



TUMWATER SCHOOL DISTRICT

Superintendent:

Kevin Bogatin

Assistant Superintendent: Ben Rarick

Director of Capital Projects: Mel Murray

Director of Technology: Dan Reich

REPLACEMENT SAFETY, TECHNOLOGY & CAPITAL IMPROVEMENTS LEVY

Continuous Student Learning in a Caring, Engaging Environment

ELECTION: FEBRUARY 10, 2026



Visit Our Website
www.tumwater.k12.wa.us



Continuous Student Learning in a Caring, Engaging Environment



**11
SCHOOLS**



**6,000+
STUDENTS**



**814
STAFF**



THE 5 “W’s” OF A PROPOSED REPLACEMENT LEVY

WHO:

The Tumwater School District Community & School Board

WHAT:

A Replacement Safety, Technology & Capital Improvements Levy to replace the current expiring levy (last collection is 2026 calendar year)

WHERE:

Major capital repairs and projects are needed across the district. Our quickly changing technological age requires that student technology needs be addressed quickly.

WHEN:

This ballot measure will be on the February 10, 2026. Our 4-year Educational Programs & Operations was approved in 2024.

WHY:

The current levy is expiring. There are inequities in facility & technology conditions across the district and aging buildings need renovation and upkeep.



Implementing Our Strategic Plan

Tumwater students need cutting-edge technology and security to prepare for life after high school.

- They need to learn how to utilize technology tools to leverage 21st century knowledge and skills.
- They must understand the emerging impacts of cutting edge-technologies on the employment markets and content creation. How can we teach our students to be good consumers of digital information?

Students and families will ‘opt out’ of public school options if they do not view school facilities as welcoming, functional, and adequate.

- How can our facilities continue to meet each child’s educational needs?
- This includes academics, athletics, extra-curriculars, as well as recess and “play” for young children.

March – October 2025

**Facility Advisory
Committee Meetings**

September 25, 2025

Preliminary Board briefing

October 9, 2025

**Full Board briefing projects
list and Resolution**

November 6, 2025

**Board adopts Resolution & directs
appointment of “For” and “Against”
Committees for voters pamphlet**

December 12, 2025

Deadline to file Resolution

December 22, 2025

“For” & “Against” statements due

January 21, 2026

Ballots mailed

January 22–24, 2026

Ballots in homes (estimate)

February 10, 2026

ELECTION DAY!

Replacement Safety, Tech & Capital Levy Timeline



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TIMING: Proposed 6 Year Safety, Technology & Capital Projects Levy

