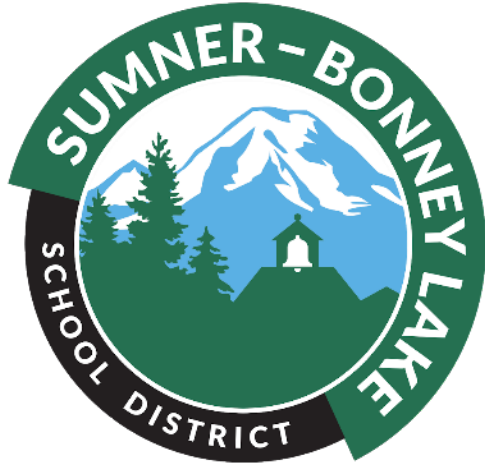




Sumner High School Project Review Task Force

Meeting #3, April 30, 2019

Superintendent: Laurie Dent, Ph.D.

Facilitator: Penny Mabie, EnviroIssues

Hainline: Matt Guilanians, Chuck Hartung

WELCOME BACK!

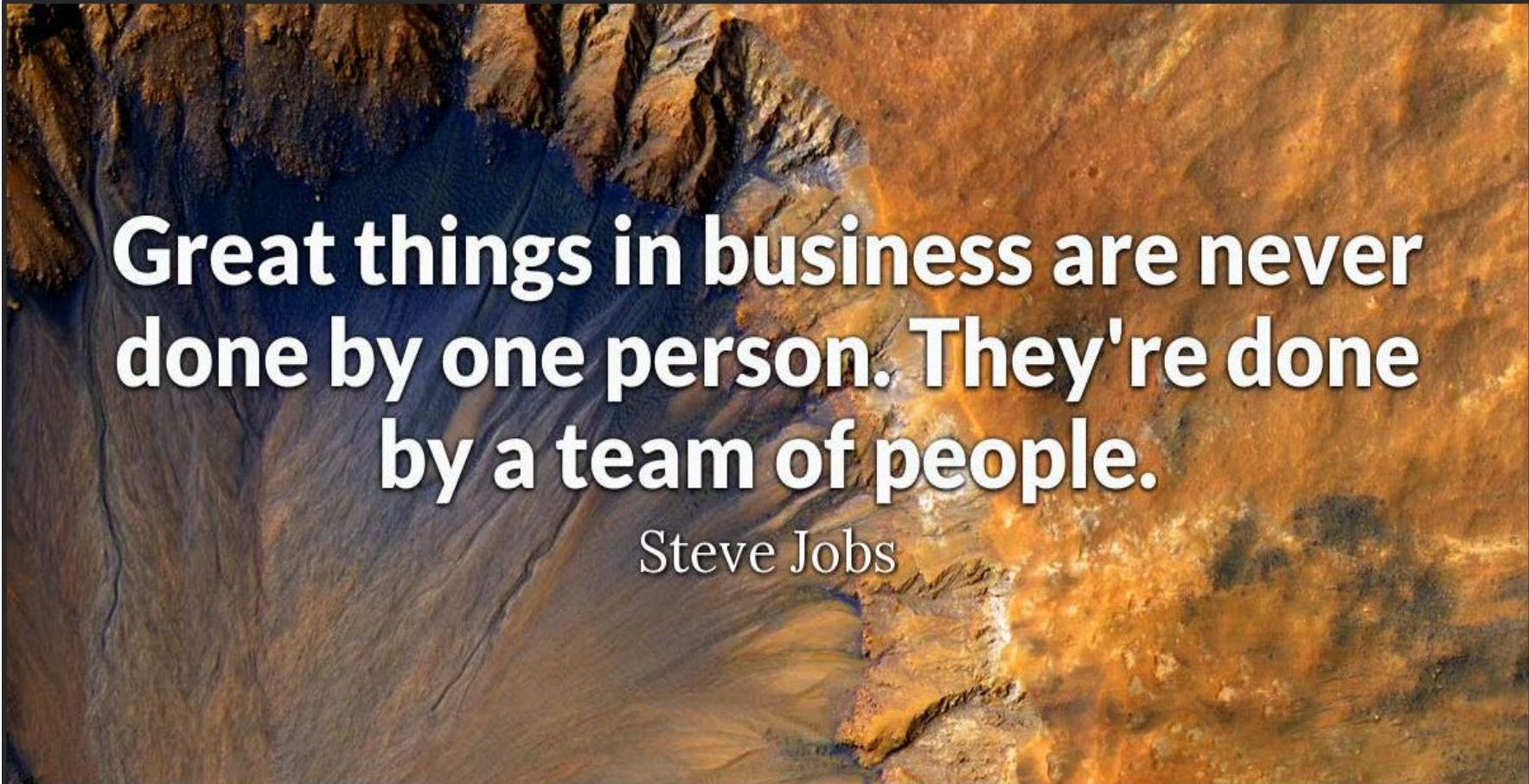
We're glad you're here!



Sumner High School Est. 1891



**Creating
Our
Legacy!**

An aerial photograph of a river delta, showing a complex network of channels and distributaries. The water is a deep blue-grey, contrasting with the golden-brown, silty banks. The land appears rugged and textured, with various shades of brown and orange. The overall scene is one of natural complexity and flow.

**Great things in business are never
done by one person. They're done
by a team of people.**

Steve Jobs

Questions from Meeting # 2

1. What are the sizes of sites of comparable high schools?
2. Were programs affected from the as-bid design to the re-tooled concept?
3. What would an additional bond add to a resident's property tax?



Question 1

1. What are the sizes of sites of comparable high schools?

High School	Pop.	Acres	Grades	Notes
Emerald Ridge	1,513	45	9-12	Includes ~ 15 Acre Elementary
Skyline High School	2,200	39.5	9-12	
Woodinville	1,407	37.6	10-12	
Sumner	1,788	28.1	9-12	Includes acquired parcels
Snohomish	1,690	25.4	9-12	
Lincoln	1,429	24.4	9-12	



Question 2

- Were programs affected from the as-bid design to the re-tooled concept?
- Answer:
 - Approximately the same number of teaching stations
 - Approximately 30,000 less total square feet
 - Approximately 45,000 fewer square feet are remodeled



Answer 2

Area	Existing	Re-Tooled	As-Bid
Current Building	183,350 sf	183,350 sf	183,350 sf
New Space Added		22,650 sf	51,922 sf
SubTotal	183,350 sf	206,000 sf	235,272 sf
Demolition & Replace		27,393 sf	70,393 sf
Total	183,350 sf	206,000 sf	235,272 sf



Answer 2

TEACHING STATION SUMMARY												
INSTRUCTIONAL SPACE	BID SET			10/17/18 CONCEPT			11/8/18 STUDY			11/14/18 CURRENT		
Functional Area/Space Type	Existing	Project	Net Gain	Existing	Project	Net Gain	Existing	Project	Net Gain	Existing	Project	Net Gain
General Classrooms-Building	30	34	4	30	36	6	30	37	7	30	34	4
General Classrooms-Portables	7	0	-7	7	0	-7	7	0	-7	7	0	-7
Special Education-Classroom	3	3	0	3	3	0	3	3	0	3	3	0
Special Education-DLC	2	2	0	2	2	0	2	2	0	2	2	0
Special Education-OT/PT Room	0	1	1	0	0	0	0	1	1	0	1	1
CTE Labs/Classrooms	10	10	0	10	10	0	10	10	0	10	10	0
On-Line Learning Lab	1	1	0	1	0	-1	1	0	-1	1	0	-1
Art Laboratories	2	2	0	2	2	0	2	2	0	2	2	0
Music Rehearsal	2	2	0	2	2	0	2	2	0	2	2	0
Drama Classroom	1	1	0	1	1	0	1	1	0	1	1	0
Science-Building	8	10	2	8	10	2	8	10	2	8	10	2
Science-Portable	1	0	-1	1	0	-1	1	0	-1	1	0	-1
Phys. Ed-Main/Aux Gyms	2	2	0	2	2	0	2	2	0	2	2	0
Phys. Ed-Fitness Room	0	1	1	0	1	1	0	1	1	0	1	1
Phys. Ed-Mat/Aerobics Room	0	1	1	0	1	1	0	0	0	0	0	0
Phys. Ed-Stadium Weight Room	1	1	0	1	1	0	1	1	0	1	1	0
Phys. Ed-Portable (Health)	1	1	0	1	1	0	1	1	0	1	1	0
Total	71	72	1	71	72	1	71	73	2	71	70	-1



Question 3

- What would an additional bond add to a resident's property tax?





