



mahlum

Mercer Island School District

Long-Range Facility Plan Update

Board Update – Part 2: Committee Planning Work & School Consolidation Study

24 August 2023

MERCER ISLAND

SCHOOL DISTRICT

STUDENTS ARE THE PRIORITY



Committee Planning Work

Summary of Need & Approaches (2028 \$)

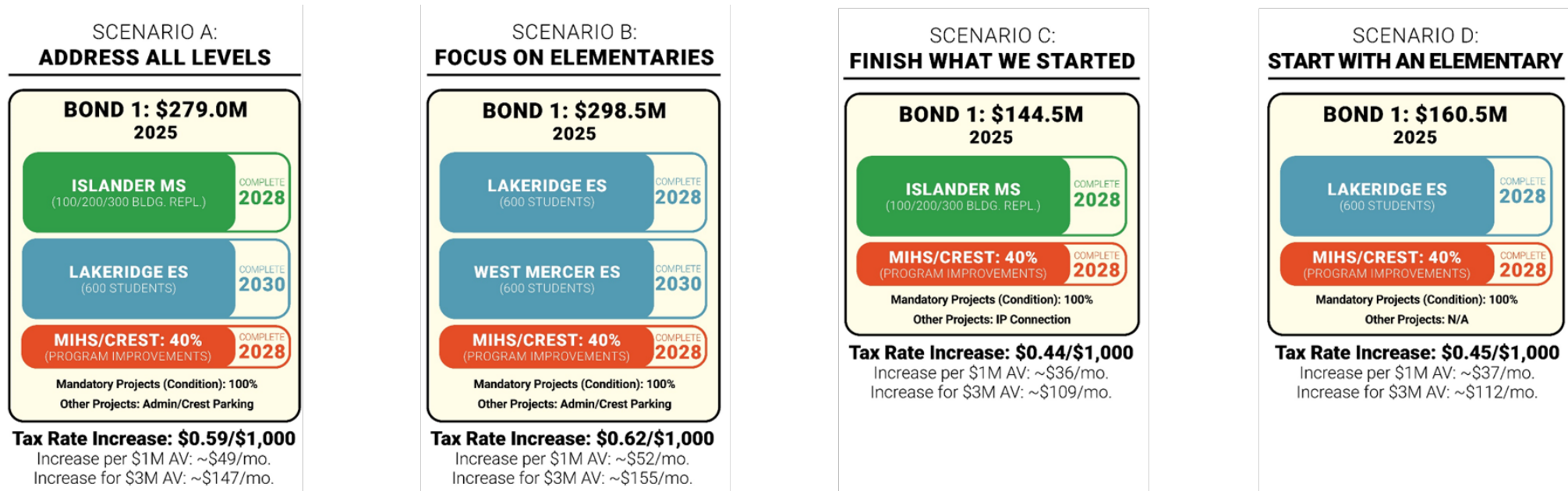
ISLAND PARK ELEMENTARY SCHOOL	LAKERIDGE ELEMENTARY SCHOOL	WEST MERCER ELEMENTARY SCHOOL	ISLANDER MIDDLE SCHOOL	MERCER ISLAND HIGH SCHOOL	CREST LEARNING CENTER	ADMIN. BUILDING	
<p>Replacement School (450 or 600 capacity): \$95.0M or \$121.0M</p> <p>+</p> <p>Possible \$3.8M Logistics Premium</p>	<p>Replacement School (450 or 600 capacity): \$92.5M or \$118.5M</p> <p>+</p> <p>Possible \$3.8M Logistics Premium</p>	<p>Replacement School (450 or 600 capacity): \$93.4M or \$119.5M</p> <p>+</p> <p>Possible \$3.8M Logistics Premium</p>	<p>100/200/300 Bldg. Replacement (1,000 capacity): \$95.0M</p> <p>+</p> <p>Track / Field: \$5.9M</p>	<p>Must-Do: Clean Buildings Act Compliance: \$3.2M</p> <p>Stadium Seats/Wall: \$16.3M</p> <p>Optional: Condition-Related & Program-Related Improvements: \$52.1 M</p>	<p>Must-Do: Secure Entry: \$0.3M</p> <p>Optional: Science / Art Improvements: \$1.5M</p>	<p>Must-Do: ADA / Life Safety Improvements: \$1.7M</p> <p>Optional: Parking Lot ADA Improvements: \$4.3M</p>	
- OR -		- OR -		- OR -		- OR -	
<p>Must-Do: Clean Buildings Act Compliance: \$0.6M</p> <p>+</p> <p>Optional: Connect Buildings: \$1.6M</p>	<p>Must-Do: Clean Buildings Act Compliance: \$0.6M</p>	<p>N/A</p>	<p>Optional: Connect Buildings: \$1.9M</p>				

Questions Posed to the 2023 Committee

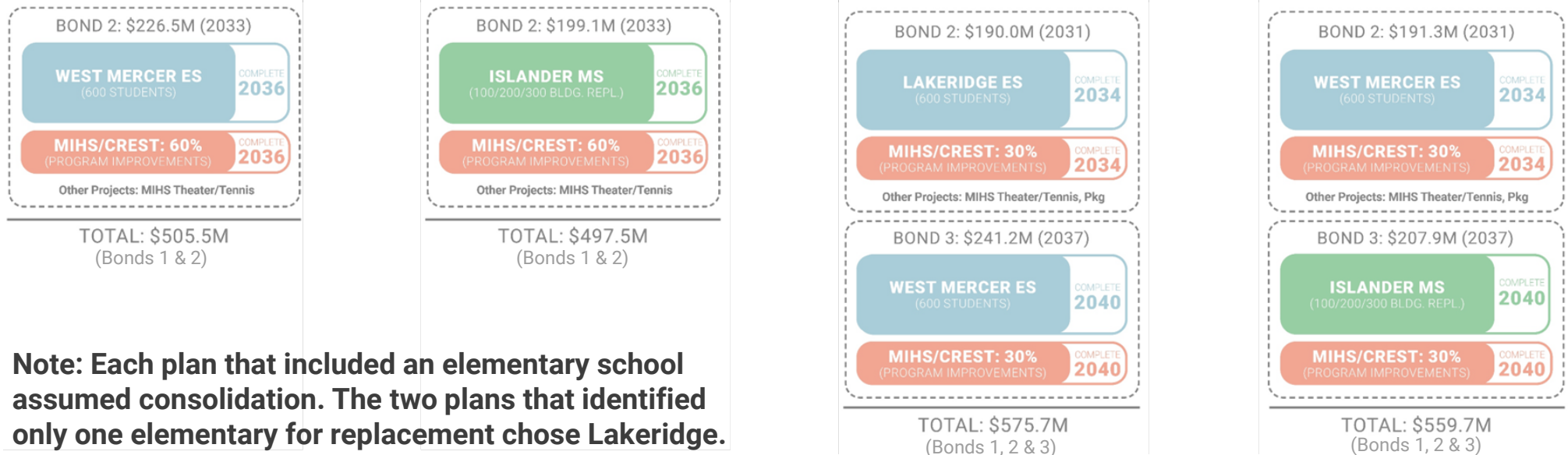
1. Do you feel a bond is needed? (Yes or No)
2. If YES, what should be done in the first bond (Phase 1)?
3. How much would be supported by the community for a bond?

