



**EPHRATA**  
**SCHOOL DISTRICT**

# **Facility Study Group Meeting**

June 2, 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.

# Pathway



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## 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 discussion
- June 2025 : Bond package preference selection
- September 2025: Present to the Ephrata School Board
- February 2026: Potential Bond Election

# Meeting Agenda



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

# Potential Funding



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## CWAC Context

CWAC School Districts 2025 Total Tax Rates and Assessed Value					
District	Assessed Value (\$)	EP&O (\$)	Bonds (\$)	Capital (\$)	Total (\$)
Prosser School District No. 116	2,461,922,069	1.7508	1.8668	0.3051	3.9227
East Valley School District No. 90	3,085,680,619	1.9566	1.4120	0.1100	3.4786
Ellensburg School District No. 401	5,129,956,400	2.0402	1.1891	0.2437	3.4730
Ephrata School District No. 165	1,533,303,228	1.4611	1.4257	0.5240	3.4108
Grandview School District No. 200	1,697,011,873	1.3740	1.7118	-	3.0858
Toppenish School District No. 202	1,194,933,070	1.2975	0.2929	1.4032	2.9936
Selah School District No. 119	3,311,292,952	1.6411	1.2306	-	2.8717
Othello School District No. 147	2,486,829,837	1.2249	1.0240	-	2.2489
Quincy School District No. 144	8,085,793,727	1.1163	0.9637	-	2.0800

*Assessed Value does not include TAV*

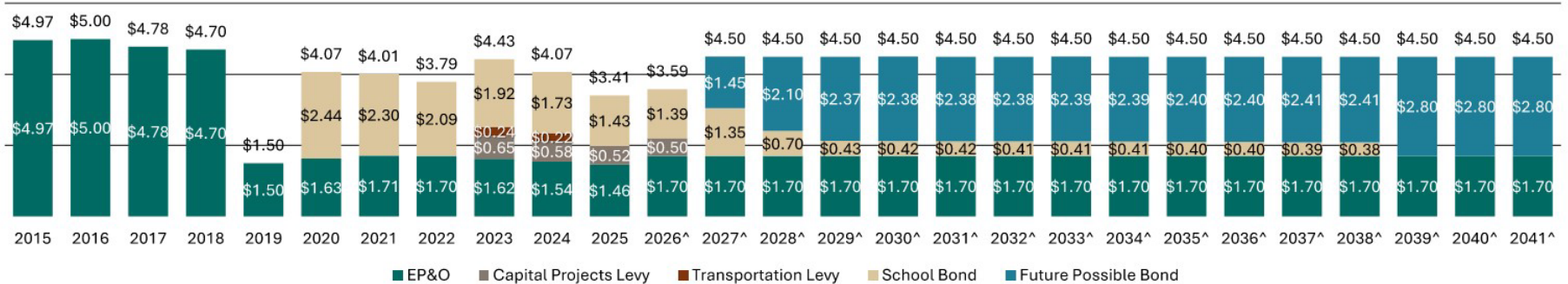
# School Bond Planning Estimates

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

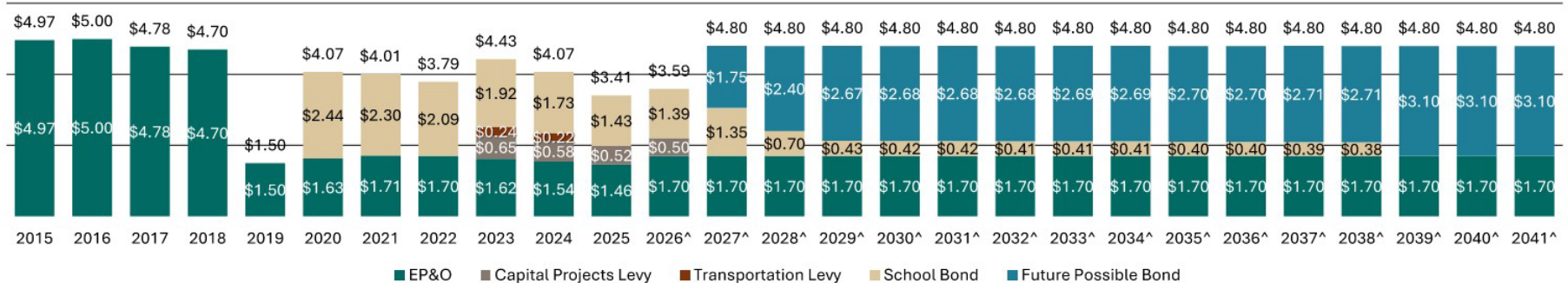


Assumptions: Scenario 18, February 2026 Election, 4% AV Growth 2026-2029, followed by 3% thereafter, 75 bps interest rate cushion, one bond sale, matures in 2045, continue at existing EP&O rate



# School Bond Planning Estimates

Ephrata School District  
 Projected Tax Rates/\$1,000  
 February 2026 Bond Election- \$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

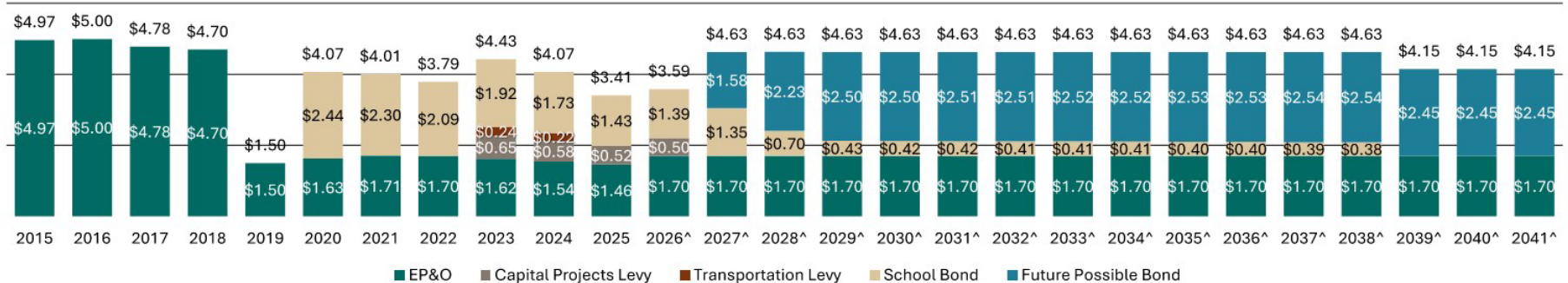
Ephrata School District  
 Projected Tax Rates/\$1,000  
 February 2026 Bond Election- \$72,000,000, 25 Years, with \$0.48 Stepdown



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

# School Bond Planning Estimates

Ephrata School District  
 Projected Tax Rates/\$1,000  
 February 2026 Bond Election- \$74,200,000, 25 Years, with \$0.48 Stepdown