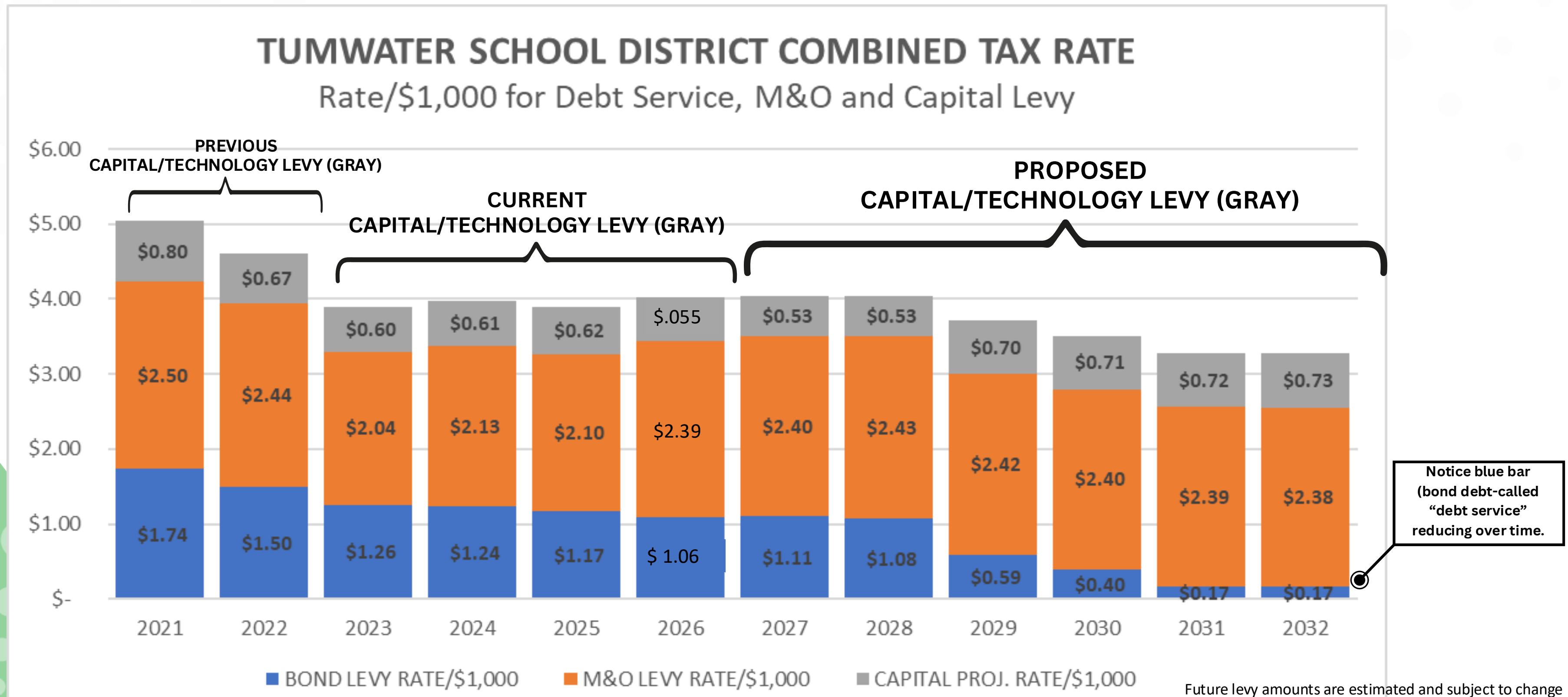
LEVY PLANNING CALENDAR

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Capital/ Technology Levy	\$ 5,725,000	\$ 5,925,000	\$6,125,000	\$6,325,000	6 Year Proposed Capital/Tech Levy (Ballot February of 2024)					
Educational Programs & Operations Levy	\$ 19,407,524	\$20,648,643	\$25,452,404	\$26,725,025	\$28,061,276	\$29,464,340	4 yr proposed Educational Programs & Operations Levy (Ballot February of 2028)			
Debt Service Levy Est. (Bond)	\$12,044,097	\$12,000,000	\$12,156,000	\$11,800,000	\$12,500,000	\$12,600,000	Proposed Bond Measure (Ballot February of 2028)			

Future levy amounts are estimated and subject to change



District prioritizing paying off old debt before asking voters to approve new Bond





YEAR	TAX RATE	CAPITAL LEVY AMOUNT
2021	\$0.80	\$5,106,913.14
2022	\$0.67	\$5,003,373.89
2023	\$0.60	\$5,738,473.54
2024	\$0.61	\$5,966,656.81
2025	\$0.62	\$6,397,736.77
2026	~~\$0.59~~ \$0.55	~~\$6,325,000.00~~ \$5,900,000.00
2027	\$0.53	\$5,900,000.00
2028	\$0.53	\$6,200,000.00
2029	\$0.70	\$8,500,000.00
2030	\$0.71	\$9,000,000.00
2031	\$0.72	\$9,500,000.00
2032	\$0.73	\$10,000,000.00

Safety, Technology & Capital Levy Amount:

Collecting less in calendar year 2026 to off-set costs for taxpayers!

Goal is to keep the tax rate flat in 2027 & 2028.



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Replacement Safety, Technology & Capital Projects Levy



**MAJOR
REPAIR PROJECTS**



TECHNOLOGY



**STUDENT & STAFF
SAFETY**



Technology...

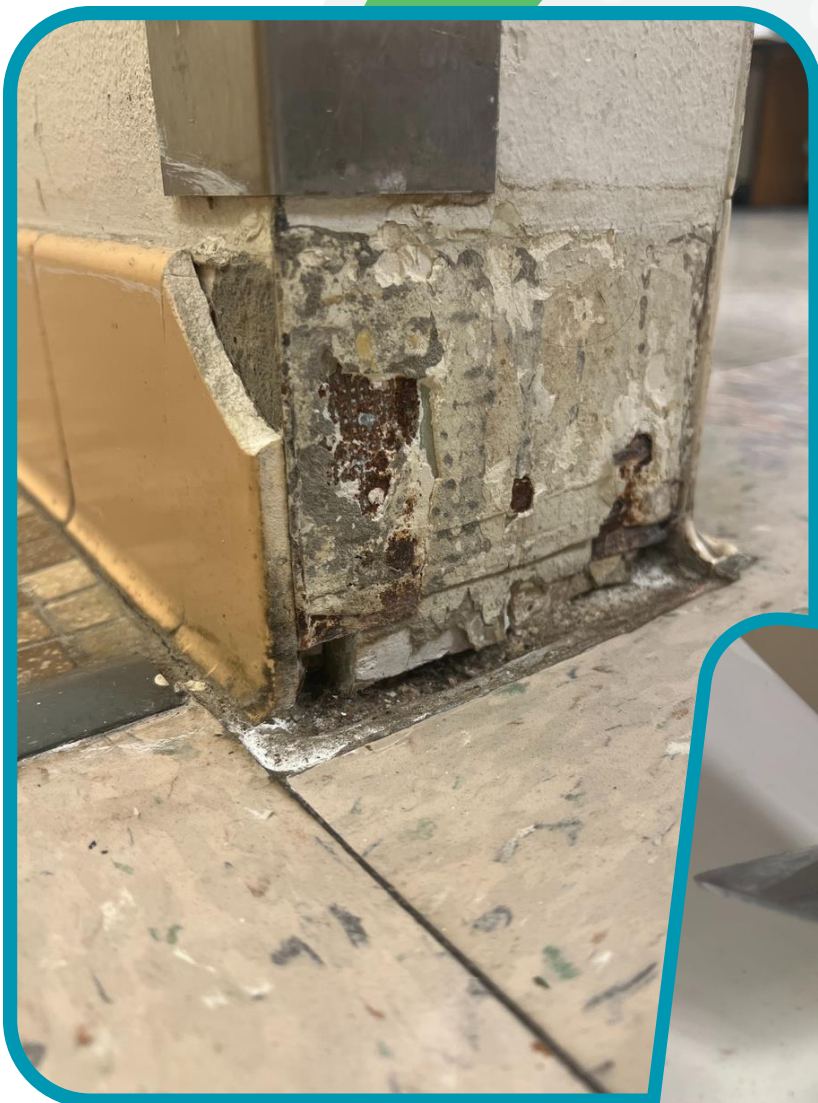
- Student devices
(Chromebooks/iPads/laptops)
- Classroom equipment
(enhanced audio/projection)
- Instructional tools & software
- Infrastructure updates
(network access/data center)



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Facility Renovations...

