

Mercer Island School District

Long-Range Facility Plan

Community Outreach and Engagement

October 2023

Welcome!

MERCER ISLAND
SCHOOL DISTRICT
STUDENTS ARE THE PRIORITY

mahlum

Agenda

Introduction & Process

10 minutes

Informational Presentation

50 minutes

Conceptual Approach to Facility Planning

Basis of Cost & Potential Projects

Potential Projects with Cost

Committee Planning

Committee Bond Project Proposed Development

Elementary Consolidation

Community Feedback & Voice

30 minutes

Q & A

30 minutes

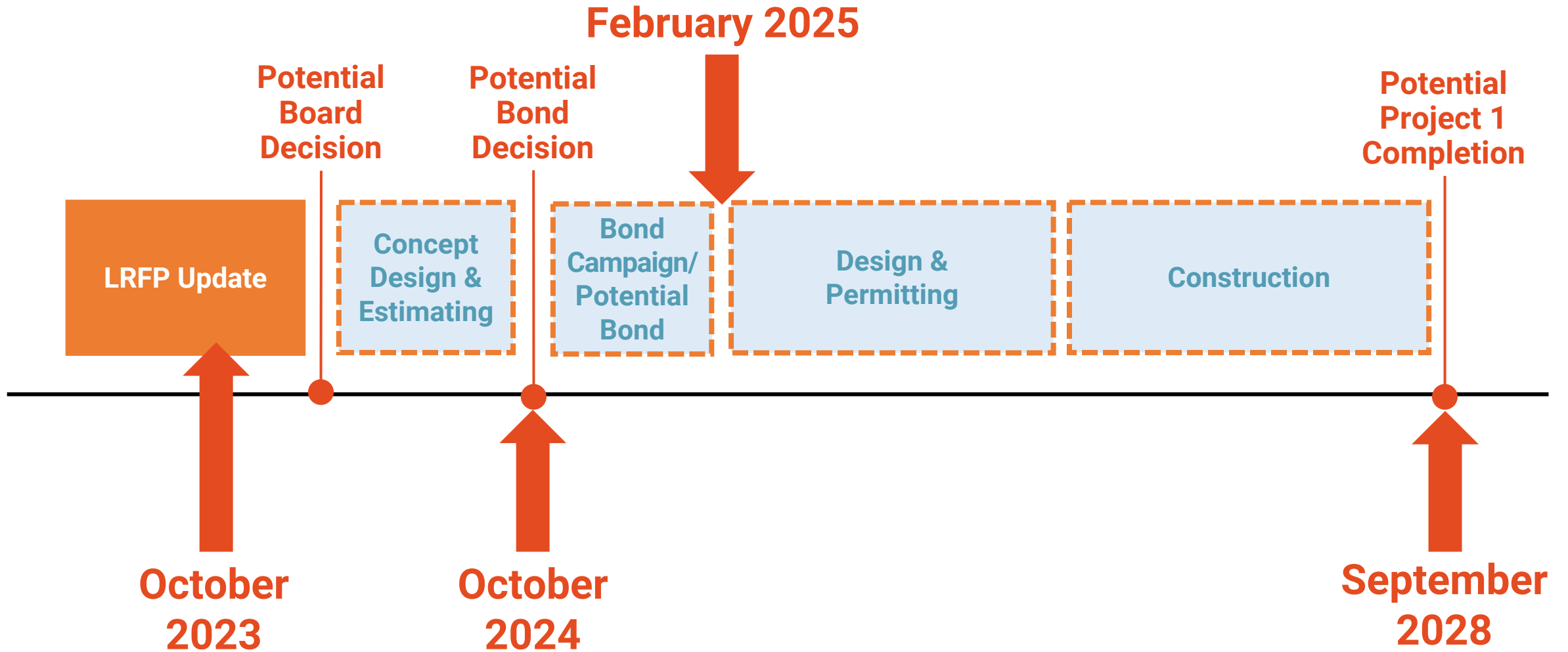


Please remember:

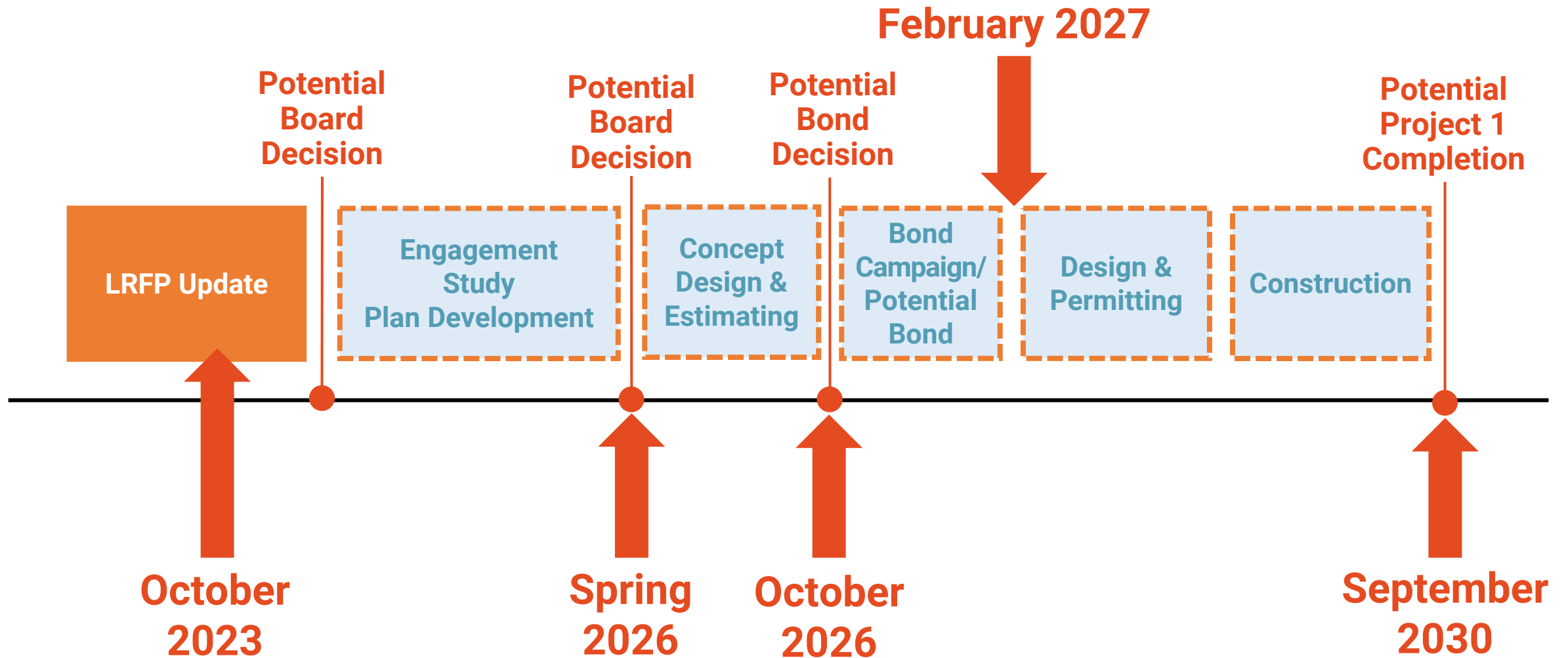
1. This is a community process – We are looking for input.
2. Nothing has been decided yet.
3. We are still early in the process.
4. Commitment to transparency, involvement, and making the best decision for students, staff, and the community.



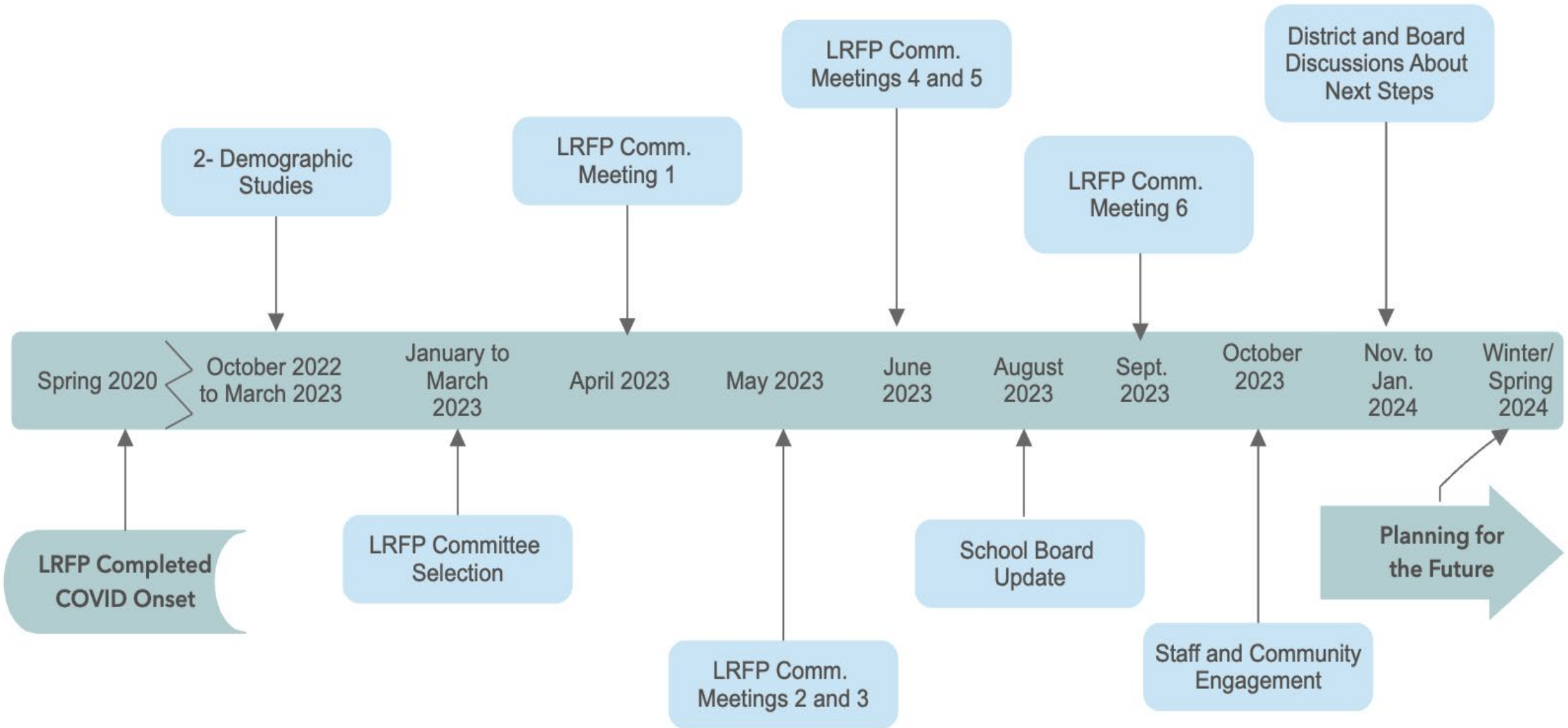
Hypothetical Bond Scenarios



Hypothetical Bond Scenarios



2022-2023 MISD LRFP Process

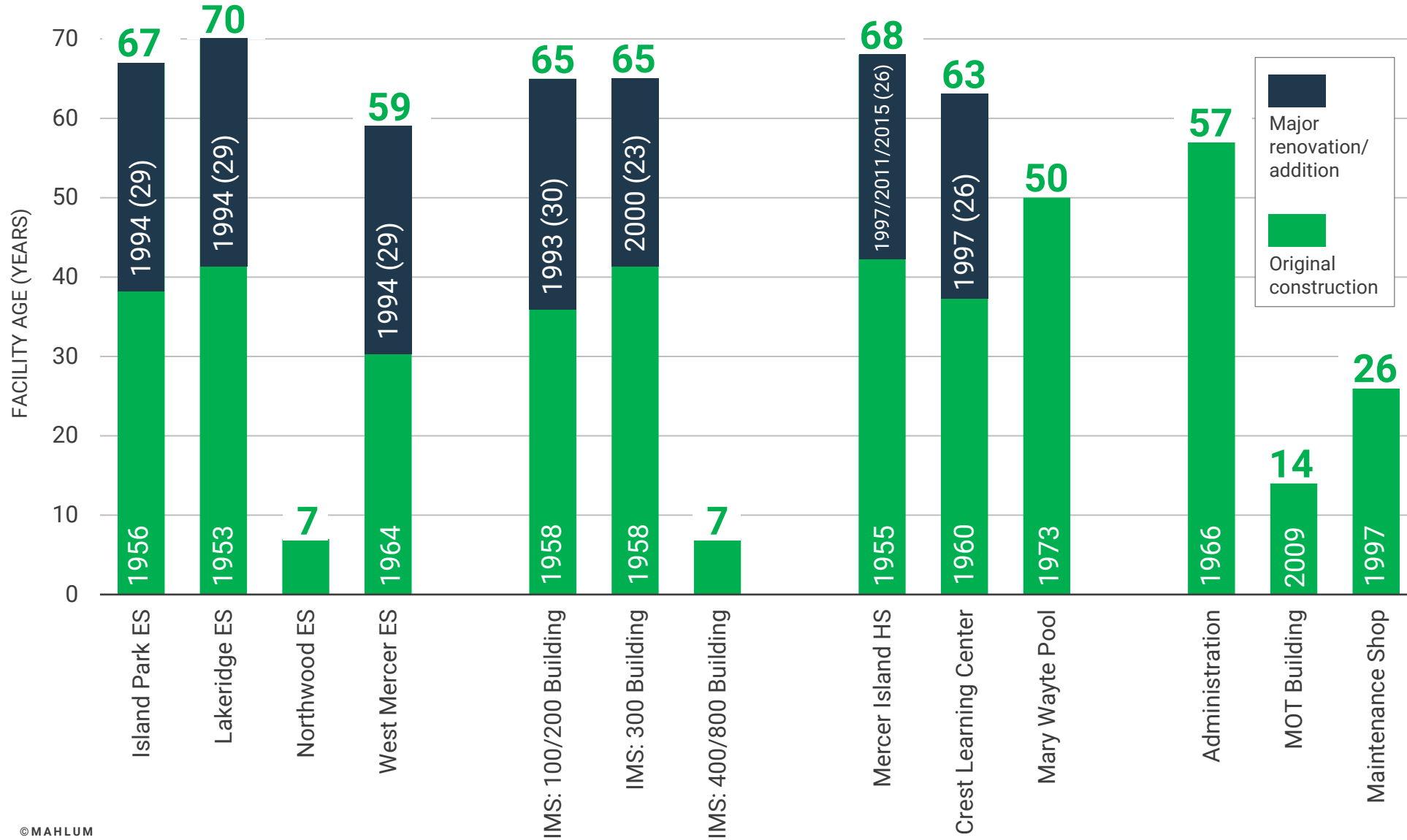


Introduction & Process

We are Committed to Facilities That:

- > **Are Safe, Supportive, and Healthy**
- > **Promote Rigorous and Challenging Learning**
- > **Serve as Point of Pride for the Community**
- > **Attract and Retain Staff**
- > **Represent Responsible Stewardship of Public Funds**
- > **Provide Spaces for Convening, Playing, and Belonging**
- > **Align With Our Values and Facilitate Achieving Our Vision and Mission**

Age of Facilities



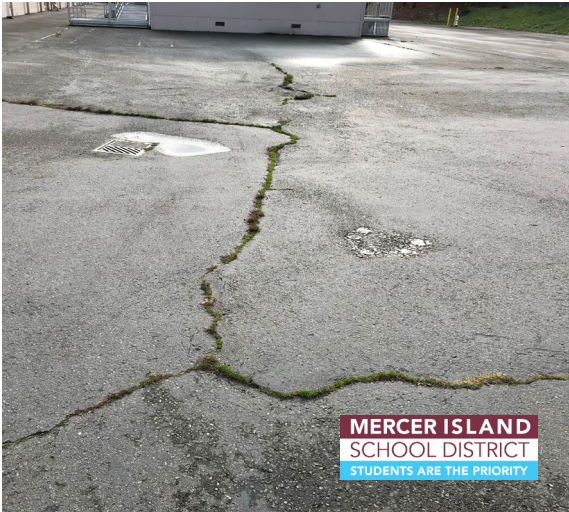
State assessment scoring indicates older middle school buildings (100, 200, 300) are in the worst condition, followed by Island Park, Lakeridge, and West Mercer.

The high school building is in good condition and Crest is in fair condition.

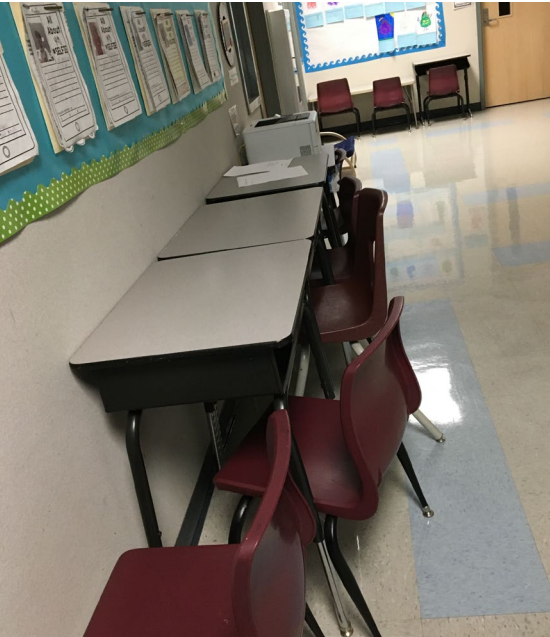
All older facilities have a significant list of maintenance needs.

Although major remodels were completed at all older schools, this work is close to 30 years old and did not replace all building systems.

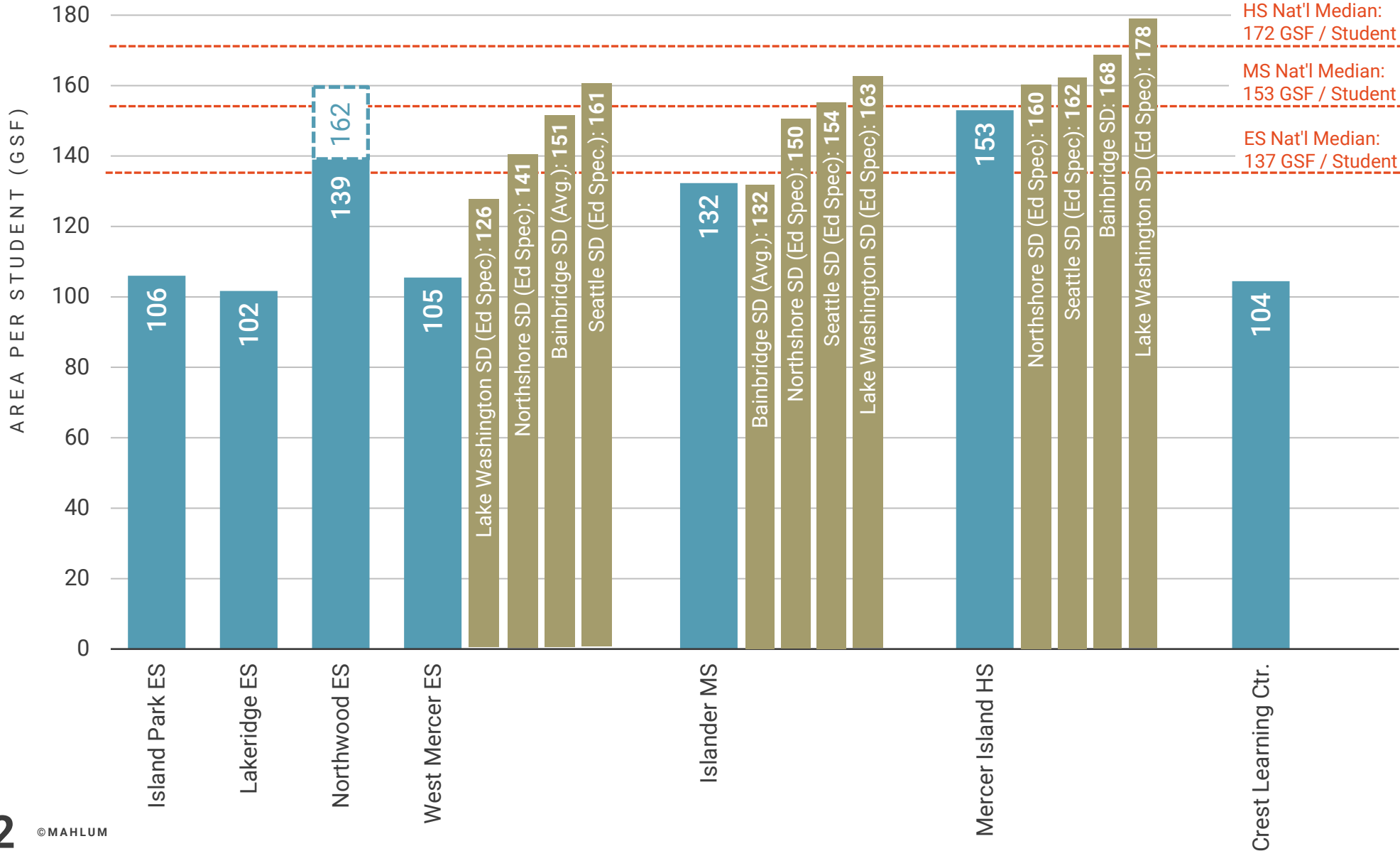
Condition-Related Need



Program-Related Need / Educational Adequacy



Physical Space Available To Meet Our Goals



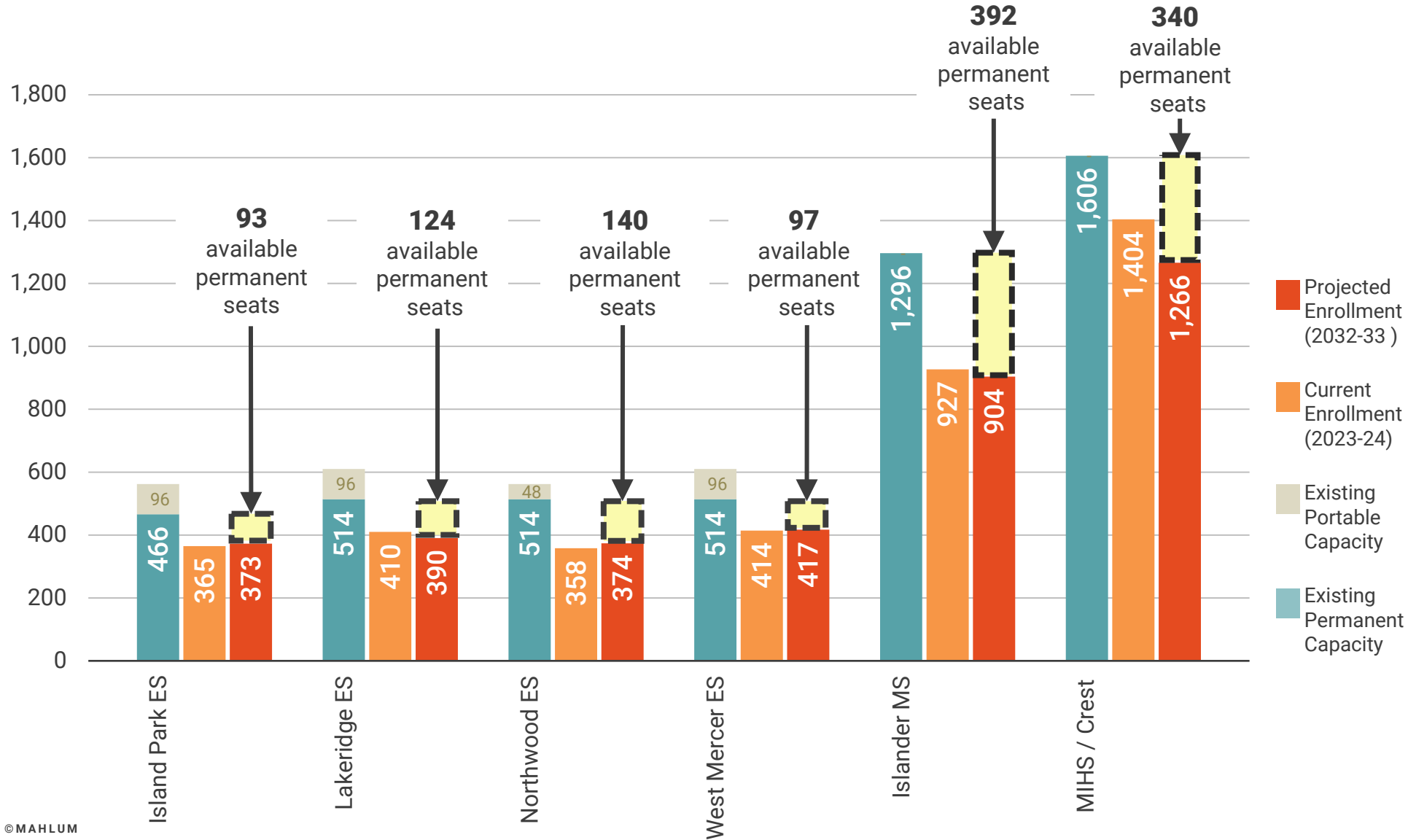
Older elementary schools have lower area per student, because of shared gymnasium/ cafeterias, lack of shared learning areas and other dedicated learning spaces (such as art).

Safety and security issues due to multiple buildings on site (Island Park, IMS).

Need for expanded and/or improved program areas, such as science, theater, CCR, (IMS, MIHS, Crest).

Undersized general classrooms with insufficient storage and poor acoustical separation.

