



EPHRATA
SCHOOL DISTRICT

Facility Study Group Meeting

May 12, 2025





EPHRATA
SCHOOL DISTRICT

Introductions:

Community Representatives

Ephrata School District Representatives

Design West Architects

Turner & Townsend Heery



Team Charge / Purpose



EPHRATA
SCHOOL DISTRICT

- 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



EPHRATA
SCHOOL DISTRICT

- Recap of previous meeting's input
- Review funding options
- Consider potential project packages
- Discussion & Conclusion

Recap



EPHRATA
SCHOOL DISTRICT

- Building Condition Assessments
- Committee Feedback
- Community Survey Results
- Discussion & Conclusion

Study & Survey



EPHRATA
SCHOOL DISTRICT

Ephrata School District – Building Area & Condition

- Columbia Ridge Elementary: 99.18% rating, 56,162SF, grades K-4.
- Grant Elementary: 55.76% rating, 31,366SF + 5 modulars, grades K-4.
- Parkway Intermediate: 55.40% rating, 24,121SF + 4 modulars, grades 5-6.
- Ephrata Middle School: 99.06% & 99.73% rating, 72,768SF, grades 7-8
- Ephrata High School: 73.54% rating, 79,597SF + 1 modular, grades 9-12.
- Beezley Springs Building: 67.01% rating, 23,732SF, grades 9-12.
- Performing Arts Center: rating, 64.02% rating, 32,240SF, grades 9-12

Committee Feedback



EPHRATA
SCHOOL DISTRICT

1. Preference for new construction over remodeling
2. Portable Classrooms are not a long-term solution
3. Grade re-configurations is possibly part of the solution
4. Student Safety is a high priority
5. Traffic management/control is a high priority
6. Plan for enrollment growth

