



# FACILITIES PLANNING TASK FORCE MEETING #2

Coupeville School District  
November 5, 2025



# AGENDA

- 1. Welcome / Agenda Review**
- 2. Recap of FPTF Meeting #1**
- 3. Board Goals for FPTF Process**
- 4. CSD Replacement Levies – February 2026**
- 5. Bonds and Levies with Piper Sandler**
- 6. Stretch Break**
- 7. Washington State – Understanding School Funding**
- 8. Design Process, Public Projects, and Prevailing Wage**
- 9. Next Meeting & Meeting Close**

# RECAP OF FPTF MEETING #1

- Introductions
- Roles
- Agreed on ground rules
- Process and Timeline
- Community Concerns
- Describe Current Facilities



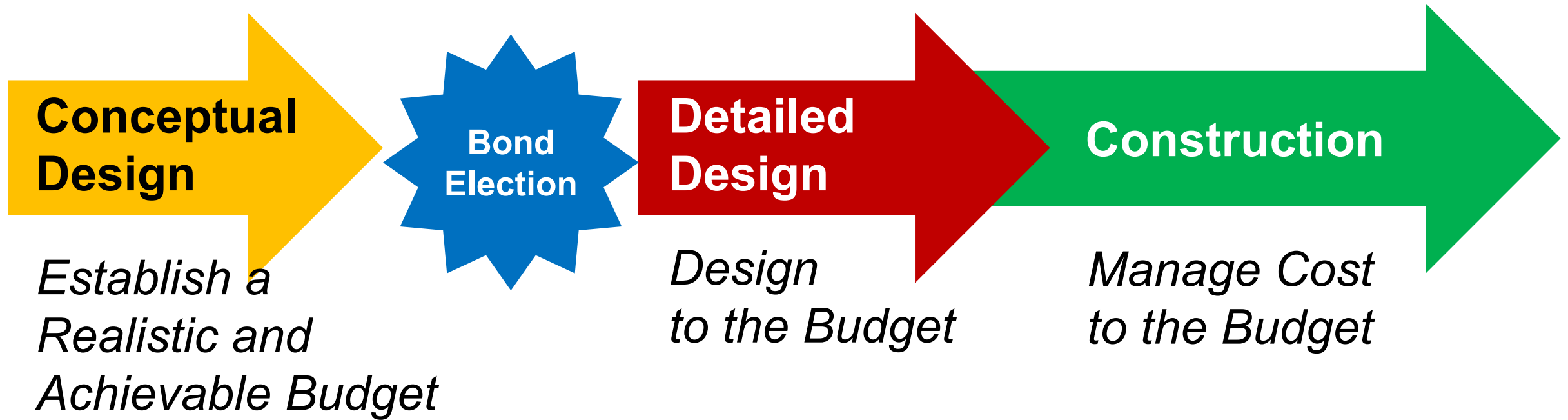
# **CSD BOARD GOALS FOR LRFPC PROCESS**

1. Consider how facility improvements can strengthen multi-generational and historical connections between the community and school district
2. Prioritize facilities with flexible learning environments
3. Consider facility improvements for the elementary level
4. Consider how to increase CTE/STEAM and elective opportunities for students
5. Provide outdoor connections for students and staff