Assumptions: Scenario 27, 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



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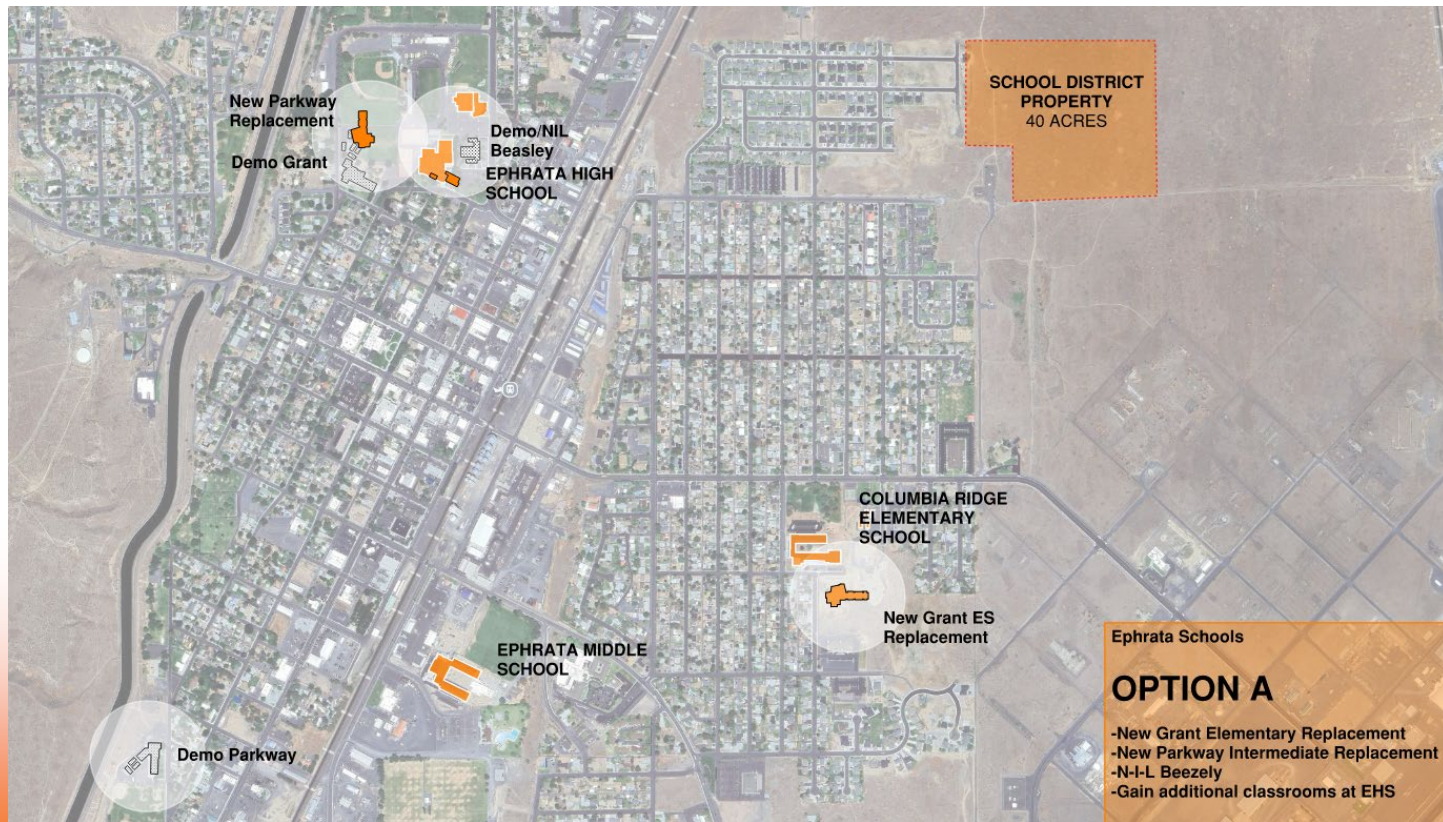
## Group Discussion:

- Comments on tax rates and bond amounts?

# Package A



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## Option Summary:

- Replace Grant
- Replace Parkway
- Replace Beezley

*Project cost: \$98.5M,  
Local funding: \$71.0M*

### Ephrata Schools

#### OPTION A

- New Grant Elementary Replacement
- New Parkway Intermediate Replacement
- N-I-L Beezley
- Gain additional classrooms at EHS

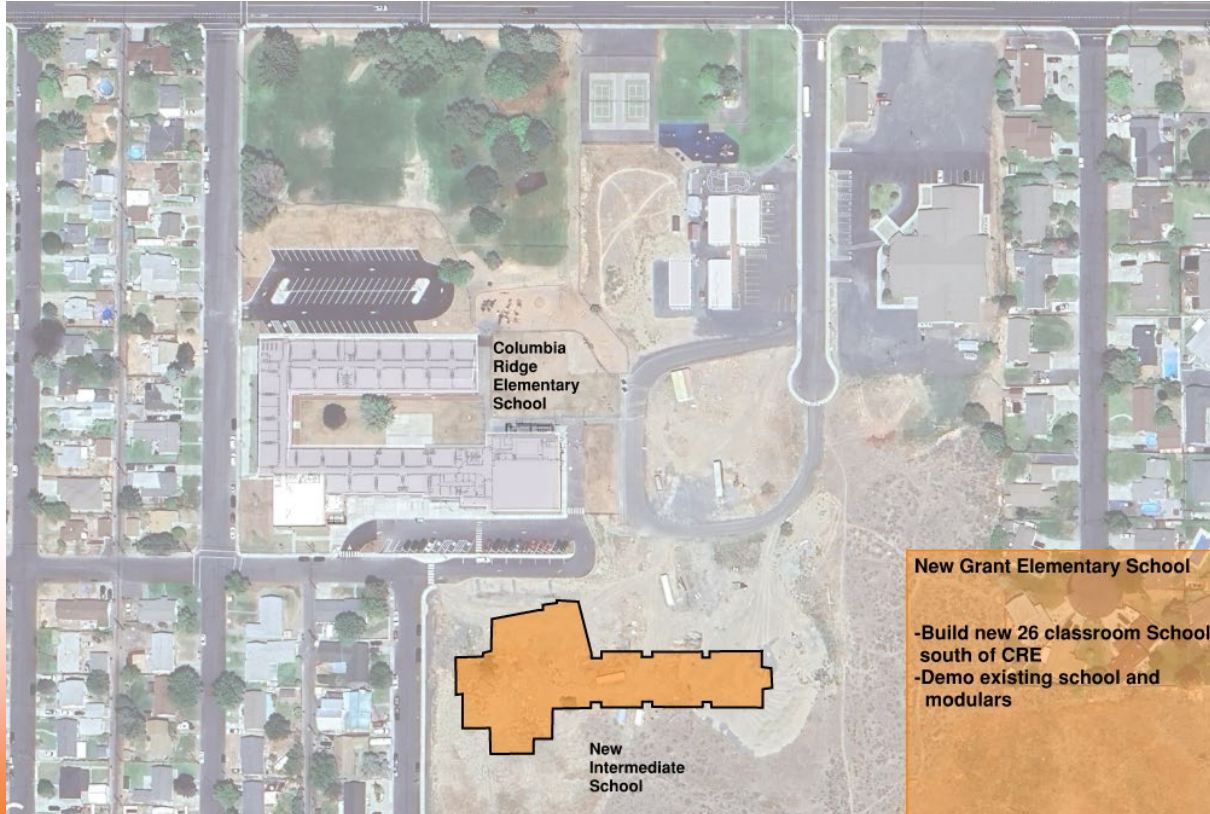




# Grant Elementary Replacement



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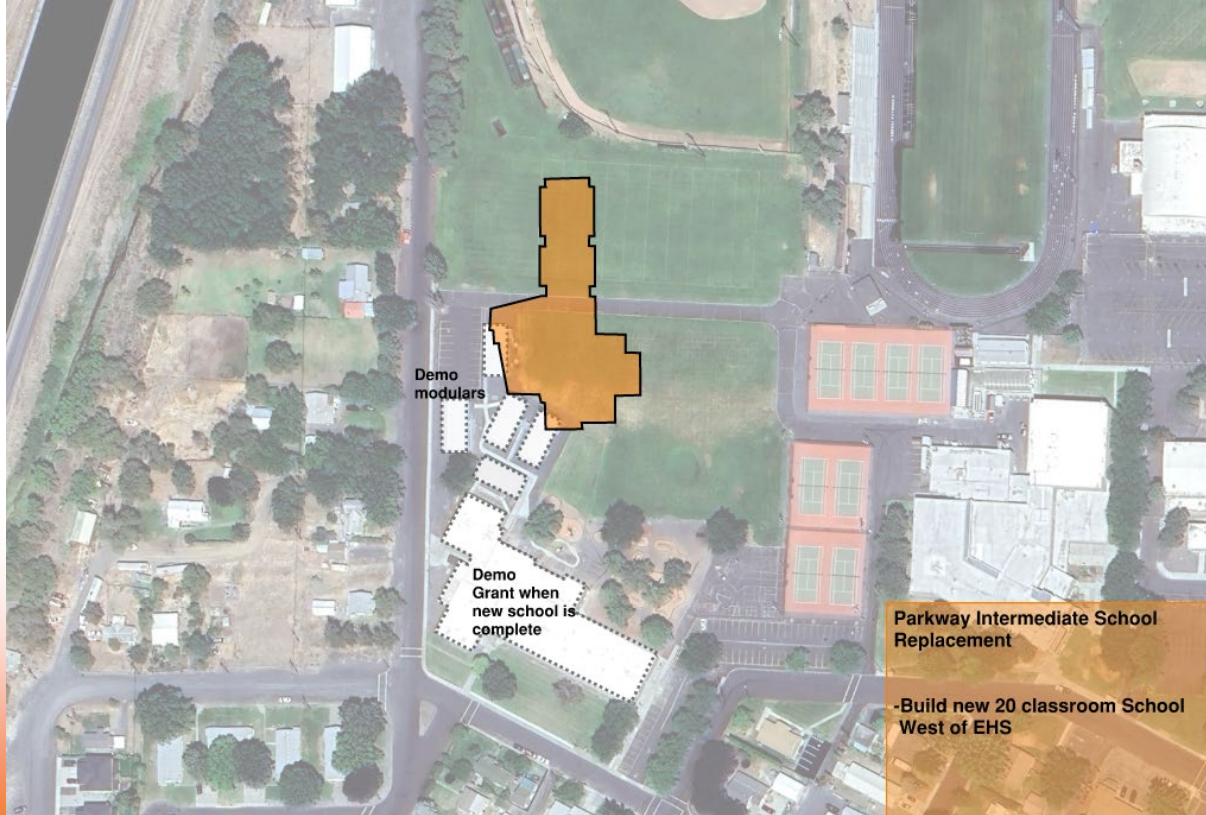
Project cost: \$47.0M,  
Local funding: \$36.5M



