

# Bond Planning Discussion

**NKSD Finance and Facilities Committees**

*September 14, 2023*



# Timeline to Feb 2024 Election

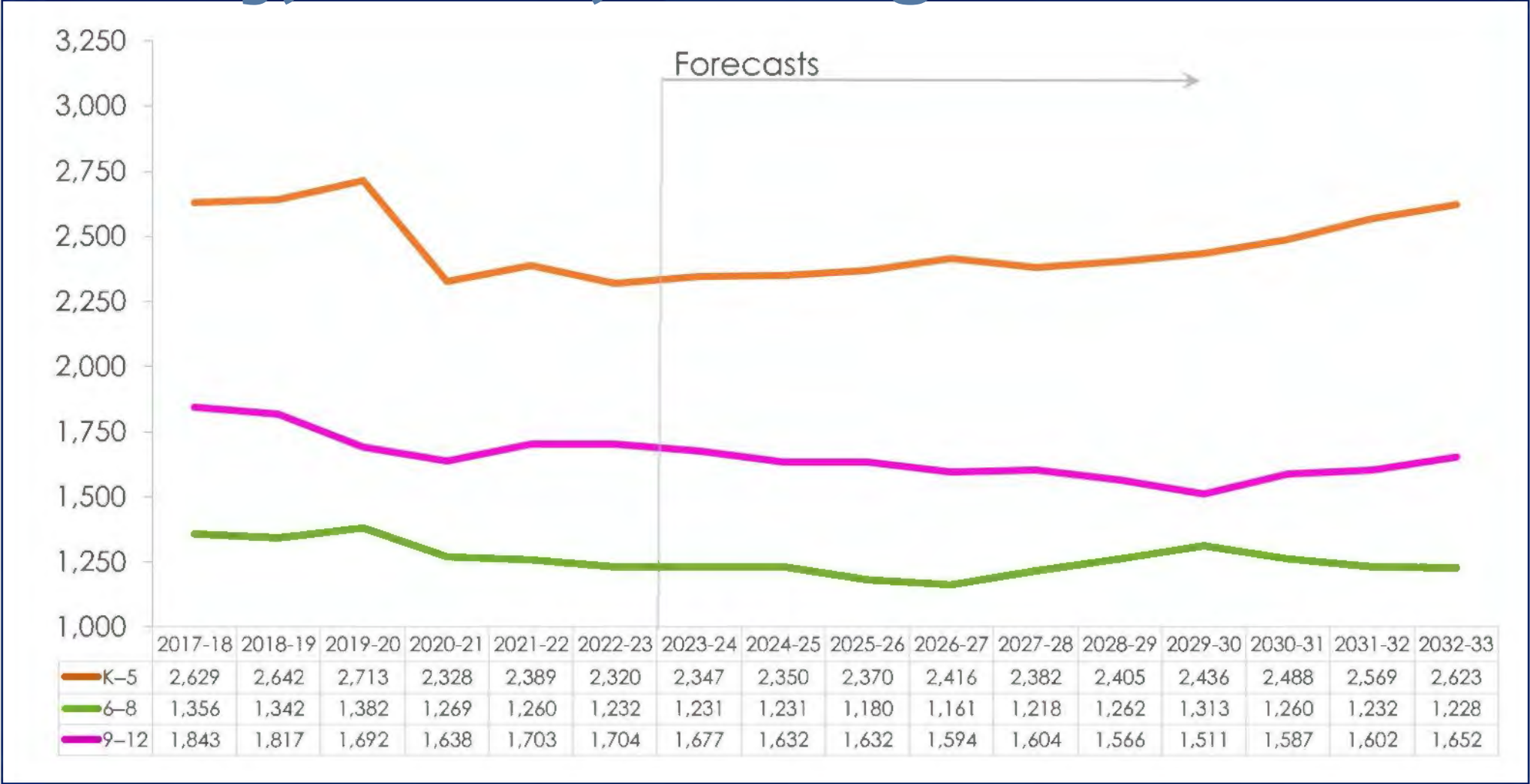
- August 2023
  - Capital Facility Plan Finalized
  - Funding Plan Finalized
- September 2023
  - Board Study Session(s)
  - Board Approval of Capital Facility Plan
  - Board Approval of Funding Plan
- October 2023 Board Resolution – Vote for Authority to issue Bonds
- December 2023 – Election Filing
- February 2024 Ballot measure
- Contingent Ballot measures – April 2024, August 2024, or November 2024

# Capital Facility Needs

- Equitable Facilities – Focused on Elementary.
  - Improved learning environments for elementary and middle school students.
  - High School Fields
- Reduce or eliminate the use of portables for classroom instruction
- Continue focus on safe and secure schools.
- Supporting the future

# Enrollment Forecasts

## Elementary, Middle, and High School





# Reduce or Eliminate the use of Portables



36 portables  
across the district  
housing approximately  
900 students  
>25 of these portables are 20+ years old