Capacity & Projected Enrollment (2032)



By 2032, enrollment projections indicate:

- > 454 permanent elementary seats and 336 portable seats will be available
- > 392 permanent middle school seats will be available
- > 340 permanent high school seats will be available

Student enrollments are projected to decline at all levels over the next 10 years (7.6% / 309-student decline by 2032):

- > -2% (-30 students) at elementary
- > -3% (-27 students) at middle school
- > -16% (-252 students) at high school

Projects During My Tenure in MISD:

2010 & 2011 **PEAK:** Boys and Girls Club (partnership)

2012 & 2013 **MIHS:** Music wing renovation and addition

MIHS Stadium: Press box

2014 & 2015 **MIHS:** Additions and select renovation

- > Four science classrooms
- > Two special education classrooms
- > Four general classrooms
- > Crest improvements



MIHS: Music Wing Addition

Projects During My Tenure in MISD:

2015 & 2016 **Northwood Elementary:** New elementary school

Islander Middle School: Partial replacement of Islander Middle School (common spaces, library, gyms, admin, and new music wing)

2017 & 2018 **Elementary Schools:** Added secure entries

West Mercer: Front office remodel and generator replacement

Island Park: Front office remodel

MIHS Stadium: Turf replacement, convert lights to LEDs

MIHS: Reroof entire building



IMS: Partial Replacement

Projects During My Tenure in MISD:

2019 & 2020 **MIHS:** Main entry vestibule and main office remodel

Mary Wayte Pool: Pipe lining, boilers, HVAC replacement

2021 & 2022 **Lakeridge Elementary:** Reroof

Bus Lot: Charging for 4 EV buses

MIHS: Main gym bleacher replacement, library remodel, new culinary classroom, robotics reconfiguration

MIHS PAC: Rigging/safety compliance and projection system

South Mercer Playfields: Softball field, infields, new lighting, and multipurpose field (with City)

2023

MIHS PAC: New main stage curtain, scrim, and Steinway grand piano, paint/carpet



MIHS: Main Entry Vestibule

Why Update the LRFP Now?

Operational Expectation 11

- > The Superintendent will assure that physical facilities and capital assets support the accomplishment of Board Policy 0001, and are safe and are properly built, renovated and maintained

Enrollment Drop and Decline

- > Current enrollment dropped from previous levels with enrollment projections indicating further decline through 2032

State Regulation

- > Clean Buildings Act

Current Bond Debt Sunsets 2029-2030 School Year

- > Debt for previous bond measure will be sunsetting



60+

**Independent &
Public School
Clients**

35+

**PreK-12
Long-Range
Facility Plans**

25+

**years working with
Mercer Island
School District**

mahlum

A photograph of a classroom with children sitting on the floor, viewed through a blue tint. The children are facing towards the right side of the frame. In the background, there are shelves with books, a whiteboard with a calendar, and a chalkboard with the alphabet. The text "Conceptual Approach to Facility Planning" is overlaid in white on the left side of the image.

Conceptual Approach to Facility Planning

What is the Purpose of a Long-Range Facility Plan?

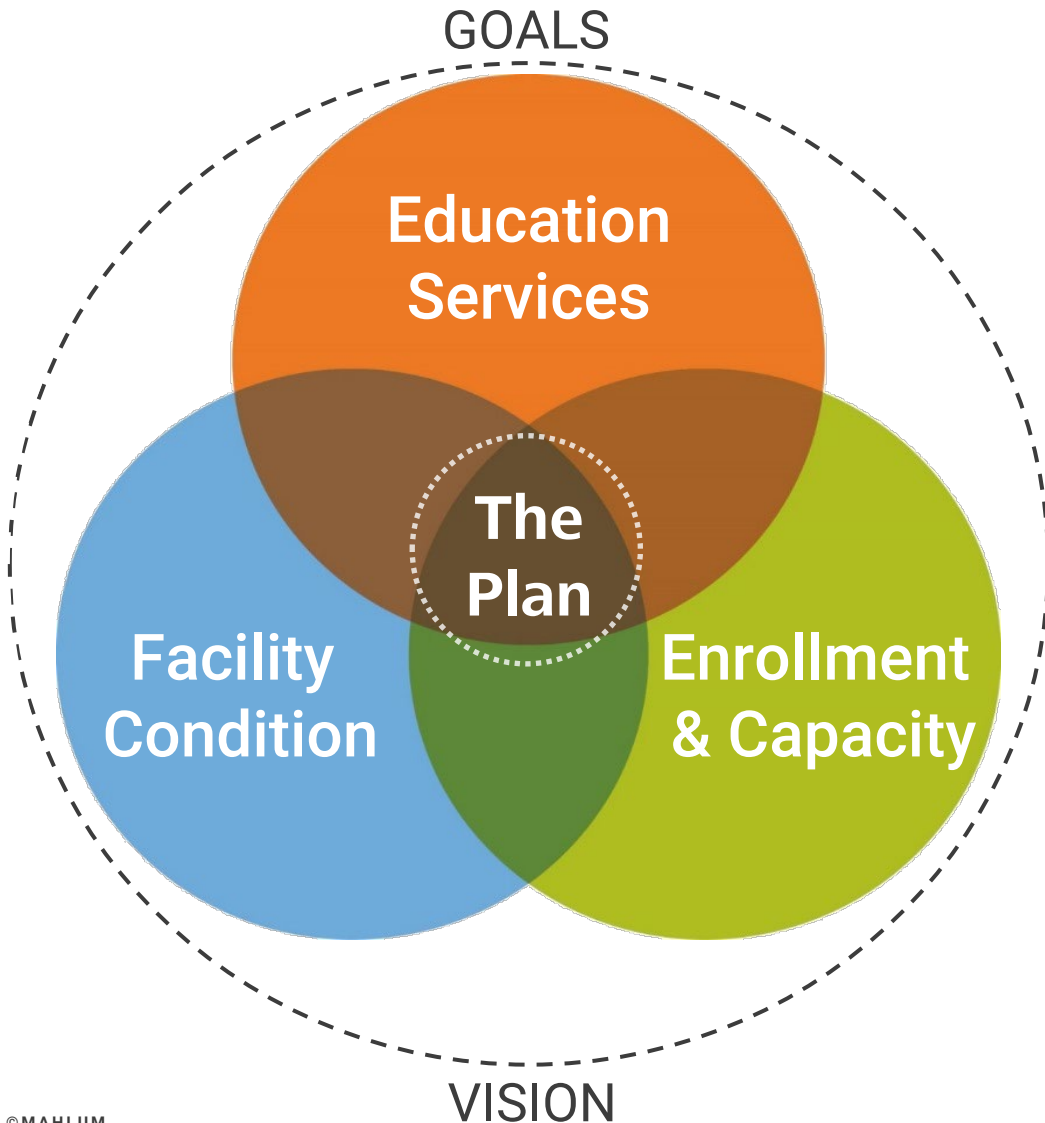
Provides a comprehensive summary of facility-related need

- > Studies district facilities' ability to accommodate educational programs
- > Tracks district's capacity with respect to projected enrollment
- > Documents the physical condition of district's facilities and sites

Serves as a tool for strategic management of district facilities over time

- > Explores modernizations, additions, replacements, and new construction
- > Targets opportunities for more efficient use of sites and facilities
- > ***Creates a prioritized plan that reflects community values and is in alignment with community support***

Areas of Need



Vision & Goals

Strategic Plan
Committee Goals

Education Services

Education Specification
Kindergarten / Pre-K
PE / Athletics / Fields
STEM | STEAM
Special Education
College & Career
Readiness
Technology
Target Capacities

Enrollment & Capacity

Growth
Utilization
Boundaries
Consolidation

Facility Condition

Health and Safety
Accessibility (ADA)
Infrastructure
Sustainability /
Resilience
Life Expectancy
Academic Suitability

Process

2019-2020: Mahlum worked with MISD and its community to develop an initial Long-Range Facility Plan (LRFP)

- > 9-month(+) process with leadership team and Facility Planning Committee; *Covid-19 pandemic interrupted the process and limited community outreach*
- > Demographic study update
- > Worked to understand District and developed a prioritized list of potential projects
- > Completed in 2020, with the understanding that an update to the plan (including completing community outreach) would be expected

2023-2024: Mahlum is working with MISD and its community to develop a detailed LRFP update

- > 10-month process with leadership team and new Facility Planning Committee with many returning members
- > 2 full demographic studies
- > Review of 2020 planning work, update of current District conditions and considerations, development of updated plan scenarios to address need over the next 10 years and beyond
- > Community forums to garner input

MISD Facility Planning Committee Goals

Prioritized Goals:

Provide built-in, **flexible**, and adaptable spaces

Provide more opportunities for **occupational learning**

Provide visible **sustainability** (and explain why)

Improve traffic impact around schools

Provide next generation **project-based learning** labs for science

Create spaces that students are **excited to be in**

Provide small, **collaborative spaces** throughout the schools

Plan for **safer pedestrian / bike access** to school

Provide support **spaces for teachers**

Improve **gymnasium / athletic spaces** and fields

Rethink **outdoor spaces** (for use during the rainy season)

Create adaptable environments that accommodate **future technology**

Include facility improvements to support **fine and performing arts at the high school*

Include facility improvements to support **College & Career Readiness at the high school*



2019-2020 Facility Planning Committee Recommendations

Elementary Schools: Replace three older elementary schools

- > Existing elementary schools have deficiencies and should align with District standards
- > Replacement provides increased opportunities to improve sustainability, educational adequacy, building components and site utilization

Middle School: Replace older middle school buildings

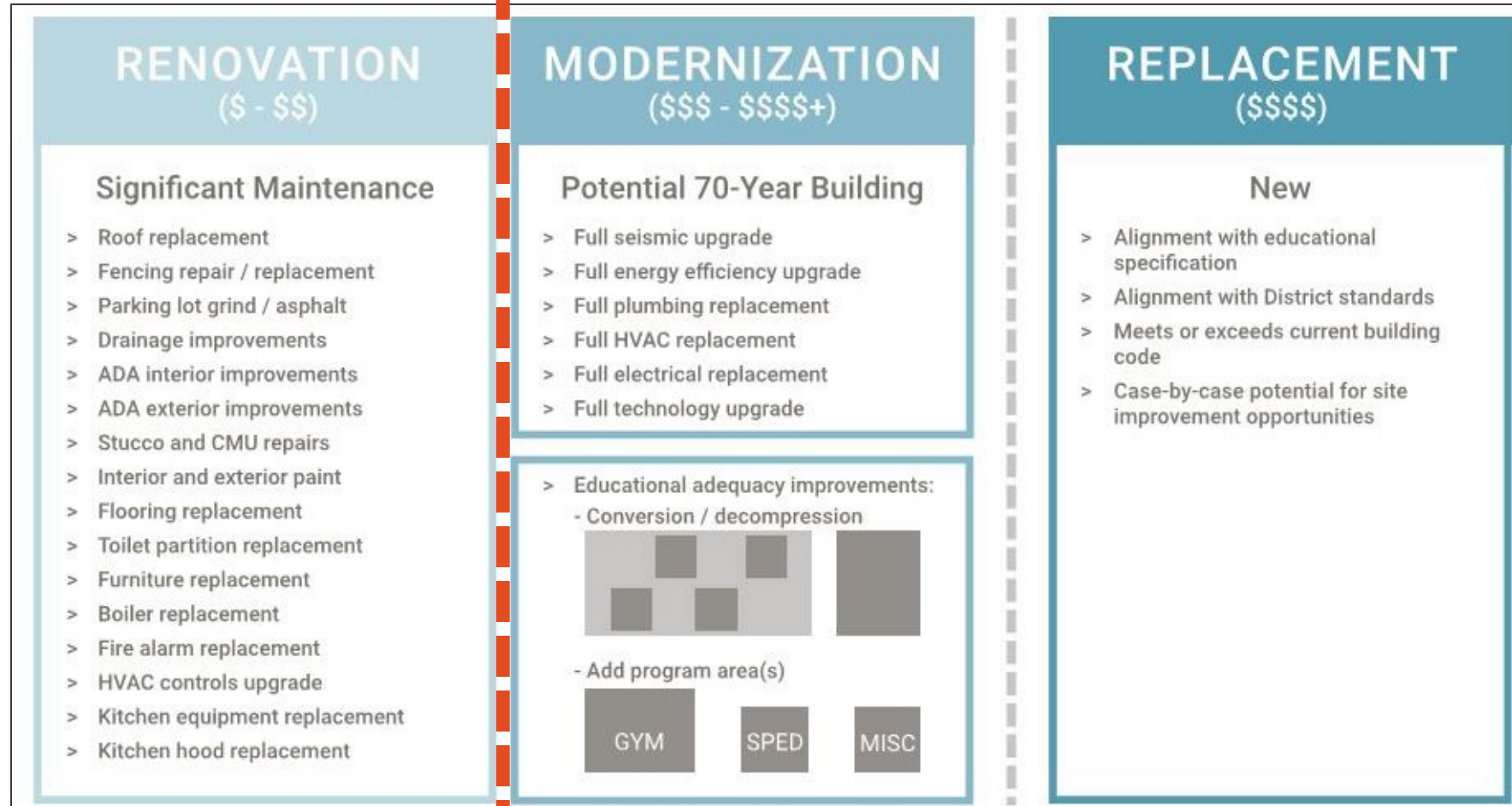
- > Older middle school buildings have significant deficiencies and should align with District standards
- > Existing middle school environment feels disjointed, due to noticeable differences between new and old facilities, and the physical separation between buildings
- > Completed Phase One building was successful and there is a desire to complete this process
- > Replacement of middle school facilities will impact every student in the District

High School: Modernize, with an emphasis on educational adequacy

- > Desire to improve how the high school can be used, but not implement full-scale modernization
- > Modernization projects should only occur on an as-needed basis
- > Educational improvements were supported included those that would be visible and benefit all students

