



EPHRATA
SCHOOL DISTRICT

Facility Study Group Meeting

April 21, 2025





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Introductions:

Community Representatives

Ephrata School District Representatives

Design West Architects

Turner & Townsend Heery



Team Charge / Purpose



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- To develop an accurate understanding of where the school district is today and identify/reimagine the educational facility needs of tomorrow.
- To evaluate the current condition, functionality and future needs of school buildings/infrastructure.
- To develop and present a bond package recommendation to the Ephrata School Board that supports long-term student success, accommodates future growth and aligns with the district's educational goals and financial resources.



PLANNING SCHEDULE

- October 2024: Review data and discuss desires
- February 2025: Develop list of desires
- April 2025: Develop the draft bond request
- May 2025 : Bond package and dollars fully developed
- September 2025: Present to the Ephrata School Board
- February 2026: Potential Bond Election

Meeting Agenda



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- Review results of community & staff surveys
- Review possible funding scenarios
- Consider various packages of projects
- Questions?

Surveys



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Survey of Ephrata School District – including parents/guardians, residents, community leaders, and district faculty/staff

- Community input: 251 parents & guardians, 120 residents, and 16 leaders
- District employee input: 152 participants
- A large majority responded giving Ephrata SD a “B” grade or better
- Remarkably similar responses across all participants
- Positive responses while understanding the need to address facilities
- Apparent support for the school district and the need to improve facilities

Survey Feedback



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1. Improving elementary schools (Grant and Parkway) were expressed as being the highest priority
2. Improving the high school was also expressed as a priority but slightly lower than elementary schools
3. The performing arts center was a priority but lower than elementary schools and high school.
4. Student Safety & Security is a high priority
5. Gym facilities are a high priority
6. Preference for current grade configurations with neighborhood schools
7. Open to adding on to EMS and/or CRE if there is an advantage for this
8. No strong preference for historical preservation of any building

Discussion



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Group Discussion:

- Comments on Survey results?

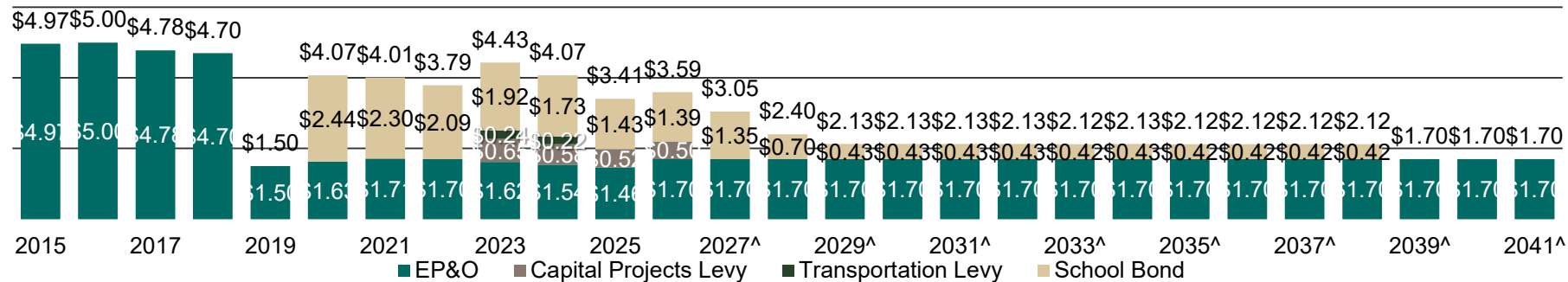
Potential Funding



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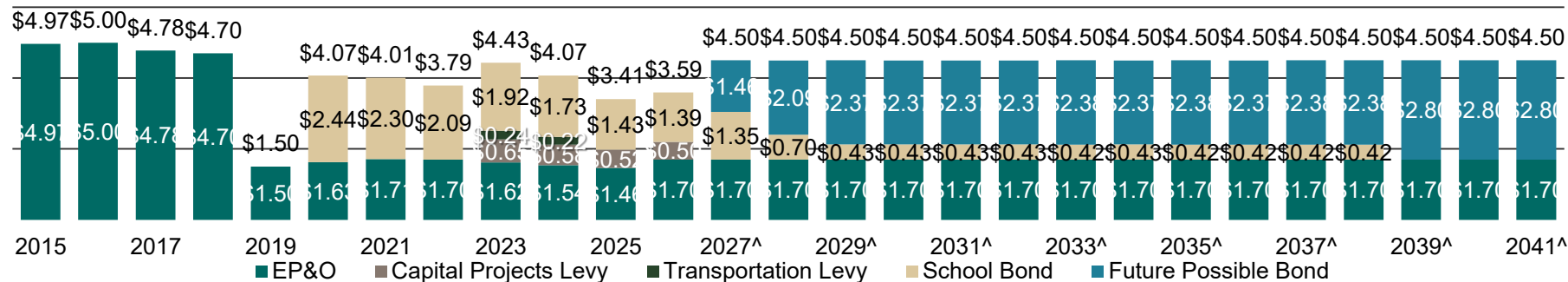
School Bond Planning Estimates

