

CAPITAL FACILITIES ADVISORY COMMITTEE

Meeting #9
2024-26 Work Session

Monday, February 2, 2026
6:00 – 8:00 p.m.



Our Agenda

Time	Topic
6:00 p.m.	Welcome, Agenda, Promise, Norms & Goal
6:10 p.m.	Updates
6:20 p.m.	Recap January Meeting
6:25 p.m.	Gallery Walk – Review Packages A-E
6:40 p.m.	Draft & Refine Bond Packages for Four Amounts <ul style="list-style-type: none">• Rotate to four tables by assigned order• Staff facilitators at each table
7:40 p.m.	Summary of Table Ideas & Steps to Consensus
7:50 p.m.	Wrap Up & 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



Updates



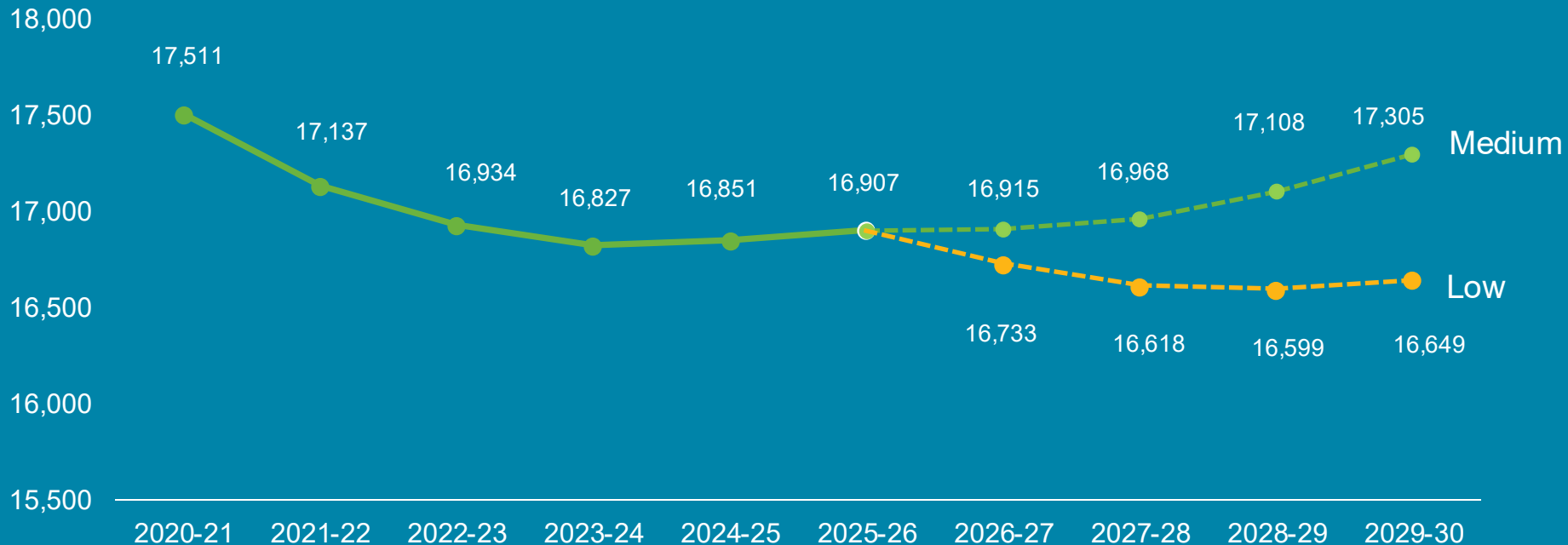
Updates

- Enrollment
- Tax Rates
- Project Information & Updates
- Initial Staff Feedback