2020 Facility Planning Committee Approach

Align with District standards and goals





Basis of Cost & Potential Projects

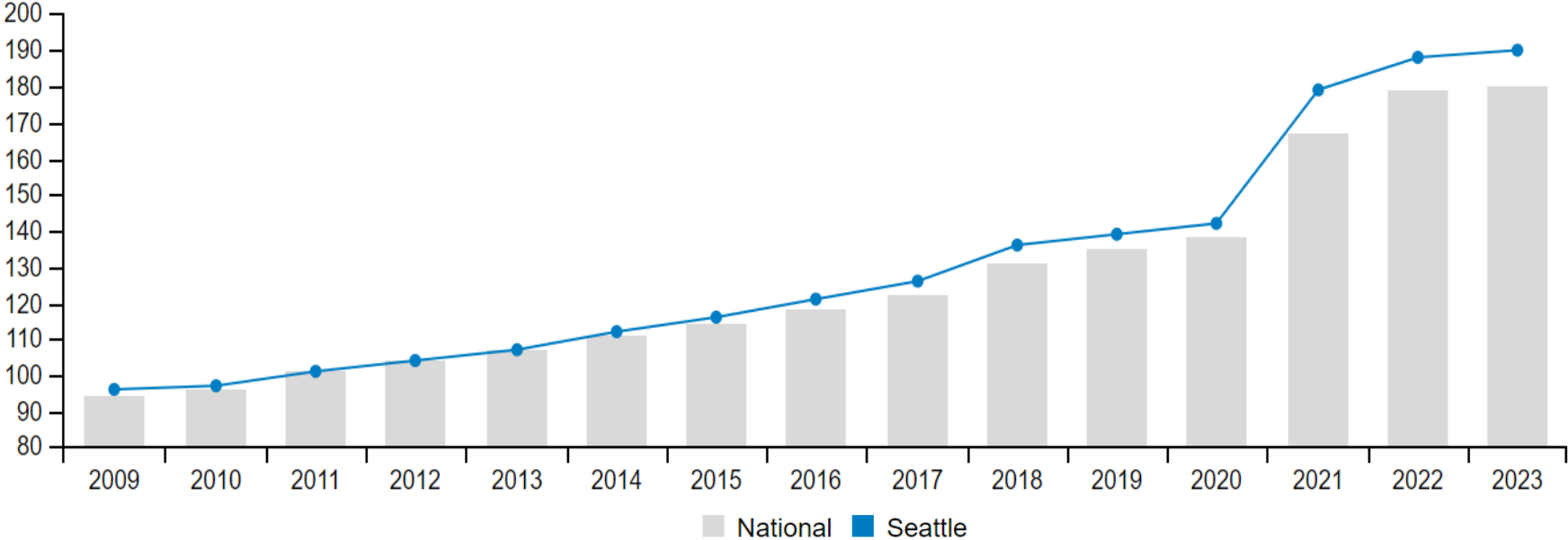
Understanding the foundation behind costs associated with development of plan approaches

Seattle Construction Inflation

62.1% increase in Seattle from 2015 to 2022

CONSTRUCTION COST INDEX (Source: <https://www.mortenson.com/cost-index/seattle>)

(JANUARY 2009 = 100)



Estimated Project Costs – New Construction (2023 Dollars)

Numbers shown are **very high-level estimates of probable project cost:**

- > Developed by Mahlum, MISD, and RC Cost Estimating
- > Compared to actual costs for current school construction in the Seattle area

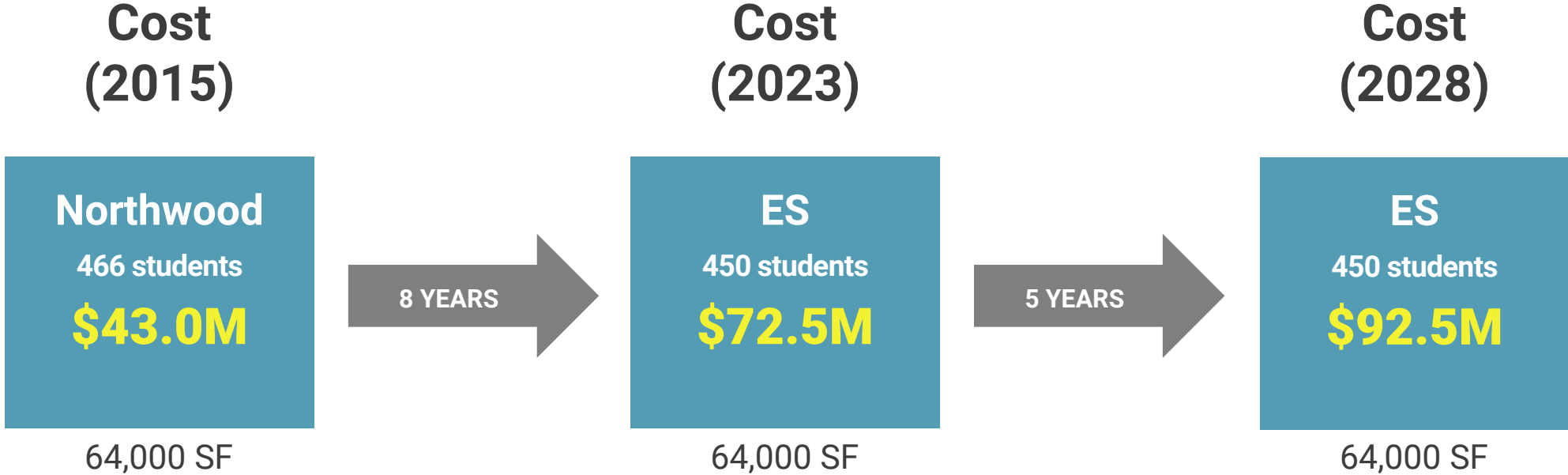
Elementary School: **New: \$1,044 – \$1,163 per square foot**

Logistics Premium: **\$3.0 M per site** if remain occupied during construction

Middle School: **\$1,063 per square foot**

High School: Modernization cost will vary based on project scope

Escalation (450-Student Elementary)




Elementary Full Modernization vs Replacement (2023 Dollars)

MERCER ISLAND SCHOOL D PRE-BOND STUDY ADDIT MERCER ISLAND, WA BOND PLANNING BUILDING: 1 STORY ADDIT No. ELEMENT DESCR		MERCER ISLAND SCHOOL D PRE-BOND STUDY ADDIT MERCER ISLAND, WA BOND PLANNING BUILDING: 1 STORY ADDIT No. ELEMENT DESCR		MERCER ISLAND SCHOOL D PRE-BOND STUDY ADDIT MERCER ISLAND, WA BOND PLANNING BUILDING: 1 STORY ADDIT No. ELEMENT DESCR		MERCER ISLAND SCHOOL D PRE-BOND STUDY ADDIT MERCER ISLAND, WA BOND PLANNING BUILDING: 1 STORY ADDIT No. ELEMENT DESCR		MERCER ISLAND SCHOOL D PRE-BOND STUDY ADDIT MERCER ISLAND, WA BOND PLANNING BUILDING: 1 STORY ADDIT No. ELEMENT DESCR	
A10	FOUNDATIONS	A10	FOUNDATIONS	A10	FOUNDATIONS	A10	FOUNDATIONS	A10	FOUNDATIONS
A1010	Standard Fou	A1010	Standard Fou	A1010	Standard Fou	A1010	Standard Fou	A1010	Standard Fou
A1020	Special Fou	A1020	Special Fou	A1020	Special Fou	A1020	Special Fou	A1020	Special Fou
A1030	Slab on grade	A1030	Slab on grade	A1030	Slab on grade	A1030	Slab on grade	A1030	Slab on grade
A20	BASEMENT WALL	A20	BASEMENT WALL	A20	BASEMENT WALL	A20	BASEMENT WALL	A20	BASEMENT WALL
A2010	Basement Ex	A2010	Basement Ex	A2010	Basement Ex	A2010	Basement Ex	A2010	Basement Ex
A2020	Basement W	A2020	Basement W	A2020	Basement W	A2020	Basement W	A2020	Basement W
B10	SUPERSTRUCTURE	B10	SUPERSTRUCTURE	B10	SUPERSTRUCTURE	B10	SUPERSTRUCTURE	B10	SUPERSTRUCTURE
B1010	Floor & Roof	B1010	Floor & Roof	B1010	Floor & Roof	B1010	Floor & Roof	B1010	Floor & Roof
B20	EXTERIOR ENCL	B20	EXTERIOR ENCL	B20	EXTERIOR ENCL	B20	EXTERIOR ENCL	B20	EXTERIOR ENCL
B2010	Exterior Walls	B2010	Exterior Walls	B2010	Exterior Walls	B2010	Exterior Walls	B2010	Exterior Walls
B2020	Exterior Wind	B2020	Exterior Wind	B2020	Exterior Wind	B2020	Exterior Wind	B2020	Exterior Wind
B2030	Exterior Door	B2030	Exterior Door	B2030	Exterior Door	B2030	Exterior Door	B2030	Exterior Door
B30	ROOFING	B30	ROOFING	B30	ROOFING	B30	ROOFING	B30	ROOFING
B3010	Roofing	B3010	Roofing	B3010	Roofing	B3010	Roofing	B3010	Roofing
C10	INTERIOR CONST	C10	INTERIOR CONST	C10	INTERIOR CONST	C10	INTERIOR CONST	C10	INTERIOR CONST
C1010	Partitions	C1010	Partitions	C1010	Partitions	C1010	Partitions	C1010	Partitions
C1020	Interior Doors	C1020	Interior Doors	C1020	Interior Doors	C1020	Interior Doors	C1020	Interior Doors
C1030	Fittings and S	C1030	Fittings and S	C1030	Fittings and S	C1030	Fittings and S	C1030	Fittings and S
C20	STAIRS	C20	STAIRS	C20	STAIRS	C20	STAIRS	C20	STAIRS
C2010	Stair Constr	C2010	Stair Constr	C2010	Stair Constr	C2010	Stair Constr	C2010	Stair Constr
C30	INTERIOR FINISH	C30	INTERIOR FINISH	C30	INTERIOR FINISH	C30	INTERIOR FINISH	C30	INTERIOR FINISH
C3010	Wall Finishes	C3010	Wall Finishes	C3010	Wall Finishes	C3010	Wall Finishes	C3010	Wall Finishes
C3020	Floor Finishes	C3020	Floor Finishes	C3020	Floor Finishes	C3020	Floor Finishes	C3020	Floor Finishes
C3030	Ceiling Finish	C3030	Ceiling Finish	C3030	Ceiling Finish	C3030	Ceiling Finish	C3030	Ceiling Finish
D10	CONVEYING	D10	CONVEYING	D10	CONVEYING	D10	CONVEYING	D10	CONVEYING
D1010	Elevators & L	D1010	Elevators & L	D1010	Elevators & L	D1010	Elevators & L	D1010	Elevators & L
D20	PLUMBING	D20	PLUMBING	D20	PLUMBING	D20	PLUMBING	D20	PLUMBING
D2010	Plumbing	D2010	Plumbing	D2010	Plumbing	D2010	Plumbing	D2010	Plumbing
D30	HVAC	D30	HVAC	D30	HVAC	D30	HVAC	D30	HVAC
D3010	HVAC	D3010	HVAC	D3010	HVAC	D3010	HVAC	D3010	HVAC
D40	FIRE PROTECTIO	D40	FIRE PROTECTIO	D40	FIRE PROTECTIO	D40	FIRE PROTECTIO	D40	FIRE PROTECTIO
D4010	Sprinkler Syst	D4010	Sprinkler Syst	D4010	Sprinkler Syst	D4010	Sprinkler Syst	D4010	Sprinkler Syst
D50	ELECTRICAL	D50	ELECTRICAL	D50	ELECTRICAL	D50	ELECTRICAL	D50	ELECTRICAL
D5000	Electrical	D5000	Electrical	D5000	Electrical	D5000	Electrical	D5000	Electrical
E10	EQUIPMENT	E10	EQUIPMENT	E10	EQUIPMENT	E10	EQUIPMENT	E10	EQUIPMENT
E1010	Equipment	E1010	Equipment	E1010	Equipment	E1010	Equipment	E1010	Equipment
E20	FIXED FURNISH	E20	FIXED FURNISH	E20	FIXED FURNISH	E20	FIXED FURNISH	E20	FIXED FURNISH
E2010	Fixed Furnish	E2010	Fixed Furnish	E2010	Fixed Furnish	E2010	Fixed Furnish	E2010	Fixed Furnish
F10	SPECIAL CONSTR	F10	SPECIAL CONSTR	F10	SPECIAL CONSTR	F10	SPECIAL CONSTR	F10	SPECIAL CONSTR
F1010	Special Struc	F1010	Special Struc	F1010	Special Struc	F1010	Special Struc	F1010	Special Struc
F1020	Special Const	F1020	Special Const	F1020	Special Const	F1020	Special Const	F1020	Special Const
F20	SELECTIVE BUILD	F20	SELECTIVE BUILD	F20	SELECTIVE BUILD	F20	SELECTIVE BUILD	F20	SELECTIVE BUILD
F2010	Building Elem	F2010	Building Elem	F2010	Building Elem	F2010	Building Elem	F2010	Building Elem
	General Conditio		General Conditio		General Conditio		General Conditio		General Conditio
	Estimating / Desig		Estimating / Desig		Estimating / Desig		Estimating / Desig		Estimating / Desig
	Insurance & Bond		Insurance & Bond		Insurance & Bond		Insurance & Bond		Insurance & Bond
	General Contract		General Contract		General Contract		General Contract		General Contract
	Escalation:		Escalation:		Escalation:		Escalation:		Escalation:

MERCER ISLAND SCHOOL DISTRICT
PRE-BOND STUDY ADDITION / RENOVATION
MERCER ISLAND, WA

Submitted To:
BRANDY FOX
CPM
CONSTRUCTION PLANNING & MANAGEMENT

BAINBRIDGE ISLAND, WA | TACOMA, WA | PORTLAND, OR | www.rcostgroup.com



MERCER ISLAND SCHOOL DISTRICT
PRE-BOND STUDY ADDITION / RENOVATION
MERCER ISLAND, WA

Page 2 of 6

MERCER ISLAND SCHOOL DISTRICT
PRE-BOND STUDY ADDITION / RENOVATION
MERCER ISLAND, WA

Page 3 of 6

Page 2 of 6

MERCER ISLAND SCHOOL DISTRICT
PRE-BOND STUDY ADDITION / RENOVATION
MERCER ISLAND, WA

Page 4 of 6

Page 3 of 6

MERCER ISLAND SCHOOL DISTRICT
PRE-BOND STUDY ADDITION / RENOVATION
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Page 5 of 6

Page 4 of 6

MERCER ISLAND SCHOOL DISTRICT
PRE-BOND STUDY ADDITION / RENOVATION
MERCER ISLAND, WA

Page 6 of 6

Page 5 of 6

Elementary Full Modernization vs Replacement (2023 Dollars)

	Renovation	Addition	Site	Demo	Building	Site	Total
Replacement (450 students)				\$1.0M	\$38.5M	\$8.9M	\$48.3M
							\$72.5M
<hr/>							
Replacement (600 students)				\$1.0M	\$52.1M	\$8.9M	\$61.9M
							\$92.9M

Estimated costs are 2023 project cost
 Costs shown are not based on detailed system reports/studies

Elementary Full Modernization vs Replacement (2023 Dollars)

	Renovation	Addition	Site	Demo	Building	Site	Total
Replacement (450 students)				\$1.0M	\$38.5M	\$8.9M	\$48.3M \$72.5M
Full Modernization (450 students)	\$28.2M	\$8.1M	\$8.9M				\$45.2M \$72.3M
<hr/>							
Replacement (600 students)				\$1.0M	\$52.1M	\$8.9M	\$61.9M \$92.9M
Full Modernization (600 students)	\$28.2M	\$24.1M	\$8.9M				\$61.2M \$97.9M

Estimated costs are 2023 project cost
Costs shown are not based on detailed system reports/studies

Elementary Full Modernization vs Replacement (2023 Dollars)

	Renovation	Addition	Site	Demo	Building	Site	Total
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							\$72.3M
<hr/>							
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							\$92.9M
Full Modernization (600 students)	\$28.2M	\$24.1M	\$8.9M				\$61.2M
							\$97.9M

Estimated costs are 2023 project cost
 Costs shown are not based on detailed system reports/studies

Challenges with Modernizing Existing Elementary Schools

- > **Educational adequacy:** Existing spaces would likely require significant reconfiguration to better align with District standards
- > **Lot coverage, impervious surface limitations, and sensitive areas setbacks:** Would drive additional square footage to a second-story addition
- > **Existing systems:** Buildings have already been modernized once and still contain some original (1950s) systems (underground plumbing, water service, storm service, and electrical service) that will need to be replaced
- > **Significant work will likely trigger:**
 - Full seismic upgrade
 - Compliance with current WA State Building Code and Energy Code (new windows, insulation, vapor barrier, all electric heat, and hot water)
 - New storm water and water quality treatment
 - Accessibility improvements
 - Plumbing fixture count upgrade



Potential Projects with Cost

Summary of Needs & Approaches (2028 Dollars)

<p>ISLAND PARK ELEMENTARY SCHOOL</p> <p>Replacement School (450 or 600 capacity): \$95.0M or \$121.0M</p> <p>+</p> <p>Possible \$3.8M Logistics Premium</p>	<p>LAKERIDGE ELEMENTARY SCHOOL</p> <p>Replacement School (450 or 600 capacity): \$92.5M or \$118.5M</p> <p>+</p> <p>Possible \$3.8M Logistics Premium</p>	<p>WEST MERCER ELEMENTARY SCHOOL</p> <p>Replacement School (450 or 600 capacity): \$93.4M or \$119.5M</p> <p>+</p> <p>Possible \$3.8M Logistics Premium</p>
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- 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>

Summary of Needs & Approaches (2028 Dollars)

<p>ISLAND PARK ELEMENTARY SCHOOL</p> <p>Replacement School (450 or 600 capacity): \$95.0M or \$121.0M</p> <p>+</p> <p><u>Possible \$3.8M</u> Logistics Premium</p>	<p>LAKERIDGE ELEMENTARY SCHOOL</p> <p>Replacement School (450 or 600 capacity): \$92.5M or \$118.5M</p> <p>+</p> <p><u>Possible \$3.8M</u> Logistics Premium</p>	<p>WEST MERCER ELEMENTARY SCHOOL</p> <p>Replacement School (450 or 600 capacity): \$93.4M or \$119.5M</p> <p>+</p> <p><u>Possible \$3.8M</u> Logistics Premium</p>	<p>ISLANDER MIDDLE SCHOOL</p> <p>100/200/300 Bldg. Replacement (1,000 total capacity): \$95.0M</p> <p>+</p> <p>Track / Field: \$5.9M</p>
<p>- OR -</p>	<p>- OR -</p>	<p>- OR -</p>	<p>- OR -</p>
<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>

Summary of Needs & Approaches (2028 Dollars)

ISLAND PARK ELEMENTARY SCHOOL	LAKERIDGE ELEMENTARY SCHOOL	WEST MERCER ELEMENTARY SCHOOL	ISLANDER MIDDLE SCHOOL	MERCER ISLAND HIGH SCHOOL	CREST LEARNING CENTER
<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 total 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 <i>(pending structural review)</i></p> <p>Optional: Condition-Related & Program-Related Improvements: \$52.1 M</p> <p>Renovation of:</p> <ul style="list-style-type: none"> > Select general & specialized classrooms, incl. robotics, radio, art, science > Theater seats & lighting > Black box theater > Principals / counselors > Teacher offices > Locker rooms > Commons restrooms > Parking lot / tennis courts 	<p>Must-Do: Secure Entry: \$0.3M</p> <p>Optional: Science / Art Improvements: \$1.5M</p>
- 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>		

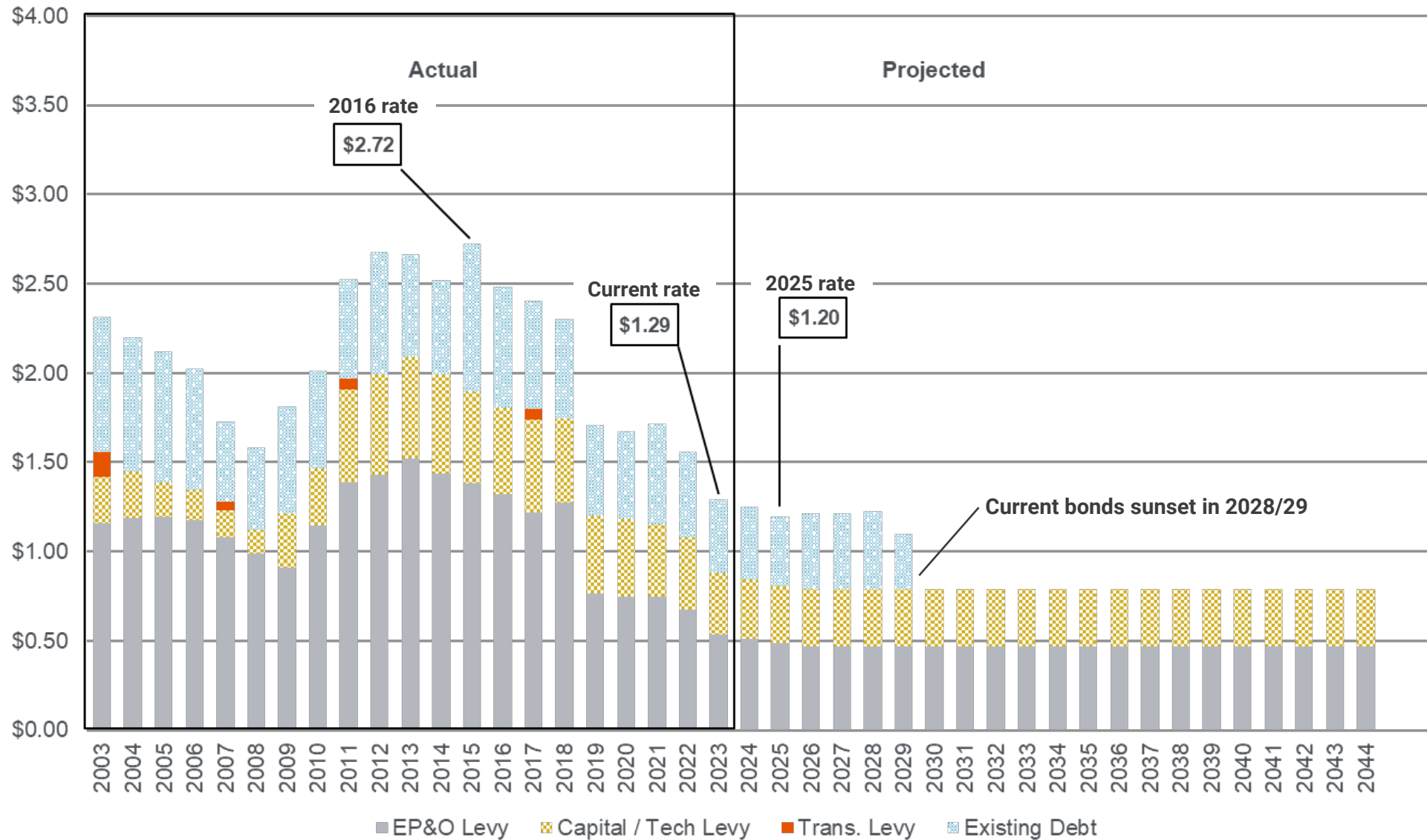
Summary of Needs & Approaches (2028 Dollars)

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 total 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 <i>(pending structural review)</i></p> <p>Optional: Condition-Related & Program-Related Improvements: \$52.1 M</p> <p>Renovation of:</p> <ul style="list-style-type: none"> > Select general & specialized classrooms, incl. robotics, radio, art, science > Theater seats & lighting > Black box theater > Principals / counselors > Teacher offices > Locker rooms > Commons restrooms > Parking lot / tennis courts 	<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>				