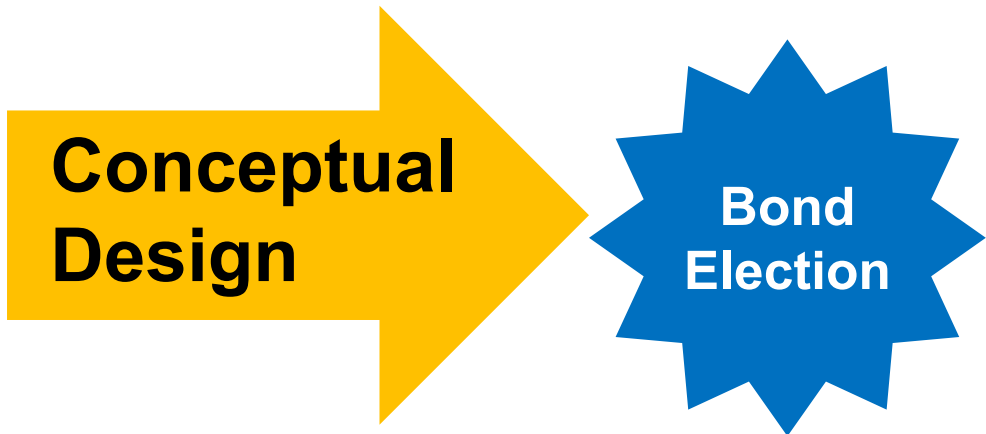
**STRETCH  
BREAK!**

# DESIGN IN THE BOND PLANNING PROCESS



# DESIGN IN THE BOND PLANNING PROCESS

“Flip-Flop” on Existing Site: Build New, Demo Existing

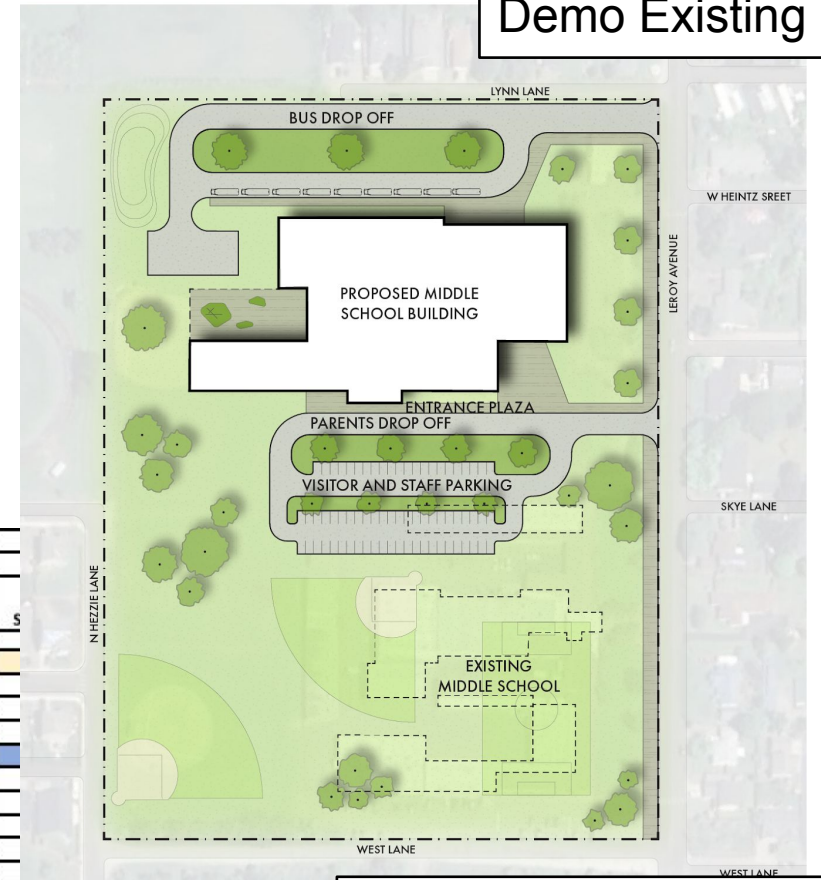


## New Construction

- Location
- Major Site Constraints
- Target Enrollment
- Architect creates High-Level space program (# Spaces, SF of Spaces)
- Target Building SF

## EXAMPLE Grade 6-8 Middle School

Enrollment target of 600 students – Core Spaces such as cafeteria, gyms designed for 700 students



Middle School Program for 600-700 Students (700+ in Core Spaces)			
April 4, 2023, REVISED May 3, 2023, July 13, 2023			
Space	Area	Number	S
<b>Welcome Center</b>			
Vestibule	240	1	
Lobby	600	1	
Welcome Center / Reception	480	1	
Open Office / Touchdown Area	80	1	
Small Conference	120	2	
Medium Conference	180	1	
Registrar's Office	140	1	
Principal's Office	140	1	
Vice Principal's Office	120	2	
Health Room	140	1	
Health Toilet	80	1	
Health Office	120	1	120
Security Office	0	1	0
Records Storage	120		
Material Storage	100		
Multi-Purpose Community Room	0		
Gender Neutral Restroom	64		
Staff Café / Lunchroom	600		
Kitchenette	240		
Staff Workroom	300	1	300
Staff Mailboxes	100	1	100
Staff Restrooms	64	2	128

107,000 SF  
Building plus site improvements

- Major program elements:
- 1 learning community per grade level
  - 2-court Main Gym and Aux Gym