Photo - Gordon Elementary



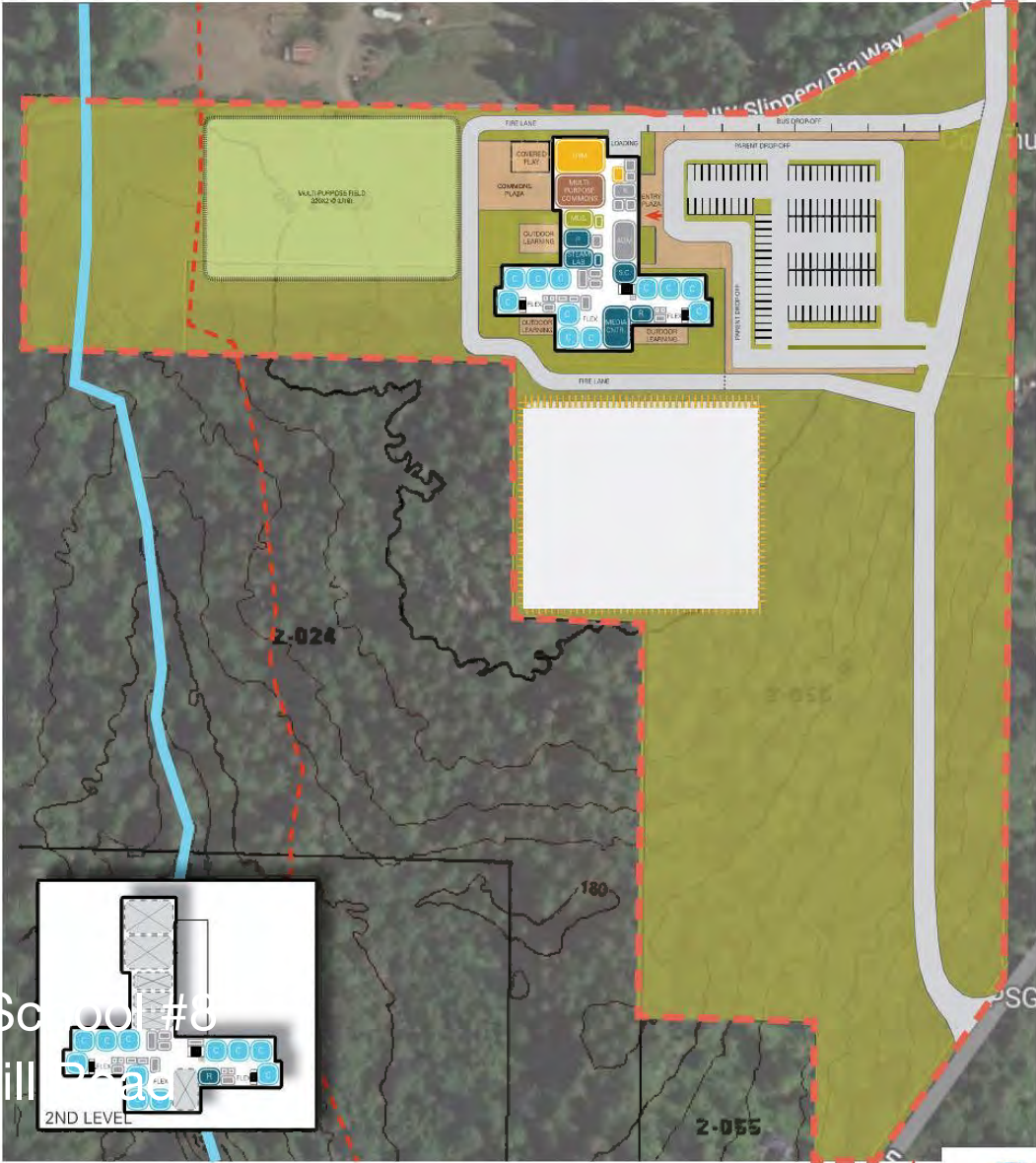
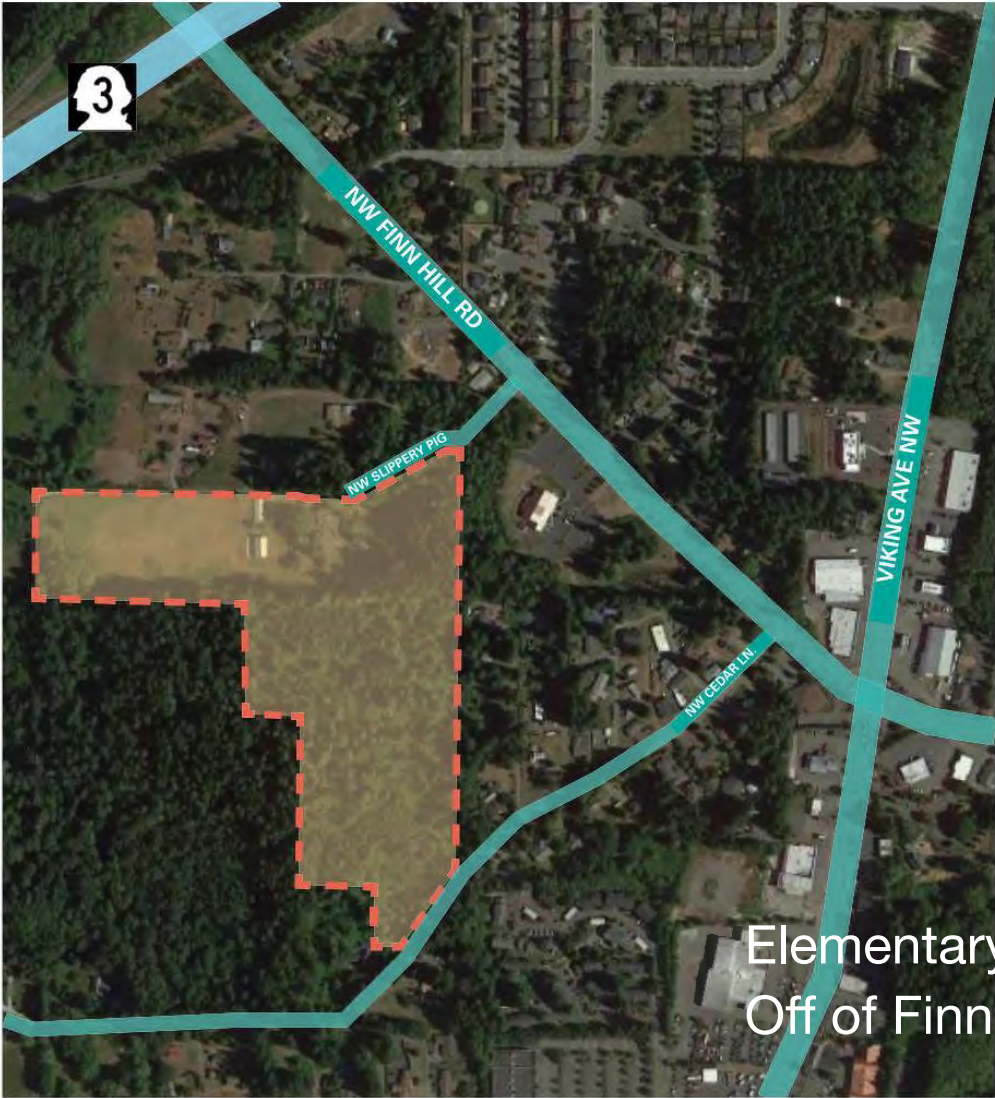
# Capital Facility Planning



