



LAKE WASHINGTON SCHOOL DISTRICT

Facility Advisory Committee (FAC)

October 26, 2023



Committed to
Providing a
World-Class
Education for
Each and Every
Student.



Agenda

5:00 – 5:30 p.m. – Welcome, Introductions and Mixer

5:30 – 5:45 p.m. – District Information/Review Committee Purpose

5:45 – 6:00 p.m. – Construction Funding Overview/
Building Excellence Updates

6:00 – 6:05 p.m. – Break

6:05 – 6:55 p.m. – Group Work

6:55 – 7:00 p.m. – Wrap up, Next Steps

WELCOME COMMITTEE MEMBERS

Introduce yourself by sharing **Your
Name and Role** as a representative
on the committee?



Welcome Mixer

- Number and respond to each on a separate notecard
- Share answers with a different partner for each question
- Cards are collected at the end of the activity

1. What is a skill you have that would surprise people?

2. What do you know about school district facilities/construction?

3. What interested you in joining this committee?

4. What do you hope our committee accomplishes together?

Information about LWSD

- 2nd Largest District in the State of Washington
- Serve 30,200 students daily
- District covers 74 square miles across Redmond, Kirkland, half of Sammamish plus addresses in Bellevue, Woodinville and unincorporated King County
- 4,400 employees
- Operating Budget of \$550 million annually (86% staffing related costs)
- 110 languages spoken
- Highly diverse (*American Indian/Alaska Native .2, Asian 38.1, Black/African American 2.3, Hispanic or Latino 10.9, Native Hawaiian/Other Pacific Islander .2, Two or More Races 8.3, White 40*)
- Variety of needs (*Multi-Lingual 11.6, Highly Capable 10, Homeless 1.1, Low Income 12.9, Students with documented and accommodated disabilities 16.3*)

Our Mission

Each student will graduate prepared to lead a rewarding and responsible life as a contributing member of our community and greater society.



A low-angle, upward-looking shot of several modern skyscrapers with glass facades, converging towards the top of the frame against a blue sky with some clouds. The perspective creates a sense of height and ambition.

Our Vision

Every Student Future Ready:

- Prepared for College
- Prepared for the Global Workplace
- Prepared for Personal Success

Three Core Areas of FOCUS at LWSD in 2023-2024

- EQUITY
- INCLUSION
- MTSS – Multi-tiered Systems of Support



Review Committee Purpose/Charge

- To provide feedback and recommendations for current and future facility planning, informed by enrollment trends, community expectations and district programs.
- The facility strategy will align with the District's strategic plan and make recommendations to update aging facilities, provide for enrollment changes and continue to provide quality learning environments.
- The superintendent and school board will consider the feedback and recommendations as it plans current construction projects and future ballot measures to fund construction.



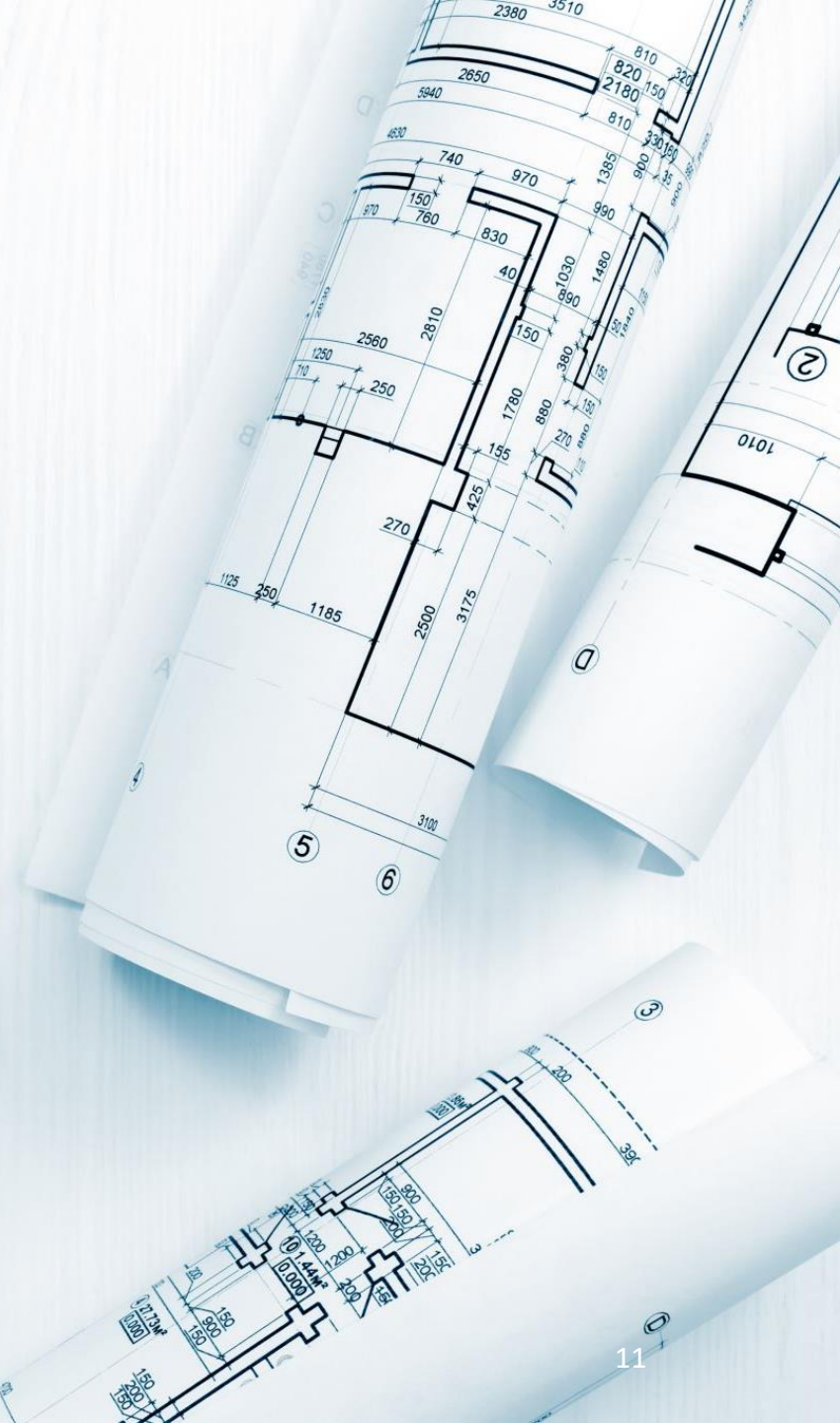
Outcomes

Short-term

- Next funding measure – size and timing
- Projects
- Review assumptions from prior committees

