

Capital Bond Planning Task Force

Meeting 4 – EDTF Updates, Energy Efficiency, Seismic Report



**Northshore
Invests**
Building
Better
Together

Modernize
schools, sustain
technology,
increase
opportunities

1/21/2025

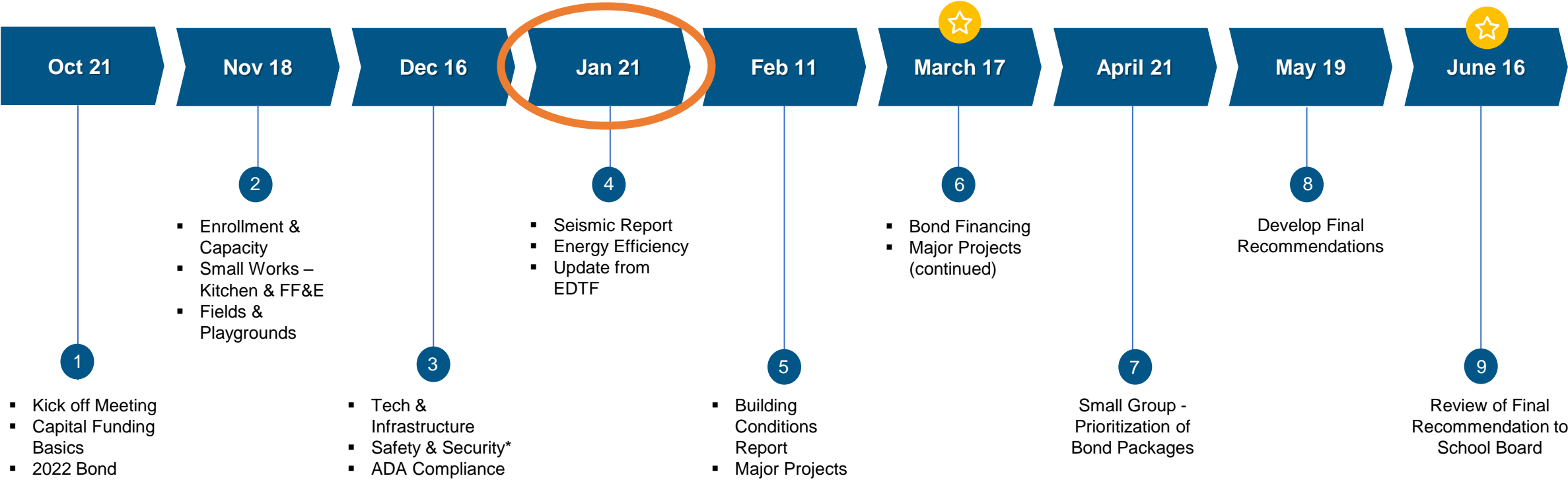


Agenda

Time	Topic
5:30-5:45p	Welcome & Recap
5:45-6:10p	Enrollment Demographics Task Force (EDTF) Updates
6:10-6:30p	Energy Efficiency Recommendations
6:20-6:30p	Break
6:30-7:25p	Seismic Report & Recommendations
7:25-7:30p	Next Steps & Exit Ticket



CBPTF Timeline



*Health has been removed as a separate category for the 2026 Bond

 In-person meeting

Norms

- Do what's best for kids
- Treat each other with respect
- Be open to ideas
- Create space for voices
- Foster positive change
- Avoid hidden agendas
- Listen to learn
- Come prepared
- Assume positive intent
- Trust each other
- Value the opinions of others
- Ask if you don't understand
- Use kind language
- No one person has all the answers
- Have compassion
- Create an inclusive environment
- Consider environmental impact
- Consider accessibility