# Focus from our Discussions

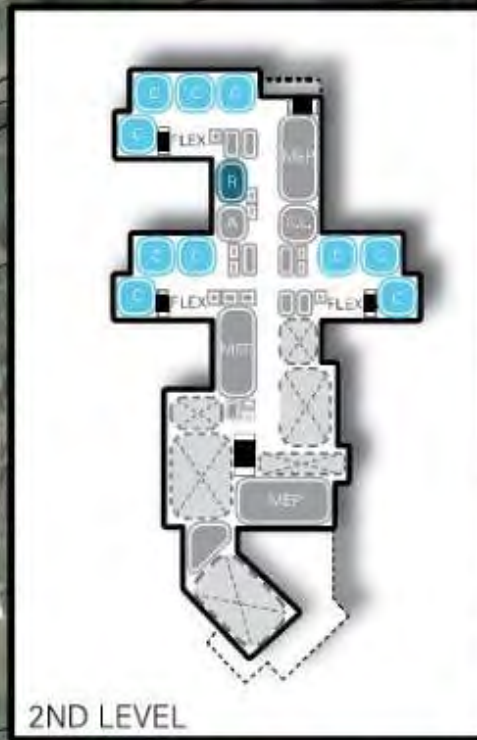
- Elementary School Replacements
- Reduce/Eliminate portables
- Middle School Additions and Investments
- High School Fields