Ephrata School District Current Tax Rates/\$1,000



School Bond Planning Estimates

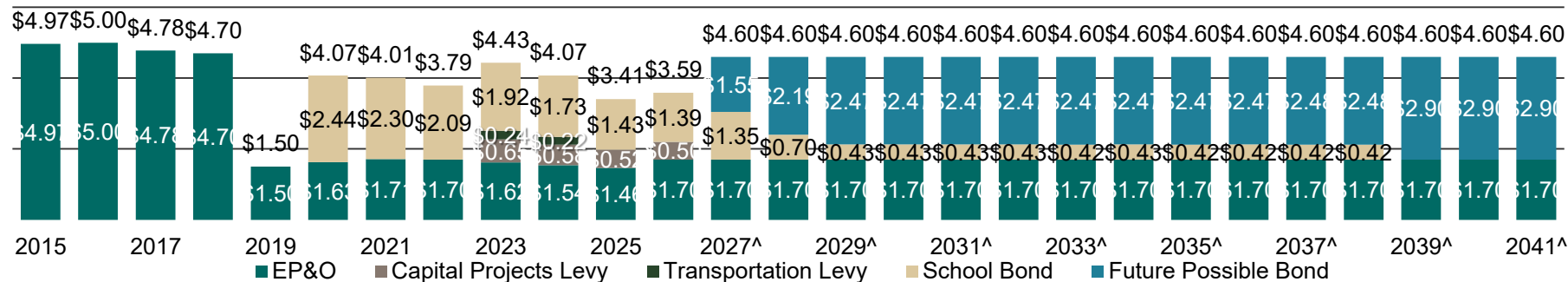
Ephrata School District
 Projected Tax Rates/\$1,000
 February 2026 Bond Election- \$54,638,000
 \$4.50 Total Tax Rate



Assumptions: Scenario 10, February 2026 Election, 4% AV Growth 2026-2029, followed by 2% thereafter, 125 bps interest rate cushion, one bond sale, matures in 2045, continue at existing EP&O rate

School Bond Planning Estimates

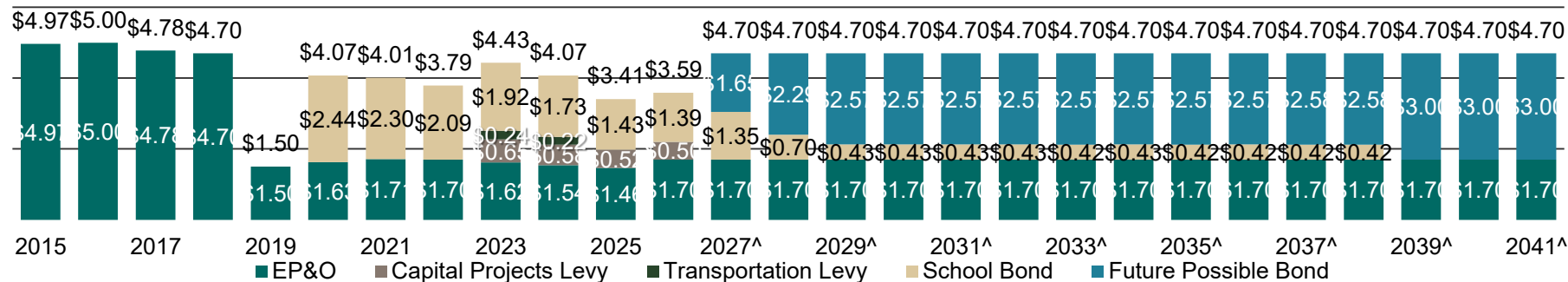
Ephrata School District
 Projected Tax Rates/\$1,000
 February 2026 Bond Election- \$56,835,000
 \$4.60 Total Tax Rate



