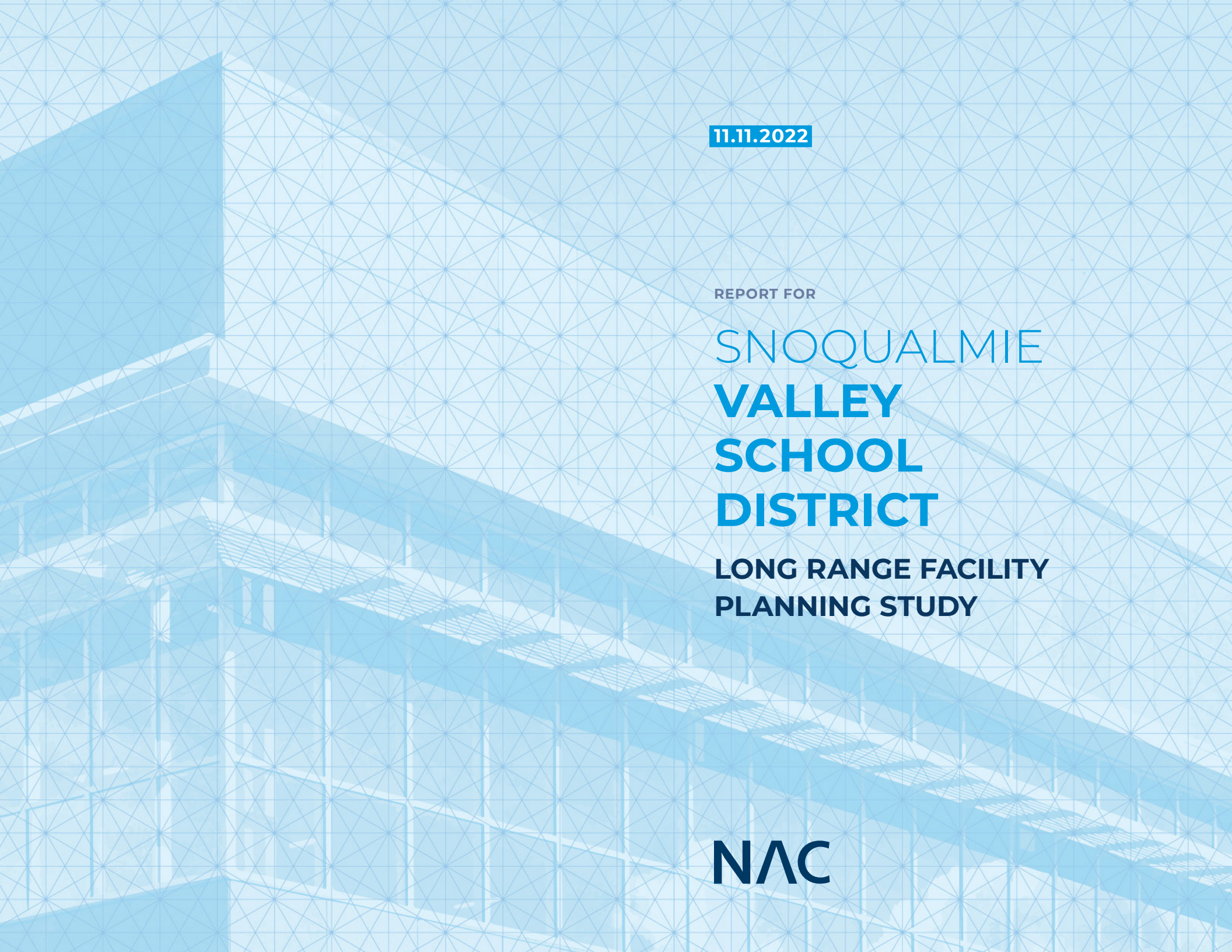




11.11.2022

REPORT FOR

SNOQUALMIE
**VALLEY
SCHOOL
DISTRICT**

**LONG RANGE FACILITY
PLANNING STUDY**

NAC

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EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

LONG RANGE FACILITY PLAN

The intent of this study and the process it was based on was to identify a draft of a likely 20 year facility plan that can guide District facility related decision making in both the short and long terms. The long-range plan will also include a more detailed analysis of the priority facility needs to be addressed in Phase 1. It is currently anticipated that the Phase 1 projects will be funded by a voter approved bond measure in 2023. Future phases are anticipated to be funded by bond measures scheduled to occur 7-10 years after the previous bond.

BRIEF PROCESS SUMMARY

A Citizen's Facility Advisory Committee was originally convened in early 2020 to begin thinking about facility needs. The group met a couple times and then went on pause when the pandemic began. The group began work again in June of 2021, meeting a couple times before the late 2021 holidays. In the Spring of 2022, the group was expanded to review the work by the smaller group and to solicit additional/new feedback and guidance.

In November of 2021, virtual meetings were held with the staff and parents at the following schools to better understand their facility and to discuss their facility improvement needs:

- > North Bend Elementary School (staff and parents)
- > Opstad Elementary School (staff and parents)
- > Fall City Elementary School (staff and parents)
- > Snoqualmie Elementary School (staff and parents)
- > Timber Ridge Elementary School (staff meeting only)
- > Snoqualmie Middle School (staff and parents)
- > Chief Kanim Middle School (staff and parents)

In addition to the above, District staff has reviewed updated enrollment projects, consulting architects have developed feasibility test fits of potential improvements at various sites, and a School Board Work Session in June of 2022 reviewed previously discussed information.

GUIDING PRINCIPLES

During the process of evaluating facility needs, prioritizing those needs, and deciding on what projects should be proposed for the first phase of the long range plan, guiding principles were established to help with evaluation criteria and in helping to ensure that the long range plan is appropriately considering a wide range of District needs, goals and values. These principles are summarized as:

VALUES AND GOALS	
Core Values	Key Goals
<ul style="list-style-type: none">> The Learning Environment Matters> Effectively Use Taxpayer \$> Equity (Opportunities, Facilities)> Successful early childhood education is crucial for success (pre-K thru grade 3)> Our special programs and interventionists are important> Accommodate reasonable feeder patterns and proximity to homes	<ul style="list-style-type: none">> Establish long term plan for aging facilities and reduction of portables> Address Enrollment Growth and Building Capacity> Improve equity in facilities> Preserve and Develop Collaborative space for students and staff> Improve Safety and Security> Consider Busing impacts



WHY NOW?

Multiple reasons were identified for why a bond to support school construction is needed in 2023. Those reasons include:

- > Many schools are aging and their maintenance needs are regularly increasing.
- > The District already has approximately 66 portable classrooms at their elementary schools. These 66 portable classrooms mean that approximately 30% of all elementary school classroom spaces is in portables. These 66 portable classrooms is approximately equivalent to the number of classrooms you'd expect in 2 elementary schools.
- > Growth is happening now in North Bend. Opstad will be full in about 2026. North Bend could take some Opstad enrollment but will be nearly full. Current capacity, including portables, between both school is 1250 and projected enrollment by 2031 is 1200.
- > When putting current needs and future needs in the context of a long term plan to be accomplished over the next 20 years, it becomes clear that waiting to begin the first phase of design and construction will delay future phases. If a bond measure to fund design/construction of renovated or replacement schools happens on a 7-10 year cycle and projects take a minimum of 3 years to complete after passage of a bond measure then waiting to start the first phase will start to put pressure and increase the needs of schools slated for improvement in phases 2 and 3. In short, for a school district with many facilities such as Snoqualmie Valley SD, the longer you wait to get start on improvements at some schools just makes the list of needs increase District-wide.
- > Construction costs in the region have escalated faster than the general economy's inflation rate most years over the last 20 years. In short, the project costs increase substantially if you wait to construct.
- > It's easier to plan and less costly to fund school design/construction improvements if they are completed in smaller portions (a few schools per bond) than if you try to group more schools into a single bond measure.

The three major projects identified as the top priorities for the first phase of the long range facilities plan are:

- > Rebuilding North Bend Elementary School – approximate cost \$88.1 Million
- > Building a new Middle School on the undeveloped District owned property on Snoqualmie Ridge - approximate cost \$158.2 Million
- > Rebuilding Fall City Elementary School - approximate cost \$88.2 Million.

These projects were identified as top priorities because these schools are generally the oldest buildings in the District, have a high proportion of portable classrooms, have safety and security needs, and to create more equity among schools of the quality and type of learning spaces and facilities. Some highlights of those needs at each school are:

- > North Bend Elementary: The school was originally constructed in 1962 and 1968 and has grown over the decades to have 15 portable classrooms, 40% of total classroom capacity. The school lacks space for specialists, small group work, and other flexible learning activities.
- > New Snoqualmie Middle School: The school was constructed in 1972. Access to many classrooms requires students to walk outside the building, a safety concern. The building has an odd shape and is not easy to renovate. Additionally, to add a track and field equivalent to the other middle schools would require raising the field up out of the floodway which is very expensive. Since the District already owns property on Snoqualmie Ridge, it is proposed to build a new middle school on the Ridge and repurpose the current SMS building.
- > Fall City Elementary: Built in 1962, Fall City has grown significantly over the last 6 decades resulting in the addition of 14 portable classrooms. The results in about 40% of all classrooms occurring in portables. The portable complex is difficult to supervise as there are many hidden corners around and behind buildings. The school lacks space for specialists, small group work, and other flexible learning activities. The original gymnasium building will be retained as part of the proposed rebuild of the school.

