

# BOND Proposal 2023

South Whidbey School District  
No. 206

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

# What is a Bond?

South Whidbey School District  
No. 206

*A bond is for physical building improvements.*

*It provides immediate funds for long-term capital projects such as modernization of buildings or new construction.*

*It is a special tax upon property voted by the community and provides a specific dollar amount used to pay principal and interest payments.*

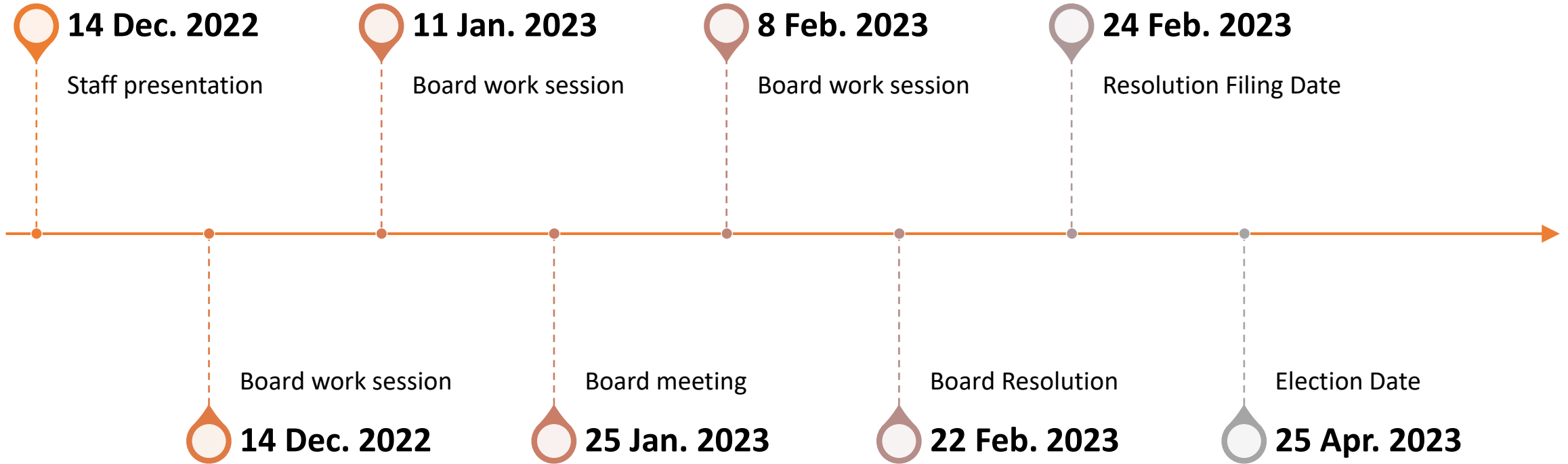
*A bond is financed over a longer period of time, up to 20 years (like a mortgage).*

*The bond requires a super majority to pass (60% + 1) and must meet validation requirements (40% - last general election).*

*Bonds help districts maintain schools and provide a safe environment for students to support learning by funding renovation of aging schools and replacing or updating building infrastructure.*

*All of the bond tax money collected will stay in our school district to update schools.*