Parking Lot Guidelines

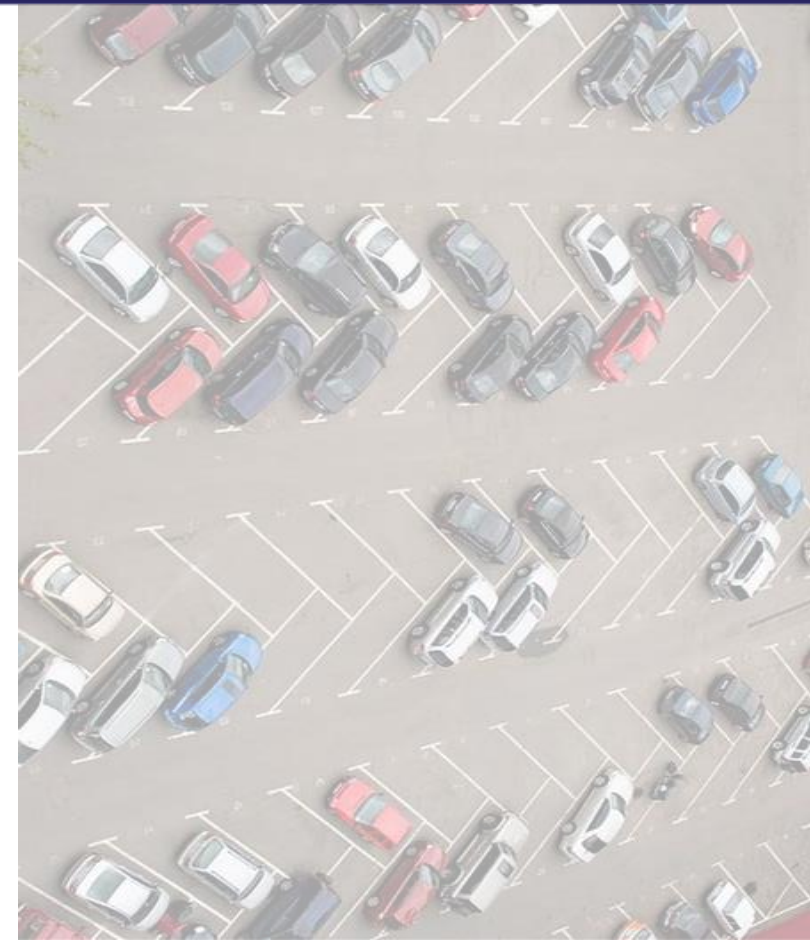
<https://bit.ly/CBPTFparkinglot>

We'll use a "parking lot" to capture unanswered questions or ideas and optimize our meeting time. This will be in the form of a shared Google document.

How to use:

- Use the chat for urgent, on-topic questions
- Submit non-urgent or off-topic questions to the parking lot

Parking lot questions will be addressed in the Google document by the next CBPTF meeting.