- Renovating 50 yr-old bathrooms
- Replacing elementary gym floors
- Replace turf fields nearing end-of-life
- Pave gravel parking lots
- Replace aging roofs
- Repaint school buildings
- Replace old portables



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Capital Facility Additions...

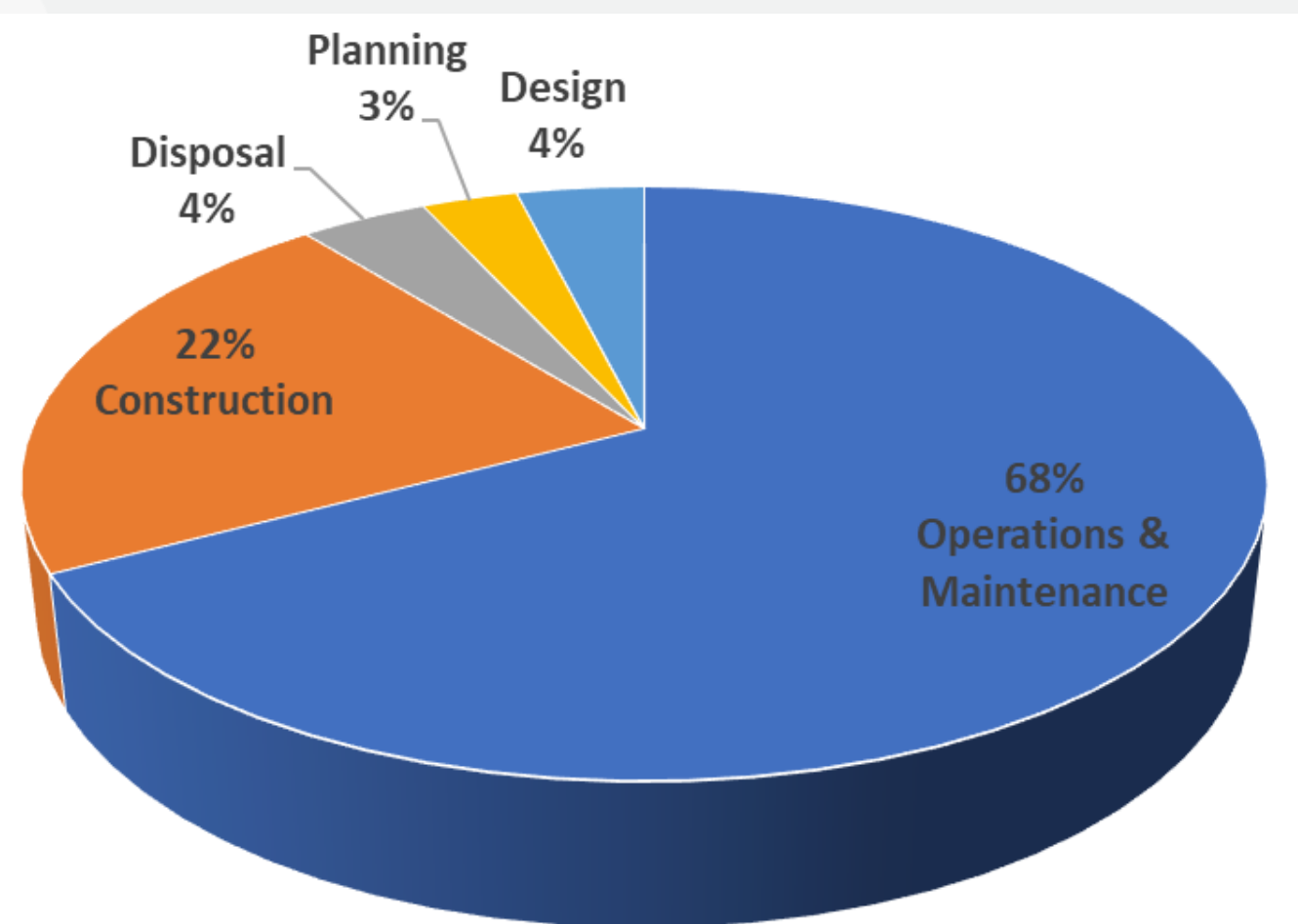
- New playground equipment, with canopies
- Improve school pick-up/drop-off efficiency
- Add multipurpose/lunchrooms
- Add solar panels & LED lights
- Repair damaged floors, walls & ceilings





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MAINTAINING SCHOOLS IS EXPENSIVE!