Wolfe



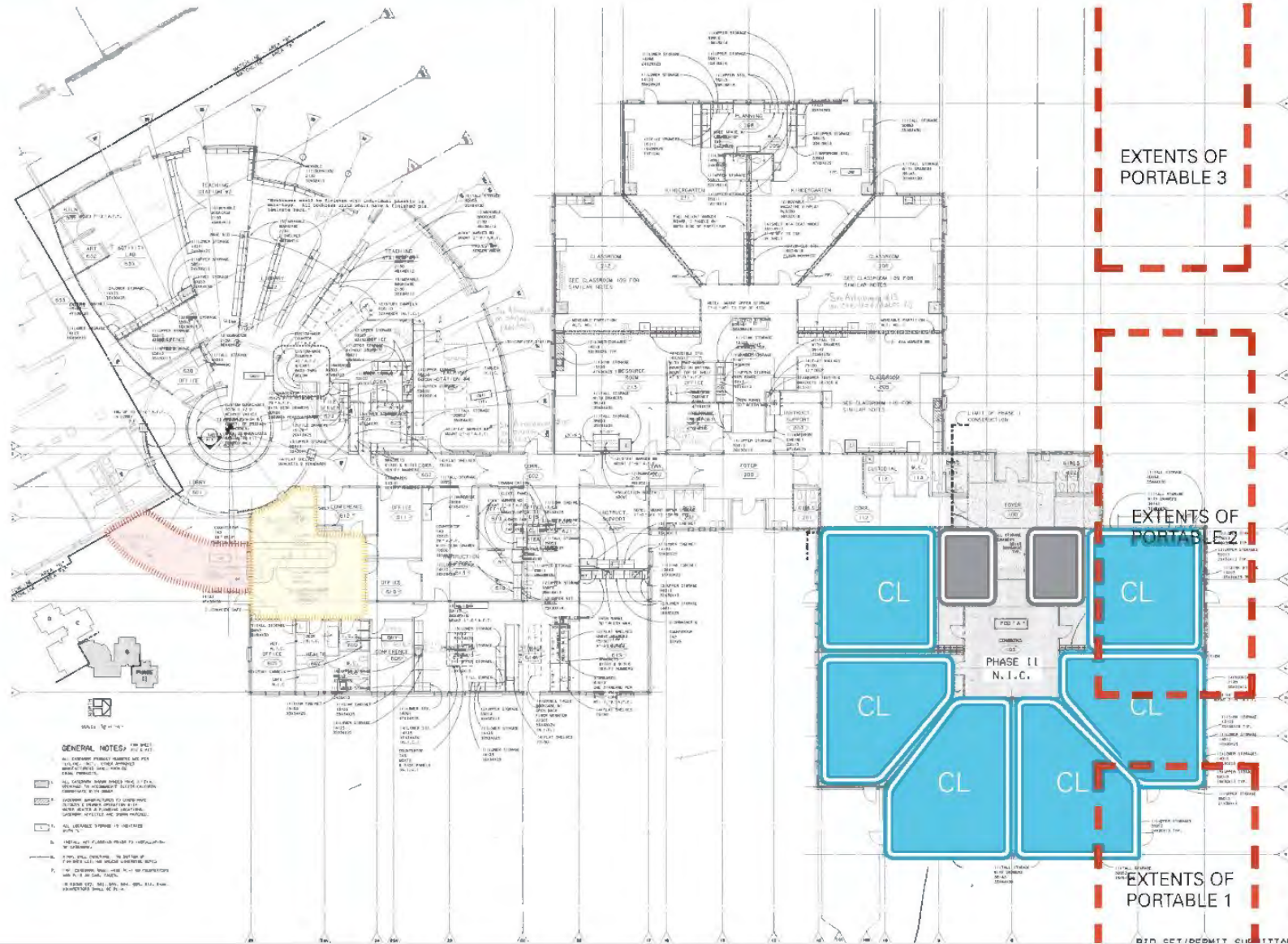
# Elementary School Improvements

- Gordon Elementary – New Pod (6 Classrooms) \$ 7.5M
- Poulsbo Elementary – Modular Building (8 Classrooms) \$ 6.6M
- Vinland Elementary Parking and Access Upgrades \$ 2.8M