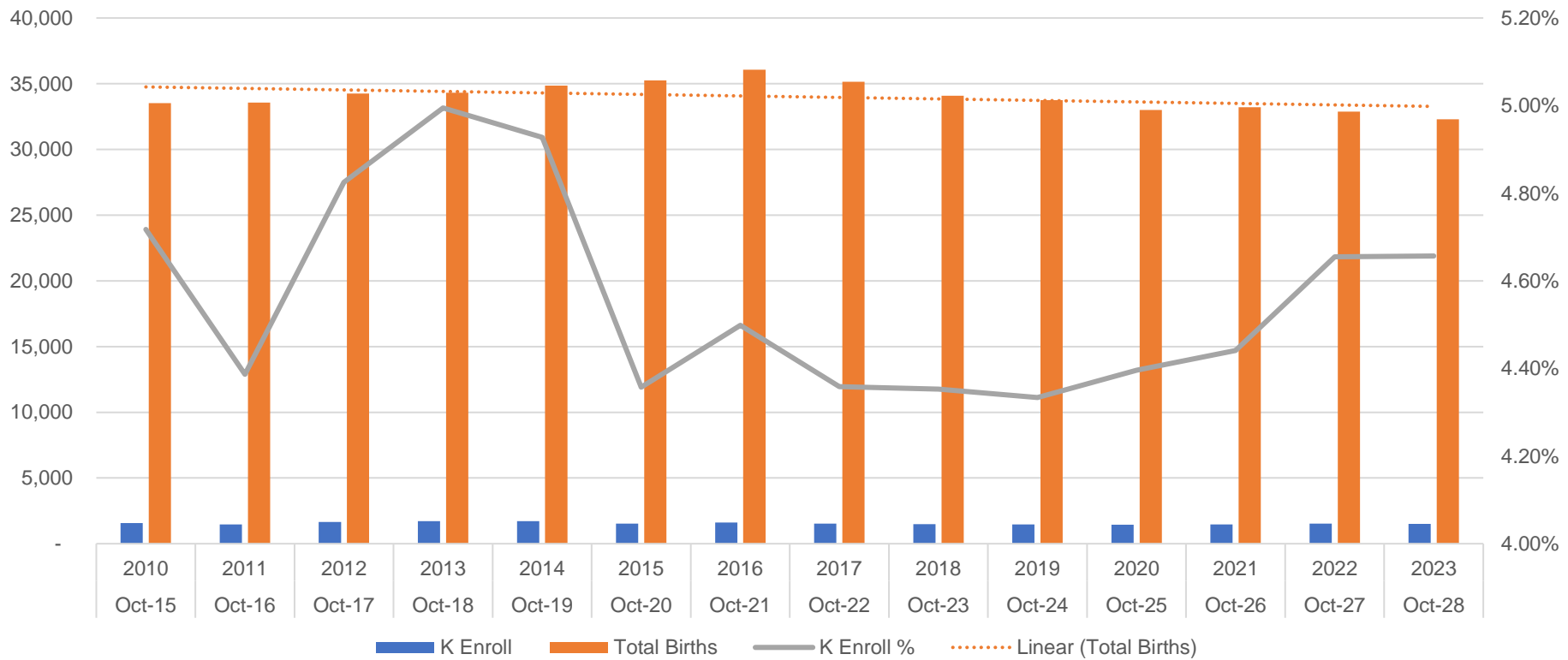




Enrollment Demographics Task Force (EDTF) Updates

Birth Rate Data

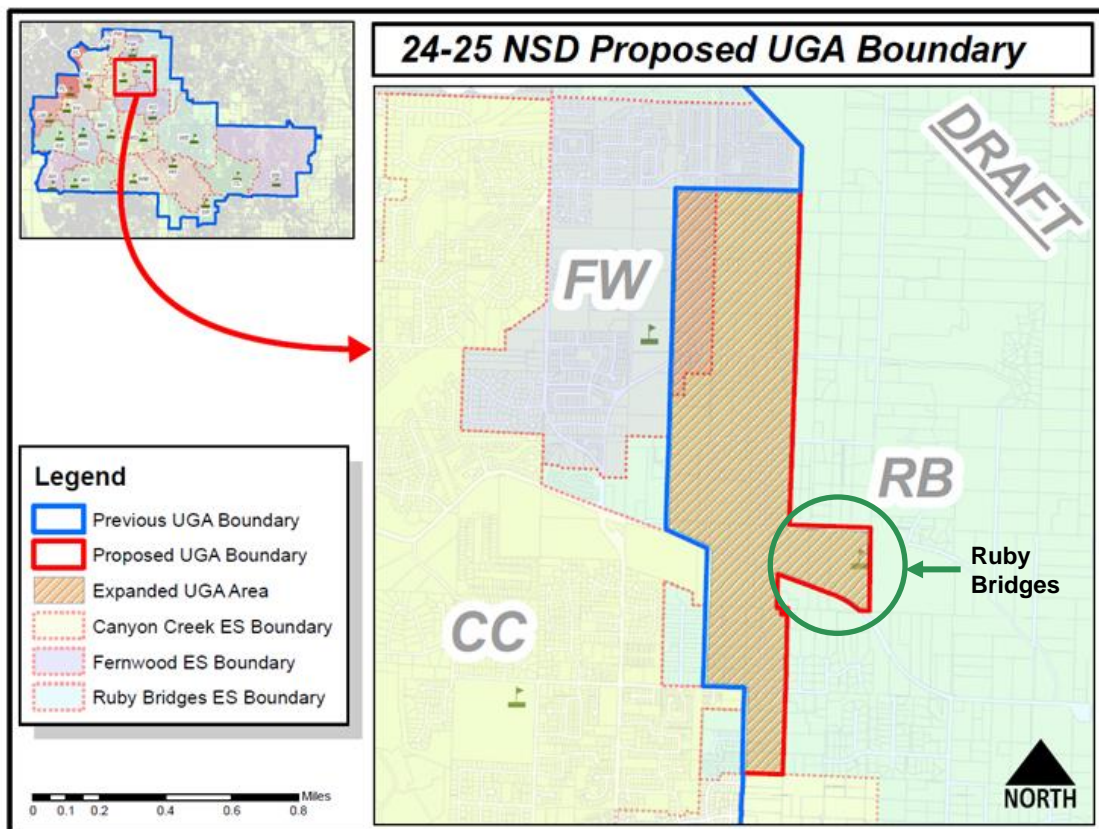
Kindergarten Enrollment to King/Snohomish Births



