

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.

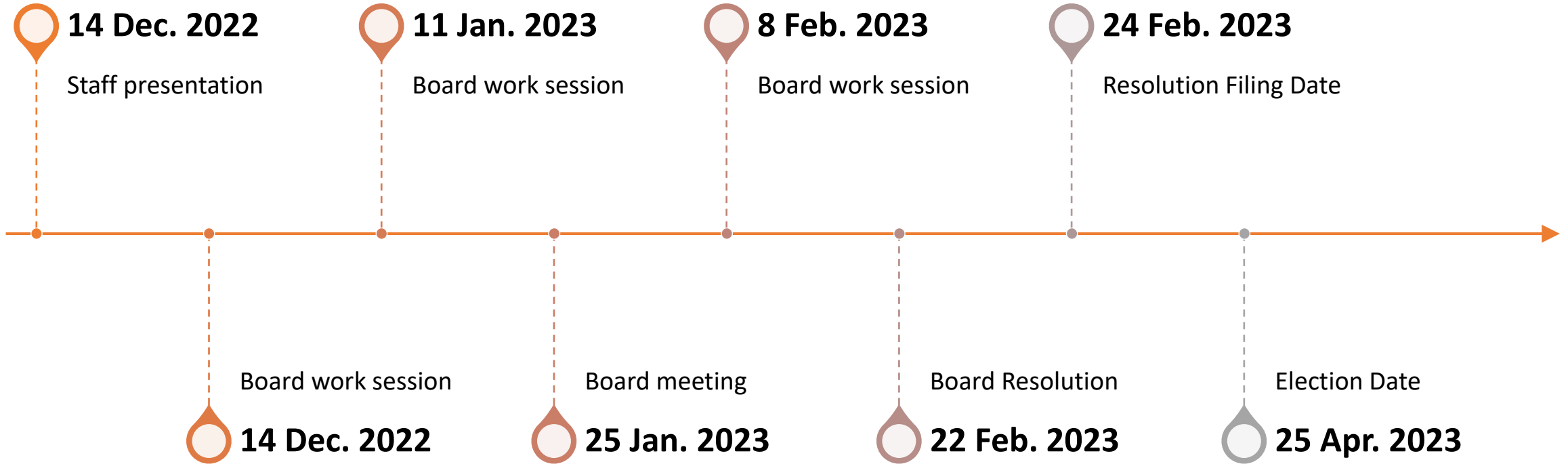
A bond is financed over a longer period of time, up to 20 years (like a mortgage).

