



**EPHRATA**  
**SCHOOL DISTRICT**

# **Facility Study Group Meeting**

September 15, 2025





**EPHRATA**  
**SCHOOL DISTRICT**

# **Introductions:**

**Community Representatives**

**Ephrata School District Representatives**

**Design West Architects**

**Turner & Townsend Heery**



# Team Charge / Purpose



- 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



## 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: Review final bond package option
- October 2025: Present to the Ephrata School Board
- November 2025: Ephrata School Board adopt bond resolution
- February 2026: Potential Bond Election



# Meeting Agenda



**EPHRATA**  
SCHOOL DISTRICT

- Revisit consensus
  - Project updates
  - Funding options
- Why current consensus?
  - Grant & Parkway projects
  - EHS project
- Current context discussion
- Discussion & preference selection
- Next steps

# Preferred Projects



**EPHRATA**  
SCHOOL DISTRICT

## Option Summary:

- Replace Grant
- Replace Parkway
- EHS Addition – new Auditorium (6) new classrooms, & admin. Office; partial demolition or decommission of Beezley & PAC

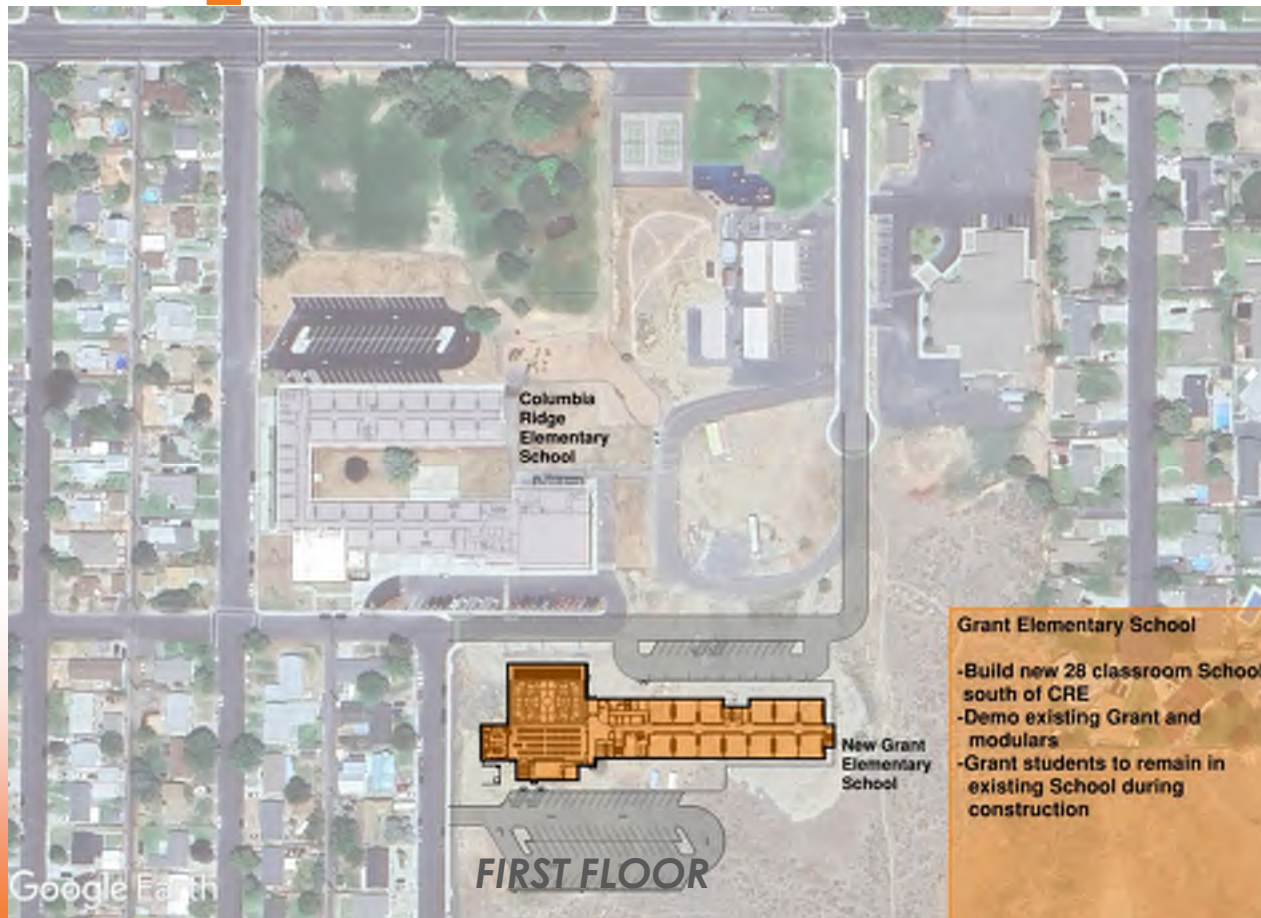




# Grant Elementary Replacement



**EPHRATA**  
SCHOOL DISTRICT



## Grant Elementary School

- Build new 28 classroom School south of CRE
- Demo existing Grant and modulares
- Grant students to remain in existing School during construction



# Grant Elementary Replacement



**EPHRATA**  
SCHOOL DISTRICT



## Grant Elementary School Second Floor Plan

- Build new 28 classroom School south of CRE
- Demo existing Grant and modulares
- Grant students to remain in existing School during construction

