V. Looking Ahead

The 2025-2030 Capital Facilities Plan (CFP) of the Olympia School District reflects our ongoing commitment to providing high-quality, safe, and supportive learning environments for all students.

As we look ahead, we are excited to embark on a new long-range master planning process beginning in the fall of 2024. This process will chart a path forward from 2025 to 2035 and into the future, allowing us to anticipate and plan for evolving educational goals, trends and demographic changes. We remain dedicated to working closely with our community, staff, and stakeholders to develop a comprehensive plan that will guide our district to ensure that every student has access to a modern, safe, and effective learning environment.

We encourage community members to stay engaged and informed by visiting our district capital projects webpage, where updates on ongoing projects and opportunities for public input will be posted regularly. For more information, please visit [here](#).

Thank you for your continued support of the Olympia School District and our commitment to excellence in education.

## VI. 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.

## 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 included all new interior finishes and fixtures, furniture and equipment, as well as exterior finishes.

**Status:** Project is completed.

**Project Name:** McLane Elementary School Modernization

**Location:** 200 Delphi Road SW, Olympia

**Site:** 8.2-acres

**Capacity:** 538 student capacity

**Square Footage:** 45,715 sq ft

**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 included all new interior finishes and fixtures, furniture and equipment, as well as exterior finishes.

**Status:** Project is completed.

**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 sq ft

**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 included all new interior finishes and fixtures, furniture and equipment, as well as exterior finishes.

**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 at each campus, 10 classrooms each

**Cost:** Each structure cost \$6.3 million. Pioneer costs were associated with growth and therefore \$2.1 million in impact fees were used to partially fund the project. Hansen costs were also associated with growth but at a lower rate; only \$700,000 in impact fees could be used to fund the project.

**Status:** Projects are complete, with the exception of the 6th mini building.

### 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:** Provided additional permanent building area to replace ten portable classrooms. Supported educational trends with these new spaces.

**Status:** Project is completed

### 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: Expanded Avanti High School by allowing the school to occupy two floors (plus one science lab on the third floor), and also the Annex building for shop, art, PE and weight classrooms. The Transition Academy is also sharing space on the first floor of the main building. Expanding the school allowed additional programs and teaching and learning options that might not have been available at the comprehensive high schools. There are 10 additional classrooms on the 3rd floor that have been abated and cleaned of hazardous materials, but have not been finished with new flooring, ceiling tiles, paint, and other necessities. This future work may be considered if a phase two is taken up, likely driven by increased enrollment in Avanti or the need to relocate another program.

District Administrative Center: Provided a new location for administrative offices to 111 Bethel Street NE location.

**Status:** Project is in the closeout process.

## VII. Appendix C – History and Background of Capital Facilities Projects

### 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 existing long range plan is set to expire in 2025. In preparation, the district has initiated the process to develop a new plan for the next 10 plus years.

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. Those recommendations and the work the district did in response are summarized below.

## Master Plan Recommendations

The 2010-25 master plan development recommendations were identified to best meet needs over the first half of the 15-year planning horizon:

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

Each of these development recommendations represented single or multiple projects that bundled together that 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. The district continues to complete projects that were laid out in the previous plans.

## 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 were 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.(Commissioning in Progress)
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. (Complete)

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 construction 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 had 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 for staffing purposes. 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 legislative changes, 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 an early learning center, 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.)<sup>5</sup>

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 a 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 could 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 area without needing to serve more than 1,800 students on site at any given time.

If the combination of the Tech Building and this new addition was operated somewhat autonomously from the comprehensive high school, alternative education models could be implemented that would draw disaffected students back into learning in ways that engage them through more “hands on” experiential education.

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.

The updates, as recommended, have been completed.

### 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 could not hold even one class of CHS students, and could 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 recommended the construction of a new theater on the south side of the gyms. The new theater has 500 seats, 200 more than the original theater.



The new Performing Arts Center finished construction and welcomed students in September 2022.

### Avanti High School

The remodel of Avanti High School is significantly finished, with administrative and final checks remaining to complete. More about how this project came about is in the next few paragraphs.

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 had changed its intent to provide arts-based curriculum delivery with an entrepreneurial focus. Enrollment has typically remained between 160 to 180 students but may 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 were not well suited to the Avanti curriculum as it is developing, and hindered 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 was needed for “town hall” communication sessions. The auditorium did not work well for the town hall sessions as it was designed for presentations of information to an audience and the seating impedes audience participation—the school needs more options.

To implement the Avanti expansion, the administration offices and warehouse 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:

11. Drama (writing plays, production)
12. Music/ recording studio (writing songs)
13. Dance (math/ rhythm)
14. Painting/ drawing
15. Three-dimensional art (physical & digital media, game design)
16. Photography/ video/ digital media (also support science & humanities)
17. Language Arts
18. Humanities
19. Math
20. Science

Additional support spaces: special needs, library, independent study, food service, collaborative study areas, administration/ counselors, community partnerships.

This development recommendation proposed 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 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 was 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 2024, due to escalation, the need for abatement, window repairs, solar ready rooftop, and temporary classrooms, construction costs were higher than anticipated. The total cost of the project is \$14.5 million.

## Renovate Playfields to Improve Safety and Playability

Based on FAC support for improved fields and playgrounds, the district installed 2 turf fields and renovated an additional 8 fields. The cost was estimated at \$6.9 million. Specifically, the district recommended the following improvements:

- a. North Street field at OHS: renovate the field with installation of new sod. [As of 2019, the district proceeded 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 proceeded with no plans to install turf.]
- c. Football/ soccer field at CHS: install a synthetic turf field, low level lighting and minor fencing.<sup>7</sup> [Completed in 2018.]
- d. Jefferson, Thurgood Marshall and Reeves field: renovate the field with sod.[Jefferson and Reeves Fields are complete. Thurgood Marshall in progress Summer 2024]
- 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 recommended 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 continues to pursue state of Washington energy grants for a portion of a total investment of \$8.5 million.

In addition, the small works projects are summarized below. The list 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. (Complete)
- Drainage controls, and/ or repair foundations at five schools/ sites. (Complete)
- Electrical service and new fire or intrusion alarm systems at four schools (Ongoing)
- Security cameras at multiple schools (Complete),
- Access controls at multiple schools and (Complete)
- Perimeter fencing at five schools. (Ongoing)
- Roofing at three locations (Complete)
- Install roof tie-off safety equipment at multiple sites (Future),
- Caulk and or paint and renovate siding at four sites. (Complete)
- Gutter systems at two schools.(Complete)
- Interior and classroom capital improvements at twelve sites. (Ongoing)
- Wiring and electrical systems at two sites. (Ongoing)





## **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
				TOTAL	\$0.00	\$0.00						\$0.00		\$0.00

County Roads Fund CRF
Real Estate Excise Tax (REET) REET

## FINANCIAL PLAN FOR GENERAL GOVERNMENTAL PROJECTS

		FUND REVENUE:	2026	2027	2028	2029	2030	2031		2026-2031
SOURCE DESCRIPTION	PIF	Beginning Fund Balance	\$ 1,300,000	\$ 635,721	\$ 400,729	\$ 20,625	\$ 635,842	\$ 836,773		\$ 1,300,000
	MPD	Base Utility Tax (1.5% of the 12%)	\$ 1,090,000	\$ 1,101,000	\$ 1,112,000	\$ 1,123,000	\$ 1,134,000	\$ 1,145,000		\$ 6,705,000
	LLL	Increased Utility Tax*	\$ 369,940	\$ 369,940	\$ 268,260					\$ 1,008,140
	CDBG	Interest Income	\$ 2,421	\$ 1,933	\$ 1,896	\$ 1,217	\$ 1,931	\$ 2,090		\$ 11,488
	GENERAL	Debt Service and Transfers Out	\$ (468,140)	\$ (470,365)	\$ (747,260)	\$ (479,000)	\$ (805,000)	\$ (805,000)		\$ (3,774,765)
	GRANT	Projected Fund Revenues	\$ 2,294,221	\$ 1,638,229	\$ 1,035,625	\$ 665,842	\$ 966,773	\$ 1,178,863		\$ 5,249,863
	DEBT	FUND SOURCES:								
	GG CFP	Grants	\$ 2,142,000	\$ 11,417,500	\$ 3,279,500	\$ 1,400,000	\$ 50,000	\$ 3,050,000		\$ 21,339,000
		Loan/Debt	\$ 4,284,750	\$ 23,986,500	\$ 4,814,700	\$ 27,188,750	\$ 20,000,000	\$ -		\$ 80,274,700
		Impact/FILO Fees	\$ 2,502,500	\$ 50,000	\$ 2,566,250	\$ 1,911,250	\$ 50,000	\$ 50,000		\$ 7,130,000
		Levy Lid Lift	\$ 1,250,000	\$ -	\$ -	\$ -	\$ -	\$ -		\$ 1,250,000
		Metropolitan Park District	\$ 2,395,000	\$ 1,475,000	\$ 4,345,000	\$ 3,075,000	\$ 75,000	\$ 75,000		\$ 11,440,000
		Other Sources	\$ 2,000,000	\$ 4,490,000	\$ 3,817,500	\$ 700,000	\$ 3,200,000	\$ 3,000,000		\$ 17,207,500
		TOTAL PROJECTED FUNDING	\$ 16,868,471	\$ 43,057,229	\$ 19,858,575	\$ 34,940,842	\$ 24,341,773	\$ 7,353,863		\$ 143,891,063

\*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	2026	2027	2028	2029	2030	2031	FUTURE YRS	GRAND TOTAL
1	Enterprise Resource Planning Business System	GG CFP	\$ 1,850,048	\$ 1,160,000	\$ 580,000	\$ 580,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,010,048
2	Public Works Facility	GG CFP, DEBT, GRANT	\$ 864,600	\$ 14,632,200	\$ 1,014,750	\$ 9,586,500	\$ 4,030,950	\$ -	\$ -	\$ -	\$ -	\$ 15,496,800
3	Emerging Projects	GG CFP, MPD, PIF	\$ -	\$ 1,500,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ -	\$ 1,500,000
4	Prairie Mitigation Land Acquisition	DEBT, GRANT	\$ -	\$ 18,000,000	\$ -	\$ 18,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,000,000
5	Deschutes Valley Trail	GRANT, MPD, PIF	\$ 3,550,000	\$ 16,800,000	\$ 3,300,000	\$ 4,500,000	\$ 9,000,000	\$ -	\$ -	\$ -	\$ -	\$ 20,350,000
6	Isabella Bush Park Development	PIF	\$ 322,000	\$ 600,000	\$ 600,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 922,000
7	Trails End Park	MPD	\$ 50,000	\$ 4,420,000	\$ 220,000	\$ 1,200,000	\$ -	\$ 3,000,000	\$ -	\$ -	\$ -	\$ 4,470,000
8	South Tumwater Neighborhood Park	MPD	\$ -	\$ 1,450,000	\$ -	\$ -	\$ 450,000	\$ 1,000,000	\$ -	\$ -	\$ -	\$ 1,450,000
9	Open Space / Park Land Acquisition	MPD	\$ -	\$ 270,000	\$ -	\$ -	\$ 270,000	\$ -	\$ -	\$ -	\$ -	\$ 270,000
10	SW Neighborhood Park	MPD	\$ -	\$ 2,200,000	\$ -	\$ 200,000	\$ 2,000,000	\$ -	\$ -	\$ -	\$ -	\$ 2,200,000
11	Community Center	MPD, DEBT	\$ 225,000	\$ 44,000,000	\$ 1,900,000	\$ 1,400,000	\$ 700,000	\$ 20,000,000	\$ 20,000,000	\$ -	\$ -	\$ 44,225,000
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	Golf Course Parking Lot Resurfacing	GG CFP, GRANT	\$ 75,000	\$ 740,000	\$ 740,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 815,000
17	Golf Range Building Replacement	GG CFP, GRANT, PIF	\$ 20,000	\$ 400,000	\$ 400,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 420,000
18	Golf Restaurant Upgrade	GG CFP	\$ -	\$ 575,000	\$ -	\$ -	\$ 575,000	\$ -	\$ -	\$ -	\$ -	\$ 575,000
19	Golf Course Maintenance Shop Stormwater Improvements	GG CFP, GRANT	\$ -	\$ 240,000	\$ 60,000	\$ 180,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 240,000
20	Golf Course Stockpile Covers	GG CFP	\$ -	\$ 320,000	\$ 160,000	\$ -	\$ 160,000	\$ -	\$ -	\$ -	\$ -	\$ 320,000
21	Golf Course Fueling Station Renovation	GG CFP, GRANT	\$ -	\$ 500,000	\$ 290,000	\$ 210,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500,000
New 22	City Hall Campus Facilities Initiative	GG CFP, DEBT, PIF	\$ -	\$ 4,500,000	\$ -	\$ -	\$ 300,000	\$ 3,550,000	\$ -	\$ 650,000	\$ -	\$ 4,500,000
23	Solar Panel Installation	GG CFP, GRANT	\$ -	\$ 285,000	\$ 35,000	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 285,000
24	WSDOT Olympic Region Property	GRANT	\$ 25,000	\$ 200,000	\$ 28,000	\$ 100,000	\$ 72,000	\$ -	\$ -	\$ -	\$ -	\$ 225,000
25	Fire Engine Replacement Program	LLL	\$ -	\$ 1,250,000	\$ 1,250,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,500,000	\$ 2,750,000
New 26	Station T-2 Improvements	DEBT, OTHER	\$ 150,000	\$ 5,100,000	\$ 5,100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,250,000
New 27	Fire Station 3	GG CFP	\$ -	\$ 600,000	\$ -	\$ 100,000	\$ -	\$ 500,000	\$ -	\$ -	\$ 8,000,000	\$ 8,600,000
28	ARFF / Brush Truck	GG CFP, OTHER	\$ -	\$ 500,000	\$ -	\$ -	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ 500,000
29	Animal Services - Control Facility	DEBT	\$ -	\$ 4,000,000	\$ -	\$ -	\$ -	\$ 4,000,000	\$ -	\$ -	\$ -	\$ 4,000,000
30	Old Brewhouse Tower Rehabilitation	GRANT, DONATION	\$ 2,975,000	\$ 9,750,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 400,000	\$ 3,200,000	\$ 6,000,000	\$ 5,275,000	\$ 18,000,000
31	Brewery Open Space Acquisition	GRANT	\$ -	\$ 300,000	\$ -	\$ -	\$ -	\$ 300,000	\$ -	\$ -	\$ -	\$ 300,000
32	Investment Grade Audit Efficiency Improvements	GG CFP, GRANT	\$ -	\$ 2,400,000	\$ -	\$ 2,250,000	\$ -	\$ 150,000	\$ -	\$ -	\$ -	\$ 2,400,000
33	Solar and Battery Storage	GG CFP, GRANT	\$ 79,600	\$ 5,210,000	\$ -	\$ 3,000,000	\$ 1,360,000	\$ 850,000	\$ -	\$ -	\$ -	\$ 5,289,600
New 34	Fleet Electric Vehicle Charging Stations	GG CFP, GRANT	\$ -	\$ 415,000	\$ -	\$ 100,000	\$ 65,000	\$ 250,000	\$ -	\$ -	\$ -	\$ 415,000
35	Deschutes Valley Boiler Building Demolition	GRANT	\$ -	\$ 645,000	\$ -	\$ 645,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 645,000
TOTAL GENERAL GOVERNMENTAL PROJECT COSTS				\$ 143,492,200	\$ 16,232,750	\$ 42,656,500	\$ 19,837,950	\$ 34,305,000	\$ 23,505,000	\$ 6,955,000	\$ 14,775,000	\$ 168,453,448

**2031 Ending Fund Balance      \$ 398,863**

# CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

**CONTACT:** Lance Inman  
**FUND:** General Governmental  
**DEPT:** Finance  
**PROJECT NO.**  
**NEW:** No  
**PRIOR:** GG-01

**GG-01**

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

## PROGRAM DESCRIPTION:

Implementation of ERP System replacement. Costs are split 50% General Fund and 50% between the Water, Sewer, and Storm Utilities.

**IS PROJECT RECOMMENDED BY PLAN/POLICY?** No

**PLAN:**

**PAGE#**

## FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
<b>Capital Costs:</b>										
Planning & Design	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction (Implementation)	1,850,048	1,160,000	580,000	580,000	-	-	-	-	-	3,010,048
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>\$ 1,850,048</b>	<b>\$ 1,160,000</b>	<b>\$ 580,000</b>	<b>\$ 580,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,010,048</b>
<b>Outside Sources of Funds:</b>										
Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Loan/Debt Financed	-	-	-	-	-	-	-	-	-	-
Impact/FILO Fees	-	-	-	-	-	-	-	-	-	-
Levy Lid Lift	-	-	-	-	-	-	-	-	-	-
Metropolitan Park District	-	-	-	-	-	-	-	-	-	-
Other (Water, Sewer, Storm)	925,024	580,000	290,000	290,000	-	-	-	-	-	1,505,024
<b>Total Outside Sources</b>	<b>\$ 925,024</b>	<b>\$ 580,000</b>	<b>\$ 290,000</b>	<b>\$ 290,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,505,024</b>
<b>Use of Fund Balance</b>	<b>925,024</b>	<b>580,000</b>	<b>290,000</b>	<b>290,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,505,024</b>
<b>TOTAL SOURCES</b>	<b>\$ 1,850,048</b>	<b>\$ 1,160,000</b>	<b>\$ 580,000</b>	<b>\$ 580,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,010,048</b>

# CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

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

**GG-02**

**PROGRAM TITLE:** Public Works Facility

## PROGRAM DESCRIPTION:

Construction of a new Public Works Facility at the City's Trails End Drive property. The new facility will house the Transportation and Engineering and Water Resources and Sustainability departments. The relocation of these departments will partially offset City Hall space constraints and allow for future implementation of the Tumwater Civic Center Master Plan. Site costs are distributed approximately 33% General Fund, 28% Water, 22% Sewer, and 17% Storm. Offsite mitigation costs are distributed 50% Transportation CFP, 19% Water, 18% Sewer, and 13% Storm. Cost distribution is based on allocation of resources. Construction is presumed to be financed over 20 to 30 years. Expenses and sources shown are for General Fund only, see Water, Sewer, and Storm for portions associated with those funds. Grant funding is from a Legislative Capitol Budget allocation.

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

Yes

**PLAN:** Tumwater Civic Center Master Plan

**PAGE#**

## FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
<b>Capital Costs:</b>										
Planning & Design	\$ 660,000	\$ 330,000	\$ 330,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 990,000
Land & R-O-W	204,600	-	-	-	-	-	-	-	-	204,600
Construction	-	13,695,000	684,750	9,586,500	3,423,750	-	-	-	-	13,695,000
Equipment	-	495,000	-	-	495,000	-	-	-	-	495,000
Other (1% Construction for Arts)	-	112,200	-	-	112,200	-	-	-	-	112,200
<b>TOTAL EXPENSES</b>	<b>\$ 864,600</b>	<b>\$ 14,632,200</b>	<b>\$ 1,014,750</b>	<b>\$ 9,586,500</b>	<b>\$ 4,030,950</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 15,496,800</b>
<b>Outside Sources of Funds:</b>										
Grants	\$ -	\$ 150,000	\$ -	\$ -	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ 150,000
Loan/Debt Financed	-	14,152,200	684,750	9,586,500	3,880,950	-	-	-	-	14,152,200
Impact/FILO Fees	-	-	-	-	-	-	-	-	-	-
Levy Lid Lift	-	-	-	-	-	-	-	-	-	-
Metropolitan Park District	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
<b>Total Outside Sources</b>	<b>\$ -</b>	<b>\$ 14,302,200</b>	<b>\$ 684,750</b>	<b>\$ 9,586,500</b>	<b>\$ 4,030,950</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 14,302,200</b>
<b>Use of Fund Balance</b>	<b>864,600</b>	<b>330,000</b>	<b>330,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,194,600</b>
<b>TOTAL SOURCES</b>	<b>\$ 864,600</b>	<b>\$ 14,632,200</b>	<b>\$ 1,014,750</b>	<b>\$ 9,586,500</b>	<b>\$ 4,030,950</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 15,496,800</b>

# CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

**CONTACT:** Lisa Parks  
**FUND:** General Governmental  
**DEPT:** Executive  
**PROJECT NO.**  
**NEW:** No  
**PRIOR:** GG-03

**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?** No

**PLAN:**

**PAGE#**

## FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
<b>Capital Costs:</b>										
Planning & Design	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	-	-	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	1,500,000	250,000	250,000	250,000	250,000	250,000	250,000	-	1,500,000
<b>TOTAL EXPENSES</b>	<b>\$ -</b>	<b>\$ 1,500,000</b>	<b>\$ 250,000</b>	<b>\$ 250,000</b>	<b>\$ 250,000</b>	<b>\$ 250,000</b>	<b>\$ 250,000</b>	<b>\$ 250,000</b>	<b>\$ -</b>	<b>\$ 1,500,000</b>
<b>Outside Sources of Funds:</b>										
Grants	\$ -	\$ 300,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ -	\$ 300,000
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	-	400,000	100,000	100,000	100,000	100,000	-	-	-	400,000
<b>Total Outside Sources</b>	<b>\$ -</b>	<b>\$ 1,300,000</b>	<b>\$ 250,000</b>	<b>\$ 250,000</b>	<b>\$ 250,000</b>	<b>\$ 250,000</b>	<b>\$ 150,000</b>	<b>\$ 150,000</b>	<b>\$ -</b>	<b>\$ 1,300,000</b>
<b>Use of Fund Balance</b>	<b>-</b>	<b>200,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>100,000</b>	<b>100,000</b>	<b>-</b>	<b>200,000</b>
<b>TOTAL SOURCES</b>	<b>\$ -</b>	<b>\$ 1,500,000</b>	<b>\$ 250,000</b>	<b>\$ 250,000</b>	<b>\$ 250,000</b>	<b>\$ 250,000</b>	<b>\$ 250,000</b>	<b>\$ 250,000</b>	<b>\$ -</b>	<b>\$ 1,500,000</b>

# CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

**CONTACT:** Brad Medrud  
**FUND:** General Governmental  
**DEPT:** Community Development  
**PROJECT NO.**  
**NEW:** No  
**PRIOR:** GG-04

**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 prairie 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. "Other outside sources of funds" includes donations, contribution from other City funds, and speculative funds from other agencies and developers.

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

Yes

**PLAN:** Habitat Conservation Plan (Draft)

**PAGE#**

## FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
<b>Capital Costs:</b>										
Planning & Design	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Land & R-O-W	-	18,000,000	-	18,000,000	-	-	-	-	-	18,000,000
Construction	-	-	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-	-	-
Other (debt service)	-	-	-	-	-	-	-	-	-	-
<b>TOTAL EXPENSES</b>	\$ -	\$ 18,000,000	\$ -	\$ 18,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,000,000
<b>Outside Sources of Funds:</b>										
Grants	\$ -	\$ 2,000,000	\$ -	\$ 2,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000,000
Loan/Debt Financed	-	12,000,000	-	12,000,000	-	-	-	-	-	12,000,000
Impact/FILO Fees	-	-	-	-	-	-	-	-	-	-
Levy Lid Lift	-	-	-	-	-	-	-	-	-	-
Metropolitan Park District	-	-	-	-	-	-	-	-	-	-
Other	-	4,000,000	-	4,000,000	-	-	-	-	-	4,000,000
<b>Total Outside Sources</b>	\$ -	\$ 18,000,000	\$ -	\$ 18,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,000,000
<b>Use of Fund Balance</b>	-	-	-	-	-	-	-	-	-	-
<b>TOTAL SOURCES</b>	\$ -	\$ 18,000,000	\$ -	\$ 18,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,000,000

# CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

**CONTACT:** Chuck Denney  
**FUND:** General Governmental  
**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. This project is being constructed in segments; the Tumwater Historical Park to Brewery Park and Tumwater Fall segment was constructed in 2020. Other funds shown is speculative grant, all other grant funds shown are secured.

**IS PROJECT RECOMMENDED BY PLAN/POLICY?** Yes

**PLAN:** Thur Reg Transp/Trail Plan; PR&OS Plan

**PAGE#**

## FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
<b>Capital Costs:</b>										
Planning & Design	\$ 1,660,000	\$ 1,800,000	\$ 1,800,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,460,000
Land & R-O-W	240,000	-	-	-	-	-	-	-	-	240,000
Construction	1,650,000	15,000,000	1,500,000	4,500,000	9,000,000	-	-	-	-	16,650,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>\$ 3,550,000</b>	<b>\$ 16,800,000</b>	<b>\$ 3,300,000</b>	<b>\$ 4,500,000</b>	<b>\$ 9,000,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 20,350,000</b>
<b>Outside Sources of Funds:</b>										
Grants	\$ 1,900,000	\$ 7,795,000	\$ 1,697,500	\$ 4,500,000	\$ 1,597,500	\$ -	\$ -	\$ -	\$ -	\$ 9,695,000
Loan/Debt Financed	-	-	-	-	-	-	-	-	-	-
Impact/FILO Fees	1,650,000	3,602,500	1,602,500	-	2,000,000	-	-	-	-	5,252,500
Levy Lid Lift	-	-	-	-	-	-	-	-	-	-
Metropolitan Park District	-	2,000,000	-	-	2,000,000	-	-	-	-	2,000,000
Other	-	3,402,500	-	-	3,402,500	-	-	-	-	3,402,500
<b>Total Outside Sources</b>	<b>\$ 3,550,000</b>	<b>\$ 16,800,000</b>	<b>\$ 3,300,000</b>	<b>\$ 4,500,000</b>	<b>\$ 9,000,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 20,350,000</b>
<b>Use of Fund Balance</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>TOTAL SOURCES</b>	<b>\$ 3,550,000</b>	<b>\$ 16,800,000</b>	<b>\$ 3,300,000</b>	<b>\$ 4,500,000</b>	<b>\$ 9,000,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 20,350,000</b>



# 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	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
<b>Capital Costs:</b>										
Planning & Design	\$ 39,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 39,000
Land & R-O-W	191,000	-	-	-	-	-	-	-	-	191,000
Construction	92,000	600,000	600,000	-	-	-	-	-	-	692,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>\$ 322,000</b>	<b>\$ 600,000</b>	<b>\$ 600,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 922,000</b>
<b>Outside Sources of Funds:</b>										
Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Loan/Debt Financed	-	-	-	-	-	-	-	-	-	-
Impact/FILO Fees	322,000	600,000	600,000	-	-	-	-	-	-	922,000
Levy Lid Lift	-	-	-	-	-	-	-	-	-	-
Metropolitan Park District	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
<b>Total Outside Sources</b>	<b>\$ 322,000</b>	<b>\$ 600,000</b>	<b>\$ 600,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 922,000</b>
<b>Use of Fund Balance</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>TOTAL SOURCES</b>	<b>\$ 322,000</b>	<b>\$ 600,000</b>	<b>\$ 600,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 922,000</b>

# 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	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
<b>Capital Costs:</b>										
Planning & Design	\$ 50,000	\$ 220,000	\$ 220,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 270,000
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	-	4,200,000	-	1,200,000	-	3,000,000	-	-	-	4,200,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>\$ 50,000</b>	<b>\$ 4,420,000</b>	<b>\$ 220,000</b>	<b>\$ 1,200,000</b>	<b>\$ -</b>	<b>\$ 3,000,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,470,000</b>
<b>Outside Sources of Funds:</b>										
Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Loan/Debt Financed	-	-	-	-	-	-	-	-	-	-
Impact/FILO Fees	-	-	-	-	-	-	-	-	-	-
Levy Lid Lift	-	-	-	-	-	-	-	-	-	-
Metropolitan Park District	50,000	4,420,000	220,000	1,200,000	-	3,000,000	-	-	-	4,470,000
Other	-	-	-	-	-	-	-	-	-	-
<b>Total Outside Sources</b>	<b>\$ 50,000</b>	<b>\$ 4,420,000</b>	<b>\$ 220,000</b>	<b>\$ 1,200,000</b>	<b>\$ -</b>	<b>\$ 3,000,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,470,000</b>
<b>Use of Fund Balance</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>TOTAL SOURCES</b>	<b>\$ 50,000</b>	<b>\$ 4,420,000</b>	<b>\$ 220,000</b>	<b>\$ 1,200,000</b>	<b>\$ -</b>	<b>\$ 3,000,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,470,000</b>

# CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

**CONTACT:** Chuck Denney  
**FUND:** General Governmental (MPD)  
**DEPT:** Parks and Recreation  
**PROJECT NO.**  
**NEW:** No  
**PRIOR:** GG-08

**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	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
<b>Capital Costs:</b>										
Planning & Design	\$ -	\$ 50,000	\$ -	\$ -	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ 50,000
Land & R-O-W	-	400,000	-	-	400,000	-	-	-	-	400,000
Construction	-	1,000,000	-	-	-	1,000,000	-	-	-	1,000,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>\$ -</b>	<b>\$ 1,450,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 450,000</b>	<b>\$ 1,000,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,450,000</b>
<b>Outside Sources of Funds:</b>										
Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Loan/Debt Financed	-	-	-	-	-	-	-	-	-	-
Impact/FILO Fees	-	1,450,000	-	-	450,000	1,000,000	-	-	-	1,450,000
Levy Lid Lift	-	-	-	-	-	-	-	-	-	-
Metropolitan Park District	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
<b>Total Outside Sources</b>	<b>\$ -</b>	<b>\$ 1,450,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 450,000</b>	<b>\$ 1,000,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,450,000</b>
<b>Use of Fund Balance</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>TOTAL SOURCES</b>	<b>\$ -</b>	<b>\$ 1,450,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 450,000</b>	<b>\$ 1,000,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,450,000</b>

# CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

**CONTACT:** Chuck Denney  
**FUND:** General Governmental (MPD)  
**DEPT:** Parks and Recreation  
**PROJECT NO.**  
**NEW:** No  
**PRIOR:** GG-09

**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	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
<b>Capital Costs:</b>										
Planning & Design	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Land & R-O-W	-	270,000	-	-	270,000	-	-	-	-	270,000
Construction	-	-	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>\$ -</b>	<b>\$ 270,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 270,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 270,000</b>
<b>Outside Sources of Funds:</b>										
Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Loan/Debt Financed	-	-	-	-	-	-	-	-	-	-
Impact/FILO Fees	-	-	-	-	-	-	-	-	-	-
Levy Lid Lift	-	-	-	-	-	-	-	-	-	-
Metropolitan Park District	-	270,000	-	-	270,000	-	-	-	-	270,000
Other	-	-	-	-	-	-	-	-	-	-
<b>Total Outside Sources</b>	<b>\$ -</b>	<b>\$ 270,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 270,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 270,000</b>
<b>Use of Fund Balance</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>TOTAL SOURCES</b>	<b>\$ -</b>	<b>\$ 270,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 270,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 270,000</b>

## 2025 Notes

Moved from 2026 to 2028, in current budget and with this change will be budgeted again in next.

# CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

**CONTACT:** Chuck Denney  
**FUND:** General Governmental (MPD)  
**DEPT:** Parks and Recreation  
**PROJECT NO.**  
**NEW:** No  
**PRIOR:** GG-10

**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	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
<b>Capital Costs:</b>										
Planning & Design	\$ -	\$ 200,000	\$ -	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200,000
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	-	2,000,000	-	-	2,000,000	-	-	-	-	2,000,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>\$ -</b>	<b>\$ 2,200,000</b>	<b>\$ -</b>	<b>\$ 200,000</b>	<b>\$ 2,000,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,200,000</b>
<b>Outside Sources of Funds:</b>										
Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Loan/Debt Financed	-	-	-	-	-	-	-	-	-	-
Impact/FILO Fees	-	-	-	-	-	-	-	-	-	-
Levy Lid Lift	-	-	-	-	-	-	-	-	-	-
Metropolitan Park District	-	2,200,000	-	200,000	2,000,000	-	-	-	-	2,200,000
Other	-	-	-	-	-	-	-	-	-	-
<b>Total Outside Sources</b>	<b>\$ -</b>	<b>\$ 2,200,000</b>	<b>\$ -</b>	<b>\$ 200,000</b>	<b>\$ 2,000,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,200,000</b>
<b>Use of Fund Balance</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>TOTAL SOURCES</b>	<b>\$ -</b>	<b>\$ 2,200,000</b>	<b>\$ -</b>	<b>\$ 200,000</b>	<b>\$ 2,000,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,200,000</b>

# 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-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 will meet current and future needs for City programs, sports and events that existing facilities cannot support. It will contain indoor sports facilities, meeting rooms, exercise areas, senior services, youth programming space, event space and P & R Dept recreation and administration staff.. Ideal location will provide a minimum of 10 acres 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	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
<b>Capital Costs:</b>										
Planning & Design	\$ 225,000	\$ 2,800,000	\$ 700,000	\$ 1,400,000	\$ 700,000	\$ -	\$ -	\$ -	\$ -	\$ 3,025,000
Land & R-O-W	-	1,200,000	1,200,000	-	-	-	-	-	-	1,200,000
Construction	-	40,000,000	-	-	-	20,000,000	20,000,000	-	-	40,000,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>\$ 225,000</b>	<b>\$ 44,000,000</b>	<b>\$ 1,900,000</b>	<b>\$ 1,400,000</b>	<b>\$ 700,000</b>	<b>\$ 20,000,000</b>	<b>\$ 20,000,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 44,225,000</b>
<b>Outside Sources of Funds:</b>										
Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Loan/Debt Financed	-	42,100,000	-	1,400,000	700,000	20,000,000	20,000,000	-	-	42,100,000
Impact/FILO Fees	-	-	-	-	-	-	-	-	-	-
Levy Lid Lift	-	-	-	-	-	-	-	-	-	-
Metropolitan Park District	200,000	1,900,000	1,900,000	-	-	-	-	-	-	2,100,000
Other	-	-	-	-	-	-	-	-	-	-
<b>Total Outside Sources</b>	<b>\$ 200,000</b>	<b>\$ 44,000,000</b>	<b>\$ 1,900,000</b>	<b>\$ 1,400,000</b>	<b>\$ 700,000</b>	<b>\$ 20,000,000</b>	<b>\$ 20,000,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 44,200,000</b>
<b>Use of Fund Balance</b>	<b>25,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>25,000</b>
<b>TOTAL SOURCES</b>	<b>\$ 225,000</b>	<b>\$ 44,000,000</b>	<b>\$ 1,900,000</b>	<b>\$ 1,400,000</b>	<b>\$ 700,000</b>	<b>\$ 20,000,000</b>	<b>\$ 20,000,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 44,225,000</b>

# 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-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	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
<b>Capital Costs:</b>										
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
<b>TOTAL EXPENSES</b>	<b>\$ -</b>	<b>\$ 150,000</b>	<b>\$ 25,000</b>	<b>\$ 25,000</b>	<b>\$ 25,000</b>	<b>\$ 25,000</b>	<b>\$ 25,000</b>	<b>\$ 25,000</b>	<b>\$ -</b>	<b>\$ 150,000</b>
<b>Outside Sources of Funds:</b>										
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	-	-	-	-	-	-	-	-	-	-
<b>Total Outside Sources</b>	<b>\$ -</b>	<b>\$ 150,000</b>	<b>\$ 25,000</b>	<b>\$ 25,000</b>	<b>\$ 25,000</b>	<b>\$ 25,000</b>	<b>\$ 25,000</b>	<b>\$ 25,000</b>	<b>\$ -</b>	<b>\$ 150,000</b>
<b>Use of Fund Balance</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>TOTAL SOURCES</b>	<b>\$ -</b>	<b>\$ 150,000</b>	<b>\$ 25,000</b>	<b>\$ 25,000</b>	<b>\$ 25,000</b>	<b>\$ 25,000</b>	<b>\$ 25,000</b>	<b>\$ 25,000</b>	<b>\$ -</b>	<b>\$ 150,000</b>

# 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-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	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
<b>Capital Costs:</b>										
Planning & Design	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	-	200,000	200,000	-	-	-	-	-	-	200,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>\$ -</b>	<b>\$ 200,000</b>	<b>\$ 200,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 200,000</b>
<b>Outside Sources of Funds:</b>										
Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Loan/Debt Financed	-	-	-	-	-	-	-	-	-	-
Impact/FILO Fees	-	-	-	-	-	-	-	-	-	-
Levy Lid Lift	-	-	-	-	-	-	-	-	-	-
Metropolitan Park District	-	200,000	200,000	-	-	-	-	-	-	200,000
Other	-	-	-	-	-	-	-	-	-	-
<b>Total Outside Sources</b>	<b>\$ -</b>	<b>\$ 200,000</b>	<b>\$ 200,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 200,000</b>
<b>Use of Fund Balance</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>TOTAL SOURCES</b>	<b>\$ -</b>	<b>\$ 200,000</b>	<b>\$ 200,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 200,000</b>



# CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

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

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	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
<b>Capital Costs:</b>										
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
<b>TOTAL EXPENSES</b>	<b>\$ -</b>	<b>\$ 120,000</b>	<b>\$ 20,000</b>	<b>\$ 20,000</b>	<b>\$ 20,000</b>	<b>\$ 20,000</b>	<b>\$ 20,000</b>	<b>\$ 20,000</b>	<b>\$ -</b>	<b>\$ 120,000</b>
<b>Outside Sources of Funds:</b>										
Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Loan/Debt Financed	-	-	-	-	-	-	-	-	-	-
Impact/FILO Fees	-	-	-	-	-	-	-	-	-	-
Levy Lid Lift	-	-	-	-	-	-	-	-	-	-
Metropolitan Park District	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
<b>Total Outside Sources</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Use of Fund Balance</b>	<b>-</b>	<b>120,000</b>	<b>20,000</b>	<b>20,000</b>	<b>20,000</b>	<b>20,000</b>	<b>20,000</b>	<b>20,000</b>	<b>-</b>	<b>120,000</b>
<b>TOTAL SOURCES</b>	<b>\$ -</b>	<b>\$ 120,000</b>	<b>\$ 20,000</b>	<b>\$ 20,000</b>	<b>\$ 20,000</b>	<b>\$ 20,000</b>	<b>\$ 20,000</b>	<b>\$ 20,000</b>	<b>\$ -</b>	<b>\$ 120,000</b>

# CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

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

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	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
<b>Capital Costs:</b>										
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
<b>TOTAL EXPENSES</b>	<b>\$ -</b>	<b>\$ 60,000</b>	<b>\$ 10,000</b>	<b>\$ 10,000</b>	<b>\$ 10,000</b>	<b>\$ 10,000</b>	<b>\$ 10,000</b>	<b>\$ 10,000</b>	<b>\$ -</b>	<b>\$ 60,000</b>
<b>Outside Sources of Funds:</b>										
Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Loan/Debt Financed	-	-	-	-	-	-	-	-	-	-
Impact/FILO Fees	-	-	-	-	-	-	-	-	-	-
Levy Lid Lift	-	-	-	-	-	-	-	-	-	-
Metropolitan Park District	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
<b>Total Outside Sources</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Use of Fund Balance</b>	<b>-</b>	<b>60,000</b>	<b>10,000</b>	<b>10,000</b>	<b>10,000</b>	<b>10,000</b>	<b>10,000</b>	<b>10,000</b>	<b>-</b>	<b>60,000</b>
<b>TOTAL SOURCES</b>	<b>\$ -</b>	<b>\$ 60,000</b>	<b>\$ 10,000</b>	<b>\$ 10,000</b>	<b>\$ 10,000</b>	<b>\$ 10,000</b>	<b>\$ 10,000</b>	<b>\$ 10,000</b>	<b>\$ -</b>	<b>\$ 60,000</b>

# CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

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

**GG-16**

**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; stormwater work is funded through a State grant.

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

**PLAN:** Park Recreation & Open Space Plan

**PAGE#**

## FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
<b>Capital Costs:</b>										
Planning & Design	\$ 75,000	\$ 90,000	\$ 90,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 165,000
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	-	650,000	650,000	-	-	-	-	-	-	650,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>\$ 75,000</b>	<b>\$ 740,000</b>	<b>\$ 740,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 815,000</b>
<b>Outside Sources of Funds:</b>										
Grants	\$ 24,000	\$ 69,000	\$ 69,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 93,000
Loan/Debt Financed	-	-	-	-	-	-	-	-	-	-
Impact/FILO Fees	-	-	-	-	-	-	-	-	-	-
Levy Lid Lift	-	-	-	-	-	-	-	-	-	-
Metropolitan Park District	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
<b>Total Outside Sources</b>	<b>\$ 24,000</b>	<b>\$ 69,000</b>	<b>\$ 69,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 93,000</b>
<b>Use of Fund Balance</b>	<b>51,000</b>	<b>671,000</b>	<b>671,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>722,000</b>
<b>TOTAL SOURCES</b>	<b>\$ 75,000</b>	<b>\$ 740,000</b>	<b>\$ 740,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 815,000</b>

# CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

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

GG-17

**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	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
<b>Capital Costs:</b>										
Planning & Design	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,000
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	-	400,000	400,000	-	-	-	-	-	-	400,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>\$ 20,000</b>	<b>\$ 400,000</b>	<b>\$ 400,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 420,000</b>
<b>Outside Sources of Funds:</b>										
Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Loan/Debt Financed	-	-	-	-	-	-	-	-	-	-
Impact/FILO Fees	20,000	250,000	250,000	-	-	-	-	-	-	270,000
Levy Lid Lift	-	-	-	-	-	-	-	-	-	-
Metropolitan Park District	-	-	-	-	-	-	-	-	-	-
Other	-	60,000	60,000	-	-	-	-	-	-	60,000
<b>Total Outside Sources</b>	<b>\$ 20,000</b>	<b>\$ 310,000</b>	<b>\$ 310,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 330,000</b>
<b>Use of Fund Balance</b>	<b>-</b>	<b>90,000</b>	<b>90,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>90,000</b>
<b>TOTAL SOURCES</b>	<b>\$ 20,000</b>	<b>\$ 400,000</b>	<b>\$ 400,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 420,000</b>

# 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-18**

**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	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
<b>Capital Costs:</b>										
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	-	-	-	-	-	-	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>\$ -</b>	<b>\$ 575,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 575,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 575,000</b>
<b>Outside Sources of Funds:</b>										
Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Loan/Debt Financed	-	-	-	-	-	-	-	-	-	-
Impact/FILO Fees	-	-	-	-	-	-	-	-	-	-
Levy Lid Lift	-	-	-	-	-	-	-	-	-	-
Metropolitan Park District	-	-	-	-	-	-	-	-	-	-
Other (G.O. Bonds, Non Voted)	-	-	-	-	-	-	-	-	-	-
<b>Total Outside Sources</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Use of Fund Balance</b>	<b>-</b>	<b>575,000</b>	<b>-</b>	<b>-</b>	<b>575,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>575,000</b>
<b>TOTAL SOURCES</b>	<b>\$ -</b>	<b>\$ 575,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 575,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 575,000</b>

# CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

**CONTACT:** Eric Thompson / Dave Kangiser  
**FUND:** General Governmental  
**DEPT:** Parks and Recreation  
**PROJECT NO.**  
**NEW:** No  
**PRIOR:** GG-20

**GG-19**

**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?** Yes

**PLAN:** NPDES Permit

**PAGE#** 21

## FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
<b>Capital Costs:</b>										
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	-	-	-	-	-	-	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>\$ -</b>	<b>\$ 240,000</b>	<b>\$ 60,000</b>	<b>\$ 180,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 240,000</b>
<b>Outside Sources of Funds:</b>										
Grants	\$ -	\$ 180,000	\$ 45,000	\$ 135,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 180,000
Loan/Debt Financed	-	-	-	-	-	-	-	-	-	-
Impact/FILO Fees	-	-	-	-	-	-	-	-	-	-
Levy Lid Lift	-	-	-	-	-	-	-	-	-	-
Metropolitan Park District	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
<b>Total Outside Sources</b>	<b>\$ -</b>	<b>\$ 180,000</b>	<b>\$ 45,000</b>	<b>\$ 135,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 180,000</b>
<b>Use of Fund Balance</b>	<b>-</b>	<b>60,000</b>	<b>15,000</b>	<b>45,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>60,000</b>
<b>TOTAL SOURCES</b>	<b>\$ -</b>	<b>\$ 240,000</b>	<b>\$ 60,000</b>	<b>\$ 180,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 240,000</b>

# CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

**CONTACT:** Eric Thompson / Dave Kangiser  
**FUND:** General Governmental  
**DEPT:** Parks and Recreation  
**PROJECT NO.**  
**NEW:** No  
**PRIOR:** GG-21

**GG-20**

**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?** Yes     
 **PLAN:** Drainage Design and Erosion Control Manual     
 **PAGE#** 24,929

## FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
<b>Capital Costs:</b>										
Planning & Design	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	-	160,000	80,000	-	80,000	-	-	-	-	160,000
Equipment	-	160,000	80,000	-	80,000	-	-	-	-	160,000
Other	-	-	-	-	-	-	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>\$ -</b>	<b>\$ 320,000</b>	<b>\$ 160,000</b>	<b>\$ -</b>	<b>\$ 160,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 320,000</b>
<b>Outside Sources of Funds:</b>										
Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Loan/Debt Financed	-	-	-	-	-	-	-	-	-	-
Impact/FILO Fees	-	-	-	-	-	-	-	-	-	-
Levy Lid Lift	-	-	-	-	-	-	-	-	-	-
Metropolitan Park District	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
<b>Total Outside Sources</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Use of Fund Balance</b>	<b>-</b>	<b>320,000</b>	<b>160,000</b>	<b>-</b>	<b>160,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>320,000</b>
<b>TOTAL SOURCES</b>	<b>\$ -</b>	<b>\$ 320,000</b>	<b>\$ 160,000</b>	<b>\$ -</b>	<b>\$ 160,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 320,000</b>

# CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

**CONTACT:** Chuck Denney  
**FUND:** General Governmental  
**DEPT:** Parks and Recreation  
**PROJECT NO.**  
**NEW:** No  
**PRIOR:** GG-22

**GG-21**

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

## PROGRAM DESCRIPTION:

The existing fueling station near the Maintenance Shop at the Tumwater Valley Golf Course does not meet stormwater pollution source control standards according to the 2022 Drainage Design and Erosion Control Manual (DDECM) Vol IV, Section A2.2. Current standards for fueling stations include requirements for an impervious concrete pad under a roof to keep out rainfall and stormwater run-on and treatment. Other design criteria standards are listed in the DDECM and Washington State Fire Code. This project will provide for design and construction of a new fueling station for golf course equipment. This project is contingent on grant funding options with a 25% funding match assumed.

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

**PLAN:**

**PAGE#**

## FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
<b>Capital Costs:</b>										
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	-	-	-	-	-	-	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>\$ -</b>	<b>\$ 500,000</b>	<b>\$ 290,000</b>	<b>\$ 210,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 500,000</b>
<b>Outside Sources of Funds:</b>										
Grants	\$ -	\$ 375,000	\$ 217,500	\$ 157,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 375,000
Loan/Debt Financed	-	-	-	-	-	-	-	-	-	-
Impact/FILO Fees	-	-	-	-	-	-	-	-	-	-
Levy Lid Lift	-	-	-	-	-	-	-	-	-	-
Metropolitan Park District	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
<b>Total Outside Sources</b>	<b>\$ -</b>	<b>\$ 375,000</b>	<b>\$ 217,500</b>	<b>\$ 157,500</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 375,000</b>
<b>Use of Fund Balance</b>	<b>-</b>	<b>125,000</b>	<b>72,500</b>	<b>52,500</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>125,000</b>
<b>TOTAL SOURCES</b>	<b>\$ -</b>	<b>\$ 500,000</b>	<b>\$ 290,000</b>	<b>\$ 210,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 500,000</b>



# CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

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

GG-22

**PROGRAM TITLE:** City Hall Campus Facilities Initiative

## PROGRAM DESCRIPTION:

This project includes renovation and conversion of existing City buildings located on the City Hall Campus to address major maintenance, staff space needs, parking, and security. City Hall Campus buildings range in age from 30 to over 50 years. This project will be phased based on available funding. Major project elements currently include conversion of the existing Public Works Operations and Parks / Recreation / Facilities Operations buildings for other City needs following completion of the new Public Works Facility, Police Department expansion, Fire Station T-1 bay door replacement, major building component and equipment replacement, and a renovation of City Hall following a space needs assessment.

**IS PROJECT RECOMMENDED BY PLAN/POLICY?** No

**PLAN:**

**PAGE#**

## FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
<b>Capital Costs:</b>										
Planning & Design	\$ -	\$ 300,000	\$ -	\$ -	\$ 300,000	\$ -	\$ -	\$ -	\$ -	\$ 300,000
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	-	4,000,000	-	-	-	3,350,000	-	650,000	-	4,000,000
Equipment	-	200,000	-	-	-	200,000	-	-	-	200,000
Other	-	-	-	-	-	-	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>\$ -</b>	<b>\$ 4,500,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 300,000</b>	<b>\$ 3,550,000</b>	<b>\$ -</b>	<b>\$ 650,000</b>	<b>\$ -</b>	<b>\$ 4,500,000</b>
<b>Outside Sources of Funds:</b>										
Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Loan/Debt Financed	-	2,922,500	-	-	233,750	2,688,750	-	-	-	2,922,500
Impact/FILO Fees	-	927,500	-	-	66,250	861,250	-	-	-	927,500
Levy Lid Lift	-	-	-	-	-	-	-	-	-	-
Metropolitan Park District	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
<b>Total Outside Sources</b>	<b>\$ -</b>	<b>\$ 3,850,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 300,000</b>	<b>\$ 3,550,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,850,000</b>
<b>Use of Fund Balance</b>	<b>-</b>	<b>650,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>650,000</b>	<b>-</b>	<b>650,000</b>
<b>TOTAL SOURCES</b>	<b>\$ -</b>	<b>\$ 4,500,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 300,000</b>	<b>\$ 3,550,000</b>	<b>\$ -</b>	<b>\$ 650,000</b>	<b>\$ -</b>	<b>\$ 4,500,000</b>

# CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

**CONTACT:** Chuck Denney  
**FUND:** General Governmental  
**DEPT:** Park/Facilities  
**PROJECT NO.**  
**NEW:** No  
**PRIOR:** GG-27

GG-23

**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	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
<b>Capital Costs:</b>										
Planning & Design	\$ -	\$ 35,000	\$ 35,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 35,000
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	-	250,000	-	250,000	-	-	-	-	-	250,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>\$ -</b>	<b>\$ 285,000</b>	<b>\$ 35,000</b>	<b>\$ 250,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 285,000</b>
<b>Outside Sources of Funds:</b>										
Grants	\$ -	\$ 285,000	\$ 35,000	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 285,000
Loan/Debt Financed	-	-	-	-	-	-	-	-	-	-
Impact/FILO Fees	-	-	-	-	-	-	-	-	-	-
Levy Lid Lift	-	-	-	-	-	-	-	-	-	-
Metropolitan Park District	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
<b>Total Outside Sources</b>	<b>\$ -</b>	<b>\$ 285,000</b>	<b>\$ 35,000</b>	<b>\$ 250,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 285,000</b>
<b>Use of Fund Balance</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>TOTAL SOURCES</b>	<b>\$ -</b>	<b>\$ 285,000</b>	<b>\$ 35,000</b>	<b>\$ 250,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 285,000</b>

# CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

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

**GG-24**

**PROGRAM TITLE:** WSDOT Olympic Region Property

**PROGRAM DESCRIPTION:**

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

**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
<b>Capital Costs:</b>										
Planning & Design	\$ 25,000	\$ 200,000	\$ 28,000	\$ 100,000	\$ 72,000	\$ -	\$ -	\$ -	\$ -	\$ 225,000
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	-	-	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>\$ 25,000</b>	<b>\$ 200,000</b>	<b>\$ 28,000</b>	<b>\$ 100,000</b>	<b>\$ 72,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 225,000</b>
<b>Outside Sources of Funds:</b>										
Grants	\$ -	\$ 200,000	\$ 28,000	\$ 100,000	\$ 72,000	\$ -	\$ -	\$ -	\$ -	\$ 200,000
Loan/Debt Financed	-	-	-	-	-	-	-	-	-	-
Impact/FILO Fees	-	-	-	-	-	-	-	-	-	-
Levy Lid Lift	-	-	-	-	-	-	-	-	-	-
Metropolitan Park District	-	-	-	-	-	-	-	-	-	-
Other (MTCA)	-	-	-	-	-	-	-	-	-	-
<b>Total Outside Sources</b>	<b>\$ -</b>	<b>\$ 200,000</b>	<b>\$ 28,000</b>	<b>\$ 100,000</b>	<b>\$ 72,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 200,000</b>
<b>Use of Fund Balance</b>	<b>25,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>25,000</b>
<b>TOTAL SOURCES</b>	<b>\$ 25,000</b>	<b>\$ 200,000</b>	<b>\$ 28,000</b>	<b>\$ 100,000</b>	<b>\$ 72,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 225,000</b>

# CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

**CONTACT:** Brian Hurley  
**FUND:** General Governmental  
**DEPT:** Fire  
**PROJECT NO.**  
**NEW:** No  
**PRIOR:** GG-30

**GG-25**

**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. 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	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
<b>Capital Costs:</b>										
Planning & Design	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	-	-	-	-	-	-	-	-	-	-
Equipment	-	1,250,000	1,250,000	-	-	-	-	-	1,500,000	2,750,000
Other	-	-	-	-	-	-	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>\$ -</b>	<b>\$ 1,250,000</b>	<b>\$ 1,250,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,500,000</b>	<b>\$ 2,750,000</b>
<b>Outside Sources of Funds:</b>										
Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Loan/Debt Financed	-	-	-	-	-	-	-	-	-	-
Impact/FILO Fees	-	-	-	-	-	-	-	-	-	-
Levy Lid Lift	-	1,250,000	1,250,000	-	-	-	-	-	-	1,250,000
Metropolitan Park District	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
<b>Total Outside Sources</b>	<b>\$ -</b>	<b>\$ 1,250,000</b>	<b>\$ 1,250,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,250,000</b>
<b>Use of Fund Balance</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,500,000</b>	<b>1,500,000</b>
<b>TOTAL SOURCES</b>	<b>\$ -</b>	<b>\$ 1,250,000</b>	<b>\$ 1,250,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,500,000</b>	<b>\$ 2,750,000</b>

# CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

**CONTACT:** Brian Hurley  
**FUND:** General Governmental  
**DEPT:** Fire  
**PROJECT NO.**  
**NEW:** No  
**PRIOR:** GG-31

**GG-26**

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

## PROGRAM DESCRIPTION:

Station T-2 expansion and remodel to host additional full-time staff for a new county medic unit (Medic 8) and future staffing needs.

**IS PROJECT RECOMMENDED BY PLAN/POLICY?** No

**PLAN:**

**PAGE#**

## FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
<b>Capital Costs:</b>										
Planning & Design	\$ 150,000	\$ 25,000	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175,000
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	-	5,075,000	5,075,000	-	-	-	-	-	-	5,075,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>\$ 150,000</b>	<b>\$ 5,100,000</b>	<b>\$ 5,100,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,250,000</b>
<b>Outside Sources of Funds:</b>										
Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Loan/Debt Financed	-	3,600,000	3,600,000	-	-	-	-	-	-	3,600,000
Impact/FILO Fees	-	-	-	-	-	-	-	-	-	-
Levy Lid Lift	-	-	-	-	-	-	-	-	-	-
Metropolitan Park District	-	-	-	-	-	-	-	-	-	-
Other	-	1,500,000	1,500,000	-	-	-	-	-	-	1,500,000
<b>Total Outside Sources</b>	<b>\$ -</b>	<b>\$ 5,100,000</b>	<b>\$ 5,100,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,100,000</b>
<b>Use of Fund Balance</b>	<b>150,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>150,000</b>
<b>TOTAL SOURCES</b>	<b>\$ 150,000</b>	<b>\$ 5,100,000</b>	<b>\$ 5,100,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,250,000</b>

# CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

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

GG-27

**PROGRAM TITLE:** Fire Station 3

## PROGRAM DESCRIPTION:

The City of Tumwater is a growing community and must prepare for future public safety needs to ensure operational readiness and timely response to emergencies. Through the 2024 agency evaluation and strategic planning process, the need for a third fire station was identified. This project outlines the need for project planning and site acquisition in this CFP period and construction in future years. Construction cost estimate based upon \$800 sf for 10,000 sf facility.