# 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

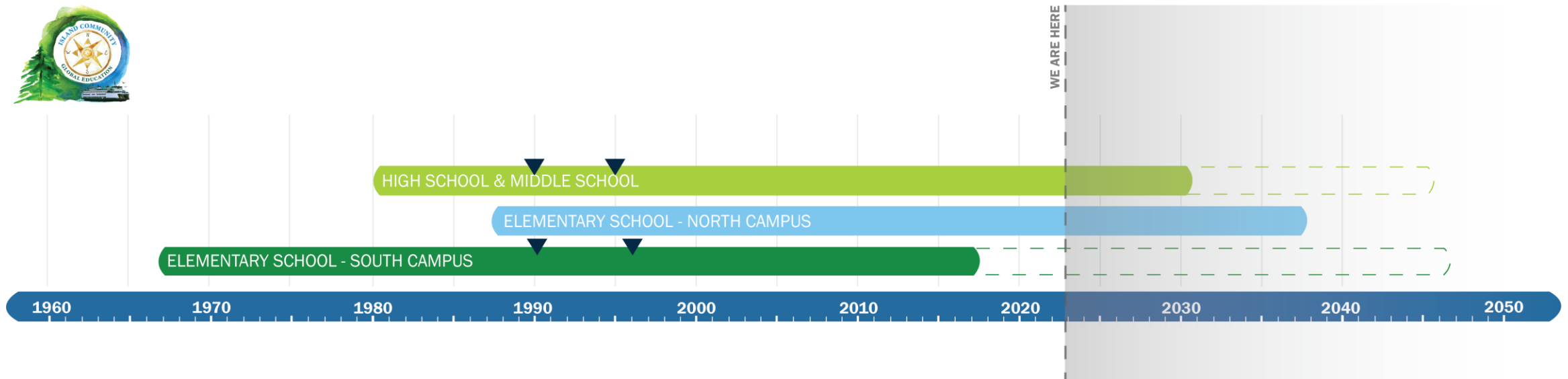
Cost analysis



## Recommendation Refinement

Student, Staff, Community  
feedback

# Age & Condition of Facilities



## LEGEND

▼ MAJOR REMODEL OR ADDITION

# Historical Facility Timeline

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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.