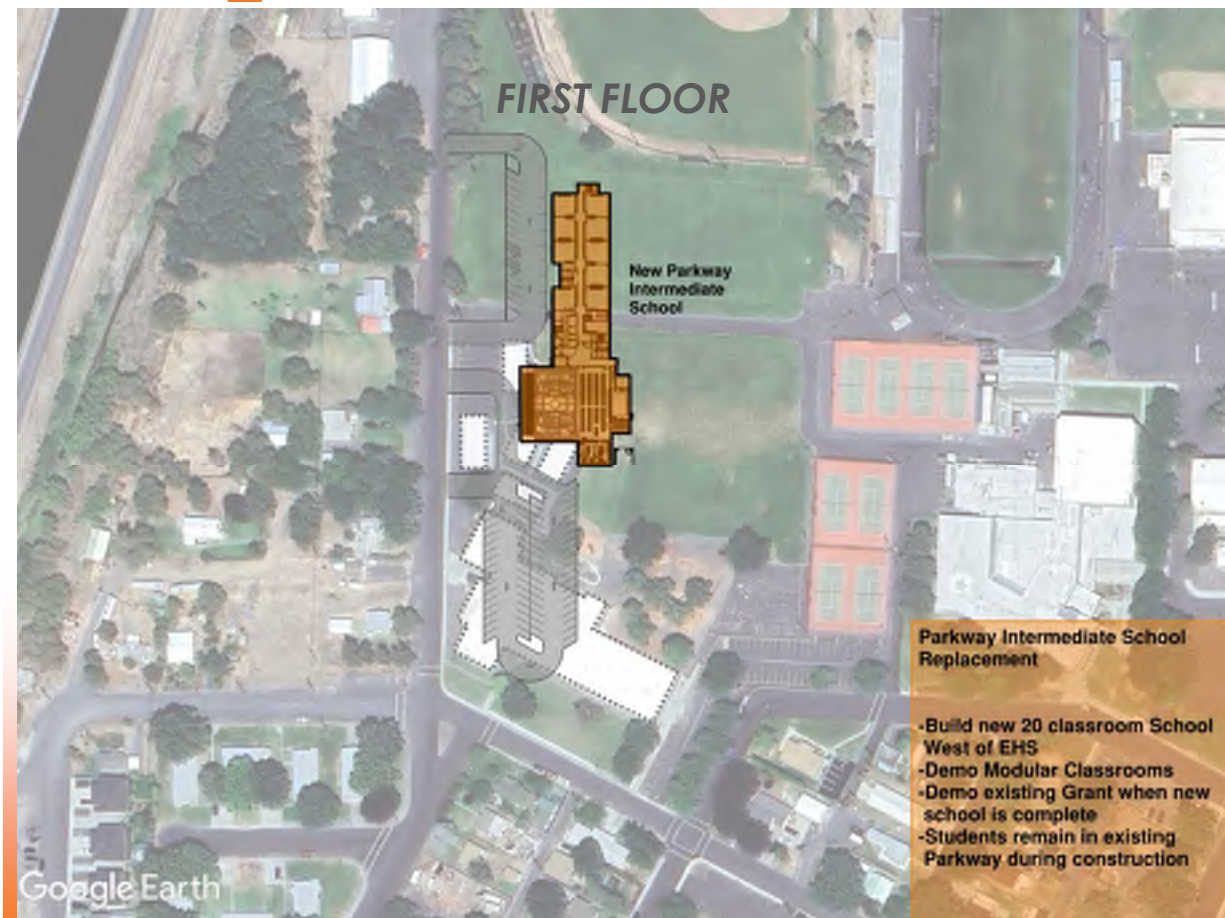




# Parkway Intermediate Replacement



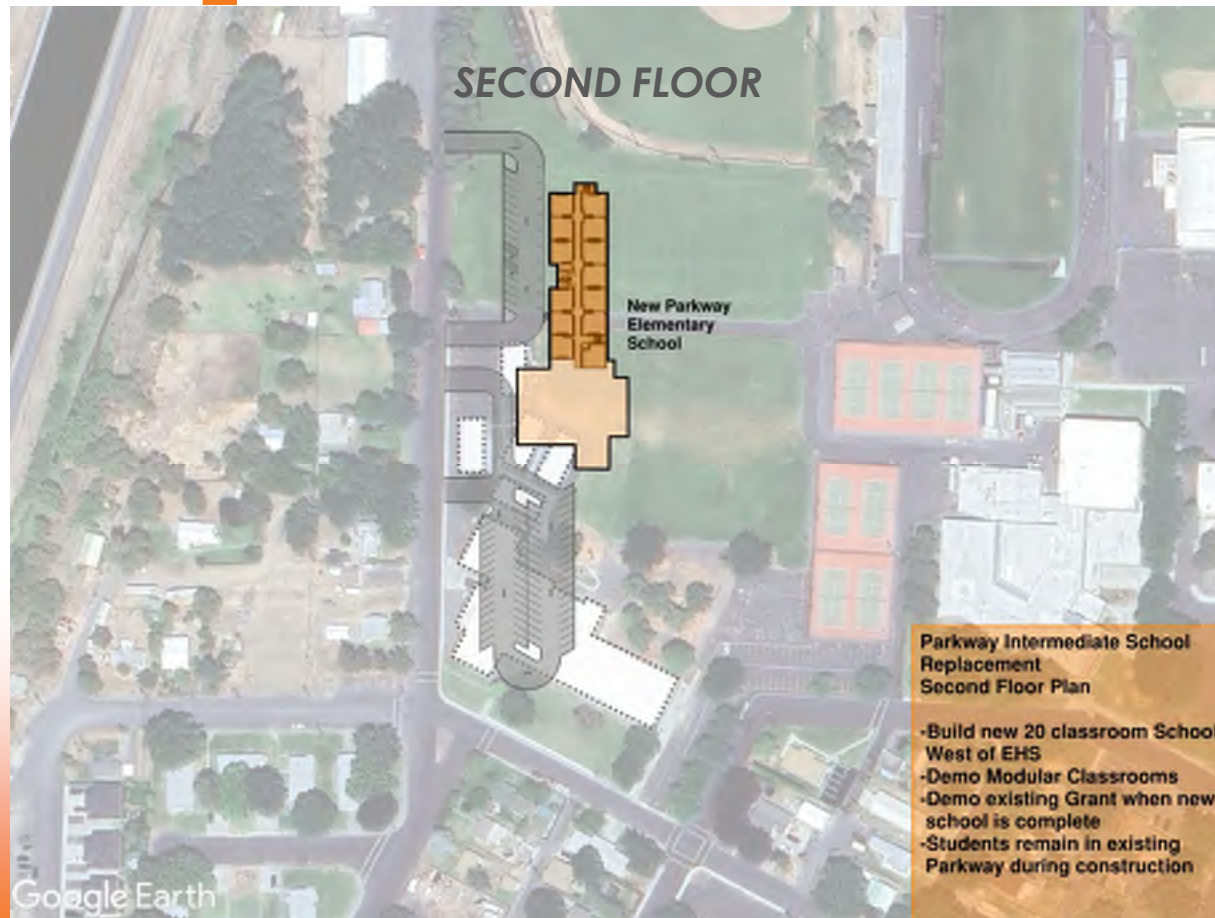
**EPHRATA**  
SCHOOL DISTRICT



# Parkway Intermediate Replacement



**EPHRATA**  
SCHOOL DISTRICT

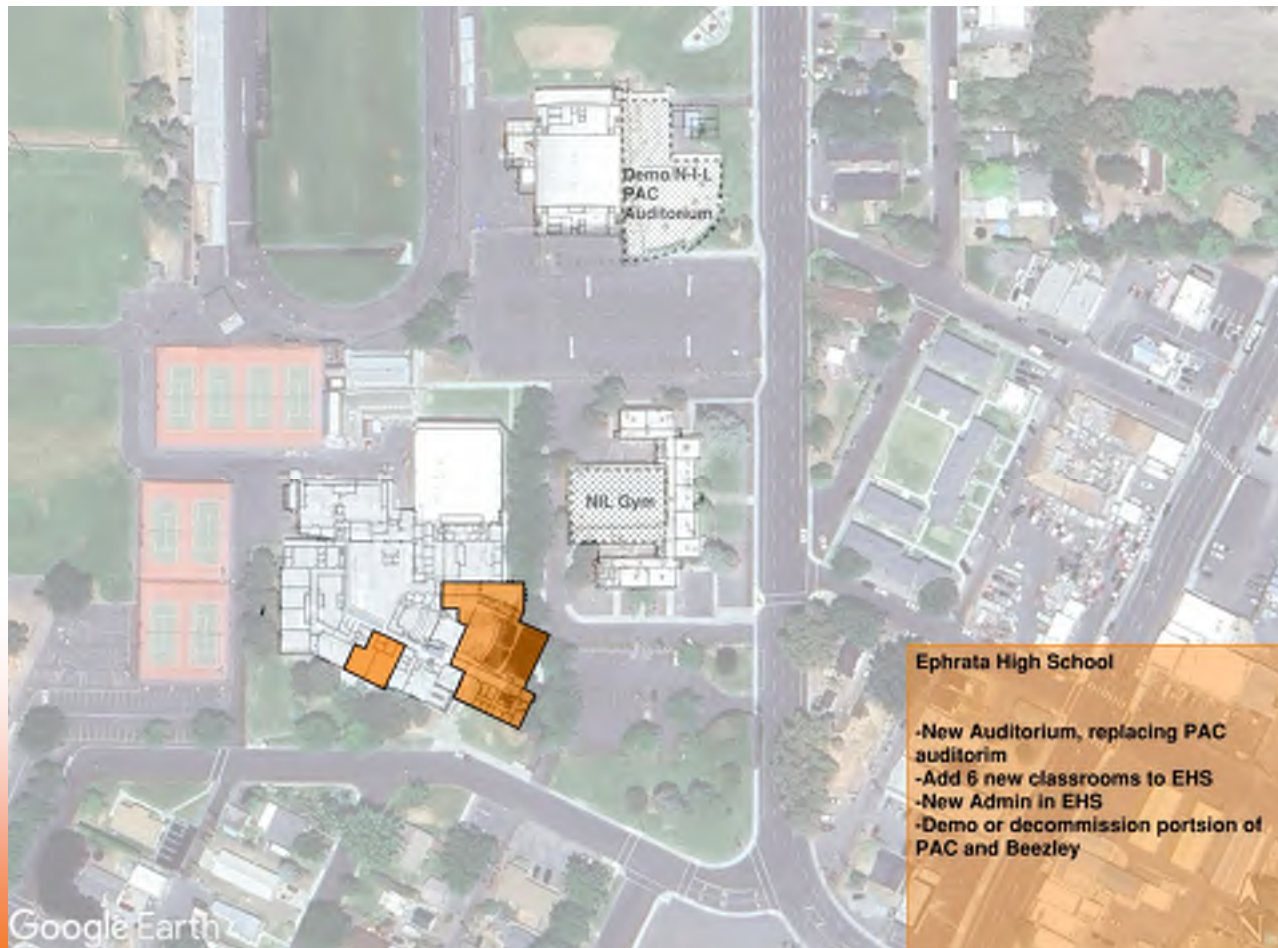




# EHS: Partial Replacement of PAC & Beezley



**EPHRATA**  
SCHOOL DISTRICT



 **DESIGN  
WEST**

# EHS: Partial Replacement of PAC & Beezley



**EPHRATA**  
SCHOOL DISTRICT



**DESIGN  
WEST**



# EHS: Partial Replacement of PAC & Beezley



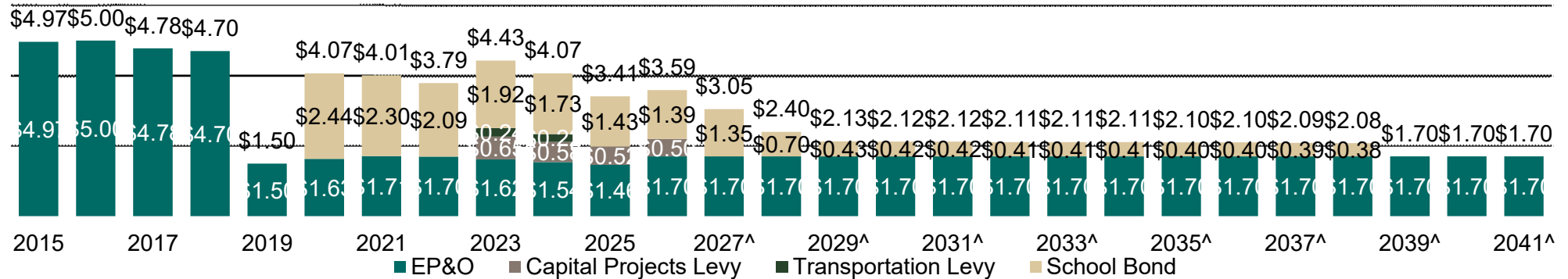