See the Phase 1 Priority projects section for a detailed description of these major projects. It is anticipated that some funding will be included in the Phase 1 bond measure to address more minor needs at other schools throughout the District. At the time of the writing of this report, those projects have not been identified but it is anticipated that a budget allowance will need to be included in the total bond amount to accomplish these projects.

BUILDING INVENTORY REVIEW

BUILDING INVENTORY REVIEW

The existing District building portfolio was reviewed through multiple lenses and discussed as part of the Citizen's Facility Advisory Committee. The multiple lenses or perspectives for analyzing the current District facilities were:

- > Office of the Superintendent of Public Instruction (OSPI) Study and Survey
- > Maintenance / Practical Needs identification
- > Educational Adequacy

Each of these will be summarized herein.

OFFICE OF THE SUPERINTENDENT OF PUBLIC INSTRUCTION (OSPI) STUDY AND SURVEY

The District hired an architect to complete the Building Inventory Analysis required by OSPI. This analysis reviews all District schools based on the criteria mandated by OSPI. This review scores each building in a number of categories and creates a composite score for each school. In general, the District does a good job of maintaining its facilities and therefore their facilities score fairly well in terms of maintenance needs. The Study and Survey analysis is a helpful starting point for understanding general maintenance related facility needs but is not a great guide for deciding when major work needs to be completed.

MAINTENANCE / PRACTICAL NEEDS IDENTIFICATION

Two approaches were taken to supplement the information gained through the Study and Survey Analysis. During meetings in November 2021 with staff at the majority of District schools, staff opinions on facility needs were requested. These opinions identified some maintenance needs at each school and also some

functional deficiencies, which can be classified as educational adequacy issues.

This study did not try to identify and prioritize every maintenance type need at all District facilities. That work is anticipated to occur after identifying the major project priorities. It is anticipated that a budget allowance for projects in this category will need to be included in the final Phase 1 bond amount.

EDUCATIONAL ADEQUACY

As a school district, educational adequacy of facilities is a core concern for a long range facility plan. During discussions with District staff, school staff, and the CFAC committee, a number of types of educational adequacy issues were identified. These are summarized below:

- > Space for specialists and/or Interventionists: Many older schools do not have many spaces for specialists and/or interventionists. This is because when the schools were constructed specialist spaces were not provided. In today's education, there are a number of additional staff and services that need facility space in order to be successfully delivered. In facilities that are deficient, interventionists and specialists are often working with students in a hallway, which is not the optimal space for that important work. Additionally, many of the District's older facilities like North Bend Elementary and Fall City Elementary have significant numbers of portable classrooms which don't even have hallway space for specialists.
- > Space for project or group work: Many of the District's older facilities do not have flexible space outside the classroom for project or group work. Newer facilities like Timber Ridge and even Opstad Elementary have some spaces that accommodate this function. Desire for spaces to accommodate this type of work is high among educators.
- > Cafeteria, Gymnasium, and specialty classroom space: At many of the schools that have grown significantly over the last couple decades, the core spaces such as cafeteria and gymnasiums are now significantly undersized for the school population. As schools grow, portable classrooms can be added for classroom capacity but it takes a major construction project to increase cafeteria and gymnasium space. Therefore, these spaces are typically undersized at schools that have seen significant growth since the time of their initial construction. Additionally, this growth has limited the ability to create specialty spaces for art, music, computer programming, and the like.

PRIORITIZATION MATRIX

The CFAC group reviewed District facilities at the Elementary and Middle School levels and through the process identified 3 schools with significantly greater need and a fourth that was not too far behind. The higher score represents the greater need. The three highest scoring schools were:

Fall City Elementary School – 55.2 points

North Bend Elementary School – 53.8 points

Snoqualmie Middle School – 51 points

scale (1=good, 10=poor)										
School	Age	Age Related Score	Capacity vs Enrollment Growth	% Capacity in Portables	Educational Adequacy			Maintenance Need		Prioritization Score
					Classrooms	Shared Academic Spaces	Common Areas (café, gym, specialty CR)	Building	Grounds (parking, fields, etc)	
Cascade View ES	2005	2	0.0	4.2	2	3	3	3	2	19.2
Fall City ES	1962	10	2.8	10.4	3	9	8	8	4	55.2
North Bend ES	1962/8	9	1.2	10.6	3	9	8	8	5	53.8
Opstad ES	1988	3	7.4	6	3	7	6	6	7	45.4
Snoqualmie ES	1968/85/18	8	0.1	10.4	3	9	4	7	2	43.5
Timber Ridge ES	2016	1	0.1	4.6	1	1	2	1	3	13.7
Chief Kanim MS	1991	5	0.0	4.0	5	7	2	6	2	31.0
Snoqualmie MS	1972	7	0.0	10	7	7	7	6	7	51.0
Twin Falls MS	2008	2	1.4	3	2	7	2	3	2	22.4
		1=0-10, 2=10-20, 3=20-30, 5=30-40, 7=50-60 8=50-60, 10=60+	Growth vs Available Capacity	50% in portables = 10 points						

CITIZEN'S FACILITY ADVISORY COMMITTEE (CFAC)

CITIZEN'S FACILITY ADVISORY COMMITTEE

A Citizen's Facility Advisory Committee was originally convened in early 2020 to begin thinking about facility needs. The group met a couple times and then went on pause when the pandemic began. The group began work again in June of 2021, meeting a couple times before the late 2021 holidays. In the Spring of 2022, the group was expanded to review the work by the previous group and to expand upon that work with new and added analysis, suggestions, and feedback.

In the Spring of 2022, the group met twice in April and once in May. The group began by learning about and understanding the work done by the previous committee. Partly because of access limitations to school buildings during Covid, many parents and community members had not been inside many of the schools. The group had one meeting at Fall City Elementary School and another at North Bend Elementary School. The meeting at North Bend Elementary School began with a tour at Opstad Elementary School and finished with a tour and meeting at North Bend Elementary. These tours at the schools helped significantly in prioritizing which school should be addressed as part of Phase 1 bond. For example, after looking at all the portables at Fall City, the small cafeteria, and the old gymnasium the need for improvements at Fall City were clear even though the main building is well maintained. Comparing Opstad (constructed in the late 1980's) to North Bend (constructed in the 60's) helped the group understand the additional needs at North Bend due to age of the facility and the quantity of portables.

COMMITTEE MEMBERS

BOARD

Melissa Johnson, Geoff Doy

ADMIN

Lance Gibbon, Ryan Stokes, Dan Schlotfeldt

COMMUNITY MEMBERS

Kirk Harris, Chirs Alef, Chris Garcia, CJ Ploegman, Janell Wickersham, Lyssa Seward, Melanie Tomco, Nicole Ritter, Ryan Jones, Sallie McLaughlin, Trisha Sinnot, Rene Price

KEY ISSUES ADDRESSED BY THE COMMITTEE

WHAT ARE THE LEVELS OF GROWTH IN VARIOUS PARTS OF THE DISTRICT?

- > Growth is most significant currently in the North Bend area with some growth in the Fall City area as well. Growth in North Bend by 2030 will utilize all the existing capacity, and then some, of the two existing elementary schools. Since North Bend Elementary can't add additional portable classrooms due to the floodplain restrictions, additional capacity would need to be provided at Opstad Elementary or through a rebuild at North Bend or both.
- > Because of construction growth in North Bend, the committee liked the idea that one of the schools would be addressed in the first phase of the long range plan and one in the second phase. Due to the age, large numbers of portables, and lack of ability to renovate the North Bend School, the committee recommends that North Bend Elementary be included in the first phase. By holding one elementary (OES) to a Phase 2, the district would be able to reassess growth in 7-10 years before deciding on the right solution for OES. If growth projections stay with current projections, a rebuilt OES would provide enough capacity. If projections climb, a third elementary school might be needed.

Enrollement Projections from Flo Analytics, Spring 2022

School/Program	Building Attendance →						
	2021	2022	2023	2024	2025	2026	2031
Cascade View ES	557	528	533	534	524	534	544
Edwin Opstad ES	541	575	600	617	626	659	687
Fall City ES	457	501	509	511	511	512	532
North Bend ES	461	460	462	467	467	482	496
Snoqualmie ES	404	360	363	370	370	378	375
Timber Ridge ES	652	645	657	645	623	615	626
PPP - District and Homeschool ES	76	80	80	80	80	80	80
PPP - STRIDE ES	86	25	25	25	25	25	25
STREAM	--	90	90	90	90	90	90
K-5	3,234	3,264	3,318	3,339	3,315	3,375	3,455

KEY ISSUES ADDRESSED BY THE COMMITTEE

HOW CROWDED ARE THE DISTRICT SCHOOLS AND HOW DOES THAT IMPOACT THE DELIVERY OF EDUCATION?

Growth within the Snoqualmie Valley School District enrollment area has been substantial over the last few decades, and even more so when you consider that some schools such as North Bend Elementary and Fall City Elementary were constructed in the 1960's. The impact of the growth over the intervening decades is evidenced by the high percentage of portable classrooms at many District elementary schools. Some of the impacts of this growth and the large number of portable classrooms are as follows:

- > Additions of portable classrooms serve the function of classroom space but do not accommodate additional educational spaces for specialists and interventionists, small group work spaces, flexible learning areas, additional administrative space that is needed to support additional students.
- > The addition of portable classrooms does not include the increase in cafeteria or gym space to support larger student populations. This is a challenge at multiple schools.
- > Large numbers of portable classrooms mean a high percentage of students are walking outside to and from the main school building to go to specialists such as art, music, PE as well as to use restrooms.
- > Large groupings of portable classrooms often create pockets of space between buildings that are difficult for staff members to supervise.