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



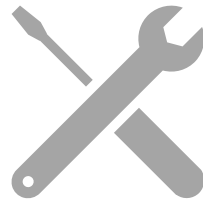
Facilities Committee

Committee formation – Nov. 2019, Dec. 2021

Facility review

Enrollment data

Program needs



Integrus

Architectural/mechanical expertise

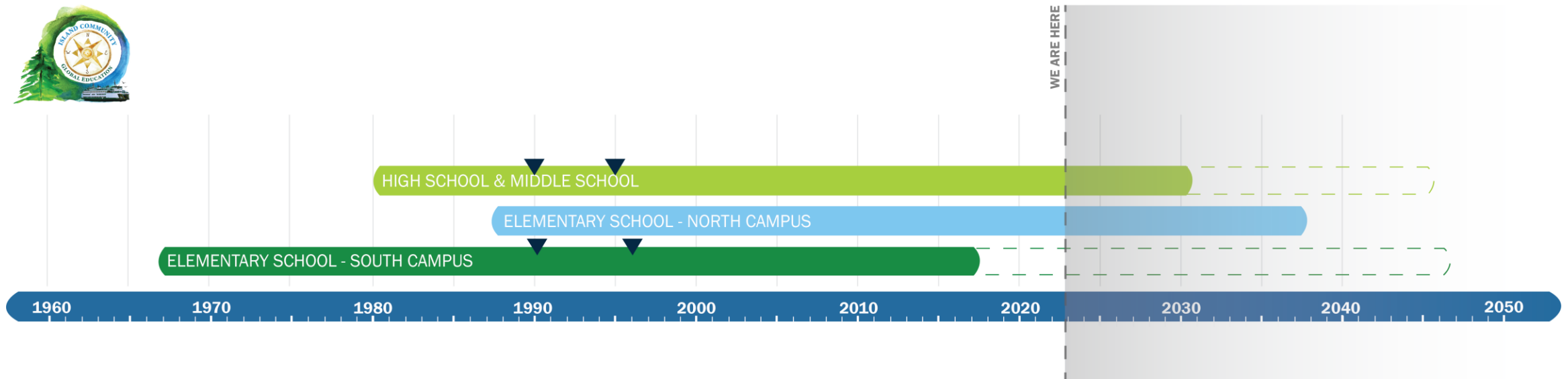
Cost analysis



Recommendation Refinement

Student, Staff, Community
feedback

Age & Condition of Facilities



LEGEND

▼ MAJOR REMODEL OR ADDITION

Historical Facility Timeline

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.

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 improve 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



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



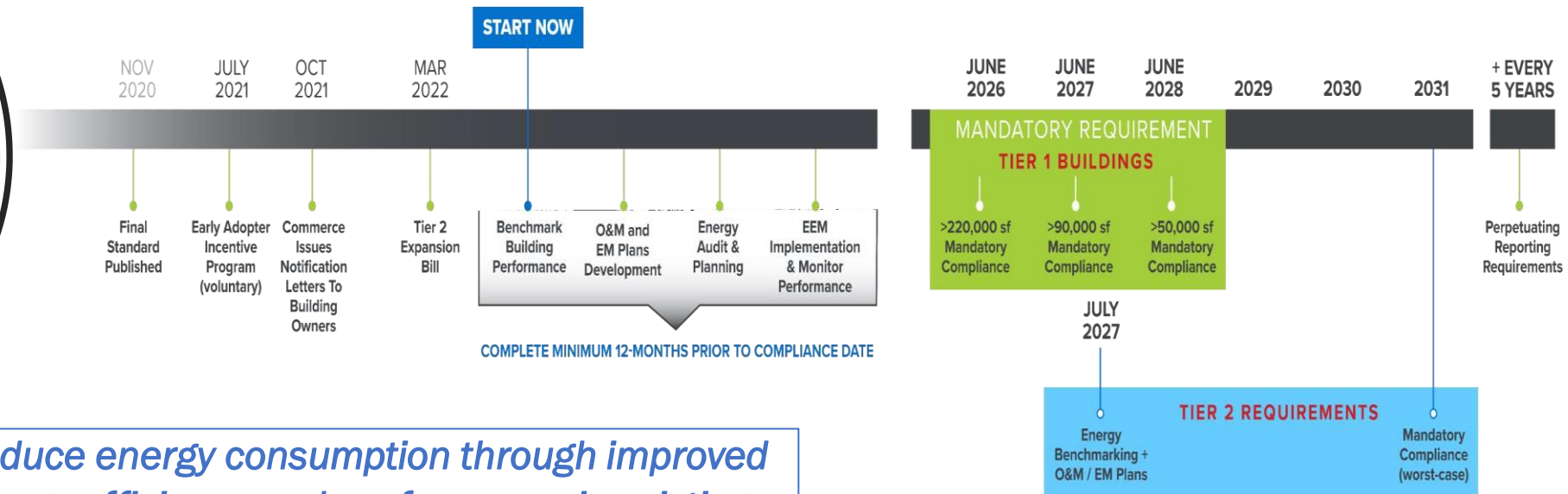
Inclusive Environment

- 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.