4 Plan Options Developed by the 2023 Committee

Current
Bond
Scenarios:



Potential
Subsequent
Bond(s):



Note: Each plan that included an elementary school assumed consolidation. The two plans that identified only one elementary for replacement chose Lakeridge.

Why Did the Committee Consider Elementary School Consolidation?

All groups that included a replacement elementary school chose to consolidate (1 group did not address elementary schools).

The District is projected to have declining enrollment (more than 450 seats available).

I don't think the Island will consider a bond if you don't consolidate.

Consolidation solves a demographic issue with low enrollment.

To properly design and build replacement schools, a swing school is needed; lower elementary enrollment currently allows that.

Going from four schools to three schools makes sense from a pragmatic, budgetary standpoint and people on the Island understand that.

Stronger PTAs, fewer split classrooms, and more robust programs.

Two simultaneous issues offer a unique opportunity for the District: an elementary is under consideration for replacement due to age and condition and the current and projected enrollment suggests considering consolidation of four schools into three.

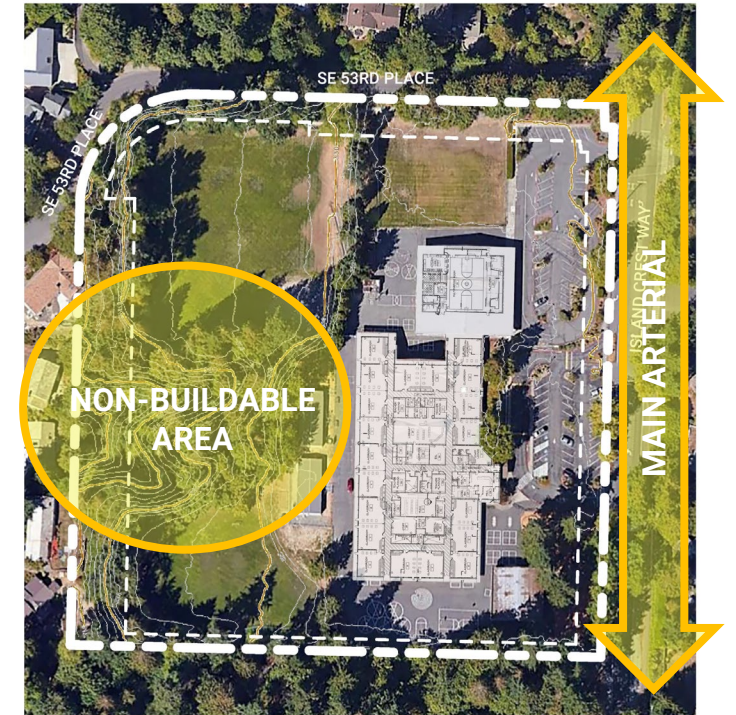
Why Did the Committee Consider Consolidating Island Park?

Reasons discussed with the Committee:

- > Any site development will always pose a traffic challenge on Island Crest Way
- > Lowest enrollment (current and future): fewer students must be relocated to other schools
- > Growth on the Island is primarily coming from the north end
- > Drainage ravine with steep slopes partially bisects the site with large setbacks (non-buildable area)

Other considerations not cited by Committee:

- > Smallest school capacity (466 vs. 514): reduces impact of consolidation
- > Central site location allows student distribution more equally (no ripple effect)



Island Park Elementary Site
9.37 acres

Why Did the Committee Consider Replacing Lakeridge First?

Reasons discussed with the Committee:

- > Northwood, on the north end of the Island, was constructed in the 2014 Bond
- > Lakeridge building is in worse condition than West Mercer
- > Lakeridge has a less desirable floor plan than West Mercer (few teaching spaces outside the classroom and longer, narrower hallways)



Lakeridge Elementary Site
9.48 acres

4 Plan Options: Results from Facility Planning Committee Meeting 4

A

SCENARIO A: ADDRESS ALL LEVELS

BOND 1: \$279.0M 2025

- ISLANDER MS (100/200/300 BLDG. REPL.) COMPLETE 2025
- LAKERIDGE ES (600 STUDENTS) COMPLETE 2030
- MIHS/CREST: 40% (PROGRAM IMPROVEMENTS) COMPLETE 2028

Mandatory Projects (Condition): 100%
Other Projects: Admin/Crest Parking

Tax Rate Increase: \$0.59/\$1,000
Increase per \$1M AV: ~\$49/mo.
Increase for \$3M AV: ~\$147/mo.