Elementary Schools	Permanent Classrooms	Portable Classrooms	Total Available Rooms	Capacity				Feb 2022 Enrollment	Available Capacity
				Room Capacity	SC Room Capacity (12)	Portable Capacity	Total Capacity		
OPSTAD	26	9	35	452	0	194	646	548	98
CASCADE VIEW	27	6	33	495	0	129	624	571	53
SNOQUALMIE	24	14	38	258	12	301	571	398	173
FALL CITY	21	14	35	280	0	301	581	445	136
NORTH BEND	22	15	37	258	24	323	605	453	152
TIMBER RIDGE	33	8	41	559	24	172	755	677	78
Totals	153	66	219	2,302	60	1,420	3,782	3,092	

KEY ISSUES ADDRESSED BY THE COMMITTEE

CONSIDERATIONS FOR REBUILDING NORTH BEND ELEMENTARY SCHOOL ON THE CURRENT SITE

North Bend Elementary is located within a floodplain. Being located within the floodplain requires that the floor of the building be elevated a minimum of 3 feet above the 100 year floodplain elevation. The most recently added portables (called the "high rise portables" by the school) were required to be located 8 - 10 feet above the ground to meet the current floodplain code requirements. The existing building is not elevated enough to meet current floodplain requirements. If a major renovation (defined as a construction value equal to or more than 50% of the buildings assessed value) was completed at the school then the entire school would need to be elevated to meet current code requirements. It is not feasible to raise up the building so the only option for upgrading and increasing capacity at the site is to build a new building that is elevated above the floodplain. This building would likely be similar to Mount Si HS with a space under the building that can be used for parking.

The other factor that influences the cost of construction at the North Bend Elementary site is the soil conditions. Being in a floodplain often means that the soils need remedial work to make them suitable for construction, especially when meeting earthquake requirements. This is also the case at Mount Si HS and so a similar approach to strengthening the soil matrix as was done at Mount Si HS will be required for the site. The proposed budgets for the school include these requirements.

SHOULD NORTH BEND ELEMENTARY BE RECONSTRUCTED ON IT'S CURRENT SITE OR ON THE DISTRICT OWNED PROPERTY NEXT TO TWIN FALLS MS?

Nevertheless, the committee still evaluated the pros and cons of moving North Bend Elementary school to the Twin Falls Site vs. rebuilding the school on its current site. The committee felt it was important to keep North Bend Elementary on the current site, centrally located in the City. Below are some of the key discussion points surrounding this topic.

- The Committee discussed the benefit of having elementary schools that are linked to their communities. The potential elementary school site near Twin Falls Middle School is more isolated than the site at North Bend Elementary School. The Committee felt it was important to keep North Bend Elementary in its current site centrally located in North Bend.
- It is anticipated that there would be significant increases in busing for a school near Twin Falls as there is very little walk zone to the new school. Currently there's only about 60 students in the walk zone of 1 mile from the school. If the walk zone was increased to a 2 mile radius then we might have a max of 130 kids within the walk zone. This means we'd need to bus about 520 kids of the total 650 student population. Comparing this to North Bend Elementary where we anticipate about 390 kids would ride the bus. This represents a 20% increasing in busing needs.
- Construction costs would be cheaper at the site near Twin Falls since it is not in a floodplain, the soil conditions simpler for building, and the site is a little smaller. This translates to between \$8 - \$10M difference. This does not take into account the need for the District to maintain, potentially renovate and repurpose the existing North Bend Elementary School Building and property.

CONSTRUCTION COST COMPARISON BETWEEN BUILDING A NEW ELEMENTARY SCHOOL AT TWIN FALLS MIDDLE SCHOOL AND REBUILDING NORTH BEND ELEMENTARY SCHOOL ON THE SAME SITE.

NEW SCHOOL AT TWIN FALLS MIDDLE SCHOOL

New Elementary School 650 students	78,730 sf	\$ 425	\$ 33,460,250
Stone Column Ground Improvem't	0 sf	\$ 25	\$ -
Covered Play Structure	4,000 sf	\$ 125	\$ 500,000
Sitework	9.37 ac	\$ 650,000	\$ 6,091,885
Sitework - Developed Site Demo	0.70 ac	\$ 65,000	\$ 45,549
Underground boulder removal	1.00 allow	\$ 250,000	\$ 250,000
Possible Utility Connection	1.00 allow	\$1,500,000	\$ 1,500,000
Frontage Improvements / Utility	1.00 ls	\$ 750,000	\$ 750,000
SUB-TOTAL (2022 dollars)		\$ 541.08	\$ 42,597,684
Escalation to Mid-Point - Feb 2025		17.97%	\$ 7,554,825
TOTAL CONSTRUCTION BID COST		\$ 638.29	\$ 50,252,509
Change Order Contingency		7.00%	\$ 3,517,676
Subtotal Construction Cost			\$ 53,770,185
Sales Tax on Construction Cost		8.60%	\$ 4,624,236
Total Construction Cost			\$ 58,394,421
Project Development (Soft) Costs		26.10%	\$ 15,243,098
TOTAL PROJECT COST*	46.54%	\$ 935.32	\$ 73,637,519

*Does Not include North Bend Elementary Renovation costs if the building is still used as a District facility.

REBUILD AT NORTH BEND ELEMENTARY SCHOOL SITE

New Elementary School 650 students	78,730 sf	\$ 425	\$ 33,460,250
Premium for raised building	50,000 sf	\$ 75	\$ 3,750,000
Stone Column Ground Improvement	50,000 sf	\$ 25	\$ 1,250,000
Covered Play Structure	4,000 sf	\$ 125	\$ 500,000
Demolish existing building/portable	42,327 sf	\$ 15	\$ 634,905
Demolish or Relocate Portables	1 ls	\$ 250,000	\$ 250,000
Sitework	12.08 ac	\$ 650,000	\$ 7,854,548
Sitework - Developed Site Demo	8.45 ac	\$ 65,000	\$ 549,350
Temporary Work / Playground	1.00 allow	\$ 500,000	\$ 500,000
Frontage Improvements / Utility	1.00 ls	\$ 200,000	\$ 200,000
SUB-TOTAL (2022 dollars)		\$ 621.73	\$ 48,949,053
Escalation to Mid-Point - Feb 2025		17.97%	\$ 8,796,169
TOTAL CONSTRUCTION BID COST		\$ 733.46	\$ 57,745,222
Change Order Contingency		7.00%	\$ 4,042,166
Subtotal Construction Cost			\$ 61,787,387
Sales Tax on Construction Cost		8.60%	\$ 5,313,715
Total Construction Cost			\$ 67,101,103
Project Development (Soft) Costs		26.10%	\$ 17,515,863
TOTAL PROJECT COST	46.54%	\$ 1,074.77	\$ 84,616,966

KEY ISSUES ADDRESSED BY THE COMMITTEE

SHOULD SNOQUALMIE MIDDLE SCHOOL BE RENOVATED/EXPANDED OR SHOULD A NEW MIDDLE SCHOOL BE CONSTRUCTED ON DISTRICT PROPERTY ON SNOQUALMIE RIDGE?

- > Snoqualmie Middle School is located within the floodway, similar to Mount Si High School with similar soil conditions. This means that the school would need foundation upgrades if significant renovations are pursued. It is unlikely that foundation upgrades could be done on the existing school building to meet current code requirements making a renovation/expansion very difficult and potentially unlikely.
- > One key component that makes Snoqualmie Middle School unlike the other two middle schools is that there is no track/field space. The existing grass area is within the floodway and would require a raised structure to install all weather turf fields which are not allowed on the ground level within the floodway. The cost of this structure would be significant, a second key reason why bringing SMS up to the standard of the other 2 middle schools would be very costly.
- > SMS has significant numbers of outside doors into classrooms posing a security risk/challenge. This can be improved through a major renovation.
- > The Snoqualmie Middle School site is accessed off Highway 202. Often, parent pick-up traffic will back up onto the highway. This issue might be able to be improved but would probably be difficult to solve. Additionally, due to the proximity to Mount Si High School, high school and middle school traffic often occur at similar times of the day exacerbating the congestions problems. If a new middle school is constructed on Snoqualmie Ridge, then traffic congestion around the high school and SMS would be reduced.
- > If a new middle school was constructed on the Snoqualmie Ridge property, that middle school could then have a significant walk zone, reducing busing needs.
- > A new middle school on the Snoqualmie Ridge property would allow for the school and the site to be built to a standard equivalent to the other two middle schools, increasing equity in facilities within the District.