Assumptions: Scenario 11, February 2026 Election, 4% AV Growth 2026-2029, followed by 2% thereafter, 125 bps interest rate cushion, one bond sale, matures in 2045, continue at existing EP&O rate

School Bond Planning Estimates

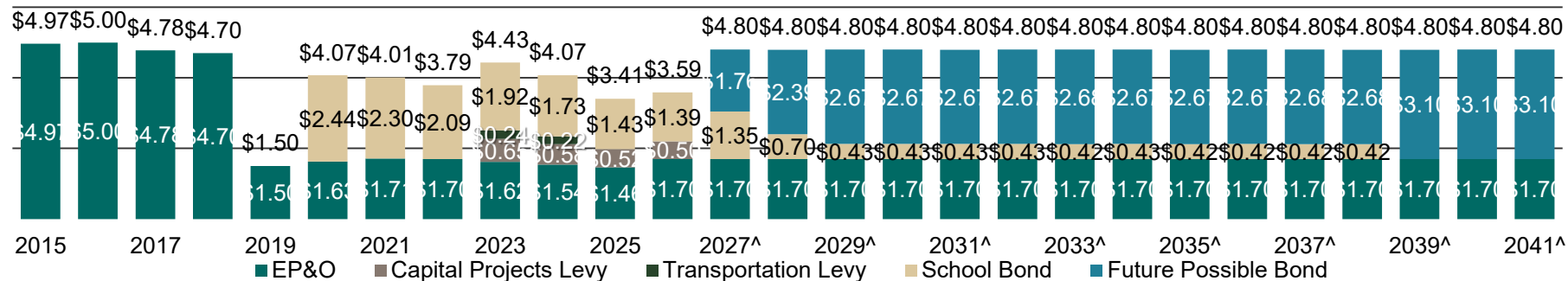
Ephrata School District
Projected Tax Rates/\$1,000
February 2026 Bond Election- \$59,049,000
\$4.70 Total Tax Rate



Assumptions: Scenario 12, February 2026 Election, 4% AV Growth 2026-2029, followed by 2% thereafter, 125 bps interest rate cushion, one bond sale, matures in 2045, continue at existing EP&O rate

School Bond Planning Estimates

Ephrata School District
Projected Tax Rates/\$1,000
February 2026 Bond Election- \$61,262,000
\$4.80 Total Tax Rate



Assumptions: Scenario 13, February 2026 Election, 4% AV Growth 2026-2029, followed by 2% thereafter, 125 bps interest rate cushion, one bond sale, matures in 2045, continue at existing EP&O rate

School Bond Planning Estimates

Bond Scenario Summary		
	Total Tax Rate	Projected Bond Amount
Scenario 10	\$4.50	\$54,638,000
Scenario 11	\$4.60	\$56,835,000
Scenario 12	\$4.70	\$59,049,000
Scenario 13	\$4.80	\$61,262,000

Assumptions: February 2026 Election, 4% AV Growth 2026-2029, followed by 2% thereafter, 125 bps interest rate cushion, one bond sale, matures in 2045, continue at existing EP&O rate