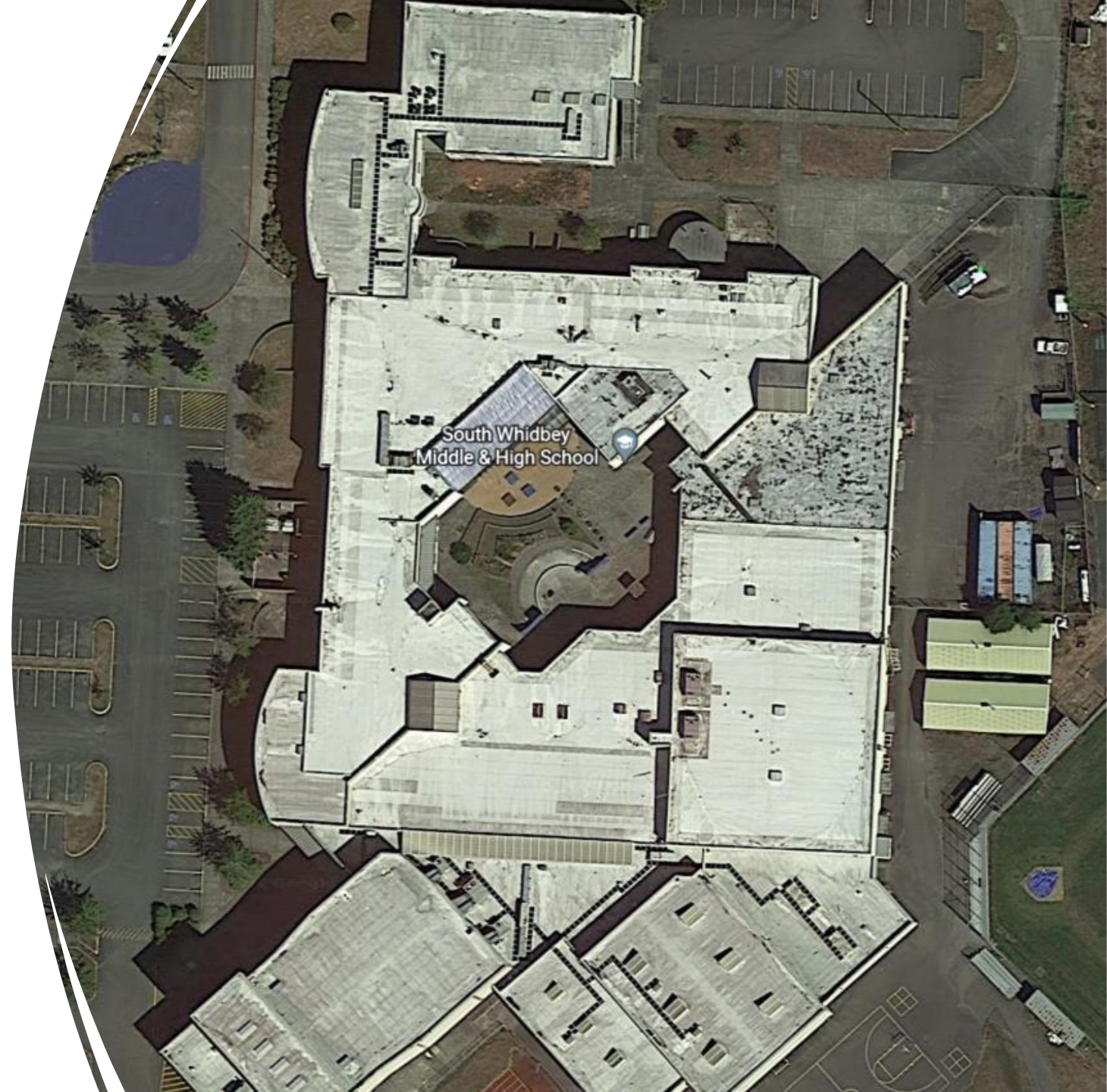
Operations & Maintenance

- 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

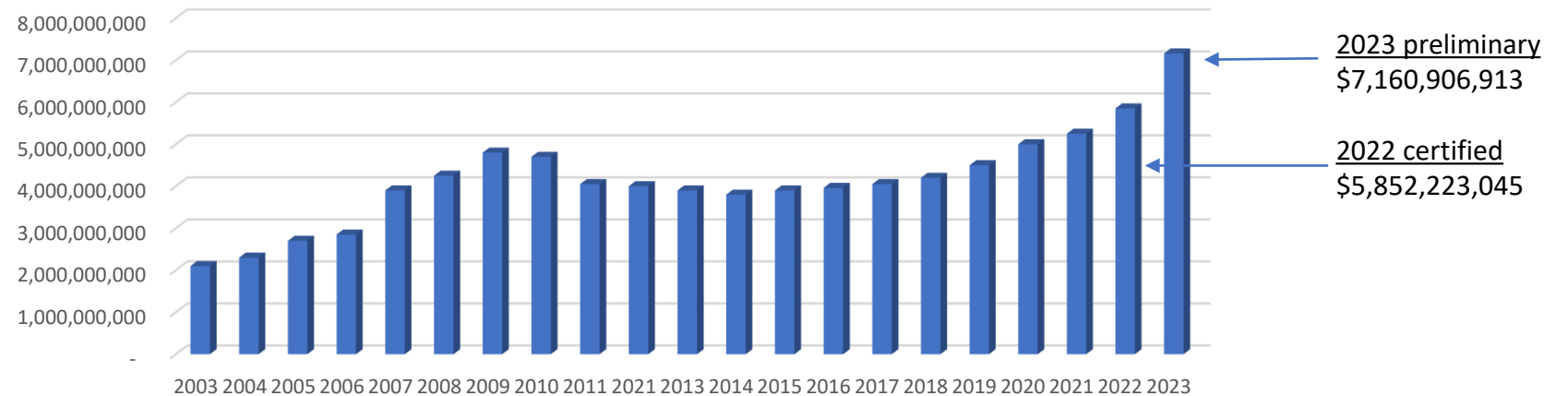
Est. Soft Costs 50%	26,666,667
BOND AMOUNT	\$ 80,000,000