COST COMPARISON OF SMS RENOVATION VS. NEW MIDDLE SCHOOL CONSTRUCTION ON THE RIDGE

NEW MIDDLE SCHOOL ON SNOQUALMIE RIDGE

New Middle School 750 students	120,000 sf	\$ 480	\$ 57,600,000
Sitework	30.82 ac	\$ 650,000	\$ 20,035,996
Early Sitework Contract Premium	1.00 ls	\$ 250,000	\$ 250,000
Wetland Mitigation	2.79 ac	\$ 500,000	\$ 1,395,856
Rubberized Track/Turf Field/Lights	1.00 allow	\$ 2,500,000	\$ 2,500,000
Multi-purpose Grass Fields	1.00 allow	\$ 1,500,000	\$ 1,500,000
Frontage Improvements / Utility	1.00 ls	\$ 1,000,000	\$ 1,000,000
SUB-TOTAL (2022 dollars)		\$ 702.35	\$ 84,281,853
Escalation to Mid-Point - April 2027		28.10%	\$ 23,682,173
TOTAL CONSTRUCTION BID COST		\$ 899.70	\$ 107,964,025
Change Order Contingency		7.00%	\$ 7,557,482
Subtotal Construction Cost			\$ 115,521,507
Sales Tax on Construction Cost		8.60%	\$ 9,934,850
Total Construction Cost			\$ 125,456,357
Project Development (Soft) Costs		26.10%	\$ 32,748,738
TOTAL PROJECT COST	46.54%	\$ 1,318.38	\$ 158,205,094

SNOQUALMIE MIDDLE SCHOOL RENOVATIONS AND ADDITIONS

New Additions	57,821 sf	\$ 460	\$ 26,597,660
450 student addition, 750 students total			
Foundation Piers Premium	57,821 sf	\$ 25	\$ 1,445,525
Major Interior Remodel	36,393 sf	\$ 350	\$ 12,737,550
Minor Interior Remodel	30,414 sf	\$ 100	\$ 3,041,400
Exterior Refurbishment	66,807 sf	\$ 30	\$ 2,004,210
Track/Field on Raised Structure	198,400 sf	\$ 145	\$ 28,768,000
Artificial Turf Track and Field	1.00 ls	\$ 2,500,000	\$ 2,500,000
Site Improvements	1.00 allow	\$ 1,000,000	\$ 1,000,000
Flood or Wetland Mitigation	1.00 allow	\$ 100,000	\$ 100,000
Frontage Improvements / Utility	1.00 ls	\$ 100,000	\$ 100,000
Portable Demo / Removal	6.00 ea	\$ 100,000	\$ 600,000
SUB-TOTAL (2022 dollars)		\$ 1,364.46	\$ 78,894,345
Escalation to Mid-Point - Feb 2026		25.02%	\$ 19,735,438
TOTAL CONSTRUCTION BID COST		\$ 1,705.78	\$ 98,629,783
Change Order Contingency		9.00%	\$ 8,876,680
Subtotal Construction Cost			\$ 107,506,463
Sales Tax on Construction Cost		8.60%	\$ 9,245,556
Total Construction Cost			\$ 116,752,019
Project Development (Soft) Costs		25.72%	\$ 30,034,133
TOTAL PROJECT COST	48.83%	\$ 2,538.63	\$ 146,786,152

CFAC RECOMMENDATION

The CFAC committee recommended that the following three projects be the first priority major projects as part of the Phase 1 of the Long Range Facility Plan

- > Rebuilding North Bend Elementary School
- > Building a new Middle School on the undeveloped District owned property on Snoqualmie Ridge
- > Rebuilding Fall City Elementary School

LONG RANGE FACILITY PLAN

LONG RANGE FACILITY PLAN

Developing a long range plan for facilities gives the school district guidance for both short and long term facility needs. The draft plan included herein is based on the current analysis of needs, feedback from school and community groups and guidance from the Citizen's Facility Advisory Committee. The plan assumes that the first phase of the plan will be funded by a bond measure in 2023 and subsequent phases will be funded by bond measures that are passed 7 to 10 years after the prior bond measure.

Current Draft Plan:

PHASE 1

ANTICIPATED BOND FUNDING 2023

North Bend Elementary Replacement

New Middle School on Ridge Property

Fall City Elementary Replacement

Miscellaneous Projects

PHASE 2

ANTICIPATED BOND FUNDING 2030-2033

Opstad Elementary Replacement and/or a new elementary #7 near Twin Falls MS

Chief Kanim MS Modernization

Convert SMS to a new function

New Maintenance / Bus Facility

PHASE 3

ANTICIPATED BOND FUNDING 7 TO 10 YEARS AFTER PHASE 2

Twin Falls MS Modernization

Cascade View ES Modernization

Snoqualmie Elementary Modernization

PHASE 1 PRIORITY PROJECTS

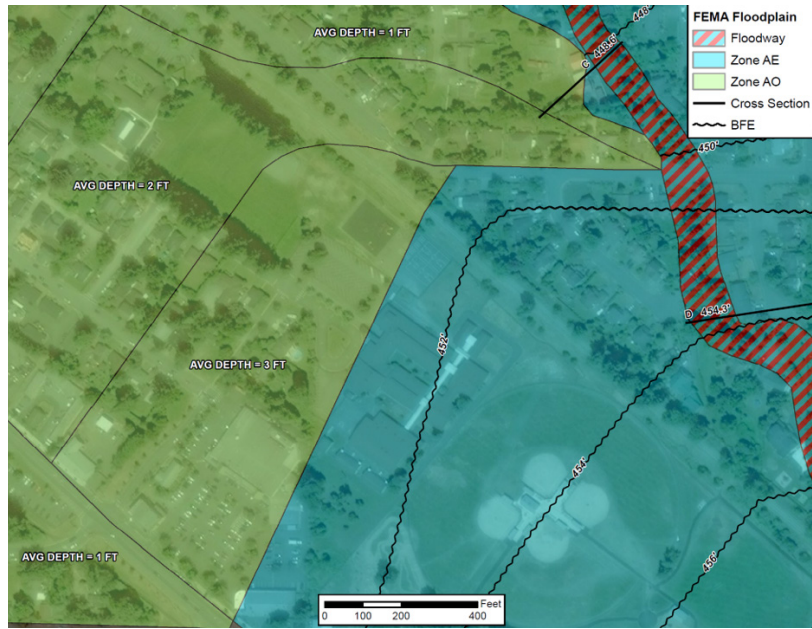
PHASE 1 PRIORITY PROJECTS

Three major projects were identified as part of Phase 1. Phase 1 projects are anticipated to be funded by a voter approved bond measure in 2023. These projects were identified based on multiple factors including:

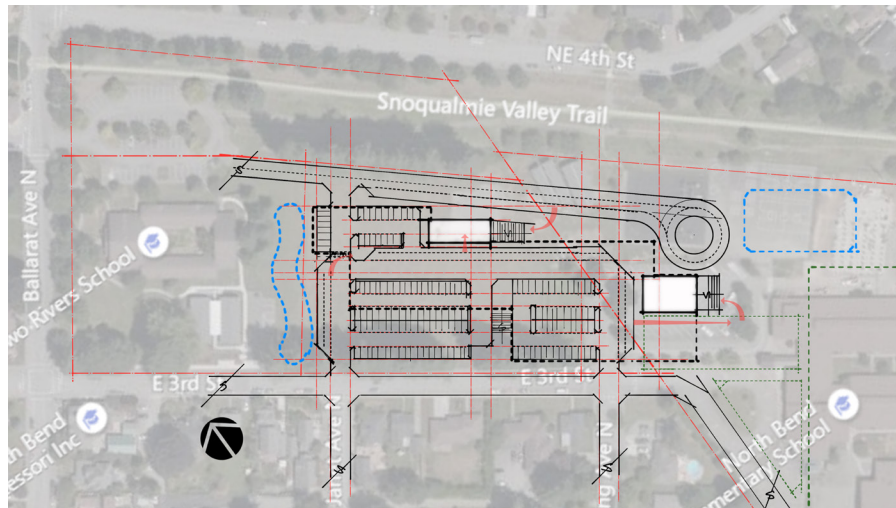
- > Facility Age / upcoming need for major maintenance.
- > Prior Growth at the facility resulting in large numbers of portable classrooms
- > Current Growth rates within the school attendance area
- > Qualitative analysis that demonstrated the facilities lack of support for the educational mission.

These projects include:

- > Rebuilding North Bend Elementary School
- > Building a new Middle School on the undeveloped District owned property on Snoqualmie Ridge
- > Rebuilding Fall City Elementary School



FLOODPLAIN MAP



PARKING CONCEPT BELOW BUILDING

NORTH BEND ELEMENTARY SCHOOL

The existing school is relatively close to the downtown core of North Bend and abuts other District owned property that was previously used for Two Rivers High School. The current school was constructed in the early 1960's and has 15 portable classrooms used for school purposes (approximately 40% of total elementary classroom space on campus). This practical and functional challenges such as:

- > With so many students in portable classrooms, access to specialist/support spaces, flexible learning spaces outside the classroom are very limited or non-existent
- > The large cluster of portables is more difficult to supervise and more difficult to keep secure in contrast to a school without so many portables.
- > Students need to walk into the main school building to access restrooms which impacts learning time in the classroom and also has potential supervisory challenges.

The school site is located within a floodplain and new construction would need to meet current flood requirements for raising the floor of the building above the floodplain. If a substantial renovation/expansion of the existing building was completed, the Building and Municipal Codes would require that the building be raised up above the floodplain. This need to bring the building up to current flood code makes a significant renovation/expansion of the building nearly impossible or highly cost prohibitive. Therefore, a new replacement building would be required.

- > To allow students to continue to go to school onsite while the new school is being constructed, it is proposed that the new building be located on the grass playfield. After construction of the new school is complete, the existing school would be demolished and new playgrounds constructed.
- > Similar to Mount Si High School, because the new building would need to be raised up approximately 6 feet above the current grass field elevation, it makes sense to raise it a little bit higher (about 10 feet) to allow for parking below the building.
- > The school is proposed to be designed for about 650 students.