Discussion



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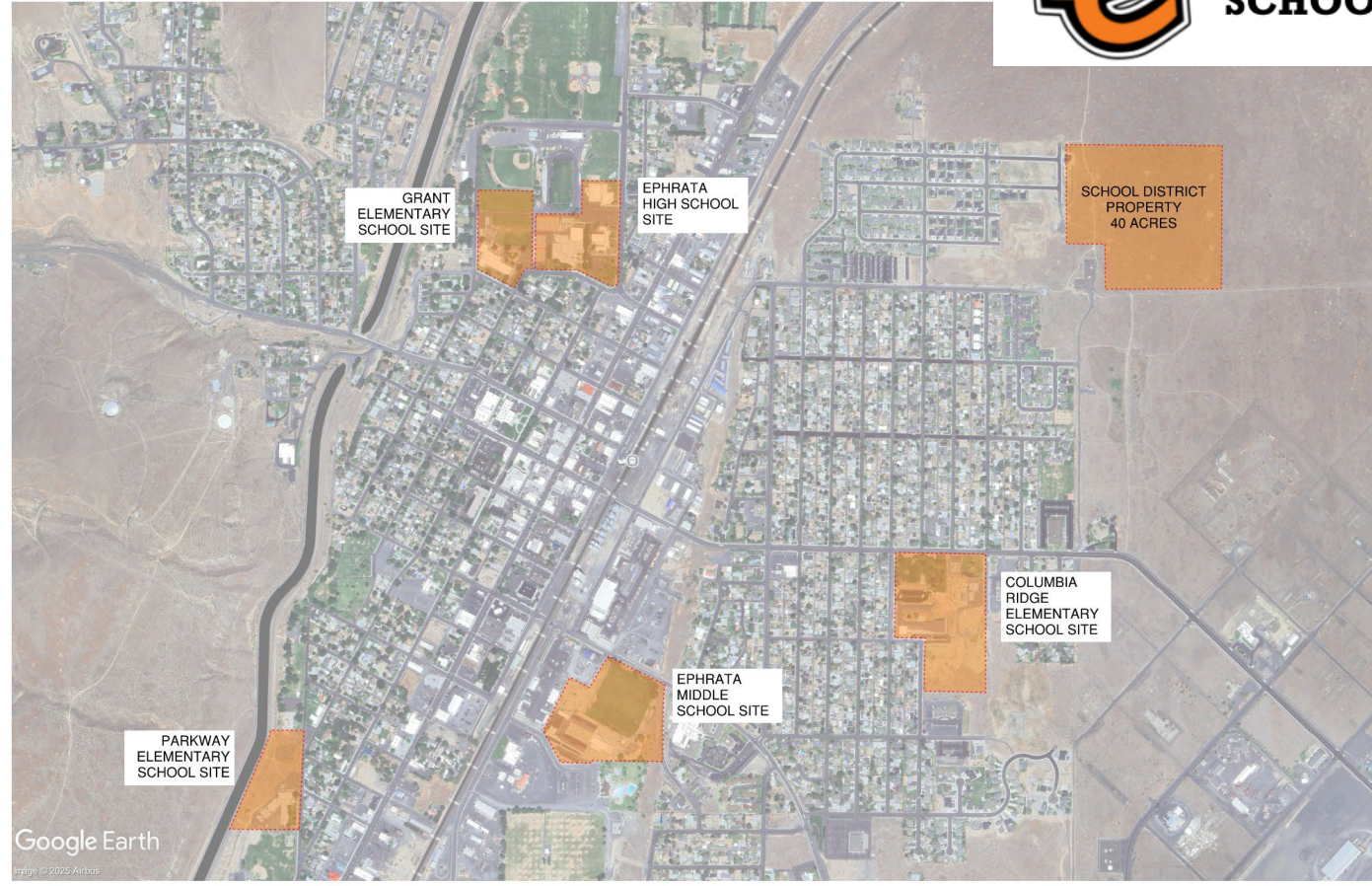
Group Discussion:

- Comments on tax rates and bond amounts?