TOTAL COST OF OWNERSHIP-
Facility Life Cycles

LOOKING FORWARD— 2025–2035 Facilities Planning

- **Plan for ten years to keep buildings modern and safe**
- **Capital Bonds: Fund major projects at 6-10 year intervals**
- **2-6 year Capital Levies: Manage “Total Cost of Ownership” *major* maintenance and small renovations**



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**TUMWATER HIGH SCHOOL-
STUDENT OVERFLOW
PARKING LOT**

MICHAEL T. SIMMONS BATHROOM





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GYM FLOOR



SIDING



**PLUMBING & ROOF
LEAKS**



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**AGED
PORTABLES**



**PARENT PICK-UP
STREET OVERFLOW**



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Proposed 6 Year Safety, Technology & Capital Levy Budget

PRELIMINARY ESTIMATES

	2027	2028	2029	2030	2031	2032	TOTAL
Projected Levy Revenue	\$5,900,000	\$6,200,000	\$8,500,000	\$9,000,000	\$9,500,000	\$10,000,000	\$49,100,000
Projected Levy Costs							
Student Devices	\$650,000	\$680,000	\$1,010,000	\$740,000	\$770,000	\$780,000	\$4,630,000
Staff Devices	\$50,000	\$50,000	\$50,000	\$1,250,000	\$50,000	\$0	\$1,450,000
Classroom Audio/Visual	\$150,000	\$150,000	\$300,000	\$150,000	\$1,200,000	\$1,000,000	\$2,950,000
Infrastructure/Safety	\$630,000	\$100,000	\$650,000		\$400,000		\$1,780,000
Data Center	\$50,000	\$100,000	\$300,000	\$50,000	\$125,000	\$370,000	\$995,000
Software & Tech. Licenses	\$148,872	\$356,316	\$364,131	\$372,338	\$380,955	\$390,003	\$2,012,615
Mitigation & Emergent Needs	\$200,000	\$210,000	\$220,500	\$231,525	\$243,101	\$255,256	\$1,360,382
Operation Support Costs	\$220,000	\$231,000	\$242,550	\$254,678	\$267,411	\$280,782	\$1,496,421
Technology	\$2,098,872	\$1,877,316	\$3,137,181	\$3,048,541	\$3,436,467	\$3,076,041	\$16,674,418
Health, Safety & Security	\$1,100,000	\$1,030,000	\$1,720,000	\$1,590,000	\$810,000	\$350,000	\$6,600,000
Learning Environment	\$780,000	\$1,960,000	\$1,880,000	\$230,000	\$1,000,000	\$1,150,000	\$7,000,000
Major Maintenance	\$1,660,000	\$900,000	\$1,810,000	\$3,070,000	\$3,470,000	\$4,100,000	\$15,010,000
Energy Savings	\$350,000	\$200,000	\$200,000	\$1,050,000	\$1,000,000	\$1,000,000	\$3,800,000
Capital Projects	\$3,890,000	\$4,090,000	\$5,610,000	\$5,940,000	\$6,280,000	\$6,600,000	\$32,410,000
Total Projected Costs	\$5,988,872	\$5,967,316	\$8,747,181	\$8,988,541	\$9,716,467	\$9,676,041	\$49,084,418
	(\$88,872)	\$232,684	(\$247,181)	\$11,459	(\$216,467)	\$323,959	\$15,582



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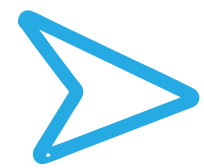
BIG PICTURE PLANNING – A FUTURE BOND?

- **When is the next Bond? How can we plan a Capital Levy to work in conjunction with a future bond?**
- **Bonds are being run less often and passing at lower rates across the state.**
- **Will enrollment continue to decline? Will continued development cause an increase in enrollment? How would these things impact our facility needs?**
- **Districts rely on Capital Levies to address short term needs.**

