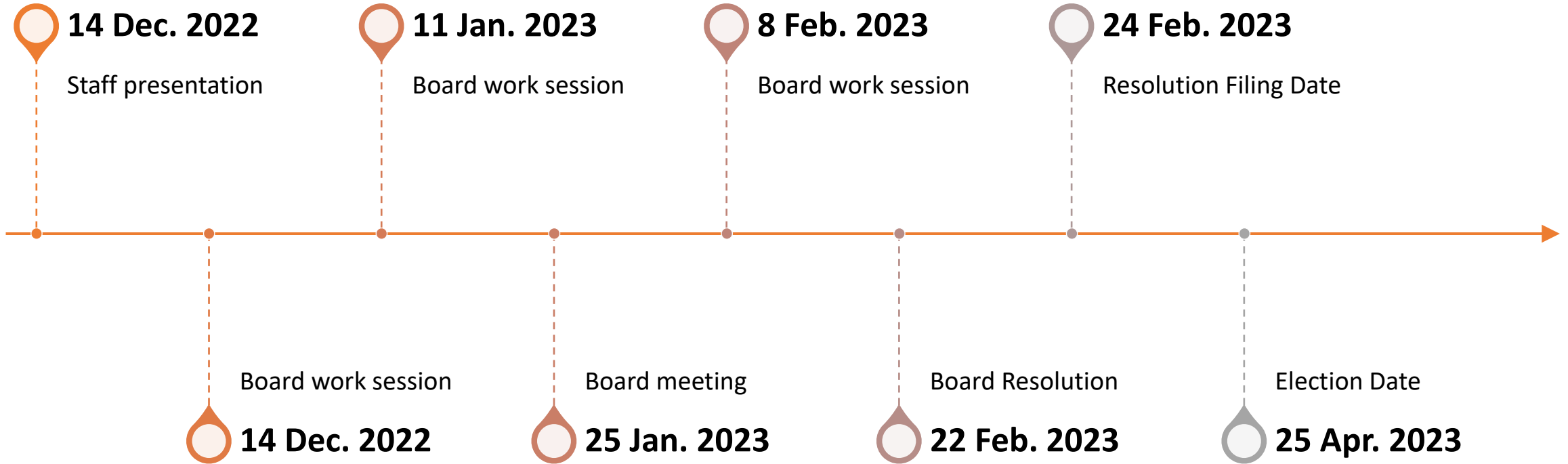


BOND Proposal 2023

South Whidbey School District
No. 206

*Updating K-12 Educational
Facilities
for the next 30 years*

Timeline



Overview of the Facility Planning Process



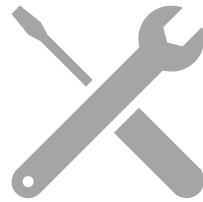
Facilities Committee

Committee formation – Nov. 2019, Dec. 2021

Facility review

Enrollment data

Program needs



Integrus

Architectural/mechanical expertise

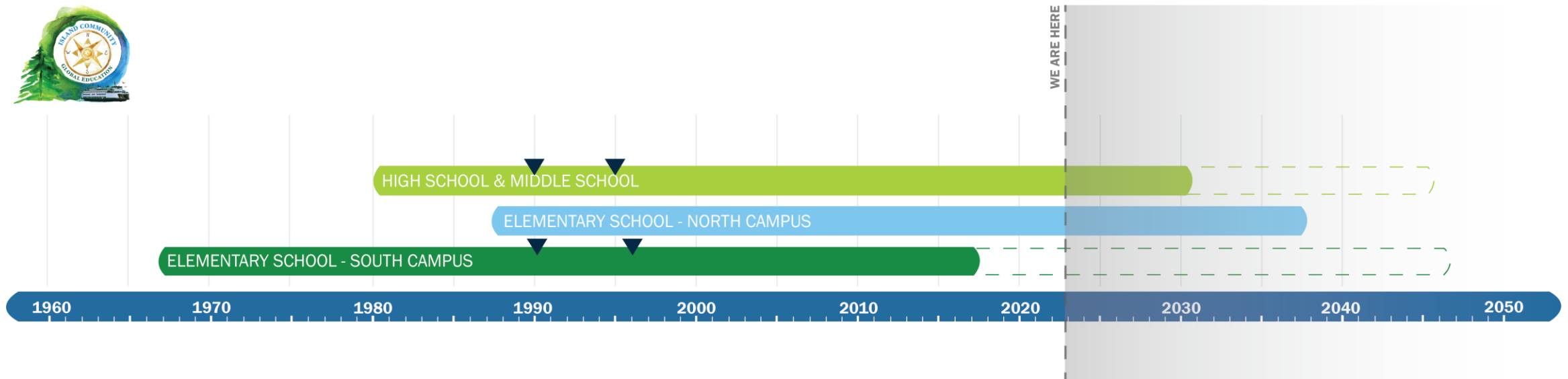
Cost analysis



Recommendation Refinement

Student, Staff, Community
feedback

Age & Condition of Facilities



LEGEND

▼ MAJOR REMODEL OR ADDITION

Historical Facility Timeline

Elementary School almost 40 years old

Original High School built over 40 years ago

Last major remodel (High school) – mid 1990s



Guiding Principles

21ST CENTURY LEARNING ENVIRONMENT

Learning happens everywhere.



Modernizations throughout to improve student and community experience, perception, and pride. Re-envisioning existing indoor and outdoor spaces to better serve young learners and expanding usable outdoor space.

WELCOMING & IDENTITY

Create a welcoming identity.



Refresh school appearance, articulate entries, and enhance spaces of pride that invite students and community in for learning and gathering. Create distinct identities for the middle school and high school under one roof.

INCLUSIVE ENVIRONMENTS

All environments are inclusive.



Improve ADA compliance and access to inclusive restrooms to support all students. Add inclusive and covered play areas to provide a vibrant and engaging outdoor experience for all and to support athletics and community use.

CLASSROOMS FOR TODAY'S LEARNING

Set the stage for quality learning.



Update classrooms to improve student learning experience and integrate the latest technology. Creating classrooms that are age appropriate and supportive of multi-modal learning to enhance success of all our learners.

WAYFINDING & SAFETY

Navigating safely & with ease.



Improve flow outside and inside the schools and enhance safety at entrances and perimeters for a better student and community experience during and after school hours.

OPERATIONS & MAINTENANCE

Go clean and green.



Upgrade mechanical and electrical infrastructure for reduced environmental impact, improve performance, reduce maintenance costs, and increase student comfort and wellness.

Welcoming & Identity

Create a welcoming identity.

Refresh school appearance, articulate entries, and enhance spaces of pride that invite students and community in for learning and gathering. Create distinct identities for the middle school and high school under one roof.



21st Century Learning Environment

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Classrooms for Today's Learning