# 21<sup>st</sup> 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.





# Classrooms for Today's Learning

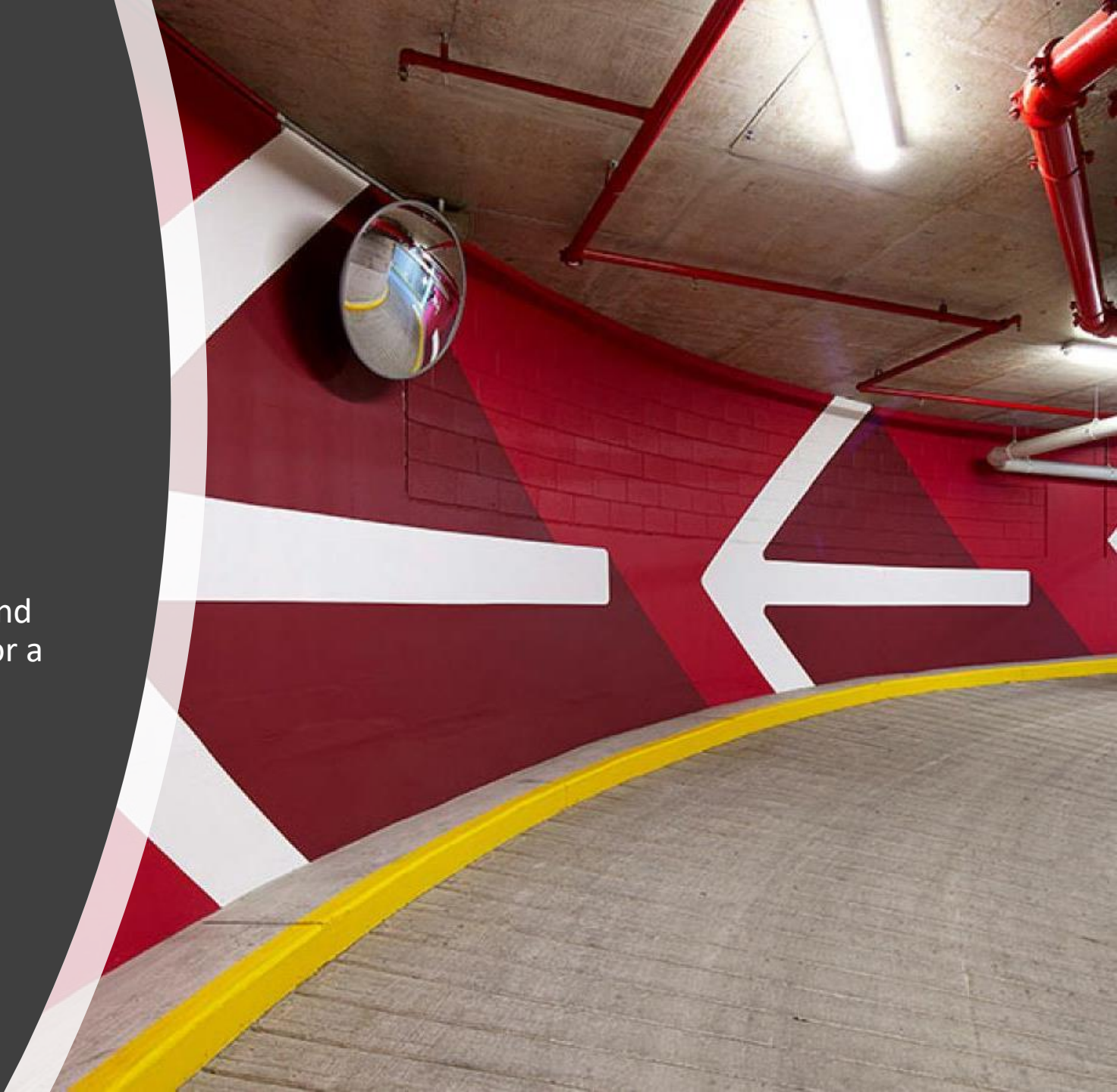
*Set the stage for quality learning.*

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 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.



# 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

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# 21<sup>st</sup> Century Learning