Serving

CAPITAL FACILITIES FUNDING

APRIL 17, 2019

Prepared by: Mark Prussing, CPA
SERVING CHILDREN, SCHOOLS
AND THEIR COMMUNITIES

Participants in Bond Planning

District Board of Directors

District Administration

Community Steering Committee

Finance Team

- District business / finance manager
- Bond Counsel
- Financial Advisor
- Underwriter – Investment Banker

Debt Capacity

VOTED DEBT – 5% OF ASSESSED VALUE

Under Washington law, school districts have a legal debt capacity limit equal to 5.00% of district's assessed value of all real and personal property within the District.

Debt capacity is increased by:

- Increases in the District's assessed value
- Payments on outstanding bonds

Debt capacity declines from:

- Declining assessed value
- Additional borrowing

	2019	2020
Change in Assessed Value	12.37%	5.00%
Bond Assessed Value	\$8,638,687,663	\$9,070,622,046
Statutory Capacity Rate	5.000%	5.000%
Total Statutory Capacity	\$431,934,383	\$453,531,102
Less: Outstanding Voted Debt	(237,760,000)	(226,945,000)
Remaining Capacity	\$194,174,383	\$226,586,102

Projected tax rates example

Key Inputs

- Bond Authorization:
 - \$150 Million
 - Fall 2019 / Spring 2020
 - 21 Year Maximum Term
- Assessed value growth:

▪ 2019:	12.37% - Actual
▪ 2020-2022	5.00%
▪ 2023 and later:	4.00%
- Bonds are sold in multiple series to meet construction cash flow
- Interest rates
 - First Issue: Current rates +.75%
 - Second Issue: Current rates +1.00%
- Bond payments are structured to provide a level projected tax rate

Example Tax Rate Analysis

Summary of Analysis

Summary of Analysis	
Election Date	Fall 2019 / Spring 2020
Bond Authorization Amount	\$ 150,000,000
Bond Sale Dates and Amounts	
6/1/2020	85,000,000
9/1/2021	65,000,000
	\$ 150,000,000
Maximum Bond Term	
2019 Total Tax Rate	4.46
Projected 2020 Total Tax Rate	4.58
Projected 2021 Total Tax Rate	5.25
Projected Change from 2020 Rate	0.67
Example Home Value	\$300,000
Projected Cost Per Year	\$201.00
Projected Cost Per Month	\$16.75

*Tax Rates are estimated. Actual rates may vary and will depend on various factors such as the interest rates set when the bonds are sold, principal payment schedule, and the change in the District's assessed value over time.

Projected Tax Rates

- ✓ \$150 Million bond authorization
- ✓ Utilizes capitalized interest for 2021-2022 to minimize tax rate increase

Historic and Projected Property Tax Rates



Projected Tax Rates

Tax Rates						
Year	Bond Tax Rates					Total Tax Rates
	Existing Bonds	New Bonds	Total Bonds	Technology Levy	Operating Levy	
2010	\$ 1.70	\$ -	\$ 1.70	\$ -	\$ 2.66	\$ 4.36
2011	1.86	-	1.86	-	3.21	5.07
2012	2.15	-	2.15	-	3.56	5.71
2013	2.41	-	2.41	-	3.96	6.37
2014	2.22	-	2.22	-	3.71	5.93
2015	1.96	-	1.96	0.46	3.67	6.09
2016	1.85	-	1.85	0.44	3.54	5.83
2017	2.32	-	2.32	0.43	3.31	6.06
2018	2.40	-	2.40	0.40	2.96	5.76
2019	2.35	-	2.35	0.61	1.50	4.46
2020	2.44	-	2.44	0.64	1.50	4.58
2021	2.58	0.56	3.14	0.61	1.50	5.25
2022	2.70	0.53	3.23	0.52	1.50	5.25
2023	2.13	0.83	2.97	0.38	1.50	4.85
2024	2.17	0.81	2.98	0.37	1.50	4.85
2025	2.22	0.76	2.98	0.37	1.50	4.85
2026	2.26	0.72	2.98	0.37	1.50	4.85
2027	2.30	0.68	2.98	0.37	1.50	4.85
2028	2.35	0.63	2.98	0.37	1.50	4.85
2029	0.62	1.03	1.65	0.37	1.50	3.52
2030	0.60	1.05	1.65	0.37	1.50	3.52
2031	0.58	1.07	1.65	0.37	1.50	3.52
2032	0.57	1.09	1.65	0.37	1.50	3.52
2033	0.55	1.10	1.65	0.37	1.50	3.52
2034	0.53	1.12	1.65	0.37	1.50	3.52
2035	0.52	1.13	1.65	0.37	1.50	3.52
2036	0.16	1.50	1.65	0.37	1.50	3.52
2037	0.15	0.18	0.33	0.37	1.50	2.20
2038	-	0.33	0.33	0.37	1.50	2.20
2039	-	0.33	0.33	0.37	1.50	2.20
2040	-	0.33	0.33	0.37	1.50	2.20

Levy Lid

Programming Considerations

- Initial Phase: Priority Core Elements
 - Classrooms
 - Commons
 - Kitchen
 - Library
 - Circulation



Initial Phase: Programming

Areas	Count	SFT (Ed Spec)	Total SFT
Commons	1	14,530	14,530
Library	1	7,899	7,899
Kitchen	1	5,001	5,001
Staff & Support	1	1,000	1,000
Circulation / Other (28%)	1		<u>7,960</u>
Subtotal Non-Classroom			36,390
Classrooms*	18	1,500	<u>27,000</u>
Total Area*			63,390

* Target 16-20 New Classrooms and 60-70K New Square Feet



Programming Considerations

- Master Plan Elements
 - Additional classrooms
 - CTE
 - FFA
 - Arts & Music
 - Administration
 - Athletics