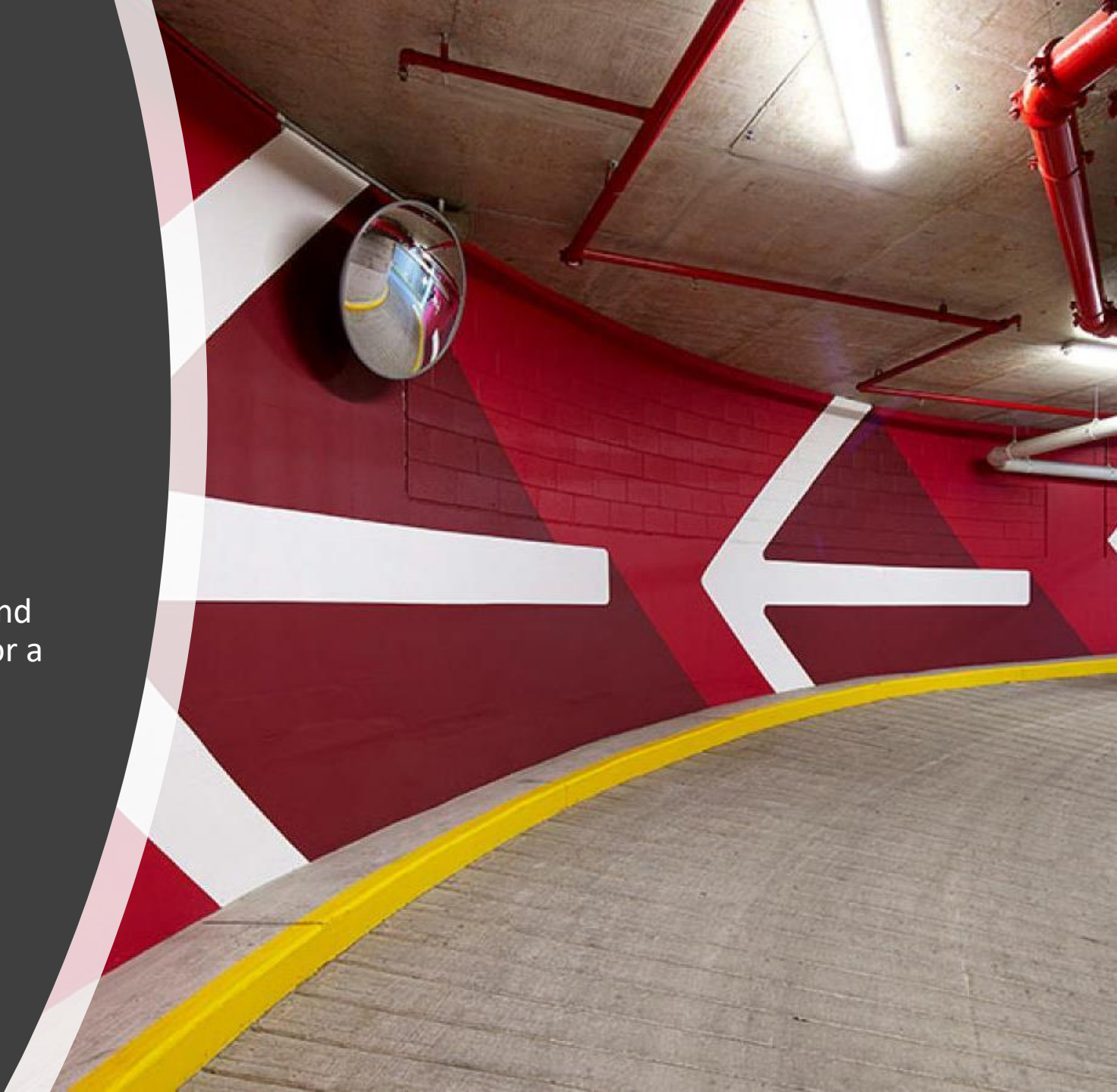
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Wayfinding & Safety

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Operations & Maintenance

Go clean and green.

Upgrade mechanical and electrical infrastructure for reduced environmental impact, improve performance, reduce maintenance costs, and increase student comfort and wellness.



Inclusive Environments

All environments are inclusive.

Improve ADA compliance and access to single use restrooms to support all students. Add inclusive and covered areas to provide a vibrant and engaging outdoor experience for all and to support athletics and community use.

Design photos are conceptual, actual
designs would be created after bond
passage

21st Century Learning

- Update exterior to improve student and community pride while restoring building integrity



21st Century Learning



Update Courtyard to restore functionality and design



21st Century Learning



Improve stadium field and track facility



Classrooms for Today's Learning

- Reconfigure/upgrade of existing classrooms to meet today's needs

Welcoming & Identity

- Create Identity with separate defined entrances



Wayfinding & Safety



Improve security & flow



Repave asphalt surfaces & improve site circulation

Site
Circulation





Wayfinding & Safety

- Covered walkway between buildings



Inclusive Environment

- Provide inclusive and age-appropriate play structures

Inclusive Environment



ADA compliant/single user restroom upgrades



Inclusive Environment

- New covered outdoor multi-purpose educational structures

HB-1257 Clean Buildings Performance Standard

Overview

WHO / WHAT / WHEN / HOW OFTEN

Reduce energy consumption through improved energy efficiency and performance in existing buildings, ultimately leading to a reduction in Greenhouse Gas Emissions (GHG) within the building sector.

HB 1257, 2019
SB 5722, 2022 (expansion bill)



Existing commercial building

Tier 1: > 50,000 sf
(excludes multi-family)

Tier 2: > 20,000 sf
(includes multi-family)