Long-term

- Share updates and information between funding measures
- Financial updates/status
- Continuous improvement





Proposed Meeting Norms/Ground Rules

- Start / end on time
- Silence electronics
- Ask questions of each other for the purposes of gaining clarity and understanding
- Express yourself in terms of your needs and interests and the outcomes you wish to achieve
- Listen respectfully, and sincerely try to understand the other person's needs and interests
- Demonstrate curiosity and willingness to learn

A photograph of a classroom. In the foreground, several students are seated at their desks, viewed from behind. They are wearing various casual clothing like hoodies and plaid shirts. In the middle ground, a male teacher with glasses and a dark jacket is seated at a desk, smiling and interacting with a student. Other students are visible in the background, some looking towards the teacher. The classroom has a dark wall with several posters, including one that says "TOGETHER EVERYONE ACHIEVES MORE" and others with portraits of diverse individuals. A whiteboard with some writing is visible in the background. The overall atmosphere is positive and educational.

Construction Funding Overview

OVERVIEW - SOURCES OF FUNDING SUMMARY

General Fund Operations

- State Funding
- Local EP&O Levy
- Federal Funding
- Local Fees
- Other grants, etc.

Capital Fund

- Bonds
- Capital Projects Levy
 - Facilities
 - Technology
 - Construction
- State Construction Assistance
- Impact Fees

TECHNOLOGY AND CAPITAL PROJECTS



The state provides limited money in the operating budget for technology and maintenance.



Basic education formulas were developed before technology became an integral part of the workforce and education system. Funding has not kept up with 21st century needs.



Provides no funding for major facility life cycle upgrades such as roofs, HVAC systems, playgrounds, athletic fields improvements, etc.



Local levies are used to fund technology and major infrastructure needs of districts

CONSTRUCTION



The state does not provide funding for construction of new schools to accommodate student growth and provides limited funding for rebuilding aging facilities.



Local districts are responsible for raising their own money and must use two primary sources for funding construction: Bonds and/or Capital Projects Levies.



Other Sources of Funding:

- School Construction Assistance Program (state paid)

- School Impact Fees (developer paid)

BONDS

District issues Unlimited General Obligation Bonds (voted)

Must garner 60% voter approval to pass. Requires turnout of 40% of most recent state general election to validate

Provides financing at lower interest rates

- Bonds are backed by the pledge of the issuer to raise taxes to fully repay the bonds
- Interest earned is tax exempt

Total outstanding bonds may not exceed and overall debt limit of 5% of assessed valuation

CAPITAL LEVY

Can run Capital Levy on an ongoing basis – up to six years

Can be used to pay for Technology Upgrades, Facilities Upgrades and/or Construction

- Technology - pays for enhanced technology infrastructure, equipment and training, replacement of student computers, teacher professional development, instructional software and programs
- Facilities - upgrades to major facility systems on a life cycle basis, accessibility projects, safety and security upgrades, site improvements, athletic facility upgrades
- Construction – additions, new buildings, remodels

BOND VS. CAPITAL CONSTRUCTION LEVY

Bond	Capital Levy
Similar to a home loan: all proceeds up front and paid off over a long period of time (20+ years)	Funds received over a designated period of time (up to six years)
Able to receive larger amount of funding for level tax impact	Able to receive limited (or smaller) amount of funding for level tax impact
Typically able to fund full school construction projects	Typically able to fund limited remodel projects, building additions, or other capital improvement projects
60% voter approval required	50% voter approval required

STATE CONSTRUCTION ASSISTANCE FUNDS (SCAP)

State Funding assistance for projects that meet eligibility requirements based on age and condition or need for space.

If eligible, SCAP provides partial funding based on formulas, allowances and costs related to certain aspects of construction

Must secure local funding first

Even with rapid growth, Lake Washington school district only receives SCAP on rebuild and enlarging aging school projects, not new construction.

SCHOOL IMPACT FEES

Fees assessed by local governments against new development projects

Impact fees are not intended to pay for 100% of costs of new facilities. Intended to provide a portion of the cost incurred in providing public facilities to serve new development

May only be used to fund facilities directly associated with new development. Cannot be used to correct existing deficiencies.

School impact fees collected through local jurisdictions (cities and counties)

Fees collected are based on expected impact of each new type of housing unit.

Must be spent within 10 years of collection

FUNDING MEASURE HISTORY IN LWSD

Year	EP&O Levy	Technology and Facilities Levy	Construction Levy	Construction Bond
Feb. 2022	58.82%	59.70%	56.50%	
Feb. 2019			56.06%	
Feb. 2018	54.56%	55.24%		54.02%*
Feb. 2016				66.28%
April 2014				52.59%*
Feb. 2014	65.46%	64.32%		57.79%*
Feb. 2011			60.75%	
Feb 2010	61.63%	59.11%		55.67%*

Levies require 50% majority to pass

*Did not pass - Bonds require 60% super-majority to pass

The EP&O Levy and Technology/Facilities Capital Levy must be renewed by voters every 4 years

A photograph of three students in a classroom setting, sitting at a desk with computer monitors. They are all laughing and looking at the screen. The student on the left is a young woman with long brown hair, wearing a grey sweater. The student in the middle is a young woman with long brown hair, wearing a black and white striped shirt. The student on the right is a young woman with dark hair and glasses, wearing a dark jacket. In the background, other students are visible, some standing and some sitting at desks. The text "Building Excellence Updates" is overlaid in white on the right side of the image.