**EPHRATA**  
SCHOOL DISTRICT



 **DESIGN  
WEST**

# 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- \$75,000,000, 25 Year Term, with  
\$0.47 Stepdown

**\$1.07/\$1,000 tax rate increase**

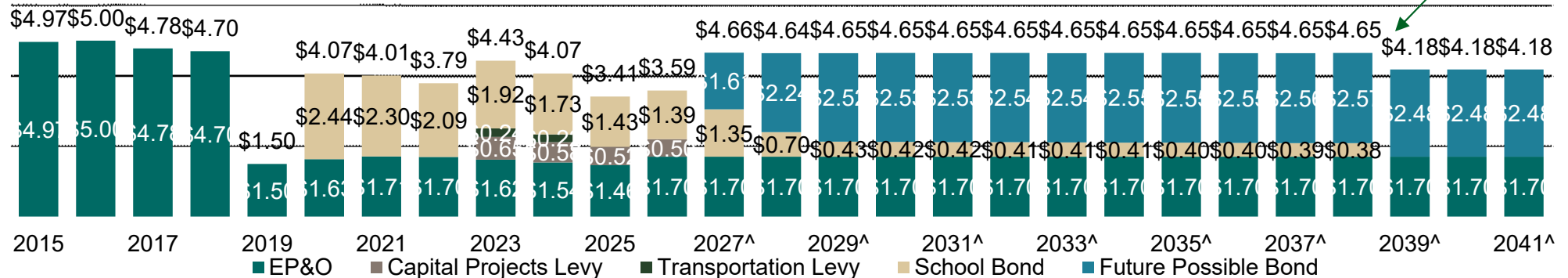
**2026 = \$3.59**

**2038 = \$4.65**

**2027 = \$4.66**

**2039 = \$4.18**

**\$0.47 Future Bond**



Assumptions: Scenario 36, February 2026 Election, 4% AV Growth 2026-2029, followed by 3% thereafter, 75 bps interest rate cushion on sale one and 100 bps on sale two, matures in 2052, continue at existing EP&O rate

