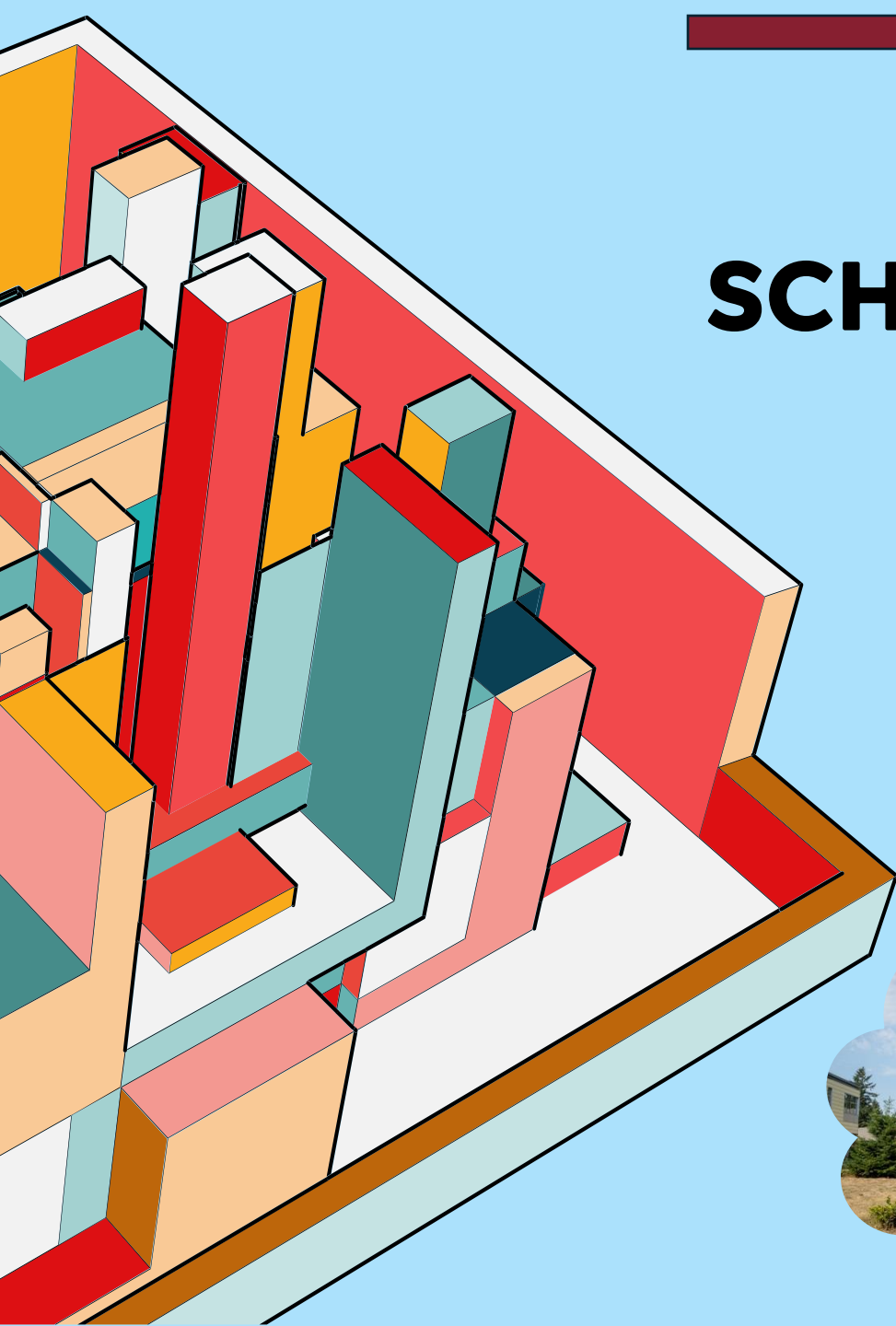
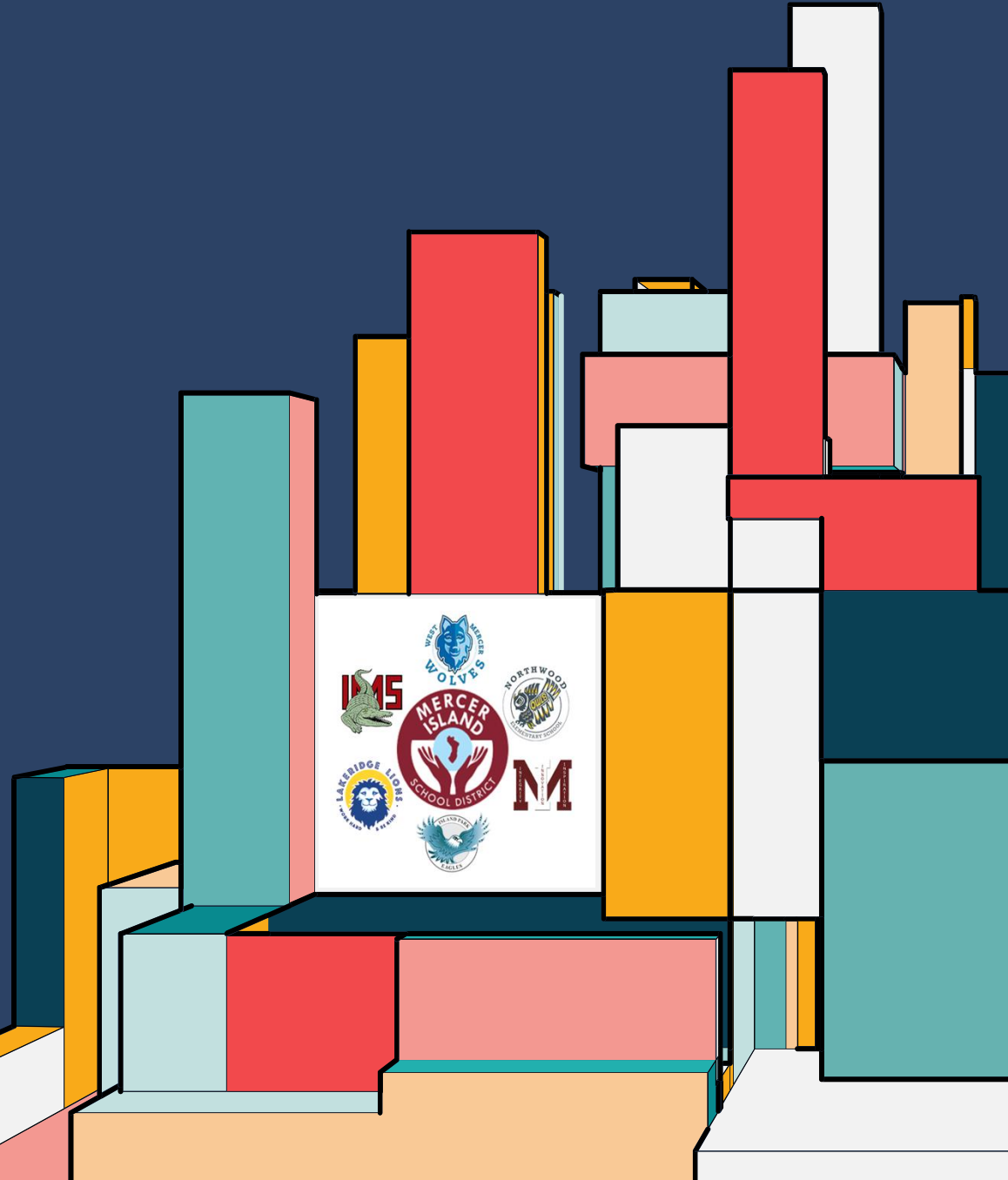


MERCER ISLAND SCHOOL CONSTRUCTION BOND 2025



“Hope is not a plan...Where do you want to be, and then what’s going to help you get there?...the people who turn their dreams into reality are the ones who complete the sentence. Set some goals. Make a plan. And little by little you can make your dreams come true.”