Building Excellence Updates



Building Excellence Plan – Phase I through III

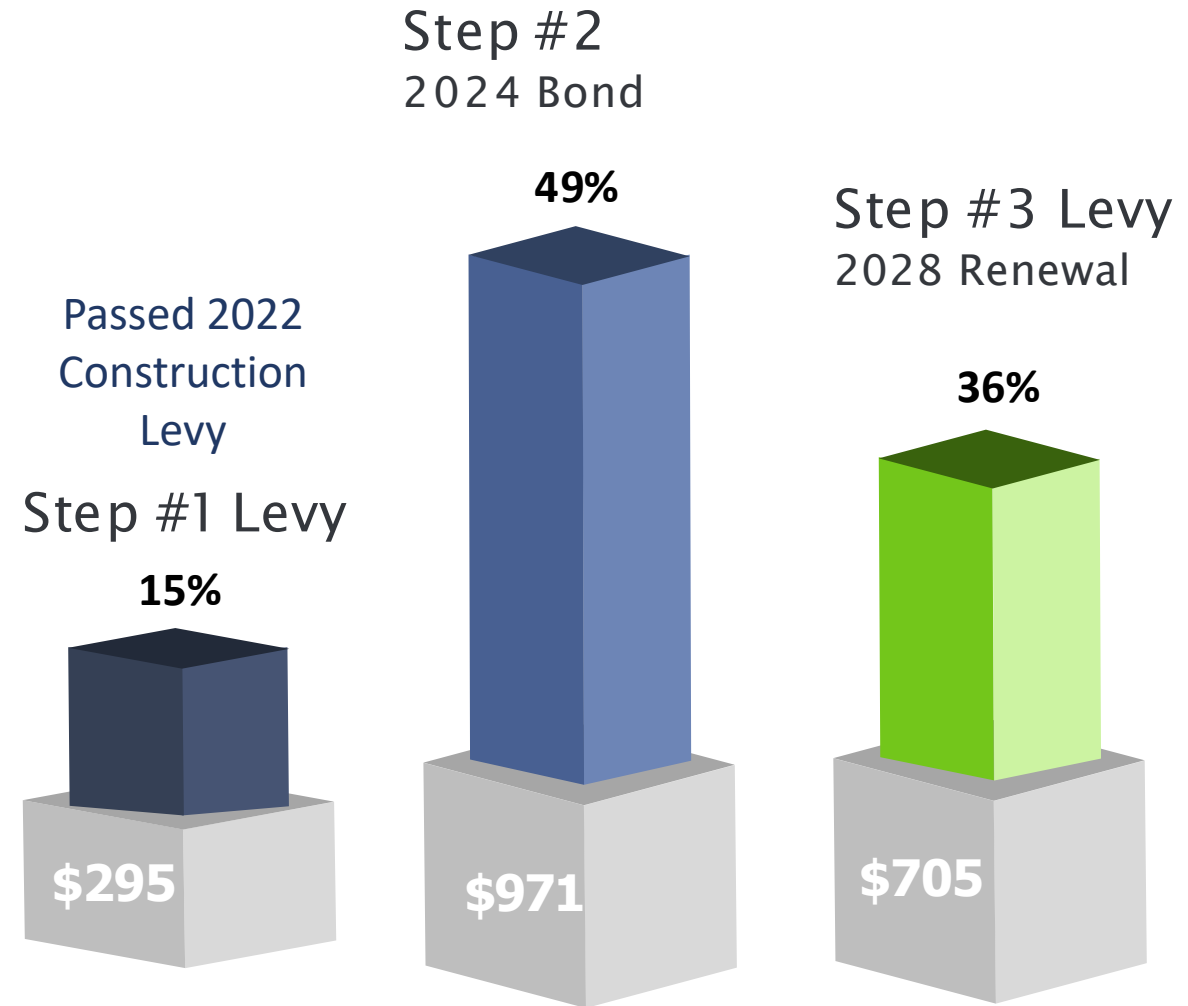
Building Excellence Plan

Planning for Growth and Space for Students

Step 1 – Levy --\$295 Million – Funds 15% of the identified school construction needs. These construction needs are considered critical over the next 4 years.

Step 2 – Bond - \$971 Million. Funds of the Building Excellence Plan funds \$971 million or 49% of the identified school construction needs. These needs are new student space and replacing aging facilities.

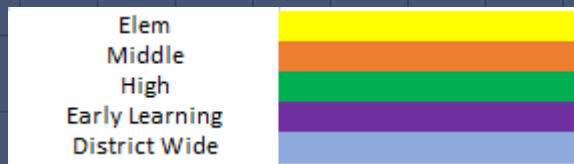
Step 3 - Levy - \$705 million or 36% of the identified school construction needs. These needs are new student space, replacing aging facilities, reducing our reliance on portables.