Ephrata SD Context



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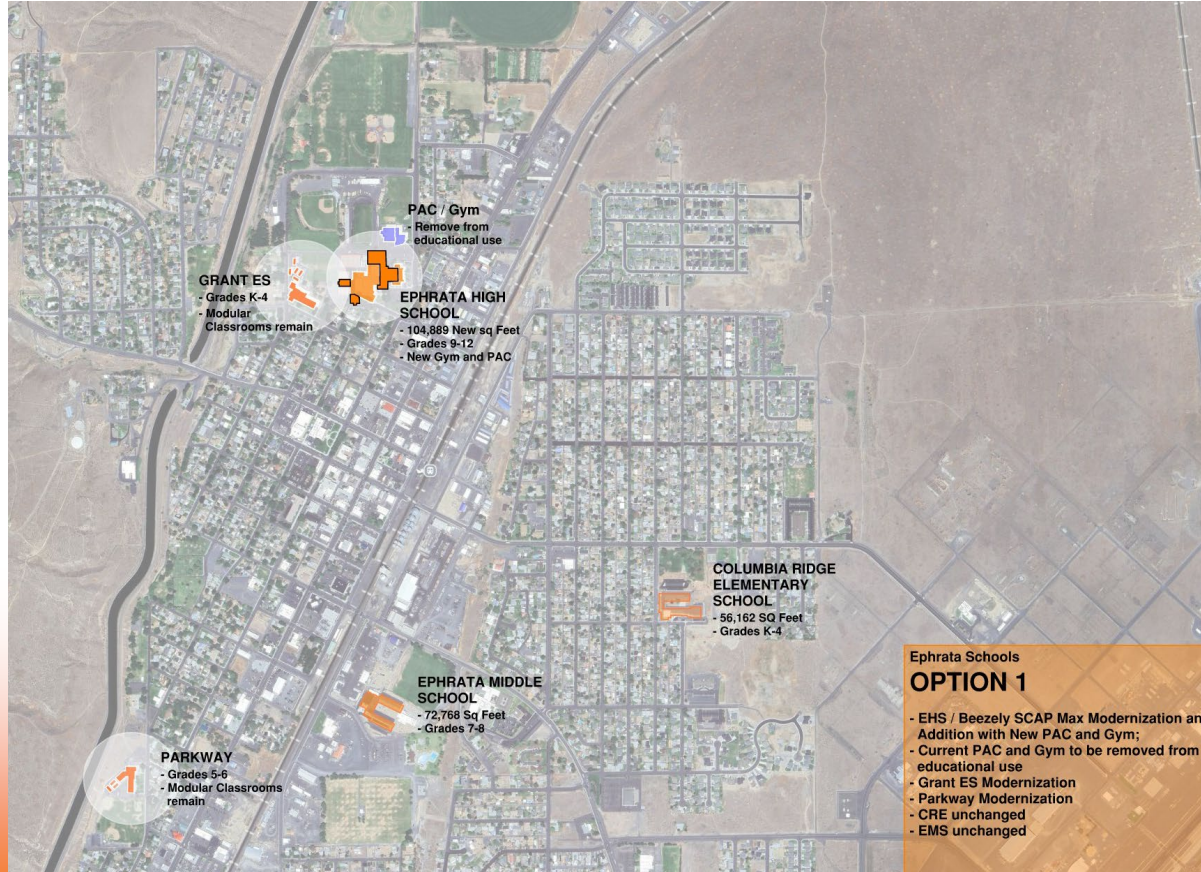
Facility Scenario 1



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Option Summary:

- Full HS project
- Renovate Grant
- Renovate Parkway
- Modular classrooms remain in use