– Dr. Allison McWilliams Wake Forest University



MI BONDS- A LOOK BACK

1990- Failed Bond- One large bond

1993, 1994 & 1996- Passed a Series of 3 Bonds

- Renovated IP, LR, WM, IMS, and MIHS

Lesson learned: the community wanted a pragmatic approach, a plan they could see, and cost they viewed as reasonable.

2012- Failed \$200M Bond

- Replace IP, LR, and WM, and IMS
- Add 12 classrooms to MIHS

2014- Passed \$98.8M Bond

- Construct 4th elementary- Northwood
- Replace ½ of IMS
- Add 12 classrooms to MIHS

Lesson learned: the community wanted a pragmatic approach, a plan they could see, and cost they viewed as reasonable.



↑
1995
↓



↑
2014
↓



Long Range Facility Planning

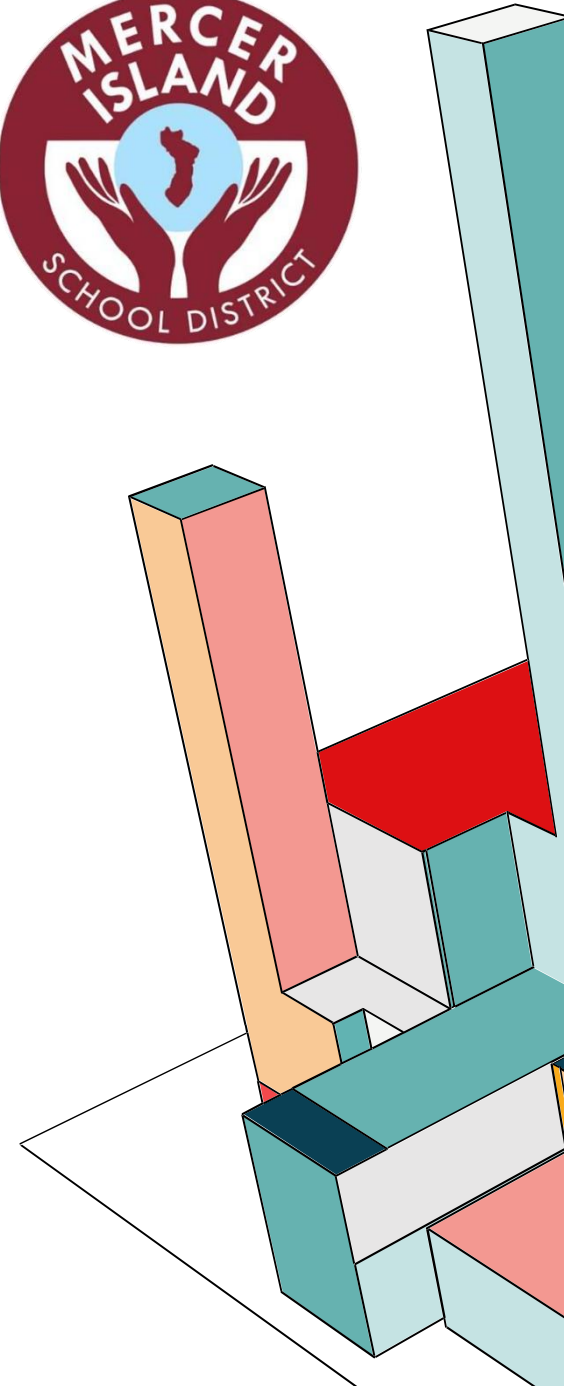
2019-2025

How did we decide to put forward
this bond proposal?



COMMUNITY INPUT AND PARTICIPATION

- **2019/20 Facilities Planning Committee** convened to update the District's Long-Range Facilities Plan (LRFP)
 - 15 hours of meetings
 - Postponed by COVID
- **2023 Reconvene Facilities Planning Committee** to update the LRFP
 - 21+ hours of meetings to review facility condition and educational need
 - 30 + community representatives- previous and new members
 - 7 Community Forums with Community and Staff
 - Electronic Survey
 - Community feedback incorporated into final recommendation to the Board



COMMUNITY DRIVEN RECOMMENDATION

NOVEMBER 2023

- Islander Middle School

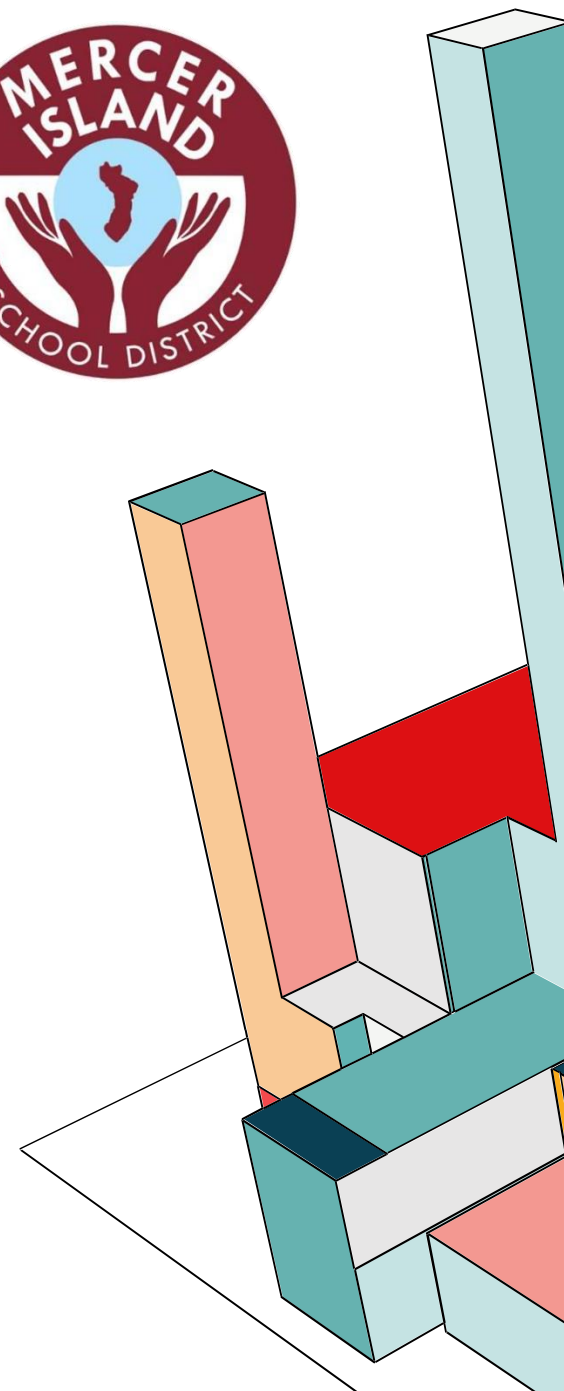
- Finish the other half of the rebuild started with the 2014 Bond

- MIHS

- Identify must-do projects (HVAC/fire alarms 1995 remodel)
- Determine needed educational improvements

- Elementary Schools

- Do not include an elementary school in this bond
- Begin Cap/Tech projects at the Elementary Schools
 - Roofs | Boilers | Carpet | Paint



WHY NOT INCLUDE AN ELEMENTARY IN 2025 BOND?