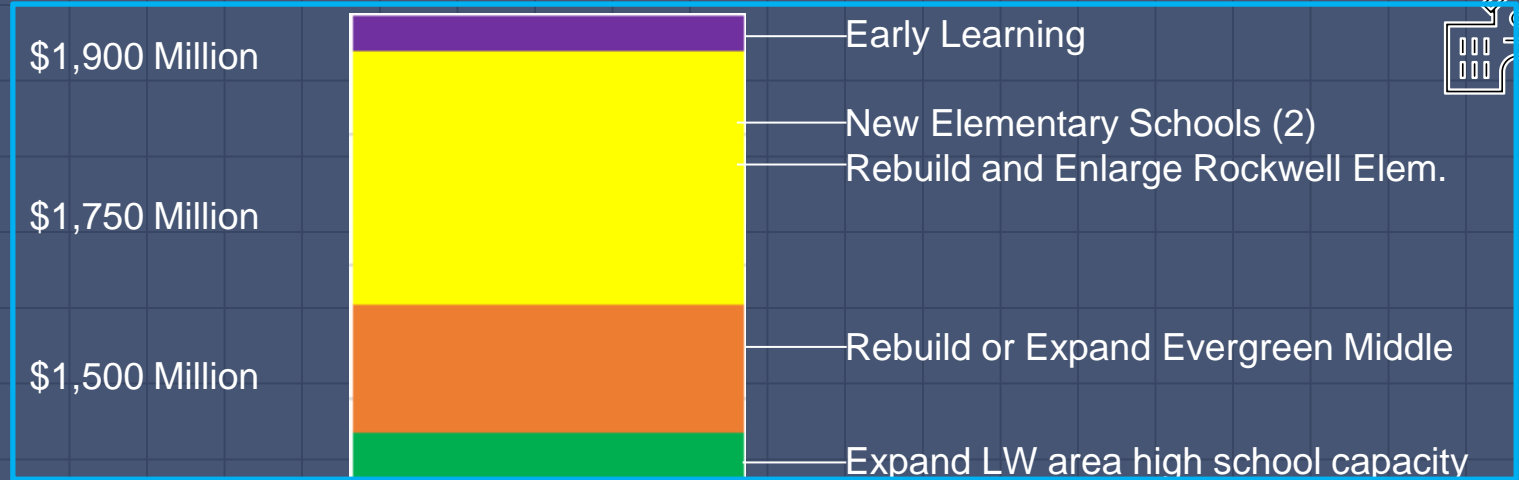
Construction Needs through 2034

Provide needed capacity, update aging schools and reduce reliance on portables

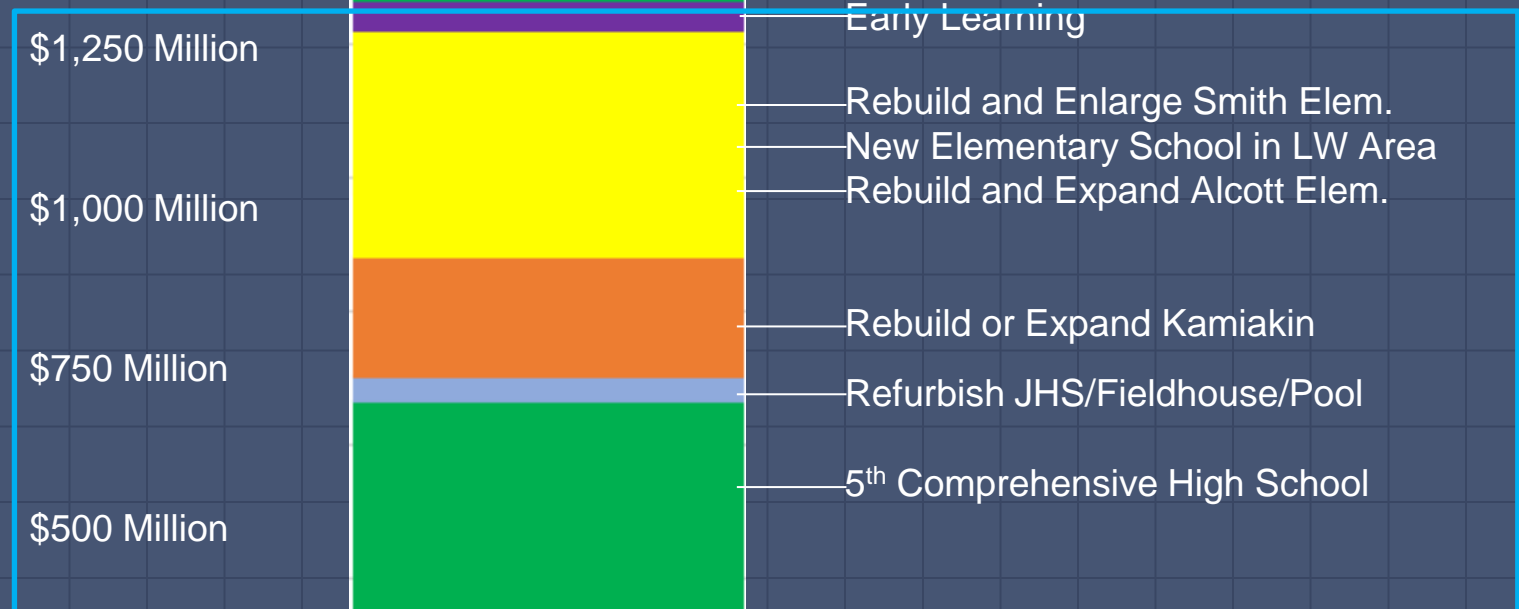
Planning for Current and Future Students



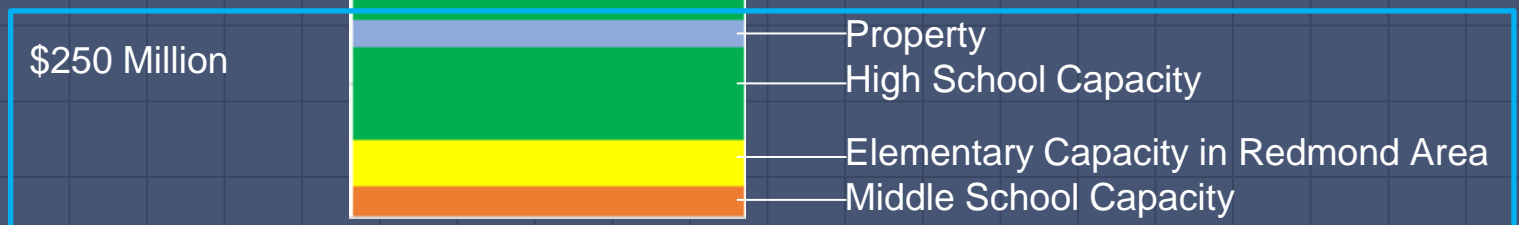
Phase III



Phase II



Phase I



Updates since March 2022

Enrollment declines since pandemic – 2.2% (over 3 years)

Future enrollment projections show an additional 2.4% decline through 2032 (over 10 years)