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

Cost to Taxpayer

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

- Island & Snohomish County School Districts

2022 Total Tax Rates						
<u>District</u>	<u>Assessed Value</u>	<u>Bonds</u>	<u>EP&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	
South Whidbey SD	\$ 5,852,223,045	\$ -	\$ 0.60	\$ 0.39	\$ 0.99	
Index SD	\$ 171,091,214	\$ -	\$ 0.65	\$ -	\$ 0.65	

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&O</u>	<u>Capital Projects</u>	<u>Total</u>
South Whidbey SD	\$ 7,155,375,586	\$ 0.70	\$ 0.48	\$ 0.31	\$ 1.49

Projected Tax Rates: SW_95

Calculation Factors			
Rating:	Aaa (State Guarantee); A2 (Underlying)		
Interest Rates:	2023 Issue: Current Plus 1.50 Percent All Other Issues: Current Plus 1.50 Percent		
Assessed Value Increases at:	R&P	Timber	
	Preliminary	2023	22.38%
		2024	3.00%
		2025	3.00%
		2026	3.00%
		2027	3.00%
		2028 - 2072	3.00%
Issue Structure:	Level Bond Tax Rate		
Bonds Issued:	Issue 1 6/1/2023	Issue 2 6/1/2025	Total
	Par: \$38,850,000	\$38,530,000	\$77,380,000
	Premium: 1,150,000	1,470,000	2,620,000
Capital Projects Deposit:	\$40,000,000	\$40,000,000	\$80,000,000

NOTES:
(1) Budgeted 2023 levy amounts.
(2) Voter approved 2024 & 2025 levy amounts.
(3) EPO Levy increases with AV 2026 & on.