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



# 21<sup>st</sup> Century Learning



Update Courtyard to restore functionality and improve design

# 21<sup>st</sup> 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



Improve vehicular flow and repave asphalt

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



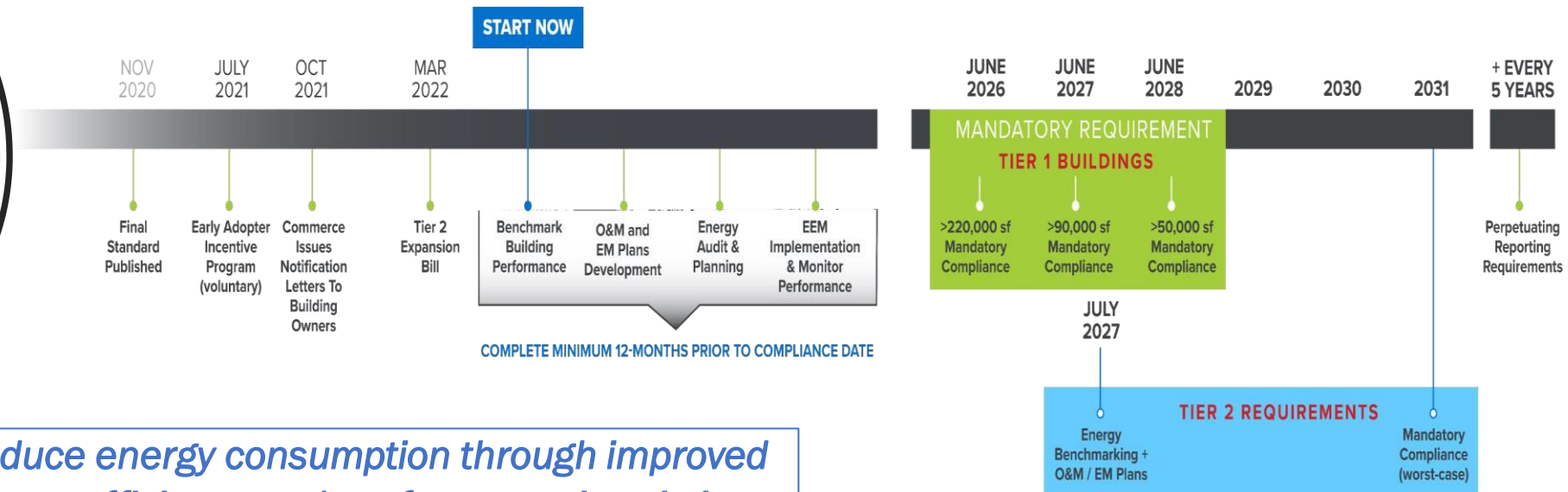
# Inclusive Environment

- New covered outdoor multi-purpose educational structures

# HB-1257 Clean Buildings Performance Standard

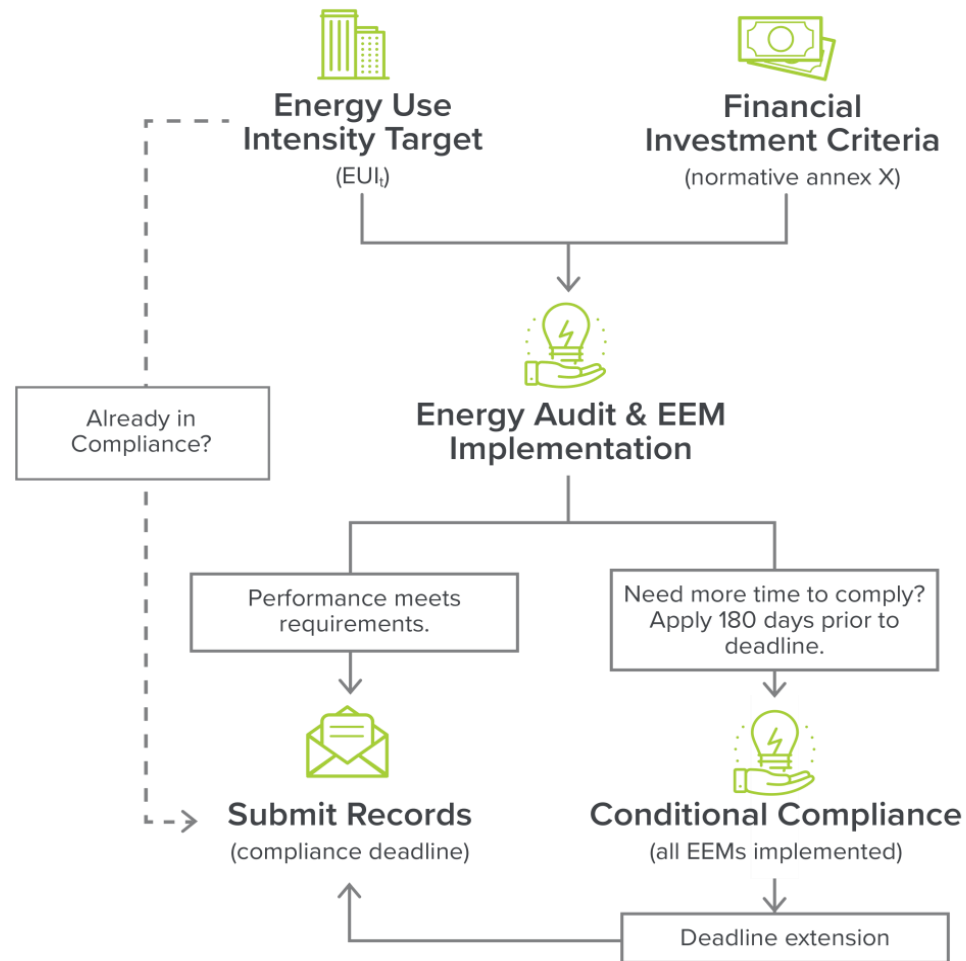
## Timeline

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 Clean Buildings Performance Standard