Consideration of aging schools

Consideration of 5th comprehensive high school need

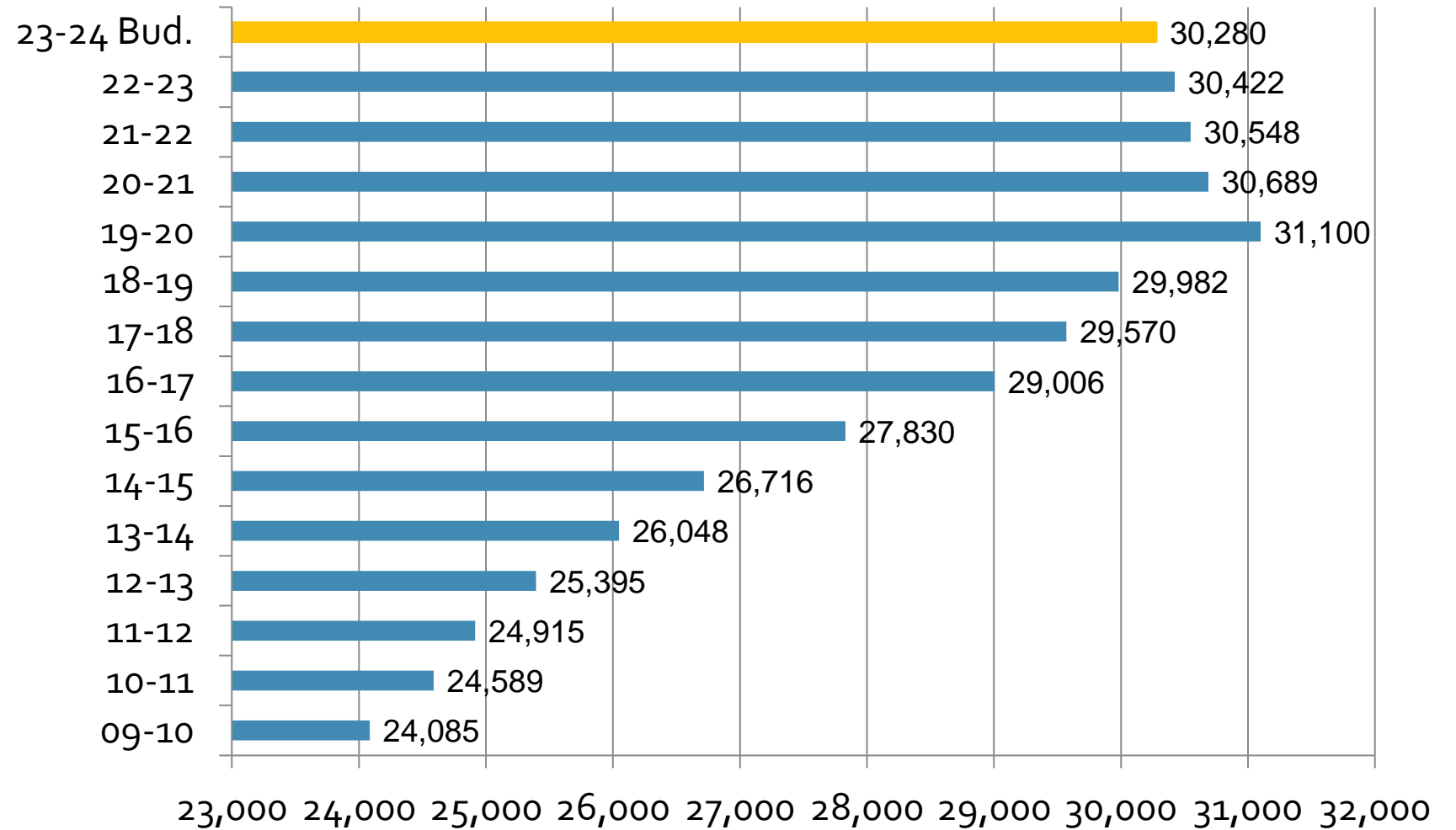
Grants from King County reduces Phase II Juanita Fieldhouse/Pool project costs.

Fall 2023 Kindergarten enrollment below 1,900

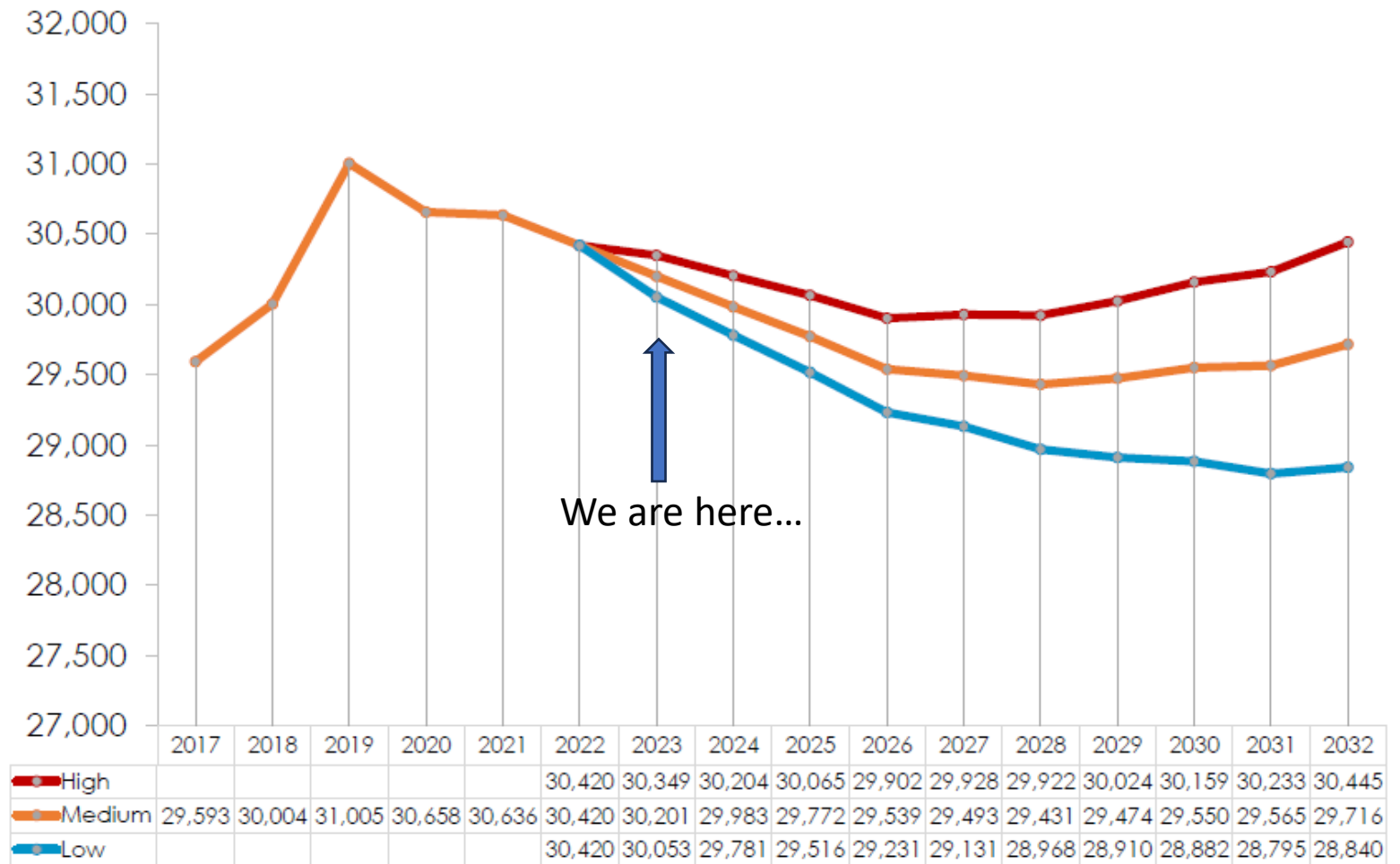
Total Portable Capacity = 3,700
Actual students projected in portables = less than 900