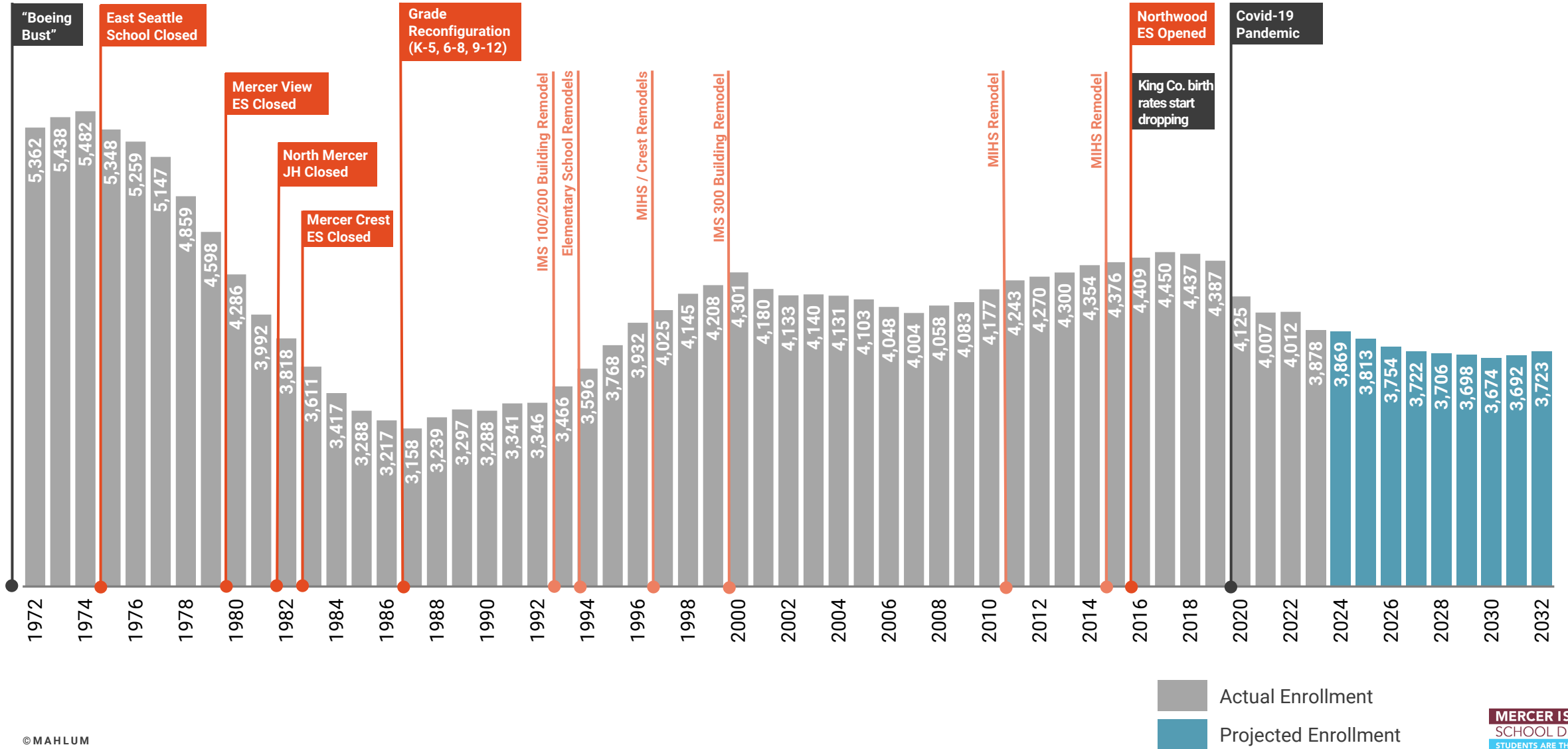
Committee Planning

Additional decision-making information

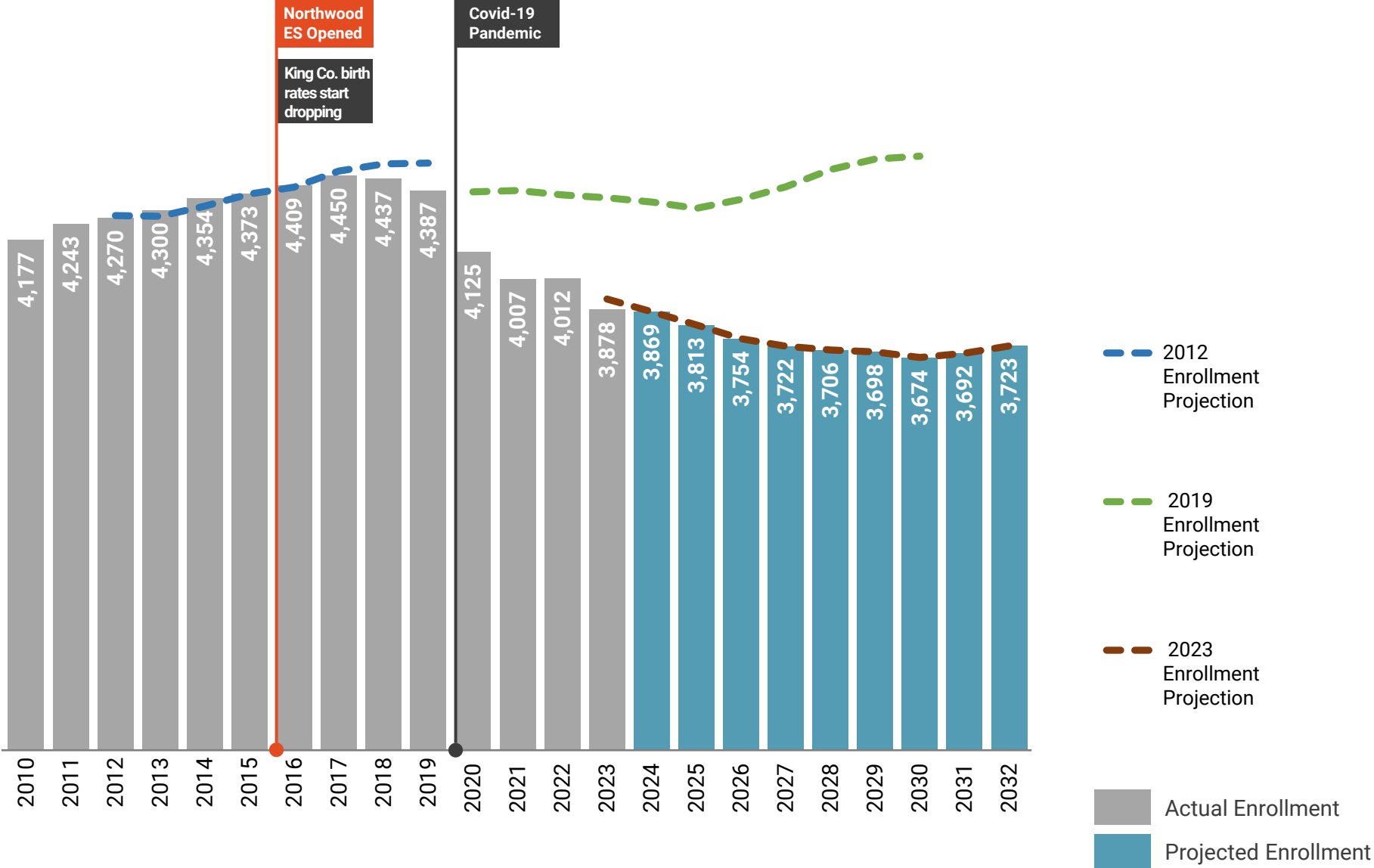
District Historical Bond & Levy Rates



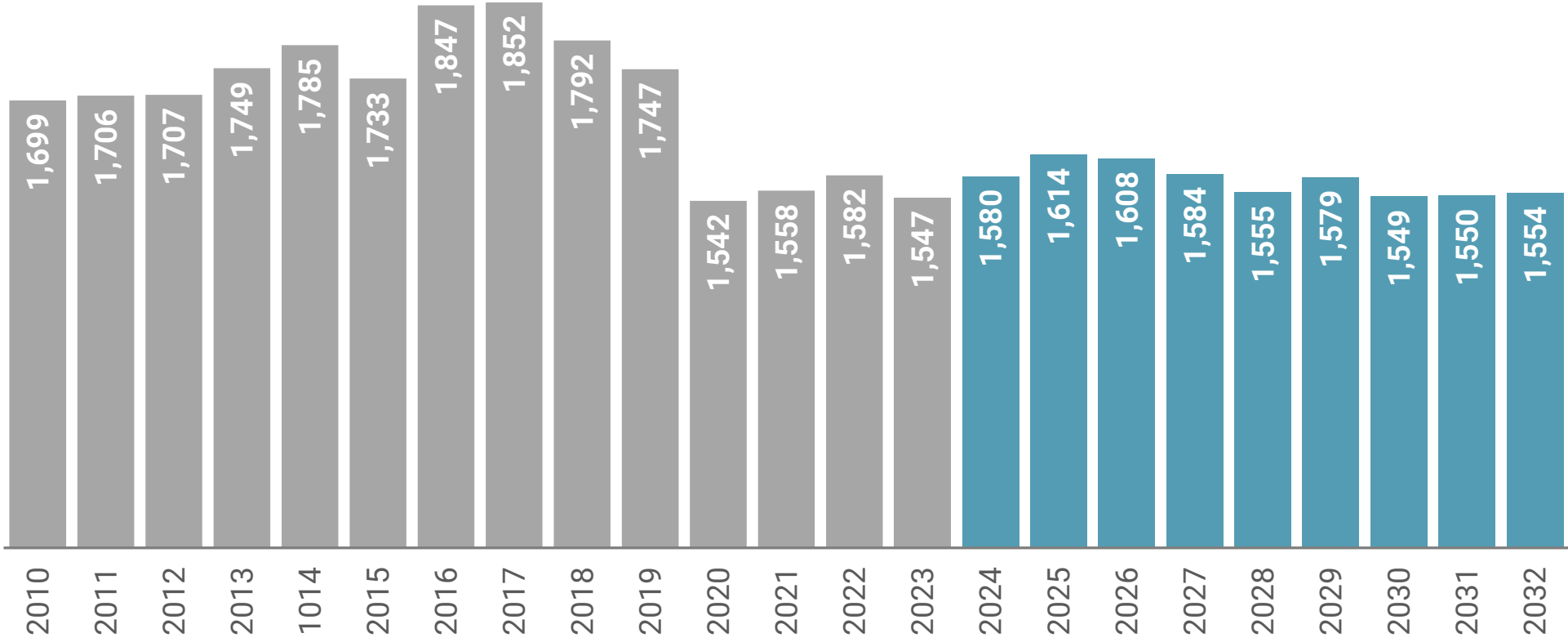
Enrollment History: Last 50 Years



MISD Enrollment History and Forecast

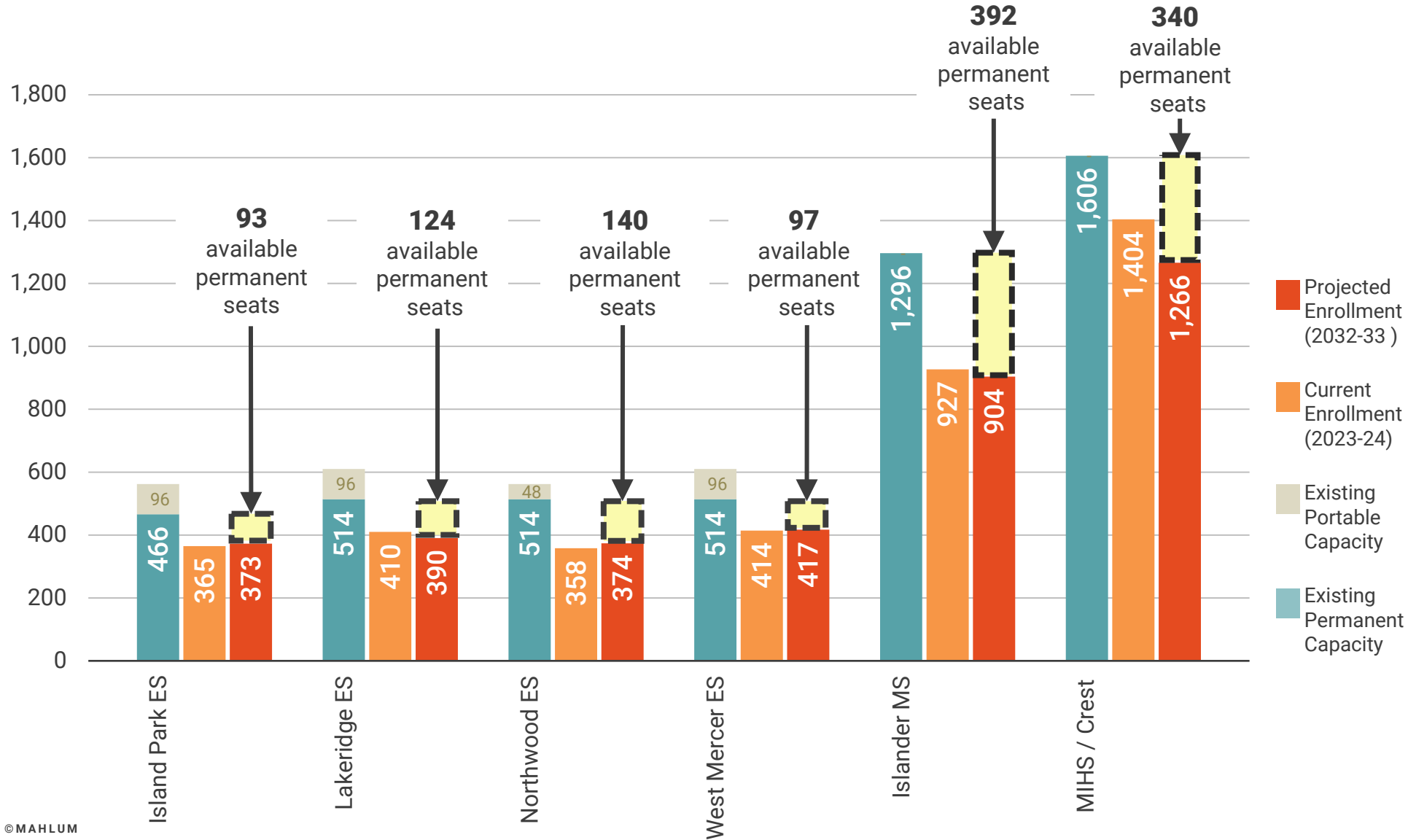


Elementary Enrollment History and Forecast



Actual Enrollment
 Projected Enrollment

Capacity & Projected Enrollment (2032)



By 2032, enrollment projections indicate:

- > 454 permanent elementary seats and 336 portable seats will be available
- > 392 permanent middle school seats will be available
- > 340 permanent high school seats will be available

Student enrollments are projected to decline at all levels over the next 10 years (7.6% / 309-student decline by 2032):

- > -2% (-30 students) at elementary
- > -3% (-27 students) at middle school
- > -16% (-252 students) at high school



Committee Bond Project Proposal Development

Questions Posed to the 2023-2024 Committee

1. Do you feel a bond is needed? (Yes or No)

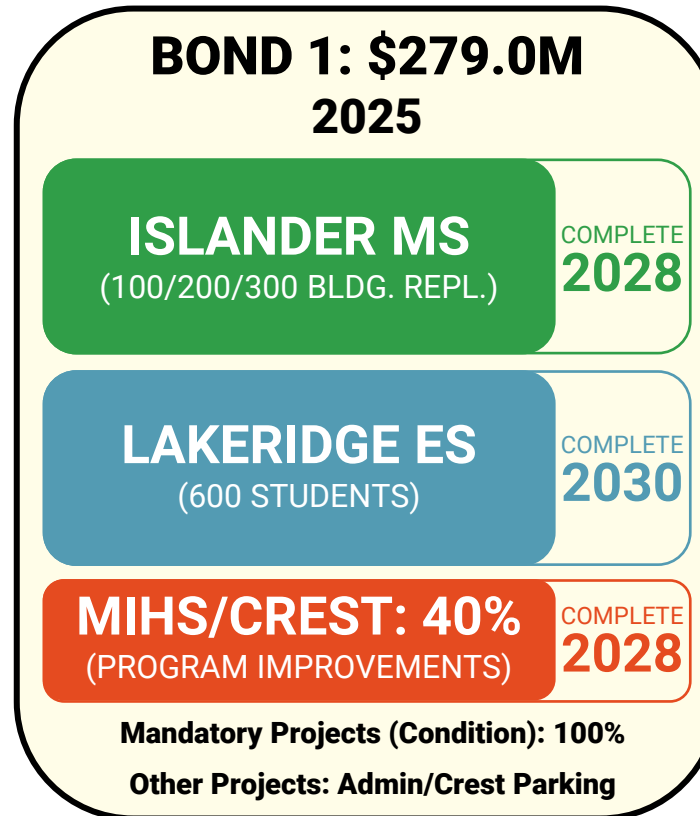
2. If YES, what should be done in the first bond (Phase 1)?