Survey Feedback



EPHRATA
SCHOOL DISTRICT

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

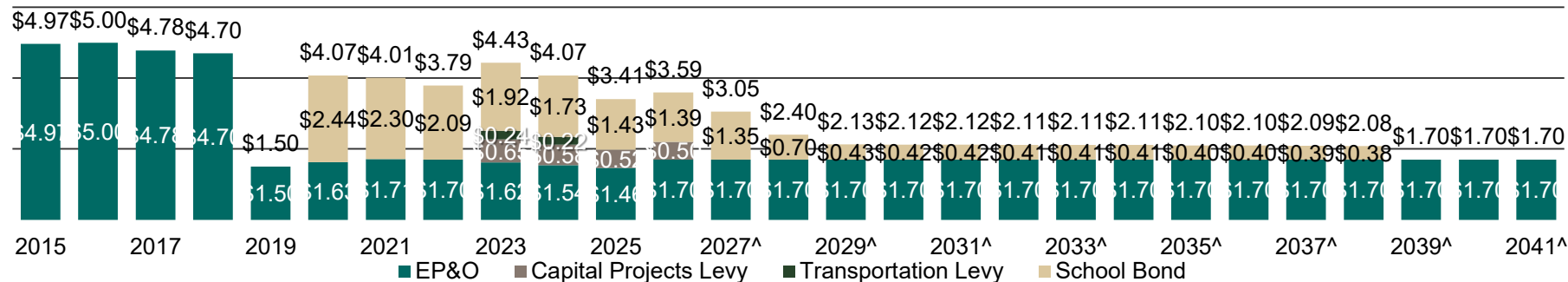
Potential Funding



EPHRATA
SCHOOL DISTRICT

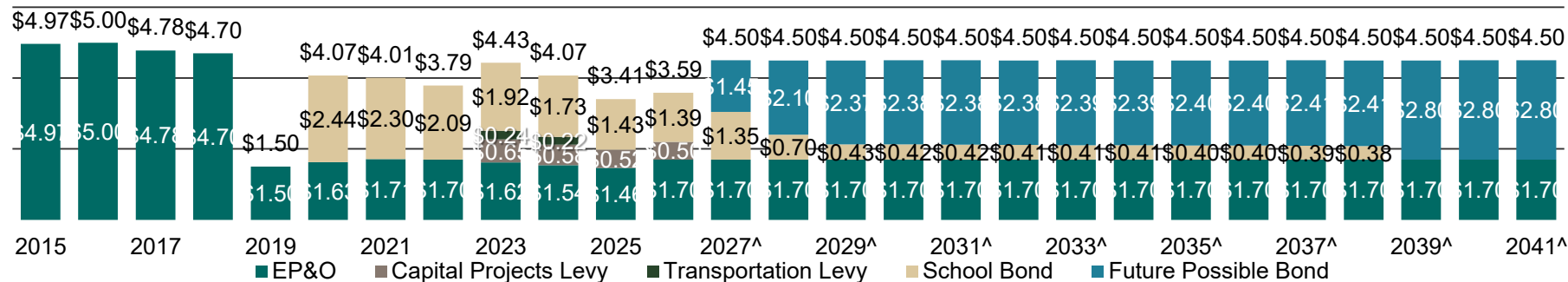
School Bond Planning Estimates

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



School Bond Planning Estimates

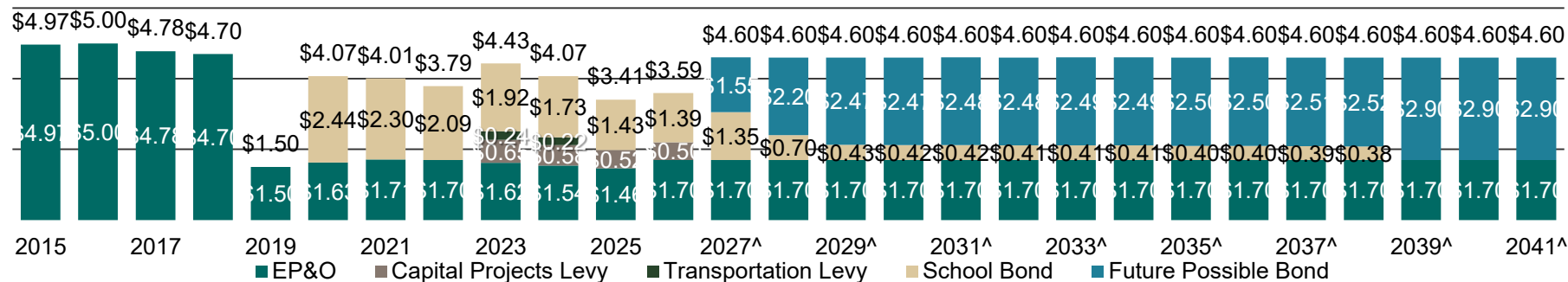
Ephrata School District
Projected Tax Rates/\$1,000
February 2026 Bond Election- \$59,470,000
\$4.50 Total Tax Rate



Assumptions: Scenario 18, February 2026 Election, 4% AV Growth 2026-2029, followed by 3% thereafter, 75 bps interest rate cushion, one bond sale, matures in 2045, continue at existing EP&O rate

School Bond Planning Estimates

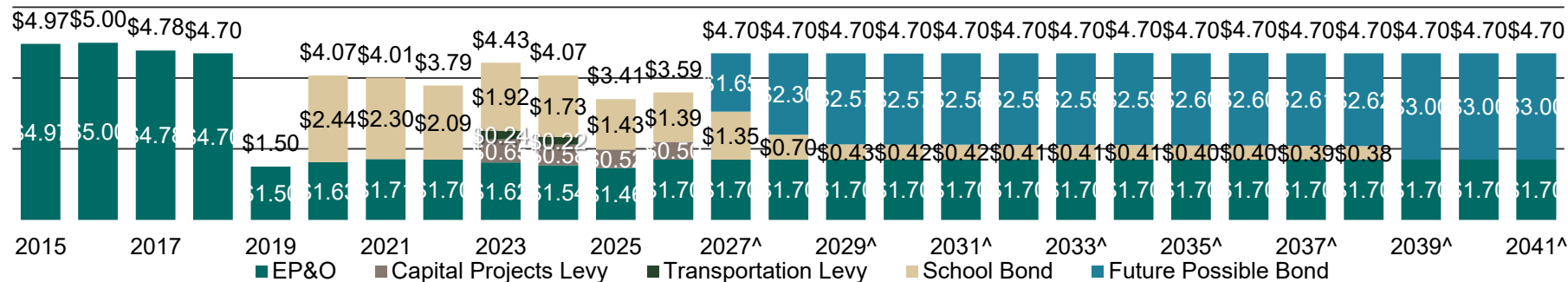
Ephrata School District
Projected Tax Rates/\$1,000
February 2026 Bond Election- \$61,850,000
\$4.60 Total Tax Rate



Assumptions: Scenario 19, February 2026 Election, 4% AV Growth 2026-2029, followed by 3% thereafter, 75 bps interest rate cushion, one bond sale, matures in 2045, continue at existing EP&O rate

School Bond Planning Estimates

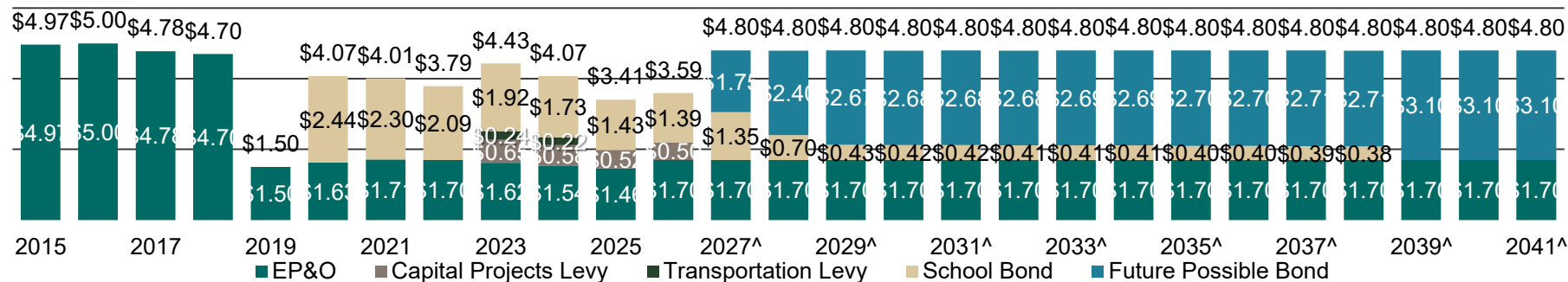
Ephrata School District
 Projected Tax Rates/\$1,000
 February 2026 Bond Election- \$64,241,000
 \$4.70 Total Tax Rate



Assumptions: Scenario 20, February 2026 Election, 4% AV Growth 2026-2029, followed by 3% thereafter, 75 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- \$66,709,000
\$4.80 Total Tax Rate



Assumptions: Scenario 21, February 2026 Election, 4% AV Growth 2026-2029, followed by 3% thereafter, 75 bps interest rate cushion, one bond sale, matures in 2045, continue at existing EP&O rate