- Use additional Time to Study Long-term Elementary Strategy
 - Enrollment projections and housing density
 - School timelines- IP, LR, WM
 - Construction logistics
 - Renovations/additions vs. replacement
 - Do not disrupt elementary student learning
- Invest now in Cap/Tech Levy Improvements to Improve Facilities and Learning Environment
 - Roofs, Boilers, Paint, Carpet





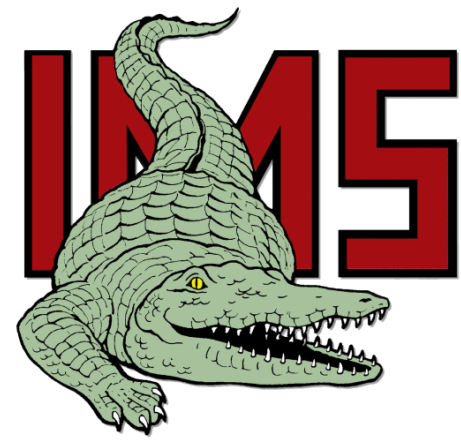
ISLANDER MIDDLE SCHOOL

Finish What We Started

CONCEPT DESIGN **PROCESS** JANUARY 2024 TO JANUARY 2025

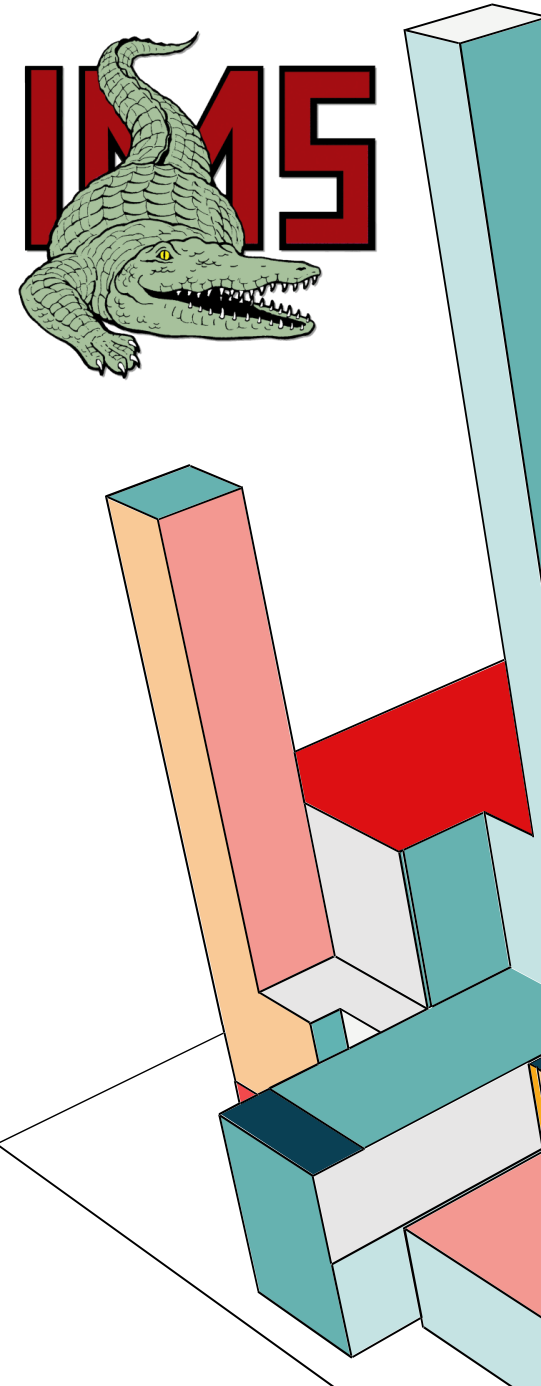
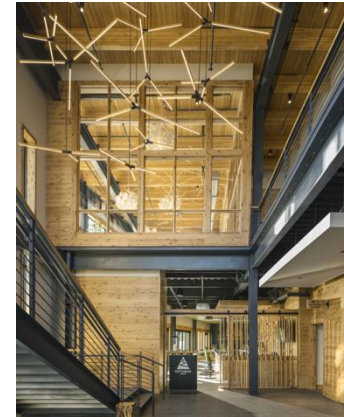
Islander Middle School

- Project Steering Committee- staff, students, parents, school administration
- Project Leadership- principal, teacher, learning services, finance, and facilities staff
- Outreach- departments, students, about need and vision
- Neighbors- initial meeting with adjacent community about development and impact
- City of Mercer Island- discussions with building, fire, and land use departments
- Independent Cost Estimating- demolition, phasing, new construction, utilities, and various City codes and requirements
- Phase 2- develop concept and design