3. How much would be supported by the community for a bond?

4 Plan Options Developed by the 2023-2024 Committee

Scenario A: ADDRESS ALL LEVELS

Potential Initial
Bond Scenario:



Estimated Tax
Rate Increase:

\$0.59 / \$1,000 AV
(\$49/mo. per \$1M)

4 Plan Options Developed by the 2023-2024 Committee

Scenario B:

FOCUS ON ELEMENTARIES

Potential Initial
Bond Scenario:

**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

Estimated Tax
Rate Increase:

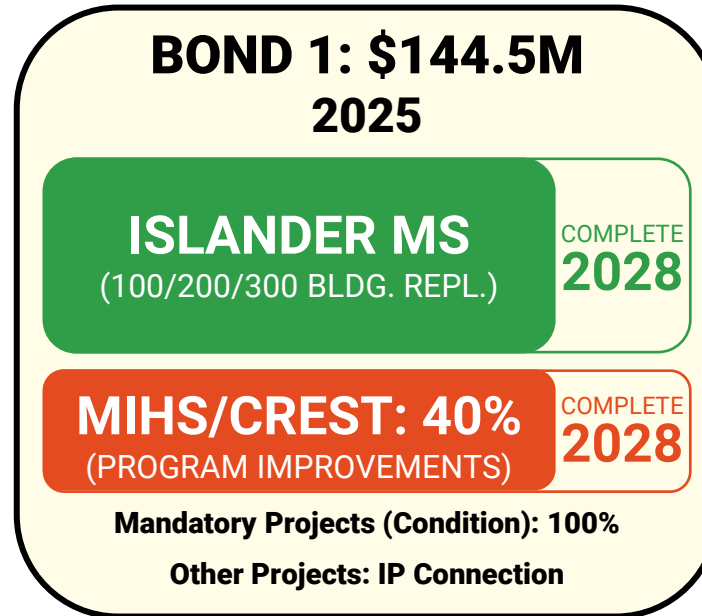
\$0.62 / \$1,000 AV
(\$52/mo. per \$1M)

4 Plan Options Developed by the 2023-2024 Committee

Scenario C:

FINISH WHAT WE STARTED

Potential Initial
Bond Scenario:



Estimated Tax
Rate Increase:

\$0.44 / \$1,000 AV
(\$36/mo. per \$1M)

4 Plan Options Developed by the 2023-2024 Committee

Scenario D:

START WITH AN ELEMENTARY

Potential Initial
Bond Scenario:

**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

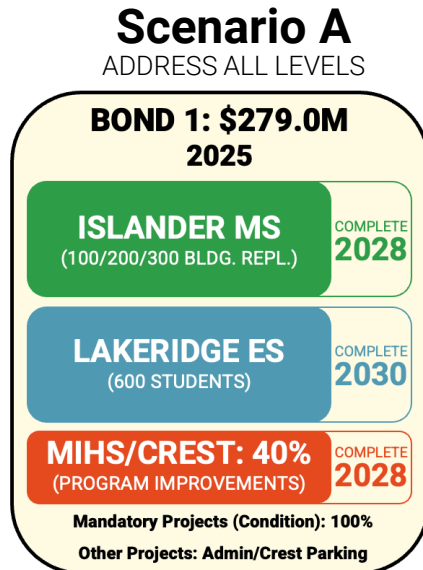
Estimated Tax
Rate Increase:

\$0.45 / \$1,000 AV
(\$37/mo. per \$1M)

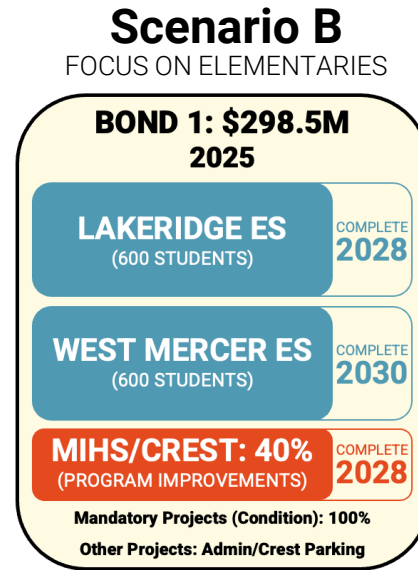
4 Plan Options Developed by the 2023-2024 Committee

Potential Initial Bond Scenarios:

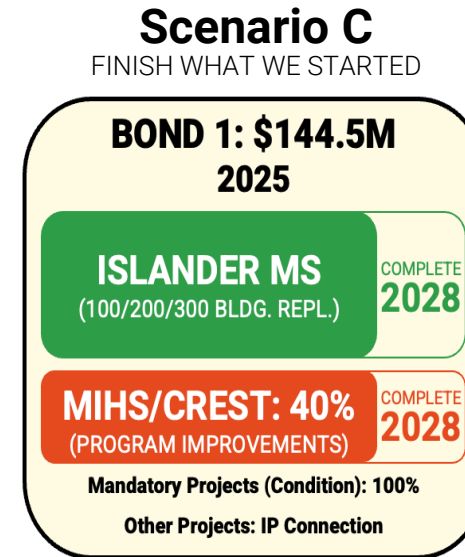
Estimated Tax Rate Increase:



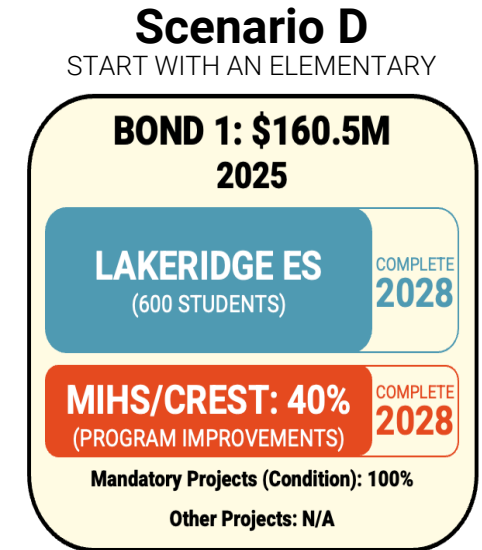
\$0.59 / \$1,000 AV
(\$49/mo. per \$1M)



\$0.62 / \$1,000 AV
(\$52/mo. per \$1M)



\$0.44 / \$1,000 AV
(\$36/mo. per \$1M)



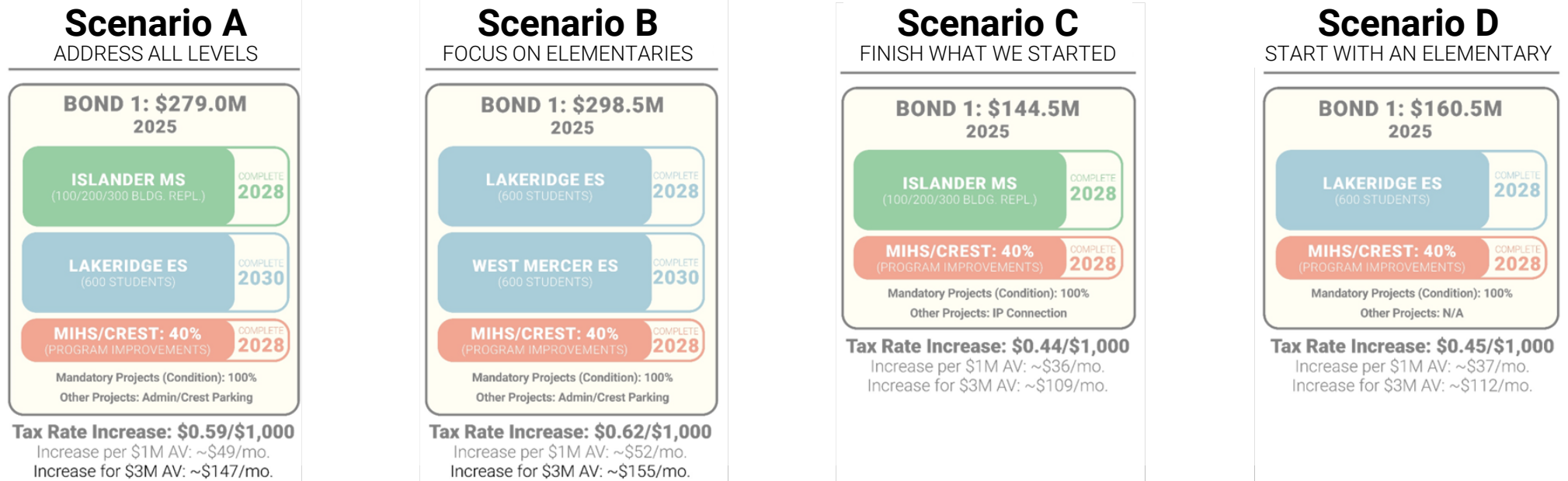
\$0.45 / \$1,000 AV
(\$37/mo. per \$1M)

Note:

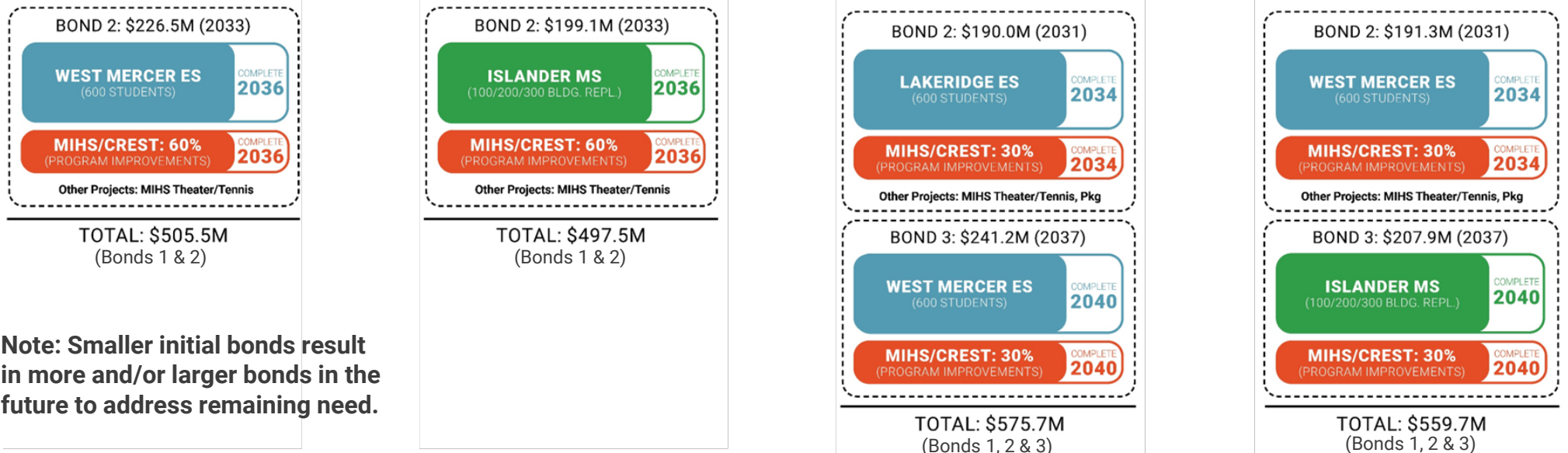
- Each plan that included an elementary school contemplates but does not require consolidation.
- Consolidation is not a necessity to complete new elementary school projects.
- The cost of an elementary school project depends on the size of school.

4 Plan Options: Potential Subsequent Bond Scenarios

Potential Initial Bond Scenarios:



Potential Subsequent Bond Scenarios:



Note: Smaller initial bonds result in more and/or larger bonds in the future to address remaining need.

4 Plan Options: Committee Prioritization

Potential Initial Bond Scenarios:

Scenario A
ADDRESS ALL LEVELS

BOND 1: \$279.0M
2025

- ISLANDER MS** (100/200/300 BLDG. REPL.) COMPLETE 2028
- 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.

Individual: 13 votes
Community: 4 votes

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.

Individual: 4 votes
Community: 2 votes

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.

Individual: 1 votes
Community: 8 votes

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.

Individual: 0 votes
Community: 4 votes

4 Plan Options: Committee Feedback

Potential Initial Bond Scenarios:

Scenario A
ADDRESS ALL LEVELS

BOND 1: \$279.0M
2025

ISLANDER MS
(100/200/300 BLDG. REPL.) COMPLETE 2028

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.
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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%
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Tax Rate Increase: \$0.62/\$1,000
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Scenario C
FINISH WHAT WE STARTED

BOND 1: \$144.5M
2025

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(100/200/300 BLDG. REPL.) COMPLETE 2028

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Scenario D
START WITH AN ELEMENTARY

BOND 1: \$160.5M
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LAKERIDGE ES
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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.