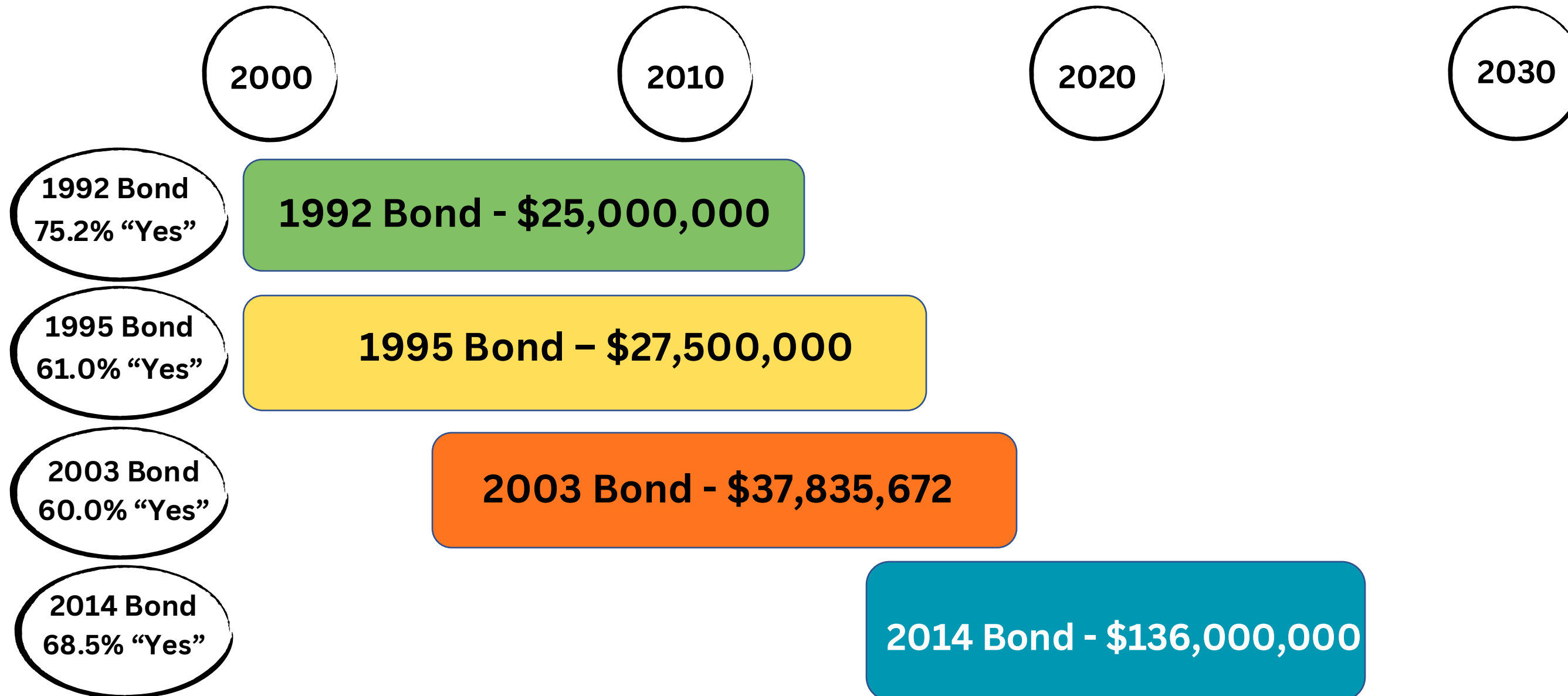


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BIG PICTURE PLANNING – A FUTURE BOND?



When is the next Bond? How can we plan a Capital Levy to work in conjunction with a future bond?



STRICT PDC GUIDELINES FOR SCHOOL DISTRICTS



Guidelines for School Districts in Election Campaigns

Public disclosure law governing use of public facilities in school district campaigns

Cite as PDC Interpretation No. 01-03

Use of the Guidelines

This document is an educational tool that is an expression of the Commission's view of the meaning of [RCW 42.17A.555](#) and relevant administrative rules and case law involving school districts and election campaign activity. It is intended to provide guidance regarding the Commission's approach and interpretation of how the statutory prohibition on the use of public school facilities for campaigns impacts activities that may be contemplated by district personnel and other persons who may seek to utilize those public facilities. These Guidelines are meant to aid and assist in compliance with the law. Readers are strongly encouraged to review the statute and rules referenced in these Guidelines.

For ease of reference, the majority of this interpretation is in chart form. In part, the chart identifies categories of persons, some possible activities, and some general considerations. These illustrative examples in the columns of the chart are not intended to be exhaustive.

Read Guidelines & Restrictions for

[Candidates](#)

[Lobbyists](#)

[Lobbyist Employers](#)

[Political Committees](#)

[Public Agencies](#)

[Grassroots lobbying](#)



Questions & Answers about the Proposed Safety, Technology & Capital Projects Levy

Q: How much is the Capital & Technology Levy Rate now? What will it be next year if the levy passes?

- Answer: The current rate is estimated at **61.6 cents** per thousand of assessed property value (Calendar Year 2025)*. In the approved levy, in the first year it is projected to go **DOWN** to about **53 cents** per thousand.

Q: Will this Replacement Safety, Technology & Capital Projects Levy cause my taxes to go up?

- Answer: Each person's property tax situation is different. However, we don't anticipate this levy to increase taxes over current levels. When comparing the first year of the proposed levy (2027) to the current year, Safety, Technology & Capital Projects Levy tax collections are projected to **go down from about \$6.4 million to \$5.9 million (about a 7.8% decrease)**.

Q: How does the current tax rate compare to past tax rates in Tumwater? What if this proposed levy passes?