# Parkway Intermediate Replacement



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*Project cost: \$32.4M,  
Local funding: \$23.2M*

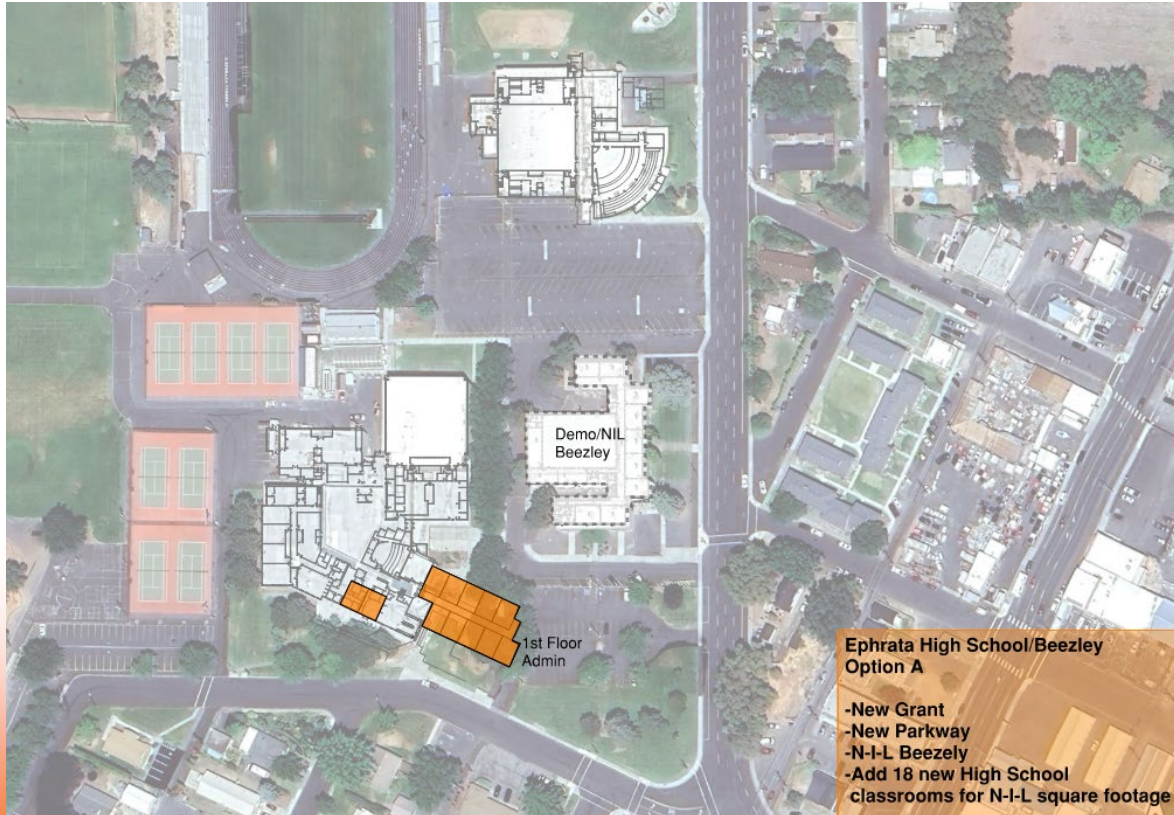




# EHS: Replace Beezley



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*Project cost: \$19.1M,  
Local funding: \$11.4M*

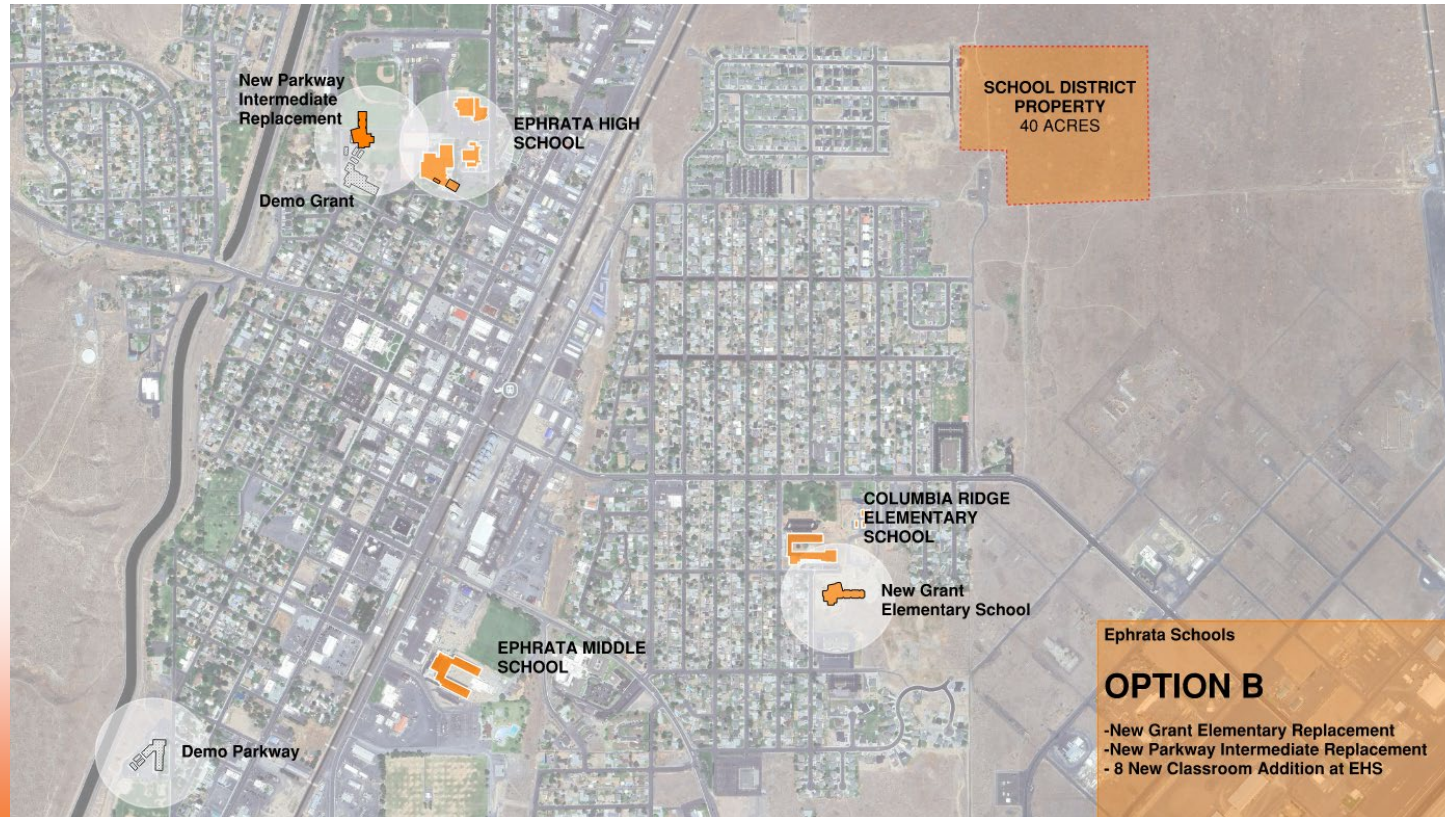




# Package B



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## Option Summary:

- Replace Grant
- Replace Parkway
- Add (8) classrms. to EHS

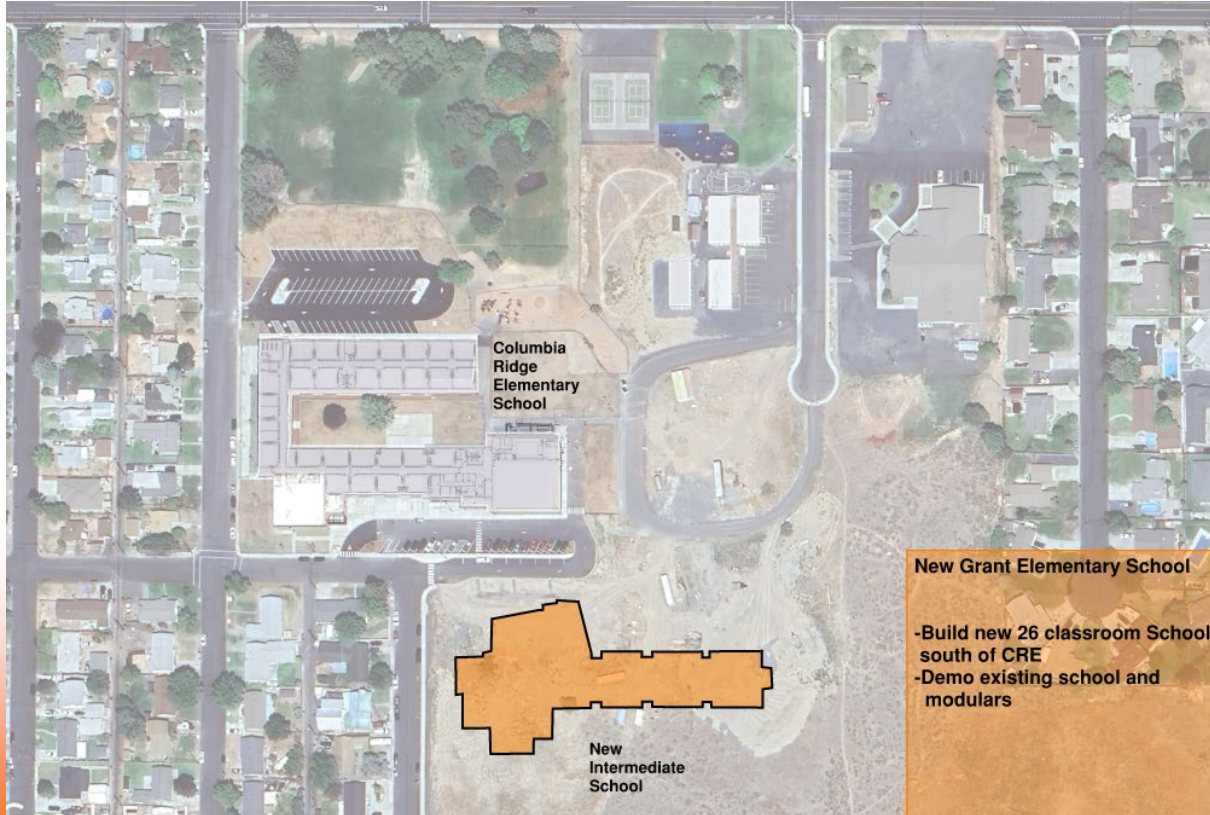
*Project cost: \$91.3M,  
Local funding: \$71.6M*



# Grant Elementary Replacement



**EPH RATA**  
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Project cost: \$47.0M,  
Local funding: \$36.5M

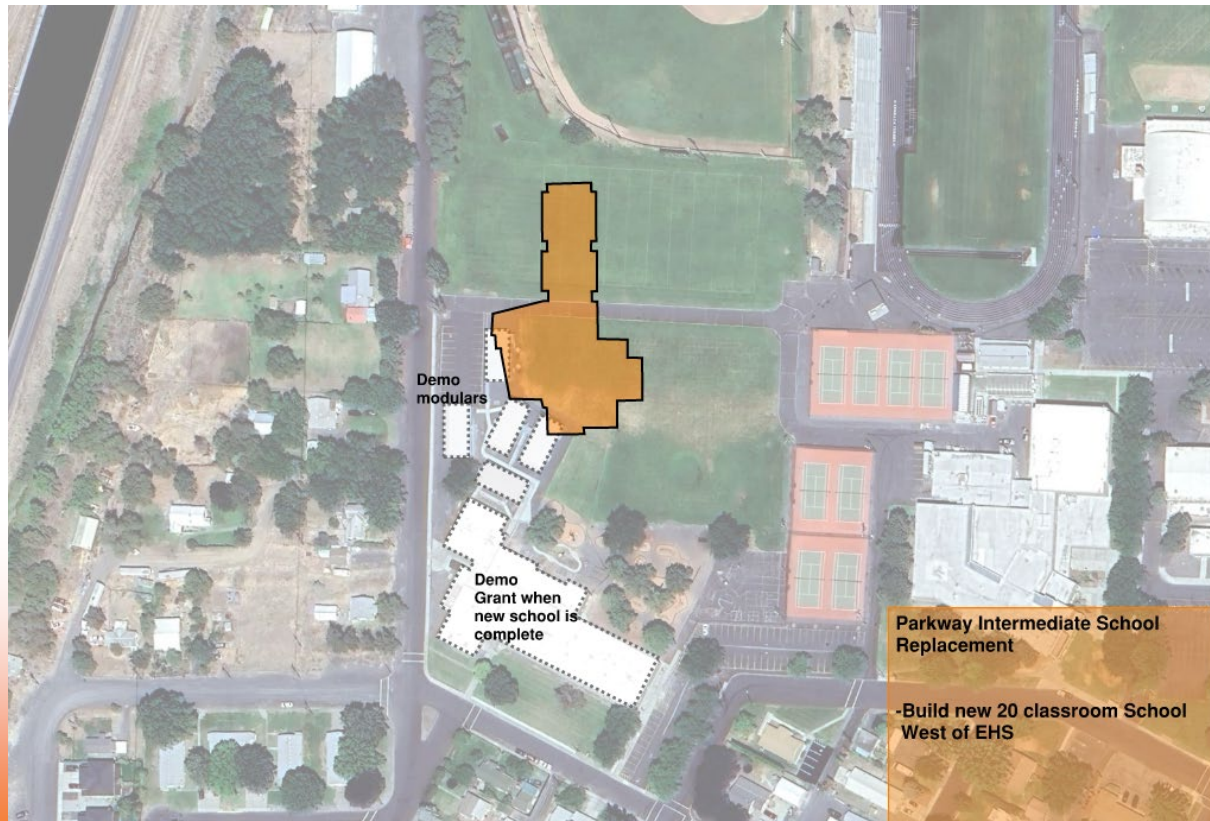




# Parkway Intermediate Replacement



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*Project cost: \$32.4M,  
Local funding: \$23.2M*