Meet energy performance targets or financial investments criteria



Starting in January 2026



Required to comply every 5 years

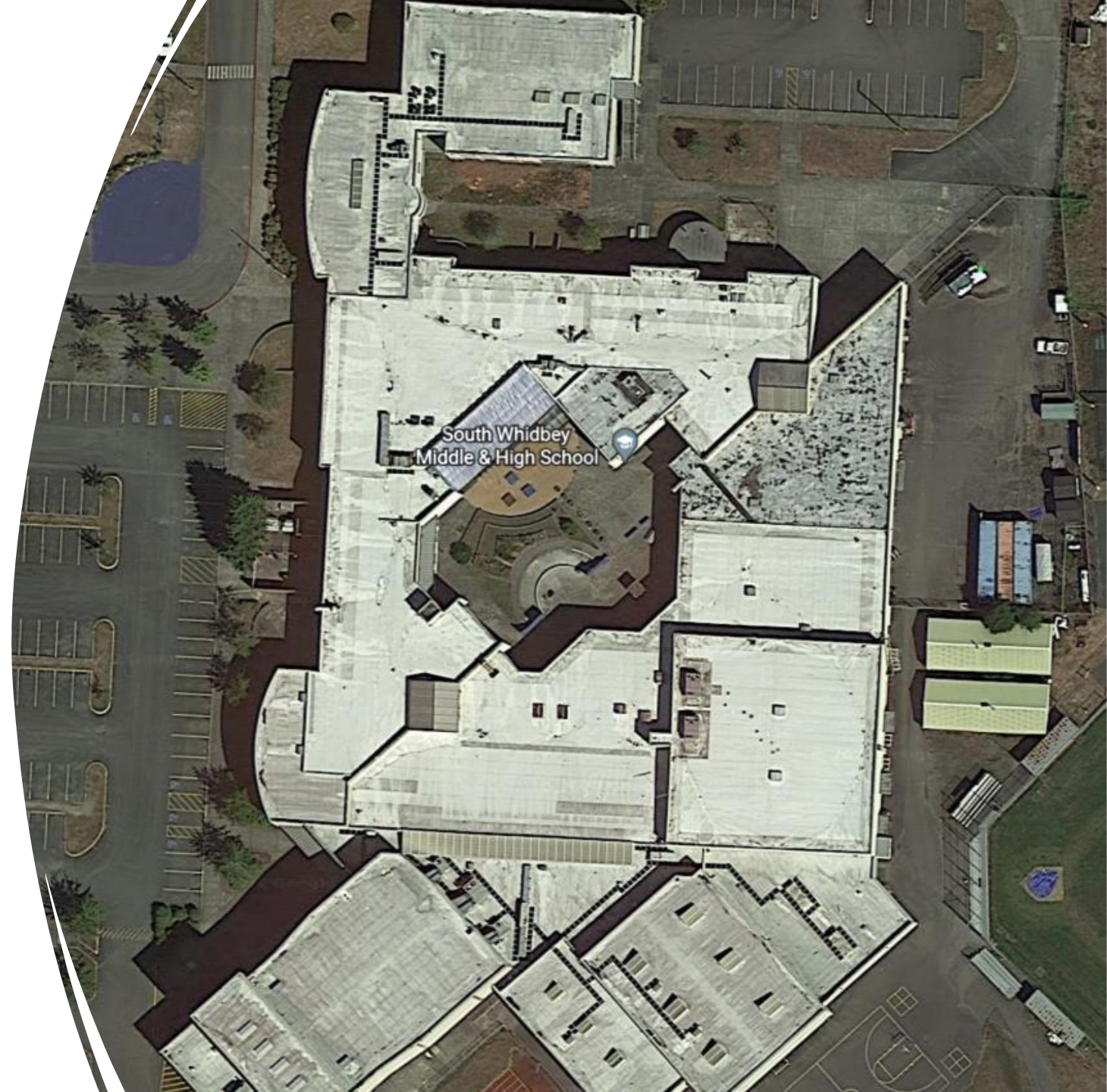
Operations & Maintenance

- Improve mechanical systems for energy efficiency, providing both heat and cooling capabilities designed to meet the clean building performance standards



Operations & Maintenance

- Update roofing to maintain building integrity – 150,000+ Sq. Feet



Elementary Priorities

- Exterior building improvements
- Inclusive playground
- ADA compliant/single use restrooms
- Heating/cooling system upgrades
- Reconfiguration & re-pavement of parking lots
- Covered outdoor educational structure
- Covered walkway to connect buildings
- Upgraded control systems
- Interior flooring upgrades



Secondary Priorities

- Siding & window replacement
- Structures to identify MS & HS entrances
- Covered outdoor educational structure/storage
- Inclusive playground
- ADA compliant/single use restrooms
- Locker room upgrades
- Roofing replacement
- Heating/cooling system upgrades
- Reconfigure & repave parking lots
- Stadium/field/track upgrades
- Classroom re-configuration
- Student support spaces
- Interior flooring upgrades
- Upgrade system controls
- Courtyard upgrade



How much does a project cost?