BOND 2: \$226.5M (2033)

- WEST MERCER ES (600 STUDENTS) COMPLETE 2036
- MIHS/CREST: 60% (PROGRAM IMPROVEMENTS) COMPLETE 2036

Other Projects: MIHS Theater/Tennis

TOTAL: \$505.5M

Individual: 13 votes
Community: 4 votes

B

SCENARIO B: FOCUS ON ELEMENTARIES

BOND 1: \$298.5M 2025

- LAKERIDGE ES (600 STUDENTS) COMPLETE 2028
- WEST MERCER ES (600 STUDENTS) COMPLETE 2030
- MIHS/CREST: 40% (PROGRAM IMPROVEMENTS) COMPLETE 2028

Mandatory Projects (Condition): 100%
Other Projects: Admin/Crest Parking

Tax Rate Increase: \$0.62/\$1,000
Increase per \$1M AV: ~\$52/mo.
Increase for \$3M AV: ~\$155/mo.

BOND 2: \$199.1M (2033)

- ISLANDER MS (100/200/300 BLDG. REPL.) COMPLETE 2036
- MIHS/CREST: 60% (PROGRAM IMPROVEMENTS) COMPLETE 2036

Other Projects: MIHS Theater/Tennis

TOTAL: \$497.5M

Individual: 4 votes
Community: 2 votes

C

SCENARIO C: FINISH WHAT WE STARTED

BOND 1: \$144.5M 2025

- ISLANDER MS (100/200/300 BLDG. REPL.) COMPLETE 2028
- MIHS/CREST: 40% (PROGRAM IMPROVEMENTS) COMPLETE 2028

Mandatory Projects (Condition): 100%
Other Projects: IP Connection

Tax Rate Increase: \$0.44/\$1,000
Increase per \$1M AV: ~\$36/mo.
Increase for \$3M AV: ~\$109/mo.

BOND 2: \$190.0M (2031)

- LAKERIDGE ES (600 STUDENTS) COMPLETE 2034
- MIHS/CREST: 30% (PROGRAM IMPROVEMENTS) COMPLETE 2034

Other Projects: MIHS Theater/Tennis, Pkg

BOND 3: \$241.2M (2037)

- WEST MERCER ES (600 STUDENTS) COMPLETE 2040
- MIHS/CREST: 30% (PROGRAM IMPROVEMENTS) COMPLETE 2040

TOTAL: \$575.7M

Individual: 1 votes
Community: 8 votes

Individual: 1 votes
Community: 8 votes

D

SCENARIO D: START WITH AN ELEMENTARY

BOND 1: \$160.5M 2025

- LAKERIDGE ES (600 STUDENTS) COMPLETE 2028
- MIHS/CREST: 40% (PROGRAM IMPROVEMENTS) COMPLETE 2028

Mandatory Projects (Condition): 100%
Other Projects: N/A

Tax Rate Increase: \$0.45/\$1,000
Increase per \$1M AV: ~\$37/mo.
Increase for \$3M AV: ~\$112/mo.

BOND 2: \$191.3M (2031)

- WEST MERCER ES (600 STUDENTS) COMPLETE 2034
- MIHS/CREST: 30% (PROGRAM IMPROVEMENTS) COMPLETE 2034

Other Projects: MIHS Theater/Tennis, Pkg

BOND 3: \$207.9M (2037)

- ISLANDER MS (100/200/300 BLDG. REPL.) COMPLETE 2040
- MIHS/CREST: 30% (PROGRAM IMPROVEMENTS) COMPLETE 2040

TOTAL: \$559.7M

Individual: 0 votes
Community: 4 votes

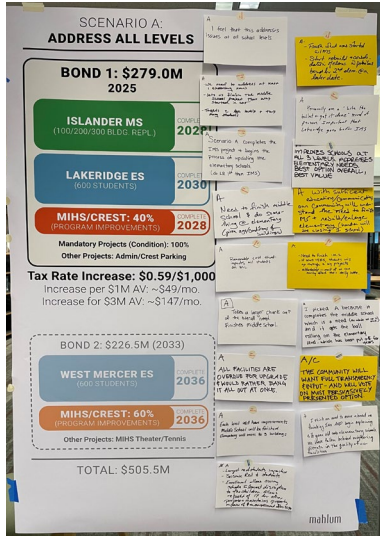
Individual: 0 votes
Community: 4 votes

White card: Individual choice
Yellow card: What I think the community will support

Scenario A & B: Themes

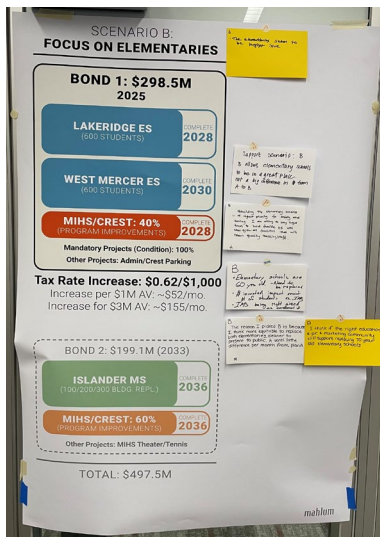
Scenario A: Address All Levels

- > **Finish the middle school / finish what we started (2014 bond) (4/2)**
- > **Improve schools at all three levels (4/0)**
- > **Do as much as possible at once (addresses a larger chunk of need) (4/1)**
- > **Address elementary needs (3/1)**
- > **Reasonable cost / best value (2/1)**



Scenario B: Focus on Elementaries

- > **Elementary schools are the highest priority (safety, learning, condition) (3/1)**
- > **Cost is not much more than Scenario A (2/0)**
- > **New state-of-the-art facilities will retain quality teachers and staff (1/0)**
- > **Impacts the greatest number of students compared to completing the middle school (1/0)**
- > **It is more equitable to replace both elementary schools (1/0)**

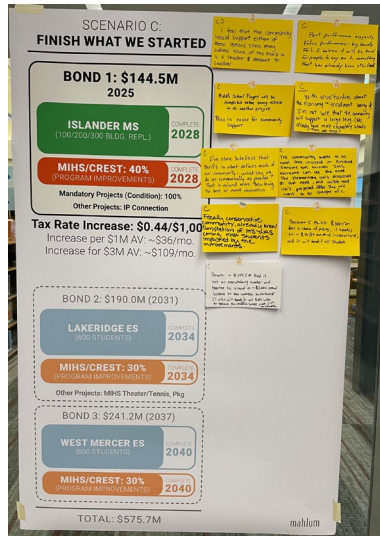


White card: Individual choice
Yellow card: What I think the community will support