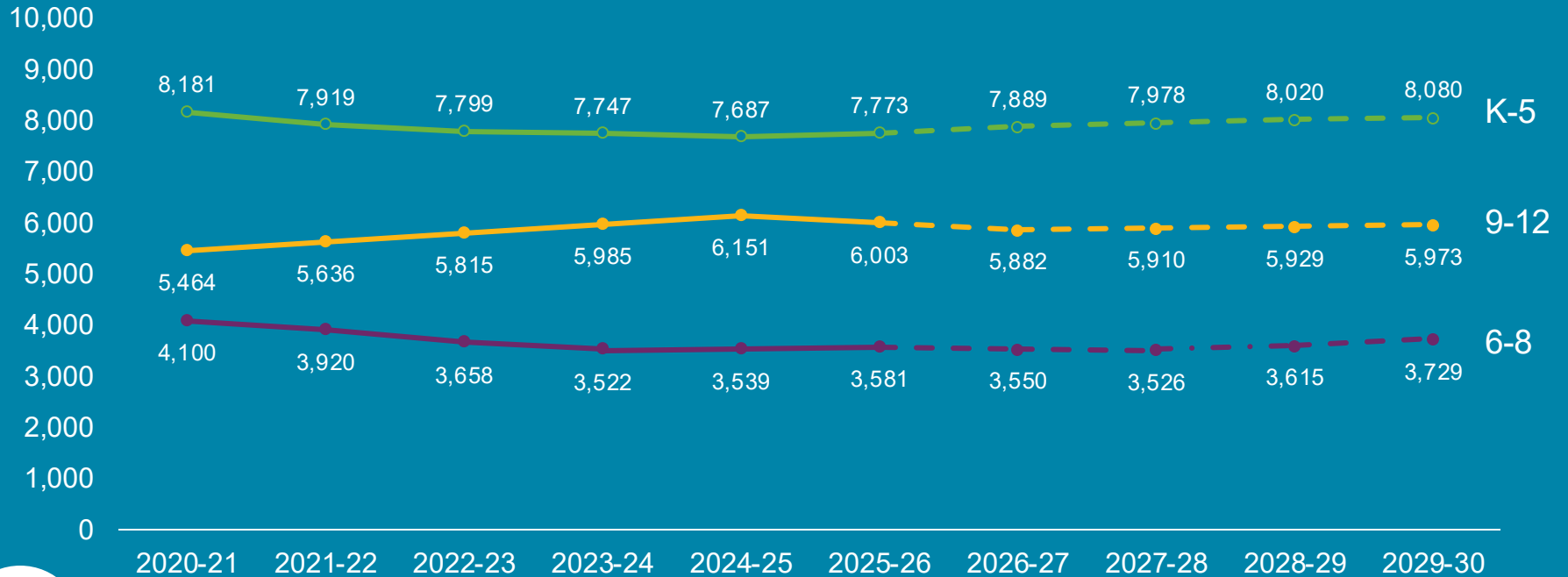
2026-27 Student Enrollment

Annual Average FTE



2026-27 Student Enrollment

Annual Average Headcount



Tax Rates Update

- Projected Assessed Value Change: - 8.15%
- Final Assessed Value Change: + 0.82%
- Higher Assessed Value = Lower Tax Rates
- Tax rates fluctuate based on assessed values
- King County Assessor determines assessed values

Initial Staff Feedback



Recap January Meeting



Recap of January Meeting

- Worked in small groups to test what projects might fit in a \$450 - \$650M bond package.
- Small groups drafted five potential bond package ideas.



Areas of Strong Alignment

- **Rebuild Sylvester:** 4 of 5 ideas (A–D).
- **Rebuild Cascade at the Salmon Creek Site:** 4 of 5 ideas (A–D).
- **Rebuild the main building at the Southern Heights Site for Big Picture and CHOICE Academy:** all 5 bond package ideas.
- **Critical needs funding:** all 5 bond package ideas.



Early Consensus

The following priorities emerged from the work of the small groups:

- **Replacing aging comprehensive schools**
 - Prioritize Sylvester & Cascade
- **Securing a long-term home for Big Picture & CHOICE**
- **Addressing districtwide critical facility needs**
 - Regardless of package size



Bond Package Ideas – January Meeting

Idea A

- **Sylvester:** Rebuild at the Manhattan/Woodside Site
 - Explore sale of current land to hospital (VMFH)
- **Cascade:** Rebuild at the Salmon Creek Site
- **Chinook:** Modernization & Partial Replacement
- **Big Picture & CHOICE:** Rebuild and Renovate at Southern Heights
- **Critical Needs Funding**

Cost: \$650M



Bond Package Ideas – January Meeting

Idea B

- **Sylvester:** Rebuild at the Manhattan/Woodside Site
 - Explore sale of current land to hospital (VMFH)
- **Cascade:** Rebuild at the Salmon Creek Site
- **Big Picture & CHOICE:** Rebuild and Renovate at Southern Heights
- **Critical Needs Funding**

Cost: \$477.5M



Bond Package Ideas – January Meeting

Idea C

- **Sylvester:** Rebuild on Site
- **Cascade:** Rebuild at the Salmon Creek Site
- **Chinook:** Modernization & Partial Replacement
- **Big Picture & CHOICE:** Rebuild and Renovate at Southern Heights
- **Critical Needs Funding**
- Additional funds (up to \$650M max.) would go toward **maintenance of Hilltop (\$5.7M) & initial design of Valley View (\$5.6M).**

Cost: \$638.7 - \$650M



Bond Package Ideas – January Meeting

Idea D

- **Sylvester:** Rebuild on Site
- **Cascade:** Rebuild at the Salmon Creek Site
- **Big Picture & CHOICE:** Rebuild and Renovate at Southern Heights
- **Critical Needs Funding**
 - Add **additional maintenance updates for Chinook and Valley View** until replaced in a future bond cycle.