- Construction costs
- Non-construction costs
 - Inflation – Project costs must be adjusted to the future date of construction (2025-2027)
 - Soft Costs

The **soft costs**, or non-construction costs, vary by the type of the project, They include:

- | | |
|---------------------------|--------------------------|
| ▪ Bond Costs | ▪ Mitigation Fees |
| ▪ Design Fees | ▪ Special Inspections |
| ▪ Furniture and Equipment | ▪ Temporary Improvements |
| ▪ Sales tax | ▪ Printing |
| ▪ Permits | ▪ Legal |
| ▪ Management Fees | ▪ Miscellaneous Cost |

In addition, the budget must account for money to address risks which must be resolved during the course of developing the project, including: more inflation, changes in the construction, unknown conditions, or unanticipated regulatory requirements.

Proposed Bond - \$80,000,000

<i>TODAY</i>	INFLATION ADJUSTMENT			
Construction Costs	\$ in 2023 6%	\$ in 2024 4%	\$ in 2025 4%	\$ in 2026 4%
44,729,375	47,413,138	49,309,664	51,282,051	53,333,333

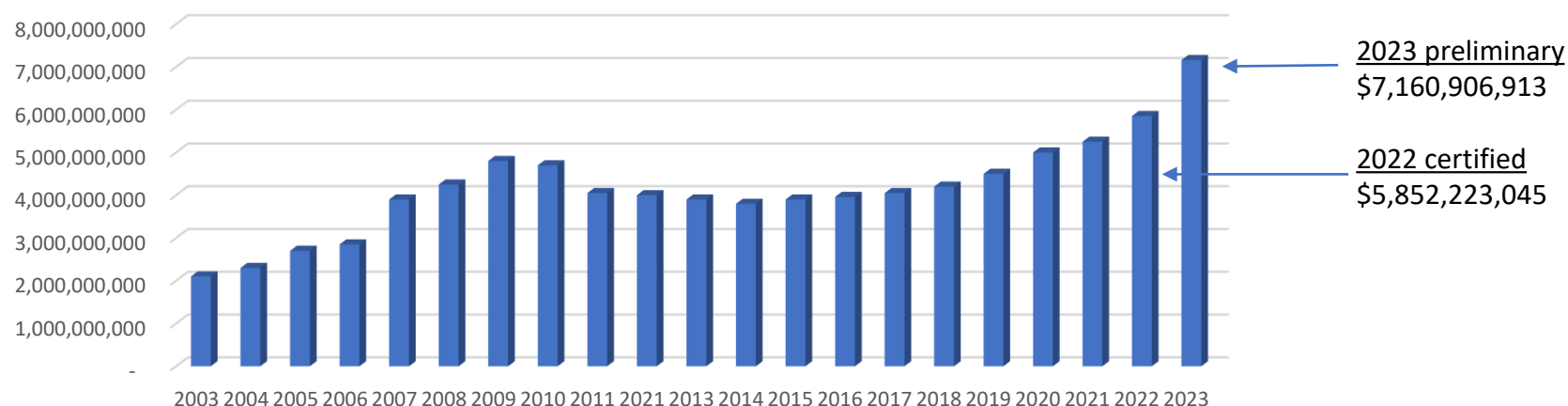


Spreadsheet Target

Est. Soft Costs 50%	26,666,667
BOND AMOUNT	\$ 80,000,000

Assessed Value

- Higher assessed values will lower the District's tax rate (but not the overall payment)
- An individual's taxes will be based on the assessed value of their own property
- Dissecting the components that make up the assessed value growth will be important. How much of the growth is related to new constructions versus increased value of existing properties?



Annual Growth – Assessed Value

Final 2020	10.2%
Final 2021	6.9%
Final 2022	9.4%
Preliminary 2023	22.4%
Assumed 2024 and on	3.0%

- Projected Bond Scenario Results

Bond Proceeds	Bond Repayment Term	Assessed Value Growth Assumptions	2024 Future Bond Rate
\$ 80,000,000	20 Years	2023: 22.38% 2024 & on: 3.00%	\$.70

Cost to Taxpayer

Bond Authorization Amount:

\$ 80,000,000

Estimated 2024 Bond Tax Rate (per \$1,000 assessed value):

\$ 0.70

Assessed Value of Property

\$500,000

Monthly Property Tax Increase

\$29.08

Less than \$1 per Day!

Questions?