Key Considerations and Trends

- Birth rates have a strong correlation to the number of kindergarteners enrolling five years later
- Birth rates are declining both nationally and locally

Urban Growth Area Expansion



Housing Type*	Student Generation Rate: Elem School	Student Generation Rate: Middle School	Student Generation Rate: High School
Single Family	0.324	0.118	0.12
Townhome	0.171	0.050	0.048

X

Total Anticipated Units
821 Units

Housing Type*	Anticipated Elem Students	Anticipated Middle Students	Anticipated High Students
Single Family	266	97	99
Townhome	140	41	39

=

Anticipated Total Students
462

220

*Student Generation Rate from 2024 Capital Facilities Plan
 Ex: For every 100 Single Family homes 56 Students are generated (32 ES, 12 MS, 12 HS)

EDTF Middle School Data

2024 Utilization:

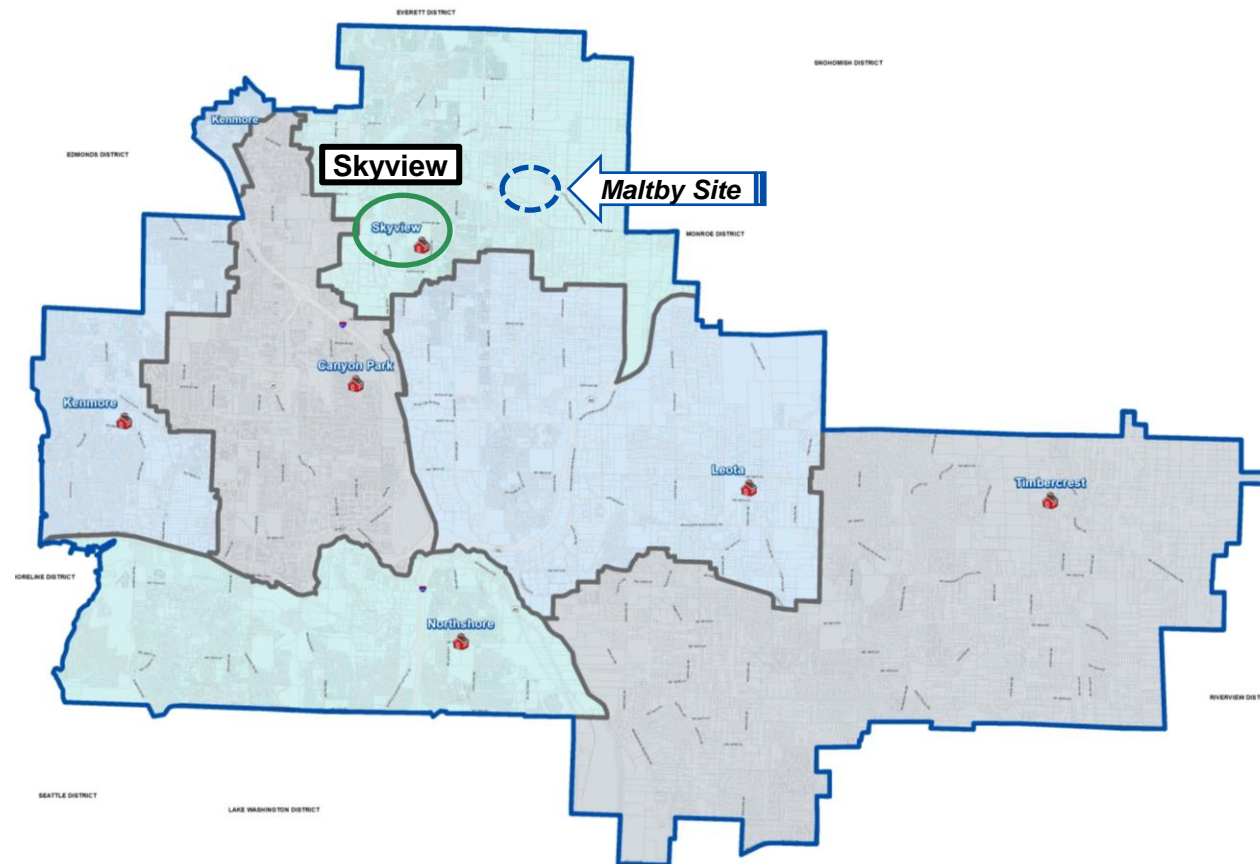
- District-wide utilization is **74.3%**, showing sufficient capacity overall with localized challenges