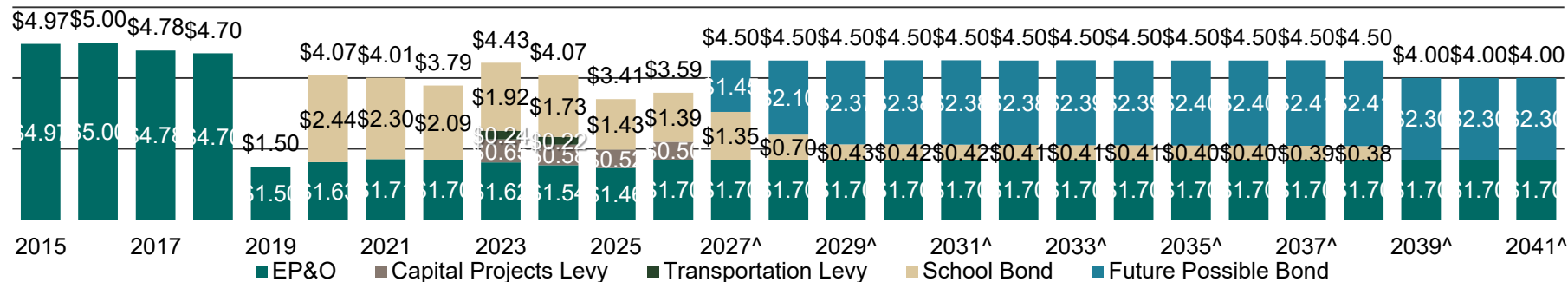
School Bond Planning Estimates

Bond Scenario Summary		
	Total Tax Rate	Projected Bond Amount
Scenario 18	\$4.50	\$59,470,000
Scenario 19	\$4.60	\$61,850,000
Scenario 20	\$4.70	\$64,241,000
Scenario 21	\$4.80	\$66,709,000
With Tax Rate Step Down of \$0.50 in 2039		
Scenario 22	\$4.50	\$55,657,000
Scenario 23	\$4.60	\$58,038,000
Scenario 24	\$4.70	\$60,424,000
Scenario 25	\$4.80	\$62,839,000

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

School Bond Planning Estimates

Ephrata School District
 Projected Tax Rates/\$1,000
 February 2026 Bond Election- \$55,657,000 with \$0.50 Stepdown
 \$4.50 Total Tax Rate

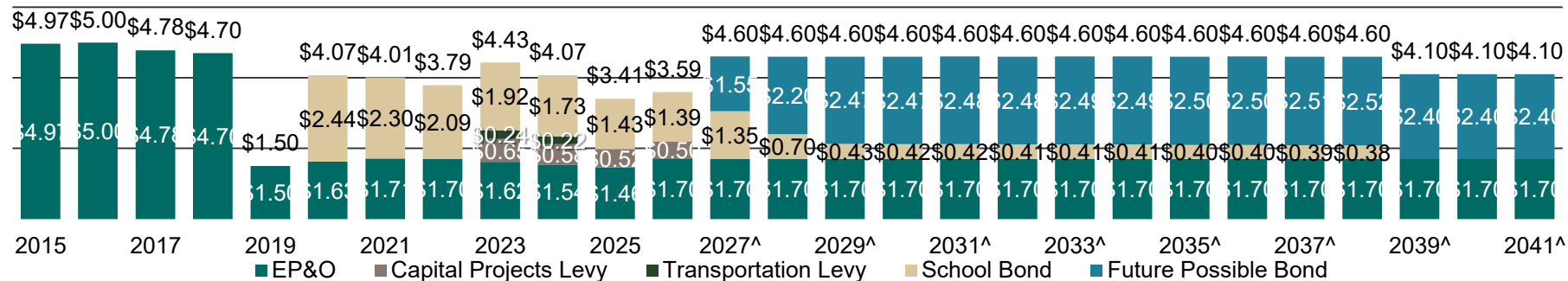


Assumptions: Scenario 22, February 2026 Election, 4% AV Growth 2026-2029, followed by 3% thereafter, 75 bps interest rate cushion, one bond sale, matures in 2045, continue at existing EP&O rate

School Bond Planning Estimates

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

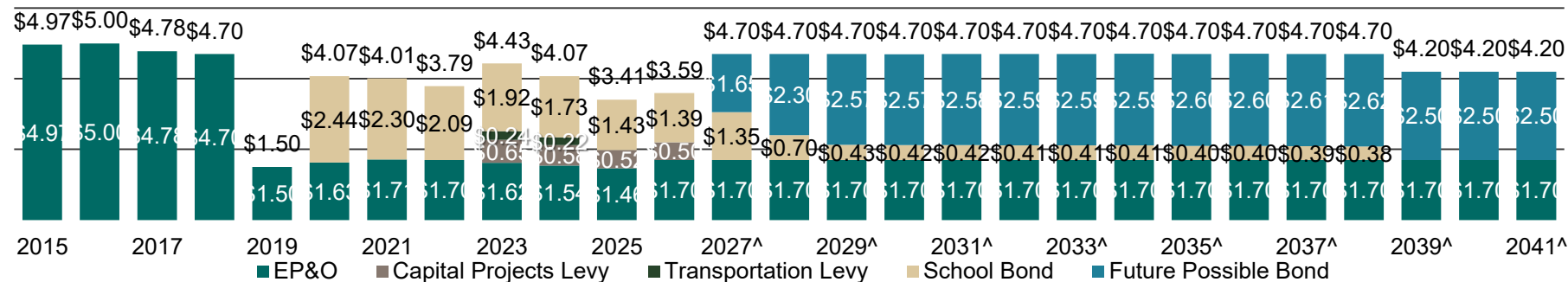
February 2026 Bond Election- \$58,038,000 with \$0.50 Stepdown
\$4.60 Total Tax Rate