Headcount
Enrollment
Loss of 820
since 2019-20

Enrollment History and 2023-24 Projection



Enrollment Projections through 2032



Districtwide October 1 building attendance enrollment forecasts (P223 headcount) through 2032–33—low-, medium-, and high-growth scenarios. Includes all schools and students living both within and outside the District. Excludes Preschool. Includes WANIC.



Building Excellence Plan Phase I - 2022 Construction Levy Update

Building Excellence Phase I

2022 Construction Levy Projects

Projects to address critical capacity needs

Project	Permanent Capacity Added
Additions at Finn Hill, Kirkland and Redmond Middle School	600
Rebuild and Enlarge Rockwell Elementary School	252
Additional High School Capacity – Eastside Area	600
Additional High School Capacity – Westside Area	600
Program Contingency/Construction Escalation/Property	
Total	2,052

Redmond Middle School Addition



8 Classroom Addition

Budget – \$17.2 Million

Open – Fall 2024



Finn Hill Middle School Addition



8 Classroom Addition

Budget – \$17.5 Million

Open – Fall 2024



Kirkland Middle School Addition



8 Classroom modular addition

Budget – \$15.9 Million

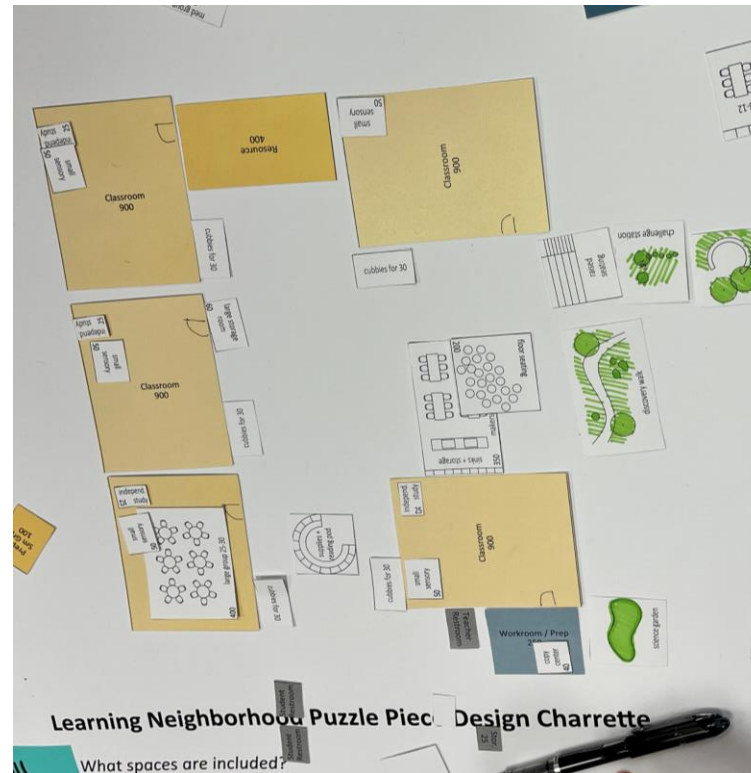
Open – Fall 2024



Rockwell Elementary School Rebuild & Enlarge

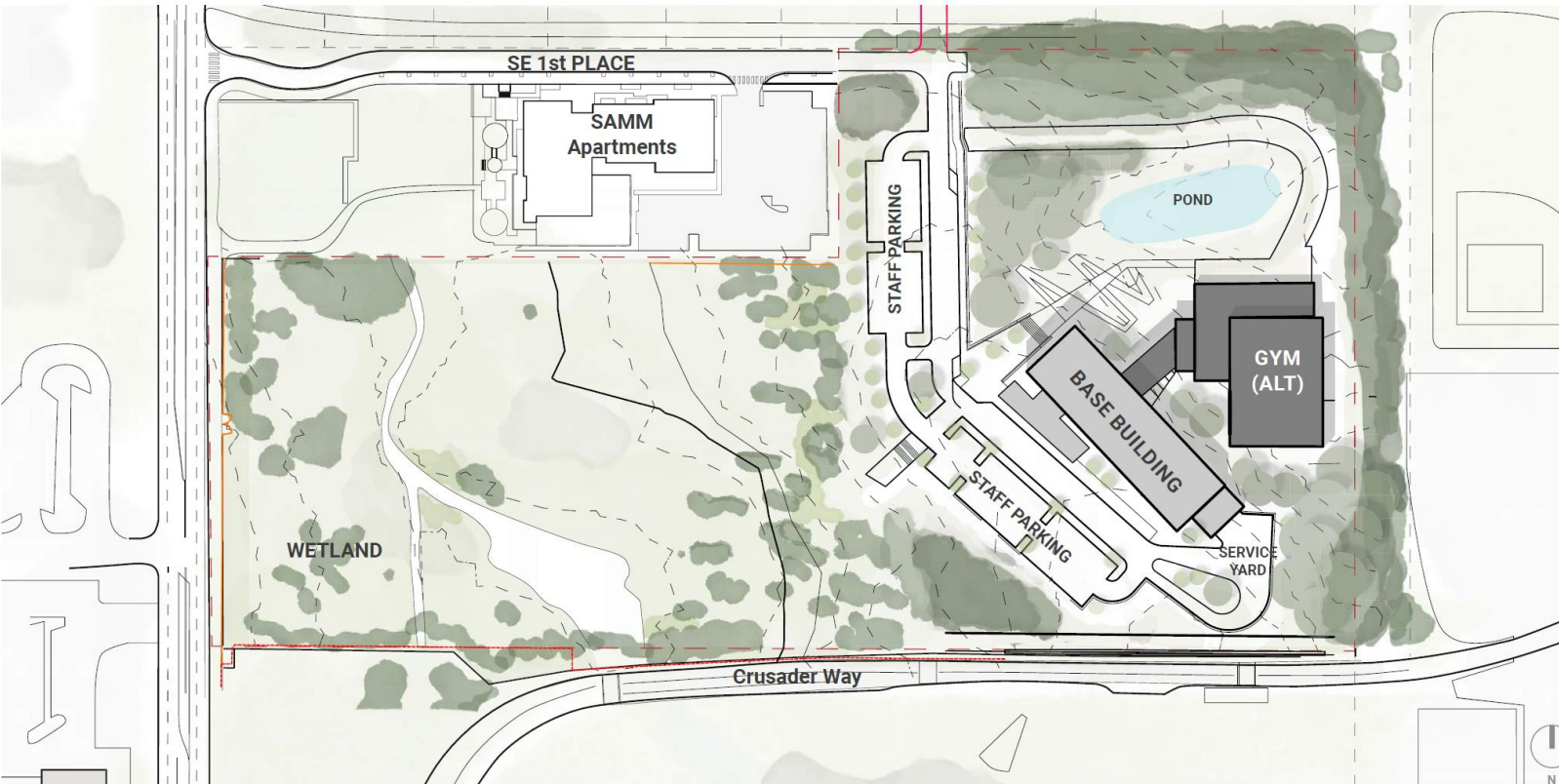
Budget – \$80.4 Million

Open – Fall 2026



High School Capacity – Eastside (Site 59 - Sammamish)

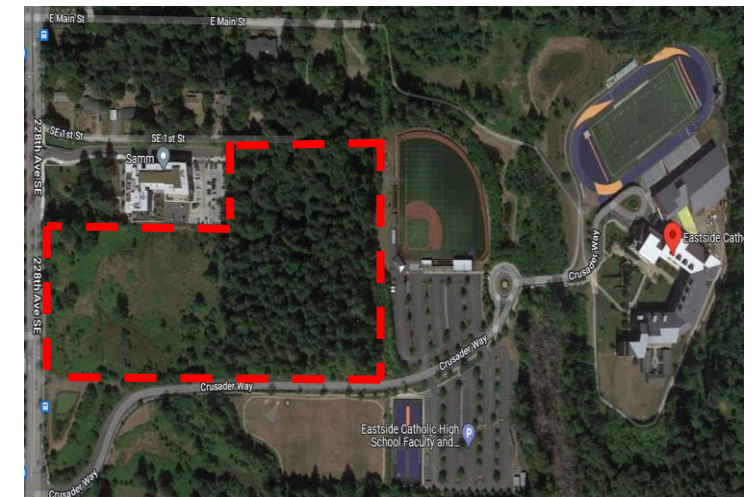
Site Plan



Budget – \$54.8 Million

Gym – \$22.4 Million

Open – Fall 2025



High School Capacity – Eastside (Site 59 - Sammamish)