Estimates in 2023 \$\$\$



NKSD MASTER PLANNING / GORDON ES - CLUSTER ADDITION



APPROX 7500 SF  
ADDITION

EXTENTS OF  
PORTABLE 3

## EXTENTS OF PORTABLE 2

# EXTENTS OF PORTABLE 1

## NKSD MASTER PLANNING / GORDON ES - CLUSTER ADDITION





NKSD MASTER PLANNING / POULSBO ES - SAGE CLASSROOM COMPLEX - 7 CLASSROOMS



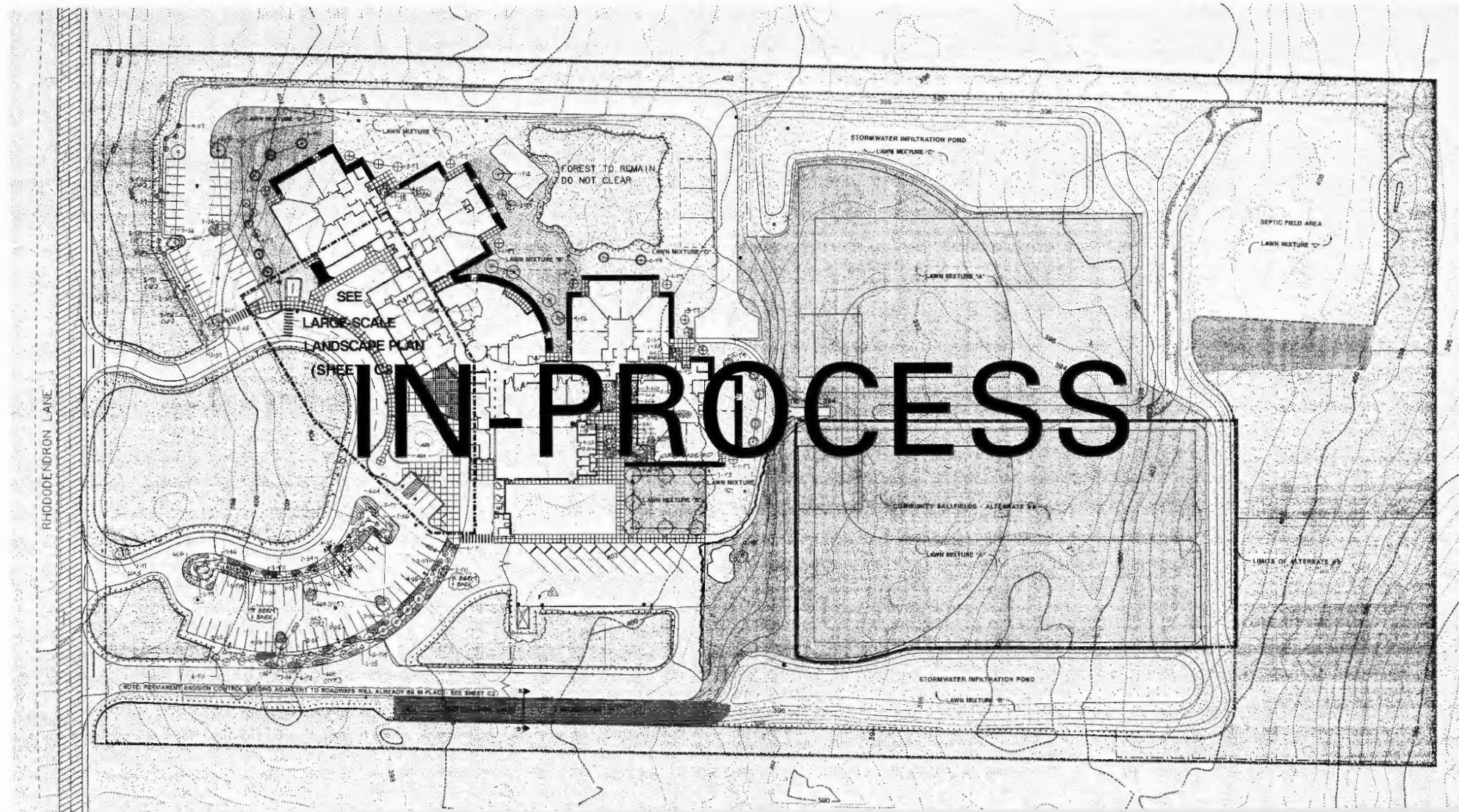


NKSD MASTER PLANNING / POULSBO ES - SAGE CLASSROOM COMPLEX - 7 CLASSROOMS





## NKSD MASTER PLANNING / VINLAND ELEMENTARY SCHOOL - DROP-OFF

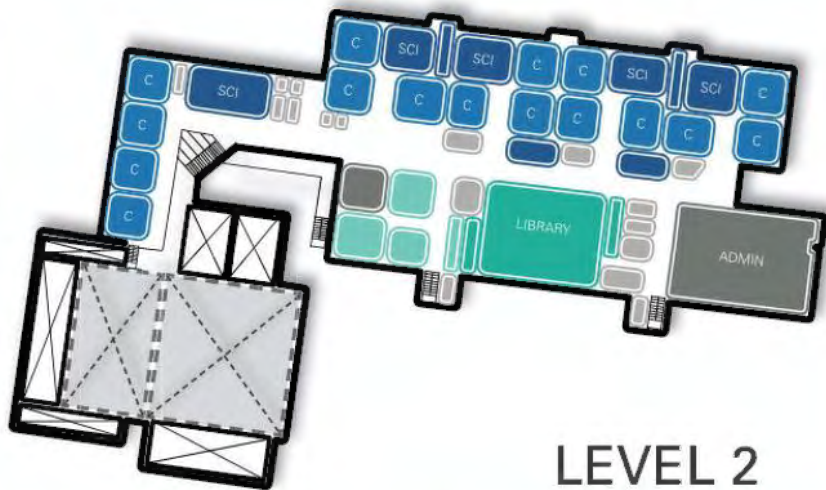


# Middle School Additions and Investments

- Poulsbo Middle School Phase 2\$ 20.5M
- KMS – Interior Upgrades \$ 5M

Estimates in 2023 \$\$\$



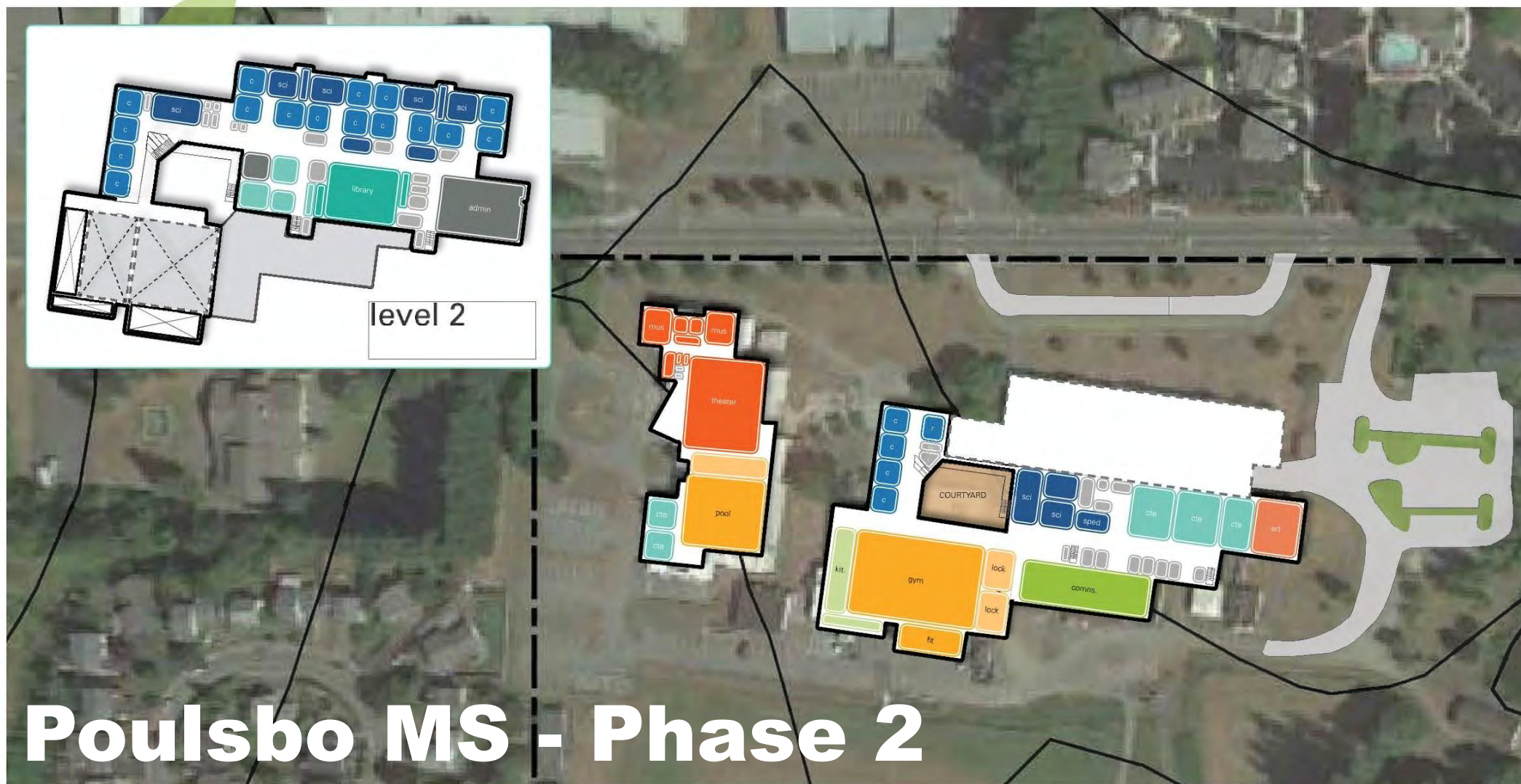


LEVEL 2

# Poulsbo MS - Phase 1 In Progress









# High School Additions and Investments

- Kingston High School
  - Softball and Baseball Fields (Synthetic Turf) \$ 7.5M
  - Grandstand Improvements \$ 2.8M
- North Kitsap High School
  - Softball and Baseball Fields (Synthetic Turf) \$ 7.5M
  - NKHS Access, Parking, Site Improvements \$ 2.8M

Estimates in 2023 \$\$\$

# Building Condition Assessment Maintenance and Repair Projects

- June - Evaluation of All NKSD Facilities
- July – List of Required Repairs
- September – Recommended Repairs

Facility Committee Input Still Needed – \$10M included in the bond measure for critical repairs, committee input will be sought



# Sequencing and Timing

- Priorities
- Program Management
- Permitting

## Some Considerations

- Should we start with a new elementary school?
- Or should we start with the elementary school additions to remove portables?
- When and do we invest in athletics fields?
- How does price escalation impact our decisions?

# Potential Projects – Next Capital Measure

## Elementary School Replacements and Modernizations

Pearson ES Replacement (ES#8) - GCCM

David Wolfle ES Replacement - GCCM

Jun-2023	Project Start	Escalated Budget
\$ 75,000,000	Jun-2025	\$ 82,709,609
\$ 65,000,000	Jun-2026	\$ 75,275,806

## Potential Projects

\$ 82,709,609  
\$ 75,275,806  
\$ 157,985,415

## Elementary School Additions and Security Improvements

Gordon ES Pod Addition- Design, Bid, Build