Scenario C & D: Themes

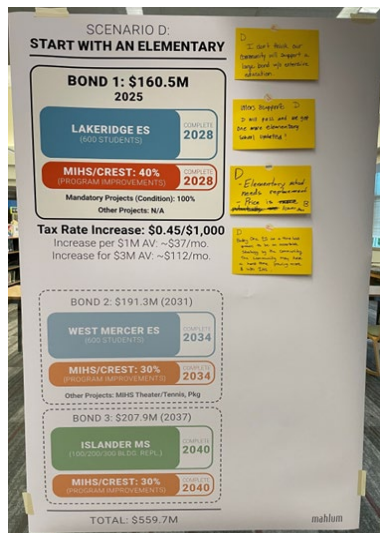
Scenario C: Finish What We Started

- > **Cost range is more likely to be supported by the community** (1/8)
- > **Community wants and expects to see completion of the middle school** (0/4)
- > **Work at the middle school will benefit all students** (1/3)



Scenario D: Start with an Elementary

- > **Cost range is more likely to be supported by the community** (0/2)
- > **Elementary schools need to be replaced** (0/2)
- > **Building one elementary school at a time has proven to be an acceptable strategy to the community** (0/1)
- > **The community may have a hard time pouring more money into the middle school** (0/1)



White card: Individual choice
 Yellow card: What I think the community will support






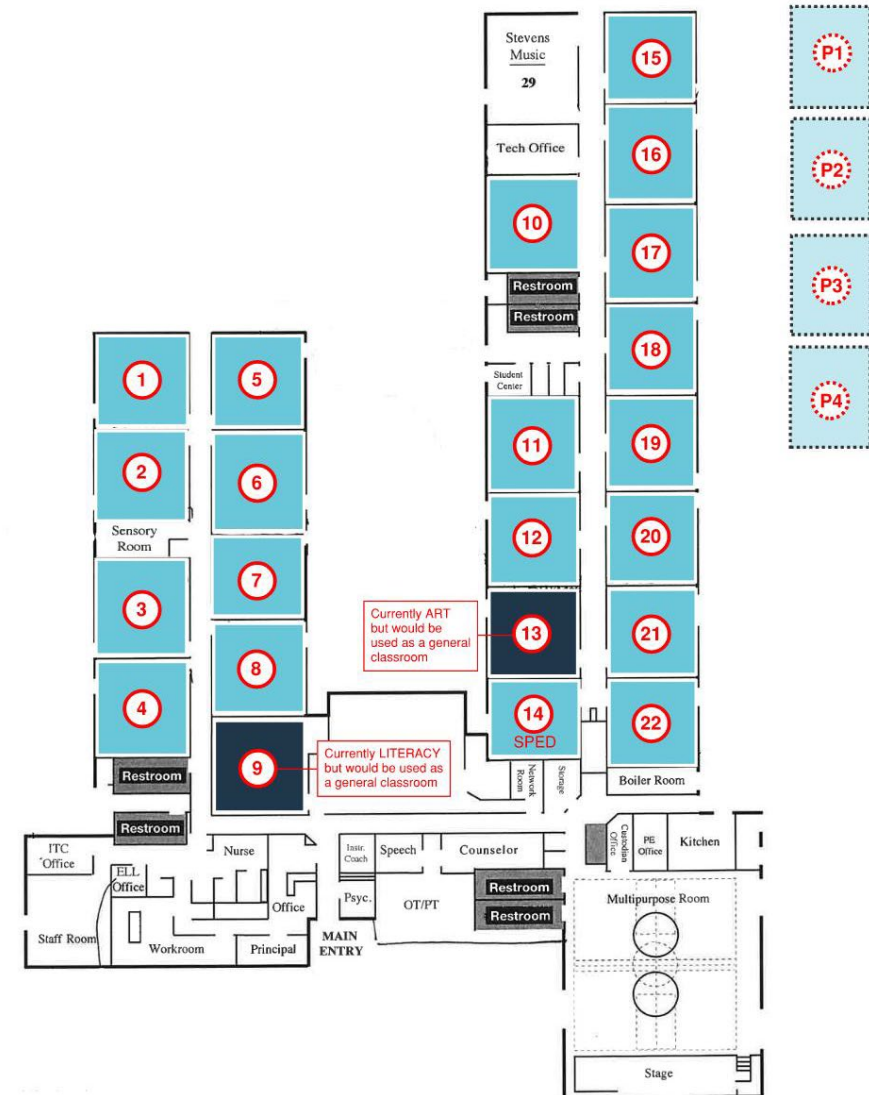
School Consolidation: Program Study

School Consolidation with Existing Facilities: Program Impact

LAKERIDGE ELEMENTARY SCHOOL

- > 21 general classrooms and 1 special education classroom would be utilized at full permanent* capacity of 514 students
- > 2 classrooms currently used for art and literacy programs could revert back to general classroom use, or classrooms may be need to be housed in portables
- > One or more existing portables may be needed for general education during higher enrollment (if class sizes are not increased by ~1 student)

-  Existing permanent classroom
-  Current use changed to general classroom to achieve full capacity
-  Portable classroom



*Permanent capacity includes space within the building and does not include portables.



School Consolidation: Relocation Study

Relocation Impact: Consolidate Before Bond (if no bond or no LR in bond)

2022/23:
(Existing Enrollment)



2024/25:
(Consolidation)



All IP students move once.

Relocation Impact: Consolidate Before Bond (if bond passes & includes LR)

2022/23:
(Existing Enrollment)



2024/25:
(Consolidation)

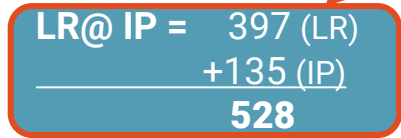


Bond Measure

If bond passes and Lakeridge is the first bond project (Scenarios B & D):

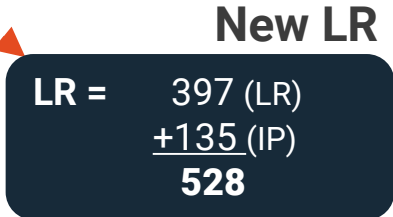
Construction

(*2 years later if Lakeridge is the second bond project - Scenario A)



Re-Occupy

(*2 years later if Lakeridge is the second bond project - Scenario A)



Lakeridge will gradually be rebalanced to align with 600-student capacity

+/- Two-thirds of IP move once.