Exterior Render



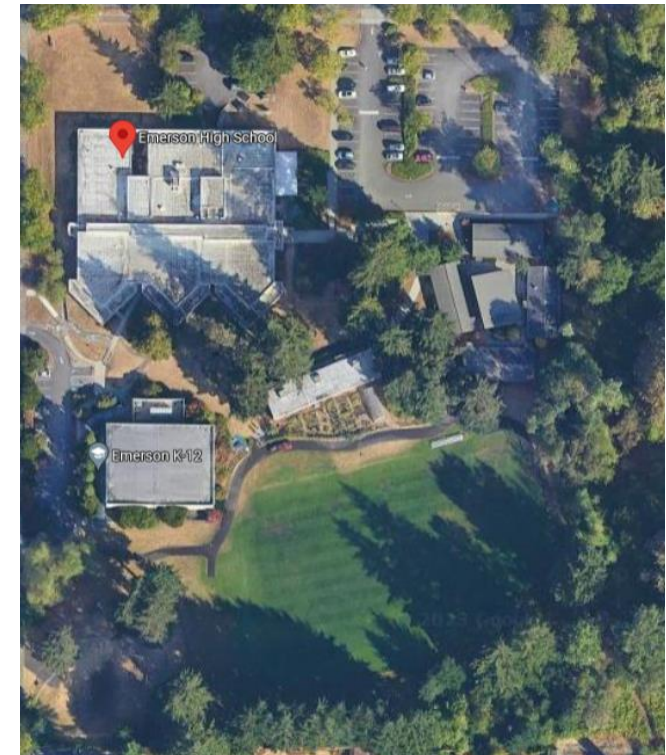
High School Capacity – Eastside (Site 59 - Sammamish)



Additional High School Capacity – Westside (Emerson Campus Rebuild and Enlarge)

Budget – \$65.0 Million

Open – Fall 2027



Financial Update – 2022 Construction Levy



2022 Construction Levy of \$295 million plus ongoing impact fee collection currently provides \$312 million in total revenue



\$306 million estimated for capacity projects and purchase of property



Planning for Limited General Obligation (LGO) bond sale Summer 2024

**\$312.3 million
Total Revenue**

**\$17.3 million
impact fees**

**\$295 million
Six-year capital
project levy funds**

**\$312.3 million
Total Program**

**\$6.1 million
remaining**

**\$306.2 million
Estimated
Program
Expenditures**



Board Next Steps and Group work

Board Work and Next Steps

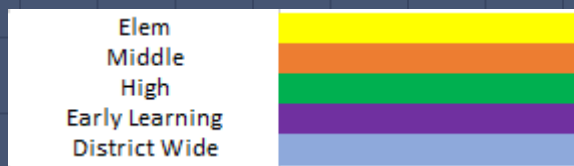




Construction Needs through 2034

Provide needed capacity, update aging schools and reduce reliance on portables

Planning for Current and Future Students



\$1,900 Million

\$1,750 Million

\$1,500 Million

\$1,250 Million

\$1,000 Million

\$750 Million

\$500 Million

\$250 Million

~~Early Learning~~

~~New Elementary Schools (2)~~

Rebuild and Enlarge Rockwell Elem.
Repurpose of Redmond Area project

Rebuild or Expand Evergreen Middle

~~Expand LW area high school capacity~~
Early Learning – included with Emerson
Campus project

Rebuild and Enlarge Smith Elem.
~~New Elementary School in LW Area~~
Rebuild and Expand Alcott Elem.