Assumptions: Scenario 23, February 2026 Election, 4% AV Growth 2026-2029, followed by 3% thereafter, 75 bps interest rate cushion, one bond sale, matures in 2045, continue at existing EP&O rate

School Bond Planning Estimates

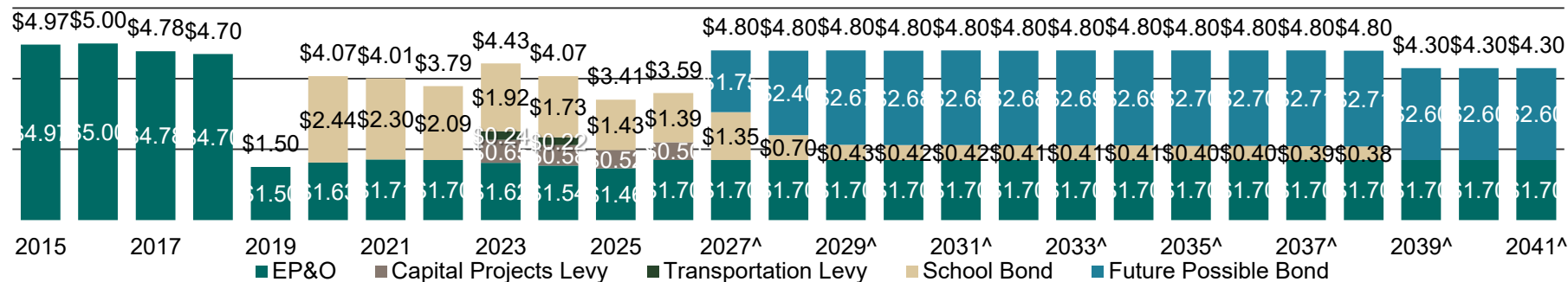
Ephrata School District
Projected Tax Rates/\$1,000
February 2026 Bond Election- \$60,424,000, with \$0.50 Stepdown
\$4.70 Total Tax Rate



Assumptions: Scenario 24, February 2026 Election, 4% AV Growth 2026-2029, followed by 3% thereafter, 75 bps interest rate cushion, one bond sale, matures in 2045, continue at existing EP&O rate

School Bond Planning Estimates

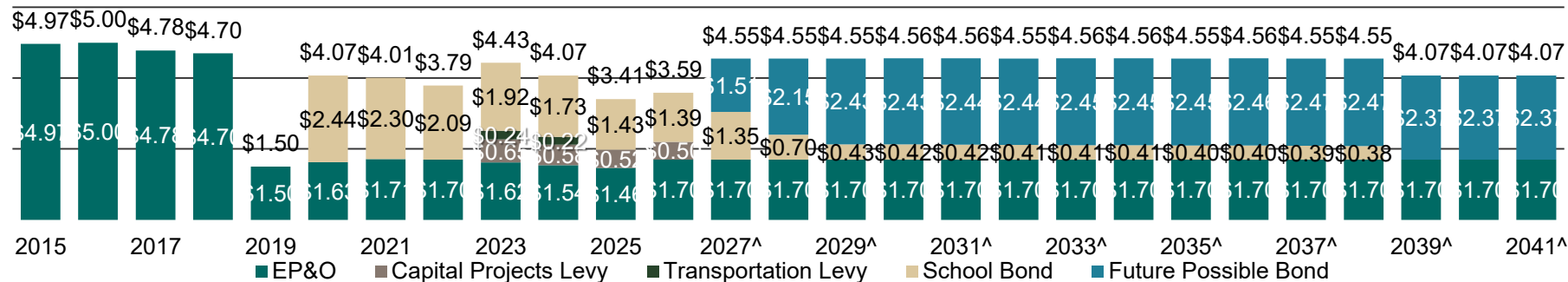
Ephrata School District
Projected Tax Rates/\$1,000
February 2026 Bond Election- \$62,839,000, with \$0.50 Stepdown
\$4.80 Total Tax Rate



Assumptions: Scenario 25, February 2026 Election, 4% AV Growth 2026-2029, followed by 3% thereafter, 75 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- \$72,000,000, 25 Years, with \$0.48
 Stepdown



Assumptions: Scenario 26, February 2026 Election, 4% AV Growth 2026-2029, followed by 3% thereafter, 75 bps interest rate cushion, one bond sale, matures in 2045, continue at existing EP&O rate

