

CAPITAL FACILITIES ADVISORY COMMITTEE

Meeting #8
2024-26 Work Session

Monday, January 12, 2026
6:00 – 8:00 p.m.



Our Agenda

Time	Topic
6:00 p.m.	Welcome, Agenda, Promise, Norms & Goal
6:10 p.m.	Recap November Meeting & Feedback
6:20 p.m.	Critical Needs Budget & Updated Site Costs & Conditions
6:30 p.m.	Small Group – Shopping List Activity
7:00 p.m.	Small Group Discussion
7:35 p.m.	Report Out
7:50 p.m.	Takeaways, Questions & Feedback



Our Promise

Every student in Highline Public Schools is known by name, strength and need, and graduates prepared for the future they choose.



Our Committee Norms



1. Be present
2. Respect different opinions
3. Be easy on people, hard on ideas



4. Be as concise as possible
5. Enable all opinions to be heard
6. Assume best intentions



7. Seek to understand and then to be understood
8. Ask for clarification
9. Start on time, end on time

CFAC Road Map 2024-26

Goal:
Spring 2026

Reach consensus
on **bond package**
recommendation

Reach consensus
on **dollar amount**
recommendation



November Meeting: Recap & Feedback



Recap of November Meeting

1. Enrollment Update

- **The October student count was 180 more** than the medium projected enrollment numbers used for 2025-26 budgeting.
- **The 2024-25 annual average enrollment was lower than this fall's October count by 55 students.**
- **The most recent medium projections through 2034** indicate a slight enrollment decline in 2026-27, followed by a gradual increase for the next seven years. CFAC members will receive updated enrollment projections from Highline's demographer early next year.



Recap of November Meeting (cont.)

2. Tax Rate Projections & Scenarios

- Projected local school district tax rate totals for potential November 2026 bond amounts would fit well within the total amount of legal debt capacity available in a 2026 authorization.
- The projected local school district tax rate totals for 2027 (with a new bond, if approved) for three potential November 2026 bond authorization amounts:
 - **\$450 million** – projected as having **no change** to the total tax rate in 2027
 - **\$550 million** – projected **increase of 10 cents/\$1,000** of assessed property value
 - **\$650 million** – projected **increase of 20 cents/\$1,000** of assessed property value



Recap of November Meeting (cont.)

3. Areas of Strong Agreement

- Building conditions
 - Some groups noted that building conditions affect safety, security, health, equity and other student impacts.
 - Can it be fixed, or does it need complete replacement?
- Health, safety and security
- Affordability - Cost-effective, innovative long-term solutions
- Does a solution address multiple problems or provide wrap-around services?
 - Equity and student impact
- Make sure we are addressing as big of an area as we can and impacting as many students as possible, rather than just one or two areas.
- Additional values mentioned
 - Capacity and growth
 - Enrollment projection
 - Strategic



Recap of November Meeting (cont.)

4. How do we balance maintaining or improving schools for our kids while considering the tax impact on our families and community?

Recurring Themes:

- Community voice and communication
- Demonstrating value
- Districtwide impact
- Bond size, scalability and long-term strategy

5. We also discussed getting feedback, key questions and audience.



ThoughtExchange Feedback

Map

District Map for CFAC, with schools replaced since 2002 bond noted.

Demographic Info

2024-25 demographic data reports from OSPI for the schools under consideration.

Facility Conditions & Capital Needs Snapshots



SYLVESTER MIDDLE SCHOOL

Enrollment (2025–26): **582**

Years Built: **1953 (4 buildings), 1969 (3 buildings)**

Average Building Condition Score: **49%**

Required Maintenance for the Next 8 Years: **\$10.0M**

Replacement Estimate: **\$180.3M**

- Based on: Design 2026–2028 & Construction 2029–2031

Summary

- Condition profile indicates systemic end-of-life facilities.
- Significant existing facility challenges and tight site constraints.
- Replacement would require students and staff to relocate to an interim site during construction.



CASCADE MIDDLE SCHOOL

Enrollment (2025–26): **671**

Years Built: **1957 (5 buildings), 1994 (computer lab)**

Average Building Condition Score: **63%**

Required Maintenance Next 8 Years at Existing Cascade Site: **\$8.1M**

Required Maintenance Next 8 Years for Existing Salmon Creek Site: **\$3.2M**

Cascade Replacement Estimate at Salmon Creek: **\$172.1M**

- Based on: Design 2026-2028 & Construction 2029-2031

Summary

- Aging systems and required maintenance indicate growing capital pressure.
- Six California-style separate buildings spread out on campus.
- Tight site constraints and setbacks are cost-prohibitive to rebuild on site.
- Students could attend school on site during construction of replacement school at the nearby Salmon Creek Site.