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

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

From a student perspective, if you don't finish IMS, students are not going to be excited about it. It's hard to have classes in the old buildings when everything is so much newer in the new building.

We focused on the middle school because it needs to be completed from the previous bond and people want it.

The middle school is in the worst shape of all the facilities and impacts the greater community.



Elementary Consolidation

Please remember:

1. This is a community process – We are looking for input.
2. Nothing has been decided yet.
3. We are still early in the process.
4. Commitment to transparency, involvement, and making the best decision for students, staff, and the community.



Confluence of Factors Make Contemplating School Configuration & Facility Improvement Pertinent at This Time

- > Demographic projections
- > Facility conditions
- > Budget and financial challenges
- > Declining enrollment
- > Regional conversations

Consolidation Considerations:

Historical discussion for Mercer Island

Seattle and Bellevue both engaged in the discussion (2022-2023)

Enrollment projections

Budget considerations

Maximize operations

Student movement

Split class sizes and staffing

PTA support

Accounting for cultural, social, emotional, financial, political perspectives

Any consolidated site will be retained by the district

Confluence of Factors Make Contemplating School Configuration and Facility Improvement Pertinent Right Now

Historical Perspective:

Elementary Enrollment 2015-2016: **1,891**

- Island Park: 582
- Lakeridge: 649
- West Mercer: 660

Elementary Enrollment 2019-2020: **1,735**

- Island Park: 411
- Lakeridge: 447
- Northwood: 403
- West Mercer: 474

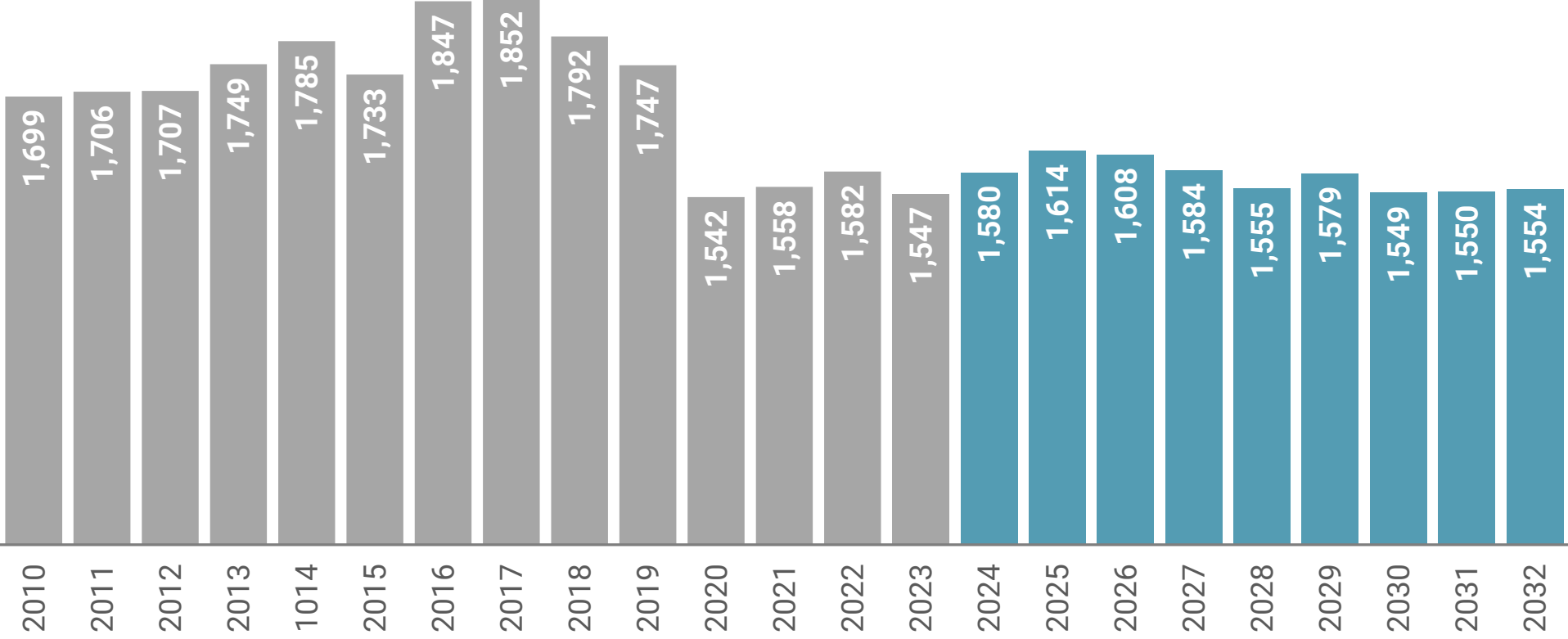
Elementary Enrollment 2017-2018: **1,842**

- Island Park: 396
- Lakeridge: 488
- Northwood: 448
- West Mercer: 510

Elementary Enrollment 2023-2024: **1,547**

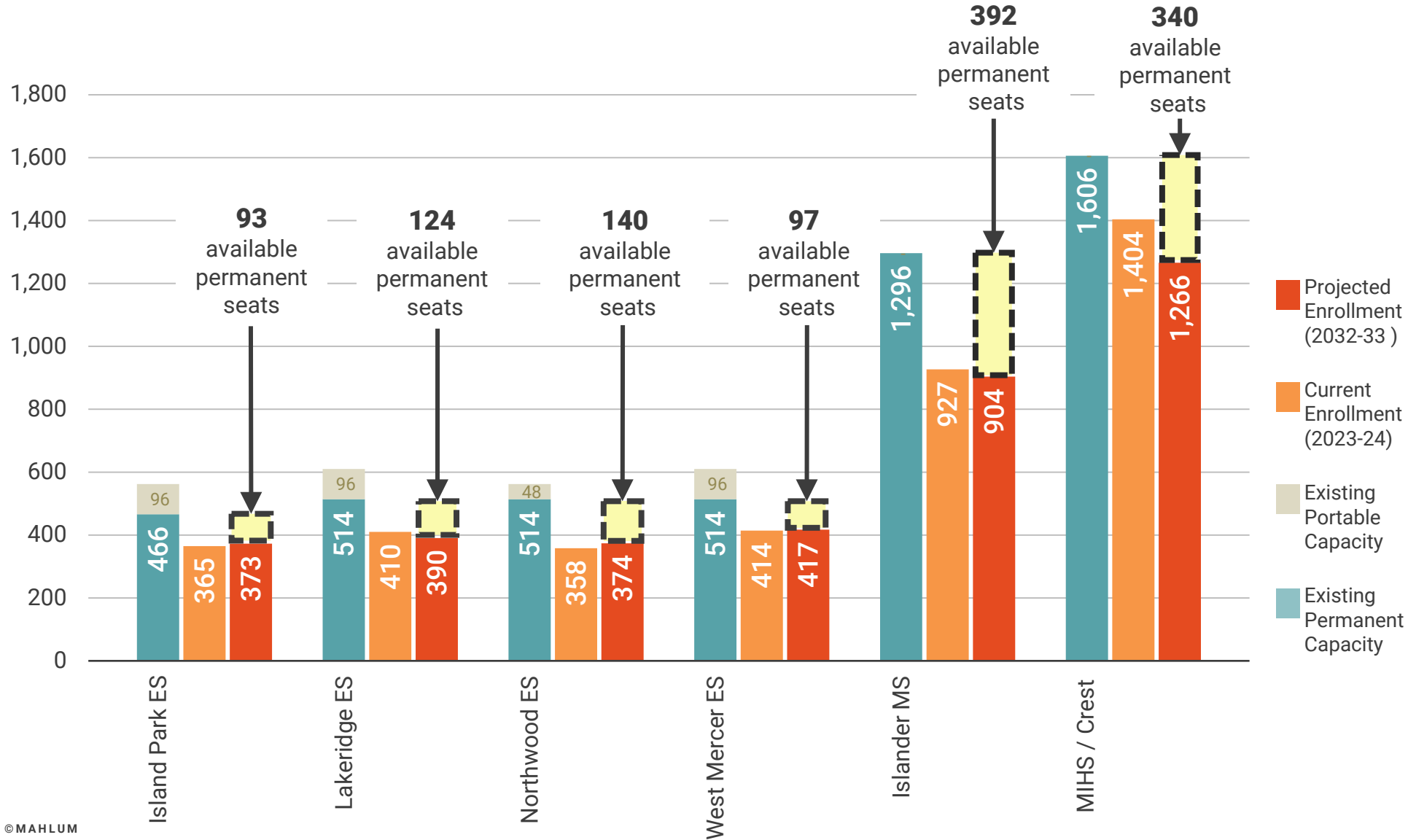
- Island Park: 365
- Lakeridge: 410
- Northwood: 358
- West Mercer: 414

Elementary Enrollment History



Actual Enrollment
 Projected Enrollment

Capacity & Projected Enrollment (2032)



By 2032, enrollment projections indicate:

- > 454 permanent elementary seats and 336 portable seats will be available
- > 392 permanent middle school seats will be available
- > 340 permanent high school seats will be available

Student enrollments are projected to decline at all levels over the next 10 years (7.6% / 309-student decline by 2032):

- > -2% (-30 students) at elementary
- > -3% (-27 students) at middle school
- > -16% (-252 students) at high school

Values and Perspectives



3 Elementary Schools:

- > Economies of scale
 - More complete staffing and services
 - Fewer combination classes
- > Estimated annual operational savings: \$800K
- > More students in newer facilities
- > Bond savings to replace or renovate 2 schools instead of 3
- > Swing space for learning during construction

4 Elementary Schools:

- > Maintain smaller schools
- > Benefit from the 4-neighborhood school feel since Northwood opened
- > More walking zones to schools
- > Student and family predictability and stability
- > Boundaries do not need to be redrawn

"Too small for four schools and too large for three schools."

We want to hear from you!

Please use the next 15-20 minutes to take a break and complete this survey. If you would like to stick around, we will show survey results at the end.

October 10

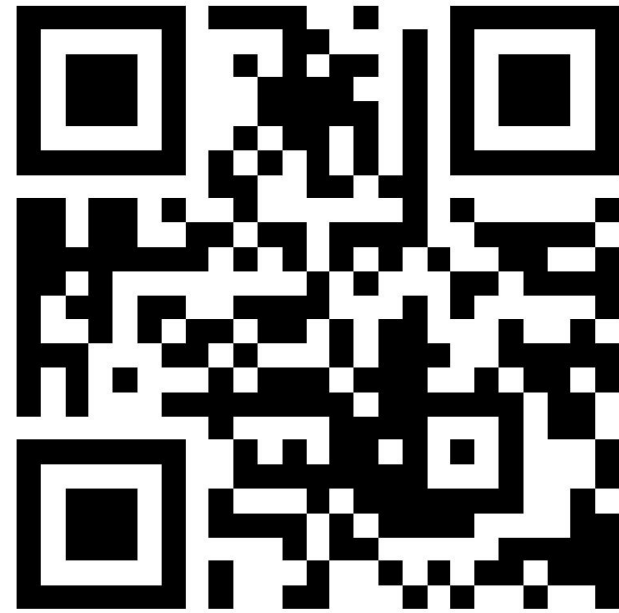


<https://tinyurl.com/ycke5584>

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Please use the next 15-20 minutes to take a break and complete this survey. If you would like to stick around, we will show survey results at the end.

October 11 AM

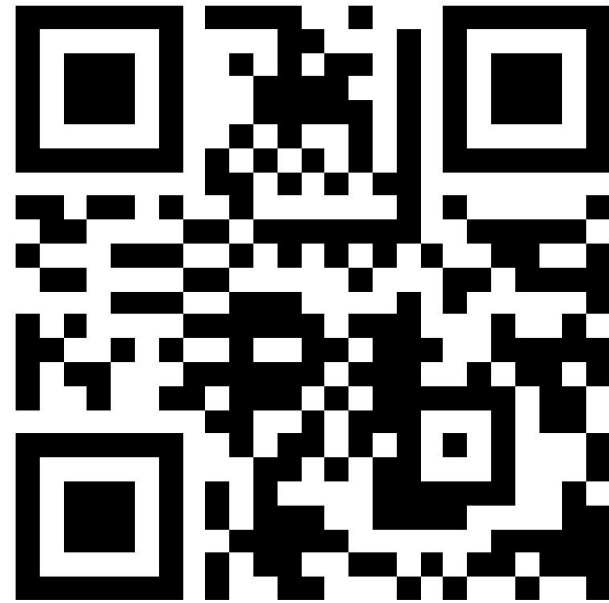


<https://tinyurl.com/pxzcccp>

We want to hear from you!

Please use the next 15-20 minutes to take a break and complete this survey. If you would like to stick around, we will show survey results at the end.

October 11 PM



<https://tinyurl.com/hs7d6277>

The background of the slide is a large, faded version of the Mercer Island School District logo. The logo is circular and contains the text "MERCER ISLAND" at the top and "SCHOOL DISTRICT" at the bottom. In the center, there is a globe with a silhouette of Mercer Island on it, and two hands are shown holding the globe from below.

Questions

Next Steps

Community Outreach (ongoing): Meetings with District teachers/staff and community

Incorporate community input

Board approval

January 2024: Finalize Long-Range Facility Plan Update

Reminder: No promises. Please remember that these are only ideas and projects may change prior to an actual bond.

Thank you!

We appreciate your time and input!