Discussion



EPHRATA
SCHOOL DISTRICT

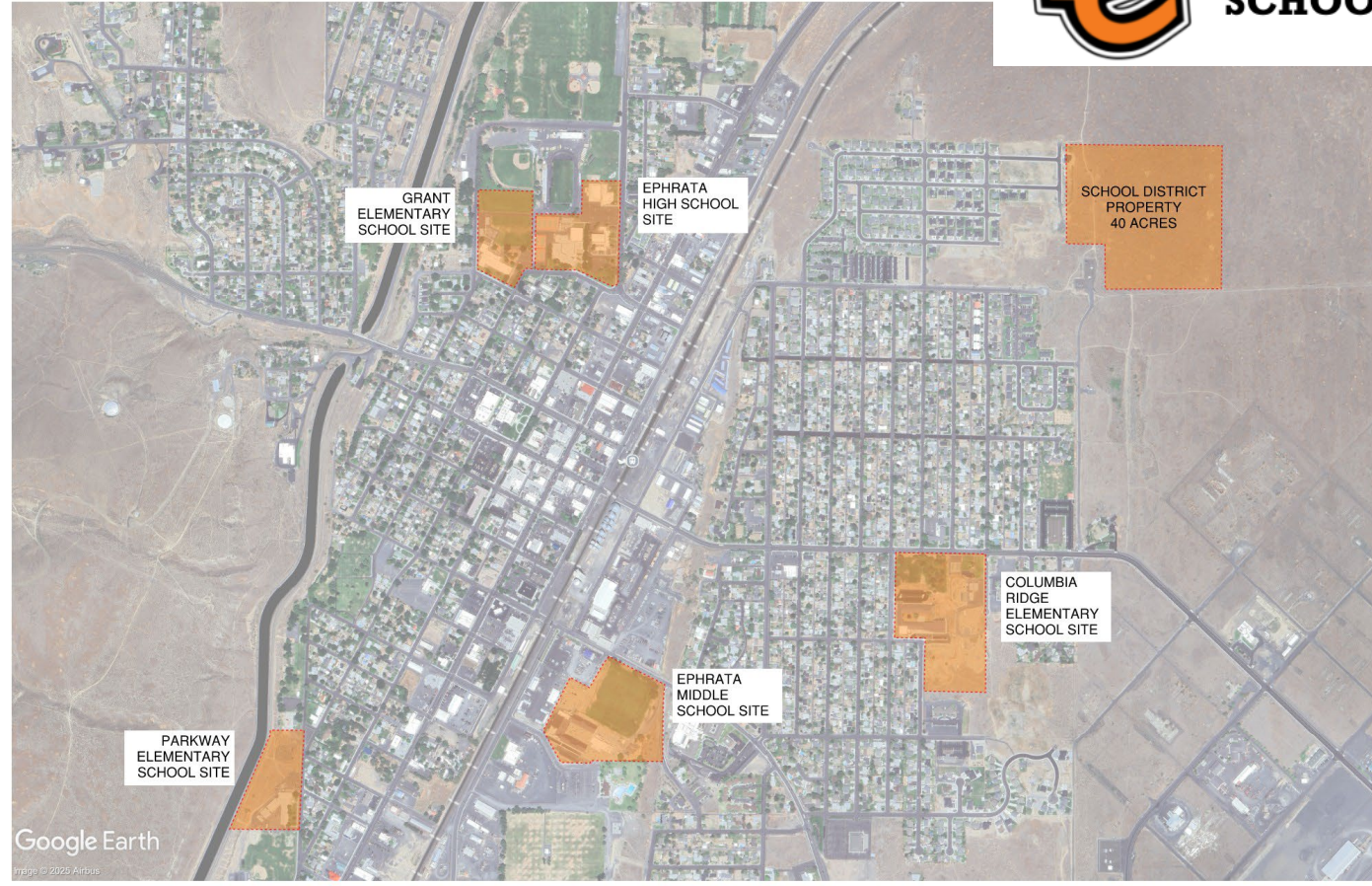
Group Discussion:

- Comments on tax rates and bond amounts?

Ephrata SD Context



EPHRATA
SCHOOL DISTRICT



Possible Project Components



EPHRATA
SCHOOL DISTRICT

Individual Projects:

- Grant Elementary School Replacement
Project cost: \$47.5M, Local funding: \$37.0M
- Parkway Intermediate School Replacement
Project cost: \$32.8M, Local funding: \$23.3M
- Parkway Intermediate Gym & Classroom additions
Project cost: \$17.0M, Local funding: \$17.0M
- Parkway Intermediate Gym addition
Project cost: \$7.4M, Local funding: \$7.4M
- EHS: PAC & Beezley Modernization & Addition
Project cost: \$42.5M, Local funding: \$23.0M

Grant Elementary Replacement



EPH RATA
SCHOOL DISTRICT

Demo
modulars

Demo
Grant when
new school is
complete

**Grant Elementary School
OPTION A**
-Build new 26 classroom School
-Demo existing school and
modulars
58,000 Square feet