# EHS: Classrooms Addition



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**Ephrata High School**

**8 new additional classrooms**

*Project cost: \$11.9M,  
Local funding: \$11.9M*

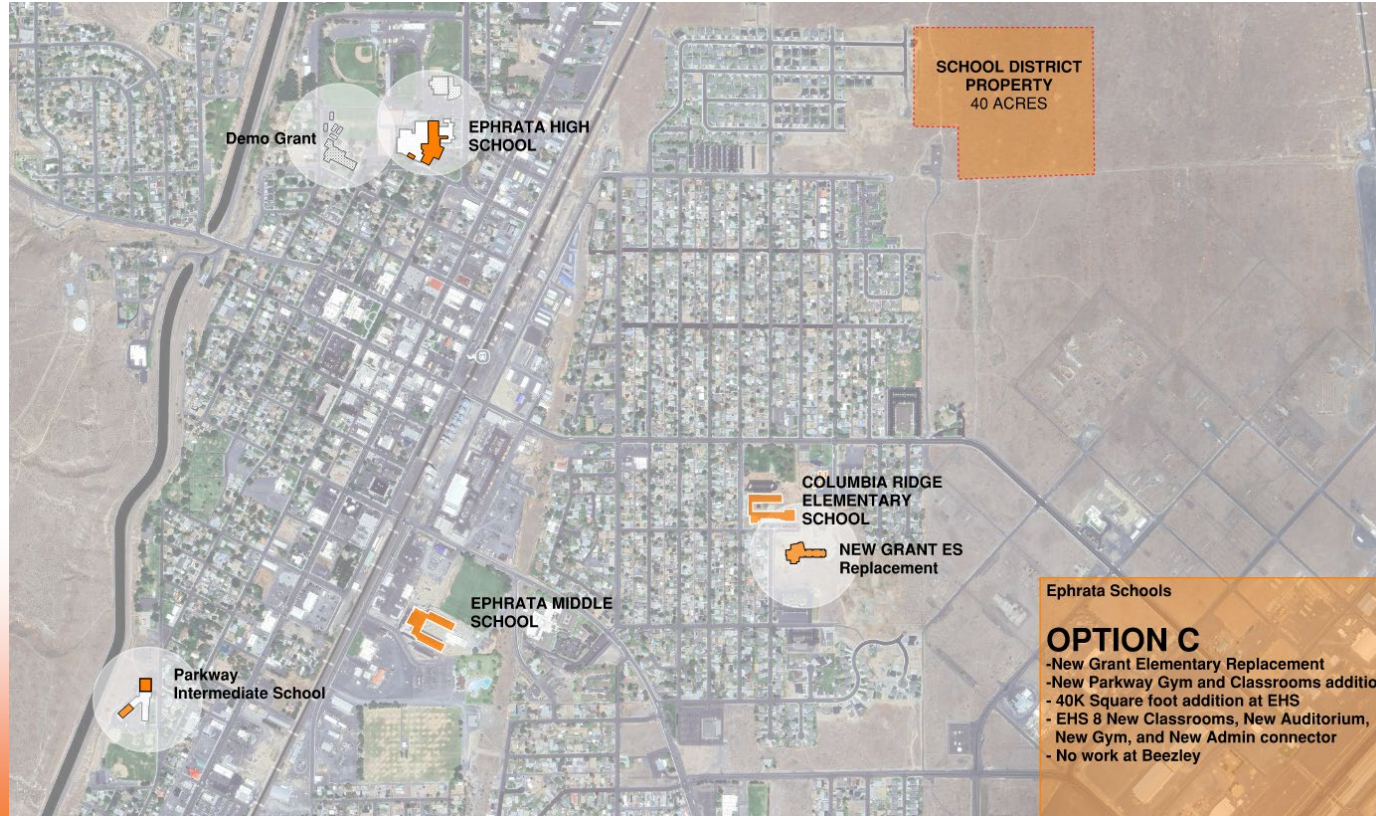




# Package C



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## Option Summary:

- Replace Grant
- Parkway Gym & Classrms. addition
- Replace PAC

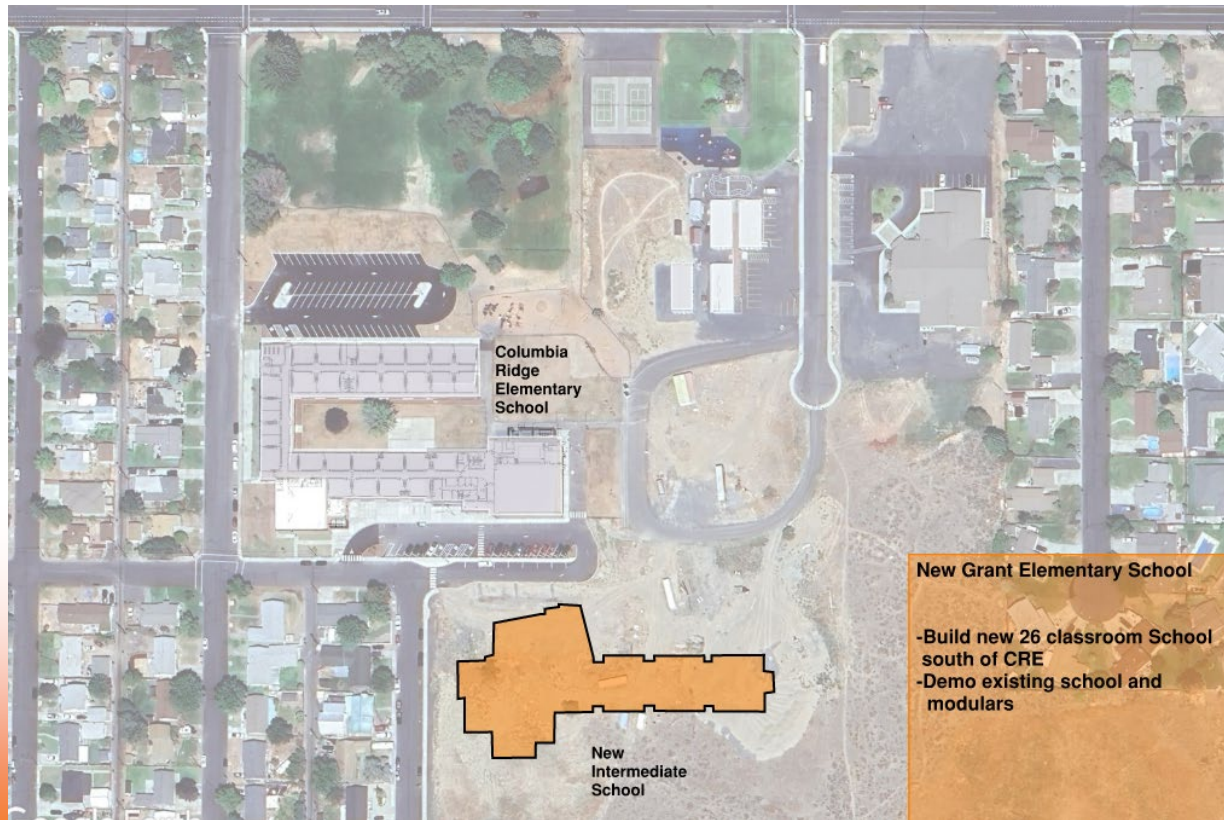
*Project cost: \$94.7M,  
Local funding: \$70.7M*



# Grant Elementary Replacement



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Project cost: \$47.0M,  
Local funding: \$36.5M





# Parkway Intermediate Gym & Classrooms Additions



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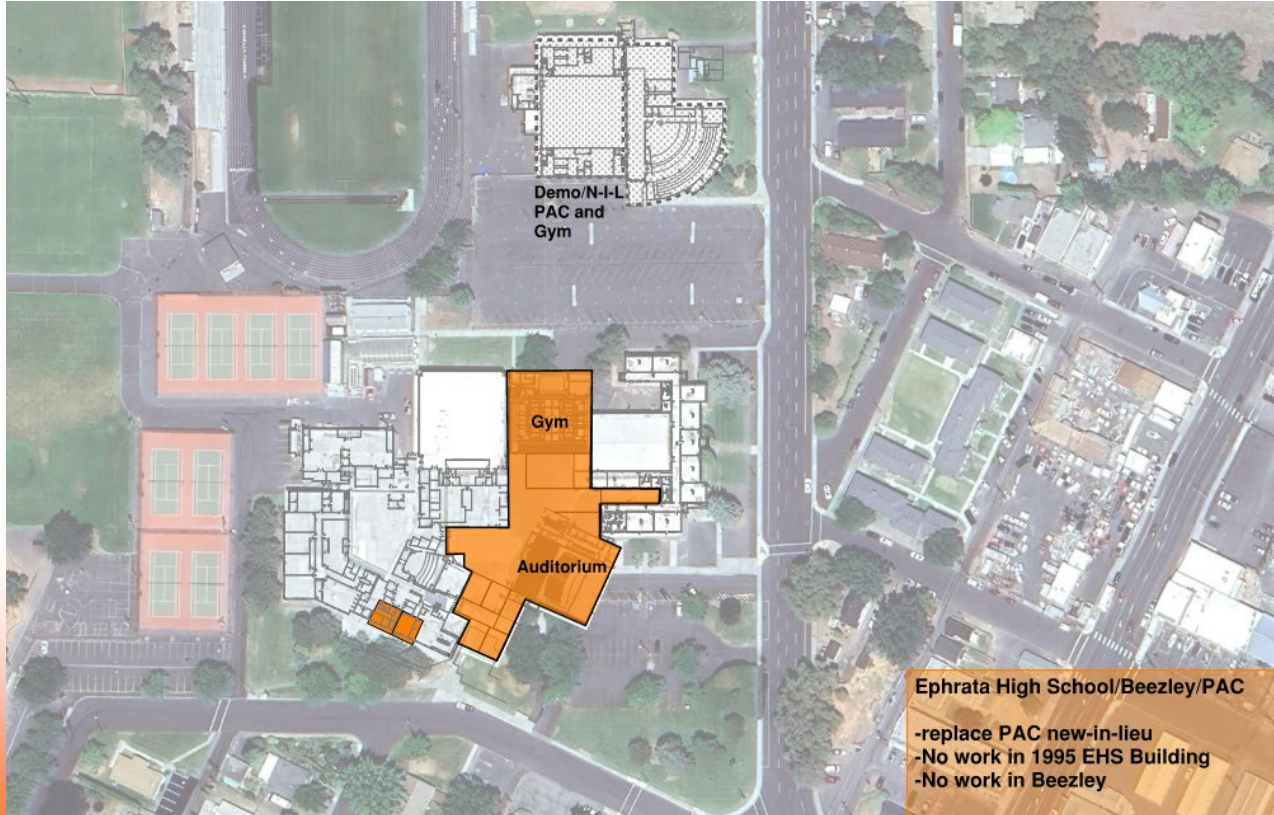
*Project cost: \$14.6M,  
Local funding: \$14.6M*



# EHS: Replace PAC



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Project cost: \$33.2M,  
Local funding: \$19.7M