Depending on timing, +/- one-third of IP students could move three times, but more likely twice.

Lakeridge moves twice.

Relocation Impact: Consolidate in Conjunction with Bond

2022/23:
(Existing Enrollment)



Bond Measure

If bond passes and Lakeridge is the first bond project (Scenarios B & D):

Construction:

(*2 years later if Lakeridge is the second bond project - Scenario A)



Re-Occupy:

(*2 years later if Lakeridge is the second bond project - Scenario A)



Lakeridge will gradually be rebalanced to align with 600-student capacity

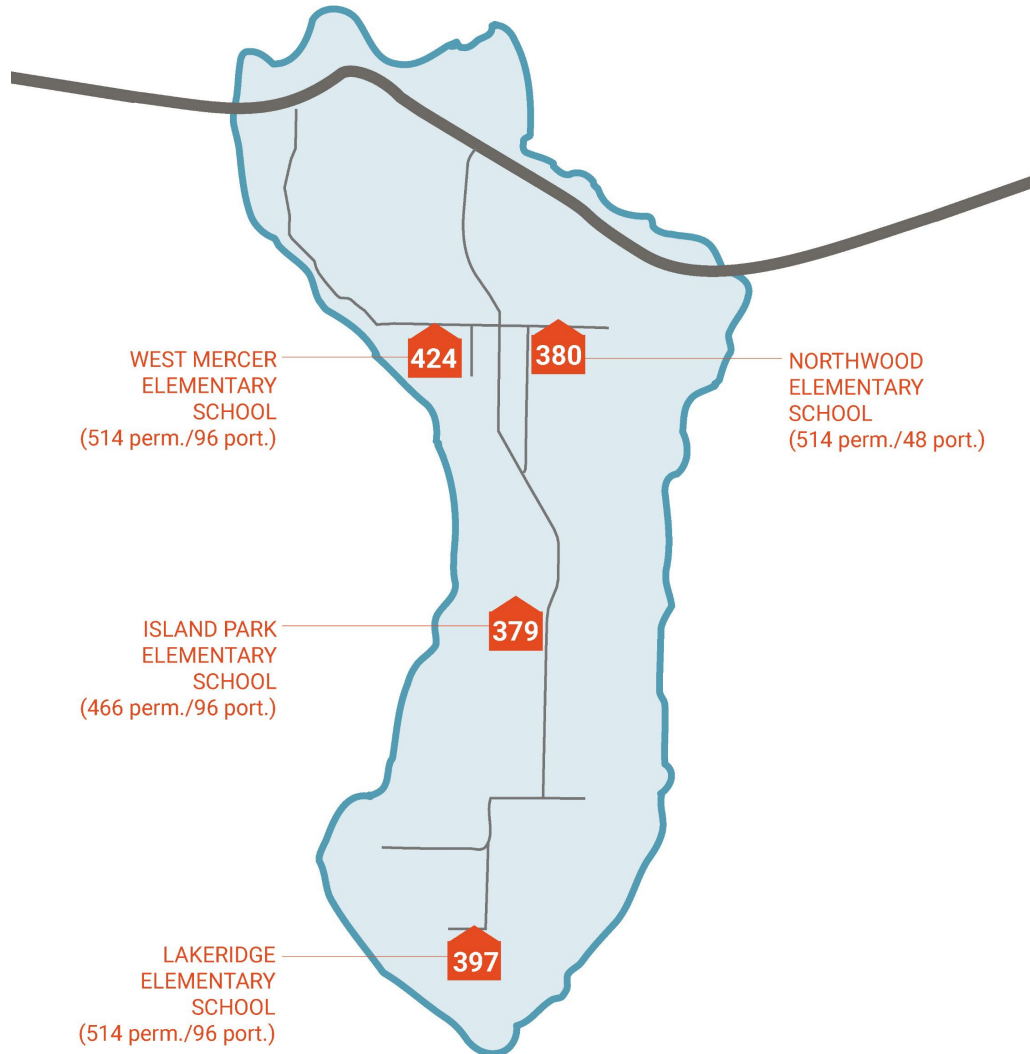
All IP students move once.

Lakeridge moves twice.