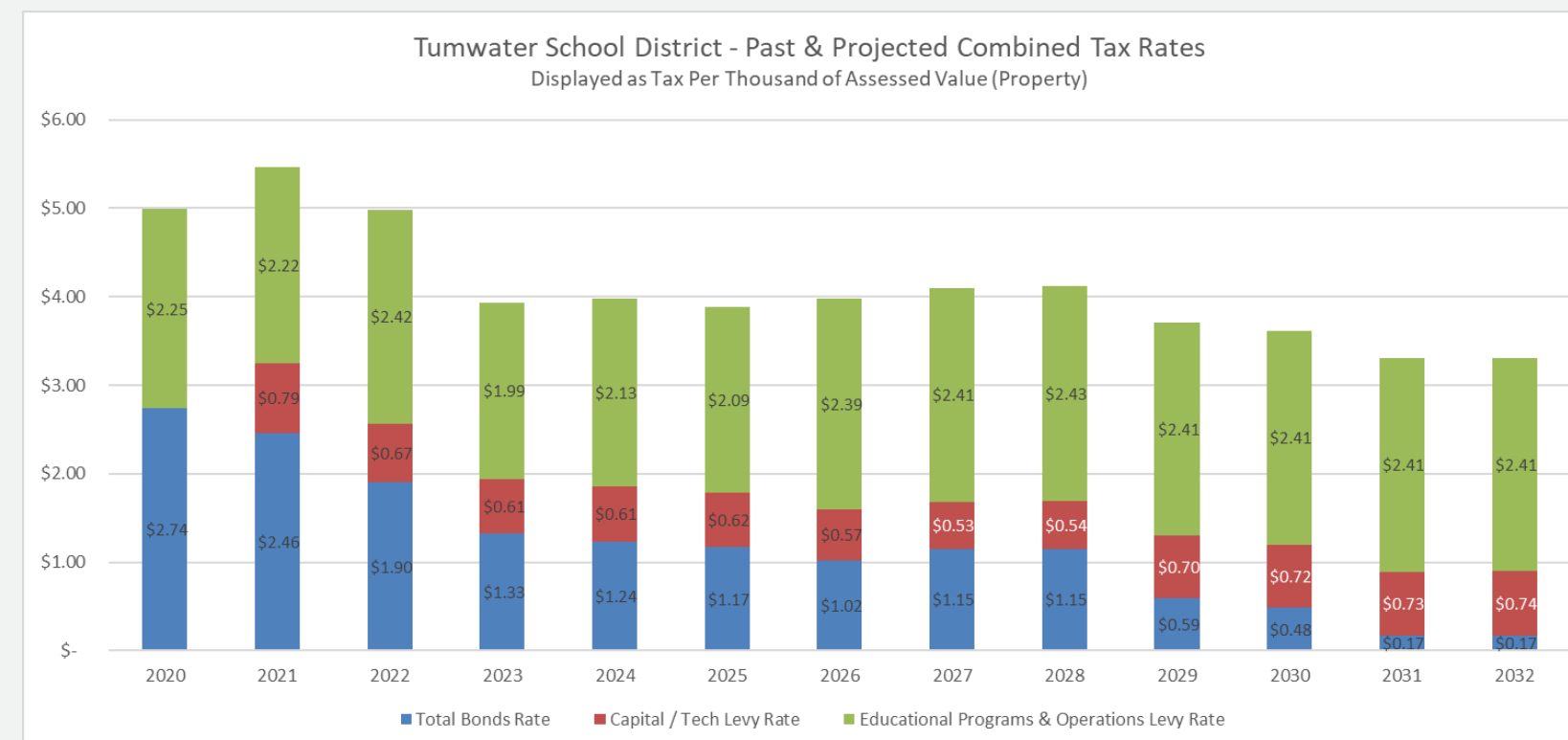
- Answer: The combined tax rate includes all 3 levies in the district, including the bond/debt service, educational program & operations, and safety, technology/capital levies. The combined rate was \$3.98 in tax year 2024. In 2025, there was a temporary dip to \$3.88. If approved, the **2026 rate is projected at \$4.00**. (This estimate relies on our best available data about the future of property values in our community). Prior to 2020, it was not uncommon for the combined tax rate to exceed \$5.00/thousand AAV; tax rates have come down over time.



Q & A's about the Proposed Replacement Safety, Technology & Capital Projects Levy

Q: I reviewed the levy charts. I noticed that the first years of the proposed levy include a small reduction from current levy amounts, but in the future years, the amounts increase each year substantially? Can you explain why that is?

- Answer: Yes. As one form of tax declines, another is increasing slightly. The net impact is still an overall decline in the tax rate. Note from the chart that debt service payments (blue bars) are declining significantly. As other debt gets paid off, the technology levy (red bars) will increase without increasing the overall tax rate.





Q & A's about the Proposed Replacement Safety, Technology & Capital Projects Levy

Q: If approved, how much will this levy cost the average homeowner in taxes? Will my taxes increase or decrease?

- Answer: Based on current projections, the cost to the average homeowner for this replacement capital & technology levy **will be less** on annual basis through calendar year 2028 (see below). In years 2029 and later, the cost for the capital & technology levy will increase but is projected to be off-set by decreases in the levy collections for debt service payments.

Average Price of Home in CY25 in Tumwater WA (According to Zillow.com)		521,000.00	Year	Assessed Value (\$1,000s)	Growth Rate	Capital / Tech Levy	Capital / Tech Levy Rate
Estimated Ave. Cost of Capital Levy by Year:			2023	9,372,244	25.32%	5,738	\$ 0.61
			2024	9,706,531	3.57%	5,967	\$ 0.61
	2025	\$ 298.44	2025	10,385,980	7.00%	6,397	\$ 0.62
	2026	\$ 285.92	2026	10,750,995	3.51%	5,900	\$ 0.55
	2027	\$ 285.92	2027	11,181,034	4.00%	5,900	\$ 0.53
	2028	\$ 277.79	2028	11,628,276	4.00%	6,200	\$ 0.53
	2029	\$ 366.19	2029	12,093,470	4.00%	8,500	\$ 0.70
	2030	\$ 372.82	2030	12,577,140	4.00%	9,000	\$ 0.72
	2031	\$ 378.40	2031	13,080,220	4.00%	9,500	\$ 0.73
	2032	\$ 382.99	2032	13,603,430	4.00%	10,000	\$ 0.74



Q & A's about the Proposed Replacement Safety, Technology & Capital Projects Levy

Q: Why is the Replacement Safety, Technology & Capital Levy needed?