  
**Exemption**  
(apply 180 days prior to deadline)

  
**Non-compliance**  
(penalties apply)  
**(\$1.5/SF per 5-year compliance cycle)**

# Operations & Maintenance

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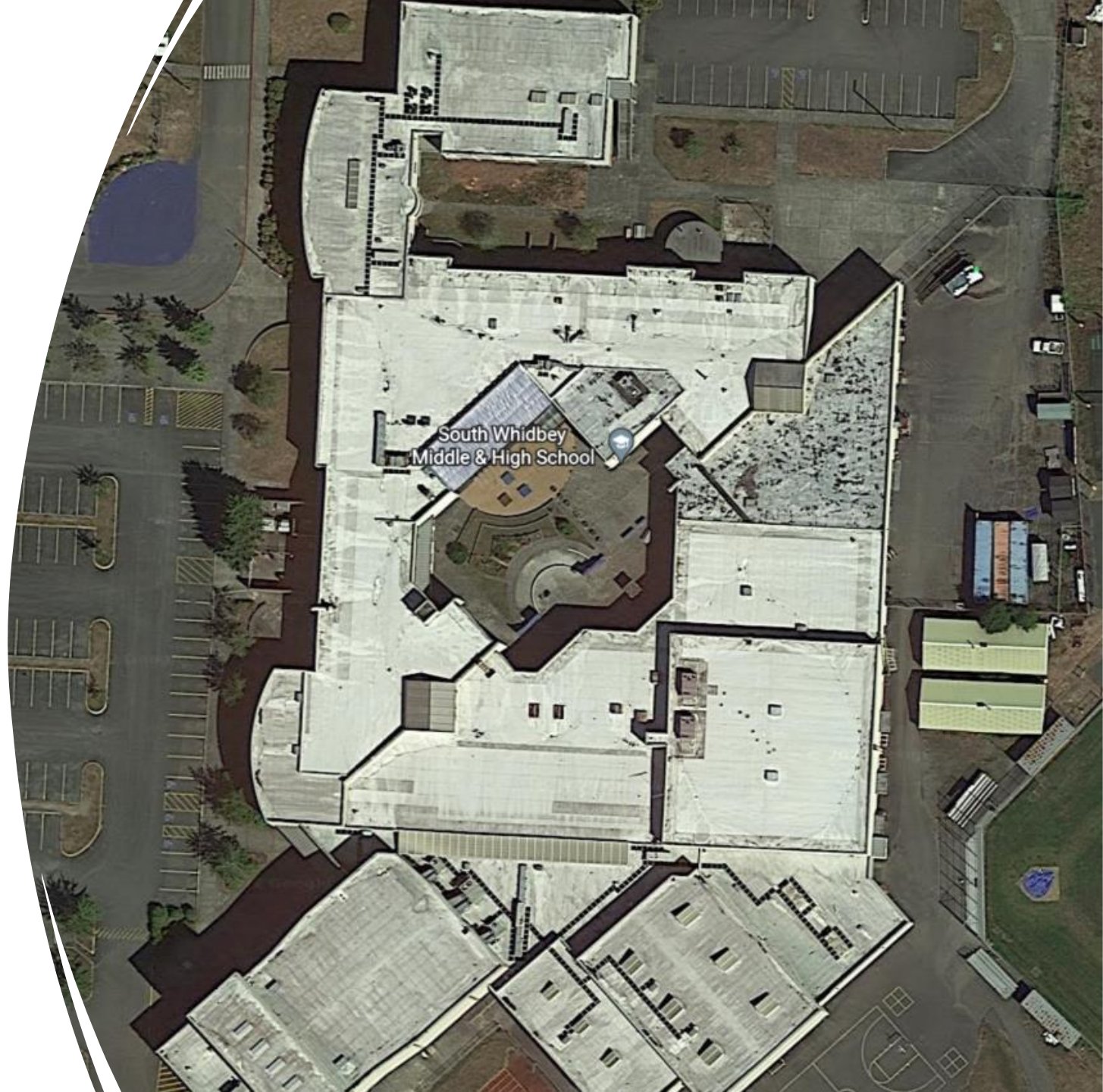
- Improve mechanical systems for energy efficiency, providing both heat and cooling capabilities designed to meet the clean building performance standards



# Operations & Maintenance

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- 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