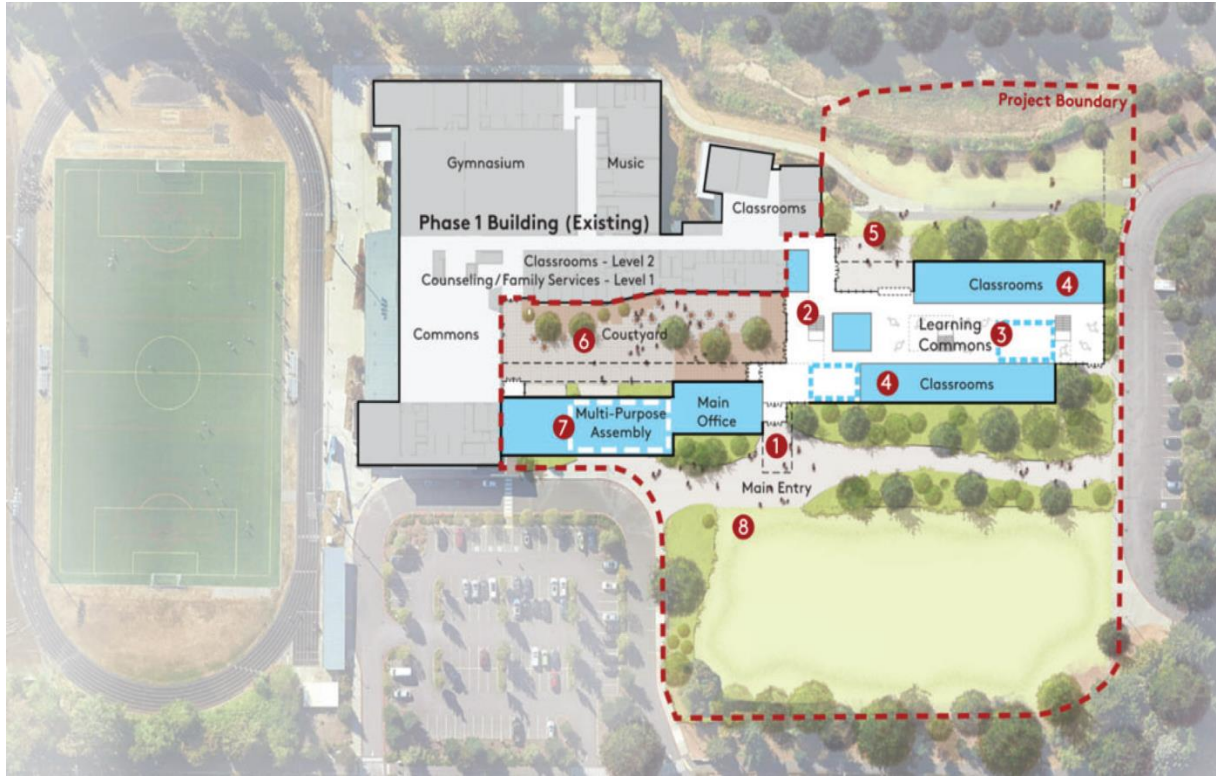


BUILDING TOWARD A **SUSTAINABLE** FUTURE

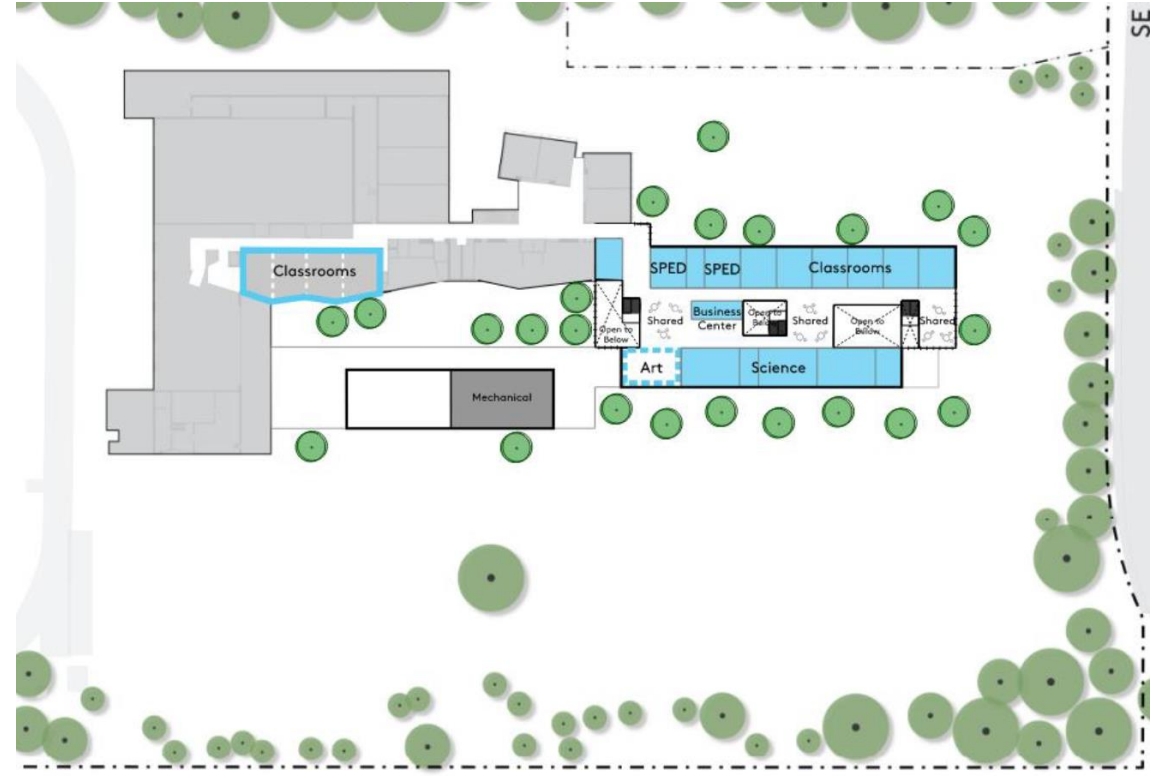
- Partial cooling and ceiling fans in all classrooms
- Solar ready design
- Hybrid mass-timber structure
- Stormwater management in courtyard/internal learning spaces



2024 CONCEPT DESIGN



Ground Floor

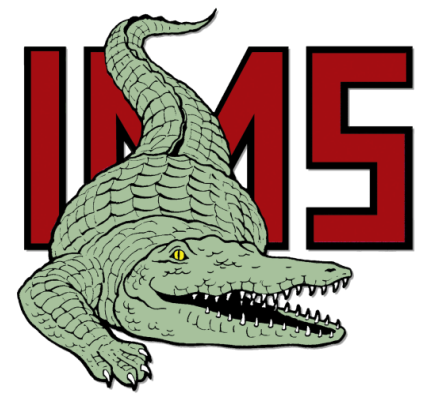


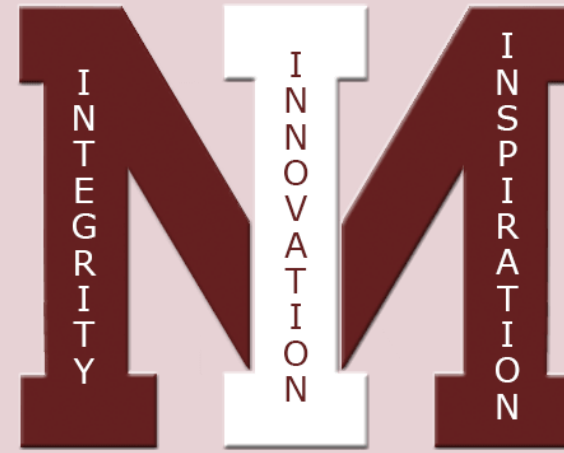
Second Floor



2024 CONCEPT DESIGN

IMS CAMPUS





MERCER ISLAND HIGH SCHOOL

Meeting The Needs Of Students
Today, Tomorrow, Together

MIHS CONCEPTUAL DESIGN PRINCIPLES

DESIGN COMMITTEE VISION STATEMENT & VALUES

To create a student centric, flexible, school community that fosters belonging, drives innovation, and removes barriers to learning.



**Encourage
personalized
passions &
interests.**

To create environments where individuals with diverse voices feel empowered and supported to explore and develop their unique interests and passions.