- **Safety:** This levy provides resources to keep student and staff data safe and secure from malicious hackers. It additionally provides safety software to ensure that our students online experiences are appropriate for the educational environment. The levy will also support the installation of security cameras across the district, in addition to renovation of facilities that are outdated and pose safety concerns, such as unpaved parking lots, end-of-use playground equipment and deteriorating elementary gym floors. Finally, improved pick-up/drop-off areas will be designed to address traffic safety concerns from main thoroughfare congestion.
- **Technology:** This levy provides students with the necessary tools and resources prepare for the working world after high school. This includes learning about new technology, and how to use it. This can include helping understand artificial intelligence, vetting the credibility of online information, learning and collaborating with online tools in school and work settings, and learning to use laptops and other rapidly evolving technologies, like cutting edge software and internet safety and privacy tools.
- **Capital Projects:** This levy keeps our buildings safe and secure, and create climates conducive to learning. Industry experts estimate that more than 50% of the overall cost of school facilities is the cost of operational upkeep, including major repairs and renovations. Several of our buildings in Tumwater are over 50 years old and have not had renovation to roofs, bathrooms, lunchrooms, portables, play areas, parking lots, and other vital school and community spaces.



Q & A's about the Proposed Replacement Safety, Technology & Capital Projects Levy

Q: Why isn't the district running a bond? Will it run a bond in the future?

- Answer: While the district may elect to run a bond in the future, it is unlikely to happen before 2028. However, the Capital & Technology levy is an indispensable part of how we provide the technology and facility space to offer a world class education each year. This levy replaces an existing levy we rely upon for these crucial supports.

Q: How are bonds different from levies?

- Answer: Bonds typically fund larger capital projects – such as building a new school, or making an addition/remodel to an existing school. They are project-specific, heavily regulated by state law and the IRS, and involve selling public bonds to private investors. Levies, by contrast, are for more emergent needs – their purposes can and often do evolve over time, since emergent needs are not often known 4, 5, or 6 years in advance.



Q & A's about the Proposed Replacement Safety, Technology & Capital Projects Levy

Q: If this replacement levy is approved, will it eliminate the need for more staffing cuts?

- Answer: No. Funding for a capital levy is specifically earmarked by law for capital expenditures only. These expenditures exclude the vast majority of staffing costs in a school district. For this reason, a new capital levy, while very important, does not address the state's inadequate funding for basic programs and services.

Q: Will teachers or other staff receive a pay increase as a result of this levy?

- Answer: No. This levy would support expenditures in the capital fund, which are legally separate from salaries for teachers, aides, admin, and the vast majority of district staff.



Tax Table for Tumwater School District

Assessed Values, Levy Cap calculations, and other factors will change over time; these are best estimates.