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



Spreadsheet Target

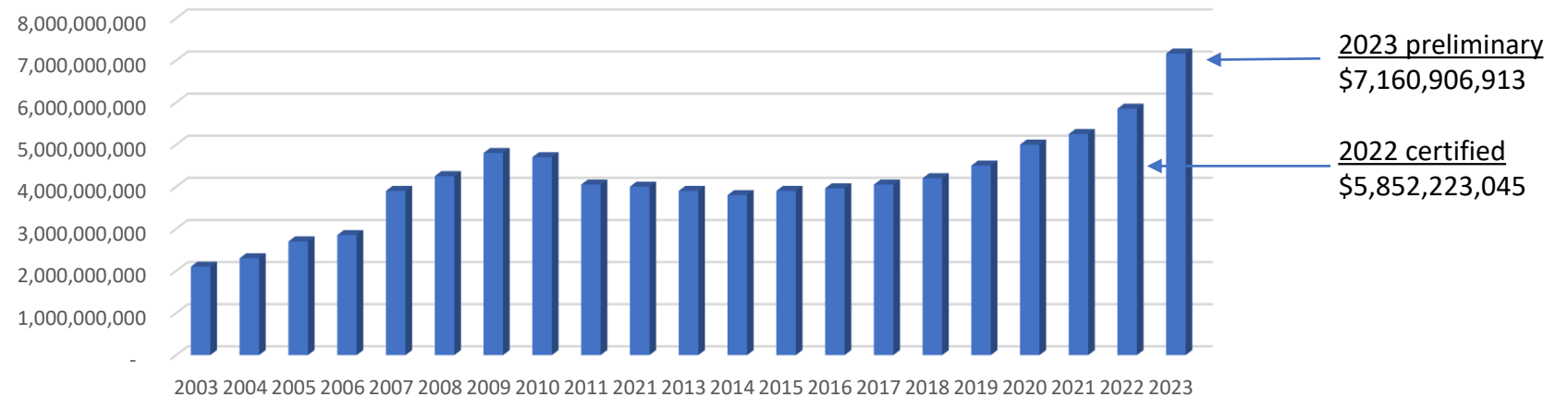
<b>Est. Soft Costs</b> <b>50%</b>	26,666,667
<b>BOND AMOUNT</b>	<b>\$ 80,000,000</b>

# Historical - Cost to Taxpayer

Historical Levy /Bond Rates									
Year	Bond		Capital Projects Levy		Transportation Levy		EP&O Levy		Total
2001	\$	1.32	\$	-	\$	-	\$	1.44	\$ 2.76
2002	\$	1.29	\$	-	\$	-	\$	1.38	\$ 2.67
2003	\$	1.21	\$	-	\$	-	\$	1.40	\$ 2.61
2004	\$	0.99	\$	-	\$	-	\$	1.30	\$ 2.29
2005	\$	0.94	\$	0.09	\$	-	\$	1.22	\$ 2.25
2006	\$	0.97	\$	0.09	\$	-	\$	1.22	\$ 2.28
2007	\$	0.71	\$	0.14	\$	-	\$	0.88	\$ 1.73
2008	\$	0.71	\$	0.14	\$	-	\$	0.88	\$ 1.73
2009	\$	0.66	\$	0.20	\$	0.02	\$	0.77	\$ 1.65
2010	\$	0.68	\$	0.20	\$	0.02	\$	0.82	\$ 1.72
2011	\$	-	\$	0.23	\$	-	\$	0.98	\$ 1.21
2012	\$	-	\$	0.24	\$	-	\$	0.99	\$ 1.23
2013	\$	-	\$	0.25	\$	-	\$	1.00	\$ 1.25
2014	\$	-	\$	0.53	\$	-	\$	1.01	\$ 1.54
2015	\$	-	\$	0.52	\$	-	\$	1.03	\$ 1.55
2016	\$	-	\$	0.51	\$	-	\$	0.99	\$ 1.50
2017	\$	-	\$	0.49	\$	-	\$	0.98	\$ 1.47
2018	\$	-	\$	0.47	\$	-	\$	1.00	\$ 1.47
2019	\$	-	\$	0.45	\$	-	\$	0.74	\$ 1.19
2020	\$	-	\$	0.45	\$	-	\$	0.67	\$ 1.12
2021	\$	-	\$	0.42	\$	-	\$	0.63	\$ 1.05
2022	\$	-	\$	0.39	\$	-	\$	0.60	\$ 0.99
2023	\$	-	\$	0.31	\$	-	\$	0.48	\$ 0.79

# 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

# Example - Cost to Taxpayer

Bond Authorization Amount:

\$ 80,000,000

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

\$ 0.70

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Assessed Value of Property

**\$500,000**

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Monthly Property Tax Increase