Long-Term Forecasts:

- Low Forecast: 5,195 students with 71.8% utilization
 - Used for budgeting purposes
- High Forecast: 5,483 students with 79.3% utilization
 - Used for capital planning purposes

Skyview's Capacity Challenges:

- 93.2% utilization in 2024 makes it the most pressured middle school
- Constructing Maltby Phase 2 would ease Skyview's capacity issues and support future growth



EDTF Elementary Data

Elementary	High Forecast*	2025
Canyon Creek	1	12
Frank Love	24	14
Kokanee	87	12
Moorlands	-45	9
Shelton View	96	6
Westhill	59	9
Total	222	62

Key Considerations and Trends

- EDTF strongly supports replacing portables with permanent space to address long-term capacity challenges and improve learning environments
- Birth rates are declining both nationally and locally

*Forecast difference from October 2023 through October 2025

Q&A





Energy Efficiency

Clean Building Act

1. Overview of the Clean Building Performance Standards
2. Benchmarking Results for Northshore School District
3. Target EUI's for Compliance
4. Next Steps Toward Compliance
5. Q&A



Clean Building Act

Overview:

- WA State's Clean Building Performance Standards (CBPS) established to reduce energy consumption and greenhouse gas emissions
- Covers commercial buildings and 50,000+ sq ft buildings, including K-12 schools
- Sets energy benchmarks and energy use targets (Energy Use Intensity or EUI)

Key Objectives:

- Reduce energy use in public and private buildings
- Align with WA's climate goals and energy performance targets
- Ensure sustainability and reduced environmental impact of state buildings



Key Components of the Clean Building Act

Benchmarking Requirements:

- Buildings over 50,000 sq. ft. must track and report energy performance annually

Energy Use Intensity (EUI) Targets:

- Targets based on building type, age, and size
- EUI is a measure of energy consumption per sq. ft. annually (kBtu/sq.ft)

Compliance Timeline:

- Buildings must meet specific EUI reduction targets by 2026
- Penalties for non-compliance may apply



Benchmarking Process for Northshore SD

Overview:

- We completed a benchmarking exercise for all NSD buildings
- Gathered data on current energy usage, square footage, and other performance indicators

Results:

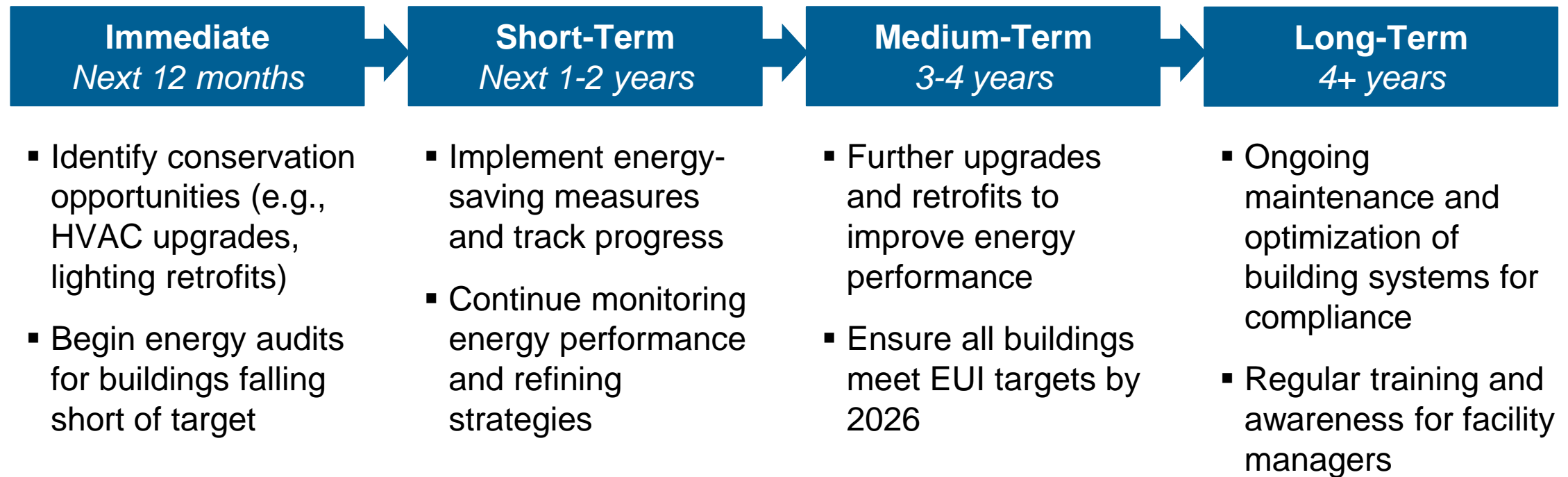
- A snapshot of current EUI's across all buildings
- Comparison of existing EUI with target goals



Northshore SD Facility CBPS Benchmarking

Building	GFA	Number of Bldgs.	Largest Bldgs.	Tier	Compliance Deadline	EU	EUI Target	EU Gap	Likely Pathway
Inglemoor HS	193,828	10	50,563	Tier 1.c	June 1, 2028	73.4	53.9	-19.50	Investment
Timbercrest MS	103,457	2	72,215	Tier 1.c	June 1, 2028	56.6	44.1	-12.50	Investment
Woodmoor ES	108,929	3	108,929	Tier 1.b	June 1, 2027	61.1	44.1	-17.00	Investment
Northshore MS	124,130	1	124,130	Tier 1.b	June 1, 2027	47.2	44.1	-3.20	Minor Efficiency
Bothell HS	245,958	4	83,480	Tier 1.c	June 1, 2028	54.7	53.9	-0.80	Minor Efficiency
Innovation Lab HS	66,900	1	66,900	Tier 1.c	June 1, 2028	40.1	44.1	4.00	Performance
North Creek HS	251,267	3	120,606	Tier 1.b	June 1, 2027	31.0	53.9	22.90	Performance
Ruby Bridges ES	79,810	1	79,810	Tier 1.c	June 1, 2028	17.2	44.1	26.90	Performance
Skyview MS	157,728	5	50,190	Tier 1.c	June 1, 2028	39.0	44.1	5.10	Performance
Woodinville HS	234,252	3	197,200	Tier 1.b	June 1, 2027	40.5	53.9	13.40	Investment
Admin Bldg.	49,278	1	49,278	Tier 2	July 1, 2027	63.0	63.0	-7.40	Tier 2

Next Steps Toward Compliance



Compliance Timeline

2025-2026 Compliance Steps

- Conduct detailed energy audits and initiate upgrades
- Submit annual energy performance reports to the state
- Focus on identifying energy-saving opportunities in all facilities

2027 and Beyond Compliance Goals

- Ensure all buildings meet the required EUI targets
- Continue regular monitoring and optimization for sustained performance
- Implement advanced energy management systems for ongoing improvements



Clean Building Act Summary

- The Clean Building Act is an important part of Washington's energy efficiency and climate goals
- Northshore School District has completed its benchmarking exercise and identified areas needing attention
- With targeted upgrades and strategies, we are on track to meet compliance deadlines



Q&A



A blue-tinted photograph of a tabby cat lying down. The cat is looking towards the camera with its mouth slightly open. The word "Break" is overlaid in large, white, sans-serif font across the center of the image.