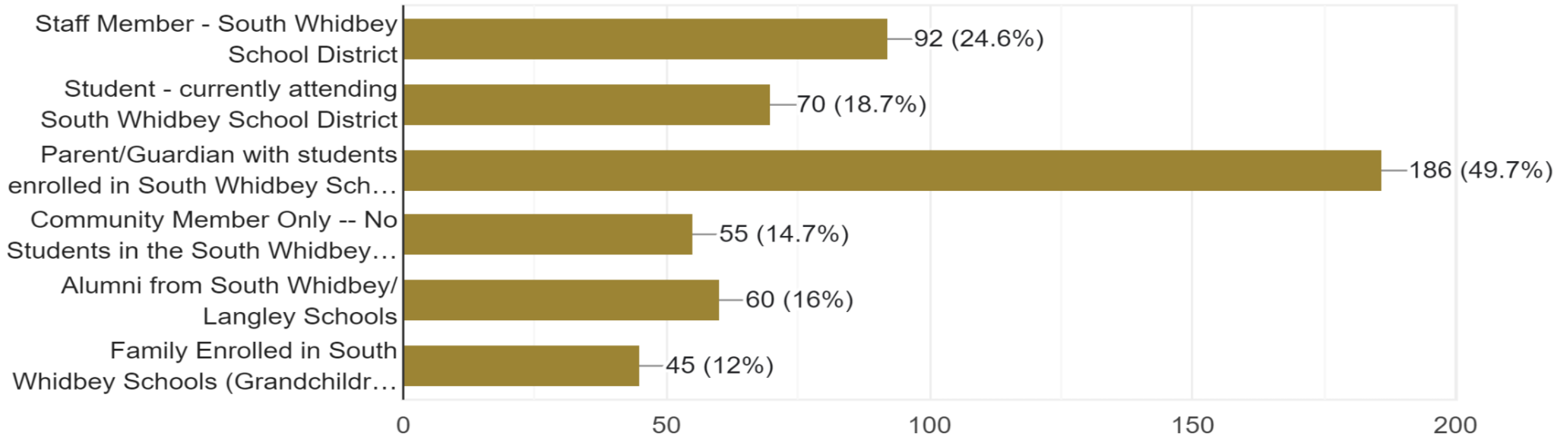
(in 1,000's)								
Levy Year	Bond Assessed Value	EP&O Assessed Value	Debt Service				Capital Levy	EP&O Levy
			Existing Debt	2023 Issue	2025 Issue	Total Bonds		
2023	\$7,160,907	\$7,158,553	\$0	\$0	\$0	\$0	\$2,250	\$3,400 (1)
2024	7,375,593	7,373,239	0	5,142	0	5,142	2,250	3,500 (2)
2025	7,596,719	7,594,366	0	5,352	0	5,352	2,250	3,600 (2)
2026	7,824,480	7,822,126	0	2,045	3,468	5,513	0	3,708 (3)
2027	8,059,073	8,056,719	0	2,775	2,902	5,677	0	3,819
2028	8,300,704	8,298,350	0	2,861	2,986	5,848	0	3,934
2029	8,549,584	8,547,230	0	2,945	3,079	6,024	0	4,052
2030	8,805,930	8,803,576	0	3,035	3,168	6,203	0	4,173
2031	9,069,967	9,067,613	0	3,126	3,264	6,390	0	4,299
2032	9,341,925	9,339,571	0	3,218	3,366	6,584	0	4,428
2033	9,622,041	9,619,687	0	3,315	3,467	6,782	0	4,560
2034	9,910,561	9,908,207	0	3,415	3,568	6,983	0	4,697
2035	10,207,737	10,205,383	0	3,518	3,672	7,190	0	4,838
2036	10,513,828	10,511,474	0	3,619	3,789	7,408	0	4,983
2037	10,829,101	10,826,748	0	3,731	3,907	7,628	0	5,133
2038	11,153,833	11,151,479	0	3,843	4,016	7,859	0	5,287
2039	11,488,307	11,485,953	0	3,959	4,134	8,093	0	5,445
2040	11,832,815	11,830,461	0	4,078	4,261	8,339	0	5,609
2041	12,187,658	12,185,304	0	4,199	4,390	8,589	0	5,777
2042	12,553,147	12,550,793	0	4,325	4,520	8,845	0	5,950
2043	12,929,600	12,927,246	0	0	7,844	7,844	0	6,129
2044	13,317,347	13,314,993	0	0	0	0	0	6,313
2045	13,716,726	13,714,372	0	0	0	0	0	6,502
2046	14,128,086	14,125,733	0	0	0	0	0	6,697
Total Debt Service:				\$68,500	\$69,789			
Total Interest:				\$29,650	\$31,259			
Net Interest Cost:				5.67%	5.66%			
SW_95								

Projected Tax Rates							
Levy Year	Existing Debt	2023 Issue	2025 Issue	Total Bonds	Capital Levy	EP&O Levy	Combined Tax Rates
2023	\$0.00	\$0.00	\$0.00	\$0.00	\$0.31	\$0.47	\$0.79
2024	0.00	0.70	0.00	0.70	0.31	0.47	1.48
2025	0.00	0.70	0.00	0.70	0.30	0.47	1.47
2026	0.00	0.26	0.44	0.70	0.00	0.47	1.18
2027	0.00	0.34	0.36	0.70	0.00	0.47	1.18
2028	0.00	0.34	0.36	0.70	0.00	0.47	1.18
2029	0.00	0.34	0.36	0.70	0.00	0.47	1.18
2030	0.00	0.34	0.36	0.70	0.00	0.47	1.18
2031	0.00	0.34	0.36	0.70	0.00	0.47	1.18
2032	0.00	0.34	0.36	0.70	0.00	0.47	1.18
2033	0.00	0.34	0.36	0.70	0.00	0.47	1.18
2034	0.00	0.34	0.36	0.70	0.00	0.47	1.18
2035	0.00	0.34	0.36	0.70	0.00	0.47	1.18
2036	0.00	0.34	0.36	0.70	0.00	0.47	1.18
2037	0.00	0.34	0.36	0.70	0.00	0.47	1.18
2038	0.00	0.34	0.36	0.70	0.00	0.47	1.18
2039	0.00	0.34	0.36	0.70	0.00	0.47	1.18
2040	0.00	0.34	0.36	0.70	0.00	0.47	1.18
2041	0.00	0.34	0.36	0.70	0.00	0.47	1.18
2042	0.00	0.34	0.36	0.70	0.00	0.47	1.18
2043	0.00	0.00	0.61	0.61	0.00	0.47	1.08
2044	0.00	0.00	0.00	0.00	0.00	0.47	0.47
2045	0.00	0.00	0.00	0.00	0.00	0.47	0.47
2046	0.00	0.00	0.00	0.00	0.00	0.47	0.47