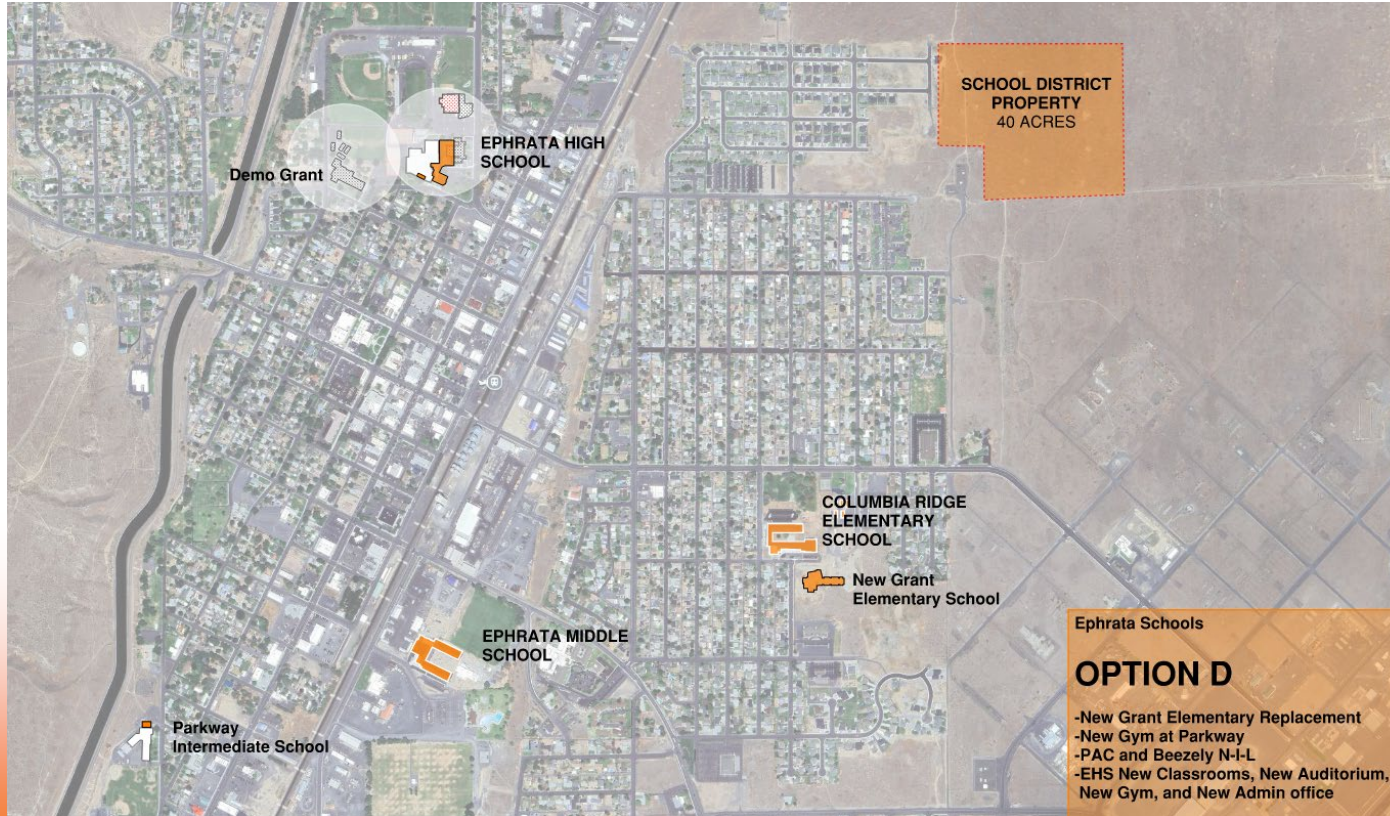




# Package D



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## Option Summary:

- Replace Grant
- Parkway min. Gym addition
- Replace Beezley
- Replace PAC

*Project cost: \$100.1M,  
Local funding: \$70.5M*

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### OPTION D

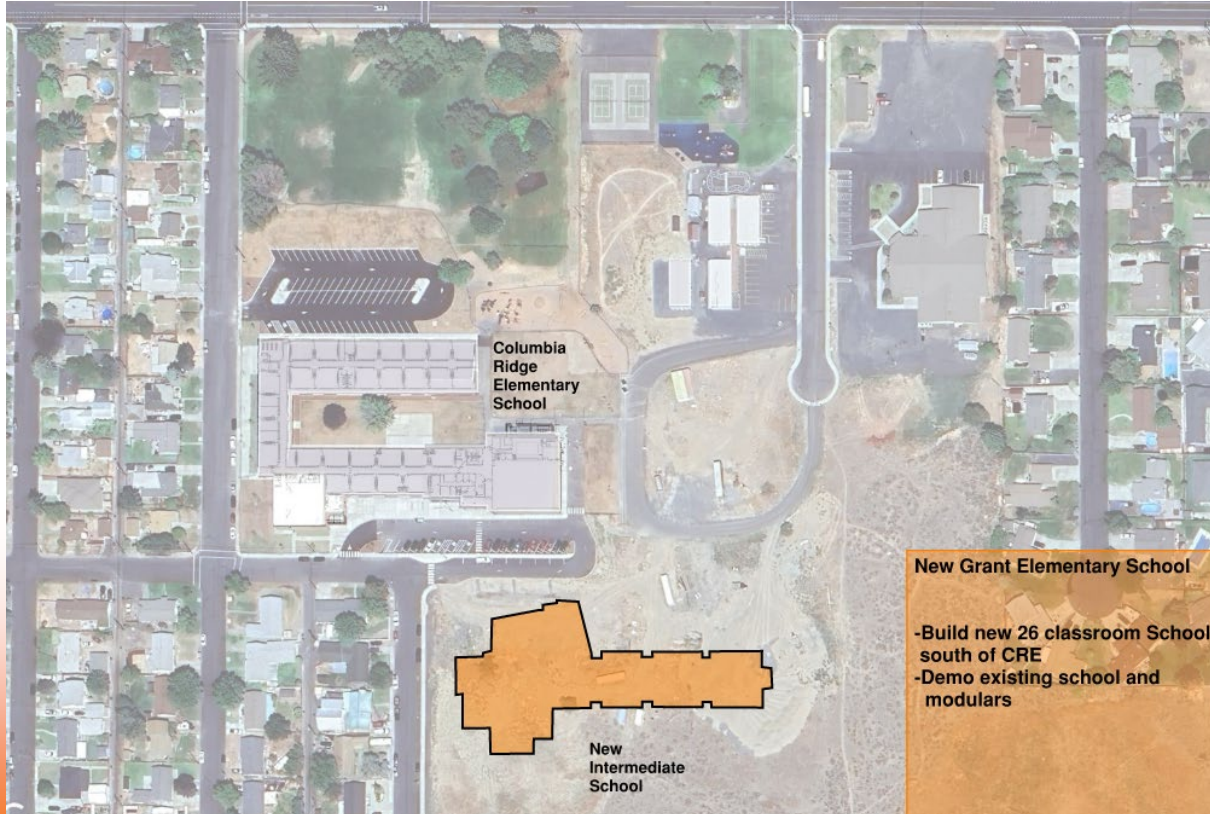
- New Grant Elementary Replacement
- New Gym at Parkway
- PAC and Beezley N-I-L
- EHS New Classrooms, New Auditorium, New Gym, and New Admin office



# Grant Elementary Replacement



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Project cost: \$47.0M,  
Local funding: \$36.5M