Break



Seismic Report

District-wide Seismic Studies

Scope of Study

- Included 34 sites in the school district
- Excluded covered plays, walkways, and non-academic buildings
- Focused on life safety performance objective

Initial Feasibility Studies Phase

- Reviewed existing building documents and structural upgrades
- Analyzed previous seismic study findings
- Recommended further studies on 18 risk sites

Further Studies Phase

- 18 sites identified for additional analysis
- Results categorized into 3 risk levels
- Produced seismic upgrade sketches and cost estimates

Sites Excluded from Study

- Excluded due to initial feasibility studies findings

Structural Risk Levels



Higher-Level

Sites: Lockwood, Moorlands, Westhill, Woodin

Est cost: \$21,933,205



Moderate-Level

Sites: Canyon Creek, Hollywood Hill, Maywood Hills, Shelton View, Wellington

Est cost: \$17,807,264



Lower-Level

Sites: Bear Creek, Crystal Springs, East Ridge, Fernwood, Frank Love, Kenmore, Sunrise, Skyview

Est cost: \$9,710,537

Total Risk Mitigation Cost: \$49,451,006

Higher-Level Structural Risk Sites

SCHOOL SITE		RECOMMENDED STRUCTURAL UPGRADES	ESTIMATED COST
1	Lockwood Elementary	Wood shear wall strengthening Masonry shear wall in-plane connections Masonry wall strong backing	\$ 4,218,597
2	Moorlands Elementary	Wood shear wall strengthening Masonry shear wall in-plane connections Masonry wall strong backing Masonry wall out-of-plane connections Wood diaphragm strengthening	\$ 5,634,161
3	Westhill Elementary	Wood shear wall strengthening Masonry shear wall in-plane connections Masonry wall strong backing Masonry wall out-of-plane connections Metal shear wall strengthening	\$ 6,053,973
4	Woodin Elementary	Wood shear wall strengthening Masonry shear wall in-plane connections Masonry wall out-of-plane connections Wood diaphragm strengthening Masonry shear wall additions	\$ 6,026,474
SUBTOTAL:			\$ 21,933,205

Moderate-Level Structural Risk Sites

	SCHOOL SITE	RECOMMENDED STRUCTURAL UPGRADES	ESTIMATED COST
1	Canyon Creek Elementary	Wood shear wall strengthening Masonry wall out-of-plane connections Wood diaphragm strengthening	\$ 2,830,847
2	Hollywood Hill Elementary	Wood shear wall strengthening Masonry wall out-of-plane connections Wood diaphragm strengthening	\$ 3,000,595
3	Maywood Hills Elementary	Wood shear wall strengthening Wood diaphragm strengthening Steel braced frame strengthening	\$ 2,129,707
4	Shelton View Elementary	Masonry shear wall in-plane connections Masonry wall out-of-plane connections Wood diaphragm strengthening	\$ 5,906,980
5	Wellington Elementary	Wood shear wall strengthening Masonry wall out-of-plane connections	\$ 3,939,135