CHINOOK MIDDLE SCHOOL

Enrollment (2025–26): **620**

Years Built: **1957 (3), 1958 (1), 1966 (1)**

Average Building Condition Score: **58%**

Required Maintenance for the Next 8 Years: **\$4.0M**

Modernization/Partial Replacement Estimate: **\$161.3M**

- Based on Design 2028–2030 & Construction 2030–2032

Summary

- Late-1950s buildings, declining systems.
- A modernization and partial replacement could extend the life of existing spaces and enclose outdoor hallways, creating a more cohesive campus for students.
- Both modernization or full replacement require off-site temporary housing.

BIG PICTURE and CHOICE ACADEMY

BIG PICTURE Enrollment (2025–26): **233**

Years Built: **1960 (2), 1962 (1)**

Average Building Condition Score: **44%**

Required Maintenance Next 8 Years: **\$3.4M**

CHOICE Enrollment (2025–26): **176**

Years Built: **1958, 1960**

Average Building Condition Score: **29%**

Required Maintenance Next 8 Years: **\$6.6M**

Replacement Estimate on Shared Campus: **\$115.7M**

- Based on Design 2026–2028 & Construction 2029–2030

Summary

- Both schools currently operate in aging buildings on adjacent sites.
- A consolidated replacement could provide shared common spaces and flexible learning spaces while maintaining school identity through intentional design.



HILLTOP ELEMENTARY SCHOOL

Enrollment (2025–26): **519**

Years Built: **1957 (2), 1958 (1), 1990 (1)**

Average Building Condition Score: **64%**

Required Maintenance for the Next 8 Years: **\$3.6M**

Modernization/Partial Replacement Estimate: **\$76.9M**

- Based on Design 2026–2027 & Construction 2028–2029

Summary

- Mixed-age campus with stronger, newer building but uneven system performance.
- Possible FAA and Port Funding up to \$4M.
- Partially in good condition but some buildings nearing system end-of-life.
- Additional modernization and site improvements could enhance safety and energy efficiency while maintaining on-site operations.
- Estimate includes temporary portable buildings during partial replacement.



VALLEY VIEW EARLY LEARNING CENTER

Enrollment (2025–26): **225**

Year Built: **1968**

Average Condition ICOS Score: **59%**

Required Maintenance for the Next 8 Years: **\$2.1M**

Replacement Estimate: **\$65.5M**

- Based on Design 2027–2028 & Construction 2029–2031

Summary

- Single-building campus with fair condition but aging infrastructure.
- Dated building systems, open design, and limited space for early learning. A full replacement could improve safety, accessibility and outdoor play areas.
- Could rebuild on different location on site, students could attend during construction.



Critical Needs Budget

Excluding the 7 potential school projects, Highline faces approximately **\$50M** in critical maintenance needs for all other facilities, addressing essential systems only.

- Elementary schools constructed between **2002 to 2007** are now at the age when **major building systems require first-cycle replacement**, including HVAC, roofing, controls, and life-safety systems.
- Costs reflect required system renewal needs, not building replacement.

Southern Heights Site

- Previously housed two schools of choice — Highline Virtual Academy & Innovation Heights Academy.
- July 2024 arson fire destroyed 100 building and damaged the 200 and 300 buildings. IHA & HVA moved to a new location following fire that was modernized using insurance funding. These schools will remain at that site.
- Insurance covers some of the cost of rebuilding the 100 building.
- We will receive federal FAA funding to cover some of the rebuilding costs.
- We anticipate an additional **\$25-75M** is required to complete the Southern Heights replacement.
- Site will be available to open in fall 2028.



Small Group Activity: Bond Shopping List



Which Bond Projects Fit the Amounts?

Try different combinations of bond projects to check which projects fit within each possible bond amount.

1. What combinations work best?
2. Which bond amount is your group most comfortable with, given which projects we can accomplish with it?
3. On which bond package/amount does your group have the strongest **consensus**?
4. What are the **top three reasons or factors** for your top bond package?



Key Factors for Bond Planning - Recap

**Equity & Student
Impact**

**Capacity & Growth
Planning**

**Health, Safety &
Security**

**Building Condition &
Infrastructure Needs**

**Cost-Effective, Long-Term
& Innovative Solutions**

**Financial Responsibility &
Taxpayer Considerations**

**Feasibility, Timing &
Construction Logistics**

Small Group Discussion



Questions to Discuss

1. What did you notice?
2. Areas of consensus?



Groups Report Out



Next CFAC Meetings

Mondays, 6:00 - 8:00 p.m.

- February 2
- March 9



Takeaways, Questions & Feedback

Share & Star

1. What did you learn?
2. What do you want to know more about?

Scan QR



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