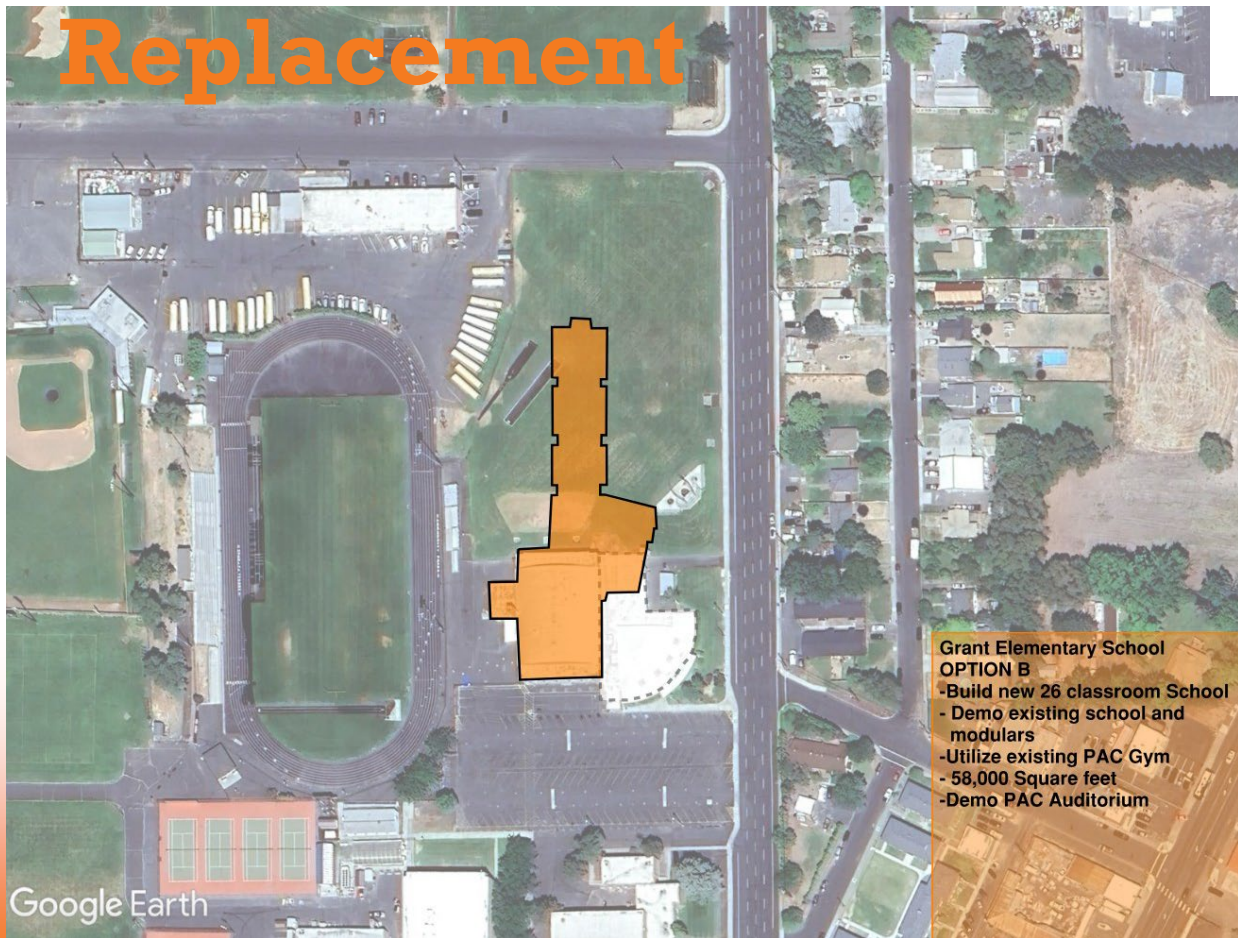
*Project cost: \$47.5M,
Local funding: \$37.0M*



Grant Elementary Replacement



EPHRATA
SCHOOL DISTRICT



Grant Elementary School
OPTION B
-Build new 26 classroom School
- Demo existing school and
modulars
-Utilize existing PAC Gym
- 58,000 Square feet
-Demo PAC Auditorium

Project cost: \$47.5M,
Local funding: \$37.0M



Parkway Intermediate Replacement



EPHRATA
SCHOOL DISTRICT

Parkway Intermediate Replacement

-Build new 20 classroom School
South of the existing CRE

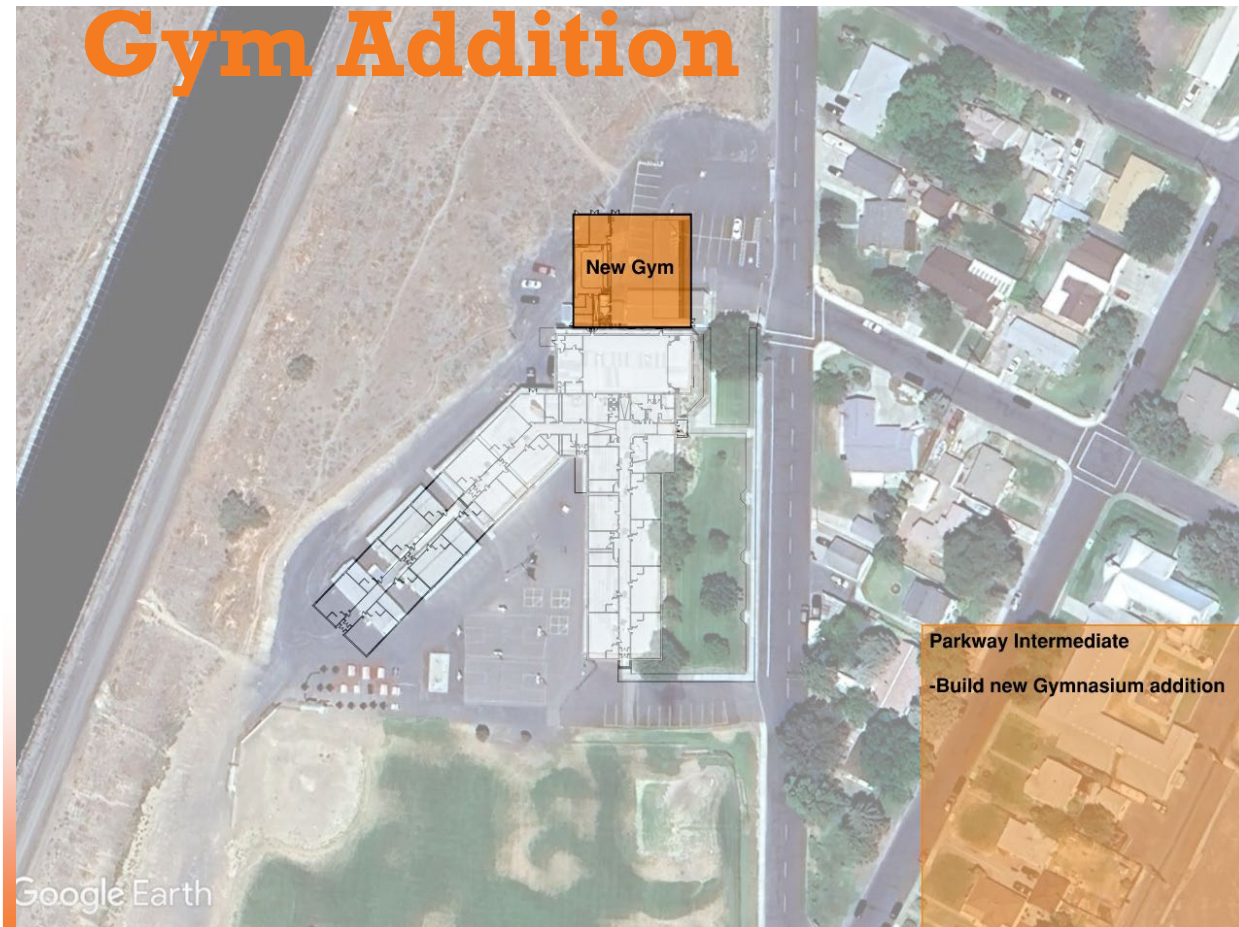
Project cost: \$32.8M,
Local funding: \$23.3M