Rebuild or Expand Kamiakin

Refurbish JHS/Fieldhouse/Pool

~~5th Comprehensive High School~~

Property
High School Capacity (East/Westside)

~~Elementary Capacity in Redmond Area~~
Middle School Capacity

Aging Facilities Definition

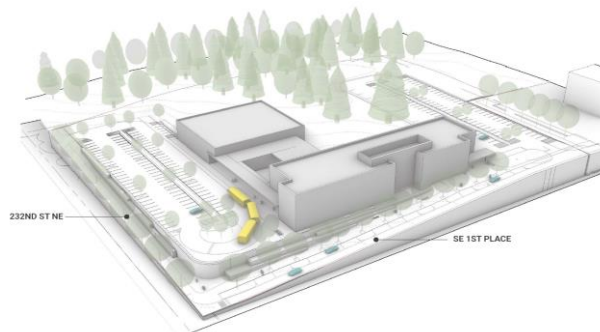
Aging facility is a school that meets one of the following criteria:

- Does not meet the standards within the LWSD Educational Specification for school space
- Has reached or exceeded expected useful life
- Is more than 40 years old and has not received an upgrade, remodel or replacement as part of the district's facility strategy which commenced in 1998

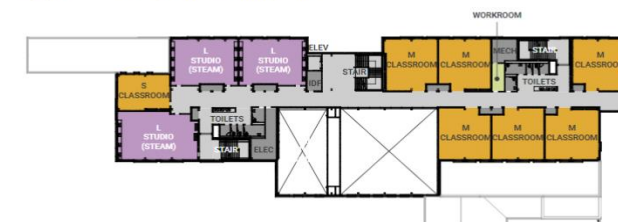
Aging Facilities - Pre-Design Activities

- Previous FAC recommended having renderings (pre-design) of projects to support future funding measures
- Shared pre-design recommendation at March 2023 study session
- Design up to 50% Schematic
 - Alcott ES & Smith ES – GC/CM
 - Evergreen MS & Kamiakin MS – Progressive Design Build
- Pre-design activities underway
- \$800,000 per project = \$3.2 million

Schematic Design 50%



Upper Level Program Assumptions



Aging Facilities

School	Area	Potential Year Open	Permanent Capacity Added	Estimated Cost (\$ in Millions)*
Alcott Elementary	Redmond/King County	2026	207	\$80.4
Smith Elementary	Sammamish	2028	253	\$93.8
Kamiakin Middle School	Juanita/Kirkland	2027	330	\$149.1
Evergreen Middle School	Redmond/King County	2028	79	\$161.1
JHS Pool/Fieldhouse	Juanita/Kirkland	2026	NA	\$25.1
Subtotal			869	\$509.5
Program Contingency/ Construction Escalation				\$101.9
Total				\$611.4

*Estimated costs escalated to estimated year open. Pre-Design work will refine estimates. Opening date will depend on cash flow and will add escalation costs. Update by Spring 2024.

Long-Term Capital Planning

[illegible]

November Board Study Session



BRINGING FUNDING STRATEGY
OPTIONS BOND VS. LEVY



TIMING OPTIONS

November Board Study Session

Potential Funding Strategies


	1	2	3
Measure Timing	Bond: Nov. 2024	Levy: Nov. 2024 (Address aging facilities within 6 years)	Levy: Nov 2024 and ongoing (stable tax impact)
Benefits/ Challenges	Super majority required Projects completed in most timely manner Stable tax rate impact Longer collection period	Simple majority required No debt incurred. Projects completed in timely manner Larger impact on current taxes	Simple majority required No debt incurred Projects completed over longer time, increase construction inflation Stable tax impact

Question

- What are considerations as we work with board on next steps?
- From your individual perspective and the perspective of people you would represent, what are your highest priority values? Lowest priority?



Agendas and presentations will be posted on Committee website

 Lake Washington School District

ABOUT US | SCHOOLS | PROGRAMS AND SERVICES | HELP | GET INVOLVED | BUDGET PLANNING

Committees & Workgroups | Parent/Community Partnerships | Volunteering in LWSD | LINKS Lunch Buddy Program

HOME > GET INVOLVED > COMMITTEES & WORKGROUPS > FACILITY ADVISORY COMMITTEE

Facility Advisory Committee

Committee Purpose/Charge

To provide feedback and recommendations for current and future facility planning, informed by enrollment trends, community expectations and district programs. The facility strategy will align with the District's strategic plan and make recommendations to update aging facilities, provide for enrollment changes and continue to provide quality learning environments.

The superintendent and school board will consider the feedback and recommendations as it plans current construction projects and future ballot measures to fund construction.

Facility Advisory Committee (FAC) history

- LWSD is the 2nd largest district in the state of Washington with over 30,000 students. From 2008 through 2019, the district's enrollment grew by 31% or 7,339 students. This represents an average of 667 students per year or the size of a large elementary school each year. The pandemic put a pause to the rapid enrollment growth and the district has experienced a small decline in enrollment of 677 students since 2019.
- In 2014, LWSD formed a 63-member [Long-Term Facility Task Force](#) (LTFTF) after three failed bonds (2010, 2014, 2014). In November 2015, the Task Force recommended a long-term strategy through

PREVIOUS FACILITY ADVISORY COMMITTEE INFORMATION (2019-21)

Committee Meeting Dates

- Outlook invites will be sent for the rest of the year
- All meetings held from 5:00-7:00 p.m.

Date	Location
October 12, 2023	Lake Washington High School
November 16, 2023	TBD
January 18, 2024	TBD
February 15, 2024	TBD
March 21, 2024	TBD
April 18, 2024	TBD
May 16, 2024	TBD
June 20, 2024	TBD

Exit

- Turn in an index card indicating which school locations you have an interest in holding meetings at.





Thank you!