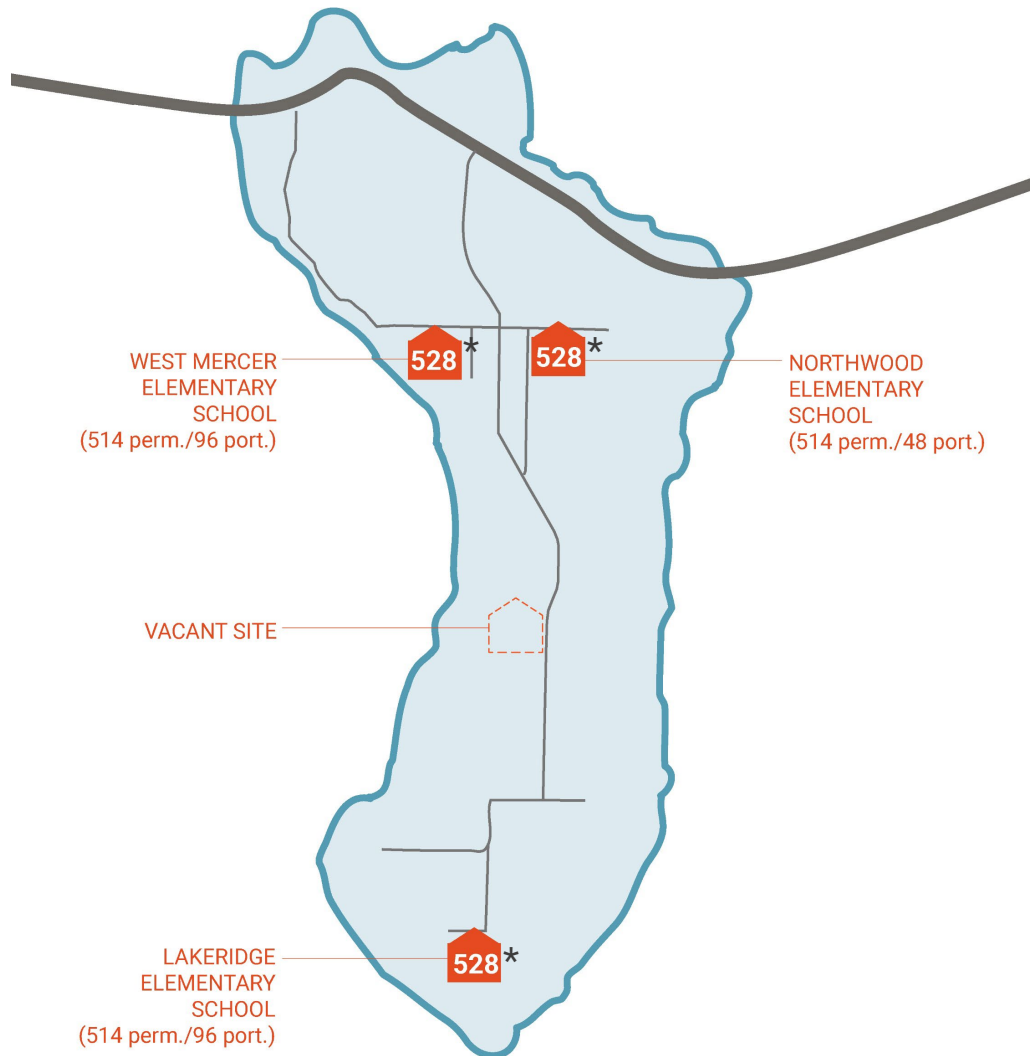
School Consolidation: Capacity Study

Existing Condition (2022-23): Maintain 4 Elementaries



- > 4 existing elementary schools with enrollment of 379 - 424
- > All schools are well below existing permanent capacity (87-134 students below capacity)
 - Greater potential for partial staff FTEs and blended classrooms
 - Higher operational and maintenance costs

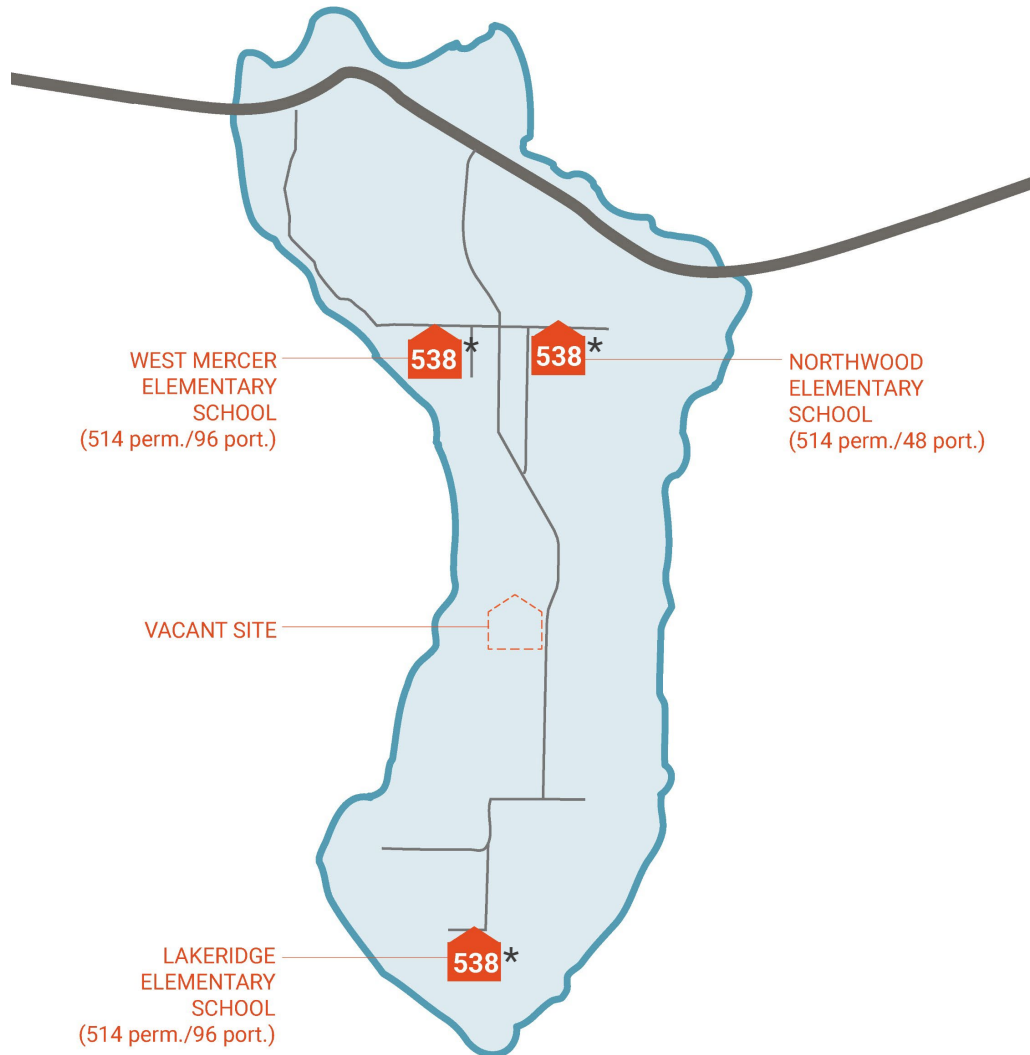
Consolidation: Impact of Current Enrollment (2022-23)



- > Consolidate to 3 elementary schools, but retain the Island Park site
- > If **current (2022-23)** enrollment is equally distributed, each remaining school has:
 - Enrollment of 528* students (14 over permanent capacity)
 - Approximately 1 additional student above target class size in 70% of classrooms (24.7/classroom)

** Because of variables such as programs, boundaries, etc., the enrollment at each elementary school will likely never be exactly equal*