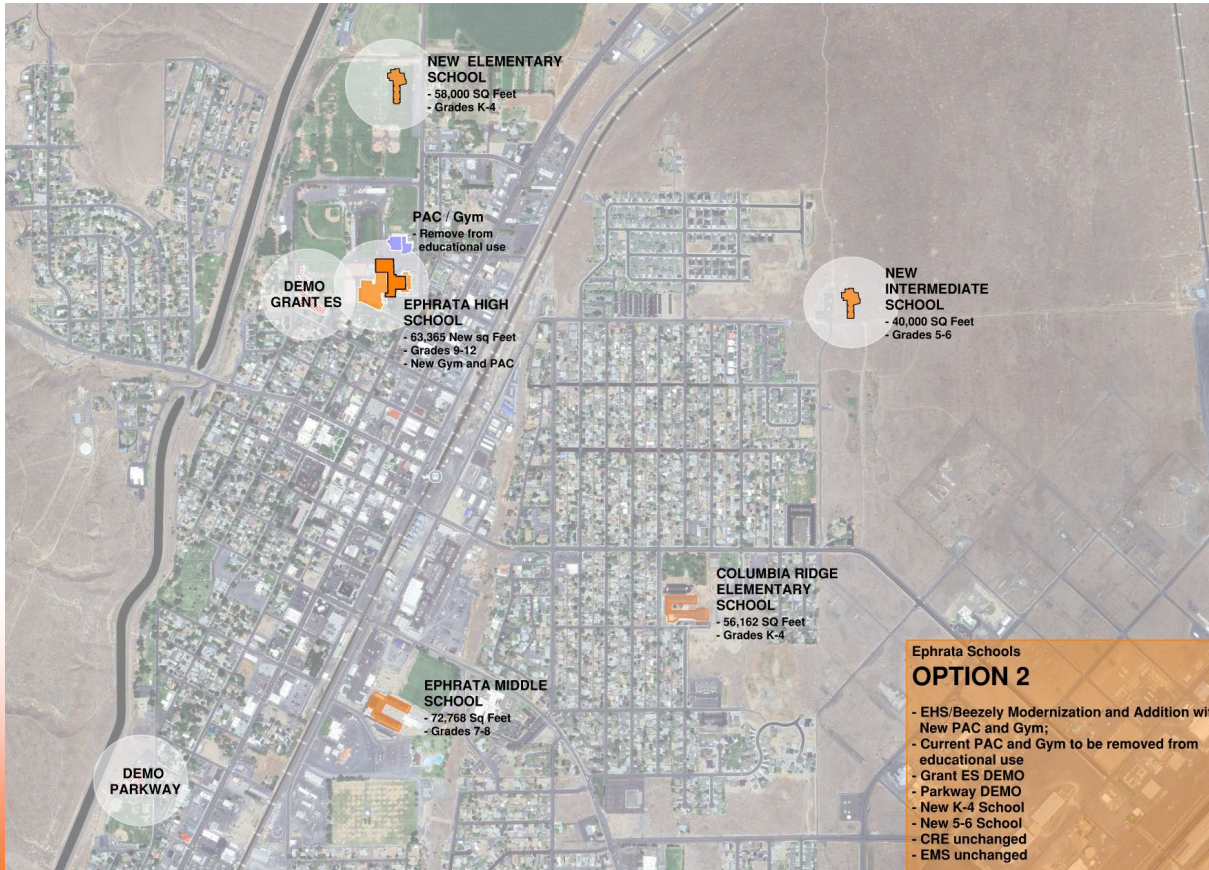
Facility Scenario 2



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Option Summary:

- Minimal HS project
- Replace Grant
- Replace Parkway
- No need for Modular classrooms



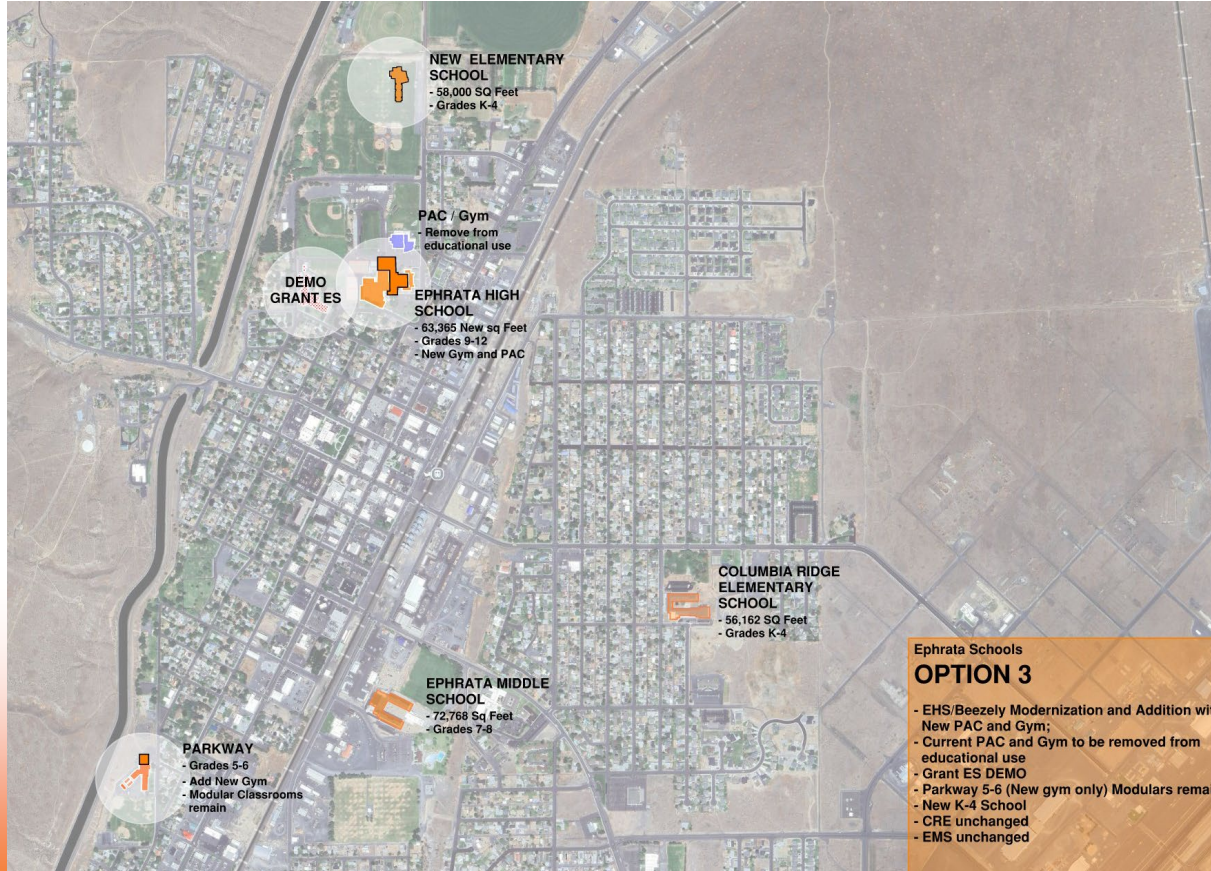
Facility Scenario 3



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Option Summary:

- Moderate HS project
- Replace Grant
- Add Gym to Parkway
- Modular classrooms remain at Parkway



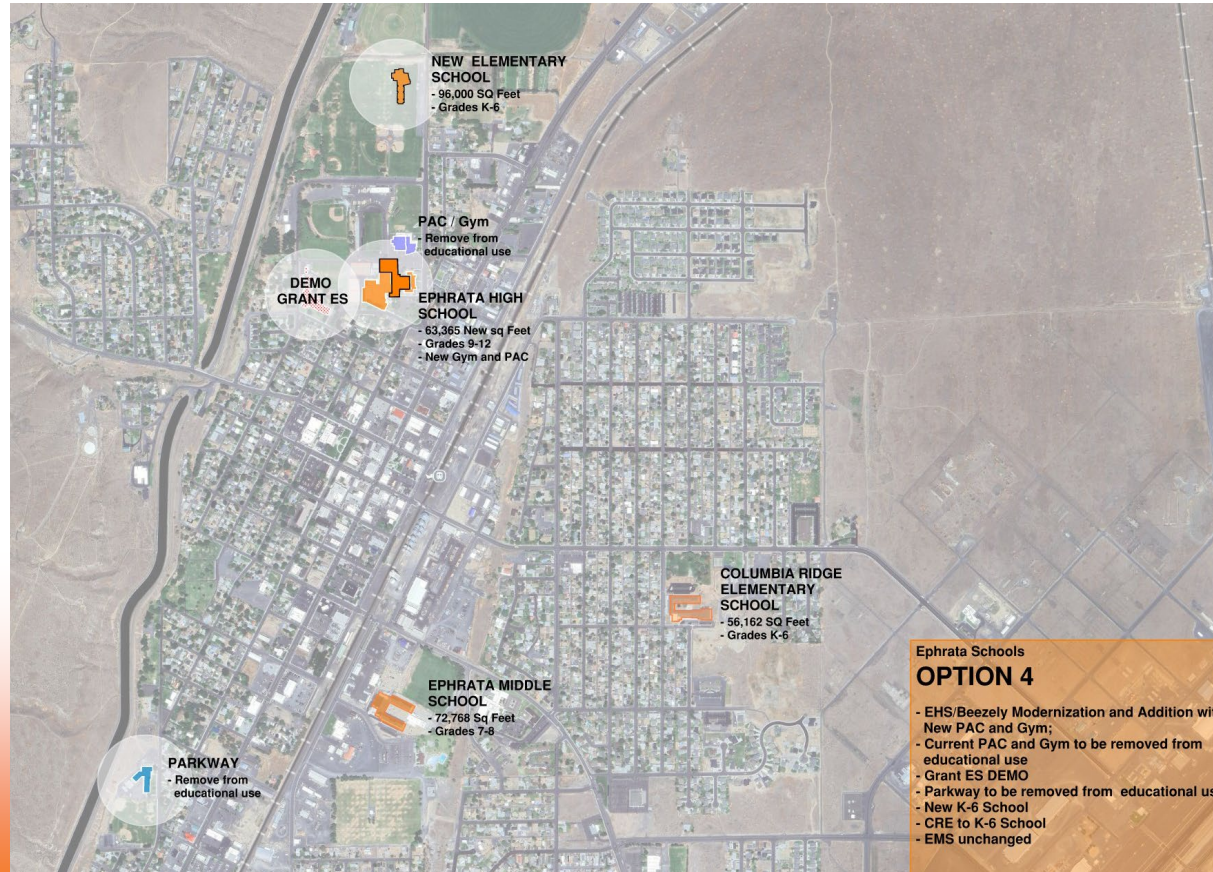
Facility Scenario 4



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Option Summary:

- Minimal HS project
- Replace Grant & Parkway in single large elementary school
- No need for modular classrooms