# Parkway Intermediate Gym Addition



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New Gym

Parkway Intermediate Options

-Build new Practice Gymnasium

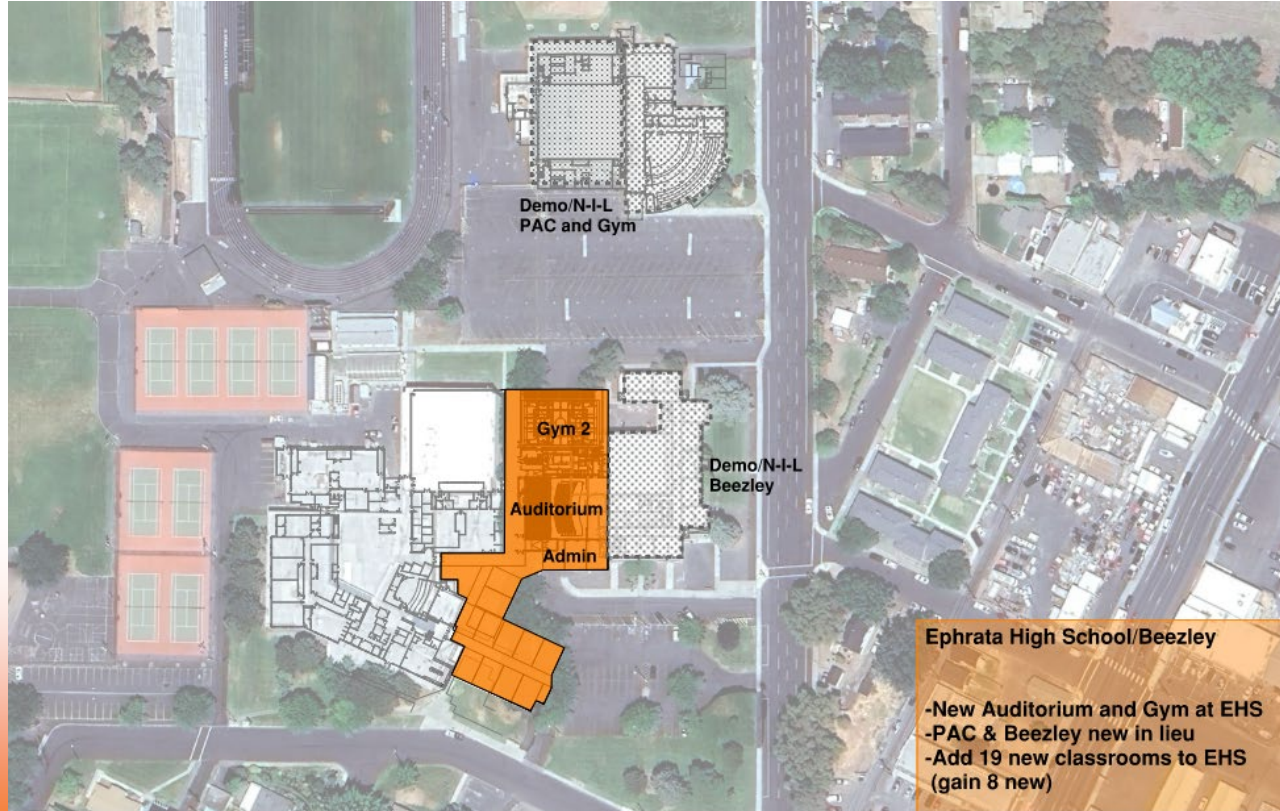
Project cost: \$4.9M,  
Local funding: \$4.9M



# EHS: Replace PAC & Beezley



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Project cost: \$48.3M,  
Local funding: \$29.2M

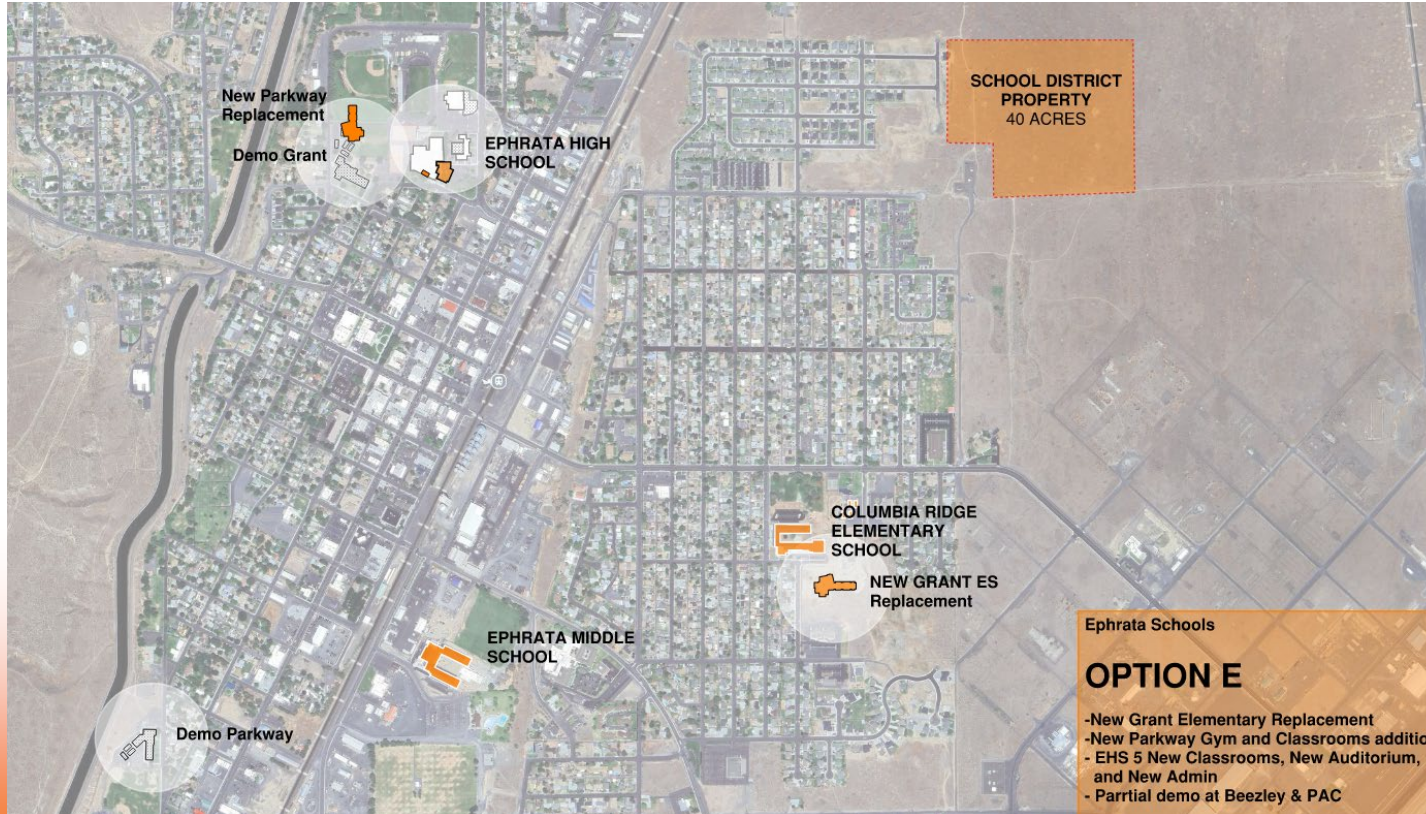




# Package E



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## Option Summary:

- Replace Grant
- Replace Parkway
- New EHS Aud., (5) new classrms, admin. office
- Partially replace Beezley & PAC

Project cost: \$100.3M,  
Local funding: \$73.3M

Ephrata Schools

### OPTION E

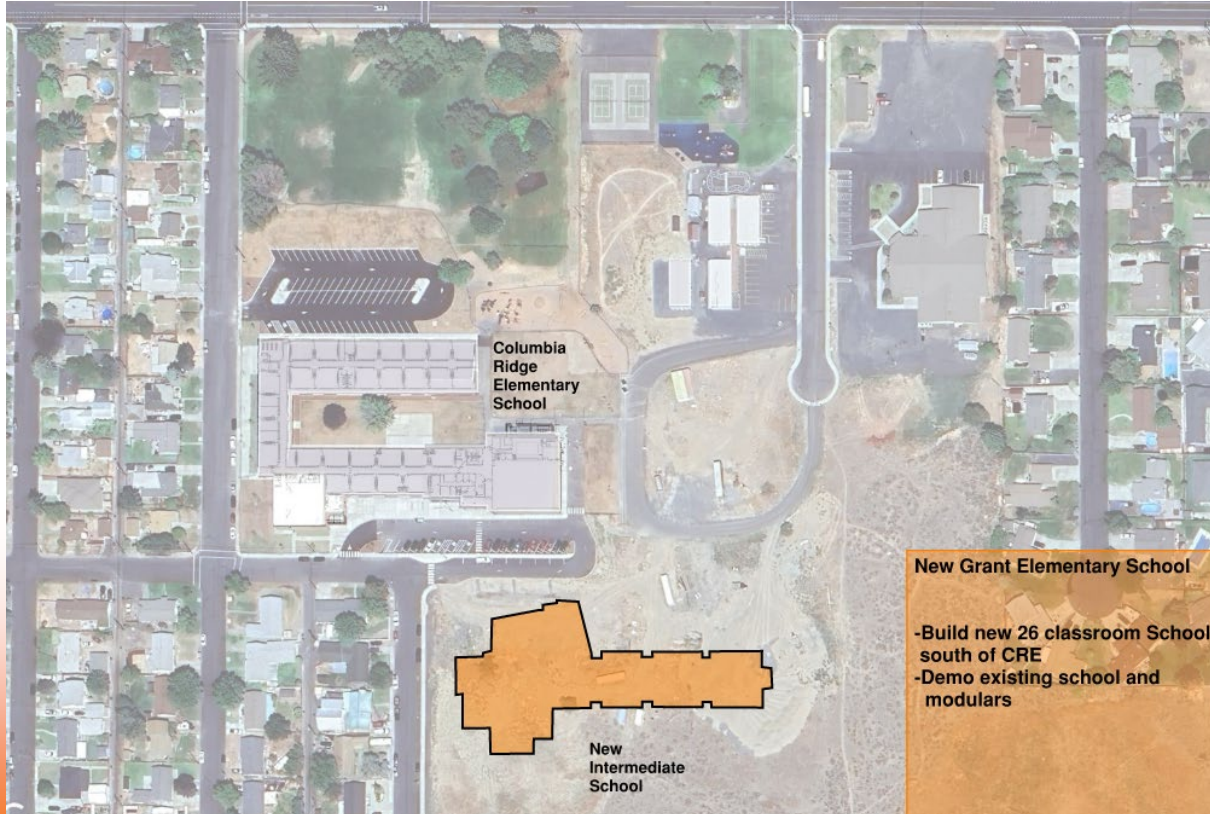
- New Grant Elementary Replacement
- New Parkway Gym and Classrooms addition
- EHS 5 New Classrooms, New Auditorium, and New Admin
- Partial demo at Beezley & PAC