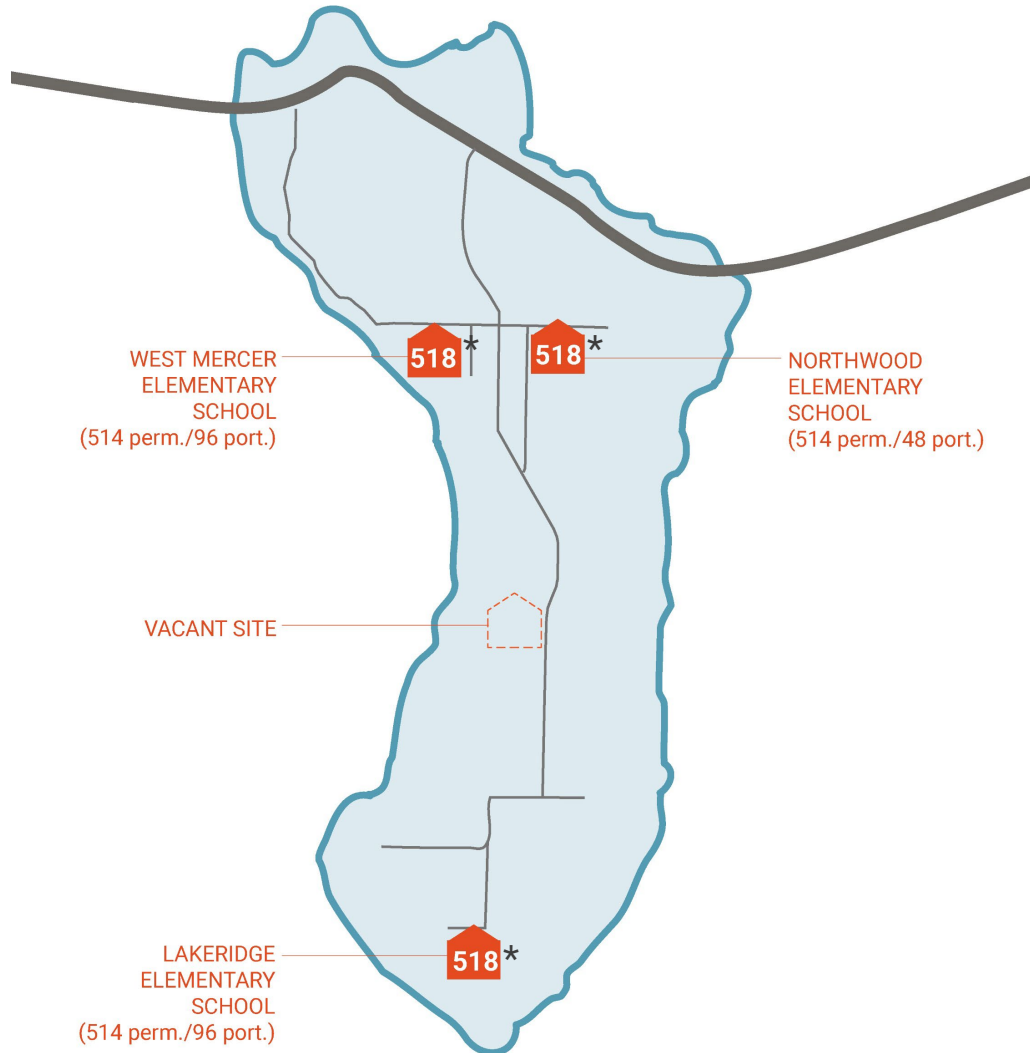
Consolidation: Impact of Peak Enrollment (2025-26)



- > Consolidate to 3 elementary schools, but retain the Island Park site
- > If **peak (2025-26)** enrollment is equally distributed, each remaining school has:
 - Enrollment of 538* students (24 over permanent capacity)
 - Approximately 1 additional student above target class size in all classrooms (25.1/classroom) – or 1 portable per school

* Because of variables such as programs, boundaries, etc., the enrollment at each elementary school will likely never be exactly equal

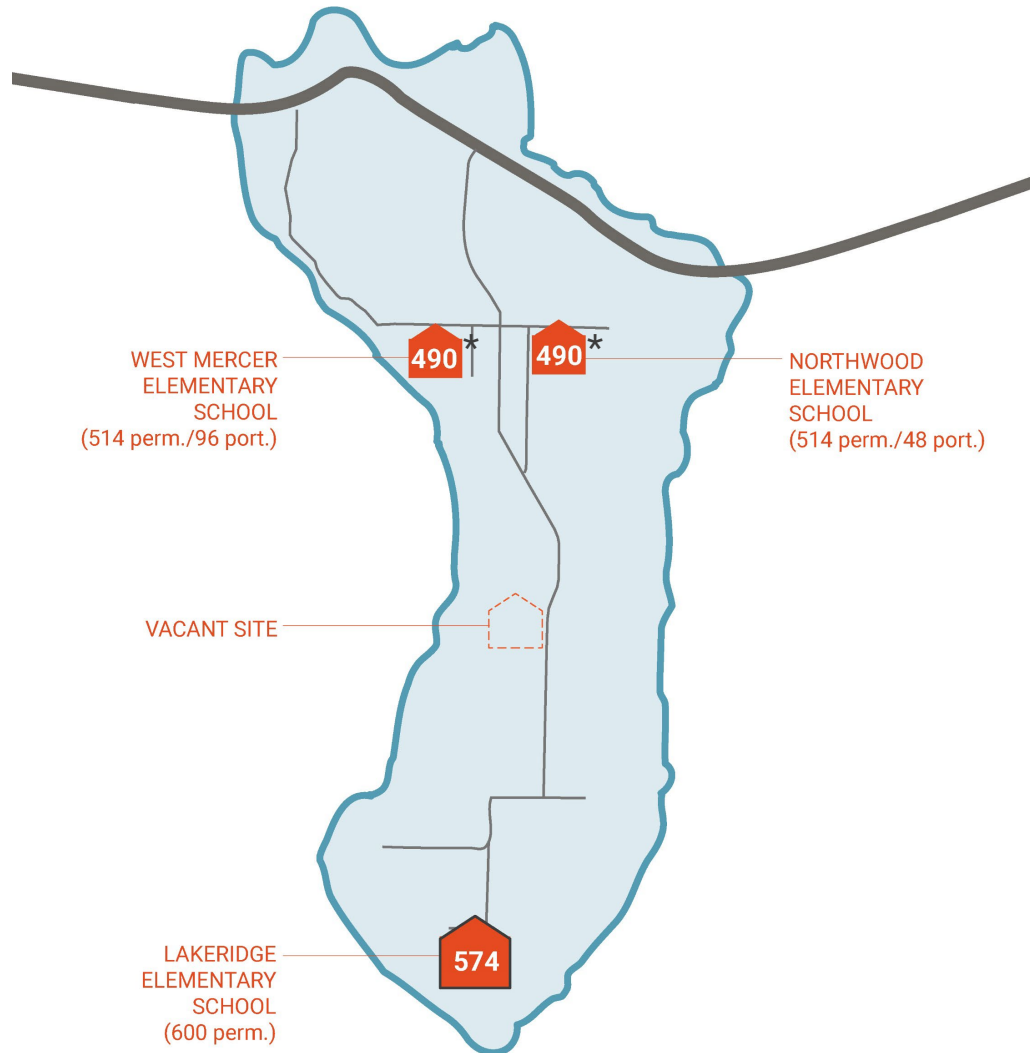
Consolidation: Impact of 10-Year Enrollment (2032-33)