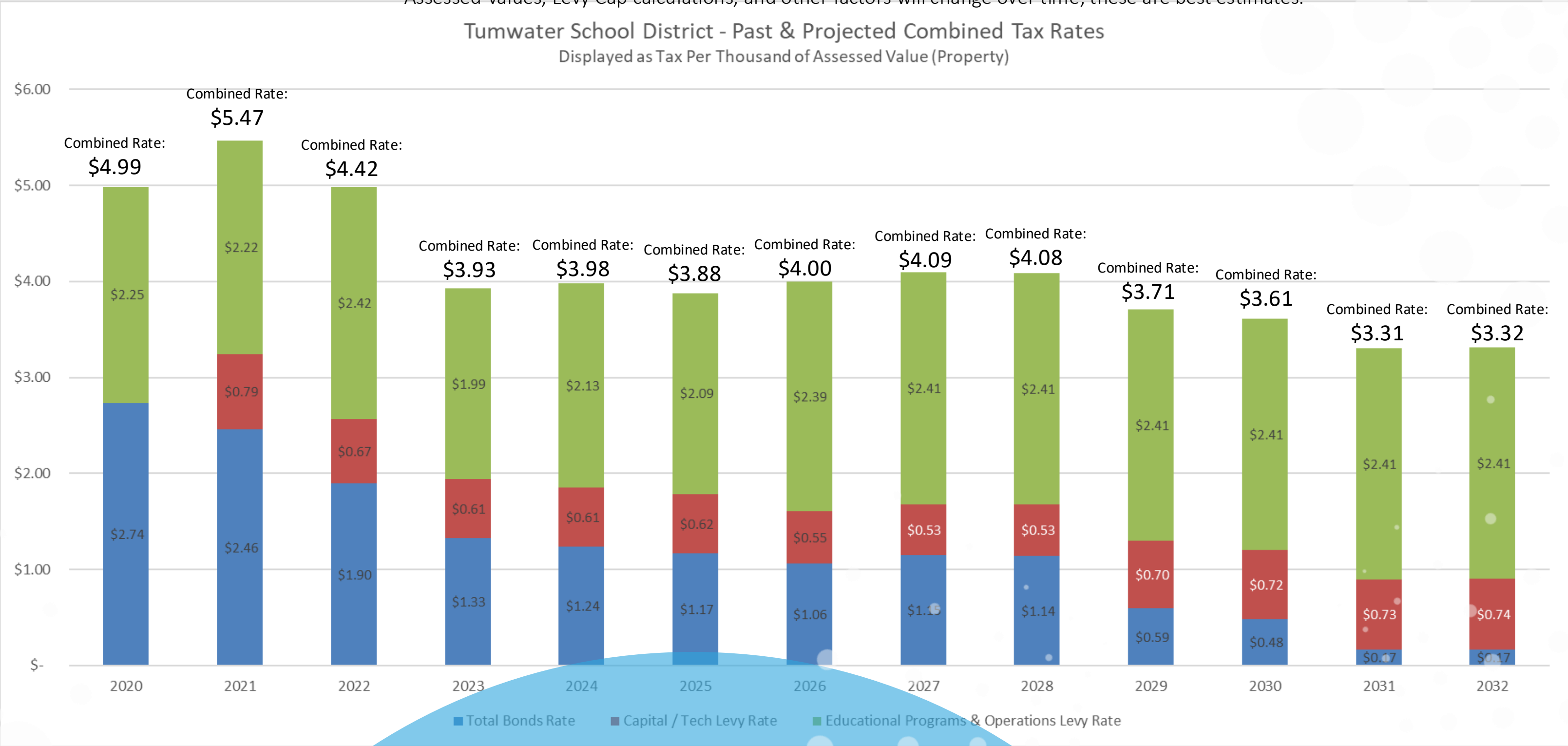
Year	Assessed Value (\$1,000s)	Growth Rate	Debt Service (Existing Bonds)	Capital / Tech Levy	Operating Levy	Total District Levy	Total Bonds Rate	Capital / Tech Levy Rate	Educational Programs & Operations Levy Rate	Total Tax Rate
2016	4,501,186		11,748	-	14,714	26,462	\$ 2.61	\$ -	\$ 3.27	\$ 5.88
2017	4,903,685	8.94%	13,265	-	15,438	28,703	\$ 2.71	\$ -	\$ 3.15	\$ 5.85
2018	5,178,567	5.61%	16,952	-	16,000	32,952	\$ 3.27	\$ -	\$ 3.09	\$ 6.36
2019	5,553,042	7.23%	19,204	-	14,309	33,513	\$ 3.46	\$ -	\$ 2.58	\$ 6.04
2020	5,998,143	8.02%	16,415		13,498	29,913	\$ 2.74	\$ -	\$ 2.25	\$ 4.99
2021	6,488,159	8.17%	15,955	5,107	14,393	35,455	\$ 2.46	\$ 0.79	\$ 2.22	\$ 5.46
2022	7,478,520	15.26%	14,204	5,003	18,073	37,280	\$ 1.90	\$ 0.67	\$ 2.42	\$ 4.98
2023	9,372,244	25.32%	12,444	5,738	18,673	36,855	\$ 1.33	\$ 0.61	\$ 1.99	\$ 3.93
2024	9,706,531	3.57%	12,000	5,967	20,649	38,616	\$ 1.24	\$ 0.61	\$ 2.13	\$ 3.98
2025	10,385,980	7.00%	12,156	6,397	21,732	40,285	\$ 1.17	\$ 0.62	\$ 2.09	\$ 3.88
2026	10,750,995	3.51%	11,400	5,900	25,674	42,974	\$ 1.06	\$ 0.55	\$ 2.39	\$ 4.00
2027	11,181,034	4.00%	12,894	5,900	26,957	45,751	\$ 1.15	\$ 0.53	\$ 2.41	\$ 4.09
2028	11,628,276	4.00%	13,284	6,200	28,014	47,498	\$ 1.14	\$ 0.53	\$ 2.41	\$ 4.08
2029	12,093,470	4.00%	7,186	8,500	29,135	44,821	\$ 0.59	\$ 0.70	\$ 2.41	\$ 3.71
2030	12,577,140	4.00%	6,080	9,000	30,300	45,380	\$ 0.48	\$ 0.72	\$ 2.41	\$ 3.61
2031	13,080,220	4.00%	2,193	9,500	31,512	43,205	\$ 0.17	\$ 0.73	\$ 2.41	\$ 3.30
2032	13,603,430	4.00%	2,257	10,000	32,772	45,029	\$ 0.17	\$ 0.74	\$ 2.41	\$ 3.31
2033	14,147,570	4.00%		10,000	34,083	44,083	\$ -	\$ 0.71	\$ 2.41	\$ 3.12



Continuous Student Learning in a Caring, Engaging Environment

Tax Rate Over Time - Tumwater School District

Assessed Values, Levy Cap calculations, and other factors will change over time; these are best estimates.



Future levy amounts and rates are estimated and subject to change



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QUESTIONS?



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Thank You!

Contact Us For More Information



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