Poulsbo ES Classroom Addition

Vinland ES Parking and Access Upgrades

Jun-2023	Project Start	Escalated Budget
\$ 7,500,000	Jun-2027	\$ 9,118,734
\$ 6,600,000	Jun-2028	\$ 8,425,711
\$ 2,800,000	Jun-2027	\$ 3,403,872

\$ 9,118,734  
\$ 8,425,711  
\$ 3,403,872  
\$ 20,948,317

## Middle School Investments

Poulsbo MS Phase 2 - Design, Bid, Build

Kingston MS Interior Refresh

Jun-2023	Project Start	Escalated Budget
\$ 20,500,000	Jun-2028	\$ 26,174,266
\$ 5,000,000	Jun-2025	\$ 5,513,237

\$ 26,174,266  
\$ 5,513,237  
\$ 31,687,503

## High School Investments

Kingston HS Softball and Baseball Fields

Kingston HS Grandstand

North Kitsap HS Softball and Baseball Fields

North Kitsap HS Parking and Access Improvements

Jun-2023	Project Start	Escalated Budget
\$ 7,500,000	Jun-2025	\$ 8,270,961
\$ 2,800,000	Jun-2025	\$ 3,087,825
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\$ 2,800,000	Jun-2025	\$ 3,087,413

\$ 8,270,961  
\$ 3,087,825  
\$ 8,270,961  
\$ 3,087,413  
\$ 22,717,160

Critical and Required Repairs

Program/Project Management

\$ 10,000,000  
\$ 6,500,000

\$ 10,000,000  
\$ 6,500,000

**Total**

**\$ 249,838,395**

## Sources of Funds

SCAP  
Bond

\$ 7,700,000  
\$ 242,138,395



# Finance Recommendation



# Proposed Funding Scenario

	2024 Bond Authorization	2024 Total Tax Rate	Projected 2025 Total Tax Rate	Tax Rate Change
	\$242,138,000	\$2.39	\$2.49	\$0.10



# Comparative tax rate

## Similar Assessed Value

### Washington School Districts 2022 - With Similar Assessed Values

District	Assessed Value	Bonds	EP&O	Capital Projects	Trans.	Total
Richland SD No. 400	\$ 10,853,832,797	\$ 1.84	\$ 2.40	\$ 0.39	\$ -	\$ 4.62
Tahoma SD No. 409	9,269,307,596	1.65	1.81	0.44	-	3.89
Marysville SD No. 25	11,288,870,552	0.81	2.35	0.53	-	3.69
Kennewick SD No. 17	10,906,102,574	1.60	1.67	0.37	-	3.63
Clover Park SD No. 400	9,362,181,825	1.10	2.36	-	-	3.46
Pasco SD No. 1	10,170,113,930	1.85	1.46	-	-	3.30
South Kitsap SD No. 402	11,441,987,120	-	2.37	0.49	-	2.86
Central Kitsap SD No. 401	11,051,049,917	1.32	1.50	-	-	2.82
Monroe SD No. 103	8,834,359,920	0.82	1.79	-	-	2.61
Bainbridge SD No. 303	10,228,737,054	1.02	0.98	0.49	-	2.48
North Kitsap SD No. 400	10,669,880,165	-	1.24	1.01	-	2.24