**\$29.08**

# Cost to Taxpayer

<b>Bond Authorization Amount:</b>		<b>\$</b>	<b>80,000,000</b>
<b>Estimated 2024 Bond Tax Rate Increase (per \$1,000 assessed value):</b>		<b>\$</b>	<b>0.70</b>
<b>Assessed Value of Property</b>	<b>Annual Gross Property Tax</b>	<b>Monthly Gross Property Tax</b>	
<b>\$ 100,000</b>	<b>\$ 70</b>	<b>\$</b>	<b>5.83</b>
<b>\$ 150,000</b>	<b>\$ 105</b>	<b>\$</b>	<b>8.75</b>
<b>\$ 200,000</b>	<b>\$ 139</b>	<b>\$</b>	<b>11.58</b>
<b>\$ 250,000</b>	<b>\$ 174</b>	<b>\$</b>	<b>14.50</b>
<b>\$ 300,000</b>	<b>\$ 209</b>	<b>\$</b>	<b>17.42</b>
<b>\$ 350,000</b>	<b>\$ 244</b>	<b>\$</b>	<b>20.33</b>
<b>\$ 400,000</b>	<b>\$ 279</b>	<b>\$</b>	<b>23.25</b>
<b>\$ 450,000</b>	<b>\$ 314</b>	<b>\$</b>	<b>26.17</b>
<b>\$ 500,000</b>	<b>\$ 349</b>	<b>\$</b>	<b>29.08</b>
<b>\$ 550,000</b>	<b>\$ 383</b>	<b>\$</b>	<b>31.92</b>
<b>\$ 600,000</b>	<b>\$ 418</b>	<b>\$</b>	<b>34.83</b>
<b>\$ 650,000</b>	<b>\$ 453</b>	<b>\$</b>	<b>37.75</b>
<b>\$ 700,000</b>	<b>\$ 488</b>	<b>\$</b>	<b>40.67</b>
<b>\$ 750,000</b>	<b>\$ 523</b>	<b>\$</b>	<b>43.58</b>

# - Island & Snohomish County School Districts

<b>2022 Total Tax Rates</b>						
<u>District</u>	<u>Assessed Value</u>	<u>Bonds</u>	<u>EP&amp;O</u>	<u>Capital Projects</u>	<u>Total</u>	
Snohomish SD	\$ 12,588,659,794	\$ 2.38	\$ 1.51	\$ 0.51	\$ 4.40	
Oak Harbor SD	\$ 5,135,414,881	\$ 1.54	\$ 2.18	\$ -	\$ 3.72	
Marysville SD	\$ 11,288,870,552	\$ 0.81	\$ 2.35	\$ 0.53	\$ 3.69	
Granite Falls SD	\$ 2,745,538,663	\$ 1.64	\$ 1.64	\$ 0.23	\$ 3.51	
Lake Stevens SD	\$ 8,738,692,926	\$ 1.52	\$ 1.67	\$ 0.23	\$ 3.42	
Everett SD	\$ 27,539,364,403	\$ 0.85	\$ 1.95	\$ 0.47	\$ 3.27	
Lakewood SD	\$ 3,475,380,622	\$ 1.32	\$ 1.75	\$ 0.13	\$ 3.20	
Edmonds SD	\$ 39,964,464,657	\$ 0.40	\$ 1.44	\$ 1.35	\$ 3.19	
Mukilteo SD	\$ 24,216,464,913	\$ 0.90	\$ 1.79	\$ 0.35	\$ 3.04	
Stanwood-Camano SD	\$ 8,711,692,047	\$ 1.22	\$ 1.49	\$ 0.24	\$ 2.95	
Monroe SD	\$ 8,834,359,920	\$ 0.82	\$ 1.79	\$ -	\$ 2.61	
Sultan SD	\$ 2,310,814,893	\$ -	\$ 1.55	\$ 0.52	\$ 2.07	
Coupeville SD	\$ 2,956,751,308	\$ 0.66	\$ 0.83	\$ 0.12	\$ 1.61	
Darrington SD	\$ 603,667,197	\$ -	\$ 0.93	\$ 0.59	\$ 1.52	
<b>South Whidbey SD</b>	<b>\$ 5,852,223,045</b>	<b>\$ -</b>	<b>\$ 0.60</b>	<b>\$ 0.39</b>	<b>\$ 0.99</b>	
Index SD	\$ 171,091,214	\$ -	\$ 0.65	\$ -	\$ 0.65	