**IS PROJECT RECOMMENDED BY PLAN/POLICY?** No

**PLAN:** 2024 Agency Evaluation

**PAGE#**

## FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
<b>Capital Costs:</b>										
Planning & Design	\$ -	\$ 100,000	\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000
Land & R-O-W	-	500,000	-	-	-	500,000	-	-	-	500,000
Construction	-	-	-	-	-	-	-	-	8,000,000	8,000,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>\$ -</b>	<b>\$ 600,000</b>	<b>\$ -</b>	<b>\$ 100,000</b>	<b>\$ -</b>	<b>\$ 500,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 8,000,000</b>	<b>\$ 8,600,000</b>
<b>Outside Sources of Funds:</b>										
Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Loan/Debt Financed	-	500,000	-	-	-	500,000	-	-	-	500,000
Impact/FILO Fees	-	-	-	-	-	-	-	-	-	-
Levy Lid Lift	-	-	-	-	-	-	-	-	-	-
Metropolitan Park District	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
<b>Total Outside Sources</b>	<b>\$ -</b>	<b>\$ 500,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 500,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 500,000</b>
<b>Use of Fund Balance</b>	<b>-</b>	<b>100,000</b>	<b>-</b>	<b>100,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>8,000,000</b>	<b>8,100,000</b>
<b>TOTAL SOURCES</b>	<b>\$ -</b>	<b>\$ 600,000</b>	<b>\$ -</b>	<b>\$ 100,000</b>	<b>\$ -</b>	<b>\$ 500,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 8,000,000</b>	<b>\$ 8,600,000</b>

# CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

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

GG-28

**PROGRAM TITLE:** ARFF / Brush Truck

## PROGRAM DESCRIPTION:

Wildland fire continues to be an increasing risk and concern for many communities, including Tumwater. Currently the Tumwater Fire Department does not have wildland fire apparatus capable of operating in off-road environments. Areas of Tumwater include both wildland interface and intermix designation. This project proposes a Type 3 wildland engine with the possibility of a combined brush unit and Aircraft Rescue Fire Fighting (ARFF) vehicle to service the airport. Purchase apparatus could be pursued as a partnership with the Port of Olympia.

**IS PROJECT RECOMMENDED BY PLAN/POLICY?** No

**PLAN:**

**PAGE#**

## FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
<b>Capital Costs:</b>										
Planning & Design	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	-	-	-	-	-	-	-	-	-	-
Equipment	-	500,000	-	-	500,000	-	-	-	-	500,000
Other	-	-	-	-	-	-	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>\$ -</b>	<b>\$ 500,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 500,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 500,000</b>
<b>Outside Sources of Funds:</b>										
Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Loan/Debt Financed	-	-	-	-	-	-	-	-	-	-
Impact/FILO Fees	-	-	-	-	-	-	-	-	-	-
Levy Lid Lift	-	-	-	-	-	-	-	-	-	-
Metropolitan Park District	-	-	-	-	-	-	-	-	-	-
Other	-	250,000	-	-	250,000	-	-	-	-	250,000
<b>Total Outside Sources</b>	<b>\$ -</b>	<b>\$ 250,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 250,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 250,000</b>
<b>Use of Fund Balance</b>	<b>-</b>	<b>250,000</b>	<b>-</b>	<b>-</b>	<b>250,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>250,000</b>
<b>TOTAL SOURCES</b>	<b>\$ -</b>	<b>\$ 500,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 500,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 500,000</b>

# CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

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

**GG-29**

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

## PROGRAM DESCRIPTION:

City contribution in new animal control facility. Assume 10% share of \$40 million facility.

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

**PLAN:**

**PAGE#**

## FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
<b>Capital Costs:</b>										
Planning & Design	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	-	-	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	4,000,000	-	-	-	4,000,000	-	-	-	4,000,000
<b>TOTAL EXPENSES</b>	<b>\$ -</b>	<b>\$ 4,000,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,000,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,000,000</b>
<b>Outside Sources of Funds:</b>										
Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Loan/Debt Financed	-	4,000,000	-	-	-	4,000,000	-	-	-	4,000,000
Impact/FILO Fees	-	-	-	-	-	-	-	-	-	-
Levy Lid Lift	-	-	-	-	-	-	-	-	-	-
Metropolitan Park District	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
<b>Total Outside Sources</b>	<b>\$ -</b>	<b>\$ 4,000,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,000,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,000,000</b>
<b>Use of Fund Balance</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>TOTAL SOURCES</b>	<b>\$ -</b>	<b>\$ 4,000,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,000,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,000,000</b>



# CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

**CONTACT:** Lisa Parks  
**FUND:** General Governmental  
**DEPT:** Executive  
**PROJECT NO.**  
**NEW:** No  
**PRIOR:** GG-34

**GG-30**

**PROGRAM TITLE:** Old Brewhouse Tower Rehabilitation

## PROGRAM DESCRIPTION:

This project includes ongoing renovation work on the Old Brewhouse Tower. Planned work includes seismic upgrades, interior renovation and utility work, civil improvements such as parking, landscaping, access road improvements, and offsite transportation improvements, and potential tenant improvements and other work as needed to make the building occupiable. Project assumes substantial donations and grant revenue.

**IS PROJECT RECOMMENDED BY PLAN/POLICY?** No

**PLAN:**

**PAGE#**

## FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
<b>Capital Costs:</b>										
Planning & Design	\$ 475,000	\$ 750,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 400,000	\$ 200,000	\$ -	\$ 500,000	\$ 1,725,000
Land & R-O-W	-	\$ -	-	-	-	-	-	-	-	-
Construction	2,500,000	\$ 9,000,000	-	-	-	-	3,000,000	6,000,000	4,775,000	16,275,000
Equipment	-	\$ -	-	-	-	-	-	-	-	-
Other	-	\$ -	-	-	-	-	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>\$ 2,975,000</b>	<b>\$ 9,750,000</b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>	<b>\$ 400,000</b>	<b>\$ 3,200,000</b>	<b>\$ 6,000,000</b>	<b>\$ 5,275,000</b>	<b>\$ 18,000,000</b>
<b>Outside Sources of Funds:</b>										
Grants	\$ 645,000	\$ 3,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000,000	\$ 2,637,500	\$ 6,282,500
Loan/Debt Financed	2,215,000	\$ -	-	-	-	-	-	-	-	2,215,000
Impact/FILO Fees	-	\$ -	-	-	-	-	-	-	-	-
Levy Lid Lift	-	\$ -	-	-	-	-	-	-	-	-
Metropolitan Park District	-	\$ -	-	-	-	-	-	-	-	-
Other (Donations)	-	6,750,000	50,000	50,000	50,000	400,000	3,200,000	3,000,000	2,637,500	9,387,500
<b>Total Outside Sources</b>	<b>\$ 2,860,000</b>	<b>\$ 9,750,000</b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>	<b>\$ 400,000</b>	<b>\$ 3,200,000</b>	<b>\$ 6,000,000</b>	<b>\$ 5,275,000</b>	<b>\$ 17,885,000</b>
<b>Use of Fund Balance</b>	<b>115,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>115,000</b>
<b>TOTAL SOURCES</b>	<b>\$ 2,975,000</b>	<b>\$ 9,750,000</b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>	<b>\$ 400,000</b>	<b>\$ 3,200,000</b>	<b>\$ 6,000,000</b>	<b>\$ 5,275,000</b>	<b>\$ 18,000,000</b>

# CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

**CONTACT:** Lisa Parks  
**FUND:** General Governmental  
**DEPT:** Executive  
**PROJECT NO.**  
**NEW:** No  
**PRIOR:** GG-35

GG-31

**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	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
<b>Capital Costs:</b>										
Planning & Design	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Land & R-O-W	-	300,000	-	-	-	300,000	-	-	-	300,000
Construction	-	-	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>\$ -</b>	<b>\$ 300,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 300,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 300,000</b>
<b>Outside Sources of Funds:</b>										
Grants	\$ -	\$ 300,000	\$ -	\$ -	\$ -	\$ 300,000	\$ -	\$ -	\$ -	\$ 300,000
Loan/Debt Financed	-	-	-	-	-	-	-	-	-	-
Impact/FILO Fees	-	-	-	-	-	-	-	-	-	-
Levy Lid Lift	-	-	-	-	-	-	-	-	-	-
Metropolitan Park District	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
<b>Total Outside Sources</b>	<b>\$ -</b>	<b>\$ 300,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 300,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 300,000</b>
<b>Use of Fund Balance</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>TOTAL SOURCES</b>	<b>\$ -</b>	<b>\$ 300,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 300,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 300,000</b>

# CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

**CONTACT:** Chuck Denney  
**FUND:** General Governmental  
**DEPT:** Park and Recreation (Facilities)  
**PROJECT NO.**  
**NEW:** No  
**PRIOR:**

GG-32

**PROGRAM TITLE:** Investment Grade Audit Efficiency Improvements

## PROGRAM DESCRIPTION:

This project includes implementation of recommendations prescribed in the Investment Grade Audit of City Facilities with the intent to increase efficiency thereby lowering greenhouse gas emissions. This project will be phased based on fund availability. Example projects include retrocommissioning of building automations systems, LED lighting conversions, HVAC upgrades and replacement, water heater replacement, irrigation system upgrades, and appliance upgrades.

**IS PROJECT RECOMMENDED BY PLAN/POLICY?** Yes

**PLAN:** Investment Grade Audit

**PAGE#**

## FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
<b>Capital Costs:</b>										
Planning & Design	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction (Implementation)	-	2,400,000	-	2,250,000	-	150,000	-	-	-	2,400,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>\$ -</b>	<b>\$ 2,400,000</b>	<b>\$ -</b>	<b>\$ 2,250,000</b>	<b>\$ -</b>	<b>\$ 150,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,400,000</b>
<b>Outside Sources of Funds:</b>										
Grants	\$ -	\$ 680,000	\$ -	\$ 530,000	\$ -	\$ 150,000	\$ -	\$ -	\$ -	\$ 680,000
Loan/Debt Financed	-	1,000,000	-	1,000,000	-	-	-	-	-	1,000,000
Impact/FILO Fees	-	-	-	-	-	-	-	-	-	-
Levy Lid Lift	-	-	-	-	-	-	-	-	-	-
Metropolitan Park District	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
<b>Total Outside Sources</b>	<b>\$ -</b>	<b>\$ 1,680,000</b>	<b>\$ -</b>	<b>\$ 1,530,000</b>	<b>\$ -</b>	<b>\$ 150,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,680,000</b>
<b>Use of Fund Balance</b>	<b>-</b>	<b>720,000</b>	<b>-</b>	<b>720,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>720,000</b>
<b>TOTAL SOURCES</b>	<b>\$ -</b>	<b>\$ 2,400,000</b>	<b>\$ -</b>	<b>\$ 2,250,000</b>	<b>\$ -</b>	<b>\$ 150,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,400,000</b>

## CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

**CONTACT:** Chuck Denney  
**FUND:** General Governmental  
**DEPT:** Park and Recreation (Facilities)  
**PROJECT NO.**  
**NEW:** No  
**PRIOR:**

**GG-33**

**PROGRAM TITLE:** Solar and Battery Storage

**PROGRAM DESCRIPTION:**

This project includes installing solar and battery energy storage on City facilities including City Hall (110 kw solar array, 889 kWh storage, 8-hour winter resiliency window, 32.5% emission reduction, \$13,366 annual enegy savings), the Library (126 kw solar array, 880 kWh storage, 10-hour winter resiliency window, 69.3% emission reduction, \$11,964 annual enegy savings), Fire Station T1 (92.88 kw solar array, 516 kWh storage, 18-hour winter resiliency window, 1,436 tons of carbon emissions reduction over life of system, \$10,465 annual enegy savings), and Fire Station T2 (43.20 kw solar array, 143 kWh storage, 39-hour winter resiliency window, 599 tons of carbon emissions reduction over system lifetime, \$4,261 annual enegy savings),

**IS PROJECT RECOMMENDED BY PLAN/POLICY?** Yes

**PLAN:** Thurston Climate Mitigation Plan

**PAGE#**

### FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
<b>Capital Costs:</b>										
Planning & Design	\$ 79,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 79,600
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction (Implementation)	-	5,210,000	-	3,000,000	1,360,000	850,000	-	-	-	5,210,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>\$ 79,600</b>	<b>\$ 5,210,000</b>	<b>\$ -</b>	<b>\$ 3,000,000</b>	<b>\$ 1,360,000</b>	<b>\$ 850,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,289,600</b>
<b>Outside Sources of Funds:</b>										
Grants	\$ -	\$ 5,210,000	\$ -	\$ 3,000,000	\$ 1,360,000	\$ 850,000	\$ -	\$ -	\$ -	\$ 5,210,000
Loan/Debt Financed	-	-	-	-	-	-	-	-	-	-
Impact/FILO Fees	-	-	-	-	-	-	-	-	-	-
Levy Lid Lift	-	-	-	-	-	-	-	-	-	-
Metropolitan Park District	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
<b>Total Outside Sources</b>	<b>\$ -</b>	<b>\$ 5,210,000</b>	<b>\$ -</b>	<b>\$ 3,000,000</b>	<b>\$ 1,360,000</b>	<b>\$ 850,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,210,000</b>
<b>Use of Fund Balance</b>	<b>79,600</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>79,600</b>
<b>TOTAL SOURCES</b>	<b>\$ 79,600</b>	<b>\$ 5,210,000</b>	<b>\$ -</b>	<b>\$ 3,000,000</b>	<b>\$ 1,360,000</b>	<b>\$ 850,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,289,600</b>

# CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

**CONTACT:** Chuck Denney  
**FUND:** General Governmental  
**DEPT:** Park and Recreation (Facilities)  
**PROJECT NO.**  
**NEW:** No  
**PRIOR:**

GG-34

**PROGRAM TITLE:** Fleet Electric Vehicle Charging Stations

## PROGRAM DESCRIPTION:

Adding addition level 2 and DC Fast Charging stations for future fleet electrification. Adding 7 Level 2 dual-port chargers in 2027, 1 dual-port Level 2 in 2028, and then 2 dual-port Level 2 and one DC Fast Charger in 2029. Costs are estimates based on past costs and DES charger contract costs.

**IS PROJECT RECOMMENDED BY PLAN/POLICY?** Yes

**PLAN:** Tumwater Purchasing Policy Manual

**PAGE#**

## FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
<b>Capital Costs:</b>										
Planning & Design	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction (Implementation)	-	295,000	-	30,000	45,000	220,000	-	-	-	295,000
Equipment	-	120,000	-	70,000	20,000	30,000	-	-	-	120,000
Other	-	-	-	-	-	-	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>\$ -</b>	<b>\$ 415,000</b>	<b>\$ -</b>	<b>\$ 100,000</b>	<b>\$ 65,000</b>	<b>\$ 250,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 415,000</b>
<b>Outside Sources of Funds:</b>										
Grants	\$ -	\$ 150,000	\$ -	\$ 50,000	\$ 50,000	\$ 50,000	\$ -	\$ -	\$ -	\$ 150,000
Loan/Debt Financed	-	-	-	-	-	-	-	-	-	-
Impact/FILO Fees	-	-	-	-	-	-	-	-	-	-
Levy Lid Lift	-	-	-	-	-	-	-	-	-	-
Metropolitan Park District	-	-	-	-	-	-	-	-	-	-
Other	-	265,000	-	50,000	15,000	200,000	-	-	-	265,000
<b>Total Outside Sources</b>	<b>\$ -</b>	<b>\$ 415,000</b>	<b>\$ -</b>	<b>\$ 100,000</b>	<b>\$ 65,000</b>	<b>\$ 250,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 415,000</b>
<b>Use of Fund Balance</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>TOTAL SOURCES</b>	<b>\$ -</b>	<b>\$ 415,000</b>	<b>\$ -</b>	<b>\$ 100,000</b>	<b>\$ 65,000</b>	<b>\$ 250,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 415,000</b>

# CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

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

GG-35

**PROGRAM TITLE:** Deschutes Valley Boiler Building Demolition

## PROGRAM DESCRIPTION:

The project consists of the abatement of hazardous materials, demolition, and site restoration for the boiler building and attached overhead pipe structure at the recently acquired Deschutes Valley Property.

**IS PROJECT RECOMMENDED BY PLAN/POLICY?** No

**PLAN:**

**PAGE#**

## FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
<b>Capital Costs:</b>										
Planning & Design	\$ -	\$ 35,000	\$ -	\$ 35,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 35,000
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	-	610,000	-	610,000	-	-	-	-	-	610,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>\$ -</b>	<b>\$ 645,000</b>	<b>\$ -</b>	<b>\$ 645,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 645,000</b>
<b>Outside Sources of Funds:</b>										
Grants	\$ -	\$ 645,000	\$ -	\$ 645,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 645,000
Loan/Debt Financed	-	-	-	-	-	-	-	-	-	-
Impact/FILO Fees	-	-	-	-	-	-	-	-	-	-
Levy Lid Lift	-	-	-	-	-	-	-	-	-	-
Metropolitan Park District	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
<b>Total Outside Sources</b>	<b>\$ -</b>	<b>\$ 645,000</b>	<b>\$ -</b>	<b>\$ 645,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 645,000</b>
<b>Use of Fund Balance</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>TOTAL SOURCES</b>	<b>\$ -</b>	<b>\$ 645,000</b>	<b>\$ -</b>	<b>\$ 645,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 645,000</b>

## FINANCIAL PLAN FOR TRANSPORTATION PROJECTS

	REVENUE:	2026	2027	2028	2029	2030	2031		2026-2031
	Beginning Fund Balance	\$ 13,000,000	\$ 11,670,219	\$ 10,152,049	\$ 8,994,421	\$ 7,790,718	\$ 5,549,814		\$ 13,000,000
	Base Utility Tax (.8% of the 12%)	\$ 562,277	\$ 579,145	\$ 596,520	\$ 614,415	\$ 632,848	\$ 651,833		\$ 3,637,038
	Diverted Utility Tax*	\$ (369,940)	\$ (369,940)	\$ (268,260)		\$ -	\$ -		\$ (1,008,140)
	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	\$ -	\$ \$668,000	\$ \$668,000	\$ \$668,000	\$ \$668,000	\$ \$668,000		\$ 3,340,000
	Interest Income	\$ 65,962	\$ 59,397	\$ 52,402	\$ 48,044	\$ 42,118	\$ 31,008		\$ 298,931
	Projected Fund Revenues	\$ 14,129,669	\$ 13,499,049	\$ 12,114,421	\$ 11,260,718	\$ 10,092,314	\$ 7,882,761		\$ 27,450,609
	<b>TRANSFERS &amp; OTHER SOURCES</b>								
	Grants	\$ 8,057,550	\$ 3,450,000	\$ 4,750,000	\$ 1,445,000	\$ 2,017,500	\$ 6,922,000		\$ 26,642,050
	TBD Transfer	\$ 1,025,000	\$ 3,980,000	\$ 265,000	\$ 4,265,000	\$ 265,000	\$ 4,690,000		\$ 14,490,000
	Impact Fees	\$ 1,238,000	\$ 1,463,000	\$ 200,000	\$ -	\$ 112,500	\$ 512,500		\$ 3,526,000
	Mitigation Fees	\$ 425,000	\$ 2,700,000	\$ -	\$ 275,000	\$ 3,162,500	\$ 187,500		\$ 6,750,000
	Other Sources	\$ 350,000	\$ 2,000,000	\$ 1,500,000	\$ -	\$ -	\$ -		\$ 3,850,000
	<b>TOTAL PROJECTED FUNDING</b>	<b>\$ 25,225,219</b>	<b>\$ 27,092,049</b>	<b>\$ 18,829,421</b>	<b>\$ 17,245,718</b>	<b>\$ 15,649,814</b>	<b>\$ 20,194,761</b>		<b>\$ 82,708,659</b>

\*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	2026	2027	2028	2029	2030	2031	FUTURE YRS	GRAND TOTAL
	1	Pavement Maintenance Program	\$ -	\$ 13,650,000	\$ 25,000	\$ 4,100,000	\$ 25,000	\$ 4,525,000	\$ 25,000	\$ 4,950,000	\$ -	\$ 13,650,000
	2	Multimodal Improvements and Traffic Calming Program	\$ -	\$ 4,100,000	\$ -	\$ 620,000	\$ 1,120,000	\$ 620,000	\$ 1,120,000	\$ 620,000	\$ -	\$ 4,100,000
	3	Safe Routes to School Program	\$ -	\$ 1,000,000	\$ -	\$ -	\$ 500,000	\$ -	\$ -	\$ 500,000	\$ -	\$ 1,000,000
	4	Emerging Projects	\$ -	\$ 2,100,000	\$ 300,000	\$ 320,000	\$ 340,000	\$ 360,000	\$ 380,000	\$ 400,000	\$ -	\$ 2,100,000
	5	Bridge Maintenance Program	\$ -	\$ 550,000	\$ -	\$ -	\$ -	\$ 550,000	\$ -	\$ -	\$ -	\$ 550,000
	6	Brewery District Plan Improvements	\$ -	\$ 850,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 850,000	\$ -	\$ 850,000
	7	E Street Connection	\$ -	\$ 6,600,000	\$ -	\$ -	\$ -	\$ 1,000,000	\$ 1,000,000	\$ 4,600,000	\$ 50,000,000	\$ 56,600,000
	8	Tumwater Boulevard Interchange	\$ 3,400,000	\$ 13,000,000	\$ 850,000	\$ 5,400,000	\$ -	\$ 550,000	\$ 6,200,000	\$ -	\$ 13,000,000	\$ 29,400,000
	9	Capitol Boulevard Corridor	\$ 857,000	\$ 700,000	\$ -	\$ -	\$ -	\$ 700,000	\$ -	\$ -	\$ -	\$ 1,557,000
	10	X Street Roundabout	\$ 1,835,000	\$ 5,000,000	\$ 5,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,835,000
	11	Capitol Boulevard and Dennis Street Roundabout	\$ -	\$ 4,525,000	\$ -	\$ -	\$ -	\$ 350,000	\$ 1,025,000	\$ 3,150,000	\$ -	\$ 4,525,000
	12	Old Highway 99 Corridor	\$ -	\$ 750,000	\$ -	\$ 750,000	\$ -	\$ -	\$ -	\$ -	\$ 18,000,000	\$ 18,750,000
New	13	Old Highway 99 and 79th Avenue Roundabout	\$ 1,000,000	\$ 4,700,000	\$ 700,000	\$ 4,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,700,000
	14	Old Highway 99 and Henderson Boulevard Roundabout	\$ -	\$ 750,000	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ 650,000	\$ 6,000,000	\$ 6,750,000
	15	Percival Creek Fish Passage Barrier Removal Project	\$ 750,000	\$ 2,000,000	\$ 2,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,750,000
	16	Mottman Road Improvements	\$ 100,000	\$ 2,000,000	\$ 250,000	\$ 1,750,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,100,000
	17	2nd Avenue Pedestrian and Bike Improvements	\$ 1,175,000	\$ 4,230,000	\$ 4,230,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,405,000
	18	93rd Ave Interchange Study	\$ 58,960	\$ 200,000	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 258,960
	19	Henderson Boulevard - 58th Avenue to Bridge	\$ -	\$ 800,000	\$ -	\$ -	\$ -	\$ 800,000	\$ -	\$ -	\$ 5,200,000	\$ 6,000,000
	20	Capitol Blvd Median and Streetscape Reconstruction	\$ -	\$ 450,000	\$ -	\$ -	\$ 450,000	\$ -	\$ -	\$ -	\$ -	\$ 450,000
	21	Trosper Road Capacity Study (Littlerock Rd to I-5)	\$ -	\$ 240,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 240,000	\$ -	\$ 240,000
New	22	Tumwater Blvd and Henderson Blvd Roundabout	\$ -	\$ 400,000	\$ -	\$ -	\$ 400,000	\$ -	\$ -	\$ -	\$ 4,500,000	\$ 4,900,000
New	23	Somerset Hill Culvert Replacement	\$ -	\$ 4,000,000	\$ -	\$ -	\$ 4,000,000	\$ -	\$ -	\$ -	\$ -	\$ 4,000,000
New	24	93rd Ave Tigerlily to City Limits	\$ -	\$ 3,000,000	\$ -	\$ -	\$ 3,000,000	\$ -	\$ -	\$ -	\$ -	\$ 3,000,000
New	25	93rd Ave and Case Rd Roundabout	\$ -	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -	\$ 250,000	\$ 750,000	\$ 3,300,000	\$ 4,300,000
New	26	Tye Drive Extension - Tumwater Boulevard to Prine Drive	\$ -	\$ 3,500,000	\$ 3,500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,500,000
New	27	Unspecified Planning Document Transportation Improvements	\$ -	\$ 2,100,000	\$ -	\$ 1,050,000	\$ -	\$ 1,050,000	\$ -	\$ -	\$ -	\$ 2,100,000
		<b>TOTAL TRANSPORTATION PROJECT COSTS</b>	<b>\$ 9,175,960</b>	<b>\$ 82,195,000</b>	<b>\$ 13,555,000</b>	<b>\$ 16,940,000</b>	<b>\$ 9,835,000</b>	<b>\$ 9,455,000</b>	<b>\$ 10,100,000</b>	<b>\$ 16,710,000</b>	<b>\$ 100,000,000</b>	<b>\$ 191,370,960</b>

**2031 Ending Fund Balance                      \$ 513,659**

PROJECT	TRANSPORTATION PROJECTS (RESERVE)	FUTURE TOTAL
R01	T Street Roundabout	\$ 4,700,000
R02	Bishop Road Extension	\$ 500,000
R03	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.