# DESIGN IN THE BOND PLANNING PROCESS



**Conceptual  
Design**

**Bond  
Election**

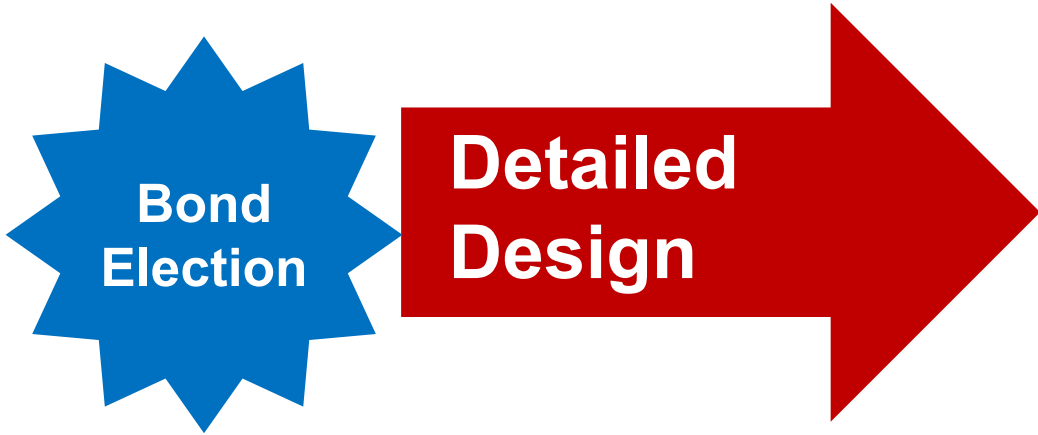
## Modernization or Smaller Projects

- SF of areas to be modernized
- Type of improvement or system
- Descriptions of smaller projects (examples: running track replacement, science classroom remodel)

## EXAMPLE High School HVAC Replacement

High School HVAC	
Demo existing mechanical	\$143,000
Install new heat pump system (Heating/Cooling)	\$2,379,277
Install new fresh air system	\$1,586,185
Install mechanical controls	\$793,092
Disconnect existing electrical to mechanical system	\$35,750
Power to new heat pump system	\$793,092
Power to new fresh air system	\$528,728
Power to mechanical controls	\$14,300
Replace main electrical gear	\$171,600
Demo and replace ceiling (except gym)	\$748,748
Upgrade all ceiling lighting to LED	\$211,491
Paint/patch, fencing around ground mounted units, shroud on line sets, soffitt/roof repair for louvers, concrete pad for equipment, site/grass repair	\$300,000
<b>Subtotal</b>	<b>\$7,705,264</b>

# DESIGN IN THE BOND PLANNING PROCESS



## EXAMPLE Grade 6-8 Middle School



## The Exciting Part Begins!



# LARGE PUBLIC CONSTRUCTION PROJECTS

- Revised Code of Washington (RCW) Title 39 mandates many aspects of the construction process for public agencies.
- Washington law requires competitive bids and/or proposals for the work, or an approved alternative contracting method.
- Public perception of projects costing too much – public projects have different requirements than private projects.
- Washington law requires Prevailing Wage (similar to union rates). These rates are typically more than private project wages.
- “Development Costs” or “Soft Costs” need to be included in overall budget: includes design, permits, consultants, furnishings, etc.
- Contingency needs to be included in budget.
- Escalation (or planned inflation) to construction date needs to be included in budget.
- Material choices are made with life-cycle cost and durability in mind. There is an expectation that new schools are going to be in use for a minimum of 50 years.
- Educational building code and school standards are stringent and higher than many other buildings, for the safety of students, staff and public.
- The technical aspects of modern school construction require well-trained and experienced tradespeople (more expensive).

# COST ESTIMATING IN BOND PLANNING



## GOAL

- Establish a realistic and achievable budget for the bond work – not too high, not too low – based on conceptual design



## STRATEGY

- Wenaha Group has been Project Managing school construction in Washington and Oregon since 2010. Prior to that, most of our Project Managers had careers in the construction industry as General Contractors and Architects.
- An architect will provide high-level, conceptual design options.
- Wenaha Group & the architect will provide guidance on phasing and schedule (which greatly influence an estimate) to an experienced third-party professional cost estimator that regularly estimates public projects in the Puget Sound region.
- After receiving the estimate, Wenaha Group will reconcile the estimate through a series of meetings with the estimator, architect, and school district.