SUBTOTAL: \$ 17,807,264

Lower-Level Structural Risk Sites

	SCHOOL SITE	RECOMMENDED STRUCTURAL UPGRADES	ESTIMATED COST
1	Arrowhead Elementary	Passed all structural checks, no upgrades recommended	-
2	Bear Creek Elementary	Masonry shear wall in-plane connections Wood diaphragm strengthening	\$ 1,305,225
3	Crystal Springs Elementary	Masonry shear wall in-plane connections	\$ 1,198,141
4	East Ridge Elementary	Masonry wall out-of-plane connections	\$ 220,303
5	Fernwood Elementary	Masonry wall out-of-plane connections Masonry wall strong backing recommended	\$ 378,980
6	Frank Love Elementary	Masonry wall out-of-plane connections	\$ 230,296
7	Kenmore Elementary	Wood shear wall strengthening Concrete diaphragm connections	\$ 3,182,152
8	Sunrise Elementary	Masonry shear wall in-plane connections	\$ 1,540,256
9	Skyview Middle School	Masonry wall out-of-plane connections Masonry wall strong backing	\$ 1,655,184
SUBTOTAL:			\$ 9,710,537

Excluded Sites

Newer Construction

- Cottage Lake, Kokanee, Ruby Bridges, Sorenson ECC, Woodmoor, Bothell HS, Innovation Lab HS, Kenmore MS, North Creek HS, Northshore MS, Secondary Academy for Success (SAS), Timbercrest MS, Woodinville HS

Recent Seismic Renovation

- Canyon Park MS

Planned Replacement

- Inglemoor HS: No studies for now because all buildings are being replaced (3 phases); if bonds don't pass might want to follow-up
- Leota MS: No studies for now because all buildings are being replaced (2 phases); if bonds don't pass might want to follow-up



Q&A



Next Steps

- Review timeline
- Exit Ticket

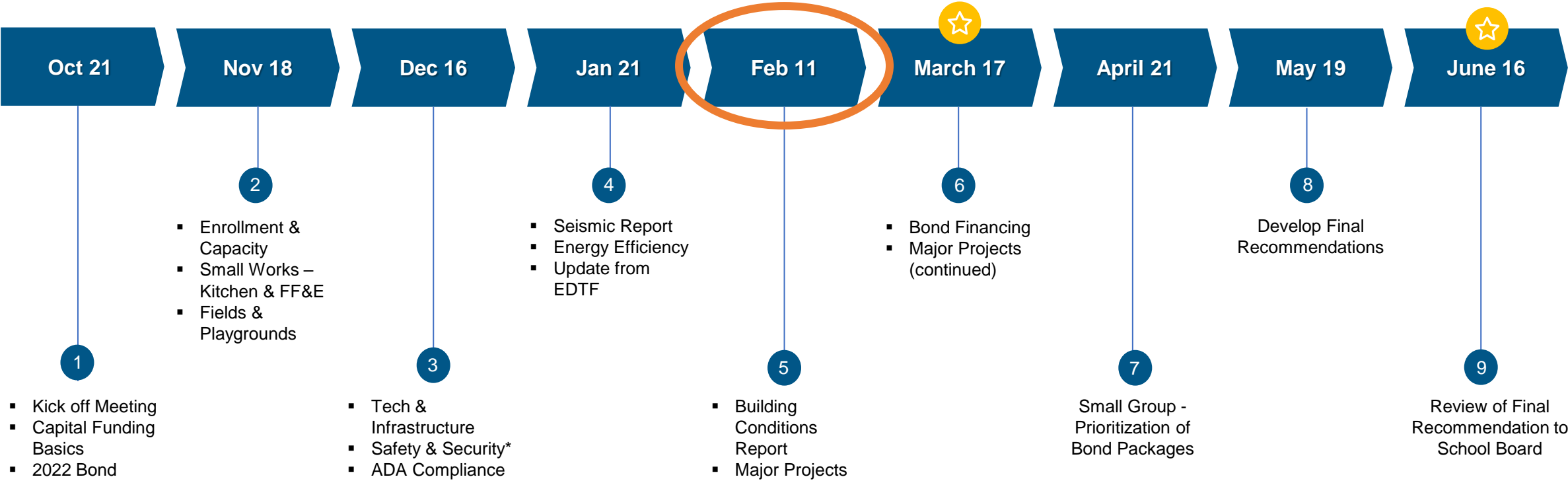
<https://bit.ly/CBMeeting4Exit>

See you on February 11!

For any questions prior to the next meeting, please reach out to ashley@betteredpartners.com



CBPTF Timeline



 In-person meeting

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