Development of Concepts

- Review
- Continued development of concepts



Existing Site

Wood Avenue

Mason Street

Washington Street

North Parking Lot

Valley Avenue East

Main Street

Massing



Washington Street

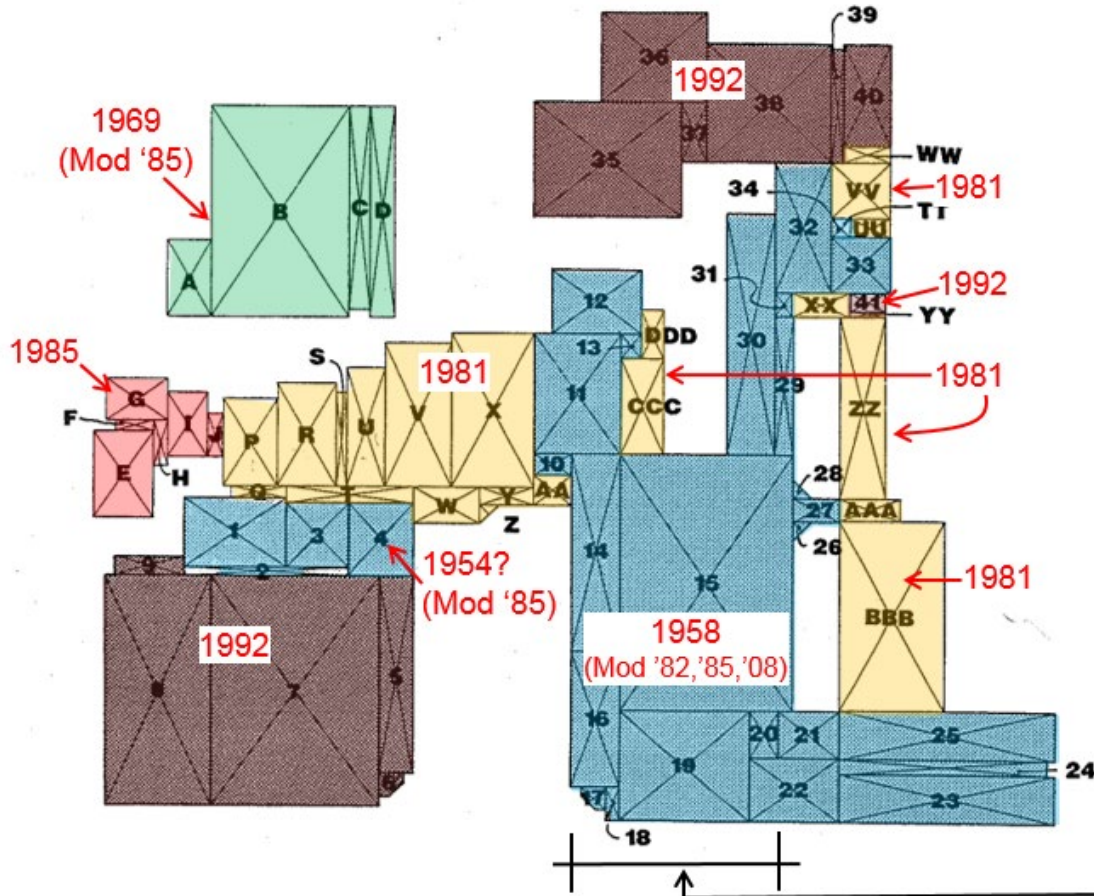
Mason Street

Wood Avenue

Valley Avenue East

Main Street

Age/Condition



General Condition Comments

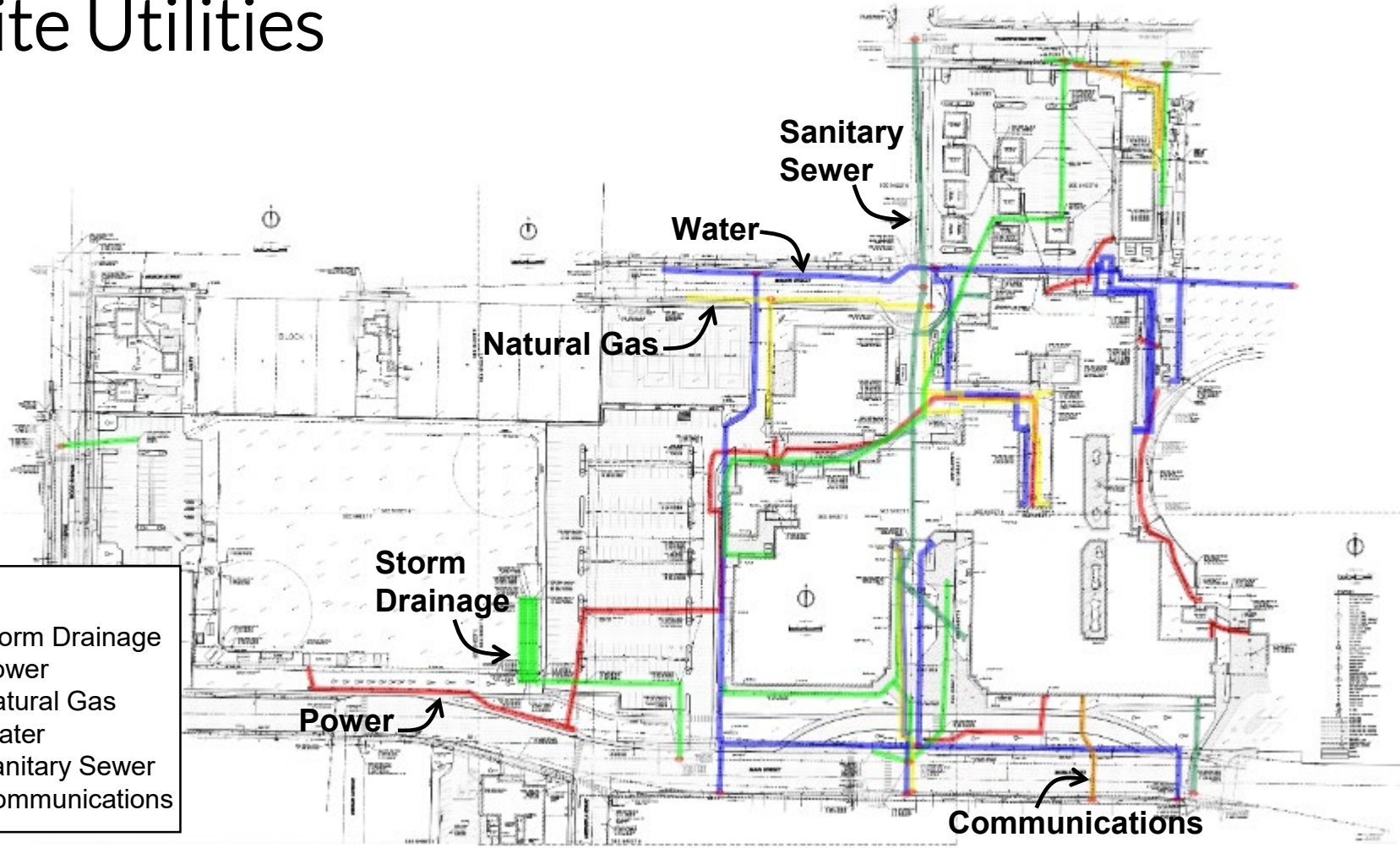
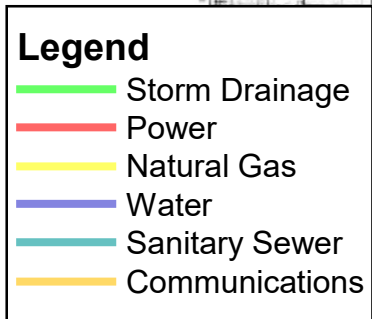
- Many portions of facility are quite old
- Differential settlement of floor slabs
- Multiple misc. remodels
- Systems require increased maintenance
- Pool is outdated
- Facility lacks visual appeal



KEY:

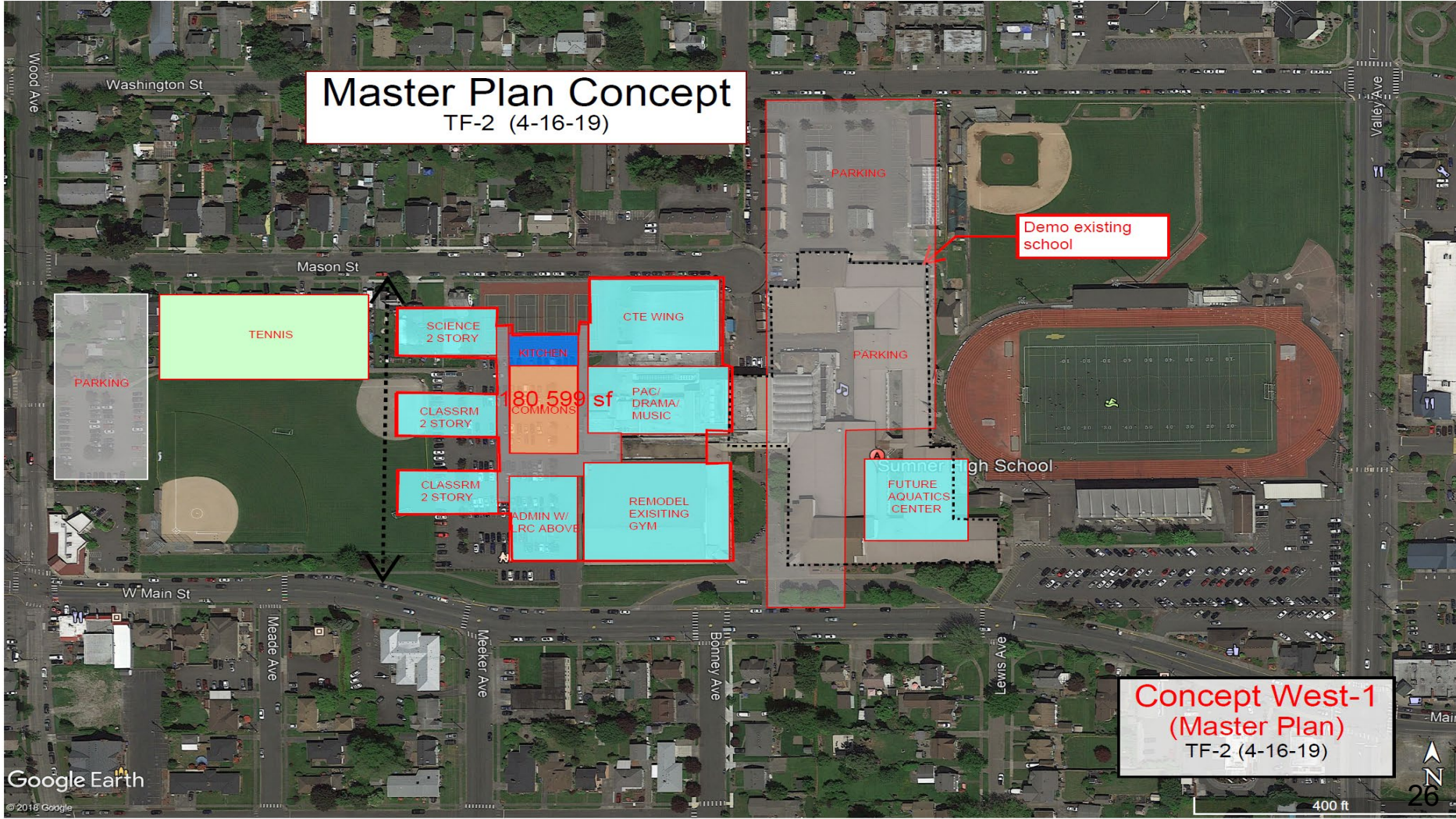
YYYY = Date Built
(Mod 'YY) = Date Modified

Site Utilities



Master Plan Concept

TF-2 (4-16-19)

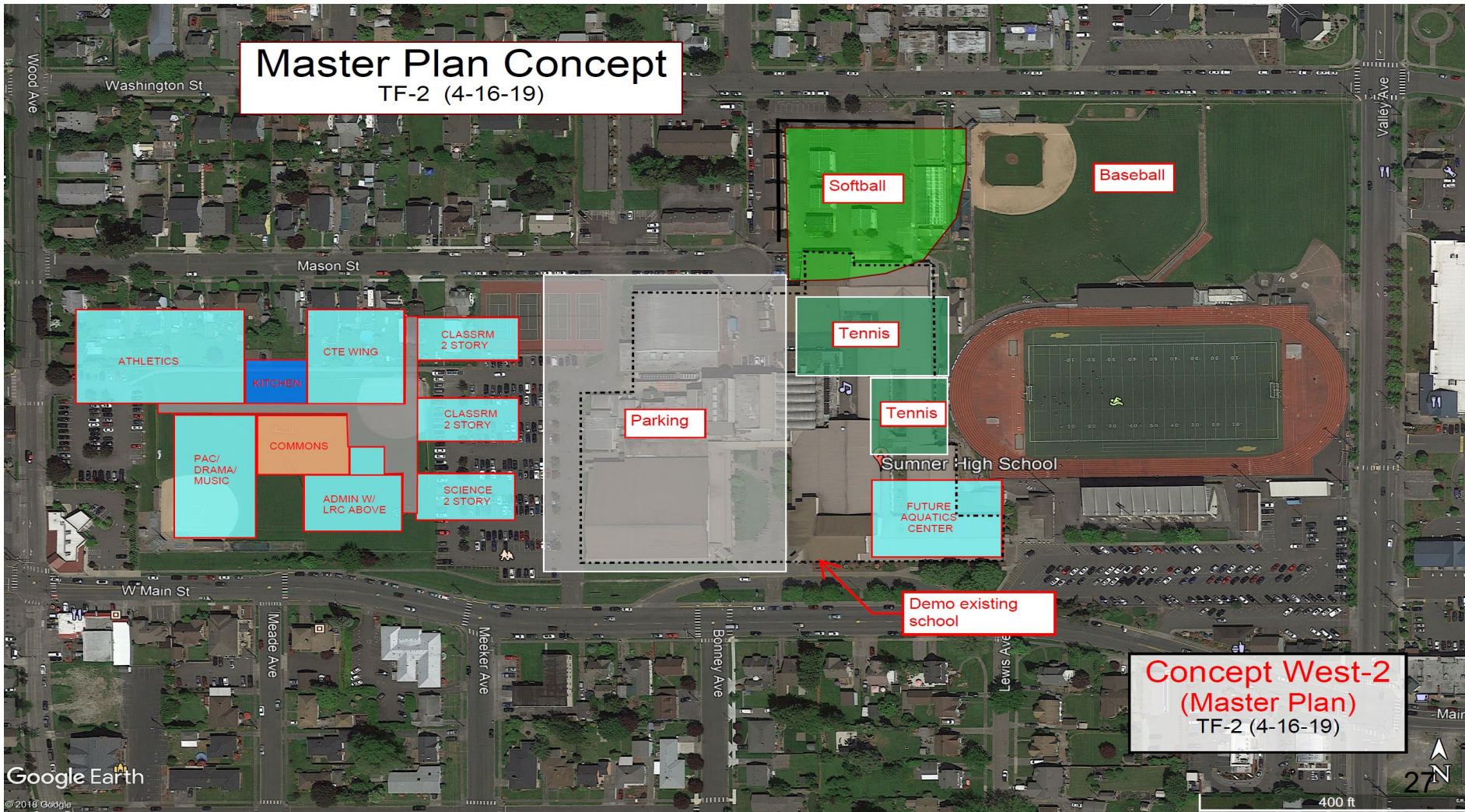


Demo existing school

Summer High School
FUTURE AQUATICS CENTER

Concept West-1
(Master Plan)
TF-2 (4-16-19)

Master Plan Concept TF-2 (4-16-19)