PROPOSED SITE PLAN FOR NORTH BEND ELEMENTARY SCHOOL



POSSIBLE VISION FOR THE NEW NORTH BEND ELEMENTARY SCHOOL



FALL CITY ELEMENTARY SCHOOL

Fall City Elementary School dates back to the early 1960's. The oldest portion of the existing school is the gymnasium. The existing gymnasium is a valued building in the community although it is a small facility for PE and school assemblies. Fall City has grown substantially since it's original construction and therefore has approximately 14 portable classrooms (40% of total classroom space on campus). This poses both practical and functional challenges such as:

Multiple options for expanding the permanent school capacity at Fall City Elementary were created and evaluated. These options include a complete rebuild and various versions of additions and renovations. After completing and evaluating these studies, it was concluded that a replacement school would provide the best, long term solution for meeting the school needs for the following reasons:

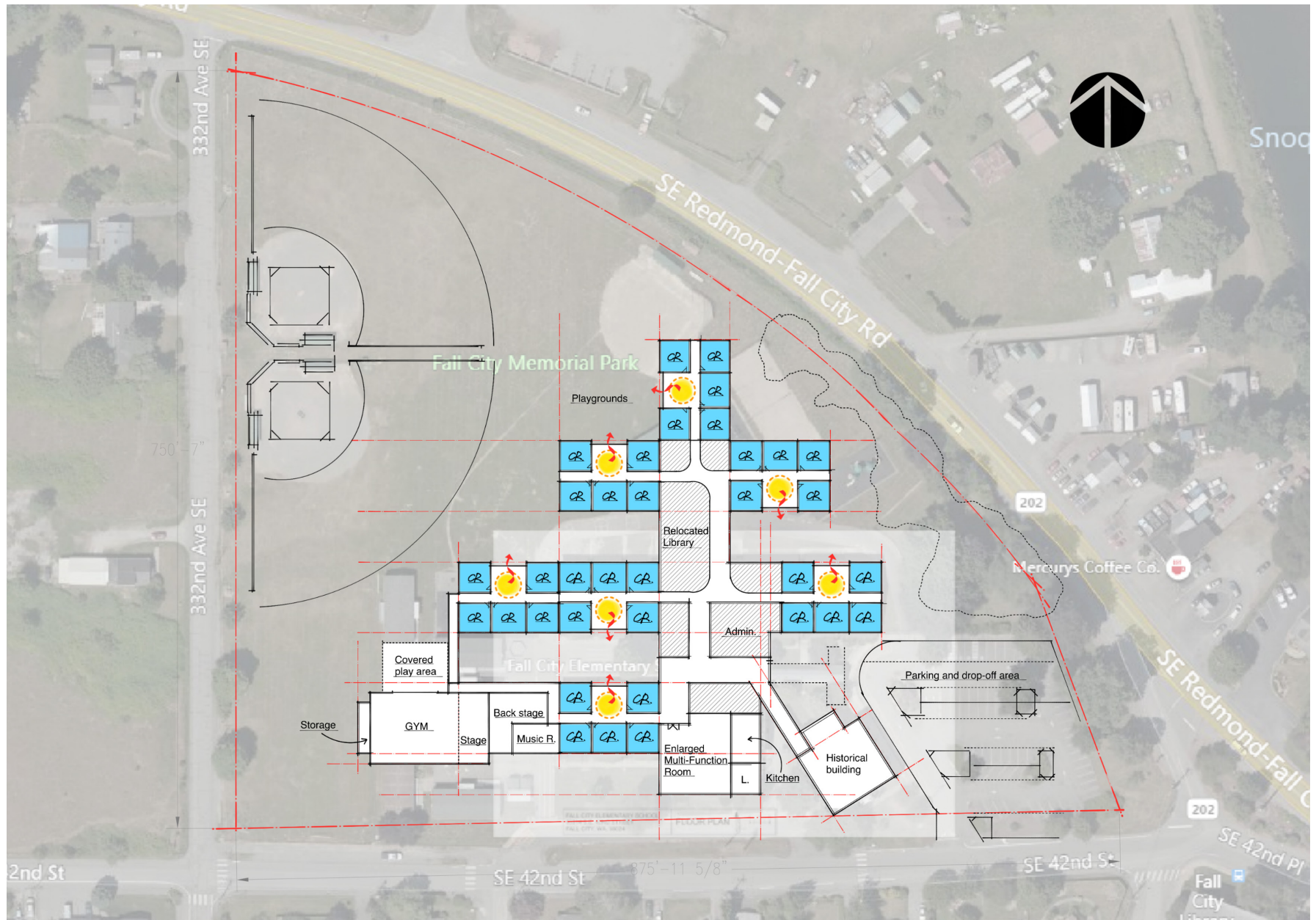
- > A replacement school only has a relatively minor cost increase over a renovation/addition of the existing school.
- > Construction of a replacement school is less disruptive to educational activities in the existing school building compared to a renovation which often requires temporary portable classrooms, moves noise closer to classrooms, and is completed in stages instead of all at once.
- > A replacement school allows for more flexibility and space to improve drop-off/pick up parking areas and bus loading areas, improving site circulation and safety.
- > A replacement school will still allow the District to maintain the existing gymnasium building as it is a valued building within the community.

Drawings of the studies are included on the following pages.

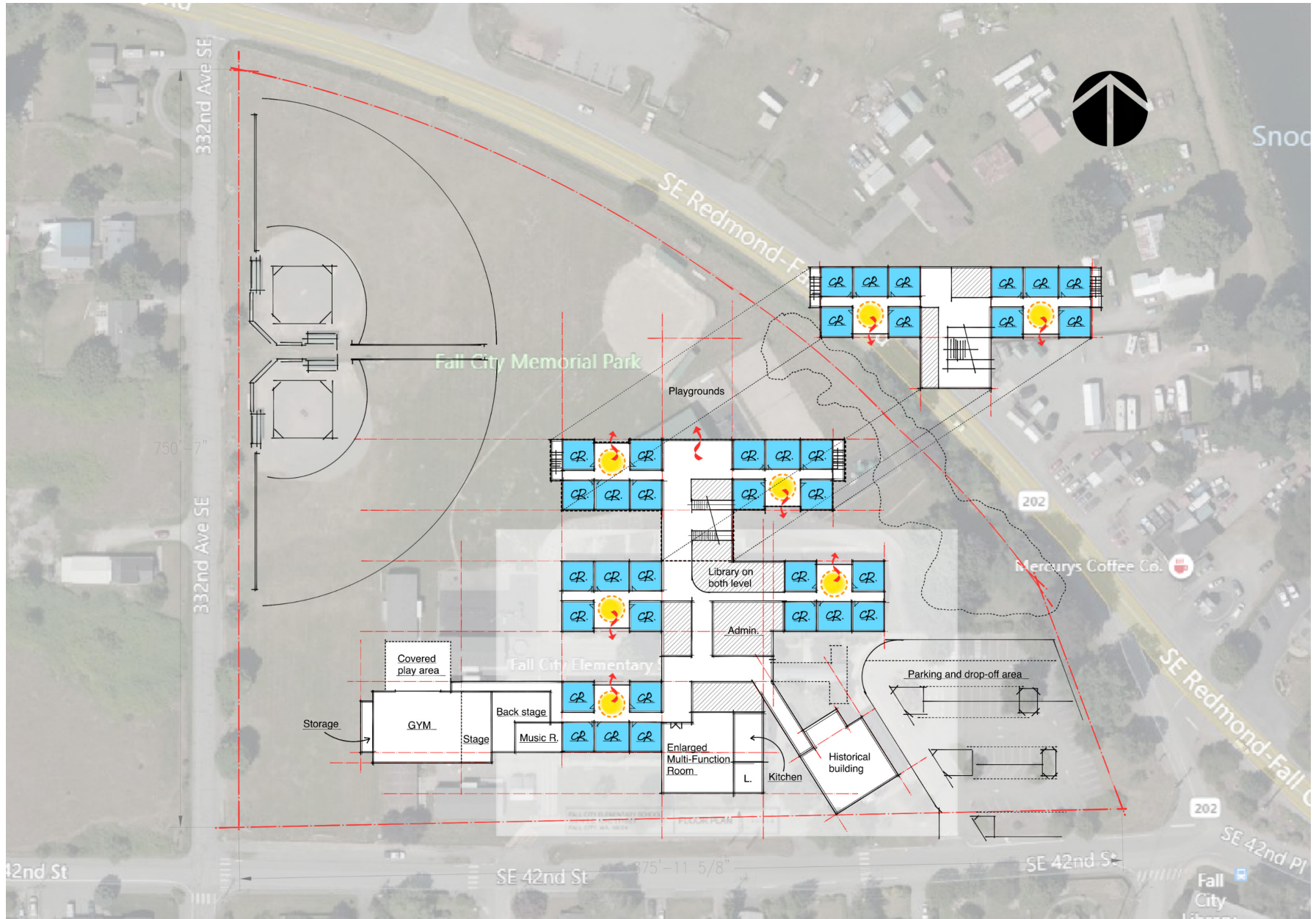
PROPOSED REPLACEMENT OPTION SITE PLAN



ONE STORY ADDITION OPTION:



TWO STORY ADDITION OPTION:



POSSIBLE VISION FOR THE NEW FALL CITY ELEMENTARY SCHOOL

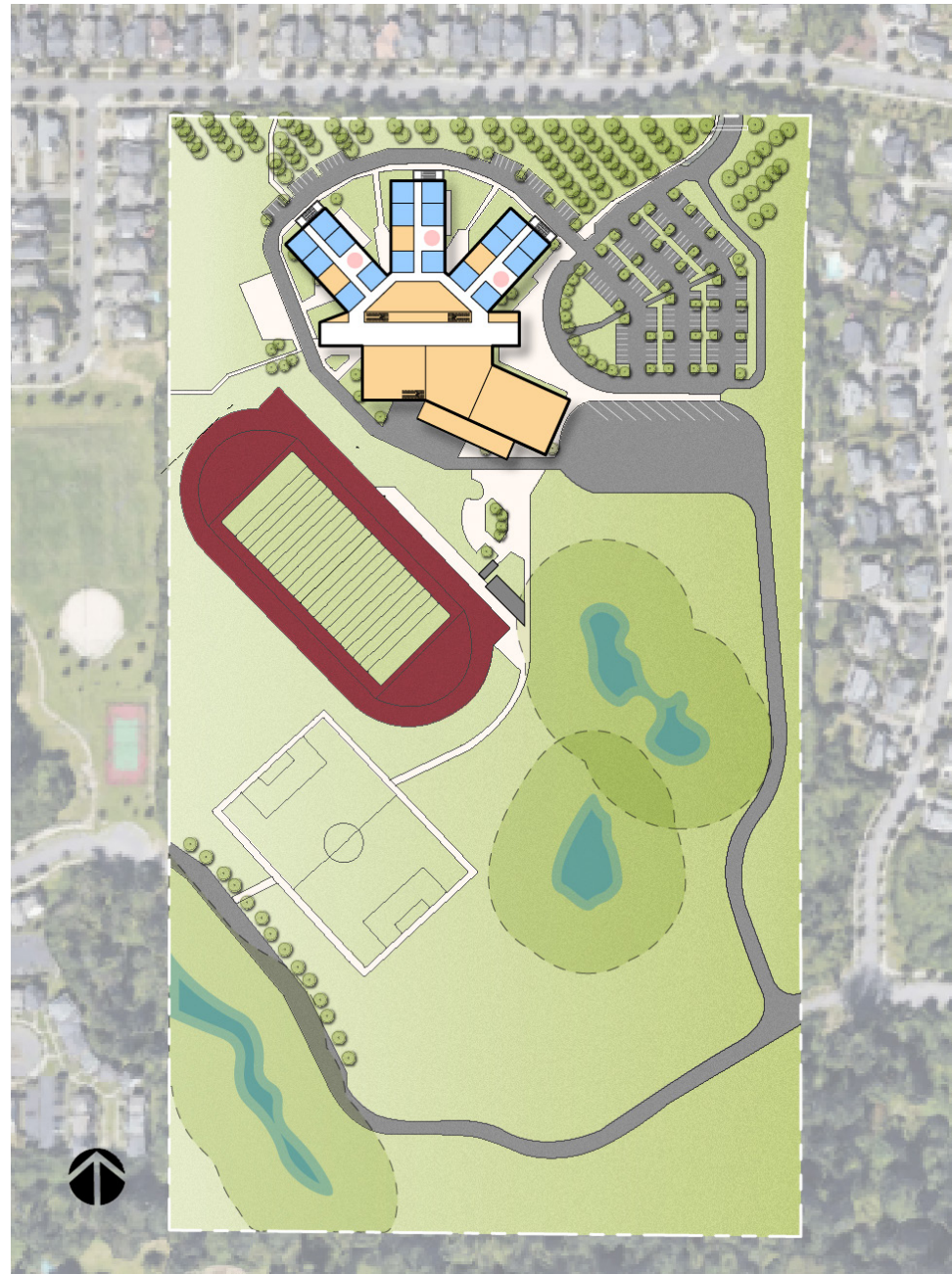


NEW MIDDLE SCHOOL

The District owns property on Snoqualmie Ridge near Carmichael Park. This property was previously contributed to the District by developers as a high school site. Because the existing wetlands reduce the useable area of the site, it is not large enough for a high school site but is sufficient for a middle school site. The option of building a new middle school vs. rebuilding/renovating the existing Snoqualmie Middle School site was thoroughly reviewed. Due to challenges of the current SMS site (floodplain restrictions, soil challenges, shape/configuration of the existing building, access off highway 202) and the ability to create a new middle school that could resolve most of these issues and also have a significant walking population all led to the conclusion that building a new middle school on the property on the Snoqualmie Ridge is the best option for the District.

The new property has approximately 30 acres of developable land making it a suitable property for a new middle school. Additionally, two potential access points allow for good separation of buses and automobiles.

PROPOSED SITE PLAN FOR
THE NEW MIDDLE SCHOOL



POSSIBLE VISION FOR CTE AND ROBOTICS SPACE IN THE NEW MIDDLE SCHOOL



SCHEDULE

The proposed schedule for the Phase 1 projects is based on assumed bond election in April of 2023. A rule of thumb for an elementary school is that it takes approximately 3 to 3.5 years to design/permit/construct a new or replacement school. A middle school will take a little longer, 4 to 4.5 years. The project schedule proposes staggering the school design and construction timelines so that the District will have the capacity to dedicate staff time to ensure the design is exactly what the District needs and to allow a staggered selling of bonds to help even out the tax rate associated with a bond. The schedule below shows how the staggered design start times and construction finish times can accomplish these goals.

Bond Project Schedule - Option 1	2022				2023				2024				2025				2026				2027				2028			
Task	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Bond Resolution Filing Date - Feb 24, 2022																												
Bond Election - Apr 25, 2023																												
North Bend Elementary																												
Design and Permitting																												
Bidding and Construction																												
Open School - Sept 2026																												
New Middle School																												
Design and Permitting																												
Bidding and Construction																												
Open School - Sept 2028																												
Fall City Elementary																												
Design and Permitting																												
Bidding and Construction																												
Open School - Sept 2028																												

APPENDIX A - COST ESTIMATES

APPENDIX A

NORTH BEND ELEMENTARY SCHOOL REPLACEMENT BOND ESTIMATE (ASSUME 4/2023 ELECTION, OPEN SCHOOL 9/2026) ESTIMATE DATED 9/19/2022

New Elementary School 650 students	78,730 sf	\$ 460	\$ 36,215,800
Premium for raised building	50,000 sf	\$ 75	\$ 3,750,000
Stone Column Ground Improvement	50,000 sf	\$ 25	\$ 1,250,000
Covered Play Structure	4,000 sf	\$ 150	\$ 600,000
Demolish existing building/portables	42,327 sf	\$ 15	\$ 634,905
Demolish or Relocate Portables	1 ls	\$ 350,000	\$ 350,000
Sitework	12.08 ac	\$ 650,000	\$ 7,854,548
Sitework - Developed Site Demo	8.45 ac	\$ 65,000	\$ 549,350
Temporary Work / Playground	1.00 allow	\$ 500,000	\$ 500,000
Frontage Improvements / Utility	1.00 ls	\$ 200,000	\$ 200,000
SUB-TOTAL (2022 dollars)		\$ 659.27	\$ 51,904,603
Escalation to Mid-Point - April 2025		15.88%	\$ 8,243,826
TOTAL CONSTRUCTION BID COST		\$ 763.98	\$ 60,148,429
Change Order Contingency		7.00%	\$ 4,210,390
Subtotal Construction Cost			\$ 64,358,819
Sales Tax on Construction Cost		8.60%	\$ 5,534,858
Total Construction Cost			\$ 69,893,677
Project Development (Soft) Costs		26.10%	\$ 18,244,828
TOTAL PROJECT COST		46.54%	\$ 88,138,506

PROJECT DEVELOPMENT (SOFT) COSTS INCLUDE:

STATE SALES TAX		included above
TESTING AND INSPECTIONS	1.5%	\$ 902,226
CONSTRUCTION CONTINGENCY		included above
ARCHITECT/ENGINEERING FEES	12.0%	\$ 7,217,811
OWNER CONSULTANTS	2.0%	\$ 1,202,969
BUILDERS RISK INSURANCE	0.8%	\$ 524,203
CONSTRUCTION MANAGEMENT	3.5%	\$ 2,105,195
PERMITS	1.5%	\$ 1,048,405
JURISDICTIONAL/UTILITY CO FEES	0.2%	\$ 139,787
FURNISHINGS & EQUIPMENT	5.0%	\$ 3,007,421
PROJECT CONTINGENCY	3.0%	\$ 2,096,810
		\$ 18,244,828

FALL CITY ELEMENTARY SCHOOL REPLACEMENT
 BOND ESTIMATE (ASSUME 4/2023 ELECTION, OPEN SCHOOL 9/2028)
 ESTIMATE DATED 9/19/2022

New Elementary School 600 students	70,276 sf	\$ 460	\$ 32,326,960
Stone Column Ground Improvement	47,085 sf	\$ 25	\$ 1,177,123
Covered Play Structure	4,000 sf	\$ 150	\$ 600,000
Demolish existing building	38,908 sf	\$ 15	\$ 583,620
Demolish or relocate portables	1 ls	\$ 350,000	\$ 350,000
Sitework	11.02 ac	\$ 650,000	\$ 7,161,938
Sitework - Developed Site Demo	11.02 ac	\$ 65,000	\$ 716,194
Flood or Wetland Mitigation	1.00 allow	\$ 500,000	\$ 500,000
Frontage Improvements / Utility	1.00 ls	\$ 400,000	\$ 400,000
SUB-TOTAL (2022 dollars)		\$ 623.48	\$ 43,815,834
Escalation to Mid-Point - April 2027		28.10%	\$ 12,311,715
TOTAL CONSTRUCTION BID COST		\$ 798.67	\$ 56,127,549
Change Order Contingency		7.00%	\$ 3,928,928
Subtotal Construction Cost			\$ 60,056,478
Sales Tax on Construction Cost		8.60%	\$ 5,164,857
Total Construction Cost			\$ 65,221,335
Project Development (Soft) Costs		26.10%	\$ 17,025,175
TOTAL PROJECT COST	46.54%	\$ 1,170.34	\$ 82,246,510