# Grant Elementary Replacement



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Project cost: \$47.0M,  
Local funding: \$36.5M

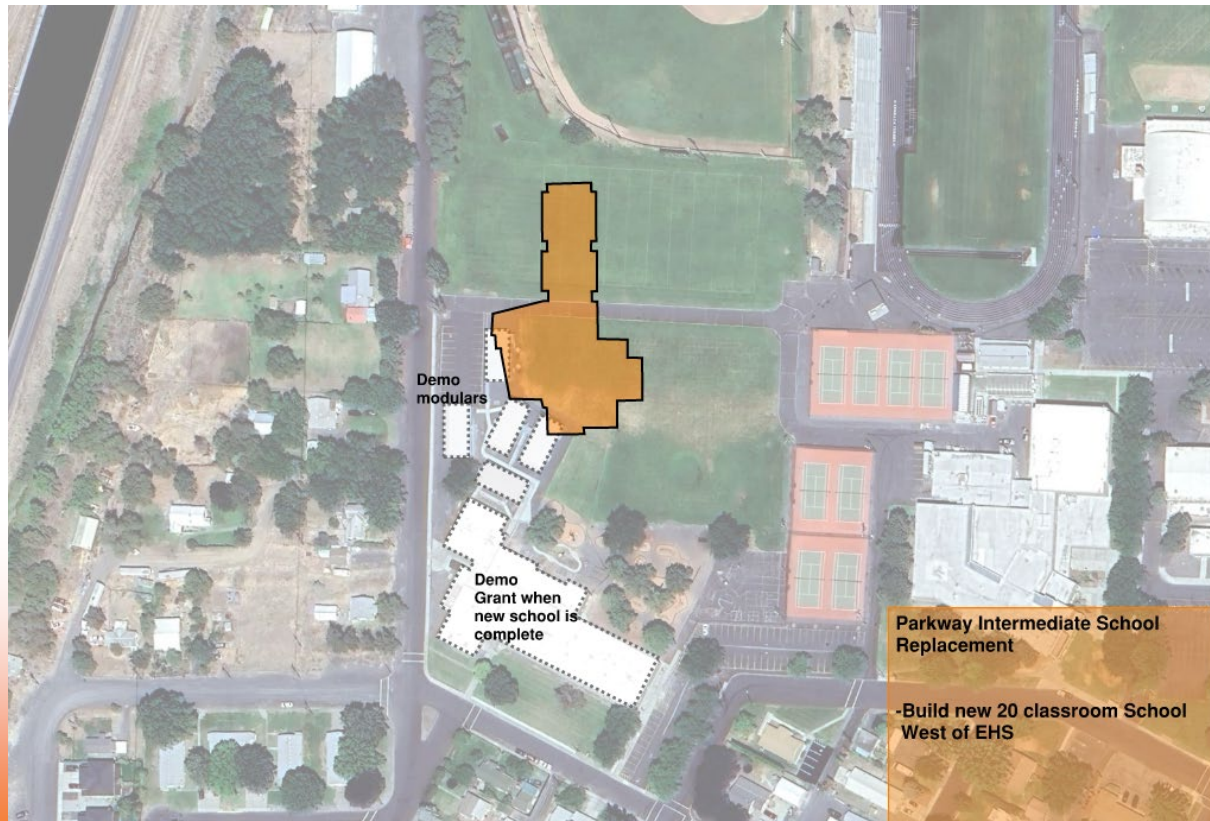




# Parkway Intermediate Replacement



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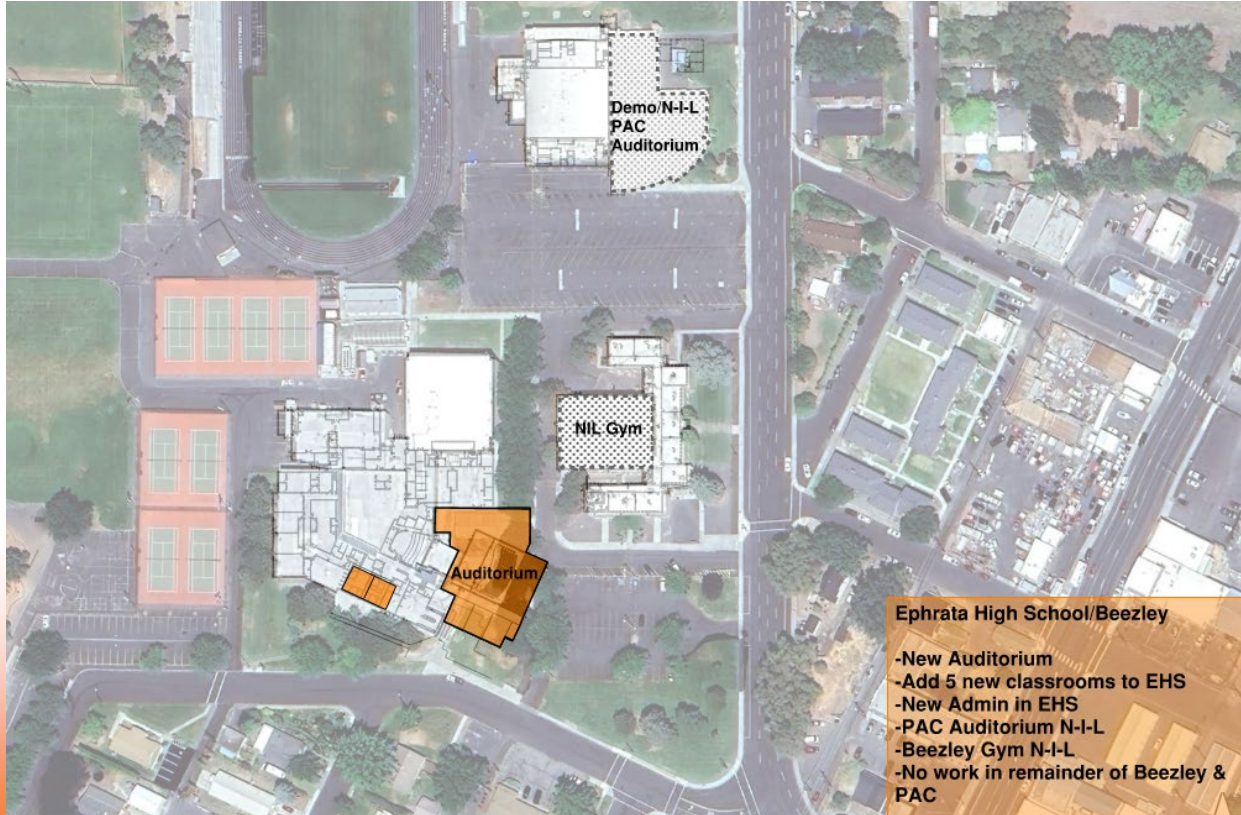
*Project cost: \$32.4M,  
Local funding: \$23.2M*



# EHS: Partial Replacement of PAC & Beezley



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Project cost: \$21.9M,  
Local funding: \$13.6M





# Discussion



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## Questions Facility Study Group Considerations:

- Preference for one of these scenarios?
- Any additional questions?
- Thoughts on long term approach?

# Discussion



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