Parkway Intermediate Gym Addition



EPHRATA
SCHOOL DISTRICT



Parkway Intermediate

-Build new Gymnasium addition

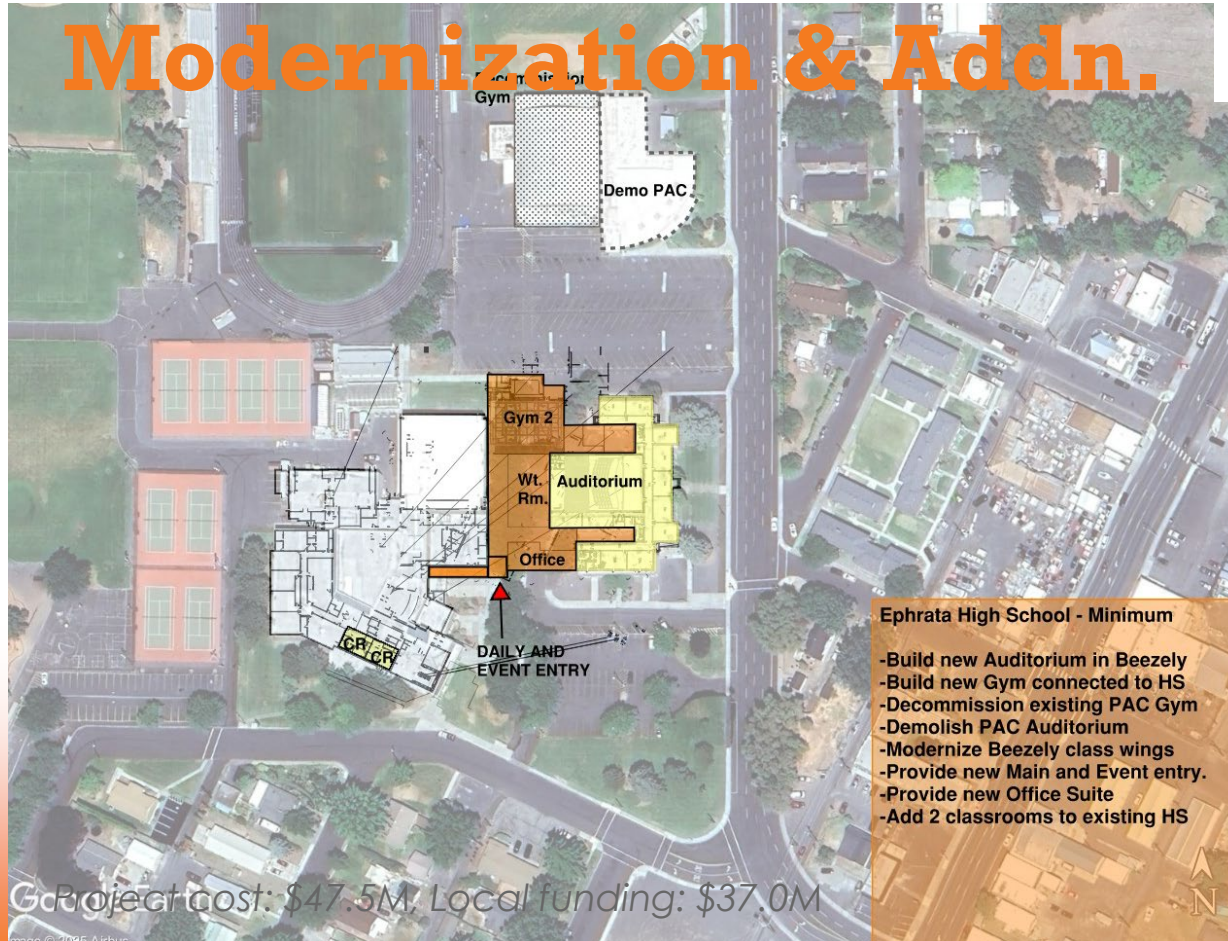
*Project cost: \$7.4M,
Local funding: \$7.4M*



EHS: PAC & Beezley Modernization & Addn.