**Embrace
innovation &
dynamic
evolution.**

To meet emerging, transformational opportunities and navigate uncertainty with creativity, flexibility and synergy.



**Create
community &
foster belonging
through
relationships**

To foster belonging by creating community where everybody feels genuinely welcomed, valued, and accepted, working towards something bigger than ourselves.



**Prioritize
holistic health &
sustainable
comfort.**

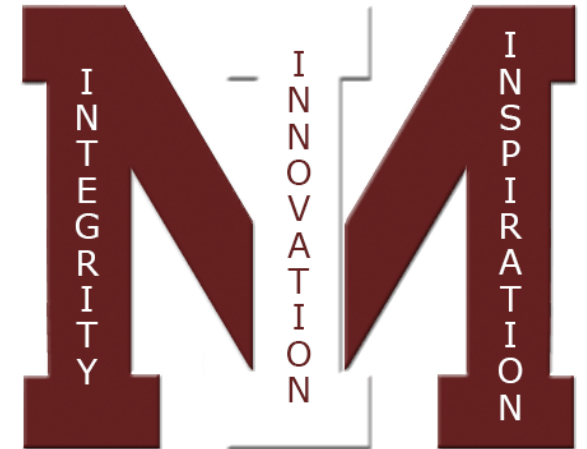
To create spaces that energize and sustain student well-being and promote an interconnectedness between students and the natural environment.

CONCEPT DESIGN **PROCESS**

JANUARY 2024 TO JANUARY 2025

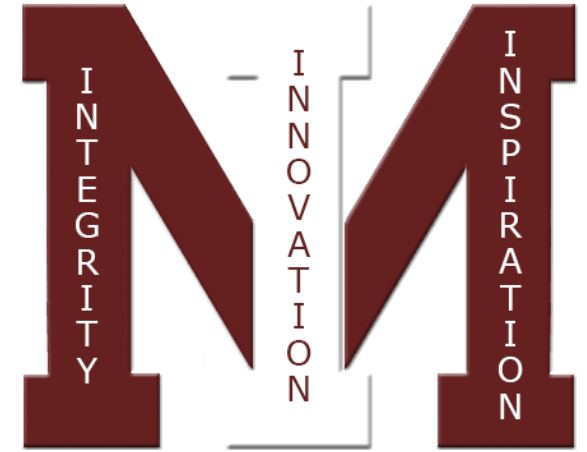
Mercer Island High School

- **Project Steering Committee-** staff, students, parents, school administration
- **Project Leadership-** principal, teachers, learning services, finance, and facilities staff
- **Extensive outreach-** departments, students and parents about need and vision
- **Partners-** City of Mercer Island, fire, and land use departments
- **Independent cost estimating-** phasing, remodel, utilities, and various City requirements
- **Prioritizing-** balance the needs across the whole campus



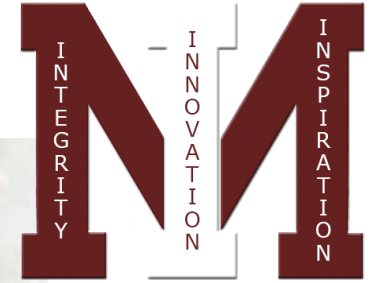
CONCEPT DESIGN- **MUST DO** JANUARY 2024 TO JANUARY 2025

- Significant improvements to the 1996 Heating Ventilating Air Conditioning (HVAC) System
 - Replace select equipment
 - Rebuild in place existing air handling equipment
 - New thermostats throughout the building
 - New building controls - head in equipment that regulates temperature and air quality throughout the facility
 - Addition of ceiling fans in classrooms to provide added comfort (all seasons)
- Fire Alarm Replacement
 - Full replacement of 1996 fire alarm system with new voice system required by code



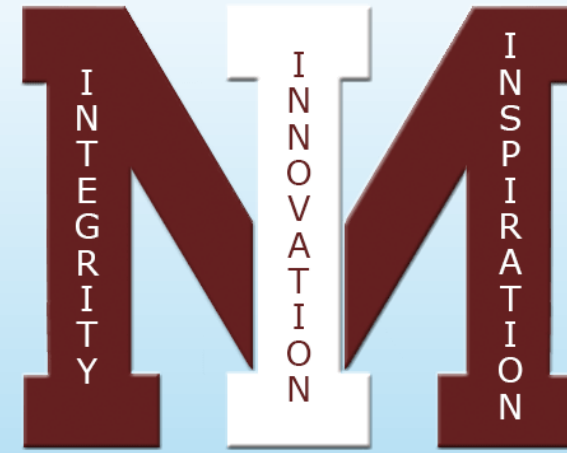
2024 CONCEPT DESIGN **RECOMMENDATIONS**

JANUARY 2024 TO JANUARY 2025



- Update 200 & 300 Learning Communities and Connectivity
- Update CREST Entry and Office/Health Room Area
- Renovate Stadium Bathrooms
- Modernize Training Areas and Locker Room Facilities
- Lighting and acoustical improvements
 - PAC, Gym, Commons





ADMINISTRATION AND CREST

Improving Accessibility, Safety,
and Sustainability

2024 CONCEPT DESIGN PROCESS- ADMIN/CREST PARKING



Last update 01/15/25 CPM



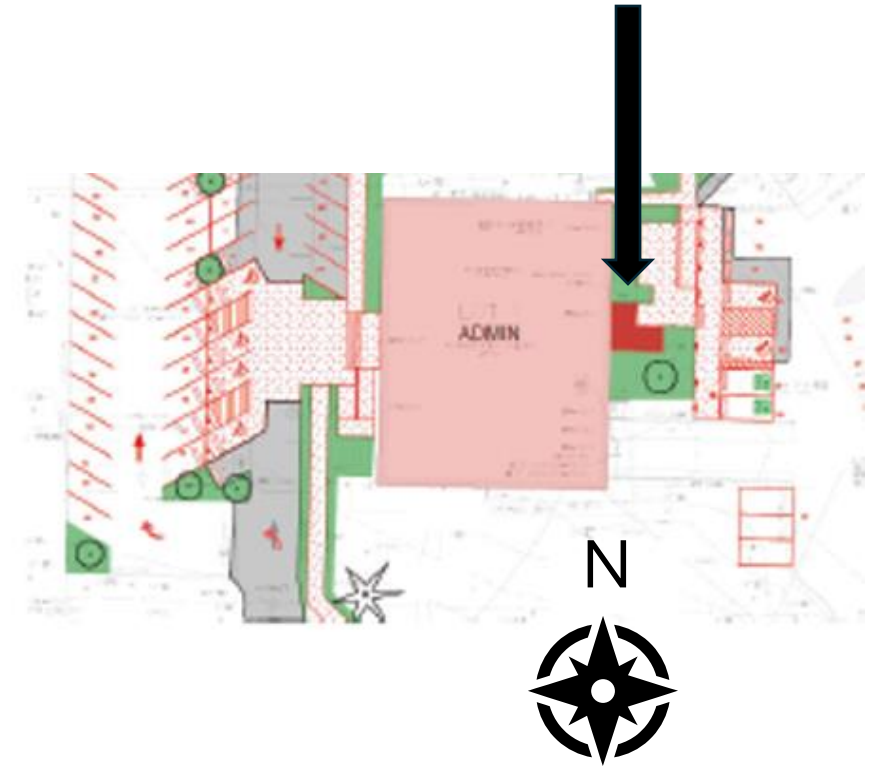
(Above) Existing aerial photo of proposed site work. (Left) Proposed Site Plan for Administration and Crest Learning Center modifying access for ADA parking and accessible ramps and routes, entry plaza modifications, elevator addition, stormwater treatment with landscaping.