## COMPARISON PROJECTS

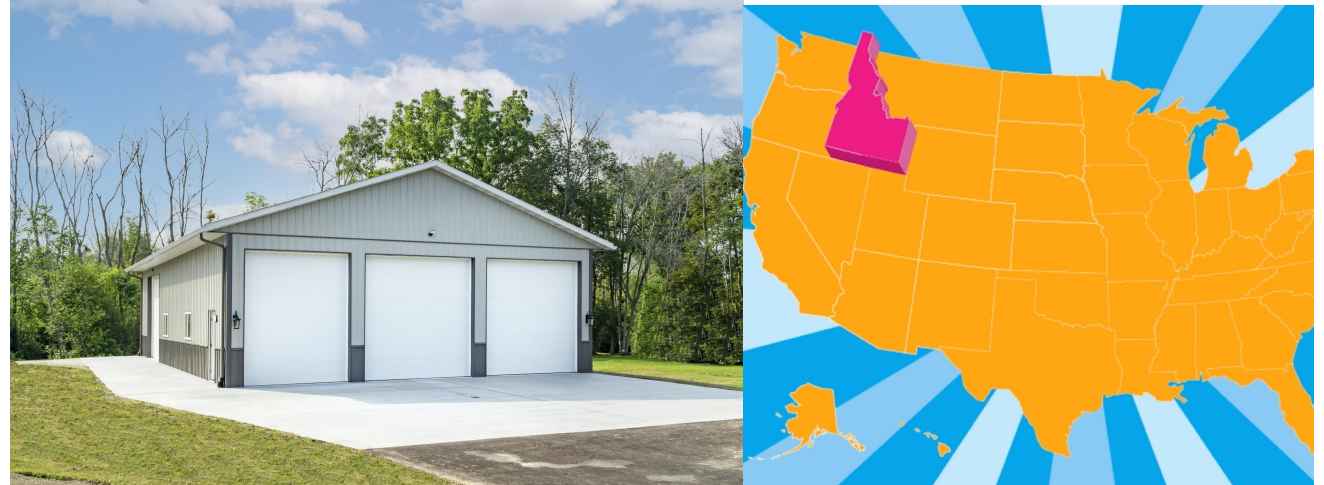
- Wenaha will double-check work by comparing costs with projects identified as similar, with consideration to unique attributes, year of construction and market conditions.

# COMPARISONS WITH OTHER PROJECTS



## What is an accurate “comp”?

- Bid within 3 years
- Public works project
- School project
- In Puget Sound area – but considering “island/peninsula premium”
- Full project cost (hard + soft cost)



## What is an inaccurate “comp”?

- Older than 3 years
- Private project
- Residential construction (home/garage)
- Light commercial
- Outside of Washington – not all states have prevailing wage
- Area of Washington with different market conditions
- Only looking at hard cost (construction bid)

# COMPARISONS WITH OTHER PROJECTS

## TYPICAL PUGET SOUND ELEMENTARY

- Project cost 2028 (hard and soft costs):  
\$64-\$75 million
- 80,000 square feet
- Cost per SF: \$799-\$932
- 550-650 Students

## TYPICAL PUGET SOUND MIDDLE SCHOOL

- Project cost 2028 (hard and soft costs):  
\$94-\$115 million
- 117,500 square feet
- Cost per SF: \$803-\$982

## TYPICAL PUGET SOUND HIGH SCHOOL

- Project cost 2028 (hard and soft costs):  
\$186-\$226 million
- 220,000 square feet
- Cost per SF: \$846-\$1027

# SUMMARY OF COST ESTIMATING IN BOND PLANNING



## **Realistic & Achievable Budget**

*Not too high,  
not too low;*

*Appropriate escalation  
and contingencies*

*Full project cost  
(hard and soft costs)*



## **Based on Conceptual Design**

*Full design and  
competitive bidding  
happens after the  
bond is passed*



## **Checked w/ Comparison Projects**

*Compared with  
public school  
projects  
(prevailing wage,  
etc.)*

# Thank you!

Next Meeting  
Thursday,  
January 8, 2026

Wear your walking shoes!  
Building Tours

Meet at  
HS/MS Performing Arts Center  
Dinner at 5:30 p.m.  
Meeting start at 6:00 p.m.



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