EPHRATA
SCHOOL DISTRICT



Ephrata High School - Minimum

- Build new Auditorium in Beezley
- Build new Gym connected to HS
- Decommission existing PAC Gym
- Demolish PAC Auditorium
- Modernize Beezley class wings
- Provide new Main and Event entry.
- Provide new Office Suite
- Add 2 classrooms to existing HS

Project cost: \$47.5M, Local funding: \$37.0M

Project cost: \$42.5M,
Local funding: \$23.0M



Option One



EPHRATA
SCHOOL DISTRICT

Option Summary:

- Replace Grant
- Parkway Gym Addition
- PAC & Beezley Modernization & Addition

*Project cost: \$97.0M,
Local funding: \$67.0M*



Option Two



EPHRATA
SCHOOL DISTRICT

Option Summary:

- Replace Grant
- Replace Parkway



*Project cost: \$80.0M,
Local funding: \$60.0M*



Option Three

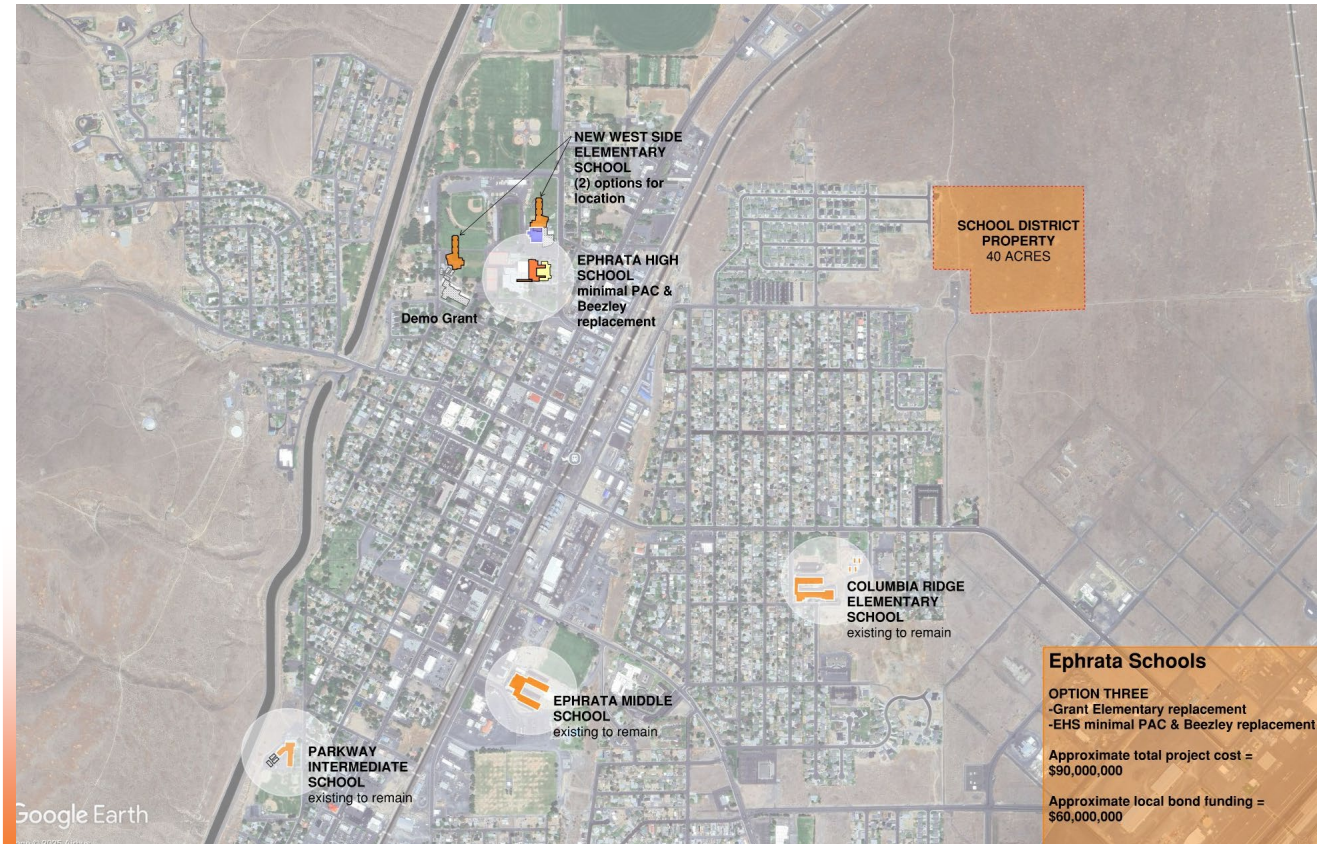


EPHRATA
SCHOOL DISTRICT

Option Summary:

- Replace Grant
- PAC & Beezley Modernization & Addition

*Project cost: \$90.0M,
Local funding: \$60.0M*



Discussion



EPHRATA
SCHOOL DISTRICT

Questions Facility Study Group Considerations:

- Preference for one of these scenarios?
- Any other scenarios that you wanted to see?
- Thoughts on long term approach?

Discussion



EPHRATA
SCHOOL DISTRICT

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