PROJECT DEVELOPMENT (SOFT) COSTS INCLUDE:

STATE SALES TAX		included above
TESTING AND INSPECTIONS	1.5%	\$ 841,913
CONSTRUCTION CONTINGENCY		included above
ARCHITECT/ENGINEERING FEES	12.0%	\$ 6,735,306
OWNER CONSULTANTS	2.0%	\$ 1,122,551
BUILDERS RISK INSURANCE	0.8%	\$ 489,160
CONSTRUCTION MANAGEMENT	3.5%	\$ 1,964,464
PERMITS	1.5%	\$ 978,320
JURISDICTIONAL/UTILITY CO FEES	0.2%	\$ 130,443
FURNISHINGS & EQUIPMENT	5.0%	\$ 2,806,377
PROJECT CONTINGENCY	3.0%	\$ 1,956,640
		\$ 17,025,175

NEW MIDDLE SCHOOL (750 STUDENTS)
 BOND ESTIMATE (ASSUME 2023 ELECTION, OPEN SCHOOL 9/2028)
 ESTIMATE DATED 9/19/2022

New Middle School 750 students	120,000 sf	\$ 480	\$ 57,600,000
Sitework	30.82 ac	\$ 650,000	\$ 20,035,996
Early Sitework Contract Premium	1.00 ls	\$ 250,000	\$ 250,000
Wetland Mitigation	2.79 ac	\$ 500,000	\$ 1,395,856
Rubberized Track/Turf Field/Lights	1.00 allow	\$ 2,500,000	\$ 2,500,000
Multi-purpose Grass Fields	1.00 allow	\$ 1,500,000	\$ 1,500,000
Frontage Improvements / Utility	1.00 ls	\$ 1,000,000	\$ 1,000,000
SUB-TOTAL (2022 dollars)		\$ 702.35	\$ 84,281,853
Escalation to Mid-Point - April 2027		28.10%	\$ 23,682,173
TOTAL CONSTRUCTION BID COST		\$ 899.70	\$ 107,964,025
Change Order Contingency		7.00%	\$ 7,557,482
Subtotal Construction Cost			\$ 115,521,507
Sales Tax on Construction Cost		8.60%	\$ 9,934,850
Total Construction Cost			\$ 125,456,357
Project Development (Soft) Costs		26.10%	\$ 32,748,738
TOTAL PROJECT COST	46.54%	\$ 1,318.38	\$ 158,205,094

PROJECT DEVELOPMENT (SOFT) COSTS INCLUDE:

STATE SALES TAX	included above
TESTING AND INSPECTIONS	1.5% \$ 1,619,460
CONSTRUCTION CONTINGENCY	included above
ARCHITECT/ENGINEERING FEES	12.0% \$ 12,955,683
OWNER CONSULTANTS	2.0% \$ 2,159,281
BUILDERS RISK INSURANCE	0.8% \$ 940,923
CONSTRUCTION MANAGEMENT	3.5% \$ 3,778,741
PERMITS	1.5% \$ 1,881,845
JURISDICTIONAL/UTILITY CO FEES	0.2% \$ 250,913
FURNISHINGS & EQUIPMENT	5.0% \$ 5,398,201
PROJECT CONTINGENCY	3.0% \$ 3,763,691
	\$ 32,748,738

State Match

ESTIMATE OF STATE ASSISTANCE - DRAFT - FOR LONG-RANGE PLANNING PURPOSES ON						
SNOQUALMIE VALLEY SCHOOL DISTRICT NO. 410						
EVALUATED:	March 11, 2022					
MULTIPLIED TOGETHER						
PROJECT	SQ. FTG.	CCA	%	SUBTOTAL ESTIMATE	12.5% SOFT COSTS	TOTAL ESTIMATED ELIGIBILITY
DISTRICT-WIDE POOL OF ELIGIBILITY FOR NEW K-8 SQ. FT. FOR UNHOUSED STUDENTS (NEGATIVE NUMBER INDICATES OVERHOUSED)	46,815	\$246.83	46.00%	\$5,315,459	\$664,432	\$5,979,892
DISTRICT-WIDE POOL OF ELIGIBILITY FOR K-8 MODERNIZATION OR REPLACEMENT (NEW-IN-LIEU) SQ. FT. (NEGATIVE NUMBER INDICATES NO ELIGIBILITY)	197,293	\$246.83	46.00%	\$22,401,002	\$2,800,125	\$25,201,128
DISTRICT-WIDE POOL OF ELIGIBILITY FOR NEW 9-12 SQ. FT. FOR UNHOUSED STUDENTS (NEGATIVE NUMBER INDICATES OVERHOUSED)	0	\$246.83	46.00%	\$0	\$0	\$0
DISTRICT-WIDE POOL OF ELIGIBILITY FOR 9-12 MODERNIZATION OR REPLACEMENT (NEW-IN-LIEU) SQ. FT. (NEGATIVE NUMBER INDICATES NO ELIGIBILITY)	0	\$246.83	46.00%	\$0	\$0	\$0
NOTES						\$31,181,019
1	THIS IS A PRELIMINARY ESTIMATE ONLY. FUNDING ESTIMATES ARE REFINED AT D-4. FUNDING IS CONFIRMED ONLY AFTER JULY 15 OF RELEASE YEAR.					
2	ESTIMATES SHOWN HERE ARE CONSTRUCTION COSTS PLUS ASSUMED 12.5% ELIGIBLE SOFT COSTS.					
3	HANDICAPPED STUDENT COUNT IS PER 2016-2017 FORM 1066					
4	CCA: CONSTRUCTION COST ALLOWANCE FOR JULY 2022 RELEASE OF FUNDS.					
5	%: FUNDING ASSISTANCE PERCENTAGE FOR 2022 FOR SNOQUALMIE VALLEY SCHOOL DISTRICT					
6	INVENTORY AND RECENTLY IMPROVED SPACE INFORMATION IS BASED ENTIRELY ON 2016 STUDY AND SURVEY UPDATE.					
7	IF SCAP-FUNDED MODERNIZATION PROJECTS ARE BEING CONSIDERED, CONTACT REGIONAL COORDINATOR TO REVIEW ISSUES UNIQUE TO MODERNIZATIONS					
8	CONTACT REGIONAL COORDINATOR TO REVIEW POTENTIAL PROJECT SCHEDULE IMPACTS ON ELIGIBILITY					
9	TOTALS IN CHART ABOVE REPRESENT "POOL" OF ELIGIBILITY TO DRAW FROM. HOWEVER, AGE-ELIGIBILITY AND OTHER FACTORS MAY GOVERN FOR INDIVIDUAL MOD/NEW-IN-LIEU PROJECT.					
10	FOR AGE-ELIGIBLE BUILDINGS: SEE INVENTORY ANALYSIS - AGE-ELIGIBLE BUILDINGS - PRELIMINARY REVIEW DRAFT					