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

Strategic Plan & TBD Ordinance

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## FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
<b>Capital Costs:</b>										
Planning & Design	\$ -	\$ 450,000	\$ 25,000	\$ 100,000	\$ 25,000	\$ 125,000	\$ 25,000	\$ 150,000	\$ -	\$ 450,000
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	-	13,200,000	-	4,000,000	-	4,400,000	-	4,800,000	-	13,200,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>\$ -</b>	<b>\$ 13,650,000</b>	<b>\$ 25,000</b>	<b>\$ 4,100,000</b>	<b>\$ 25,000</b>	<b>\$ 4,525,000</b>	<b>\$ 25,000</b>	<b>\$ 4,950,000</b>	<b>\$ -</b>	<b>\$ 13,650,000</b>
<b>Outside Sources of Funds:</b>										
Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
G.O. Bonds: Non-Voted	-	-	-	-	-	-	-	-	-	-
G.O. Bonds: Voted	-	-	-	-	-	-	-	-	-	-
TBD Transfer	-	12,150,000	25,000	3,600,000	25,000	4,025,000	25,000	4,450,000	-	12,150,000
L.I.D.'s	-	-	-	-	-	-	-	-	-	-
Impact Fees	-	-	-	-	-	-	-	-	-	-
Mitigation Fees	-	-	-	-	-	-	-	-	-	-
Other Sources	-	-	-	-	-	-	-	-	-	-
<b>Total Outside Sources</b>	<b>\$ -</b>	<b>\$ 12,150,000</b>	<b>\$ 25,000</b>	<b>\$ 3,600,000</b>	<b>\$ 25,000</b>	<b>\$ 4,025,000</b>	<b>\$ 25,000</b>	<b>\$ 4,450,000</b>	<b>\$ -</b>	<b>\$ 12,150,000</b>
<b>Use of Fund Balance</b>	<b>-</b>	<b>1,500,000</b>	<b>-</b>	<b>500,000</b>	<b>-</b>	<b>500,000</b>	<b>-</b>	<b>500,000</b>	<b>-</b>	<b>1,500,000</b>
<b>TOTAL SOURCES</b>	<b>\$ -</b>	<b>\$ 13,650,000</b>	<b>\$ 25,000</b>	<b>\$ 4,100,000</b>	<b>\$ 25,000</b>	<b>\$ 4,525,000</b>	<b>\$ 25,000</b>	<b>\$ 4,950,000</b>	<b>\$ -</b>	<b>\$ 13,650,000</b>



# 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.

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

ADA Transition Plan, Transportation Plan, TIP

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## FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
<b>Capital Costs:</b>										
Planning & Design	\$ -	\$ 460,000	\$ -	\$ 60,000	\$ 130,000	\$ 60,000	\$ 130,000	\$ 80,000	\$ -	\$ 460,000
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	-	3,640,000	-	560,000	990,000	560,000	990,000	540,000	-	3,640,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>\$ -</b>	<b>\$ 4,100,000</b>	<b>\$ -</b>	<b>\$ 620,000</b>	<b>\$ 1,120,000</b>	<b>\$ 620,000</b>	<b>\$ 1,120,000</b>	<b>\$ 620,000</b>	<b>\$ -</b>	<b>\$ 4,100,000</b>
<b>Outside Sources of Funds:</b>										
Grants	\$ -	\$ 1,000,000	\$ -	\$ -	\$ 500,000	\$ -	\$ 500,000	\$ -	\$ -	\$ 1,000,000
G.O. Bonds: Non-Voted	-	-	-	-	-	-	-	-	-	-
G.O. Bonds: Voted	-	-	-	-	-	-	-	-	-	-
TBD Transfer	-	1,200,000	-	240,000	240,000	240,000	240,000	240,000	-	1,200,000
L.I.D.'s	-	-	-	-	-	-	-	-	-	-
Impact Fees	-	-	-	-	-	-	-	-	-	-
Mitigation Fees	-	-	-	-	-	-	-	-	-	-
Other Sources	-	-	-	-	-	-	-	-	-	-
<b>Total Outside Sources</b>	<b>\$ -</b>	<b>\$ 2,200,000</b>	<b>\$ -</b>	<b>\$ 240,000</b>	<b>\$ 740,000</b>	<b>\$ 240,000</b>	<b>\$ 740,000</b>	<b>\$ 240,000</b>	<b>\$ -</b>	<b>\$ 2,200,000</b>
<b>Use of Fund Balance</b>	<b>-</b>	<b>1,900,000</b>	<b>-</b>	<b>380,000</b>	<b>380,000</b>	<b>380,000</b>	<b>380,000</b>	<b>380,000</b>	<b>-</b>	<b>1,900,000</b>
<b>TOTAL SOURCES</b>	<b>\$ -</b>	<b>\$ 4,100,000</b>	<b>\$ -</b>	<b>\$ 620,000</b>	<b>\$ 1,120,000</b>	<b>\$ 620,000</b>	<b>\$ 1,120,000</b>	<b>\$ 620,000</b>	<b>\$ -</b>	<b>\$ 4,100,000</b>

# 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?

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## FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
<b>Capital Costs:</b>										
Planning & Design	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	-	1,000,000	-	-	500,000	-	-	500,000	-	1,000,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>\$ -</b>	<b>\$ 1,000,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 500,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 500,000</b>	<b>\$ -</b>	<b>\$ 1,000,000</b>
<b>Outside Sources of Funds:</b>										
Grants	\$ -	\$ 500,000	\$ -	\$ -	\$ 250,000	\$ -	\$ -	\$ 250,000	\$ -	\$ 500,000
G.O. Bonds: Non-Voted	-	-	-	-	-	-	-	-	-	-
G.O. Bonds: Voted	-	-	-	-	-	-	-	-	-	-
TBD Transfer	-	-	-	-	-	-	-	-	-	-
L.I.D.'s	-	-	-	-	-	-	-	-	-	-
Impact Fees	-	-	-	-	-	-	-	-	-	-
Mitigation Fees	-	-	-	-	-	-	-	-	-	-
Other Sources	-	-	-	-	-	-	-	-	-	-
<b>Total Outside Sources</b>	<b>\$ -</b>	<b>\$ 500,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 250,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 250,000</b>	<b>\$ -</b>	<b>\$ 500,000</b>
<b>Use of Fund Balance</b>	<b>-</b>	<b>500,000</b>	<b>-</b>	<b>-</b>	<b>250,000</b>	<b>-</b>	<b>-</b>	<b>250,000</b>	<b>-</b>	<b>500,000</b>
<b>TOTAL SOURCES</b>	<b>\$ -</b>	<b>\$ 1,000,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 500,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 500,000</b>	<b>\$ -</b>	<b>\$ 1,000,000</b>

# 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

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## FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
<b>Capital Costs:</b>										
Planning & Design	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	-	2,100,000	300,000	320,000	340,000	360,000	380,000	400,000	-	2,100,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>\$ -</b>	<b>\$ 2,100,000</b>	<b>\$ 300,000</b>	<b>\$ 320,000</b>	<b>\$ 340,000</b>	<b>\$ 360,000</b>	<b>\$ 380,000</b>	<b>\$ 400,000</b>	<b>\$ -</b>	<b>\$ 2,100,000</b>
<b>Outside Sources of Funds:</b>										
Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
G.O. Bonds: Non-Voted	-	-	-	-	-	-	-	-	-	-
G.O. Bonds: Voted	-	-	-	-	-	-	-	-	-	-
TBD Transfer	-	-	-	-	-	-	-	-	-	-
L.I.D.'s	-	-	-	-	-	-	-	-	-	-
Impact Fees	-	-	-	-	-	-	-	-	-	-
Mitigation Fees	-	-	-	-	-	-	-	-	-	-
Other Sources	-	-	-	-	-	-	-	-	-	-
<b>Total Outside Sources</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Use of Fund Balance</b>	<b>-</b>	<b>2,100,000</b>	<b>300,000</b>	<b>320,000</b>	<b>340,000</b>	<b>360,000</b>	<b>380,000</b>	<b>400,000</b>	<b>-</b>	<b>2,100,000</b>
<b>TOTAL SOURCES</b>	<b>\$ -</b>	<b>\$ 2,100,000</b>	<b>\$ 300,000</b>	<b>\$ 320,000</b>	<b>\$ 340,000</b>	<b>\$ 360,000</b>	<b>\$ 380,000</b>	<b>\$ 400,000</b>	<b>\$ -</b>	<b>\$ 2,100,000</b>

# 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?

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## FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
<b>Capital Costs:</b>										
Planning & Design	\$ -	\$ 50,000	\$ -	\$ -	\$ -	\$ 50,000	\$ -	\$ -	\$ -	\$ 50,000
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	-	500,000	-	-	-	500,000	-	-	-	500,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>\$ -</b>	<b>\$ 550,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 550,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 550,000</b>
<b>Outside Sources of Funds:</b>										
Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
G.O. Bonds: Non-Voted	-	-	-	-	-	-	-	-	-	-
G.O. Bonds: Voted	-	-	-	-	-	-	-	-	-	-
TBD Transfer	-	-	-	-	-	-	-	-	-	-
L.I.D.'s	-	-	-	-	-	-	-	-	-	-
Impact Fees	-	-	-	-	-	-	-	-	-	-
Mitigation Fees	-	-	-	-	-	-	-	-	-	-
Other Sources	-	-	-	-	-	-	-	-	-	-
<b>Total Outside Sources</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Use of Fund Balance</b>	<b>-</b>	<b>550,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>550,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>550,000</b>
<b>TOTAL SOURCES</b>	<b>\$ -</b>	<b>\$ 550,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 550,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 550,000</b>

# CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

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

ST-06

**PROGRAM TITLE:** Brewery District Plan Improvements

## PROGRAM DESCRIPTION:

This project is programmed to implement the recommendations developed from the Brewery District Plan. 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

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## FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
<b>Capital Costs:</b>										
Planning & Design	\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ -	\$ 100,000
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	-	750,000	-	-	-	-	-	750,000	-	750,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>\$ -</b>	<b>\$ 850,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 850,000</b>	<b>\$ -</b>	<b>\$ 850,000</b>
<b>Outside Sources of Funds:</b>										
Grants	\$ -	\$ 595,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 595,000	\$ -	\$ 595,000
G.O. Bonds: Non-Voted	-	-	-	-	-	-	-	-	-	-
G.O. Bonds: Voted	-	-	-	-	-	-	-	-	-	-
TBD Transfer	-	-	-	-	-	-	-	-	-	-
L.I.D.'s	-	-	-	-	-	-	-	-	-	-
Impact Fees	-	-	-	-	-	-	-	-	-	-
Mitigation Fees	-	-	-	-	-	-	-	-	-	-
Other Sources	-	-	-	-	-	-	-	-	-	-
<b>Total Outside Sources</b>	<b>\$ -</b>	<b>\$ 595,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 595,000</b>	<b>\$ -</b>	<b>\$ 595,000</b>
<b>Use of Fund Balance</b>	<b>-</b>	<b>255,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>255,000</b>	<b>-</b>	<b>255,000</b>
<b>TOTAL SOURCES</b>	<b>\$ -</b>	<b>\$ 850,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 850,000</b>	<b>\$ -</b>	<b>\$ 850,000</b>

# CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

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

ST-07

**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

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## FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
<b>Capital Costs:</b>										
Planning & Design	\$ -	\$ 3,600,000	\$ -	\$ -	\$ -	\$ 1,000,000	\$ 1,000,000	\$ 1,600,000	\$ -	\$ 3,600,000
Land & R-O-W	-	3,000,000	-	-	-	-	-	3,000,000	-	3,000,000
Construction	-	-	-	-	-	-	-	-	50,000,000	50,000,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>\$ -</b>	<b>\$ 6,600,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,000,000</b>	<b>\$ 1,000,000</b>	<b>\$ 4,600,000</b>	<b>\$ 50,000,000</b>	<b>\$ 56,600,000</b>
<b>Outside Sources of Funds:</b>										
Grants	\$ -	\$ 5,280,000	\$ -	\$ -	\$ -	\$ 800,000	\$ 800,000	\$ 3,680,000	\$ 40,000,000	45,280,000
G.O. Bonds: Non-Voted	-	-	-	-	-	-	-	-	-	-
G.O. Bonds: Voted	-	-	-	-	-	-	-	-	-	-
TBD Transfer	-	-	-	-	-	-	-	-	-	-
L.I.D.'s	-	-	-	-	-	-	-	-	-	-
Impact Fees	-	-	-	-	-	-	-	-	-	-
Mitigation Fees	-	-	-	-	-	-	-	-	-	-
Other Sources	-	-	-	-	-	-	-	-	-	-
<b>Total Outside Sources</b>	<b>\$ -</b>	<b>\$ 5,280,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 800,000</b>	<b>\$ 800,000</b>	<b>\$ 3,680,000</b>	<b>\$ 40,000,000</b>	<b>\$ 45,280,000</b>
<b>Use of Fund Balance</b>	<b>-</b>	<b>1,320,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>200,000</b>	<b>200,000</b>	<b>920,000</b>	<b>10,000,000</b>	<b>11,320,000</b>
<b>TOTAL SOURCES</b>	<b>\$ -</b>	<b>\$ 6,600,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,000,000</b>	<b>\$ 1,000,000</b>	<b>\$ 4,600,000</b>	<b>\$ 50,000,000</b>	<b>\$ 56,600,000</b>

# CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

**CONTACT:** Brandon Hicks  
**FUND:** Streets  
**DEPT:** Transportation and Engineering  
**PROJECT NO.:**  
**NEW:** No  
**PRIOR:** ST-07

ST-08

**PROGRAM TITLE:** Tumwater Boulevard 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 three phases starting with a roundabout for the northbound ramps, followed by a roundabout for the southbound ramps, and then widening of the overpass.

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

## FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
<b>Capital Costs:</b>										
Planning & Design	\$ 2,416,000	\$ 1,100,000	\$ 350,000	\$ -	\$ -	\$ 550,000	\$ 200,000	\$ -	\$ 1,000,000	\$ 4,516,000
Land & R-O-W	\$ 12,000	-	-	-	-	-	-	-	-	12,000
Construction	\$ 953,000	11,900,000	500,000	5,400,000	-	-	6,000,000	-	12,000,000	24,853,000
Equipment	\$ -	-	-	-	-	-	-	-	-	-
Other	19,000	-	-	-	-	-	-	-	-	19,000
<b>TOTAL EXPENSES</b>	<b>\$ 3,400,000</b>	<b>\$ 13,000,000</b>	<b>\$ 850,000</b>	<b>\$ 5,400,000</b>	<b>\$ -</b>	<b>\$ 550,000</b>	<b>\$ 6,200,000</b>	<b>\$ -</b>	<b>\$ 13,000,000</b>	<b>\$ 29,400,000</b>
<b>Outside Sources of Funds:</b>										
Grants	\$ 144,000	\$ 2,106,000	\$ 306,000	\$ 1,800,000	\$ -	\$ -	\$ -	\$ -	\$ 6,500,000	8,750,000
G.O. Bonds: Non-Voted	-	-	-	-	-	-	-	-	-	-
G.O. Bonds: Voted	-	-	-	-	-	-	-	-	-	-
TBD Transfer	-	-	-	-	-	-	-	-	-	-
L.I.D.'s	-	-	-	-	-	-	-	-	-	-
Impact Fees	-	-	-	-	-	-	-	-	-	-
Mitigation Fees	260,000	6,500,000	425,000	2,700,000	-	275,000	3,100,000	-	6,500,000	13,260,000
Other Sources	-	-	-	-	-	-	-	-	-	-
<b>Total Outside Sources</b>	<b>\$ 404,000</b>	<b>\$ 8,606,000</b>	<b>\$ 731,000</b>	<b>\$ 4,500,000</b>	<b>\$ -</b>	<b>\$ 275,000</b>	<b>\$ 3,100,000</b>	<b>\$ -</b>	<b>\$ 13,000,000</b>	<b>\$ 22,010,000</b>
<b>Use of Fund Balance</b>	<b>2,996,000</b>	<b>4,394,000</b>	<b>119,000</b>	<b>900,000</b>	<b>-</b>	<b>275,000</b>	<b>3,100,000</b>	<b>-</b>	<b>-</b>	<b>7,390,000</b>
<b>TOTAL SOURCES</b>	<b>\$ 3,400,000</b>	<b>\$ 13,000,000</b>	<b>\$ 850,000</b>	<b>\$ 5,400,000</b>	<b>\$ -</b>	<b>\$ 550,000</b>	<b>\$ 6,200,000</b>	<b>\$ -</b>	<b>\$ 13,000,000</b>	<b>\$ 29,400,000</b>

# CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

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

ST-09

**PROGRAM TITLE:** Capitol Boulevard Corridor

## PROGRAM DESCRIPTION:

Implementation of various elements 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.

IS PROJECT RECOMMENDED BY PLAN/POLICY?

Capitol Blvd Corridor Plan

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## FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
<b>Capital Costs:</b>										
Planning & Design	\$ -	\$ 25,000	\$ -	\$ -	\$ -	\$ 25,000	\$ -	\$ -	\$ -	\$ 25,000
Land & R-O-W	857,000	375,000	-	-	-	375,000	-	-	-	1,232,000
Construction	-	300,000	-	-	-	300,000	-	-	-	300,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>\$ 857,000</b>	<b>\$ 700,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 700,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,557,000</b>
<b>Outside Sources of Funds:</b>										
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	-	-	-	-	-	-	-	-	-	-
<b>Total Outside Sources</b>	<b>\$ 857,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 857,000</b>
<b>Use of Fund Balance</b>	<b>-</b>	<b>700,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>700,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>700,000</b>
<b>TOTAL SOURCES</b>	<b>\$ 857,000</b>	<b>\$ 700,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 700,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,557,000</b>



# 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

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## FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
<b>Capital Costs:</b>										
Planning & Design	\$ 35,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 35,000
Land & R-O-W	1,800,000	1,000,000	1,000,000	-	-	-	-	-	-	2,800,000
Construction	-	3,500,000	3,500,000	-	-	-	-	-	-	3,500,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other (U/G Conversion)	-	500,000	500,000	-	-	-	-	-	-	500,000
<b>TOTAL EXPENSES</b>	<b>\$ 1,835,000</b>	<b>\$ 5,000,000</b>	<b>\$ 5,000,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 6,835,000</b>
<b>Outside Sources of Funds:</b>										
Grants	\$ 1,557,000	\$ 3,806,000	\$ 3,806,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,363,000
G.O. Bonds: Non-Voted	-	-	-	-	-	-	-	-	-	-
G.O. Bonds: Voted	-	-	-	-	-	-	-	-	-	-
TBD Transfer	-	-	-	-	-	-	-	-	-	-
L.I.D.'s	-	-	-	-	-	-	-	-	-	-
Impact Fees	-	-	-	-	-	-	-	-	-	-
Mitigation Fees	-	-	-	-	-	-	-	-	-	-
Other Sources	-	-	-	-	-	-	-	-	-	-
<b>Total Outside Sources</b>	<b>\$ 1,557,000</b>	<b>\$ 3,806,000</b>	<b>\$ 3,806,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,363,000</b>
<b>Use of Fund Balance</b>	<b>278,000</b>	<b>1,194,000</b>	<b>1,194,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,472,000</b>
<b>TOTAL SOURCES</b>	<b>\$ 1,835,000</b>	<b>\$ 5,000,000</b>	<b>\$ 5,000,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 6,835,000</b>

# CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

**CONTACT:** Brandon Hicks  
**FUND:** Streets  
**DEPT:** Transportation and Engineering  
**PROJECT NO.:**  
**NEW:** No  
**PRIOR:** ST-25

ST-11

**PROGRAM TITLE:** Capitol Boulevard and 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?

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## FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
<b>Capital Costs:</b>										
Planning & Design	\$ -	\$ 275,000	\$ -	\$ -	\$ -	\$ 250,000	\$ 25,000	\$ -	\$ -	\$ 275,000
Land & R-O-W	-	1,100,000	-	-	-	100,000	1,000,000	-	-	1,100,000
Construction	-	3,150,000	-	-	-	-	-	3,150,000	-	3,150,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>\$ -</b>	<b>\$ 4,525,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 350,000</b>	<b>\$ 1,025,000</b>	<b>\$ 3,150,000</b>	<b>\$ -</b>	<b>\$ 4,525,000</b>
<b>Outside Sources of Funds:</b>										
Grants	\$ -	\$ 3,167,500	\$ -	\$ -	\$ -	\$ 245,000	\$ 717,500	\$ 2,205,000	\$ -	\$ 3,167,500
G.O. Bonds: Non-Voted	-	-	-	-	-	-	-	-	-	-
G.O. Bonds: Voted	-	-	-	-	-	-	-	-	-	-
TBD Transfer	-	-	-	-	-	-	-	-	-	-
L.I.D.'s	-	-	-	-	-	-	-	-	-	-
Impact Fees	-	-	-	-	-	-	-	-	-	-
Mitigation Fees	-	-	-	-	-	-	-	-	-	-
Other Sources	-	-	-	-	-	-	-	-	-	-
<b>Total Outside Sources</b>	<b>\$ -</b>	<b>\$ 3,167,500</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 245,000</b>	<b>\$ 717,500</b>	<b>\$ 2,205,000</b>	<b>\$ -</b>	<b>\$ 3,167,500</b>
<b>Use of Fund Balance</b>	<b>-</b>	<b>1,357,500</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>105,000</b>	<b>307,500</b>	<b>945,000</b>	<b>-</b>	<b>1,357,500</b>
<b>TOTAL SOURCES</b>	<b>\$ -</b>	<b>\$ 4,525,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 350,000</b>	<b>\$ 1,025,000</b>	<b>\$ 3,150,000</b>	<b>\$ -</b>	<b>\$ 4,525,000</b>

# CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

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

ST-12

**PROGRAM TITLE:** Old Highway 99 Corridor

## PROGRAM DESCRIPTION:

Implementation of various elements prescribed in the Old Hwy 99 Corridor Study. Funds shown in this CFP worksheet are for grant match, small scale improvements, or emerging opportunities for improvements included in the corridor study. The corridor improvements will be phased into several projects and separated into standalone projects on separate worksheets when funds are programmed. The 79th Avenue Roundabout and Henderson Boulevard Roundabout projects have been pulled out as standalone projects.

IS PROJECT RECOMMENDED BY PLAN/POLICY?

Old 99 Corridor Study, Transpo Master Plan

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## FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
<b>Capital Costs:</b>										
Planning & Design	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Land & R-O-W	-	-	-	-	-	-	-	-	3,000,000	3,000,000
Construction	-	750,000	-	750,000	-	-	-	-	15,000,000	15,750,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
<b>TOTAL EXPENSES</b>	\$ -	\$ 750,000	\$ -	\$ 750,000	\$ -	\$ -	\$ -	\$ -	\$ 18,000,000	\$ 18,750,000
<b>Outside Sources of Funds:</b>										
Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,000,000	\$ 9,000,000
G.O. Bonds: Non-Voted	-	-	-	-	-	-	-	-	-	-
G.O. Bonds: Voted	-	-	-	-	-	-	-	-	-	-
TBD Transfer	-	-	-	-	-	-	-	-	-	-
L.I.D.'s	-	-	-	-	-	-	-	-	-	-
Impact Fees	-	375,000	-	375,000	-	-	-	-	6,120,000	6,495,000
Mitigation Fees	-	-	-	-	-	-	-	-	-	-
Other Sources	-	-	-	-	-	-	-	-	-	-
<b>Total Outside Sources</b>	\$ -	\$ 375,000	\$ -	\$ 375,000	\$ -	\$ -	\$ -	\$ -	\$ 15,120,000	\$ 15,495,000
<b>Use of Fund Balance</b>	-	375,000	-	375,000	-	-	-	-	2,880,000	3,255,000
<b>TOTAL SOURCES</b>	\$ -	\$ 750,000	\$ -	\$ 750,000	\$ -	\$ -	\$ -	\$ -	\$ 18,000,000	\$ 18,750,000

# CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

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

ST-13

**PROGRAM TITLE:** Old Highway 99 and 79th Avenue 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 offsite mitigation for the new Operations and Maintenance Facility located at the intersection of Trails End Drive and 79th Avenue. Project is due to growth.

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

Transpo Plan, TIP, Old Hwy 99 Corridor Study

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## FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
<b>Capital Costs:</b>										
Planning & Design	\$ 900,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 900,000
Land & R-O-W	100,000	\$ 700,000	700,000	-	-	-	-	-	-	800,000
Construction	-	\$ 3,600,000	-	3,600,000	-	-	-	-	-	3,600,000
Equipment	-	\$ -	-	-	-	-	-	-	-	-
Other (U/G Conversion)	-	400,000	-	400,000	-	-	-	-	-	400,000
<b>TOTAL EXPENSES</b>	<b>\$ 1,000,000</b>	<b>\$ 4,700,000</b>	<b>\$ 700,000</b>	<b>\$ 4,000,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,700,000</b>
<b>Outside Sources of Funds:</b>										
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	1,326,000	238,000	1,088,000	-	-	-	-	-	1,428,000
Mitigation Fees	-	-	-	-	-	-	-	-	-	-
Other Sources	150,000	2,350,000	350,000	2,000,000	-	-	-	-	-	2,500,000
<b>Total Outside Sources</b>	<b>\$ 252,000</b>	<b>\$ 3,816,000</b>	<b>\$ 588,000</b>	<b>\$ 3,228,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,068,000</b>
<b>Use of Fund Balance</b>	<b>748,000</b>	<b>884,000</b>	<b>112,000</b>	<b>772,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,632,000</b>
<b>TOTAL SOURCES</b>	<b>\$ 1,000,000</b>	<b>\$ 4,700,000</b>	<b>\$ 700,000</b>	<b>\$ 4,000,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,700,000</b>

# CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

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

ST-14

**PROGRAM TITLE:** Old Highway 99 and Henderson Boulevard Roundabout

## PROGRAM DESCRIPTION:

Design, right-of-way, and construction of a roundabout at the intersection of Old Highway 99 and Henderson Boulevard. Project is due to growth.

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

## FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
<b>Capital Costs:</b>										
Planning & Design	\$ -	\$ 750,000	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ 650,000	\$ -	\$ 750,000
Land & R-O-W	-	-	-	-	-	-	-	-	2,000,000	2,000,000
Construction	-	-	-	-	-	-	-	-	4,000,000	4,000,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>\$ -</b>	<b>\$ 750,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 100,000</b>	<b>\$ 650,000</b>	<b>\$ 6,000,000</b>	<b>\$ 6,750,000</b>
<b>Outside Sources of Funds:</b>										
Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,500,000	\$ 4,500,000
G.O. Bonds: Non-Voted	-	-	-	-	-	-	-	-	-	-
G.O. Bonds: Voted	-	-	-	-	-	-	-	-	-	-
TBD Transfer	-	-	-	o	-	-	-	-	-	-
L.I.D.'s	-	-	-	-	-	-	-	-	-	-
Impact Fees	-	375,000	-	o	-	-	50,000	325,000	1,500,000	1,875,000
Mitigation Fees	-	-	-	-	-	-	-	-	-	-
Other Sources	-	-	-	o	-	-	-	-	-	-
<b>Total Outside Sources</b>	<b>\$ -</b>	<b>\$ 375,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 50,000</b>	<b>\$ 325,000</b>	<b>\$ 6,000,000</b>	<b>\$ 6,375,000</b>
<b>Use of Fund Balance</b>	<b>-</b>	<b>375,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>50,000</b>	<b>325,000</b>	<b>-</b>	<b>375,000</b>
<b>TOTAL SOURCES</b>	<b>\$ -</b>	<b>\$ 750,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 100,000</b>	<b>\$ 650,000</b>	<b>\$ 6,000,000</b>	<b>\$ 6,750,000</b>

# CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

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

ST-15

**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?

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## FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
<b>Capital Costs:</b>										
Planning & Design	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Land & R-O-W	150,000	-	-	-	-	-	-	-	-	150,000
Construction	600,000	2,000,000	2,000,000	-	-	-	-	-	-	2,600,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>\$ 750,000</b>	<b>\$ 2,000,000</b>	<b>\$ 2,000,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,750,000</b>
<b>Outside Sources of Funds:</b>										
Grants	\$ 700,000	\$ 1,657,550	\$ 1,657,550	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,357,550
G.O. Bonds: Non-Voted	-	-	-	-	-	-	-	-	-	-
G.O. Bonds: Voted	-	-	-	-	-	-	-	-	-	-
TBD Transfer	-	-	-	-	-	-	-	-	-	-
L.I.D.'s	-	-	-	-	-	-	-	-	-	-
Impact Fees	-	-	-	-	-	-	-	-	-	-
Mitigation Fees	-	-	-	-	-	-	-	-	-	-
Other Sources	-	-	-	-	-	-	-	-	-	-
<b>Total Outside Sources</b>	<b>\$ 700,000</b>	<b>\$ 1,657,550</b>	<b>\$ 1,657,550</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,357,550</b>
<b>Use of Fund Balance</b>	<b>50,000</b>	<b>342,450</b>	<b>342,450</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>392,450</b>
<b>TOTAL SOURCES</b>	<b>\$ 750,000</b>	<b>\$ 2,000,000</b>	<b>\$ 2,000,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,750,000</b>

# CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

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

ST-16

**PROGRAM TITLE:** Mottman Road Improvements

## PROGRAM DESCRIPTION:

This project is proposed as a joint project with the City of Olympia for the improvement of Mottman Road from Crosby Boulevard to 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?

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## FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
<b>Capital Costs:</b>										
Planning & Design	\$ 100,000	\$ 250,000	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 350,000
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	-	1,750,000	\$ -	1,750,000	-	-	-	-	-	1,750,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>\$ 100,000</b>	<b>\$ 2,000,000</b>	<b>\$ 250,000</b>	<b>\$ 1,750,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,100,000</b>
<b>Outside Sources of Funds:</b>										
Grants	\$ 100,000	\$ 1,900,000	\$ 250,000	\$ 1,650,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000,000
G.O. Bonds: Non-Voted	-	-	-	-	-	-	-	-	-	-
G.O. Bonds: Voted	-	-	-	-	-	-	-	-	-	-
TBD Transfer	-	-	-	-	-	-	-	-	-	-
L.I.D.'s	-	-	-	-	-	-	-	-	-	-
Impact Fees	-	-	-	-	-	-	-	-	-	-
Mitigation Fees	-	-	-	-	-	-	-	-	-	-
Other Sources	-	-	-	-	-	-	-	-	-	-
<b>Total Outside Sources</b>	<b>\$ 100,000</b>	<b>\$ 1,900,000</b>	<b>\$ 250,000</b>	<b>\$ 1,650,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,000,000</b>
<b>Use of Fund Balance</b>	<b>-</b>	<b>100,000</b>	<b>-</b>	<b>100,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>100,000</b>
<b>TOTAL SOURCES</b>	<b>\$ 100,000</b>	<b>\$ 2,000,000</b>	<b>\$ 250,000</b>	<b>\$ 1,750,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,100,000</b>

# 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 Avenue 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?

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## FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
<b>Capital Costs:</b>										
Planning & Design	\$ 675,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 675,000
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	500,000	4,230,000	4,230,000	-	-	-	-	-	-	4,730,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>\$ 1,175,000</b>	<b>\$ 4,230,000</b>	<b>\$ 4,230,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,405,000</b>
<b>Outside Sources of Funds:</b>										
Grants	\$ 250,000	\$ 1,865,000	\$ 1,865,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,115,000
G.O. Bonds: Non-Voted	-	-	-	-	-	-	-	-	-	-
G.O. Bonds: Voted	-	-	-	-	-	-	-	-	-	-
TBD Transfer	370,000	1,000,000	1,000,000	-	-	-	-	-	-	1,370,000
L.I.D.'s	-	-	-	-	-	-	-	-	-	-
Impact Fees	555,000	1,000,000	1,000,000	-	-	-	-	-	-	1,555,000
Mitigation Fees	-	-	-	-	-	-	-	-	-	-
Other Sources	-	-	-	-	-	-	-	-	-	-
<b>Total Outside Sources</b>	<b>\$ 1,175,000</b>	<b>\$ 3,865,000</b>	<b>\$ 3,865,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,040,000</b>
<b>Use of Fund Balance</b>	<b>-</b>	<b>365,000</b>	<b>365,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>365,000</b>
<b>TOTAL SOURCES</b>	<b>\$ 1,175,000</b>	<b>\$ 4,230,000</b>	<b>\$ 4,230,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,405,000</b>



# 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?

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## FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
<b>Capital Costs:</b>										
Planning & Design	\$ 58,960	\$ 200,000	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 258,960
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	-	-	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>\$ 58,960</b>	<b>\$ 200,000</b>	<b>\$ 200,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 258,960</b>
<b>Outside Sources of Funds:</b>										
Grants	\$ 51,000	\$ 173,000	\$ 173,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 224,000
G.O. Bonds: Non-Voted	-	-	-	-	-	-	-	-	-	-
G.O. Bonds: Voted	-	-	-	-	-	-	-	-	-	-
TBD Transfer	-	-	-	-	-	-	-	-	-	-
L.I.D.'s	-	-	-	-	-	-	-	-	-	-
Impact Fees	-	-	-	-	-	-	-	-	-	-
Mitigation Fees	-	-	-	-	-	-	-	-	-	-
Other Sources	-	-	-	-	-	-	-	-	-	-
<b>Total Outside Sources</b>	<b>\$ 51,000</b>	<b>\$ 173,000</b>	<b>\$ 173,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 224,000</b>
<b>Use of Fund Balance</b>	<b>7,960</b>	<b>27,000</b>	<b>27,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>34,960</b>
<b>TOTAL SOURCES</b>	<b>\$ 58,960</b>	<b>\$ 200,000</b>	<b>\$ 200,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 258,960</b>

# CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

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

ST-19

**PROGRAM TITLE:** Henderson Boulevard - 58th Avenue to Bridge

## PROGRAM DESCRIPTION:

Shared use path bridge or widening of existing bridge over the Deschutes River to add multimodal improvements in addition to a roundabout at 58th Avenue / Pioneer Park driveway for traffic calming and capacity.