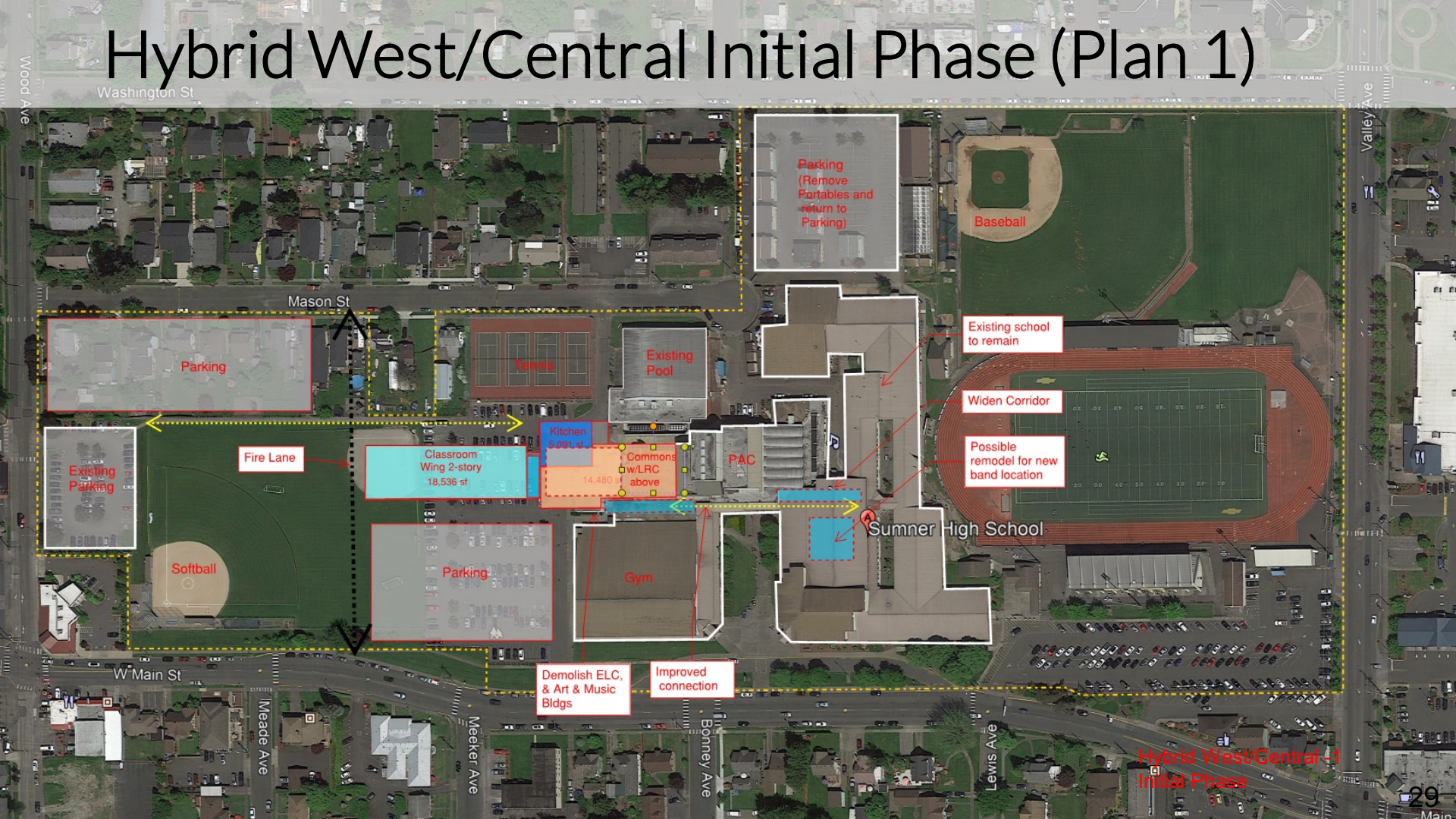
Concept West-2
(Master Plan)
TF-2 (4-16-19)

“West-Focused” Master Plan Concepts

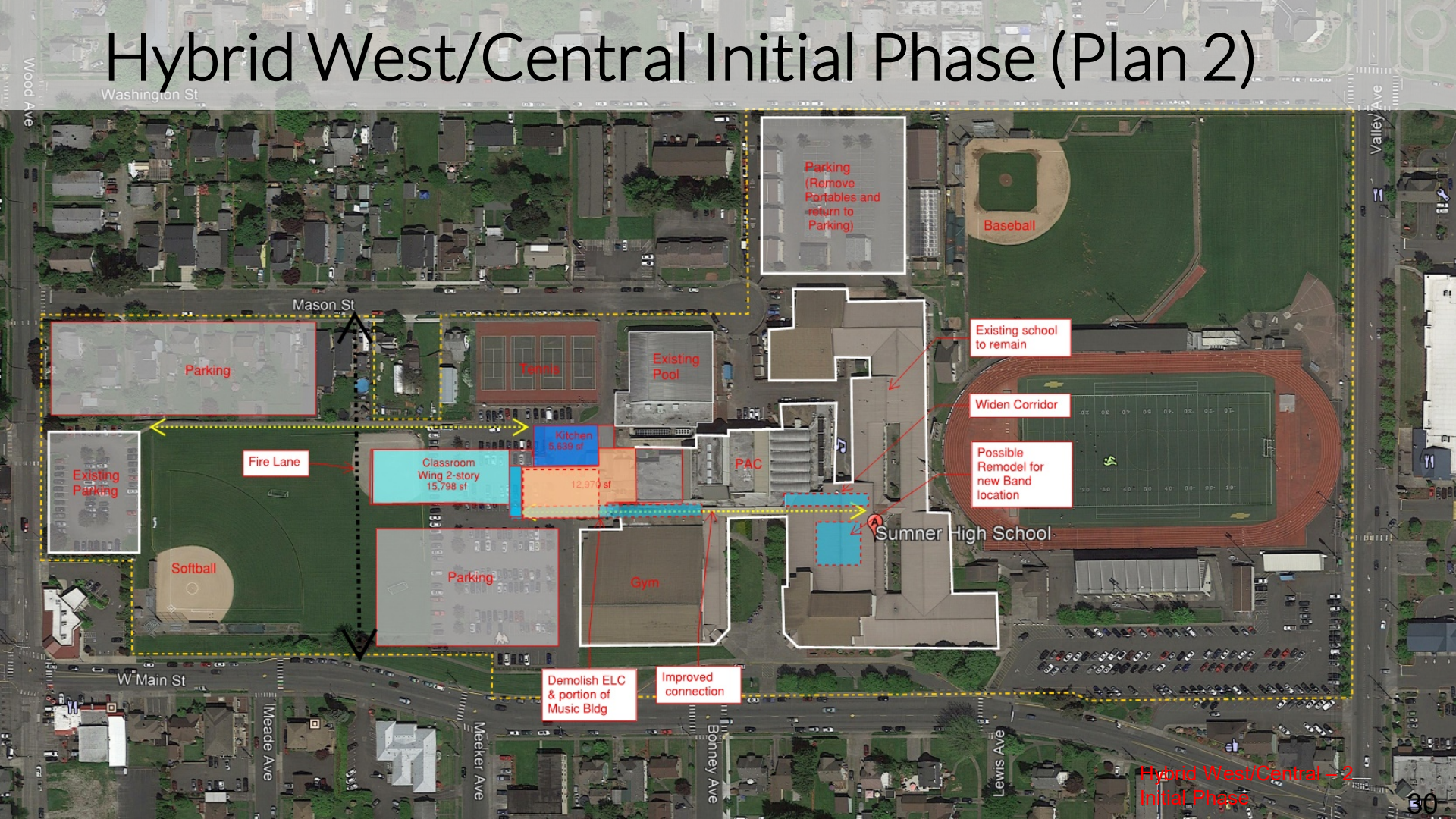
1. Hybrid West/Central Concept
2. Proximal West Concept
3. Distal West Concept



Hybrid West/Central Initial Phase (Plan 1)



Hybrid West/Central Initial Phase (Plan 2)