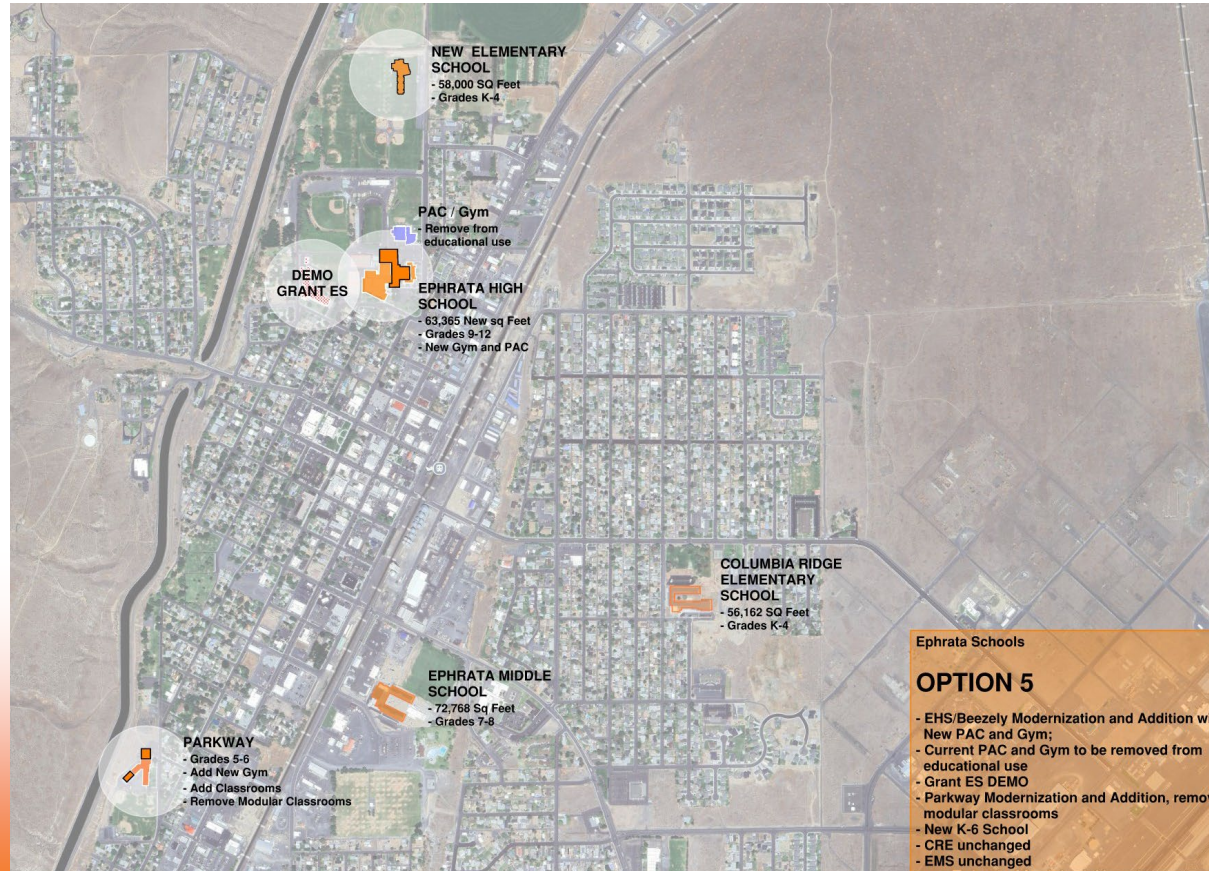
Facility Scenario 5



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Option Summary:

- Moderate HS project
- Replace Grant
- Renovate & add gym to Parkway
- No need for modular classrooms



Discussion



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Questions Facility Study Group Considerations:

- Preference for any of these scenarios?
- Any other scenarios that you wanted to see?
- Thoughts on long term approach?
- Other input related to the school facilities options?

Discussion



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- Feedback
- Questions?
- Next Steps & What to Expect

Study & Survey



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Washington State OSPI School Construction Assistance Program (SCAP)

- The amount of funding the state will approve for a proposed project is determined by a funding formula that considers three factors:

$$\begin{array}{|c|} \hline \text{Eligible Area} \\ \hline \end{array} \times \begin{array}{|c|} \hline \text{Construction} \\ \text{Cost Allocation} \\ \text{(CCA)} \\ \hline \end{array} \times \begin{array}{|c|} \hline \text{Funding} \\ \text{Assistance} \\ \text{Percentage} \\ \hline \end{array} = \begin{array}{|c|} \hline \text{Maximum Allowable State} \\ \text{Funding Assistance} \\ \hline \end{array}$$