IS PROJECT RECOMMENDED BY PLAN/POLICY?

PAGE#

PAGE#

## FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
<b>Capital Costs:</b>										
Planning & Design	\$ -	\$ 800,000	\$ -	\$ -	\$ -	\$ 800,000	\$ -	\$ -	\$ -	\$ 800,000
Land & R-O-W	-	-	-	-	-	-	-	-	200,000	200,000
Construction	-	-	-	-	-	-	-	-	5,000,000	5,000,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>\$ -</b>	<b>\$ 800,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 800,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,200,000</b>	<b>\$ 6,000,000</b>
<b>Outside Sources of Funds:</b>										
Grants	\$ -	\$ 400,000	\$ -	\$ -	\$ -	\$ 400,000	\$ -	\$ -	\$ 4,420,000	\$ 4,820,000
G.O. Bonds: Non-Voted	-	-	-	-	-	-	-	-	-	-
G.O. Bonds: Voted	-	-	-	-	-	-	-	-	-	-
TBD Transfer	-	-	-	-	-	-	-	-	-	-
L.I.D.'s	-	-	-	-	-	-	-	-	-	-
Impact Fees	-	-	-	-	-	-	-	-	-	-
Mitigation Fees	-	-	-	-	-	-	-	-	-	-
Other Sources	-	-	-	-	-	-	-	-	-	-
<b>Total Outside Sources</b>	<b>\$ -</b>	<b>\$ 400,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 400,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,420,000</b>	<b>\$ 4,820,000</b>
<b>Use of Fund Balance</b>	<b>-</b>	<b>400,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>400,000</b>	<b>-</b>	<b>-</b>	<b>780,000</b>	<b>1,180,000</b>
<b>TOTAL SOURCES</b>	<b>\$ -</b>	<b>\$ 800,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 800,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,200,000</b>	<b>\$ 6,000,000</b>

# CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

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

ST-20

**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	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
<b>Capital Costs:</b>										
Planning & Design	\$ -	\$ 30,000	\$ -	\$ -	\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ 30,000
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	-	420,000	-	-	420,000	-	-	-	-	420,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>\$ -</b>	<b>\$ 450,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 450,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 450,000</b>
<b>Outside Sources of Funds:</b>										
Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
G.O. Bonds: Non-Voted	-	-	-	-	-	-	-	-	-	-
G.O. Bonds: Voted	-	-	-	-	-	-	-	-	-	-
TBD Transfer	-	-	-	-	-	-	-	-	-	-
L.I.D.'s	-	-	-	-	-	-	-	-	-	-
Impact Fees	-	-	-	-	-	-	-	-	-	-
Mitigation Fees	-	-	-	-	-	-	-	-	-	-
Other Sources	-	-	-	-	-	-	-	-	-	-
<b>Total Outside Sources</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Use of Fund Balance</b>	<b>-</b>	<b>450,000</b>	<b>-</b>	<b>-</b>	<b>450,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>450,000</b>
<b>TOTAL SOURCES</b>	<b>\$ -</b>	<b>\$ 450,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 450,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 450,000</b>

# CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

**CONTACT:** Brandon Hicks  
**FUND:** Streets  
**DEPT:** Transportation and Engineering  
**PROJECT NO.:**  
**NEW:** No  
**PRIOR:** ST-26

ST-21

**PROGRAM TITLE:** Trosper Road Capacity Study (Littlerock Rd to I-5)

## 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	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
<b>Capital Costs:</b>										
Planning & Design	\$ -	\$ 240,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 240,000	\$ -	\$ 240,000
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	-	-	-	-	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>\$ -</b>	<b>\$ 240,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 240,000</b>	<b>\$ -</b>	<b>\$ 240,000</b>
<b>Outside Sources of Funds:</b>										
Grants	\$ -	\$ 192,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 192,000	\$ -	\$ 192,000
G.O. Bonds: Non-Voted	-	-	-	-	-	-	-	-	-	-
G.O. Bonds: Voted	-	-	-	-	-	-	-	-	-	-
TBD Transfer	-	-	-	-	-	-	-	-	-	-
L.I.D.'s	-	-	-	-	-	-	-	-	-	-
Impact Fees	-	-	-	-	-	-	-	-	-	-
Mitigation Fees	-	-	-	-	-	-	-	-	-	-
Other Sources	-	-	-	-	-	-	-	-	-	-
<b>Total Outside Sources</b>	<b>\$ -</b>	<b>\$ 192,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 192,000</b>	<b>\$ -</b>	<b>\$ 192,000</b>
<b>Use of Fund Balance</b>	<b>-</b>	<b>48,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>48,000</b>	<b>-</b>	<b>48,000</b>
<b>TOTAL SOURCES</b>	<b>\$ -</b>	<b>\$ 240,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 240,000</b>	<b>\$ -</b>	<b>\$ 240,000</b>

# CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

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

S-22

**PROGRAM TITLE:** Tumwater Blvd and Henderson Blvd Roundabout

## PROGRAM DESCRIPTION:

Construct a roundabout at the intersection of Tumwater Blvd and Henderson Blvd.

IS PROJECT RECOMMENDED BY PLAN/POLICY?

PLAN:

PAGE#

## FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
<b>Capital Costs:</b>										
Planning & Design	\$ -	400,000	\$ -	\$ -	\$ 400,000	\$ -	\$ -	\$ -	\$ -	\$ 400,000
Land & R-O-W	-	-	-	-	-	-	-	-	500,000	500,000
Construction	-	-	-	-	-	-	-	-	4,000,000	4,000,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>\$ -</b>	<b>\$ 400,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 400,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,500,000</b>	<b>\$ 4,900,000</b>
<b>Outside Sources of Funds:</b>										
Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,600,000	\$ 3,600,000
G.O. Bonds: Non-Voted	-	-	-	-	-	-	-	-	-	-
G.O. Bonds: Voted	-	-	-	-	-	-	-	-	-	-
TBD Transfer	-	-	-	-	-	-	-	-	-	-
L.I.D.'s	-	-	-	-	-	-	-	-	-	-
Impact Fees	-	200,000	-	-	200,000	-	-	-	900,000	1,100,000
Mitigation Fees	-	-	-	-	-	-	-	-	-	-
Other Sources	-	-	-	-	-	-	-	-	-	-
<b>Total Outside Sources</b>	<b>\$ -</b>	<b>\$ 200,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 200,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,500,000</b>	<b>\$ 4,700,000</b>
<b>Use of Fund Balance</b>	<b>-</b>	<b>200,000</b>	<b>-</b>	<b>-</b>	<b>200,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>200,000</b>
<b>TOTAL SOURCES</b>	<b>\$ -</b>	<b>\$ 400,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 400,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,500,000</b>	<b>\$ 4,900,000</b>

# CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

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

S-23

**PROGRAM TITLE:** Somerset Hill Culvert Replacement

## PROGRAM DESCRIPTION:

Replace existing culvert with Bridge

IS PROJECT RECOMMENDED BY PLAN/POLICY?

PLAN:

PAGE#

## FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
<b>Capital Costs:</b>										
Planning & Design	\$ -	-	\$ -	\$ -	-	\$ -	\$ -	\$ -	\$ -	\$ -
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	-	4,000,000	-	-	4,000,000	-	-	-	-	4,000,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>\$ -</b>	<b>\$ 4,000,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,000,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,000,000</b>
<b>Outside Sources of Funds:</b>										
Grants	\$ -	\$ 4,000,000	\$ -	\$ -	\$ 4,000,000	\$ -	\$ -	\$ -	\$ -	\$ 4,000,000
G.O. Bonds: Non-Voted	-	-	-	-	-	-	-	-	-	-
G.O. Bonds: Voted	-	-	-	-	-	-	-	-	-	-
TBD Transfer	-	-	-	-	-	-	-	-	-	-
L.I.D.'s	-	-	-	-	-	-	-	-	-	-
Impact Fees	-	-	-	-	-	-	-	-	-	-
Mitigation Fees	-	-	-	-	-	-	-	-	-	-
Other Sources	-	-	-	-	-	-	-	-	-	-
<b>Total Outside Sources</b>	<b>\$ -</b>	<b>\$ 4,000,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,000,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,000,000</b>
<b>Use of Fund Balance</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>TOTAL SOURCES</b>	<b>\$ -</b>	<b>\$ 4,000,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,000,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,000,000</b>

# CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

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

S-24

**PROGRAM TITLE:** 93rd Ave Tigerlilly to City Limits

## PROGRAM DESCRIPTION:

Reconstruction of 93rd Avenue to accommodate bike lanes and sidewalk in addition to lowering the roadway at a large hill to improve site distance for safety. Funding assumes a development agreement with expected development on abutting properties.

IS PROJECT RECOMMENDED BY PLAN/POLICY?

PLAN:

PAGE#

## FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
<b>Capital Costs:</b>										
Planning & Design	\$ -	-	\$ -	\$ -	-	\$ -	\$ -	\$ -	\$ -	\$ -
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	-	3,000,000	-	-	3,000,000	-	-	-	-	3,000,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>\$ -</b>	<b>\$ 3,000,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,000,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,000,000</b>
<b>Outside Sources of Funds:</b>										
Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
G.O. Bonds: Non-Voted	-	-	-	-	-	-	-	-	-	-
G.O. Bonds: Voted	-	-	-	-	-	-	-	-	-	-
TBD Transfer	-	-	-	-	-	-	-	-	-	-
L.I.D.'s	-	-	-	-	-	-	-	-	-	-
Impact Fees	-	-	-	-	-	-	-	-	-	-
Mitigation Fees	-	-	-	-	-	-	-	-	-	-
Other Sources	-	1,500,000	-	-	1,500,000	-	-	-	-	1,500,000
<b>Total Outside Sources</b>	<b>\$ -</b>	<b>\$ 1,500,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,500,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,500,000</b>
<b>Use of Fund Balance</b>	<b>-</b>	<b>1,500,000</b>	<b>-</b>	<b>-</b>	<b>1,500,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,500,000</b>
<b>TOTAL SOURCES</b>	<b>\$ -</b>	<b>\$ 3,000,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,000,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,000,000</b>

# CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

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

S-25

**PROGRAM TITLE:** 93rd Ave and Case Rd Roundabout

## PROGRAM DESCRIPTION:

Project includes the design, right-of-way acquisition, and construction of intersection control at this location. Prior preliminary engineering has identified a roundabout as the preferred intersection control. The next phase includes design and necessary right-of-way acquisition to the extent that we have funds available.

**IS PROJECT RECOMMENDED BY PLAN/POLICY?** Yes

**PLAN:** Transportation Master Plan

**PAGE#**

## FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
<b>Capital Costs:</b>										
Planning & Design	\$ -	500,000	\$ -	\$ -		\$ -	\$ 250,000	\$ 250,000	\$ -	\$ 500,000
Land & R-O-W	-	500,000	-	-	-	-	-	500,000	-	500,000
Construction	-	-	-	-	-	-	-	-	3,300,000	3,300,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>\$ -</b>	<b>\$ 1,000,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 250,000</b>	<b>\$ 750,000</b>	<b>\$ 3,300,000</b>	<b>\$ 4,300,000</b>
<b>Outside Sources of Funds:</b>										
Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,650,000	\$ 1,650,000
G.O. Bonds: Non-Voted	-	-	-	-	-	-	-	-	-	-
G.O. Bonds: Voted	-	-	-	-	-	-	-	-	-	-
TBD Transfer	-	-	-	-	-	-	-	-	-	-
L.I.D.'s	-	-	-	-	-	-	-	-	-	-
Impact Fees	-	250,000	-	-	-	-	62,500	187,500	825,000	1,075,000
Mitigation Fees	-	250,000	-	-	-	-	62,500	187,500	825,000	1,075,000
Other Sources	-	-	-	-	-	-	-	-	-	-
<b>Total Outside Sources</b>	<b>\$ -</b>	<b>\$ 500,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 125,000</b>	<b>\$ 375,000</b>	<b>\$ 3,300,000</b>	<b>\$ 3,800,000</b>
<b>Use of Fund Balance</b>	<b>-</b>	<b>500,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>125,000</b>	<b>375,000</b>	<b>-</b>	<b>500,000</b>
<b>TOTAL SOURCES</b>	<b>\$ -</b>	<b>\$ 1,000,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 250,000</b>	<b>\$ 750,000</b>	<b>\$ 3,300,000</b>	<b>\$ 4,300,000</b>



# CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

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

S-26

**PROGRAM TITLE:** Tyee Drive Extension - Tumwater Boulevard to Prine Drive

## PROGRAM DESCRIPTION:

Project includes extension of Tyee Drive from Tumwater Boulevard to Prine Drive as detailed in the Transportation Master Plan. The project will be completed in conjunction with private development in the area. City participation is limited to increased sales tax revenue generated by the development over a five year period. Construction will initially be funded by the Transportation Fund and repaid from the increased sales tax revenue (short term internal debt).

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

## FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
<b>Capital Costs:</b>										
Planning & Design	\$ -	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Land & R-O-W	-	-	-	-	-	-	-	-	-	-
Construction	-	3,500,000	3,500,000	-	-	-	-	-	-	3,500,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>\$ -</b>	<b>\$ 3,500,000</b>	<b>\$ 3,500,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,500,000</b>
<b>Outside Sources of Funds:</b>										
Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
G.O. Bonds: Non-Voted	-	-	-	-	-	-	-	-	-	-
G.O. Bonds: Voted	-	-	-	-	-	-	-	-	-	-
TBD Transfer	-	-	-	-	-	-	-	-	-	-
L.I.D.'s	-	-	-	-	-	-	-	-	-	-
Impact Fees	-	-	-	-	-	-	-	-	-	-
Mitigation Fees	-	-	-	-	-	-	-	-	-	-
Other Sources	-	-	-	-	-	-	-	-	-	-
<b>Total Outside Sources</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Use of Fund Balance</b>	<b>-</b>	<b>3,500,000</b>	<b>3,500,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>3,500,000</b>
<b>TOTAL SOURCES</b>	<b>\$ -</b>	<b>\$ 3,500,000</b>	<b>\$ 3,500,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,500,000</b>

# CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

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

S-27

**PROGRAM TITLE:** Unspecified Planning Document Transportation Improvements

## PROGRAM DESCRIPTION:

Implementation of improvements prescribed in various City planning documents including the Transportation Plan, Tumwater Brewery District Plan, Capitol Boulevard Corridor Plan, Littlerock Road Subarea Plan, Black Hills Subarea Transportation Plan, Town Center Street Design Plan, Old Highway 99 Corridor Study, and other City plans. Development activities often lead to missing segments of the transportation system. The intent of this project is to complete missing transportation system segments when it is unlikely development of associated properties will occur in the near term. Funds for this project cannot be used for improvements triggered by development activity. Funds will generally come from Street Special Assessments for benefitting parcels, "fee in lieu of" funds, or grants; ending fund balance may be used when individual properties or development are not the primary beneficiaries.

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

## FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
<b>Capital Costs:</b>										
Planning & Design	\$ -	100,000	\$ -	\$ 50,000	\$ -	\$ 50,000	\$ -	\$ -	\$ -	\$ 100,000
Land & R-O-W	-	600,000	-	300,000	-	300,000	-	-	-	600,000
Construction	-	1,400,000	-	700,000	-	700,000	-	-	-	1,400,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>\$ -</b>	<b>\$ 2,100,000</b>	<b>\$ -</b>	<b>\$ 1,050,000</b>	<b>\$ -</b>	<b>\$ 1,050,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,100,000</b>
<b>Outside Sources of Funds:</b>										
Grants	\$ -	\$ 700,000	\$ -	\$ 350,000	\$ -	\$ 350,000	\$ -	\$ -	\$ -	\$ 700,000
G.O. Bonds: Non-Voted	-	-	-	-	-	-	-	-	-	-
G.O. Bonds: Voted	-	-	-	-	-	-	-	-	-	-
TBD Transfer	-	-	-	-	-	-	-	-	-	-
L.I.D.'s	-	-	-	-	-	-	-	-	-	-
Impact Fees	-	-	-	-	-	-	-	-	-	-
Mitigation Fees	-	-	-	-	-	-	-	-	-	-
Other Sources	-	700,000	-	350,000	-	350,000	-	-	-	700,000
<b>Total Outside Sources</b>	<b>\$ -</b>	<b>\$ 1,400,000</b>	<b>\$ -</b>	<b>\$ 700,000</b>	<b>\$ -</b>	<b>\$ 700,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,400,000</b>
<b>Use of Fund Balance</b>	<b>-</b>	<b>700,000</b>	<b>-</b>	<b>350,000</b>	<b>-</b>	<b>350,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>700,000</b>
<b>TOTAL SOURCES</b>	<b>\$ -</b>	<b>\$ 2,100,000</b>	<b>\$ -</b>	<b>\$ 1,050,000</b>	<b>\$ -</b>	<b>\$ 1,050,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,100,000</b>

## CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

**CONTACT:** Brandon Hicks  
**FUND:** Streets  
**DEPT:** Transportation and Engineering  
**PROJECT NO.**  
**NEW:** No  
**PRIOR:** R-02  
R-03  
**PROGRAM TITLE:** T Street Roundabout

R-01

### PROGRAM DESCRIPTION:

Construction of a roundabout at the intersection of Capitol Boulevard and T Street as proposed in the Capitol Boulevard Corridor Plan. 60% design for this project will be completed under the Capitol Boulevard Corridor Plan, Israel Road to M Street Design project. This is a reserve project and is not funded in the 6-Year CFP. This project may be considered if additional funds become available. The project will likely coincide with redevelopment of the former WSDOT Olympic Region Facility and may require a development agreement. "Other Sources" is developer contribution.

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

Yes

**PLAN:**

Capitol Blvd Corridor Plan

**PAGE#**

### FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2022	2023	2024	2025	2026	2027	FUTURE YEARS	GRAND TOTAL
<b>Capital Costs:</b>										
Planning & Design	\$ -	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200,000
Land & R-O-W	-	2,000,000	-	-	-	-	-	-	-	2,000,000
Construction	-	2,500,000	-	-	-	-	-	-	-	2,500,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>\$ -</b>	<b>\$ 4,700,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,700,000</b>
<b>Outside Sources of Funds:</b>										
Grants	\$ -	\$ 2,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000,000
G.O. Bonds: Non-Voted	-	-	-	-	-	-	-	-	-	-
G.O. Bonds: Voted	-	-	-	-	-	-	-	-	-	-
TBD Transfer	-	-	-	-	-	-	-	-	-	-
L.I.D.'s	-	-	-	-	-	-	-	-	-	-
Impact Fees	-	-	-	-	-	-	-	-	-	-
Mitigation Fees	-	-	-	-	-	-	-	-	-	-
Other Sources	-	2,700,000	-	-	-	-	-	-	-	2,700,000
<b>Total Outside Sources</b>	<b>\$ -</b>	<b>\$ 4,700,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,700,000</b>
<b>Use of Fund Balance</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>TOTAL SOURCES</b>	<b>\$ -</b>	<b>\$ 4,700,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,700,000</b>

# CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

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

R-02

**PROGRAM TITLE:** Bishop Road Extension

## PROGRAM DESCRIPTION:

This completes the remaining section of Bishop Road to Tyee Drive.

IS PROJECT RECOMMENDED BY PLAN/POLICY?

No

PLAN:

PAGE#

## FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2028	2029	2030	2031	2032	2033	FUTURE YEARS	GRAND TOTAL
<b>Capital Costs:</b>										
Planning & Design	\$ -	\$ 75,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 75,000
Land & R-O-W	-	25,000	-	-	-	-	-	-	-	25,000
Construction	-	400,000	-	-	-	-	-	-	-	400,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>\$ -</b>	<b>\$ 500,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 500,000</b>
<b>Outside Sources of Funds:</b>										
Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
G.O. Bonds: Non-Voted	-	-	-	-	-	-	-	-	-	-
G.O. Bonds: Voted	-	-	-	-	-	-	-	-	-	-
TBD Transfer	-	-	-	-	-	-	-	-	-	-
L.I.D.'s	-	-	-	-	-	-	-	-	-	-
Impact Fees	-	-	-	-	-	-	-	-	-	-
Mitigation Fees	-	-	-	-	-	-	-	-	-	-
Other Sources	-	-	-	-	-	-	-	-	-	-
<b>Total Outside Sources</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Use of Fund Balance</b>	<b>-</b>	<b>500,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>500,000</b>
<b>TOTAL SOURCES</b>	<b>\$ -</b>	<b>\$ 500,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 500,000</b>

# CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

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

R-03

**PROGRAM TITLE:** Littlerock Rd and 77th Way Roundabout

## PROGRAM DESCRIPTION:

Conversion of existing signalized intersection to a roundabout to accommodate growth.

IS PROJECT RECOMMENDED BY PLAN/POLICY?

No

PLAN:

PAGE#

## FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2028	2029	2030	2031	2032	2033	FUTURE YEARS	GRAND TOTAL
<b>Capital Costs:</b>										
Planning & Design	\$ -	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250,000
Land & R-O-W	-	250,000	-	-	-	-	-	-	-	250,000
Construction	-	3,500,000	-	-	-	-	-	-	-	3,500,000
Equipment	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>\$ -</b>	<b>\$ 4,000,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,000,000</b>
<b>Outside Sources of Funds:</b>										
Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
G.O. Bonds: Non-Voted	-	-	-	-	-	-	-	-	-	-
G.O. Bonds: Voted	-	-	-	-	-	-	-	-	-	-
TBD Transfer	-	-	-	-	-	-	-	-	-	-
L.I.D.'s	-	-	-	-	-	-	-	-	-	-
Impact Fees	-	-	-	-	-	-	-	-	-	-
Mitigation Fees	-	-	-	-	-	-	-	-	-	-
Other Sources	-	-	-	-	-	-	-	-	-	-
<b>Total Outside Sources</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Use of Fund Balance</b>	<b>-</b>	<b>4,000,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>4,000,000</b>
<b>TOTAL SOURCES</b>	<b>\$ -</b>	<b>\$ 4,000,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,000,000</b>

## FINANCIAL PLAN FOR THE WATER FUND

NEW  
NEW

PROJECT	PROJECT NAME	DEPT	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YRS	GRAND TOTAL
1	Water Rights Acquisition	WRS	\$ 1,225,000	\$ 1,000,000	\$ 25,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ -	\$ 1,225,000
2	Brewery Wellfield - Water Production Infrastructure	WRS	\$ 12,900,000	\$ 2,775,000	\$ 7,625,000	\$ 2,500,000	\$ -	\$ -	\$ -	\$ -	\$ 14,230,000
3	Brewery Wellfield - Abandon Existing Wells	WRS	\$ 2,100,000	\$ -	\$ 850,000	\$ 1,250,000	\$ -	\$ -	\$ -	\$ -	\$ 2,100,000
4	Emerging Projects / Oversizing	WRS	\$ 400,000	\$ 150,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ -	\$ 400,000
5	Water Main Replacement and Extension Program	TED	\$ 1,865,000	\$ -	\$ 105,000	\$ 775,000	\$ 105,000	\$ 775,000	\$ 105,000	\$ -	\$ 1,865,000
6	Well 15 Improvements	WRS	\$ 1,480,000	\$ 1,480,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,480,000
7	Public Works Facility (2025 Update)	TED	\$ 13,196,200	\$ 863,847	\$ 8,822,357	\$ 3,509,996	\$ -	\$ -	\$ -	\$ -	\$ 14,060,800
8	Southeast Reservoir & System Extension	TED	\$ 18,200,000	\$ 200,000	\$ 18,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,700,000
9	Enterprise Resource Planning Business System	FIN	\$ 193,333	\$ 96,667	\$ 96,667	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 531,675
10	Water Comprehensive Plan Update	WRS	\$ 350,000	\$ -	\$ -	\$ -	\$ 100,000	\$ 150,000	\$ 100,000	\$ -	\$ 350,000
11	Capitol Blvd and X St Watermain	TED	\$ 600,000	\$ 600,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 700,000
12	Seismic Resilience	WRS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ 100,000
13	Bush Wellfield Deep Monitoring Wells	WRS	\$ 115,000	\$ 15,000	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 115,000
14	454 Zone Booster Pump Station Improvement	WRS	\$ 1,200,000	\$ -	\$ 200,000	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -	\$ 1,200,000
<b>TOTAL CAPITAL PROJECT EXPENSES</b>			<b>\$ 53,824,533</b>	<b>\$ 7,180,514</b>	<b>\$ 35,874,024</b>	<b>\$ 9,134,996</b>	<b>\$ 305,000</b>	<b>\$ 1,025,000</b>	<b>\$ 305,000</b>	<b>\$ 100,000</b>	<b>\$ 58,057,475</b>
<b>SOURCE OF FUNDS:</b>			General Government	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
			Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
			Operating Income	\$ 5,645,100	\$ 2,074,000	\$ 905,550	\$ 1,501,550	\$ 174,500	\$ 815,000	\$ 174,500	\$ 75,000
			Connections	\$ 5,864,433	\$ 2,352,667	\$ 1,319,217	\$ 1,721,550	\$ 130,500	\$ 210,000	\$ 130,500	\$ 25,000
			Revenue Bonds / Loan	\$ 41,000,000	\$ 11,000,000	\$ 30,000,000	\$ -	\$ -	\$ -	\$ -	\$ -
			<b>TOTAL SOURCES</b>	<b>\$ 52,509,533</b>	<b>\$ 15,426,667</b>	<b>\$ 32,224,767</b>	<b>\$ 3,223,100</b>	<b>\$ 305,000</b>	<b>\$ 1,025,000</b>	<b>\$ 305,000</b>	<b>\$ 100,000</b>
											<b>\$ 52,609,533</b>

### SIX YEAR FINANCIAL FORECAST

WATER FUND			2025	2026	2027	2028	2029	2030	2031		2025-2031
	BEGINNING FUND BALANCE		\$ 9,499,698	\$ 9,755,071	\$ 14,925,945	\$ 10,307,531	\$ 888,111	\$ 806,509	\$ 709,042		\$ 9,755,071
	OPERATING INCOME	Charges for Services (Rates & Utility Tax)	\$ 6,663,798	\$ 7,130,264	\$ 7,914,593	\$ 8,706,053	\$ 9,446,067	\$ 10,390,674	\$ 10,858,254		\$ 54,445,904
		Misc. Revenues	\$ 115,000	\$ 116,725	\$ 118,476	\$ 120,253	\$ 122,057	\$ 123,888	\$ 125,746		\$ 727,144
	OPERATING INCOME SUBTOTAL		\$ 6,778,798	\$ 7,246,989	\$ 8,033,069	\$ 8,826,306	\$ 9,568,124	\$ 10,514,561	\$ 10,984,000		\$ 55,173,049
	MISC REVENUE(S)	Connection Charges	\$ 605,701	\$ 965,545	\$ 1,004,167	\$ 774,917	\$ 798,165	\$ 822,110	\$ 854,994		\$ 5,219,898
		DEBT Proceeds (Bonds , Loans, Etc.)	\$ -	\$ 11,000,000	\$ 30,000,000	\$ -	\$ -	\$ -	\$ -		\$ 41,000,000
	TOTAL REVENUES		\$ 16,884,197	\$ 28,967,605	\$ 53,963,181	\$ 19,908,754	\$ 11,254,400	\$ 12,143,180	\$ 12,548,036		\$ 111,148,018
	EXPENDITURES	O & M (including Administration)	\$ 6,629,126	\$ 6,861,146	\$ 7,101,286	\$ 7,349,831	\$ 7,607,075	\$ 7,873,323	\$ 8,148,889		\$ 44,941,549
		Debt Service	\$ -	\$ -	\$ 680,341	\$ 2,535,816	\$ 2,535,816	\$ 2,535,816	\$ 2,535,816		\$ 10,823,604
		Capital	\$ 500,000	\$ 7,180,514	\$ 35,874,024	\$ 9,134,996	\$ 305,000	\$ 1,025,000	\$ 305,000		\$ 53,824,533
	TOTAL EXPENSES		\$ 7,129,126	\$ 14,041,660	\$ 43,655,650	\$ 19,020,643	\$ 10,447,891	\$ 11,434,138	\$ 10,989,705		\$ 109,589,686
ENDING FUND BALANCE		\$ 9,755,071	\$ 14,925,945	\$ 10,307,531	\$ 888,111	\$ 806,509	\$ 709,042	\$ 1,558,331		\$ 1,558,331	
UTILITY RESERVE POLICY (20% O&M + Debt Service)		\$ 1,325,825	\$ 1,372,229	\$ 1,556,325	\$ 1,977,129	\$ 2,028,578	\$ 2,081,828	\$ 2,136,941			
Proposed Rate Increase		6.0%	5.5%	9.5%	8.5%	7.0%	8.5%	3.0%			
Proposed Connection Fee Increase		8.5%	9.0%	4.5%	3.0%	3.0%	3.0%	4.0%			

## CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

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

WA-1

**PROGRAM TITLE:** Water Rights Acquisition

**PROGRAM DESCRIPTION:**

This project reserves funding for the purchase and processing of existing water rights, as opportunities become available, to support system growth demands. While the timing of acquisitions is opportunity-dependent, larger reserves are allocated for earlier years to support known opportunities.