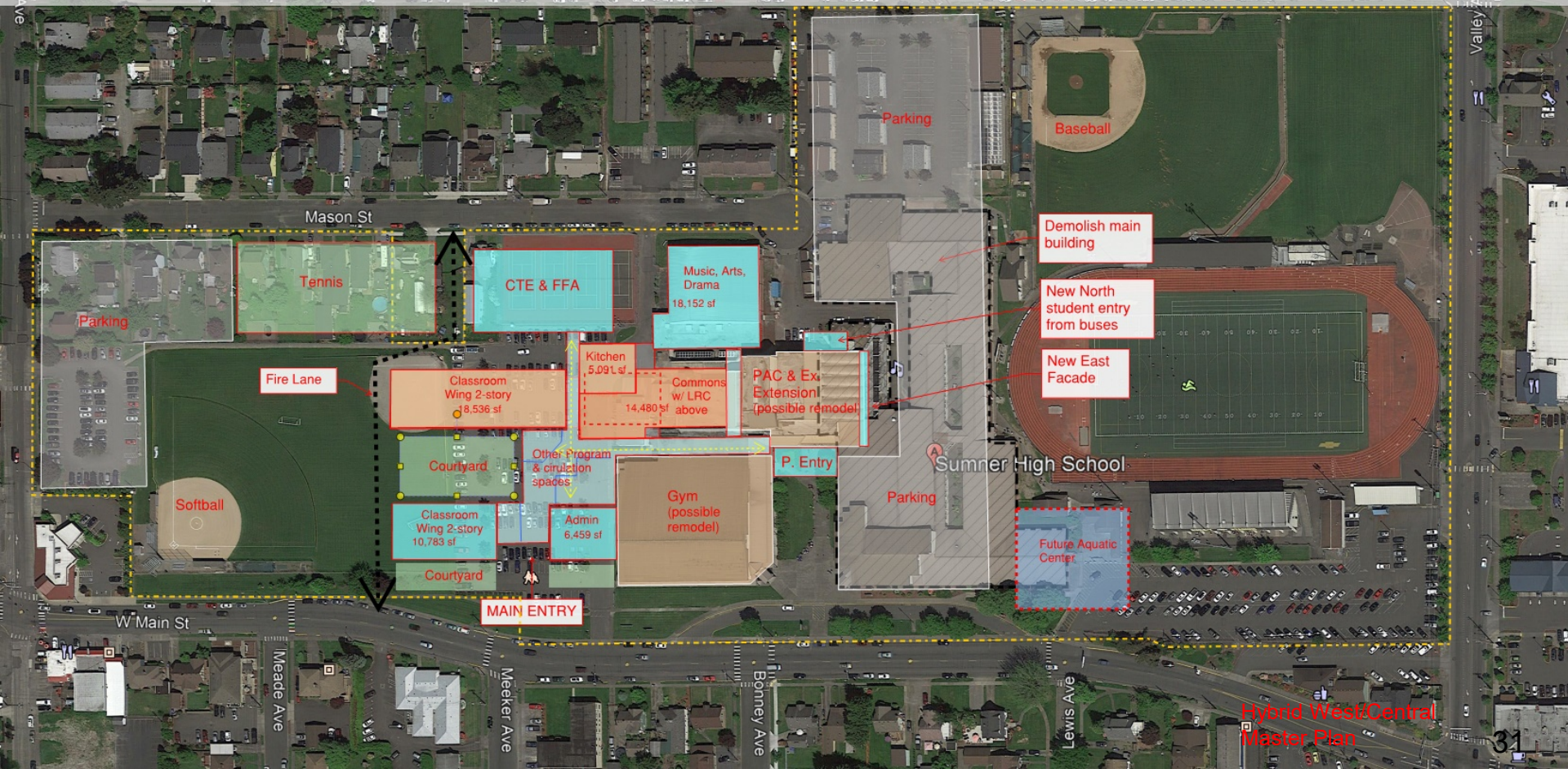


Hybrid West/Central Master Plan

Wood Ave

Washington St

Valley Ave



Hybrid West/Central
Master Plan

Hybrid West/Central Concept

Advantages:

- Demolishes the oldest part of the existing school
- Provides initial direct connectivity to the existing school
- Improves east/west circulation
- Minimizes modification to existing building systems and associated necessary repairs
- Preserves the most “green space” on site



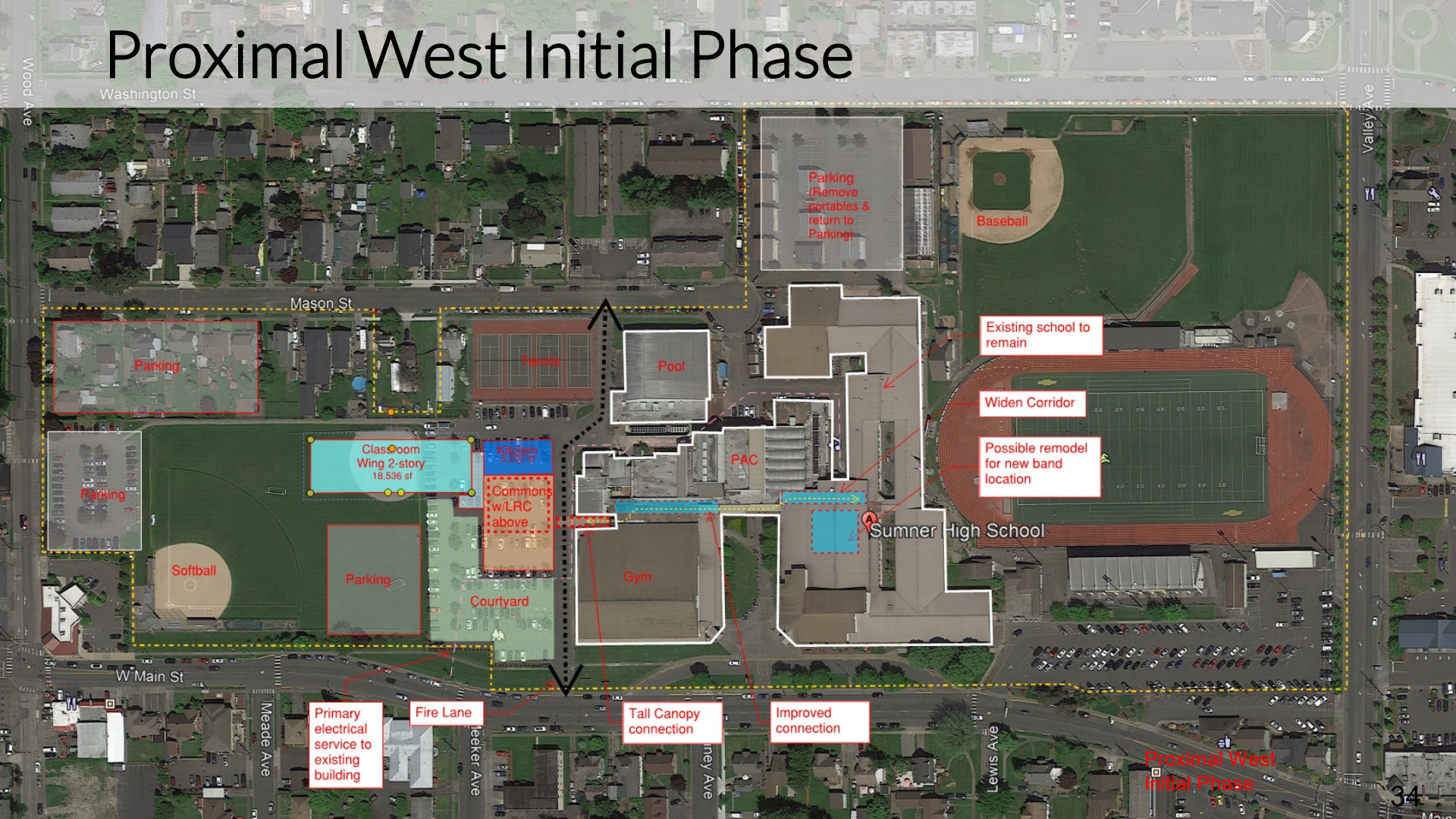
Hybrid West/Central Concept

Challenges:

- Relocates art and music spaces to portables during construction
- Relocates Special Education/Daycare to portables during construction
- More complex integration with existing systems than the other West Concepts
- The complexity means less dollars available for new construction compared to other West Concepts



Proximal West Initial Phase



Proximal West Master Plan



Proximal West Concept

Advantages:

- Less complex than the Hybrid West/Central Concept
- Initial stand-alone building has less unknown risks and provides more value per dollar spent
- Little or no demolition of the existing school in the Initial Phase
- Reduces initial utility modifications and tie-ins with existing building
- All new building footage is a net add to the total school area
- Creates a more visible “new school” appearance in the Initial Phase than the Hybrid West/Central Concept
- Closer proximity to the existing school than the Distal Concept



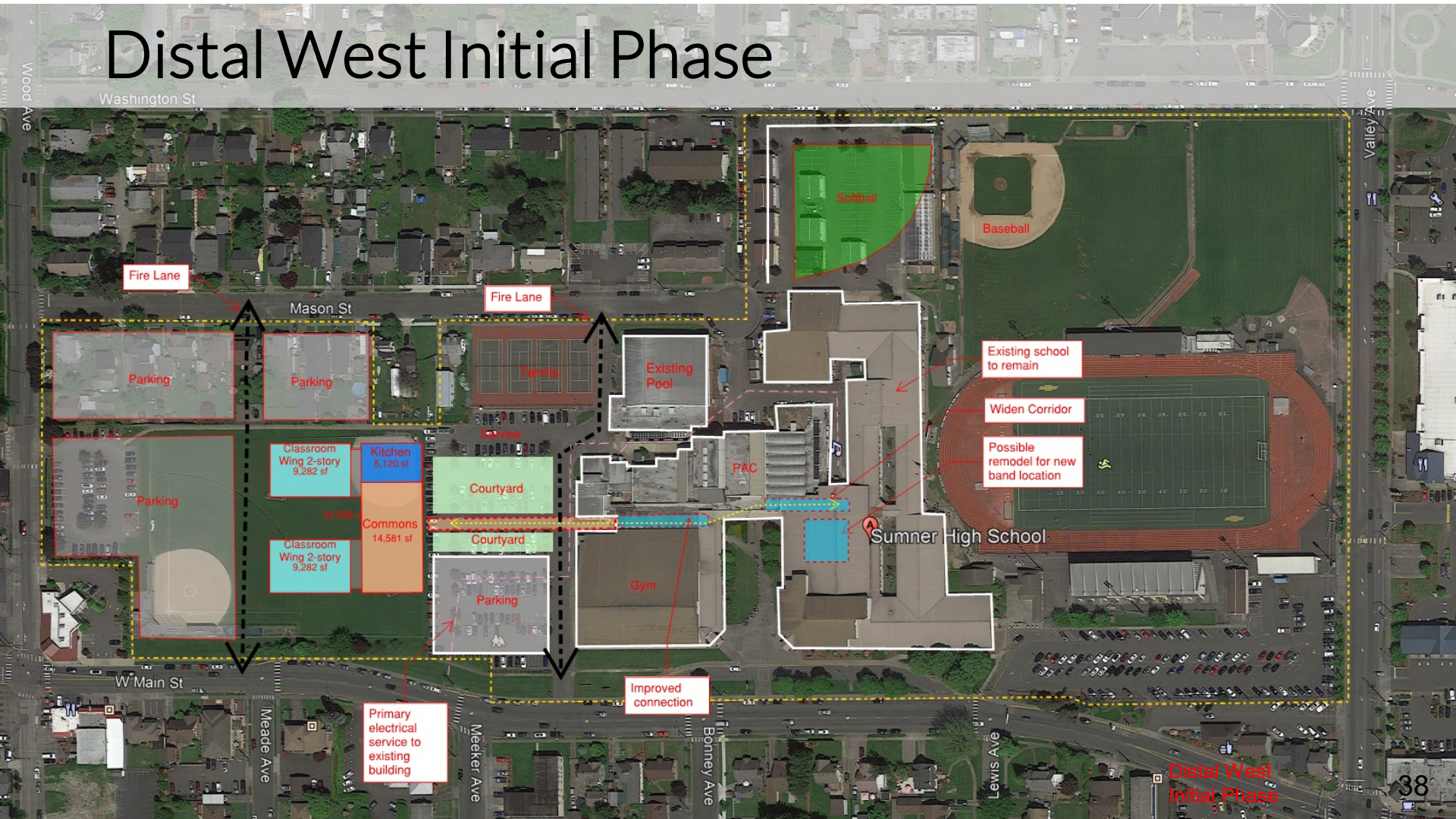
Proximal West Concept

Challenges:

- Construction proximity to existing Special Education and Daycare will be disruptive (possible relocation to portables?)
- Existing parking area west of the gym will require relocation
- As part of the Initial Phase, utilities and systems will need consideration for future loads or expandability
- In the Initial Phase, a tall canopy connects the existing school and the new building
- Master Plan design and construction which integrates portions of the existing school will be more complex than the Initial Phase