- Accessibility
- Safety
- Sustainability



2024 CONCEPT DESIGN PROCESS- ADMIN ELEVATOR

Eastside of Admin Building



2025 CAPITAL BOND PROPOSAL OVERVIEW



PROJECTS, COSTS, AND TAX IMPLICATIONS





MERCER ISLAND SCHOOL DISTRICT

2025 BOND PACKAGE

January 2025

	IMS	IMS Multipurpose Performing Arts & Sustainability	MIHS	MIHS & Crest HVAC & Fire Alarm	Accessibility Upgrades	2024 Concept Design	Elementary Study
	Complete the 2014 Project	Multiuse Performance Space Added Sustainability	Update 200/300 Wings & Courtyard Update Entry & Health at Crest Renovate Stadium Restrooms Renovate Locker Rooms Update Gym Finishes Update PAC Acoustics & Lighting Update Commons	Select HVAC equipment replacement and rebuilding, new controls, balancing, & Commissioning. Fire Alarm Replacement	Add elevator to Admin Bldg. Improve parking at Admin/Crest for accessibility and stormwater treatment	Costs for Concept Design completed in 2024	Front-Fund study of older elementary sites to determine next steps for renovation and/or replacement
Project Costs 2024 Dollars	\$72,000,000	\$13,945,000	\$31,500,000	\$17,500,000	\$5,300,000	\$1,450,000	\$1,450,000
<i>Project Cost includes construction, construction contingency, sales tax, design, project management, permits, utilities, furniture, fixtures, legal, etc.</i>							
2024 PROJECT COSTS MUST BE ESCALATED TO MID-POINT OF CONSTRUCTION							
Escalation at 5% To Mid-Point of Construction	\$11,349,000 Jan '28 (40-months)	\$2,198,050 Jan '28 (40-months)	\$4,965,188 Jan '28 (40-months)	\$2,758,438 Jan '28 (40-months)	\$584,325 Nov '26 (30-months)	\$0 NA	\$0 NA
TOTAL COST BY PROJECT	\$83,349,000	\$16,143,050	\$36,465,188	\$20,258,438	\$5,884,325	\$1,450,000	\$1,450,000

The \$165M Bond would increase the tax rate for the School District by \$0.45.

The 2024 tax rate for the School District of \$1.44 per \$1,000 of assessed value would increase in 2026 to \$1.89 per \$1,000.

This increase of \$0.45 per \$1,000 equates to \$450 annually for every \$1M in assessed value.

\$165,000,000

- The proposed 2025 Bond finishes Phase 1 of the Middle School from the 2014 Bond and adds enhancements for sustainability, including cooling in the classrooms. The 2025 Bond will also fund a new Multi-Use Performance space to support students, the community, and staff.
 - At the High School and Crest, the 2025 Bond will significantly improve the 28-year old HVAC system, replace the 28-year old fire alarm, and renovate approximately half of the classrooms, two corridors, a courtyard, locker rooms, and the front of house in the Performing Arts Center.
 - The 2025 Bond will also address long-standing accessibility issues within the Administration Building and the parking lots that serve it and Crest. It will also fund planning for the future renovation or replacement of the District's three older elementary schools and reimburse the Cap/Tech Levy fund for the Concept Design work done in 2024 for the Bond planning.
-
- The voters approved a \$98.8M Bond in 2014. Escalated to 2025, that bond would be the equivalent to \$172M.
 - Following passage of the 2025 Bond, approximately half of the High School and the three older elementary schools would remain to be improved. That work is estimated, in 2025 dollars, to be \$247.5M and would need to be funded by a future Bond(s). (\$52,500,000 for MI High School, and \$65,000,000 x 3 for Island Park, Lakeridge, and West Mercer Elementary Schools = \$247.5M)



MERCER ISLAND SCHOOL DISTRICT

2025 BOND PACKAGE

January 2025

IMS	IMS Multipurpose Performing Arts & Sustainability	MIHS	MIHS & Crest HVAC & Fire Alarm	Accessibility Upgrades	2024 Concept Design	Elementary Study
Complete the 2014 Project	Multiuse Performance Space Added Sustainability	Update 200/300 Wings & Courtyard Update Entry & Health at Crest Renovate Stadium Restrooms Renovate Locker Rooms Update Gym Finishes Update PAC Acoustics & Lighting Update Commons	Select HVAC equipment replacement and rebuilding, new controls, balancing, & Commissioning. Fire Alarm Replacement	Add elevator to Admin Bldg. Improve parking at Admin/Crest for accessibility and stormwater treatment	Costs for Concept Design completed in 2024	Front-Fund study of older elementary sites to determine next steps for renovation and/or replacement
Project Costs 2024 Dollars	\$72,000,000	\$13,945,000	\$31,500,000	\$17,500,000	\$5,300,000	\$1,450,000
<i>Project Cost includes construction, construction contingency, sales tax, design, project management, permits, utilities, furniture, fixtures, legal, etc.</i>						
2024 PROJECT COSTS MUST BE ESCALATED TO MID-POINT OF CONSTRUCTION						

	IMS	IMS Multipurpose Performing Arts & Sustainability	MIHS	MIHS & Crest HVAC & Fire Alarm	Accessibility Upgrades	2024 Concept Design	Elementary Study
	Complete the 2014 Project	Multiuse Performance Space Added Sustainability	Update 200/300 Wings & Courtyard Update Entry & Health at Crest Renovate Stadium Restrooms Renovate Locker Rooms Update Gym Finishes Update PAC Acoustics & Lighting Update Commons	Select HVAC equipment replacement and rebuilding, new controls, balancing, & Commissioning. Fire Alarm Replacement	Add elevator to Admin Bldg. Improve parking at Admin/Crest for accessibility and stormwater treatment	Costs for Concept Design completed in 2024	Front-Fund study of older elementary sites to determine next steps for renovation and/or replacement
Project Costs 2024 Dollars	\$72,000,000	\$13,945,000	\$31,500,000	\$17,500,000	\$5,300,000	\$1,450,000	\$1,450,000
<i>Project Cost includes construction, construction contingency, sales tax, design, project management, permits, utilities, furniture, fixtures, legal, etc.</i>							
2024 PROJECT COSTS MUST BE ESCALATED TO MID-POINT OF CONSTRUCTION							
Escalation at 5% To Mid-Point of	\$11,349,000 Jan '28	\$2,198,050 Jan '28	\$4,965,188 Jan '28	\$2,758,438 Jan '28	\$584,325 Nov '26	\$0	\$0
TOTAL COST BY PROJECT	\$83,349,000	\$16,143,050	\$36,465,188	\$20,258,438	\$5,884,325	\$1,450,000	\$1,450,000
<p>The \$165M Bond would increase the tax rate for the School District by \$0.45.</p> <p>The 2024 tax rate for the School District of \$1.44 per \$1,000 of assessed value would increase in 2026 to \$1.89 per \$1,000.</p> <p>This increase of \$0.45 per \$1,000 equates to \$450 annually for every \$1M in assessed value.</p>							
							\$165,000,000



MERCER ISLAND SCHOOL DISTRICT

2025 BOND PACKAGE

January 2025

IMS	IMS Multipurpose Performing Arts & Sustainability	MIHS	MIHS & Crest HVAC & Fire Alarm	Accessibility Upgrades	2024 Concept Design	Elementary Study
-----	---	------	-----------------------------------	---------------------------	------------------------	------------------

Where will my investment go?