IS PROJECT RECOMMENDED BY PLAN/POLICY? Yes PLAN: Water System Plan PAGE# S-3 GROWTH: 100%

## FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
<b>Capital Costs:</b>										
Planning & Design		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Land & R-O-W		\$ 1,225,000	\$ 1,000,000	\$ 25,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ -	\$ 1,225,000
Construction		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Equipment		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL EXPENSES</b>	<b>\$ -</b>	<b>\$ 1,225,000</b>	<b>\$ 1,000,000</b>	<b>\$ 25,000</b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>	<b>\$ -</b>	<b>\$ 1,225,000</b>
<b>Sources of Funds:</b>										
General Government		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Grants		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Operating Income		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Connections		\$ 1,225,000	\$ 1,000,000	\$ 25,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ -	\$ 1,225,000
Revenue Bonds		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL SOURCES</b>	<b>\$ -</b>	<b>\$ 1,225,000</b>	<b>\$ 1,000,000</b>	<b>\$ 25,000</b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>	<b>\$ -</b>	<b>\$ 1,225,000</b>
<b>Debt Service:</b>			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		

## CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

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

WA-2

**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 acquired from the former Brewery. Wells are expected to be drilled and tested beginning late 2025 through 2026. The treatment plant is anticipated to be designed and permitted in 2026 with construction completing in 2028.

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

## FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
<b>Capital Costs:</b>										
Planning & Design	\$ 580,000	\$ 400,000	\$ 275,000	\$ 125,000						\$ 980,000
Land & R-O-W		\$ -								\$ -
Construction	\$ 750,000	\$ 12,500,000	\$ 2,500,000	\$ 7,500,000	\$ 2,500,000					\$ 13,250,000
Equipment		\$ -								\$ -
Other (Debt Service)		\$ -								\$ -
<b>TOTAL EXPENSES</b>	<b>\$ 1,330,000</b>	<b>\$ 12,900,000</b>	<b>\$ 2,775,000</b>	<b>\$ 7,625,000</b>	<b>\$ 2,500,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 14,230,000</b>
<b>Sources of Funds:</b>										
General Government		\$ -								\$ -
Grants		\$ -								\$ -
Operating Income	\$ 266,000	\$ 180,000	\$ 180,000	\$ -						\$ 446,000
Connections	\$ 1,064,000	\$ 720,000	\$ 720,000	\$ -						\$ 1,784,000
Revenue Bonds		\$ 12,000,000		\$ 12,000,000						\$ 12,000,000
Other		\$ -								\$ -
<b>TOTAL SOURCES</b>	<b>\$ 1,330,000</b>	<b>\$ 12,900,000</b>	<b>\$ 900,000</b>	<b>\$ 12,000,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 14,230,000</b>
		<b>Debt Service:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 742,190</b>	<b>\$ 742,190</b>	<b>\$ 742,190</b>	<b>\$ 742,190</b>		



## CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

**CONTACT:** Dan Smith  
**FUND:** Water  
**DEPT:** Water Resources & Sustainability  
**PROJECT NO.**  
**NEW:** No  
**PRIOR:** WA-07

WA-3

**PROGRAM TITLE:** Brewery Wellfield - Abandon Existing Wells

**PROGRAM DESCRIPTION:**

This project assumes that new wells will be developed as part of the Brewery Wellfield and the ~31 existing defunct wells will be decommissioned. The costs shown are 2/3 of the total cost, reflecting the ownership share with the City of Olympia (1/3 owner).

IS PROJECT RECOMMENDED BY PLAN/POLICY? Yes PLAN: Water System Plan PAGE# S-7 GROWTH: 80%

## FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
<b>Capital Costs:</b>										
Planning & Design		\$ 150,000		\$ 100,000	\$ 50,000					\$ 150,000
Land & R-O-W		\$ -								\$ -
Construction		\$ 1,950,000		\$ 750,000	\$ 1,200,000					\$ 1,950,000
Equipment		\$ -								\$ -
Other		\$ -								\$ -
<b>TOTAL EXPENSES</b>	<b>\$ -</b>	<b>\$ 2,100,000</b>	<b>\$ -</b>	<b>\$ 850,000</b>	<b>\$ 1,250,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,100,000</b>
<b>Sources of Funds:</b>										
General Government		\$ -								\$ -
Grants		\$ -								\$ -
Operating Income		\$ 420,000		\$ 170,000	\$ 250,000					\$ 420,000
Connections		\$ 1,680,000		\$ 680,000	\$ 1,000,000					\$ 1,680,000
Revenue Bonds		\$ -								\$ -
Other		\$ -								\$ -
<b>TOTAL SOURCES</b>	<b>\$ -</b>	<b>\$ 2,100,000</b>	<b>\$ -</b>	<b>\$ 850,000</b>	<b>\$ 1,250,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,100,000</b>
<b>Debt Service:</b>			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		

## CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

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

WA-4

**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: 90%

## FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
<b>Capital Costs:</b>										
Planning & Design		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -
Land & R-O-W		\$ -								\$ -
Construction		\$ 400,000	\$ 150,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000		\$ 400,000
Equipment		\$ -								\$ -
Other		\$ -								\$ -
<b>TOTAL EXPENSES</b>	<b>\$ -</b>	<b>\$ 400,000</b>	<b>\$ 150,000</b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>	<b>\$ -</b>	<b>\$ 400,000</b>
<b>Sources of Funds:</b>										
General Government		\$ -								\$ -
Grants		\$ -								\$ -
Operating Income		\$ 40,000	\$ 15,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	\$ 40,000
Connections		\$ 360,000	\$ 135,000	\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000	\$ -	\$ 360,000
Other		\$ -								\$ -
<b>TOTAL SOURCES</b>	<b>\$ -</b>	<b>\$ 400,000</b>	<b>\$ 150,000</b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>	<b>\$ -</b>	<b>\$ 400,000</b>
<b>Debt Service:</b>					\$ -	\$ -	\$ -	\$ -		

## CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

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

WA-5

**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: 10%

## FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
<b>Capital Costs:</b>										
Planning & Design		\$ 395,000		\$ 65,000	\$ 100,000	\$ 65,000	\$ 100,000	\$ 65,000		\$ 395,000
Land & R-O-W		\$ 170,000		\$ 40,000	\$ 25,000	\$ 40,000	\$ 25,000	\$ 40,000		\$ 170,000
Construction		\$ 1,300,000			\$ 650,000		\$ 650,000			\$ 1,300,000
Equipment		\$ -								\$ -
Other		\$ -								\$ -
<b>TOTAL EXPENSES</b>	<b>\$ -</b>	<b>\$ 1,865,000</b>	<b>\$ -</b>	<b>\$ 105,000</b>	<b>\$ 775,000</b>	<b>\$ 105,000</b>	<b>\$ 775,000</b>	<b>\$ 105,000</b>	<b>\$ -</b>	<b>\$ 1,865,000</b>
<b>Sources of Funds:</b>										
General Government		\$ -								\$ -
Grants		\$ -								\$ -
Operating Income		\$ 1,678,500		\$ 94,500	\$ 697,500	\$ 94,500	\$ 697,500	\$ 94,500		\$ 1,678,500
Connections		\$ 186,500		\$ 10,500	\$ 77,500	\$ 10,500	\$ 77,500	\$ 10,500		\$ 186,500
Revenue Bonds		\$ -								\$ -
Other		\$ -								\$ -
<b>TOTAL SOURCES</b>	<b>\$ -</b>	<b>\$ 1,865,000</b>	<b>\$ -</b>	<b>\$ 105,000</b>	<b>\$ 775,000</b>	<b>\$ 105,000</b>	<b>\$ 775,000</b>	<b>\$ 105,000</b>	<b>\$ -</b>	<b>\$ 1,865,000</b>
<b>Debt Service:</b>			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		

## CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

**CONTACT:** Dan Smith  
**FUND:** Water  
**DEPT:** Water Resources & Sustainability  
**PROJECT NO.**  
**NEW:** NO  
**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. Recent corrosion control evaluations resulted in Well 15 being required by the Washington Department of Health (DOH) to increase corrosion control treatment by August 2026. Aeration treatment will raise the pH to 7.8 to 8.0 for water quality optimization. This project will also enhance site security and auxillary power, update infrastructure to current standard.

\*Referenced by: 2020 Water System Plan / 2021 Homeland Security Assessment / 2023 Corrosion Control Memo / DOH Approval Letter

IS PROJECT RECOMMENDED BY PLAN/POLICY? YES PLAN: Multiple\* PAGE# GROWTH: 10%

## FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
<b>Capital Costs:</b>										
Planning & Design		\$ 230,000	\$ 230,000							\$ 230,000
Land & R-O-W		\$ -								\$ -
Construction		\$ 800,000	\$ 800,000							\$ 800,000
Equipment		\$ 450,000	\$ 450,000							\$ 450,000
Other		\$ -								\$ -
<b>TOTAL EXPENSES</b>	<b>\$ -</b>	<b>\$ 1,480,000</b>	<b>\$ 1,480,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,480,000</b>
<b>Sources of Funds:</b>										
General Government		\$ -								\$ -
Grants		\$ -								\$ -
Operating Income		\$ 1,332,000	\$ 1,332,000							\$ 1,332,000
Connections		\$ 148,000	\$ 148,000							\$ 148,000
Revenue Bonds		\$ -								\$ -
Other		\$ -								\$ -
<b>TOTAL SOURCES</b>	<b>\$ -</b>	<b>\$ 1,480,000</b>	<b>\$ 1,480,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,480,000</b>
<b>Debt Service:</b>			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		

## CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

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

WA-7

**PROGRAM TITLE:** Public Works Facility (2025 Update)

**PROGRAM DESCRIPTION:**

Construction of a new Public Works Facility at the City's Trails End Drive property. The new facility will house the Transportation and Engineering and Water Resources and Sustainability departments. The relocation of these departments will partially offset City Hall space constraints and allow for future implementation of the Tumwater Civic Center Master Plan. Site costs are distributed approximately 33% General Fund, 28% Water, 22% Sewer, and 17% Storm. Offsite mitigation costs are distributed 50% Transportation CFP, 19% Water, 18% Sewer, and 13% Storm. Cost distribution is based on allocation of resources. Construction is presumed to be financed over 20 years, debt service to be included in the budget. Expenses and sources shown below are for Water only.

Growth: 50%

## FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
<b>Capital Costs:</b>										
Planning & Design	\$ 660,000	\$ 180,000	\$ 180,000							\$ 840,000
Land & R-O-W	\$ 204,600	\$ (31,000)	\$ (31,000)							\$ 173,600
Construction		\$ 11,620,000	\$ 581,000	\$ 8,134,000	\$ 2,905,000					\$ 11,620,000
Equipment		\$ 420,000			\$ 420,000					\$ 420,000
Other (Arts & Mitigation)		\$ 1,007,200	\$ 133,847	\$ 688,357	\$ 184,996					\$ 1,007,200
<b>TOTAL EXPENSES</b>	<b>\$ 864,600</b>	<b>\$ 13,196,200</b>	<b>\$ 863,847</b>	<b>\$ 8,822,357</b>	<b>\$ 3,509,996</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 14,060,800</b>
<b>Sources of Funds:</b>										
General Government		\$ -								\$ -
Grants		\$ -								\$ -
Operating Income	\$ 432,300	\$ 1,098,100		\$ 549,050	\$ 549,050					\$ 1,530,400
Connections	\$ 432,300	\$ 1,098,100		\$ 549,050	\$ 549,050					\$ 1,530,400
Revenue Bonds		\$ 11,000,000	\$ 11,000,000							\$ 11,000,000
L.I.D.'s		\$ -								\$ -
<b>TOTAL SOURCES</b>	<b>\$ 864,600</b>	<b>\$ 13,196,200</b>	<b>\$ 11,000,000</b>	<b>\$ 1,098,100</b>	<b>\$ 1,098,100</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 14,060,800</b>
		<b>Debt Service:</b>	<b>\$ -</b>	<b>\$ 680,341</b>	<b>\$ 680,341</b>	<b>\$ 680,341</b>	<b>\$ 680,341</b>	<b>\$ 680,341</b>		

## CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

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

WA-8

**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.

IS PROJECT RECOMMENDED BY PLAN/POLICY? Yes PLAN: Water System Plan PAGE# M-9 GROWTH: 95%

## FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
<b>Capital Costs:</b>										
Planning & Design	\$ 1,500,000	\$ 200,000	\$ 200,000							\$ 1,700,000
Land & R-O-W		\$ -								\$ -
Construction		\$ 18,000,000		\$ 18,000,000						\$ 18,000,000
Equipment		\$ -								\$ -
debt service		\$ -								\$ -
<b>TOTAL EXPENSES</b>	<b>\$ 1,500,000</b>	<b>\$ 18,200,000</b>	<b>\$ 200,000</b>	<b>\$ 18,000,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 19,700,000</b>
<b>Sources of Funds:</b>										
General Government		\$ -								\$ -
Grants		\$ -								\$ -
Operating Income	\$ 75,000	\$ 10,000	\$ 10,000							\$ 85,000
Connections	\$ 1,425,000	\$ 190,000	\$ 190,000							\$ 1,615,000
Revenue Bonds		\$ 18,000,000		\$ 18,000,000						\$ 18,000,000
Other		\$ -								\$ -
<b>TOTAL SOURCES</b>	<b>\$ 1,500,000</b>	<b>\$ 18,200,000</b>	<b>\$ 200,000</b>	<b>\$ 18,000,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 19,700,000</b>
		<b>Debt Service:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,113,285</b>	<b>\$ 1,113,285</b>	<b>\$ 1,113,285</b>	<b>\$ 1,113,285</b>		

## CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

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

WA-9

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

**PROGRAM DESCRIPTION:**

Replacement and implementation of the current ERP System (Tyler Eden), currently estimated at approximately \$2.6 million. Tyler Technology's, Eden program, is no longer supported and is being upgraded to MUNIS. 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:

10%

## FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
<b>Capital Costs:</b>										
Planning & Design		\$ -								\$ -
Land & R-O-W		\$ -								\$ -
Construction		\$ -								\$ -
Equipment		\$ -								\$ -
Other (Software, etc.)	\$ 338,341	\$ 193,333	\$ 96,667	\$ 96,667						\$ 531,675
<b>TOTAL EXPENSES</b>	<b>\$ 338,341</b>	<b>\$ 193,333</b>	<b>\$ 96,667</b>	<b>\$ 96,667</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 531,675</b>
<b>Sources of Funds:</b>										
General Government		\$ -								\$ -
Grants		\$ -								\$ -
Operating Income	\$ 304,507	\$ 174,000	\$ 87,000	\$ 87,000						\$ 478,507
Connections	\$ 33,834	\$ 19,333	\$ 9,667	\$ 9,667						\$ 53,167
Revenue Bonds		\$ -								\$ -
Other		\$ -								\$ -
<b>TOTAL SOURCES</b>	<b>\$ 338,341</b>	<b>\$ 193,333</b>	<b>\$ 96,667</b>	<b>\$ 96,667</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 531,675</b>
		<b>Debt Service:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>		

## CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

**CONTACT:** Dan Smith  
**FUND:** Water  
**DEPT:** Water Resources & Sustainability  
**PROJECT NO.**  
**NEW:** No  
**PRIOR:** WA-11

WA-10

**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 recommendations 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: 25%

## FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
<b>Capital Costs:</b>										
Planning & Design	\$ -	\$ 350,000				\$ 100,000	\$ 150,000	\$ 100,000		\$ 350,000
Land & R-O-W		\$ -								\$ -
Construction		\$ -								\$ -
Equipment		\$ -								\$ -
Other		\$ -								\$ -
<b>TOTAL EXPENSES</b>	<b>\$ -</b>	<b>\$ 350,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 100,000</b>	<b>\$ 150,000</b>	<b>\$ 100,000</b>	<b>\$ -</b>	<b>\$ 350,000</b>
<b>Sources of Funds:</b>										
General Government		\$ -								\$ -
Grants		\$ -								\$ -
Operating Income		\$ 262,500				\$ 75,000	\$ 112,500	\$ 75,000		\$ 262,500
Connections		\$ 87,500				\$ 25,000	\$ 37,500	\$ 25,000		\$ 87,500
Revenue Bonds		\$ -								\$ -
Other		\$ -								\$ -
<b>TOTAL SOURCES</b>	<b>\$ -</b>	<b>\$ 350,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 100,000</b>	<b>\$ 150,000</b>	<b>\$ 100,000</b>	<b>\$ -</b>	<b>\$ 350,000</b>
<b>Debt Service:</b>			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		



## CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

**CONTACT:** Dan Smith  
**FUND:** Water  
**DEPT:** Water Resources & Sustainability  
**PROJECT NO.** T3041003  
**NEW:** No  
**PRIOR:** WA-12

**WA-11**

**PROGRAM TITLE:** Capitol Blvd and X St Watermain

**PROGRAM DESCRIPTION:**

This project will upsize existing 8-inch AC (asbestos cement) watermain along Capitol Blvd with 16-inch ductile iron pipe in conjunction with a Transportation Capital Facilities Plan project. Undersized cast iron watermain on X Street within project limits will also be replaced. Infrastructure upgrades along Capitol Blvd are consistent with seismic protection recommendations. Design is complete and right-of-way negotiations are underway. Construction is tentatively scheduled for construction in 2026.

IS PROJECT RECOMMENDED BY PLAN/POLICY?	Yes	PLAN: Water System Plan	PAGE#	GROWTH: 25%
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**FINANCIAL DATA**

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
<b>Capital Costs:</b>										
Planning & Design	\$ 100,000	\$ -								\$ 100,000
Land & R-O-W		\$ -								\$ -
Construction		\$ 600,000	\$ 600,000							\$ 600,000
Equipment		\$ -								\$ -
Other		\$ -								\$ -
<b>TOTAL EXPENSES</b>	<b>\$ 100,000</b>	<b>\$ 600,000</b>	<b>\$ 600,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 700,000</b>
<b>Sources of Funds:</b>										
General Government		\$ -								\$ -
Grants		\$ -								\$ -
Operating Income	\$ 75,000	\$ 450,000	\$ 450,000							\$ 525,000
Connections	\$ 25,000	\$ 150,000	\$ 150,000							\$ 175,000
Revenue Bonds		\$ -								\$ -
Other		\$ -								\$ -
<b>TOTAL SOURCES</b>	<b>\$ 100,000</b>	<b>\$ 600,000</b>	<b>\$ 600,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 700,000</b>
		<b>Debt Service:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>		

## CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

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

WA-12

**PROGRAM TITLE:** Seismic Resilience

**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: 25%

## FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
<b>Capital Costs:</b>										
Planning & Design		\$ -							\$ 100,000	\$ 100,000
Land & R-O-W		\$ -								\$ -
Construction		\$ -								\$ -
Equipment		\$ -								\$ -
Other		\$ -								\$ -
<b>TOTAL EXPENSES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 100,000</b>	<b>\$ 100,000</b>
<b>Sources of Funds:</b>										
General Government		\$ -								\$ -
Grants		\$ -								\$ -
Operating Income		\$ -							\$ 75,000	\$ 75,000
Connections		\$ -							\$ 25,000	\$ 25,000
Revenue Bonds		\$ -								\$ -
Other		\$ -								\$ -
<b>TOTAL SOURCES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 100,000</b>	<b>\$ 100,000</b>
		<b>Debt Service:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>		

## CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

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

WA-13

**PROGRAM TITLE:** Bush Wellfield Deep Monitoring Wells

**PROGRAM DESCRIPTION:**

Install 2 to 4 monitoring wells in the lower aquifer in the Bush Wellfield area to monitor water levels and water quality of the City's primary source aquifer to evaluate impacts from local water withdrawals, monitor seasonal fluctuations, overall water level trends, and collect water quality samples within the wellhead protection area.

IS PROJECT RECOMMENDED BY PLAN/POLICY?

PLAN:

PAGE#

GROWTH:

10%

## FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
<b>Capital Costs:</b>										
Planning & Design		\$ 15,000	\$ 15,000							\$ 15,000
Land & R-O-W		\$ -								\$ -
Construction		\$ 100,000		\$ 100,000						\$ 100,000
Equipment		\$ -								\$ -
Other		\$ -								\$ -
<b>TOTAL EXPENSES</b>	<b>\$ -</b>	<b>\$ 115,000</b>	<b>\$ 15,000</b>	<b>\$ 100,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 115,000</b>
<b>Sources of Funds:</b>										
General Government		\$ -								\$ -
Grants		\$ -								\$ -
Operating Income		\$ 103,500	\$ 13,500	\$ 90,000						\$ 103,500
Connections		\$ 11,500	\$ 1,500	\$ 10,000						\$ 11,500
Revenue Bonds		\$ -								\$ -
Other		\$ -								\$ -
<b>TOTAL SOURCES</b>	<b>\$ -</b>	<b>\$ 115,000</b>	<b>\$ 15,000</b>	<b>\$ 100,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 115,000</b>
<b>Debt Service:</b>			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		

## CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

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

WA-14

**PROJECT TITLE:** 454 Zone Booster Pump Station Improvement

**PROGRAM DESCRIPTION:**

This project includes the repair/replacement of the 454 Zone Booster Pump Station including pumps, piping, controls and building. The overall condition of the steel piping, piping manifold and roof are poor and are in need of replacement.

IS PROJECT RECOMMENDED BY PLAN/POLICY?

PLAN:

PAGE#

GROWTH: 10%

## FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
<b>Capital Costs:</b>										
Planning & Design		\$ 200,000		\$ 200,000						\$ 200,000
Land & R-O-W		\$ -								\$ -
Construction		\$ 1,000,000			\$ 1,000,000					\$ 1,000,000
Equipment		\$ -								\$ -
Other		\$ -								\$ -
<b>TOTAL EXPENSES</b>	\$ -	\$ 1,200,000	\$ -	\$ 200,000	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -	\$ 1,200,000
<b>Sources of Funds:</b>										
General Government		\$ -								\$ -
Grants		\$ -								\$ -
Operating Income		\$ 1,080,000		\$ 180,000	\$ 900,000					\$ 1,080,000
Connections		\$ 120,000		\$ 20,000	\$ 100,000					\$ 120,000
Revenue Bonds		\$ -								\$ -
Other		\$ -								\$ -
<b>TOTAL SOURCES</b>	\$ -	\$ 1,200,000	\$ -	\$ 200,000	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -	\$ 1,200,000
		<b>Debt Service:</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		

## FINANCIAL PLAN FOR THE SANITARY SEWER FUND

PROJECT	EXPENSES		6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YRS	GRAND TOTAL
	<b>Capital Projects:</b>	<b>LEAD</b>									
1	Annual Sewer Infrastructure Replacement Program	<b>TED/WRS</b>	\$ 4,687,500	\$ 156,250	\$ 1,406,250	\$ 156,250	\$ 1,406,250	\$ 156,250	\$ 1,406,250	\$ -	\$ 4,687,500
2	Oversizing Program	<b>WRS</b>	\$ 975,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 175,000	\$ 200,000	\$ -	\$ 975,000
3	Regional Pump Station	<b>TED</b>	\$ 2,900,000	\$ -	\$ 650,000	\$ 2,250,000	\$ -	\$ -	\$ -	\$ -	\$ 2,900,000
4	Old Highway 99 Extension: 79th Avenue to 88th Avenue	<b>TED</b>	\$ 225,000	\$ 15,000	\$ -	\$ 210,000	\$ -	\$ -	\$ -	\$ 870,000	\$ 1,095,000
5	Public Works Facility (2025 Update)	<b>TED</b>	\$ 10,749,800	\$ 933,299	\$ 7,048,160	\$ 2,768,341	\$ -	\$ -	\$ -	\$ -	\$ 11,195,200
6	Streamland Estates Lift Station	<b>TED</b>	\$ 575,000	\$ 575,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 610,000
7	Lloyd Street Lift Station	<b>TED</b>	\$ 575,000	\$ 575,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 620,000
8	Sewer Extension Program	<b>WRS/TED</b>	\$ 6,065,000	\$ 675,000	\$ 4,415,000	\$ 600,000	\$ 175,000	\$ 100,000	\$ 100,000	\$ -	\$ 6,065,000
9	Comprehensive Plan Review/Update	<b>WRS</b>	\$ 460,000	\$ 425,000	\$ 35,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500,000
10	Enterprise Resource Planning Business System	<b>FIN</b>	\$ 193,333	\$ 96,667	\$ 96,667	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 531,675
11	I-5 Sanitary Sewermain Crossing Assessment	<b>WRS</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
12	Capitol Blvd and X St Sewer	<b>TED</b>	\$ 300,000	\$ 300,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 350,000
13	Seismic Resiliency Plan	<b>WRS</b>	\$ 250,000	\$ -	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250,000
14	Kimmie Street Lift Station	<b>TED</b>	\$ 717,500	\$ 62,500	\$ 155,000	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ 717,500
15	Hixon Siphon Evaluation	<b>WRS</b>	\$ 50,000	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,000
<b>TOTAL EXPENSES</b>			<b>\$ 28,723,133</b>	<b>\$ 4,013,716</b>	<b>\$ 14,206,077</b>	<b>\$ 6,634,591</b>	<b>\$ 1,731,250</b>	<b>\$ 431,250</b>	<b>\$ 1,706,250</b>	<b>\$ 870,000</b>	<b>\$ 30,546,875</b>
<b>SOURCES OF FUNDS:</b>			General Governmental	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			Operating Income	\$ 8,515,005	\$ 1,160,688	\$ 1,722,938	\$ 2,421,067	\$ 1,508,438	\$ 255,938	\$ 1,445,938	\$ 8,602,005
			Connections	\$ 6,958,129	\$ 1,244,729	\$ 1,019,979	\$ 4,034,983	\$ 222,813	\$ 175,313	\$ 260,313	\$ 7,741,129
			Other (Bonds/Loans/LID)	\$ 13,250,000	\$ 1,608,299	\$ 11,463,160	\$ 178,541	\$ -	\$ -	\$ -	\$ 13,250,000
<b>TOTAL SOURCES</b>			<b>\$ 28,723,133</b>	<b>\$ 4,013,716</b>	<b>\$ 14,206,077</b>	<b>\$ 6,634,591</b>	<b>\$ 1,731,250</b>	<b>\$ 431,250</b>	<b>\$ 1,706,250</b>	<b>\$ 870,000</b>	<b>\$ 29,593,133</b>