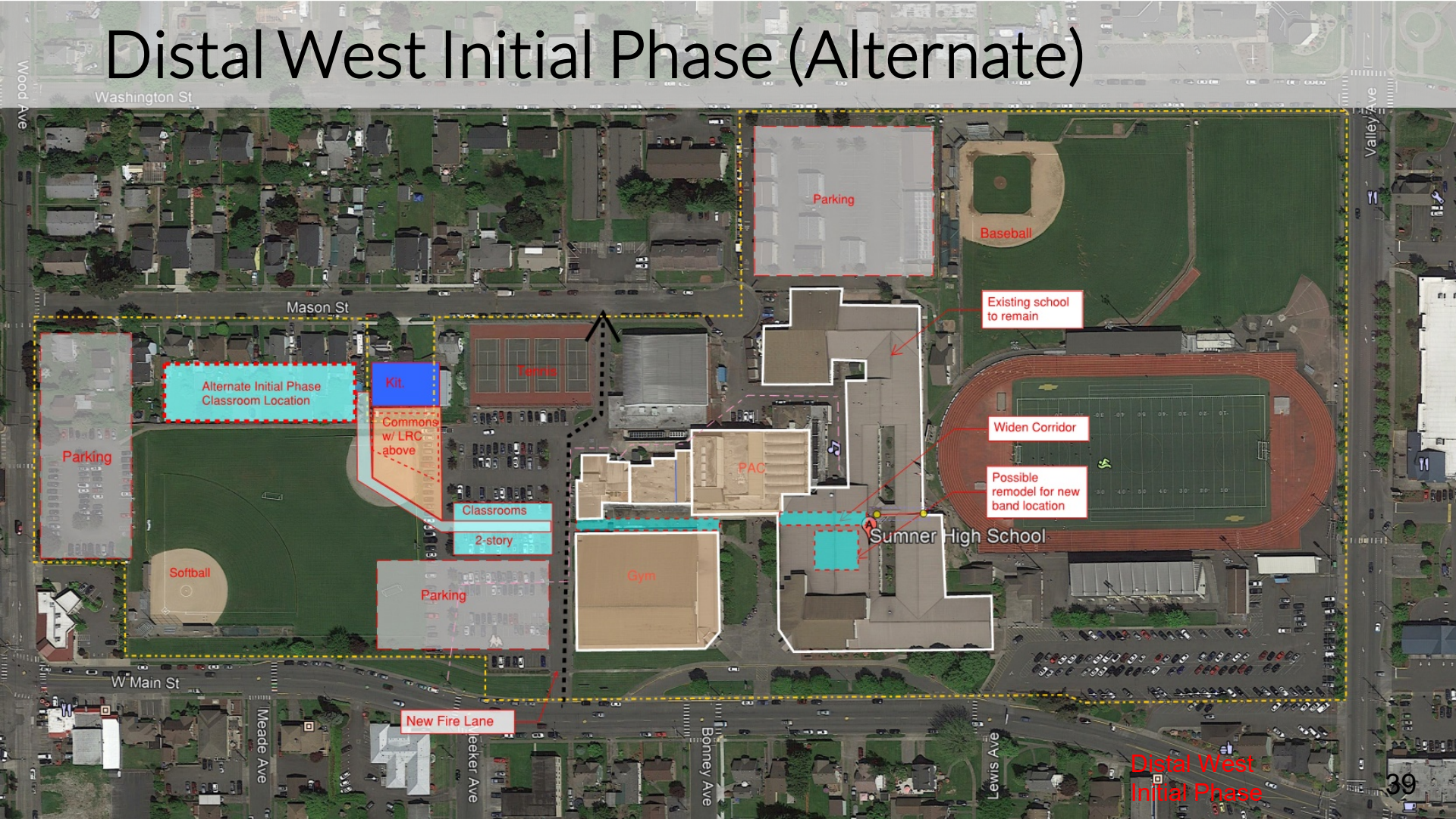


Distal West Initial Phase



Distal West
Initial Phase

Distal West Initial Phase (Alternate)



Distal West Master Plan

Washington St

Valley Ave

Fire Lane

Mason St

Parking

Parking

New
Tennis

Tennis

CTE & FFA

Parking

Baseball

New East Facade

Demolish main building

Parking

Classroom
Wing 2-story
9,282 sf

Kitchen
5,120 sf

Commons
w/LRC
above
14,581 sf

Classrooms
& other
program
spaces

Music, Arts,
Drama

PAC & Ex.
Extension
(possible
remodel)

P. Entry

Sumner High School

Parking

Gym
(possible
remodel)

Admin Support
Services

Courtyard

Potential
future
Gym

Potential
future
Aquatics
Center

W Main St

MAIN
ENTRY

Meade Ave

Meeker Ave

Bonney Ave

Lewis Ave

Distal West
Master Plan

Distal West Concept

Advantages:

- Least complex concept
- Stand-alone building has less unknown risks and provides more value per dollar spent
- Little or no demolition of the existing school in the Initial Phase
- Reduces initial utility modifications and tie-in with the existing building
- All new building footage is a net add to the total school area
- Retains a portion of the existing parking lot in the Initial Phase
- Least disturbance to ongoing education



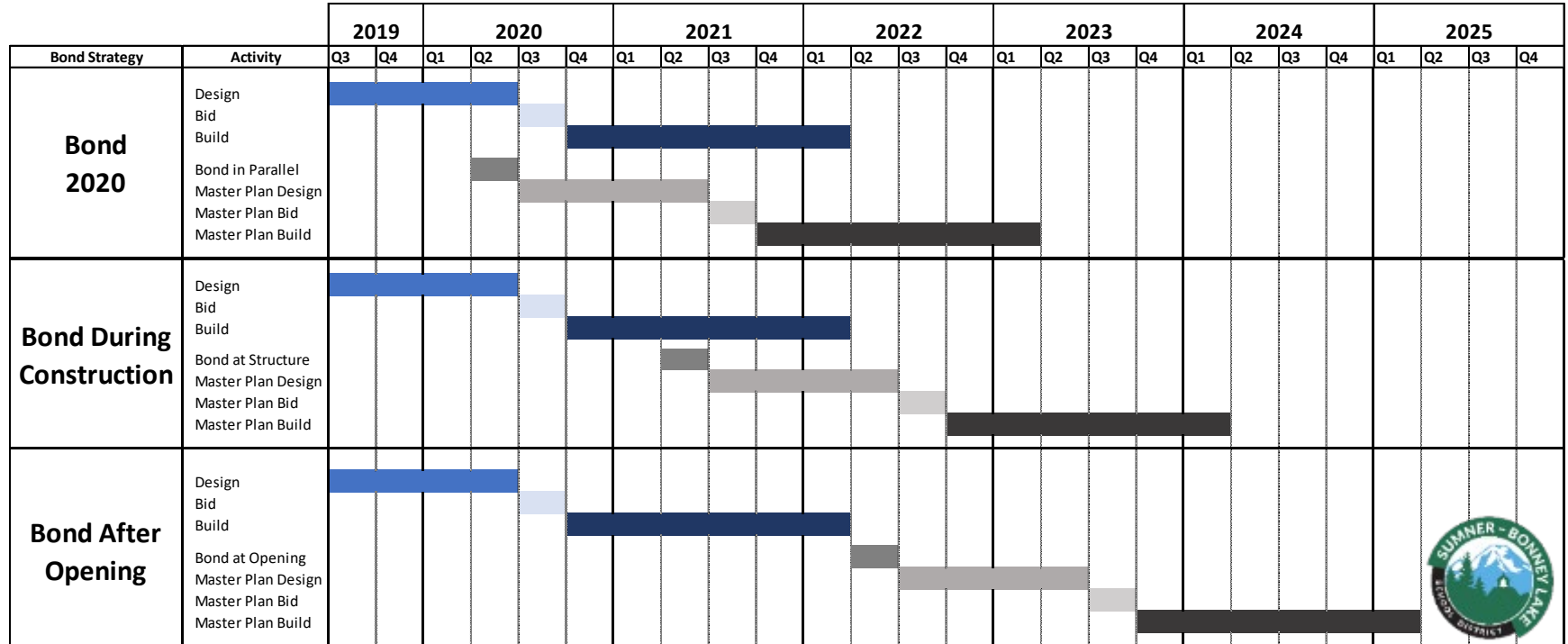
Distal West Concept

Challenges:

- Distance to existing school requires long canopy in the Initial Phase
- Need to create safe footpath to the existing school
- As part of the Initial Phase, utilities and systems will need consideration for future loads or expandability
- Master Plan which integrates portions of the existing school will be more complex than the Initial Phase



Potential Schedules



Note: For simplicity, only considered Design-Bid-Build. A Design-Bid or GCCM model would affect both timelines equally.

Task Force Recommendations: Outline

- Background
- About the Task Force
- Issues reviewed
 - State and local circumstances
 - As-bid design
 - Re-tooled concept
- Getting to recommendations: The Process
 - Studied and evaluated bond goals, changed circumstances since bond passage, condition of the building, programs and priorities
 - Developed, studied and evaluated concept options
- Recommendations to the School Board: The Path
- Additional considerations

Task Force Recommendations: Path

Modernize and Expand in Phases:

Initial Phase

- Build new priority core facilities (2016 Bond goals)
- Retain most or all of existing building
- Limit remodeling

Master Plan

- Completing new facilities buildout
- Demolish remainder of existing building
- Complete parking and site work

Task Force Recommendations: Considerations

- Retain or modernize Gym and/or PAC
- Potential aquatic facility
- Timing for Initial Phase / Master Plan
- Consider alternate project delivery depending upon concept
- Others?

Meeting Recap

- Action Items
- Final Meeting: May 14, 2019
- Public Forums: May 28 & May 29, 2019