## – Similar Assessed Values

2022 Total Tax Rates							
District	Assessed Value		Bonds	EP&O	Capital Projects		Total
Mount Vernon SD	\$	5,621,568,265	\$ 1.25	\$ 2.43	\$ 0.92	\$	4.60
University Place SD	\$	5,425,947,637	\$ 1.46	\$ 2.45	\$ 0.43	\$	4.34
Cheney SD	\$	5,528,261,319	\$ 1.90	\$ 1.58	\$ 0.09	\$	3.57
Eastmont SD	\$	5,693,007,880	\$ 0.31	\$ 1.94	\$ 1.02	\$	3.27
Bremerton SD	\$	6,159,620,354	\$ -	\$ 2.19	\$ 1.03	\$	3.22
Wenatchee SD	\$	6,197,785,441	\$ 0.98	\$ 1.94	\$ -	\$	2.92
Enumclaw SD	\$	5,856,138,459	\$ 0.77	\$ 1.64	\$ 0.32	\$	2.73
Riverview SD	\$	5,758,957,886	\$ 0.87	\$ 1.36	\$ 0.50	\$	2.73
Arlington SD	\$	6,171,740,912	\$ -	\$ 1.49	\$ 1.00	\$	2.49
Quincy SD	\$	6,475,247,839	\$ 1.16	\$ 1.28	\$ -	\$	2.44
South Whidbey SD	\$	5,852,223,045	\$ -	\$ 0.60	\$ 0.39	\$	0.99

# Potential Cost to Taxpayer (per \$1,000 assessed value)

## Estimated 2024 Total Tax Rates

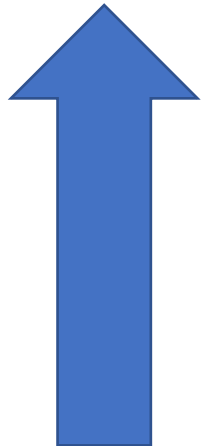
<u>District</u>	<u>Assessed Value</u>	<u>Bonds</u>	<u>EP&amp;O</u>	<u>Capital Projects</u>	<u>Total</u>
South Whidbey SD	\$ 7,155,375,586	\$ 0.70	\$ 0.48	\$ 0.31	\$ 1.49

## – Questions

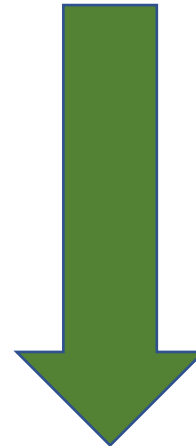
*Will the district collect more money as assessed value increases?*

*No, voters are asked to approve a maximum amount of debt the district can use for construction purposes (\$80,000,000). As the assessed value rises, the rate per 1,000 decreases. (Rate per 1,000 are informational estimates only – school districts do not collect on a rate/1,000 basis)*

Assessed Value



Rate per \$1,000



# Questions?

*What is the difference between a bond and a levy? I thought we approved a bond last year?*

*A bond receives the funds upfront and is repaid over multiple years (20), with interest. It operates similar to a home mortgage.*

*Levies provide funds on a semi-annual basis with collections in the spring and fall. The district is not “borrowing” funds so there is no interest and repayment plan.*

*The district’s last bond was repaid in 2010. Taxpayers have not paid property taxes towards a bond for the past 12 years.*

*The district does currently have a capital projects/technology levy. Approximately, \$2.25 million a year is used from this levy to support technology and smaller scaled capital upgrades.*

*By law, Bonds/Capital Project Levy funds can only be used for facility construction, facility renovation, technology, and major capital improvements. Neither a bond or a capital projects levy can be used to pay for instructional personnel.*

# Questions?

*Does the district have blueprints or plans for the projects identified?*

*No, the design process would occur after the bond is approved by the voters.*

*A representative group of stakeholders – staff, students, families, community partners and architects would provide input into the design of the projects with opportunities for feedback from the greater community.*

# Questions?