## SIX YEAR FINANCIAL FORECAST

SEWER FUND			2025	2026	2027	2028	2029	2030	2031		2025-2031
	<b>BEGINNING FUND BALANCE</b>		<b>\$ 12,036,870</b>	<b>\$ 9,553,412</b>	<b>\$ 7,929,683</b>	<b>\$ 8,442,904</b>	<b>\$ 2,594,016</b>	<b>\$ 1,457,240</b>	<b>\$ 1,848,374</b>		<b>\$ 12,036,870</b>
	<b>REVENUES</b>	Charges for Service (Rates & Utility Tax)	\$ 3,560,005	\$ 3,848,276	\$ 4,218,480	\$ 4,555,790	\$ 4,892,326	\$ 5,213,996	\$ 5,503,894		\$ 28,232,762
		Misc. revenues	\$ 400,000	\$ 406,000	\$ 2,612,090	\$ 418,271	\$ 424,545	\$ 430,914	\$ 437,377		\$ 4,729,198
		<b>OPERATING INCOME</b>	<b>\$ 3,960,005</b>	<b>\$ 4,254,276</b>	<b>\$ 6,830,570</b>	<b>\$ 4,974,061</b>	<b>\$ 5,316,871</b>	<b>\$ 5,644,910</b>	<b>\$ 5,941,272</b>		<b>\$ 32,961,960</b>
		LOTT (Pass Thru incl. CDC)	\$ 7,134,400	\$ 7,348,432	\$ 7,568,885	\$ 7,795,952	\$ 8,029,830	\$ 8,270,725	\$ 8,518,847		\$ 47,532,670
		Interfund Payment (P&I) - Golf Course	\$ 167,500	\$ 182,139	\$ 174,819	\$ -	\$ -	\$ -	\$ -		\$ 356,958
		Connection & Development Fees	\$ 443,352	\$ 468,002	\$ 517,774	\$ 567,584	\$ 622,186	\$ 682,040	\$ 726,884		\$ 3,584,472
		Other (LID, Loans)	\$ -	\$ 1,608,299	\$ 11,463,160	\$ 178,541	\$ -	\$ -	\$ -		\$ 13,250,000
	<b>TOTAL REVENUE</b>		<b>\$ 11,705,257</b>	<b>\$ 13,861,148</b>	<b>\$ 26,555,209</b>	<b>\$ 13,516,138</b>	<b>\$ 13,968,887</b>	<b>\$ 14,597,675</b>	<b>\$ 15,187,003</b>		<b>\$ 97,686,060</b>
	<b>EXPENSES</b>	O & M (including Administration)	\$ 3,983,314	\$ 4,122,730	\$ 4,267,026	\$ 4,416,371	\$ 4,570,944	\$ 4,730,927	\$ 4,896,510		\$ 27,004,509
		Debt Service	\$ -	\$ -	\$ -	\$ 518,112	\$ 773,639	\$ 773,639	\$ 773,639		\$ 2,839,028
		Capital	\$ 3,071,000	\$ 4,013,716	\$ 14,206,077	\$ 6,634,591	\$ 1,731,250	\$ 431,250	\$ 1,706,250		\$ 28,723,133
		LOTT (Pass Thru incl. CDC)	\$ 7,134,400	\$ 7,348,432	\$ 7,568,885	\$ 7,795,952	\$ 8,029,830	\$ 8,270,725	\$ 8,518,847		\$ 47,532,670
	<b>TOTAL EXPENSE</b>		<b>\$ 14,188,714</b>	<b>\$ 15,484,878</b>	<b>\$ 26,041,987</b>	<b>\$ 19,365,026</b>	<b>\$ 15,105,663</b>	<b>\$ 14,206,541</b>	<b>\$ 15,895,245</b>		<b>\$ 106,099,341</b>
	<b>ENDING FUND BALANCE</b>		<b>\$ 9,553,412</b>	<b>\$ 7,929,683</b>	<b>\$ 8,442,904</b>	<b>\$ 2,594,016</b>	<b>\$ 1,457,240</b>	<b>\$ 1,848,374</b>	<b>\$ 1,140,132</b>		<b>\$ 3,623,589</b>
	Utility Reserve Policy (20% O&M + Debt Service)		\$ 796,663	\$ 824,546	\$ 853,405	\$ 1,401,386	\$ 1,687,828	\$ 1,719,824	\$ 1,752,941		
	Rate Increases		7.0%	6.5%	8.0%	6.4%	5.8%	5.0%	4.0%		
	Connection Fee Increases		4.0%	4.0%	9.0%	8.0%	8.0%	8.0%	5.0%		

## 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 (2026/2027) to address aging infrastructure and I&I concerns, and the Capitol Blvd and Palermo areas (2028/2029) to replace mains containing asbestos concrete installed approximately 65 years ago. 2029+ 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: 5%

## FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
<b>Capital Costs:</b>										
Planning & Design		\$ 937,500	\$ 156,250	\$ 156,250	\$ 156,250	\$ 156,250	\$ 156,250	\$ 156,250		\$ 937,500
Land & R-O-W										
Construction		\$ 3,750,000		\$ 1,250,000		\$ 1,250,000		\$ 1,250,000		\$ 3,750,000
Equipment										
Other										
<b>TOTAL EXPENSES</b>	<b>\$ -</b>	<b>\$ 4,687,500</b>	<b>\$ 156,250</b>	<b>\$ 1,406,250</b>	<b>\$ 156,250</b>	<b>\$ 1,406,250</b>	<b>\$ 156,250</b>	<b>\$ 1,406,250</b>	<b>\$ -</b>	<b>\$ 4,687,500</b>
<b>Sources of Funds:</b>										
General Government										\$ -
Grants										\$ -
Operating Income		\$ 4,453,125	\$ 148,438	\$ 1,335,938	\$ 148,438	\$ 1,335,938	\$ 148,438	\$ 1,335,938		\$ 4,453,125
Connections		\$ 234,375	\$ 7,813	\$ 70,313	\$ 7,813	\$ 70,313	\$ 7,813	\$ 70,313		\$ 234,375
Other (Rev Bonds/Loans/LID)										
<b>TOTAL SOURCES</b>	<b>\$ -</b>	<b>\$ 4,687,500</b>	<b>\$ 156,250</b>	<b>\$ 1,406,250</b>	<b>\$ 156,250</b>	<b>\$ 1,406,250</b>	<b>\$ 156,250</b>	<b>\$ 1,406,250</b>	<b>\$ -</b>	<b>\$ 4,687,500</b>

## 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	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
<b>Capital Costs:</b>										
Planning & Design										\$ -
Land & R-O-W										\$ -
Construction		\$ 975,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 175,000	\$ 200,000		\$ 975,000
Equipment										\$ -
Other										\$ -
<b>TOTAL EXPENSES</b>	<b>\$ -</b>	<b>\$ 975,000</b>	<b>\$ 150,000</b>	<b>\$ 150,000</b>	<b>\$ 150,000</b>	<b>\$ 150,000</b>	<b>\$ 175,000</b>	<b>\$ 200,000</b>	<b>\$ -</b>	<b>\$ 975,000</b>
<b>Sources of Funds:</b>										
General Government										\$ -
Grants										\$ -
Operating Income		\$ 97,500	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 17,500	\$ 20,000		\$ 97,500
Connections		\$ 877,500	\$ 135,000	\$ 135,000	\$ 135,000	\$ 135,000	\$ 157,500	\$ 180,000		\$ 877,500
Other (Rev Bonds/Loans/LID)										\$ -
<b>TOTAL SOURCES</b>	<b>\$ -</b>	<b>\$ 975,000</b>	<b>\$ 150,000</b>	<b>\$ 150,000</b>	<b>\$ 150,000</b>	<b>\$ 150,000</b>	<b>\$ 175,000</b>	<b>\$ 200,000</b>	<b>\$ -</b>	<b>\$ 975,000</b>

## 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	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
<b>Capital Costs:</b>										
Planning & Design		\$ 300,000		\$ 300,000						\$ 300,000
Land & R-O-W		\$ 350,000		\$ 350,000						\$ 350,000
Construction		\$ 2,250,000			\$ 2,250,000					\$ 2,250,000
Equipment										\$ -
Other										\$ -
<b>TOTAL EXPENSES</b>	\$ -	\$ 2,900,000	\$ -	\$ 650,000	\$ 2,250,000	\$ -	\$ -	\$ -	\$ -	\$ 2,900,000
<b>Sources of Funds:</b>										
General Government										\$ -
Grants										\$ -
Operating Income		\$ 290,000		\$ 65,000	\$ 225,000					\$ 290,000
Connections		\$ 2,610,000		\$ 585,000	\$ 2,025,000					\$ 2,610,000
Other (Rev Bonds/Loans/LID)										\$ -
<b>TOTAL SOURCES</b>	\$ -	\$ 2,900,000	\$ -	\$ 650,000	\$ 2,250,000	\$ -	\$ -	\$ -	\$ -	\$ 2,900,000



## 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	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
<b>Capital Costs:</b>										
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		\$ -								\$ -
<b>TOTAL EXPENSES</b>	<b>\$ -</b>	<b>\$ 225,000</b>	<b>\$ 15,000</b>	<b>\$ -</b>	<b>\$ 210,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 870,000</b>	<b>\$ 1,095,000</b>
<b>Sources of Funds:</b>										
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
Other (Rev Bonds/Loans/LID)		\$ -								\$ -
<b>TOTAL SOURCES</b>	<b>\$ -</b>	<b>\$ 225,000</b>	<b>\$ 15,000</b>	<b>\$ -</b>	<b>\$ 210,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 870,000</b>	<b>\$ 1,095,000</b>

## 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:** Public Works Facility (2025 Update)

**PROGRAM DESCRIPTION:**

Construction of a new Public Works Facility at the City's Trails End Drive property. The new facility will house the Transportation and Engineering and Water Resources and Sustainability departments. The relocation of these departments will partially offset City Hall space constraints and allow for future implementation of the Tumwater Civic Center Master Plan. Site costs are distributed approximately 33% General Fund, 28% Water, 22% Sewer, and 17% Storm. Offsite mitigation costs are distributed 50% Transportation CFP, 19% Water, 18% Sewer, and 13% Storm. Cost distribution is based on allocation of resources. Construction is presumed to be financed over 20 years for Water and Storm. Expenses and sources shown here are for Sanitary Sewer only.

Growth: 50%

## FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
<b>Capital Costs:</b>										
Planning & Design	\$ 340,000	\$ 320,000	\$ 320,000							\$ 660,000
Land & R-O-W	\$ 105,400	\$ 31,000	\$ 31,000							\$ 136,400
Construction		\$ 9,130,000	\$ 456,500	\$ 6,391,000	\$ 2,282,500					\$ 9,130,000
Equipment		\$ 330,000			\$ 330,000					\$ 330,000
Other (Arts/Mitigation)		\$ 938,800	\$ 125,799	\$ 657,160	\$ 155,841					\$ 938,800
<b>TOTAL EXPENSES</b>	<b>\$ 445,400</b>	<b>\$ 10,749,800</b>	<b>\$ 933,299</b>	<b>\$ 7,048,160</b>	<b>\$ 2,768,341</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 11,195,200</b>
<b>Sources of Funds:</b>										
General Government										\$ -
Grants										\$ -
Operating Income	\$ 222,700	\$ 1,365,630			\$ 1,365,630					\$ 1,588,330
Connections	\$ 222,700	\$ 1,384,170			\$ 1,384,170					\$ 1,606,870
Other (Rev Bonds/Loans/LID)		\$ 8,000,000	\$ 933,299	\$ 7,048,160	\$ 18,541					\$ 8,000,000
<b>TOTAL SOURCES</b>	<b>\$ 445,400</b>	<b>\$ 10,749,800</b>	<b>\$ 933,299</b>	<b>\$ 7,048,160</b>	<b>\$ 2,768,341</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 11,195,200</b>
		DEBT SERVICE:	\$ -	\$ -	\$ 518,112.12	\$ 518,112.12	\$ 518,112.12	\$ 518,112.12		

## 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 deficiencies 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	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
<b>Capital Costs:</b>										
Planning & Design	\$ 35,000	\$ 75,000	\$ 75,000							\$ 110,000
Land & R-O-W										\$ -
Construction		\$ 500,000	\$ 500,000							\$ 500,000
Equipment										\$ -
Other										\$ -
<b>TOTAL EXPENSES</b>	<b>\$ 35,000</b>	<b>\$ 575,000</b>	<b>\$ 575,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 610,000</b>
<b>Sources of Funds:</b>										
General Government										\$ -
Grants										\$ -
Operating Income	\$ 14,000	\$ 230,000	\$ 230,000							\$ 244,000
Connections	\$ 21,000	\$ 345,000	\$ 345,000							\$ 366,000
Other (Rev Bonds/Loans/LID)										\$ -
<b>TOTAL SOURCES</b>	<b>\$ 35,000</b>	<b>\$ 575,000</b>	<b>\$ 575,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 610,000</b>

## 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 deficiencies 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	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
<b>Capital Costs:</b>										
Planning & Design	\$ 45,000	\$ 55,000	\$ 55,000							\$ 100,000
Land & R-O-W		\$ 20,000	\$ 20,000							\$ 20,000
Construction		\$ 500,000	\$ 500,000							\$ 500,000
Equipment										\$ -
Other										\$ -
<b>TOTAL EXPENSES</b>	<b>\$ 45,000</b>	<b>\$ 575,000</b>	<b>\$ 575,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 620,000</b>
<b>Sources of Funds:</b>										
General Government										\$ -
Grants										\$ -
Operating Income	\$ 9,000	\$ 115,000	\$ 115,000							\$ 124,000
Connections	\$ 36,000	\$ 460,000	\$ 460,000							\$ 496,000
Other (Rev Bonds/Loans/LID)										\$ -
<b>TOTAL SOURCES</b>	<b>\$ 45,000</b>	<b>\$ 575,000</b>	<b>\$ 575,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 620,000</b>

## 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 both in advance of development and to existing neighborhoods to expedite private septic system conversions to sanitary sewer for protection of drinking water and environmental health. Project prioritization results from City evaluation and planning processes. Costs estimated based on average known costs; increased 25% for inflation. Program details remain to be defined; expected in 2026.

IS PROJECT RECOMMENDED BY PLAN/POLICY? YES PLAN: 2015 General Sewer Plan  
2015 Urban Septic Assessment (LOTT) PAGE# 8-2 GROWTH: 10%

## FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
<b>Capital Costs:</b>										
Planning & Design		\$ 1,190,000	\$ 425,000	\$ 290,000	\$ 175,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ -	\$ 1,190,000
Land & R-O-W		\$ 450,000	\$ 250,000	\$ 125,000		\$ 75,000	\$ -		\$ -	\$ 450,000
Construction		\$ 4,425,000		\$ 4,000,000	\$ 425,000				\$ -	\$ 4,425,000
Equipment									\$ -	\$ -
Other									\$ -	\$ -
<b>TOTAL EXPENSES</b>	\$ -	\$ 6,065,000	\$ 675,000	\$ 4,415,000	\$ 600,000	\$ 175,000	\$ 100,000	\$ 100,000	\$ -	\$ 6,065,000
<b>Sources of Funds:</b>										
General Government									\$ -	\$ -
Grants									\$ -	\$ -
Operating Income		\$ 733,500			\$ 396,000	\$ 157,500	\$ 90,000	\$ 90,000	\$ -	\$ 733,500
Connections		\$ 81,500			\$ 44,000	\$ 17,500	\$ 10,000	\$ 10,000	\$ -	\$ 81,500
Other (Rev Bonds/Loans/LID)		\$ 5,250,000	\$ 675,000	\$ 4,415,000	\$ 160,000				\$ -	\$ 5,250,000
<b>TOTAL SOURCES</b>	\$ -	\$ 6,065,000	\$ 675,000	\$ 4,415,000	\$ 600,000	\$ 175,000	\$ 100,000	\$ 100,000	\$ -	\$ 6,065,000

## 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 programs such as main replacements and neighborhood extensions for septic conversions, identify wastewater needs for areas of new development, prepare for deployment of technical solutions to reduce overflows, and evaluate utility funding and incentive programs related to low-income housing. This update will also integrate CFP #11: I-5 Sanitary Sewermain Crossing Assessment" as part of an existing conditions analysis. Project was initiated in 2025.

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

## FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
<b>Capital Costs:</b>										
Planning & Design	\$ 40,000	\$ 460,000	\$ 425,000	\$ 35,000						\$ 500,000
Land & R-O-W		\$ -								\$ -
Construction		\$ -								\$ -
Equipment		\$ -								\$ -
Other		\$ -								\$ -
<b>TOTAL EXPENSES</b>	<b>\$ 40,000</b>	<b>\$ 460,000</b>	<b>\$ 425,000</b>	<b>\$ 35,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 500,000</b>
<b>Sources of Funds:</b>										
General Government		\$ -								\$ -
Grants		\$ -								\$ -
Operating Income	\$ 20,000	\$ 230,000	\$ 212,500	\$ 17,500						\$ 250,000
Connections	\$ 20,000	\$ 230,000	\$ 212,500	\$ 17,500						\$ 250,000
Other (Rev Bonds/Loans/LID)		\$ -								\$ -
<b>TOTAL SOURCES</b>	<b>\$ 40,000</b>	<b>\$ 460,000</b>	<b>\$ 425,000</b>	<b>\$ 35,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 500,000</b>

## 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: 10%

## FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
<b>Capital Costs:</b>		\$ -								
Planning & Design		\$ -								\$ -
Land & R-O-W		\$ -								\$ -
Construction		\$ -								\$ -
Equipment	\$ 338,341	\$ 193,333	\$ 96,667	\$ 96,667						\$ 531,675
Other (Debt Service)	\$ -	\$ -								\$ -
<b>TOTAL EXPENSES</b>	<b>\$ 338,341</b>	<b>\$ 193,333</b>	<b>\$ 96,667</b>	<b>\$ 96,667</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 531,675</b>
<b>Sources of Funds:</b>										
General Government										\$ -
Grants										\$ -
Operating Income	\$ 304,507	\$ 174,000	\$ 87,000	\$ 87,000						\$ 478,507
Connections	\$ 33,834	\$ 19,333	\$ 9,667	\$ 9,667						\$ 53,167
Other (Rev Bonds/Loans/LID)										\$ -
<b>TOTAL SOURCES</b>	<b>\$ 338,341</b>	<b>\$ 193,333</b>	<b>\$ 96,667</b>	<b>\$ 96,667</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 531,675</b>
		DEBT SERVICE:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		

## 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 Sewermain Crossing Assessement

**PROGRAM DESCRIPTION:**

This project provides for a condition and capacity assessment of the aging sanitary sewermain crossing under Interstate 5 and an alternatives analysis to consider redirection of sewer flows to potentially eliminate crossings under Interstate 5 which 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. This project has been integrated into the 2026 Comprehensive Sanitary Sewer Plan Update.

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

## FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
<b>Capital Costs:</b>										
Planning & Design		\$ -	\$ -							\$ -
Land & R-O-W										\$ -
Construction										\$ -
Equipment										\$ -
Other (Debt Service)										\$ -
<b>TOTAL EXPENSES</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Sources of Funds:</b>										
General Government										\$ -
Grants										\$ -
Operating Income		\$ -	\$ -							\$ -
Connections		\$ -	\$ -							\$ -
Other (Rev Bonds/Loans/LID)										\$ -
<b>TOTAL SOURCES</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DEBT SERVICE:			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		



## 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: 10%

## FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
<b>Capital Costs:</b>										
Planning & Design	\$ 50,000									\$ 50,000
Land & R-O-W										\$ -
Construction		\$ 300,000	\$ 300,000							\$ 300,000
Equipment										\$ -
Other										\$ -
<b>TOTAL EXPENSES</b>	<b>\$ 50,000</b>	<b>\$ 300,000</b>	<b>\$ 300,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 350,000</b>
<b>Sources of Funds:</b>										
General Government										\$ -
Grants										\$ -
Operating Income	\$ 45,000	\$ 270,000	\$ 270,000							\$ 315,000
Connections	\$ 5,000	\$ 30,000	\$ 30,000							\$ 35,000
Other (Rev Bonds/Loans/LID)										\$ -
<b>TOTAL SOURCES</b>	<b>\$ 50,000</b>	<b>\$ 300,000</b>	<b>\$ 300,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 350,000</b>

## 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 Sanitary Sewer Fund portion.

IS PROJECT RECOMMENDED BY PLAN/POLICY?

PLAN:

PAGE#

GROWTH:

50%

## FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
<b>Capital Costs:</b>										
Planning & Design		\$ 250,000		\$ 250,000						\$ 250,000
Land & R-O-W										\$ -
Construction										\$ -
Equipment										\$ -
Other										\$ -
<b>TOTAL EXPENSES</b>	\$ -	\$ 250,000	\$ -	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250,000
<b>Sources of Funds:</b>										
General Government										\$ -
Grants										\$ -
Operating Income		\$ 125,000		\$ 125,000						\$ 125,000
Connections		\$ 125,000		\$ 125,000						\$ 125,000
Other (Rev Bonds/Loans/LID)										\$ -
<b>TOTAL SOURCES</b>	\$ -	\$ 250,000	\$ -	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250,000
DEBT SERVICE:			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		

## 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 Kimmie Street lift station to account for modeled deficiencies 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	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
<b>Capital Costs:</b>										
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										\$ -
<b>TOTAL EXPENSES</b>	<b>\$ -</b>	<b>\$ 717,500</b>	<b>\$ 62,500</b>	<b>\$ 155,000</b>	<b>\$ 500,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 717,500</b>
<b>Sources of Funds:</b>										
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
Other (Rev Bonds/Loans/LID)										\$ -
<b>TOTAL SOURCES</b>	<b>\$ -</b>	<b>\$ 717,500</b>	<b>\$ 62,500</b>	<b>\$ 155,000</b>	<b>\$ 500,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 717,500</b>
DEBT SERVICE:			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		

## CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

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

SS-15

**PROGRAM TITLE:** Hixon Siphon Evaluation

**PROGRAM DESCRIPTION:**

This project includes the analysis of the current operational conditions and needed repair/replacement of failed components; including siphon automatic control valve and wetwell sluice gates. The siphon is currently non-operational and the system is currently operating in by-pass mode.

IS PROJECT RECOMMENDED BY PLAN/POLICY?

PLAN:

PAGE#

GROWTH: 0%

## FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
<b>Capital Costs:</b>										
Planning & Design		\$ 50,000	\$ 50,000							\$ 50,000
Land & R-O-W										\$ -
Construction										\$ -
Equipment										\$ -
Other							\$ -	\$ -	\$ -	\$ -
<b>TOTAL EXPENSES</b>	\$ -	\$ 50,000	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,000
<b>Sources of Funds:</b>										
General Government										\$ -
Grants										\$ -
Operating Income		\$ 50,000	\$ 50,000							\$ 50,000
Connections										\$ -
Other (Rev Bonds/Loans/LID)										\$ -
<b>TOTAL SOURCES</b>	\$ -	\$ 50,000	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,000
DEBT SERVICE:			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		

## FINANCIAL PLAN FOR THE STORM DRAIN FUND

Project	PROJECTS	DEPT	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YRS	GRAND TOTAL
1	Wetland / Habitat Conservation	WRS	\$ 300,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ -	\$ 300,000
2	Turnwater Valley Regional Facility	WRS	\$ 3,950,000	\$ -	\$ 125,000	\$ 275,000	\$ 1,750,000	\$ 1,800,000	\$ -	\$ -	\$ 4,520,000
3	Pioneer Park Restoration	WRS	\$ 750,000	\$ 225,000	\$ 275,000	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ 950,000
4	Emerging Projects	WRS	\$ 150,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ -	\$ 150,000
5	East Linwood Basin Outfall Retrofit	--	\$ 2,170,000	\$ -	\$ -	\$ 45,000	\$ 975,000	\$ 1,150,000	\$ -	\$ -	\$ 2,290,000
6	Percival Creek Fish Passage Barrier Removal	TED	\$ 2,408,000	\$ 2,408,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,673,000
7	Kirsop Road Stormwater Improvements	--	\$ 305,250	\$ -	\$ -	\$ -	\$ -	\$ 137,500	\$ 167,750	\$ 412,500	\$ 717,750
8	54th & Kirsop Road Flooding Reduction	--	\$ 287,500	\$ -	\$ -	\$ 37,500	\$ 250,000	\$ -	\$ -	\$ -	\$ 287,500
9	66th Ave Culvert Replacement	--	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ 225,000	\$ 275,000	\$ 4,000,000	\$ 4,500,000
10	North Custer Way Stormdrain Redirection	--	\$ 112,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 112,500	\$ 300,000	\$ 1,087,500
11	Beehive Industrial Area Stormwater Improvements	WRS	\$ 815,000	\$ -	\$ 50,000	\$ 765,000	\$ -	\$ -	\$ -	\$ -	\$ 965,000
12	Public Works Facility (2025 Update)	TED	\$ 8,161,800	\$ 614,111	\$ 5,405,533	\$ 2,142,156	\$ -	\$ -	\$ -	\$ -	\$ 8,607,200
13	Golf Course Drainage System Repairs	WRS/TED	\$ 425,000	\$ 50,000	\$ 150,000	\$ 75,000	\$ 150,000	\$ -	\$ -	\$ -	\$ 475,000
14	Enterprise Resource Planning Business System	FIN	\$ 193,333	\$ 96,667	\$ 96,667	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 531,675
15	Capitol Blvd/X Street Storm Upsizing	TED	\$ 650,000	\$ 650,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,525,000
16	Crites Stormwater Pond Improvements	--	\$ 1,150,000	\$ -	\$ -	\$ 250,000	\$ 400,000	\$ 500,000	\$ -	\$ -	\$ 1,150,000
17	29th Avenue SW Stormwater Improvements	--	\$ 650,000	\$ -	\$ -	\$ -	\$ -	\$ 165,000	\$ 485,000	\$ 150,000	\$ 800,000
18	Turnwater Hill Basin Assessment	WRS	\$ 50,000	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,000
19	2028 Comprehensive Stormwater Management Plan Update	WRS	\$ 250,000	\$ -	\$ 50,000	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ 250,000
20	East Dennis Street Outfall Retrofit	WRS	\$ 200,000	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 235,000
21	Somerset Hill Culvert Replacement	TED	\$ 4,000,000	\$ 200,000	\$ 150,000	\$ 3,650,000	\$ -	\$ -	\$ -	\$ -	\$ 4,000,000
TOTAL EXPENSES:			\$ 27,478,383	\$ 4,568,778	\$ 6,377,200	\$ 7,764,656	\$ 3,600,000	\$ 4,052,500	\$ 1,115,250	\$ 4,862,500	\$ 32,064,625
SOURCES OF FUNDS:			General Government	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			Grants	\$ 13,839,500	\$ 2,709,250	\$ 656,250	\$ 4,806,250	\$ 2,312,500	\$ 2,887,500	\$ 467,750	\$ 17,839,500
			Storm Rates	\$ 5,327,083	\$ 1,245,417	\$ 315,417	\$ 816,250	\$ 1,137,500	\$ 1,165,000	\$ 647,500	\$ 5,777,083
			Bonds, Misc. Debt	\$ 7,000,000	\$ 7,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,000,000
			TOTAL SOURCES:	\$ 26,166,583	\$ 10,954,667	\$ 971,667	\$ 5,622,500	\$ 3,450,000	\$ 4,052,500	\$ 1,115,250	\$ 4,450,000
				\$ 30,616,583							

STORM FUND	SIX YEAR FORECAST										
			2025	2026	2027	2028	2029	2030	2031		2026-2031
	BEGINNING FUND BALANCE:		\$ 6,343,871	\$ 3,922,394	\$ 9,276,969	\$ 4,062,582	\$ 1,493,346	\$ 934,068	\$ 840,906		\$ 3,922,394
	REVENUES:	Charges for Services (Rates & Utility Tax)	\$ 4,494,161	\$ 4,926,499	\$ 5,360,425	\$ 5,821,689	\$ 6,310,828	\$ 6,809,036	\$ 7,049,395		\$ 36,277,872
		Misc. Revenues	\$ 9,350	\$ 9,537	\$ 9,728	\$ 9,922	\$ 10,121	\$ 10,323	\$ 10,530		\$ 60,161
		Grants	\$ 934,412	\$ 2,709,250	\$ 656,250	\$ 4,806,250	\$ 2,312,500	\$ 2,887,500	\$ 467,750		\$ 13,839,500
		Debt Proceeds	\$ -	\$ 7,000,000	\$ -	\$ -	\$ -	\$ -	\$ -		\$ 7,000,000
	TOTAL REVENUES:		\$ 11,781,794	\$ 18,567,679	\$ 15,303,372	\$ 14,700,444	\$ 10,126,795	\$ 10,640,927	\$ 8,368,581		\$ 61,099,926
	EXPENDITURES:	O & M (including Admin.)	\$ 4,584,400	\$ 4,721,932	\$ 4,863,590	\$ 5,009,498	\$ 5,159,783	\$ 5,314,576	\$ 5,474,014		\$ 30,543,393
		Debt Service	\$ -	\$ -		\$ 432,944	\$ 432,944	\$ 432,944	\$ 432,944		\$ 1,731,777
Capital		\$ 3,275,000	\$ 4,568,778	\$ 6,377,200	\$ 7,764,656	\$ 3,600,000	\$ 4,052,500	\$ 1,115,250		\$ 27,478,383	
TOTAL EXPENSES:		\$ 7,859,400	\$ 9,290,710	\$ 11,240,790	\$ 13,207,098	\$ 9,192,727	\$ 9,800,020	\$ 7,022,208		\$ 59,753,553	
ENDING FUND BALANCE:		\$ 3,922,394	\$ 9,276,969	\$ 4,062,582	\$ 1,493,346	\$ 934,068	\$ 840,906	\$ 1,346,373		\$ 1,346,373	
UTILITY RESERVE POLICY (20% O&M + Debt Service)			\$ 916,880	\$ 944,386	\$ 972,718	\$ 1,088,488	\$ 1,118,545	\$ 1,149,504	\$ 1,181,392		
Est. Rate Increases			8.0%	8.0%	7.2%	7.0%	6.8%	6.3%	2.0%		

## 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:** Wetland / Habitat Conservation

**PROGRAM DESCRIPTION:**

Reserve funds for the acquisition of lands for stormwater-related projects requiring wetland mitigation, preservation, or enhancement, and non-mitigation habitat conservation. Conceptual projects include Kirsop-area wetlands, Deschutes watershed wetlands, and Percival Creek and Deschutes River Conservation Easement Program.