Cost: \$554M +



Bond Package Ideas – January Meeting

Idea E

- **Big Picture & CHOICE:** Rebuild and Renovate at Southern Heights
- **Valley View:** Rebuild
- **Hilltop:** Modernization & Partial Replacement
- **Design work for all three comprehensive middle schools**
- **Additional maintenance funding** (including the 3 middle schools)
- **Critical Needs Funding**

Cost: \$450M +



Review & Respond to Packages A-E

Gallery Walk – 10 minutes

1. See the questions next to each bond package idea.
 - **Question 1:** What is your feedback on this plan?
 - What resonates?
 - What is the impact?
 - **Question 2:** How does this package align with the Highline community's ability to fund?
2. Write your answers on sticky notes and post them under the questions for each bond idea.



Draft & Refine Bond Packages: Four Tables/Four Amounts



Draft & Refine Bond Packages

For Each of Four Amounts (\$450M, \$500M, \$550M, \$650M)

- Rotate to the four tables by assigned order
 - You should have received a table route card by now.
- Work together to draft a package that meets the dollar amount at each table.
 - 14 minutes per table + 1 minute to rotate to your next table
- Staff at each table will facilitate the discussion and take notes
 - Facilitator records your group's package idea:
 - On the paper worksheet
 - On the slides



Groups Report Out



\$450 Million Scenarios

Group 1

- Sylvester at current site
- Cascade at Salmon Creek
- Southern Heights
- Critical Needs

Group 3

- No consensus

Group 2

- Sylvester at current site
- Cascade at Salmon Creek
- Southern Heights
- Critical Needs

Group 4

- Sylvester at current site
- Cascade at Salmon Creek
- Southern Heights
- Critical Needs

\$500 Million Scenarios

Group 1

- Sylvester on Current Site
- Cascade at Salmon Creek
- Southern Heights for Big Picture & Choice
- Critical Needs

Total: \$452.4M

Potential Add of CBS/RTP on Current Site (if under \$50M)

Group 3

- Sylvester on Current Site
- Cascade at Salmon Creek
- Big Picture & Choice on Current Site
- Critical Needs

Total: \$518.1M

Group 2

- Sylvester on Current Site
- Cascade at Salmon Creek
- Southern Heights for Big Picture & Choice
- Valley View
- Critical Needs

Total: \$517.9M

Group 4

- Sylvester on Current Site
- Cascade at Salmon Creek
- Valley View
- Critical Needs

Total: \$467.9M

- Remainder: Additional critical needs & design for Chinook

Total: \$500M



\$550 Million Scenarios

Group 1

- Sylvester
 - Chinook
 - Big Picture/CHOICE Current Site
 - Southern Heights
 - Critical Needs
- Total: \$557.3M

Group 3

- Sylvester MS
 - Cascade at Salmin Creek
 - Valley View
 - Southern Heights
 - Critical Needs
- Total: \$517.9M

Group 2

- Sylvester
 - Cascade at Salmon Creek
 - Valley View
 - Southern Heights
 - Critical Needs
 - Design for Chinook (10M) and Hilltop (5M)
- Total: \$532.9M

Group 4

- Sylvester
 - Cascade at Salmon Creek
 - Hilltop
 - Southern Heights
 - Critical Needs
 - Chinook & Valley Costs for not Replacing
 - Design for Chinook (10M)
- Total: \$545.4M

\$650 Million Scenarios (all include critical needs)

Group 1

- Sylvester at Current Site
- Cascade at Salmon Creek
- BP/CHOICE at current site
- Valley View Replacement
- Southern Heights Site Rebuild

Total: \$633.6M

Group 3

- Sylvester at Site
- Cascade at Salmon Creek
- Chinook Modernization
- Southern Heights Rebuild

Total: \$613

Group 2

- Sylvester at Current Site
- Cascade MS at Salmon Creek
- BP/CHOICE at current site
- Hilltop Modernization/partial rebuild
- Southern Heights Site Rebuild

Total: \$645M

Group 4

- Sylvester at Site
- Cascade at Salmon Creek
- Hilltop ES Modernization/partial rebuild
- Valley View on site
- Southern Heights Rebuild

Total: \$594M

Areas of Alignment?



Walk to Your No. 1 Bond Package Idea

- Which dollar amount do you think would be most supported by our community and voters in November?
- **Walk to that table.**
 - Place a sticky note with your name on your preferred package idea.



Community Feedback

- **This month, we will launch a ThoughtExchange to gather feedback** from families, staff, students and the Highline community.
 - We will share your top ideas to date, including the areas of alignment from this meeting.
- **We will share a report on the feedback** for the March 9 CFAC meeting.



Next CFAC Meeting

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

- March 9



Takeaways, Questions & Feedback

Share & Star

1. How do you feel about reaching consensus March 9?
2. What do you need to reach consensus?

Scan QR



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