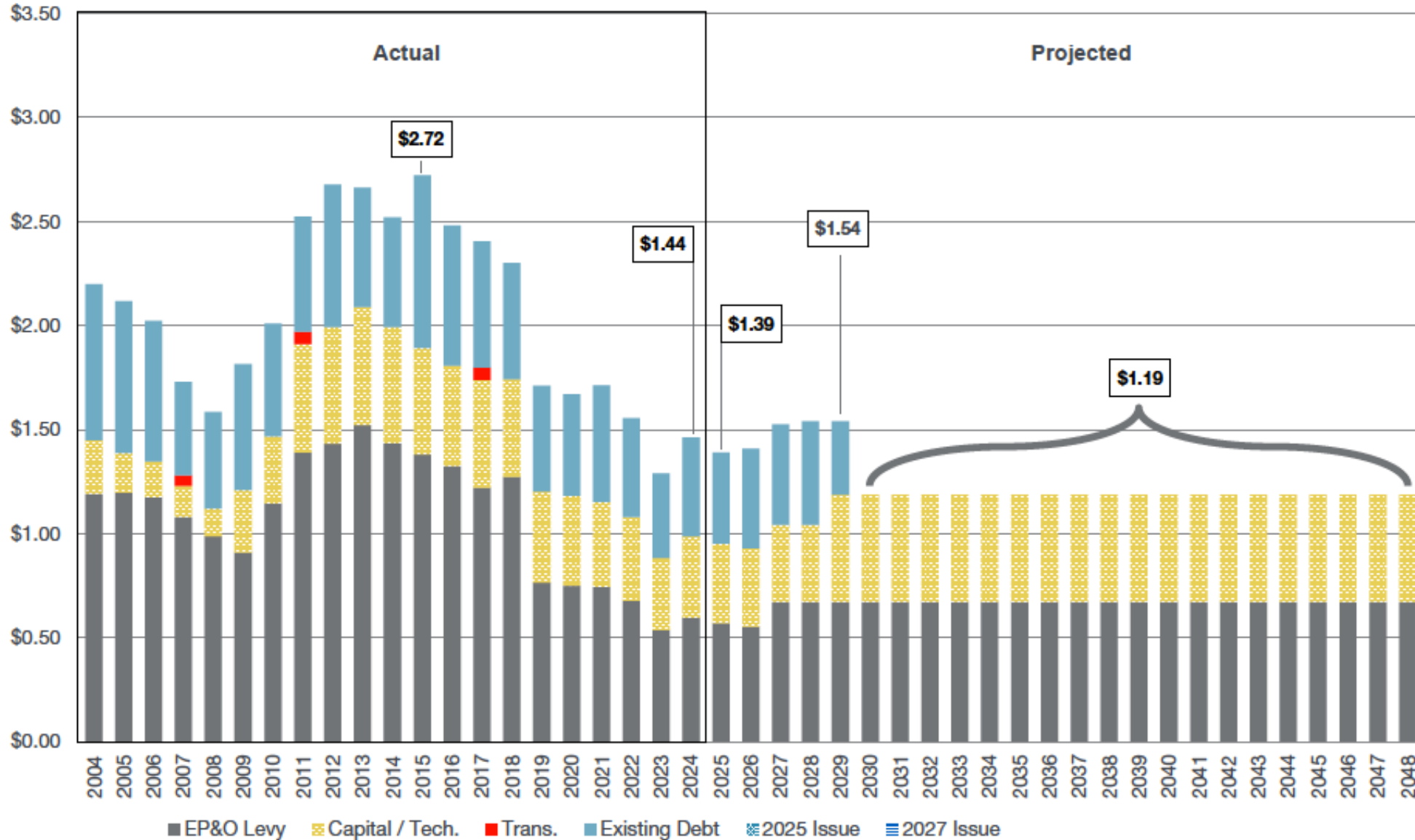
- 51% finishes Phase 1 of the middle school from the 2014 Bond
- 10% builds a middle school and community performing arts space and ensures and promotes sustainability in the design and construction
- 22% renovates core areas of MIHS last touched in 1995
- 12% replaces and updates aging mechanical HVAC and fire sprinkler systems
- 3% improves accessibility
- 1% covers the cost of the concept and design process
- 1% funds an elementary renovation and/or replacement study for future consideration

Tax increase = \$38/month for a million-dollar home (\$450/year)