IS PROJECT RECOMMENDED BY PLAN/POLICY?

PLAN:

PAGE#

## FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
<b>Capital Costs:</b>										
Planning & Design	\$ -	\$ -								\$ -
Land & R-O-W	\$ -	\$ 300,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000		\$ 300,000
Construction	\$ -	\$ -								\$ -
Equipment	\$ -	\$ -								\$ -
Other	\$ -	\$ -								\$ -
<b>TOTAL EXPENSES</b>	<b>\$ -</b>	<b>\$ 300,000</b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>	<b>\$ -</b>	<b>\$ 300,000</b>
<b>Sources of Funds:</b>										
General Government	\$ -	\$ -								\$ -
Grants	\$ -	\$ 150,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000		\$ 150,000
Water/Sewer/Storm	\$ -	\$ 150,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000		\$ 150,000
G.O. Bonds: NonVtd	\$ -	\$ -								\$ -
G.O. Bonds: Voted	\$ -	\$ -								\$ -
Revenue Bonds	\$ -	\$ -								\$ -
L.I.D.'s	\$ -	\$ -								\$ -
Other	\$ -	\$ -								\$ -
<b>TOTAL SOURCES</b>	<b>\$ -</b>	<b>\$ 300,000</b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>	<b>\$ -</b>	<b>\$ 300,000</b>

## 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:**

Funding provides for the construction of a multi-basin stormwater treatment facility for the 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	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
<b>Capital Costs:</b>										
Planning & Design	\$ 368,000	\$ 175,000		\$ 125,000	\$ 50,000	\$ -	\$ -			\$ 543,000
Land & R-O-W	\$ 202,000	\$ 225,000		\$ -	\$ 225,000	\$ -	\$ -			\$ 427,000
Construction		\$ 3,550,000		\$ -	\$ -	\$ 1,750,000	\$ 1,800,000			\$ 3,550,000
Equipment		\$ -			.					\$ -
Other		\$ -								\$ -
<b>TOTAL EXPENSES</b>	<b>\$ 570,000</b>	<b>\$ 3,950,000</b>	<b>\$ -</b>	<b>\$ 125,000</b>	<b>\$ 275,000</b>	<b>\$ 1,750,000</b>	<b>\$ 1,800,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,520,000</b>
<b>Sources of Funds:</b>										
General Government		\$ -								\$ -
Grants	\$ 55,000	\$ 2,962,500		\$ 93,750	\$ 206,250	\$ 1,312,500	\$ 1,350,000			\$ 3,017,500
Water/Sewer/Storm	\$ 515,000	\$ 987,500		\$ 31,250	\$ 68,750	\$ 437,500	\$ 450,000			\$ 1,502,500
G.O. Bonds: NonVtd		\$ -								\$ -
G.O. Bonds: Voted		\$ -								\$ -
Revenue Bonds		\$ -								\$ -
L.I.D.'s		\$ -								\$ -
Other		\$ -								\$ -
<b>TOTAL SOURCES</b>	<b>\$ 570,000</b>	<b>\$ 3,950,000</b>	<b>\$ -</b>	<b>\$ 125,000</b>	<b>\$ 275,000</b>	<b>\$ 1,750,000</b>	<b>\$ 1,800,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,520,000</b>

## CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

**CONTACT:** Dan Smith  
**FUND:** Storm Drain  
**DEPT:** Water Resources & Sustainability  
**PROJECT NO.**  
**NEW:** No  
**PRIOR:** SD-05 / SD-06 (Deschutes Habitat Restoration)

SD-03

**PROGRAM TITLE:** Pioneer Park Restoration

**PROGRAM DESCRIPTION:**

Project will design and implement instream habitat enhancement and shoreline sediment reduction elements in Pioneer Park in support of Total Maximum Daily Load (TMDL) compliance relating to shade coverage (temperature) and sediment reduction (water quality), and address city restoration goals outlined by the Shoreline Management Plan and Deschutes Habitat Restoration Plan. Phase 1, project design, permitting and upland restoration, will be complete in Q1 2026. Phase 2, instream habitat enhancements, will be completed in 2028 and is funded by a 100% grant from the WA Department of Ecology.

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

## FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
<b>Capital Costs:</b>										
Planning & Design	\$ 160,000	\$ 200,000	\$ 150,000	\$ 50,000	\$ -					\$ 360,000
Land & R-O-W		\$ -								\$ -
Construction	\$ 40,000	\$ 550,000	\$ 75,000	\$ 225,000	\$ 250,000					\$ 590,000
Equipment		\$ -								\$ -
Other		\$ -								\$ -
<b>TOTAL EXPENSES</b>	<b>\$ 200,000</b>	<b>\$ 750,000</b>	<b>\$ 225,000</b>	<b>\$ 275,000</b>	<b>\$ 250,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 950,000</b>
<b>Sources of Funds:</b>										
General Government		\$ -								\$ -
Grants	\$ 200,000	\$ 693,750	\$ 168,750	\$ 275,000	\$ 250,000					\$ 893,750
Water/Sewer/Storm	\$ -	\$ 56,250	\$ 56,250							\$ 56,250
G.O. Bonds: NonVtd		\$ -								\$ -
G.O. Bonds: Voted		\$ -								\$ -
Revenue Bonds		\$ -								\$ -
L.I.D.'s		\$ -								\$ -
Other		\$ -								\$ -
<b>TOTAL SOURCES</b>	<b>\$ 200,000</b>	<b>\$ 750,000</b>	<b>\$ 225,000</b>	<b>\$ 275,000</b>	<b>\$ 250,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 950,000</b>



CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

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

SD-04

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?NoPLAN:PAGE#

FINANCIAL DATA										
EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
Capital Costs:										
Planning & Design		\$ -								\$ -
Land & R-O-W		\$ -								\$ -
Construction		\$ 150,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000		\$ 150,000
Equipment		\$ -								\$ -
Other		\$ -								\$ -
TOTAL EXPENSES	\$ -	\$ 150,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ -	\$ 150,000
Sources of Funds:										
General Government		\$ -								\$ -
Grants		\$ -								\$ -
Water/Sewer/Storm		\$ 150,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000		\$ 150,000
G.O. Bonds: NonVtd		\$ -								\$ -
G.O. Bonds: Voted		\$ -								\$ -
Revenue Bonds		\$ -								\$ -
L.I.D.'s		\$ -								\$ -
Other		\$ -								\$ -
TOTAL SOURCES	\$ -	\$ 150,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ -	\$ 150,000

## 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 prepared 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	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
<b>Capital Costs:</b>										
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		\$ -								\$ -
<b>TOTAL EXPENSES</b>	<b>\$ 120,000</b>	<b>\$ 2,170,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 45,000</b>	<b>\$ 975,000</b>	<b>\$ 1,150,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,290,000</b>
<b>Sources of Funds:</b>										
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		\$ -								\$ -
<b>TOTAL SOURCES</b>	<b>\$ 120,000</b>	<b>\$ 2,170,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 45,000</b>	<b>\$ 975,000</b>	<b>\$ 1,150,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,290,000</b>

## CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

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

SD-06

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

**PROGRAM DESCRIPTION:**

This project will replace the existing culvert at Sapp Road, which, due to its size, gradient and elevation, is a "complete" fish passage barrier to upstream and downstream migration. Designs have been completed and permits acquired; construction to complete in 2026, fully funded by the WA State Department of Transportation "Promoting Resilient Operation for Transformative, Efficient, and Cost Saving Transportation (PROTECT)" grant program.

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

## FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
<b>Capital Costs:</b>										
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		\$ -								\$ -
<b>TOTAL EXPENSES</b>	<b>\$ 265,000</b>	<b>\$ 2,408,000</b>	<b>\$ 2,408,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,673,000</b>
<b>Sources of Funds:</b>										
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		\$ -								\$ -
<b>TOTAL SOURCES</b>	<b>\$ 265,000</b>	<b>\$ 2,408,000</b>	<b>\$ 2,408,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,673,000</b>

## CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

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

SD-07

**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	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
<b>Capital Costs:</b>										
Planning & Design		\$ 155,250					\$ 62,500	\$ 92,750		\$ 155,250
Land & R-O-W		\$ 150,000					\$ 75,000	\$ 75,000		\$ 150,000
Construction		\$ -							\$ 412,500	\$ 412,500
Equipment		\$ -								\$ -
Other		\$ -								\$ -
<b>TOTAL EXPENSES</b>	\$ -	\$ 305,250	\$ -	\$ -	\$ -	\$ -	\$ 137,500	\$ 167,750	\$ 412,500	\$ 717,750
<b>Sources of Funds:</b>										
General Government		\$ -								\$ -
Grants		\$ 305,250					\$ 137,500	\$ 167,750		\$ 305,250
Water/Sewer/Storm		\$ -					\$ -	\$ -		\$ -
G.O. Bonds: NonVtd		\$ -								\$ -
G.O. Bonds: Voted		\$ -								\$ -
Revenue Bonds		\$ -								\$ -
L.I.D.'s		\$ -								\$ -
Other		\$ -								\$ -
<b>TOTAL SOURCES</b>	\$ -	\$ 305,250	\$ -	\$ -	\$ -	\$ -	\$ 137,500	\$ 167,750	\$ -	\$ 305,250

## 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#

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## FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
<b>Capital Costs:</b>										
Planning & Design		\$ 37,500			\$ 37,500					\$ 37,500
Land & R-O-W		\$ -								\$ -
Construction		\$ 250,000				\$ 250,000				\$ 250,000
Equipment		\$ -								\$ -
Other		\$ -								\$ -
<b>TOTAL EXPENSES</b>	<b>\$ -</b>	<b>\$ 287,500</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 37,500</b>	<b>\$ 250,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 287,500</b>
<b>Sources of Funds:</b>										
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		\$ -								\$ -
<b>TOTAL SOURCES</b>	<b>\$ -</b>	<b>\$ 287,500</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 37,500</b>	<b>\$ 250,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 287,500</b>

## CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

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

SD-09

**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" corrugated metal pipe (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	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
<b>Capital Costs:</b>										
Planning & Design		\$ 300,000					\$ 225,000	\$ 75,000		\$ 300,000
Land & R-O-W		\$ 200,000						\$ 200,000		\$ 200,000
Construction		\$ -							\$ 4,000,000	\$ 4,000,000
Equipment		\$ -								\$ -
Other		\$ -								\$ -
<b>TOTAL EXPENSES</b>	\$ -	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ 225,000	\$ 275,000	\$ 4,000,000	\$ 4,500,000
<b>Sources of Funds:</b>										
General Government		\$ -								\$ -
Grants		\$ 500,000					\$ 225,000	\$ 275,000	\$ 4,000,000	\$ 4,500,000
Water/Sewer/Storm		\$ -								\$ -
G.O. Bonds: NonVtd		\$ -								\$ -
G.O. Bonds: Voted		\$ -								\$ -
Revenue Bonds		\$ -								\$ -
L.I.D.'s		\$ -								\$ -
Other		\$ -								\$ -
<b>TOTAL SOURCES</b>	\$ -	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ 225,000	\$ 275,000	\$ 4,000,000	\$ 4,500,000

## CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

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

SD-10

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

**PROGRAM DESCRIPTION:**

Stormwater flows in the vicinity 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 stormwater 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	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
<b>Capital Costs:</b>										
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		\$ -								\$ -
<b>TOTAL EXPENSES</b>	<b>\$ 675,000</b>	<b>\$ 112,500</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 112,500</b>	<b>\$ 300,000</b>	<b>\$ 1,087,500</b>
<b>Sources of Funds:</b>										
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		\$ -								\$ -
<b>TOTAL SOURCES</b>	<b>\$ -</b>	<b>\$ 112,500</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 112,500</b>	<b>\$ 300,000</b>	<b>\$ 412,500</b>

## CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

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

SD-11

**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. Permitting is estimated to be complete in advance of the project in 2027; construction in 2028.

IS PROJECT RECOMMENDED BY PLAN/POLICY?

YES

PLAN:

PAGE#

## FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
<b>Capital Costs:</b>										
Planning & Design	\$ 150,000	\$ 50,000		\$ 50,000						\$ 200,000
Land & R-O-W		\$ -								\$ -
Construction		\$ 765,000			\$ 765,000					\$ 765,000
Equipment		\$ -								\$ -
Other		\$ -								\$ -
<b>TOTAL EXPENSES</b>	<b>\$ 150,000</b>	<b>\$ 815,000</b>	<b>\$ -</b>	<b>\$ 50,000</b>	<b>\$ 765,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 965,000</b>
<b>Sources of Funds:</b>										
General Government		\$ -								\$ -
Grants		\$ 573,750			\$ 573,750					\$ 573,750
Water/Sewer/Storm		\$ 241,250		\$ 50,000	\$ 191,250					\$ 241,250
G.O. Bonds: NonVtd		\$ -								\$ -
G.O. Bonds: Voted		\$ -								\$ -
Revenue Bonds		\$ -								\$ -
L.I.D.'s		\$ -								\$ -
Other		\$ -								\$ -
<b>TOTAL SOURCES</b>	<b>\$ -</b>	<b>\$ 815,000</b>	<b>\$ -</b>	<b>\$ 50,000</b>	<b>\$ 765,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 815,000</b>



## CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

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

SD-12

**PROGRAM TITLE:** Public Works Facility (2025 Update)

**PROGRAM DESCRIPTION:**

Construction of a new Public Works Facility at the City's Trails End Drive property. The new facility will house the Transportation and Engineering and Water Resources and Sustainability departments. The relocation of these departments will partially offset City Hall space constraints and allow for future implementation of the Tumwater Civic Center Master Plan. Site costs are distributed approximately 33% General Fund, 28% Water, 22% Sewer, and 17% Storm. Offsite mitigation costs are distributed 50% Transportation CFP, 19% Water, 18% Sewer, and 13% Storm. Cost distribution is based on allocation of resources. Construction is presumed to be financed over 20 years, debt service to be included in the budget.

IS PROJECT RECOMMENDED BY PLAN/POLICY?

Yes

PLAN:

City Campus Master Plan

PAGE#

## FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
<b>Capital Costs:</b>										
Planning & Design	\$ 340,000	\$ 170,000	\$ 170,000	\$ -	\$ -					\$ 510,000
Land & R-O-W	\$ 105,400	\$ -	\$ -	\$ -	\$ -					\$ 105,400
Construction	\$ -	\$ 7,055,000	\$ 352,750	\$ 4,938,500	\$ 1,763,750					\$ 7,055,000
Equipment	\$ -	\$ 255,000	\$ -	\$ -	\$ 255,000					\$ 255,000
Other (incl. 1% for Arts)	\$ -	\$ 681,800	\$ 91,361	\$ 467,033	\$ 123,406					\$ 681,800
<b>TOTAL EXPENSES</b>	<b>\$ 445,400</b>	<b>\$ 8,161,800</b>	<b>\$ 614,111</b>	<b>\$ 5,405,533</b>	<b>\$ 2,142,156</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 8,607,200</b>
<b>Sources of Funds:</b>										
General Government		\$ -								\$ -
Grants		\$ -								\$ -
Water/Sewer/Storm	\$ 445,400	\$ -								\$ 445,400
G.O. Bonds: NonVtd		\$ 1,161,800		\$ 580,900	\$ 580,900					\$ 1,161,800
G.O. Bonds: Voted		\$ -								\$ -
Revenue Bonds		\$ 7,000,000	\$ 7,000,000							\$ 7,000,000
L.I.D.'s		\$ -								\$ -
Other		\$ -								\$ -
<b>TOTAL SOURCES</b>	<b>\$ 445,400</b>	<b>\$ 8,161,800</b>	<b>\$ 7,000,000</b>	<b>\$ 580,900</b>	<b>\$ 580,900</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 8,607,200</b>

## CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

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

SD-13

**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 is failing in locations and will need to be replaced. This project provides a funding placeholder to support engineering assessments, integration of conveyance with public stormwater infrastructure, and compliance with Total Maximum Daily Load (TMDL) water quality regulations as critical needs are identified.

IS PROJECT RECOMMENDED BY PLAN/POLICY?

PLAN:

PAGE#

## FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
<b>Capital Costs:</b>										
Planning & Design	\$ 50,000	\$ 175,000	\$ 50,000	\$ 125,000						\$ 225,000
Land & R-O-W		\$ -								\$ -
Construction		\$ 250,000		\$ 25,000	\$ 75,000	\$ 150,000				\$ 250,000
Equipment		\$ -								\$ -
Other		\$ -								\$ -
<b>TOTAL EXPENSES</b>	<b>\$ 50,000</b>	<b>\$ 425,000</b>	<b>\$ 50,000</b>	<b>\$ 150,000</b>	<b>\$ 75,000</b>	<b>\$ 150,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 475,000</b>
<b>Sources of Funds:</b>										
General Government		\$ -								\$ -
Grants		\$ 168,750		\$ 112,500	\$ 56,250					\$ 168,750
Water/Sewer/Storm	\$ 50,000	\$ 106,250	\$ 50,000	\$ 37,500	\$ 18,750					\$ 156,250
G.O. Bonds: NonVtd		\$ -								\$ -
G.O. Bonds: Voted		\$ -								\$ -
Revenue Bonds		\$ -								\$ -
L.I.D.'s		\$ -								\$ -
Other		\$ -								\$ -
<b>TOTAL SOURCES</b>	<b>\$ 50,000</b>	<b>\$ 275,000</b>	<b>\$ 50,000</b>	<b>\$ 150,000</b>	<b>\$ 75,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 325,000</b>

## CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

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

SD-14

**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	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
<b>Capital Costs:</b>										
Planning & Design	\$ -	\$ -								\$ -
Land & R-O-W		\$ -								\$ -
Construction		\$ -								\$ -
Equipment		\$ -								\$ -
Other (Software, etc.)	\$ 338,341	\$ 193,333	\$ 96,667	\$ 96,667						\$ 531,675
<b>TOTAL EXPENSES</b>	<b>\$ 338,341</b>	<b>\$ 193,333</b>	<b>\$ 96,667</b>	<b>\$ 96,667</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 531,675</b>
<b>Sources of Funds:</b>										
General Government		\$ -								\$ -
Grants		\$ -								\$ -
Water/Sewer/Storm	\$ 338,341	\$ 193,333	\$ 96,667	\$ 96,667						\$ 531,675
G.O. Bonds: NonVtd		\$ -								\$ -
G.O. Bonds: Voted		\$ -								\$ -
Revenue Bonds		\$ -								\$ -
L.I.D.'s		\$ -								\$ -
Other		\$ -								\$ -
<b>TOTAL SOURCES</b>	<b>\$ 338,341</b>	<b>\$ 193,333</b>	<b>\$ 96,667</b>	<b>\$ 96,667</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 531,675</b>

## CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

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

SD-15

**PROGRAM TITLE:** Capitol Blvd/X Street 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 2026 completed in the vicinity of Capitol Blvd and Trosper Rd. Construction work in 2028 will include the vicinity of Capitol Blvd and X St.

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

## FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
<b>Capital Costs:</b>										
Planning & Design	\$ 200,000	\$ -								\$ 200,000
Land & R-O-W		\$ -								\$ -
Construction	\$ 675,000	\$ 650,000	\$ 650,000							\$ 1,325,000
Equipment		\$ -								\$ -
Other		\$ -								\$ -
<b>TOTAL EXPENSES</b>	<b>\$ 875,000</b>	<b>\$ 650,000</b>	<b>\$ 650,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,525,000</b>
<b>Sources of Funds:</b>										
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		\$ -								\$ -
<b>TOTAL SOURCES</b>	<b>\$ 875,000</b>	<b>\$ 650,000</b>	<b>\$ 650,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,525,000</b>

## 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 effectively 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	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
<b>Capital Costs:</b>										
Planning & Design	\$ -	\$ 250,000			\$ 250,000					\$ 250,000
Land & R-O-W		\$ -								\$ -
Construction		\$ 900,000				\$ 400,000	\$ 500,000			\$ 900,000
Equipment		\$ -								\$ -
Other		\$ -								\$ -
<b>TOTAL EXPENSES</b>	<b>\$ -</b>	<b>\$ 1,150,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 250,000</b>	<b>\$ 400,000</b>	<b>\$ 500,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,150,000</b>
<b>Sources of Funds:</b>										
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		\$ -								\$ -
<b>TOTAL SOURCES</b>	<b>\$ -</b>	<b>\$ 1,150,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 250,000</b>	<b>\$ 400,000</b>	<b>\$ 500,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,150,000</b>

## 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	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
<b>Capital Costs:</b>										
Planning & Design	\$ -	\$ 200,000					\$ 165,000	\$ 35,000		\$ 200,000
Land & R-O-W	\$ -	\$ -								\$ -
Construction	\$ -	\$ 450,000						\$ 450,000	\$ 150,000	\$ 600,000
Equipment	\$ -	\$ -								\$ -
Other	\$ -	\$ -								\$ -
<b>TOTAL EXPENSES</b>	<b>\$ -</b>	<b>\$ 650,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 165,000</b>	<b>\$ 485,000</b>	<b>\$ 150,000</b>	<b>\$ 800,000</b>
<b>Sources of Funds:</b>										
General Government		\$ -								\$ -
Grants	\$ -	\$ -								\$ -
Water/Sewer/Storm	\$ -	\$ 650,000					\$ 165,000	\$ 485,000	\$ 150,000	\$ 800,000
G.O. Bonds: NonVtd		\$ -								\$ -
G.O. Bonds: Voted		\$ -								\$ -
Revenue Bonds		\$ -								\$ -
L.I.D.'s		\$ -								\$ -
Other		\$ -								\$ -
<b>TOTAL SOURCES</b>	<b>\$ -</b>	<b>\$ 650,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 165,000</b>	<b>\$ 485,000</b>	<b>\$ 150,000</b>	<b>\$ 800,000</b>

## CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

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

SD-18

**PROGRAM TITLE:** Tumwater Hill Basin Assessment

**PROGRAM DESCRIPTION:**

Widespread conveyance infrastructure is failing in the Tumwater Hill neighborhood. Flow control and water quality Best Management Practices (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	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
<b>Capital Costs:</b>										
Planning & Design		\$ 50,000	\$ 50,000							\$ 50,000
Land & R-O-W		\$ -								\$ -
Construction		\$ -								\$ -
Equipment		\$ -								\$ -
Other		\$ -								\$ -
<b>TOTAL EXPENSES</b>	<b>\$ -</b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 50,000</b>
<b>Sources of Funds:</b>										
General Government		\$ -								\$ -
Grants		\$ -								\$ -
Water/Sewer/Storm		\$ 50,000	\$ 50,000							\$ 50,000
G.O. Bonds: NonVtd		\$ -								\$ -
G.O. Bonds: Voted		\$ -								\$ -
Revenue Bonds		\$ -								\$ -
L.I.D.'s		\$ -								\$ -
Other		\$ -								\$ -
<b>TOTAL SOURCES</b>	<b>\$ -</b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 50,000</b>

## CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

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

SD-19

**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 permit-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	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
<b>Capital Costs:</b>										
Planning & Design	\$ -	\$ 250,000		\$ 50,000	\$ 200,000					\$ 250,000
Land & R-O-W		\$ -								\$ -
Construction		\$ -								\$ -
Equipment		\$ -								\$ -
Other		\$ -								\$ -
<b>TOTAL EXPENSES</b>	<b>\$ -</b>	<b>\$ 250,000</b>	<b>\$ -</b>	<b>\$ 50,000</b>	<b>\$ 200,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 250,000</b>
<b>Sources of Funds:</b>										
General Government		\$ -								\$ -
Grants		\$ -								\$ -
Water/Sewer/Storm	\$ -	\$ 250,000		\$ 50,000	\$ 200,000					\$ 250,000
G.O. Bonds: NonVtd		\$ -								\$ -
G.O. Bonds: Voted		\$ -								\$ -
Revenue Bonds		\$ -								\$ -
L.I.D.'s		\$ -								\$ -
Other		\$ -								\$ -
<b>TOTAL SOURCES</b>	<b>\$ -</b>	<b>\$ 250,000</b>	<b>\$ -</b>	<b>\$ 50,000</b>	<b>\$ 200,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 250,000</b>



## CITY OF TUMWATER CAPITAL FACILITIES PLAN WORKSHEET

**CONTACT:** Dan Smith  
**FUND:** Storm Drain  
**DEPT:** Water Resources & Sustainability  
**PROJECT NO.**  
**NEW:**  
**PRIOR:** SD-21

SD-20

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

**PROGRAM DESCRIPTION:**

Runoff from East Dennis Street and upstream roadways currently discharges untreated to unnamed surface tributary to the Deschutes River. Project includes evaluation of upstream drainage structures and modification/construction of recommended improvements for retrofit of outfall(s) and structure(s) upstream of DMH#10275 and DMH#10034. Project funded in the 2025-2026 budget.

IS PROJECT RECOMMENDED BY PLAN/POLICY?

PLAN:

PAGE#

## FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
<b>Capital Costs:</b>										
Planning & Design	\$ 35,000	\$ -								\$ 35,000
Land & R-O-W		\$ -								\$ -
Construction		\$ 200,000	\$ 200,000							\$ 200,000
Equipment		\$ -								\$ -
Other		\$ -								\$ -
<b>TOTAL EXPENSES</b>	<b>\$ 35,000</b>	<b>\$ 200,000</b>	<b>\$ 200,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 235,000</b>
<b>Sources of Funds:</b>										
General Government		\$ -								\$ -
Grants		\$ -								\$ -
Water/Sewer/Storm	\$ -	\$ 200,000	\$ 200,000							\$ 200,000
G.O. Bonds: NonVtd		\$ -								\$ -
G.O. Bonds: Voted		\$ -								\$ -
Revenue Bonds		\$ -								\$ -
L.I.D.'s		\$ -								\$ -
Other		\$ -								\$ -
<b>TOTAL SOURCES</b>	<b>\$ -</b>	<b>\$ 200,000</b>	<b>\$ 200,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 200,000</b>

## 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:** Somerset Hill Culvert Replacement

**PROGRAM DESCRIPTION:**

This project will replace the current partial barrier with a bridge. The bridge will allow for unimpeded fish and wildlife habitat and passage at the crossing. It will also allow Percival Creek sufficient space to meander and change its sediment deposition and bankfull width over time. Majority funded by WA State Department of Transportation "Promoting Resilient Operation for Transformative, Efficient, and Cost Saving Transportation (PROTECT)" grant program.

IS PROJECT RECOMMENDED BY PLAN/POLICY?

YES

PLAN:

PAGE#

## FINANCIAL DATA

EXPENSES	PRIOR YRS	6YR TOTAL	2026	2027	2028	2029	2030	2031	FUTURE YEARS	GRAND TOTAL
<b>Capital Costs:</b>										
Planning & Design	\$ -	\$ 300,000	\$ 200,000	\$ 100,000						\$ 300,000
Land & R-O-W		\$ 50,000		\$ 50,000						\$ 50,000
Construction		\$ 3,650,000			\$ 3,650,000					\$ 3,650,000
Equipment		\$ -								\$ -
Other		\$ -								\$ -
<b>TOTAL EXPENSES</b>	<b>\$ -</b>	<b>\$ 4,000,000</b>	<b>\$ 200,000</b>	<b>\$ 150,000</b>	<b>\$ 3,650,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,000,000</b>
<b>Sources of Funds:</b>										
General Government		\$ -								\$ -
Grants		\$ 3,957,500	\$ 157,500	\$ 150,000	\$ 3,650,000					\$ 3,957,500
Water/Sewer/Storm	\$ -	\$ 42,500	\$ 42,500							\$ 42,500
G.O. Bonds: NonVtd		\$ -								\$ -
G.O. Bonds: Voted		\$ -								\$ -
Revenue Bonds		\$ -								\$ -
L.I.D.'s		\$ -								\$ -
Other		\$ -								\$ -
<b>TOTAL SOURCES</b>	<b>\$ -</b>	<b>\$ 4,000,000</b>	<b>\$ 200,000</b>	<b>\$ 150,000</b>	<b>\$ 3,650,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,000,000</b>