– Bond Survey Results

Please check all that apply, Are you a

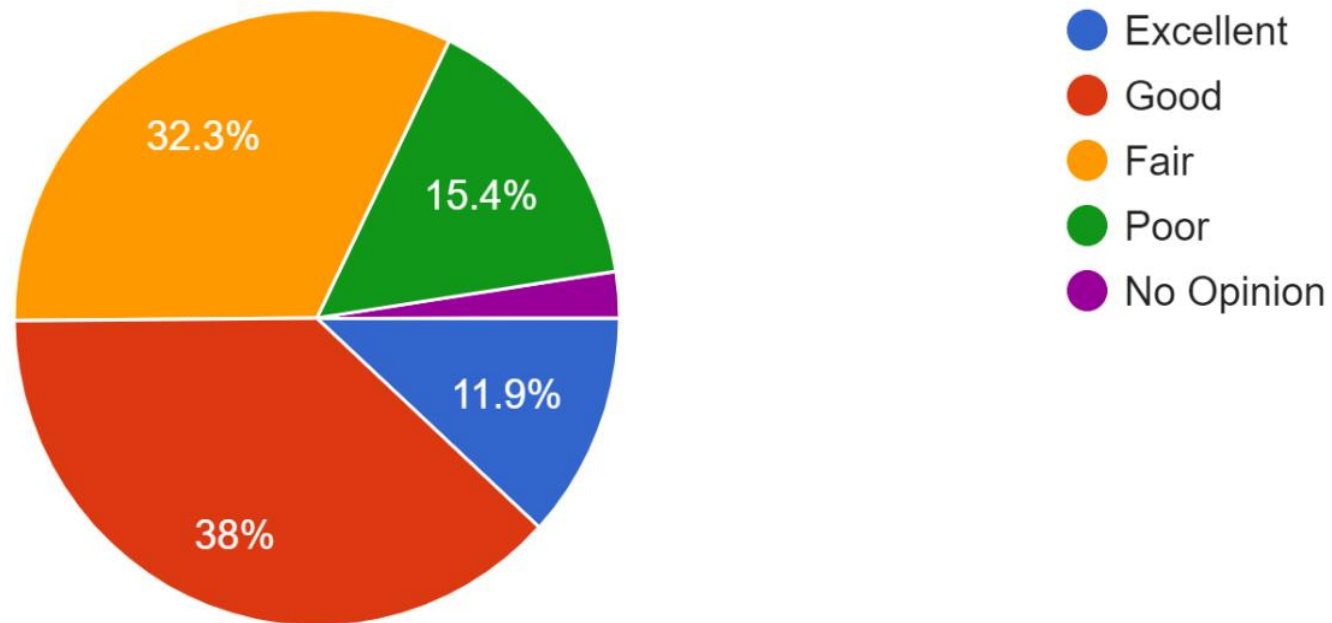
374 responses



– Bond Survey Results

What is your overall impression of South Whidbey School District?