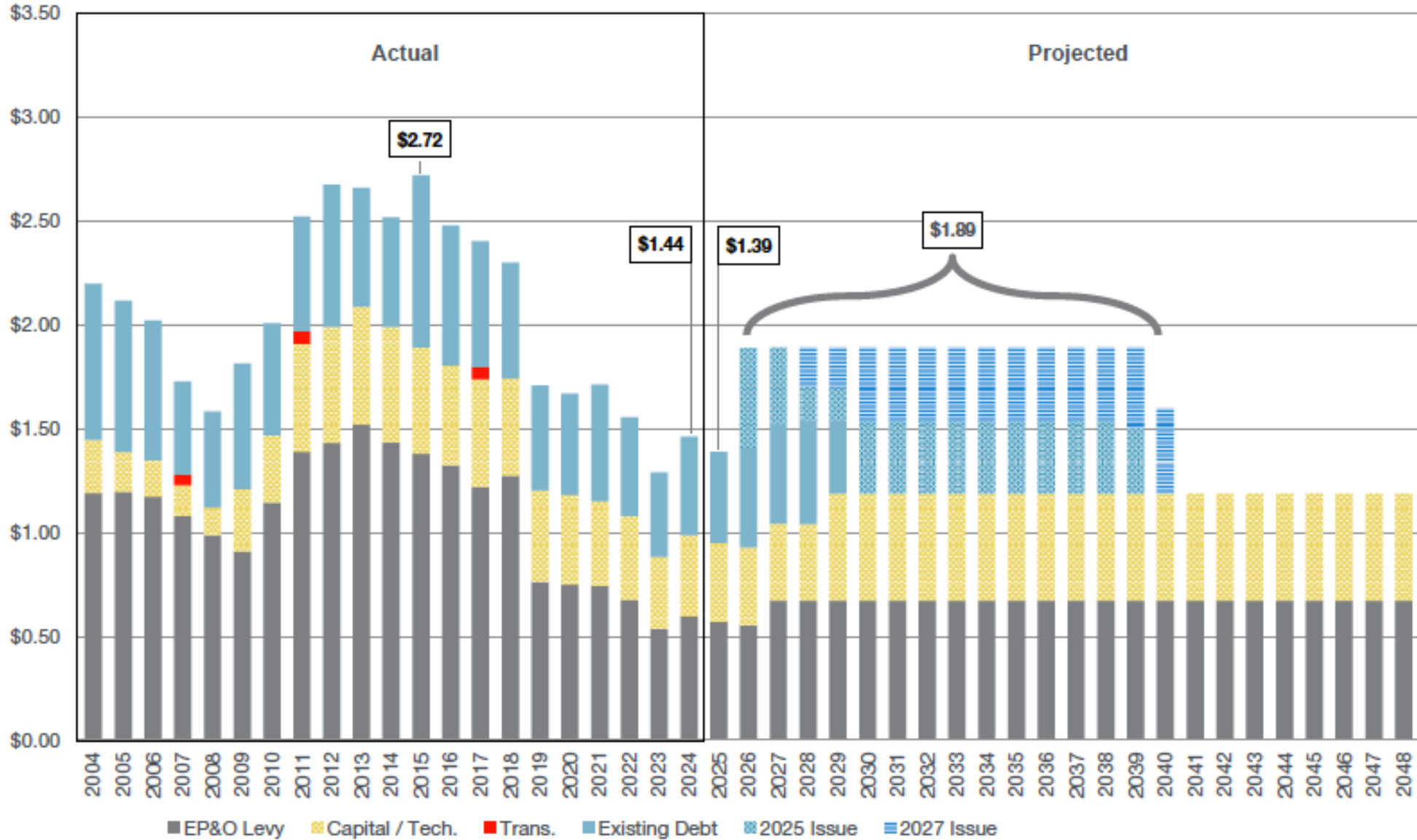
How does this bond compare to the one in 2014?

- \$98.8 million in 2014 is the equivalent of \$170 million in 2025

ASSUMPTION 1- NO 2025 BOND PROPOSAL



ASSUMPTION 2- 2025 BOND PROPOSAL- 15YR



ASSUMPTION 2- 15YR-TAX IMPLICATION ANALYSIS

Mercer Island School District No. 400					
Scenario: MI_310_165MM					
Tax Collection Year	Total School Tax Rate	Assessed Value Growth	Assessed Value of Property	Annual Property Taxes	Annual Tax Bill Change
2014	\$2.52	--	\$955,756	\$2,408	--
2015	2.72	12.0%	1,070,832	2,916	\$508
2016	2.48	10.3%	1,181,160	2,929	13
2017	2.40	11.3%	1,314,650	3,160	232
2018	2.30	10.1%	1,447,101	3,330	170
2019	1.71	10.2%	1,595,251	2,728	(602)
2020	1.67	3.5%	1,650,882	2,758	30
2021	1.71	0.8%	1,664,446	2,851	93
2022	1.56	11.3%	1,852,576	2,881	31
2023	1.29	31.9%	2,444,298	3,152	270
2024	1.44	-10.0%	2,200,000	3,157	6
2025	1.39	4.4%	2,296,811	3,191	34
2026	1.89	3.0%	2,365,715	4,473	1,282
2027	1.89	3.0%	2,436,687	4,609	136
2028	1.89	2.0%	2,485,421	4,702	92
2029	1.89	2.0%	2,535,129	4,796	94
2030	1.89	2.0%	2,585,832	4,892	96
2031	1.89	2.0%	2,637,548	4,990	98
2032	1.89	2.0%	2,690,299	5,089	100
2033	1.89	2.0%	2,744,105	5,191	102
2034	1.89	2.0%	2,798,987	5,295	104
2035	1.89	2.0%	2,854,967	5,401	105
2036	1.89	2.0%	2,912,066	5,509	108
2037	1.89	2.0%	2,970,308	5,619	111
2038	1.89	2.0%	3,029,714	5,731	112
2039	1.89	2.0%	3,090,308	5,846	115

- Based on a \$2.2MM home
- \$0.45 tax increase between 2024 and 2026



HOW DOES MERCER ISLAND COMPARE?

King County School Districts 2024 Total Tax Rates

District	Assessed Value	Bonds	EP&O	Capital Projects	Trans.	Total
Auburn SD No. 408	\$ 19,965,711,838	\$ 1.93	\$ 2.48	\$ 0.29	\$ -	\$ 4.71
Highline SD No. 401	29,415,720,368	2.20	1.89	0.00	-	4.09
Tahoma SD No. 409	10,913,918,712	1.47	1.96	0.40	-	3.82
Shoreline SD No. 412	18,613,454,642	1.92	1.43	0.19	-	3.54
Renton SD No. 403	36,908,416,183	1.58	1.14	0.81	-	3.53
Tukwila SD No. 406	5,440,057,853	1.43	1.46	0.62	-	3.51
Federal Way SD No. 210	24,682,752,174	1.53	1.71	0.18	-	3.42
Snoqualmie Valley SD No. 410	14,529,126,269	1.31	1.49	0.59	-	3.39
Issaquah SD No. 411	48,680,554,432	1.15	1.25	0.74	-	3.14
Kent SD No. 415	42,411,833,349	0.46	1.80	0.70	-	2.96
Northshore SD No. 417	51,616,556,330	1.29	1.26	0.39	-	2.94
Enumclaw SD No. 216	6,979,981,063	0.78	1.83	0.30	-	2.91
Riverview SD No. 407	6,936,870,628	0.72	1.32	0.55	-	2.59
Lake Washington SD No. 414	98,450,034,513	0.51	0.91	1.10	-	2.53
Vashon Island SD No. 402	4,402,845,326	0.88	1.06	0.34	-	2.28
Bellevue SD No. 405	105,745,972,285	1.03	0.56	0.53	-	2.12
Seattle SD No. 1	299,686,617,516	-	0.63	1.21	-	1.85
Mercer Island SD No. 400	20,168,799,815	0.45	0.60	0.39	-	1.44
Skykomish SD No. 404	354,886,483	-	0.36	0.10	-	0.46

WHEN MIGHT MISD CONSIDER ANOTHER BOND?

- Long Range Facility Plan contemplated future bonds within the context of future levies and possible need
- Current capital investments
 - Extend the use of IP, LR, and WM (boilers, carpet, paint, roofs)
- This bond proposal includes funding for an elementary study to determine future needs of the three older elementary schools
 - Renovation?
 - Replacement?
 - Order of projects?
 - Building condition after capital levy improvements?
- This will be a discussion with a future Board and is not



“Hope is not a plan...Where do you want to be, and then what’s going to help you get there?...the people who turn their dreams into reality are the ones who complete the sentence. Set some goals. Make a plan. And little by little you can make your dreams come true.”

– Dr. Allison McWilliams Wake Forest University



THANK YOU FOR YOUR TIME

QUESTIONS???