# Capital Facility Needs

- Equitable Facilities – Focused on Elementary. Secondary – Athletics Only
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- Supporting the future

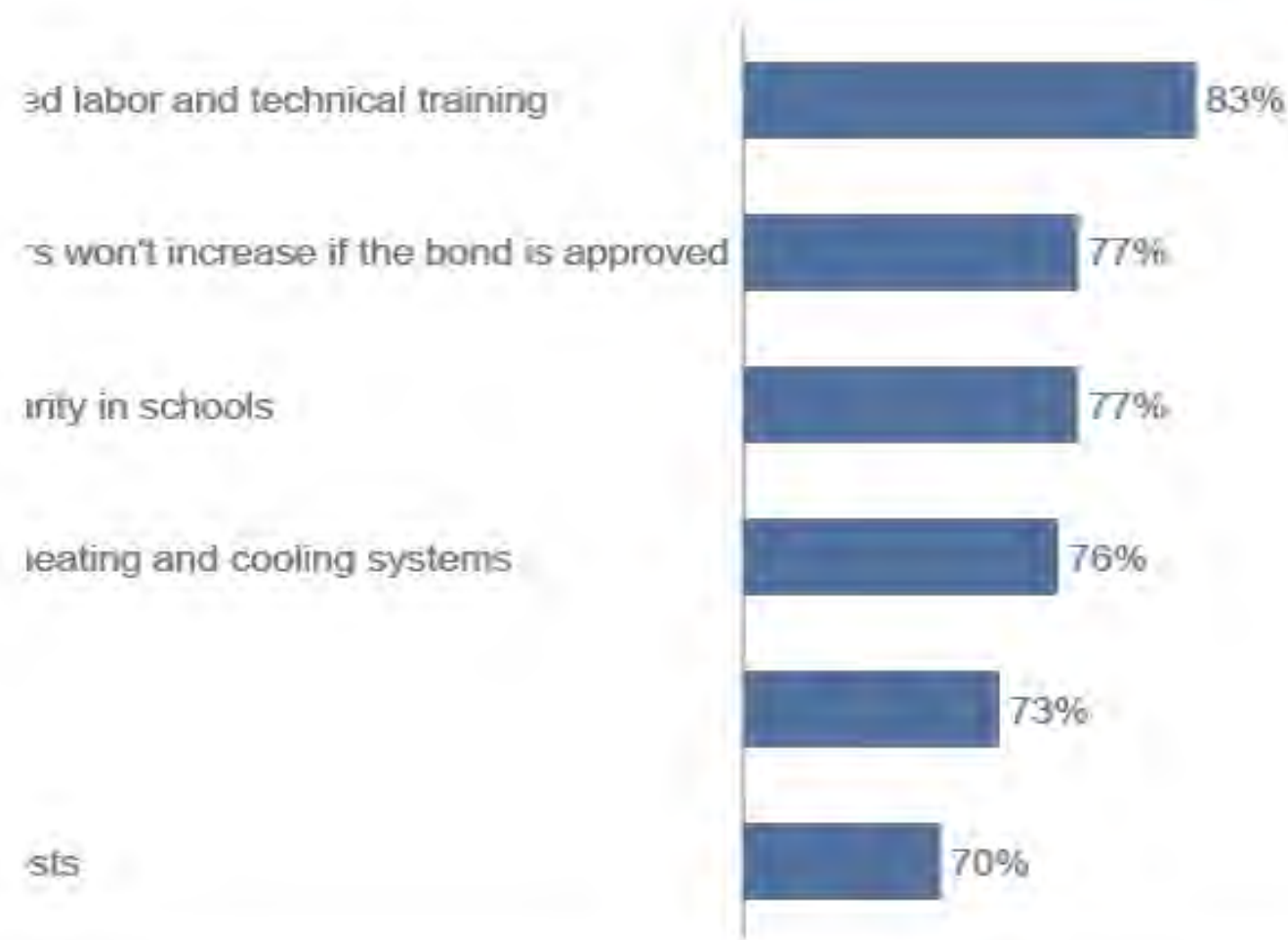


# Discussion



# More Effective Messages

Would you favor or oppose a bond measure for your school district if you knew the funds would be used to:



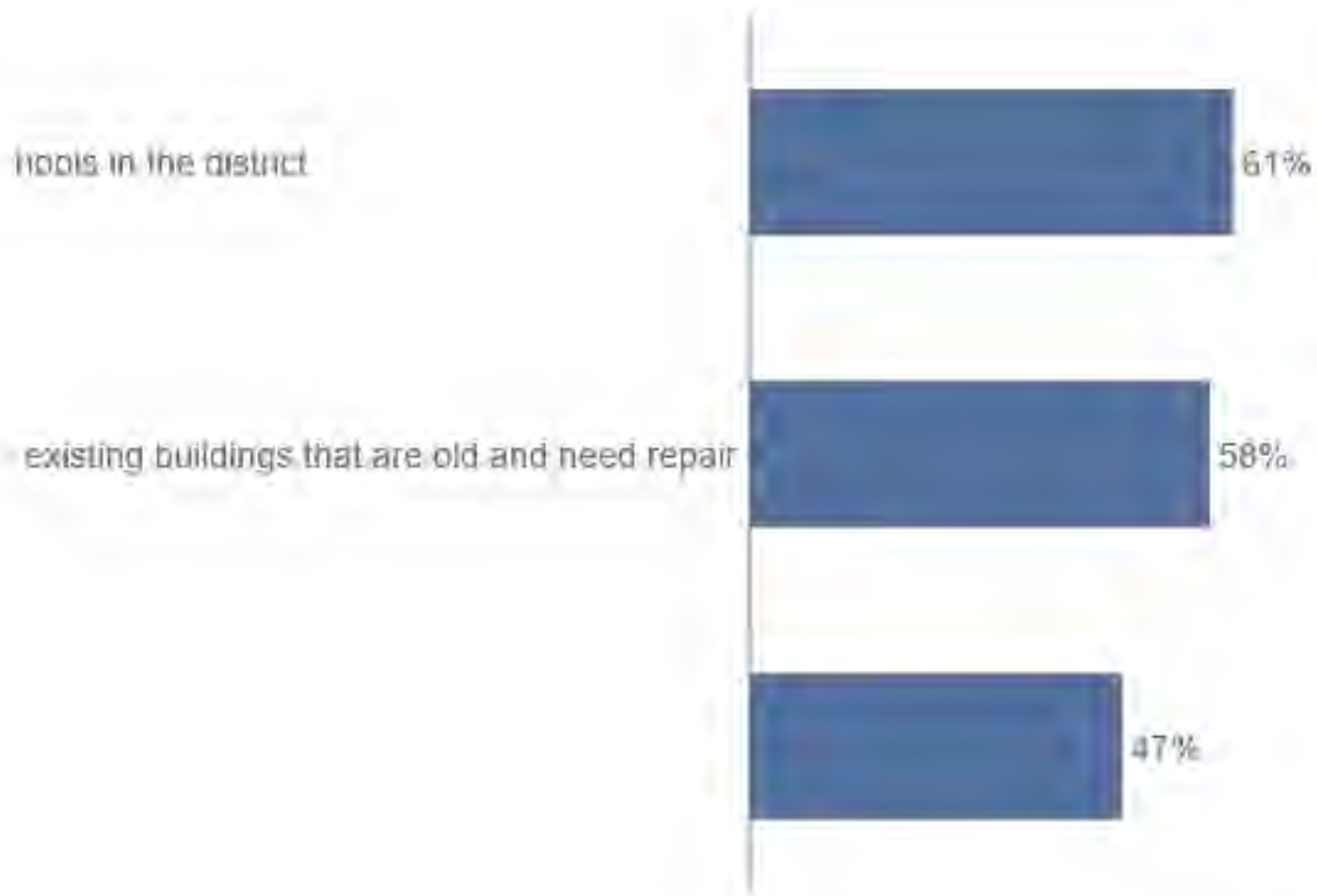
Positive messages that highlight preparing students, solving problems and saving money will increase support for bond proposals

Messages work for all voters regardless of district size



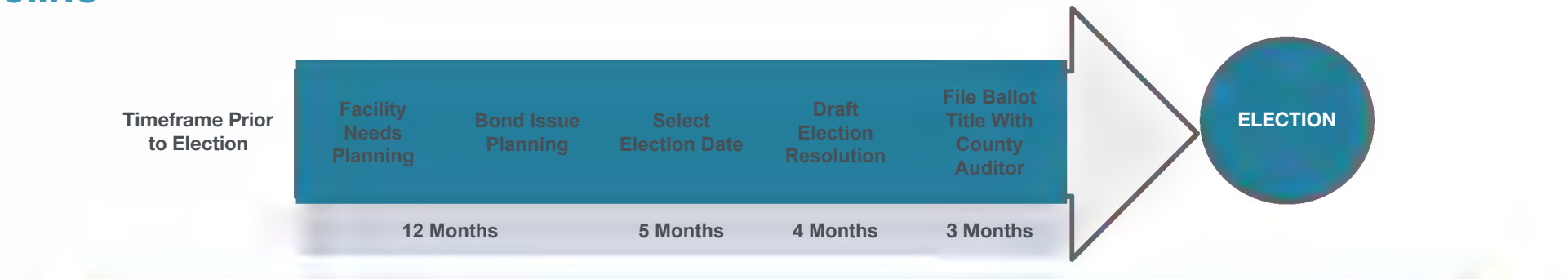
# Less Effective Messages

Would you favor or oppose a bond measure for your school district if you knew the funds would be used to:



These messages have been effective in some districts

# Our Timeline



## Calendar Year 2023 Planning Benchmarks for February 13, 2024 Bond Election

February - July:	Facility Committee analysis of projects and community research.
July - August:	Facility Committee finalizes scope of projects, determines local share cost (i.e., maximum principal amount of bonds) and projected financing plan for bond sales and tax levy rates.
August - September:	Upon recommendation of Facilities Committee, the Board finalizes the scope of the project, local share and financing plan, and directs preparation of bond election resolution.
October - November:	Board considers and adopts bond election resolution. Board reviews bond explanatory statement for inclusion in local voters' pamphlet. Board appoints pro/con committee members after adoption of bond election resolution.
December 16, 2023:	Bond election resolution filing deadline with the County Auditor. Bond explanatory statement and pro/con appointments to be filed with the Auditor by this same date.
December 17 - __:	Within one (1) day of receipt, District administration and bond counsel review draft ballot (and notice of special election) as prepared by Auditor. Challenge allowed within ten (10) days of receipt.
January 26, 2024:	Ballots mailed to voters.
February 13, 2024:	ELECTION.
February 23, 2024:	Election results certified.