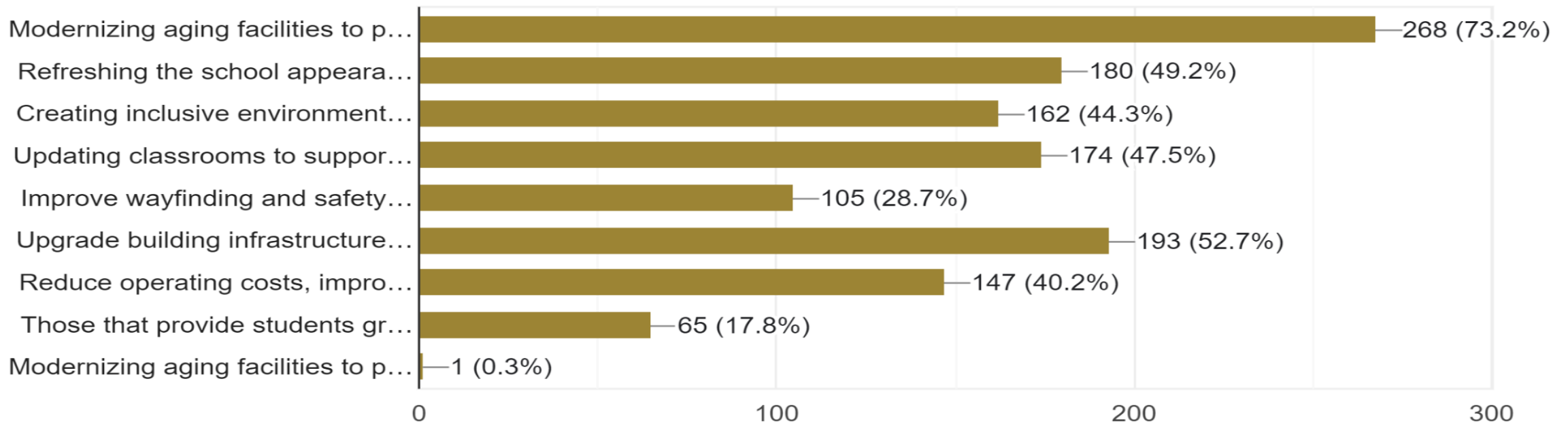
371 responses



– Bond Survey Results

What do you feel is the greatest need facing South Whidbey School District in terms of construction projects? (pick multiple or just one)

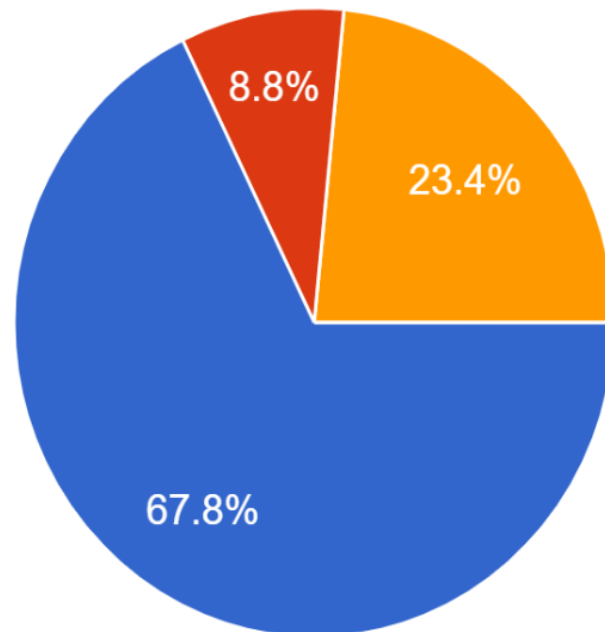
366 responses



– Bond Survey Results

Would you support a bond in the April 12, 2023 election?

363 responses



- Yes
- No
- Maybe - I need more information

– Bond Survey Results

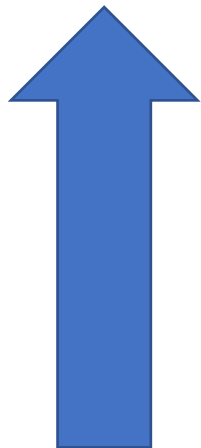
Questions were gleaned from the survey
and answered in the [FAQ](#)

– Questions

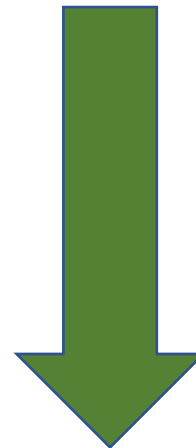
Will the district collect more money as assessed value increases?

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?

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?