# School Bond Planning Estimates

Ephrata School District  
 Projected Tax Rates/\$1,000  
 February 2026 Bond Election- \$61,000,000, 25 Year Term, with  
 \$0.50 Stepdown

**\$0.62/\$1,000 tax rate increase**

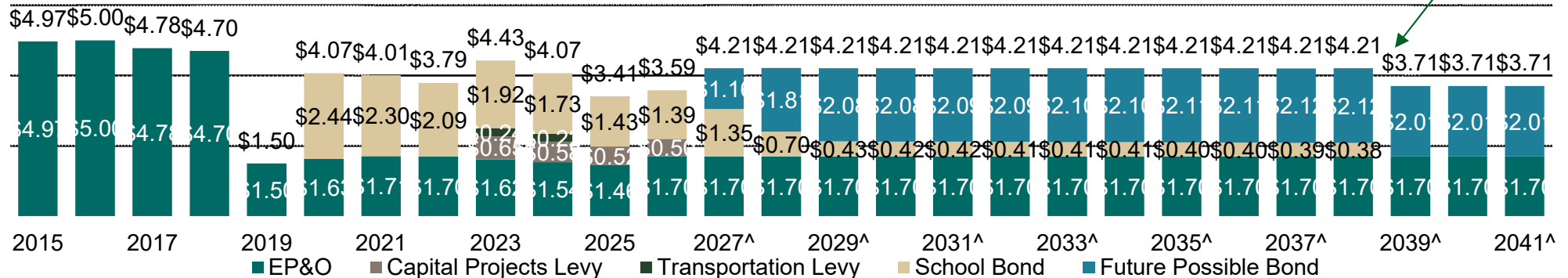
**2026 = \$3.59**

**2038 = \$4.21**

**2027 = \$4.21**

**2039 = \$3.71**

**\$0.50 Future Bond**



Assumptions: Scenario 35, February 2026 Election, 4% AV Growth 2026-2029, followed by 3% thereafter, 75 bps interest rate cushion and 100 bps in sale two, matures in 2052, continue at existing EP&O rate



# Why current consensus?



**EPHRATA**  
SCHOOL DISTRICT

- Why Grant & Parkway replacements

Building condition assessments 55% ratings

Community survey shows as highest priority

Necessary to achieve parity for all students in Ephrata SD

- Why EHS Addition

Community Survey shows EHS & Auditorium as next highest priority

EHS continued growth since 1985, results in overcrowding

EHS overall project is too large to accomplish with one bond

# Current context changes consensus?



**EPHRATA**  
SCHOOL DISTRICT

- Costs & tax rates
- Enrollment trends

# Decision



## Question for Facility Study Group's Consideration:

Preference for one of these scenarios?

- 1) Replace Grant Elementary, replace Parkway Intermediate Schools, and build EHS addition with auditorium, (6) classrooms, and administration space.  
\$102M total project cost less \$27M state funding = \$75M local bond
- 2) Replace Grant Elementary and Parkway Intermediate Schools.  
\$81M total project cost less \$20M state funding = \$61M local bond

# Discussion



- Feedback
- Questions?
- Next Steps – plan for School Board Presentation