- > Consolidate to 3 elementary schools, but retain the Island Park site
- > If **10-year (2032-33)** enrollment is equally distributed, each remaining school has:
 - Enrollment of 518* students (4 over permanent capacity)
 - Approximately 1 additional student beyond target class size in 20% of classrooms (24.2/classroom)

** Because of variables such as programs, boundaries, etc., the enrollment at each elementary school will likely never be exactly equal*

Consolidation + Replace Lakeridge: 10-Year Enrollment



- > Consolidate to 3 elementary schools, but retain the Island Park site AND replace Lakeridge with a 600-student school (+86 permanent seats)
- > If **10-year (2032-33)** enrollment is *proportionally* distributed:
 - NW & WM have enrollment of ~490* students (24 below capacity)
 - LR has enrollment of ~574* (26 below capacity)
 - Target class size of 24 can be maintained and approximately one permanent classroom is available at all 3 elementaries

* Because of variables such as programs, boundaries, etc., the enrollment at each elementary school will likely never be exactly equal

Consolidation Straw-Poll (FPC Mtg 5 – reduced attendance)

Should the District consolidate elementaries? (personal view)

9 “yes” **2 “no”**

Should the District consolidate elementaries? (community view)

10 “yes” **1 “no”**

Should the District consolidate elementaries prior to a potential bond?

5 “yes” **5 “no”** **1 undecided**



Next Steps

Tonight: Board Study Session on long-range facility plan and consideration for community outreach

Fall 2023: Potential outreach

January 2024: Finalize Long-Range Facility Plan Update



Thank You



**Additional Slides for Reference
During Q & A if Needed**

Regulatory Requirements: Clean Buildings Act

- > Clean Buildings for Washington law (HB 1257) passed in November 2019 and is implemented by the State Department of Commerce
- > Uses an Energy Use Index (EUI) to establish the maximum energy (gas + electric) a building type can consume
- > EUI is determined by project type (a school is different than an office building)
- > Initially this law applied to all nonresidential buildings over 50,000 SF, but was expanded in 2022 to cover buildings between 20,000 – 50,000 SF and multifamily buildings

Long-Range Facility Plan Impact:

- > **Buildings over 220,000 SF (Mercer Island High School) must be able to prove compliance (with one year of energy consumption history) by June 1, 2026**
- > **Buildings between 90,000 - 220,000 SF (Islander Middle School) must prove compliance by June 1, 2027**
- > **Buildings between 50,000 - 90,00 SF (all elementary schools) must prove compliance by June 1, 2028**

Follow-Up Information: Tax Rate Comparison

King County School Districts 2023 Total Tax Rates						
District	Assessed Value	Bonds	EP&O	Capital Projects	Trans.	Total
Auburn SD No. 408	\$ 19,896,523,419	\$ 1.84	\$ 2.27	\$ 0.29	\$ -	\$ 4.41
Highline SD No. 401	28,712,576,820	2.11	1.93	0.00	-	4.04
Tukwila SD No. 406	5,260,397,439	1.44	1.62	0.64	-	3.70
Kent SD No. 415	42,594,942,008	1.11	1.79	0.64	-	3.53
Tahoma SD No. 409	12,077,311,439	1.30	1.62	0.36	-	3.28
Renton SD No. 403	38,625,569,474	1.37	1.07	0.78	-	3.22
Federal Way SD No. 210	25,404,746,335	1.45	1.54	0.17	-	3.16
Shoreline SD No. 412	20,599,730,373	1.72	1.27	0.17	-	3.16
Snoqualmie Valley SD No. 410	16,376,170,637	1.12	1.26	0.49	-	2.87
Issaquah SD No. 411	56,111,209,706	1.02	1.09	0.56	0.05	2.72
Enumclaw SD No. 216	7,454,727,079	0.75	1.58	0.27	-	2.60
Northshore SD No. 417	56,911,972,965	1.11	1.10	0.35	-	2.56
Riverview SD No. 407	7,852,997,174	0.71	1.11	0.49	-	2.31
Lake Washington SD No. 414	110,130,403,534	0.50	0.78	0.87	-	2.15
Vashon Island SD No. 402	4,955,159,195	0.84	0.91	0.30	-	2.06
Bellevue SD No. 405	111,956,419,970	0.96	0.55	0.48	-	2.00
Seattle SD No. 1	307,558,388,885	-	0.63	1.19	-	1.82
Mercer Island SD No. 400	22,408,435,338	0.41	0.54	0.35	-	1.29
Skykomish SD No. 404	330,471,278	-	0.46	0.23	-	0.69

District Historical Bond & Levy Rates