State Match

Available Match based on current Phase 1 Projects

Unhoused Students – 46,816 sf = \$5.9M

NBES Replacement

$42,327 \times \$246.83 \times 46\% = \4.8M plus 12.5% soft costs = \$5.4M

Fall City Replacement

$38,908 \times \$246.83 \times 46\% = \4.4M plus 12.5% soft costs = \$4.9M

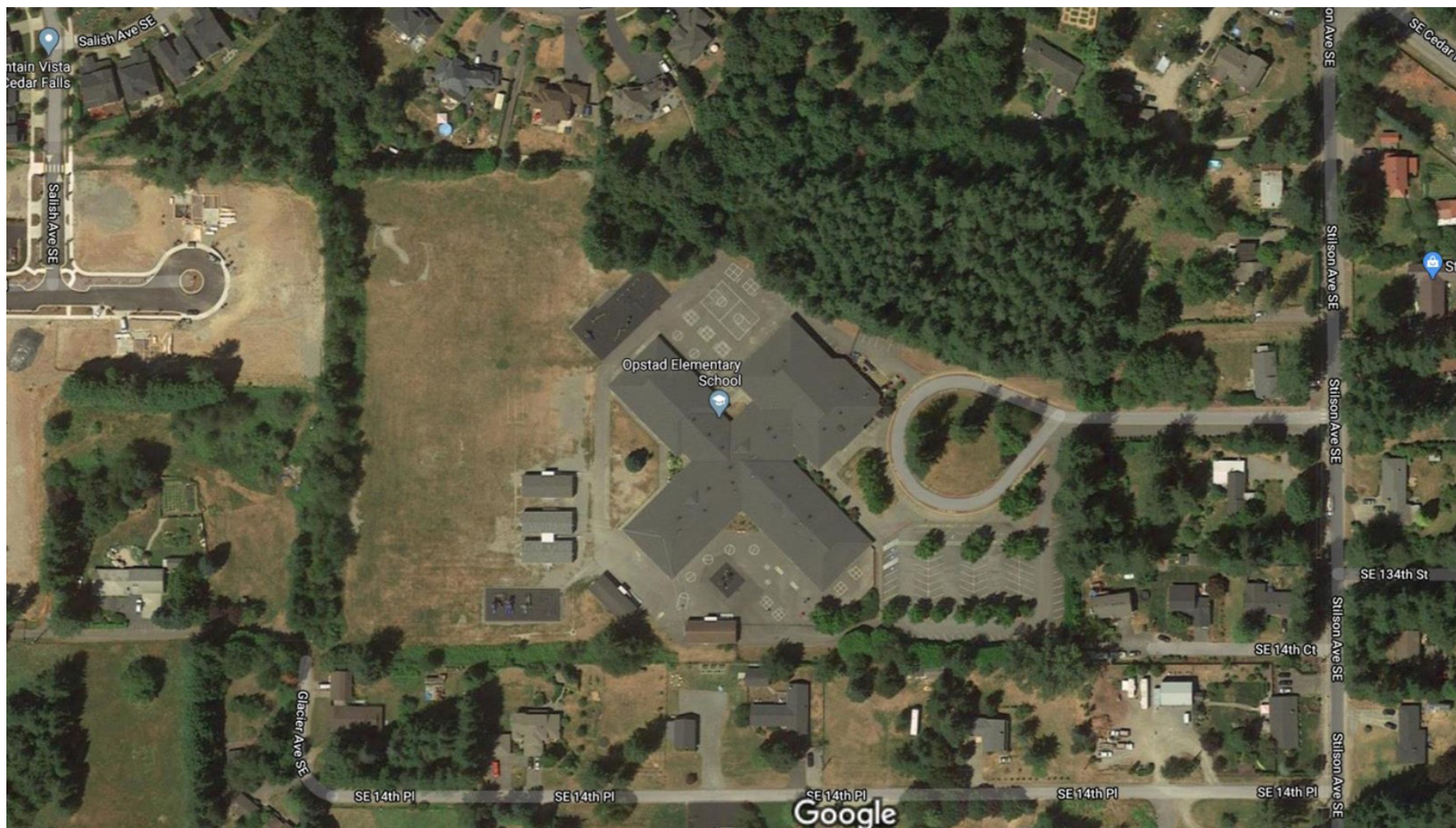
Maximum Total Available for Phase 1: approx. \$16.2M

APPENDIX B - OTHER PROJECTS CONSIDERED

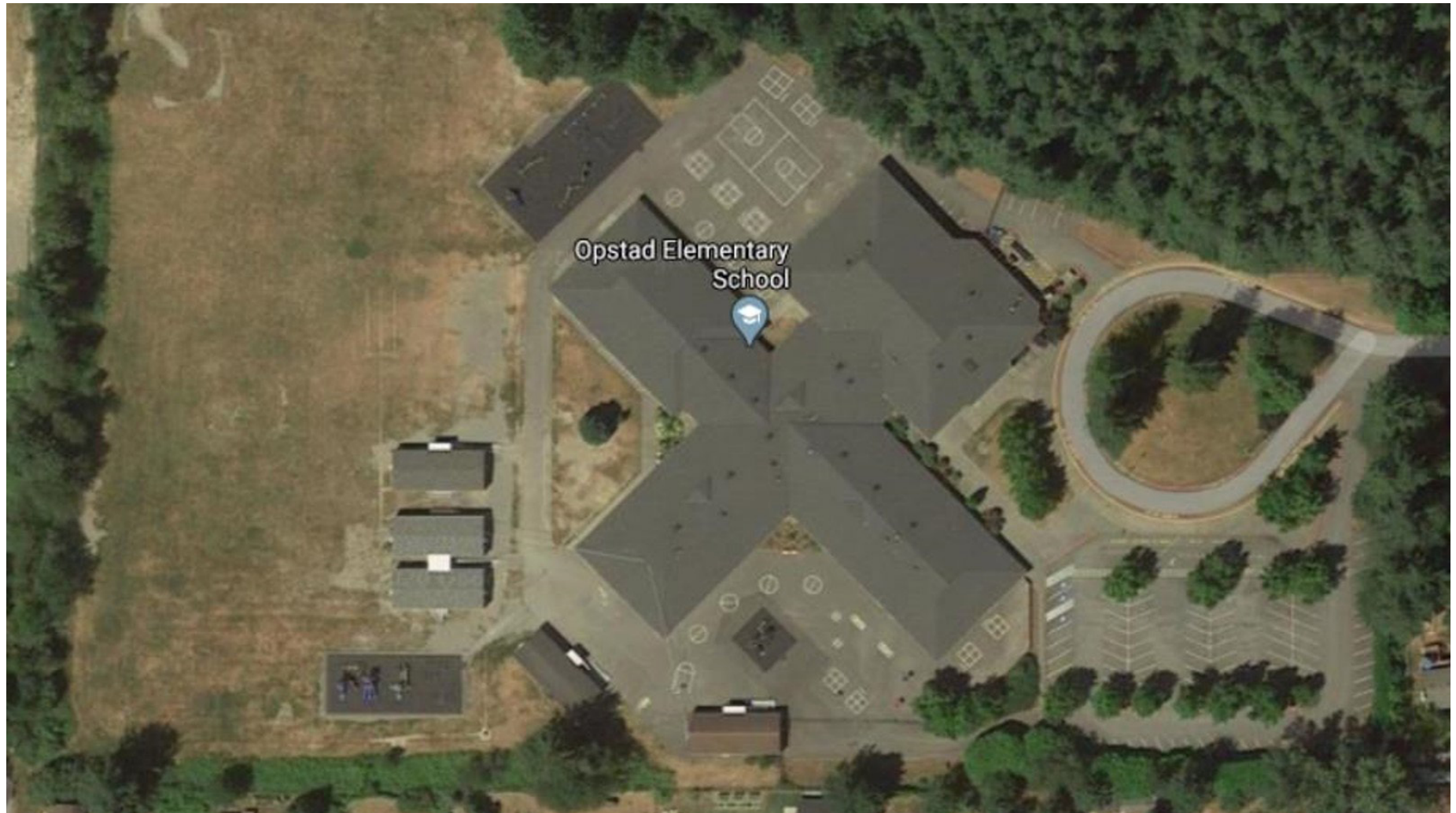
APPENDIX B

OTHER PROJECTS CONSIDERED

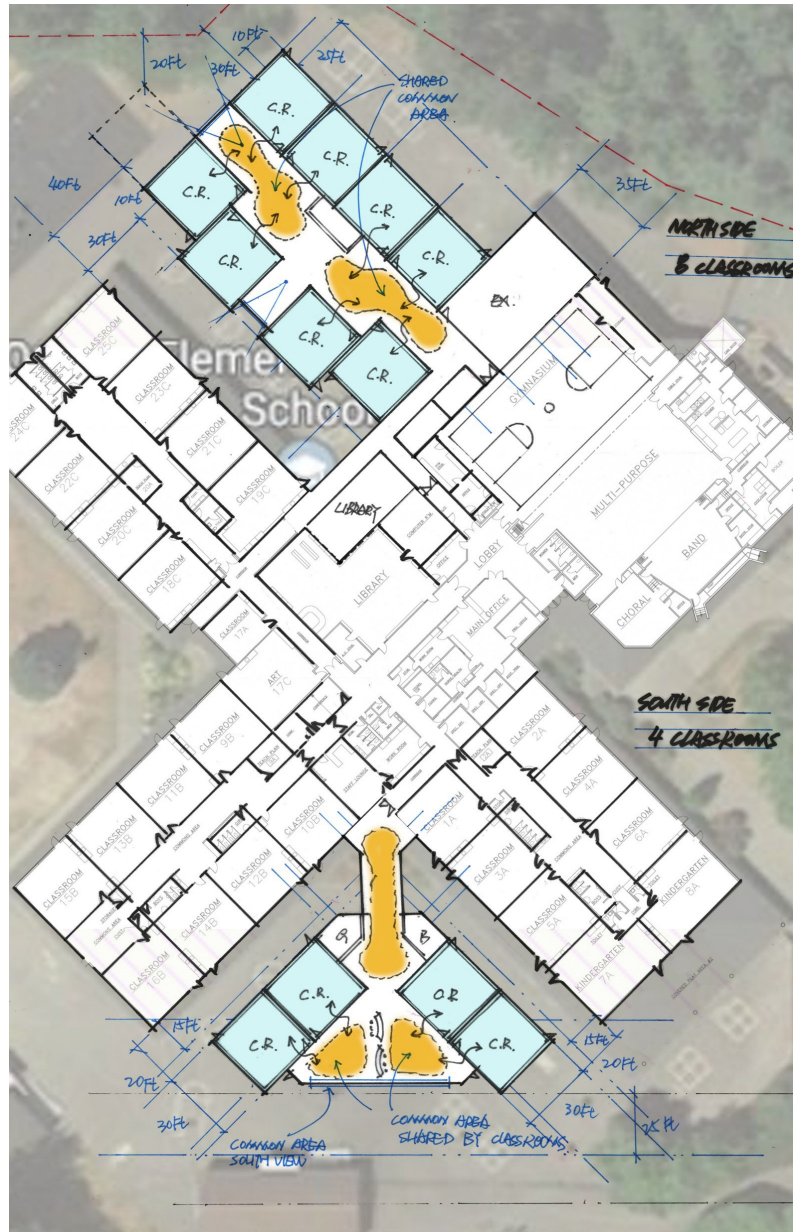
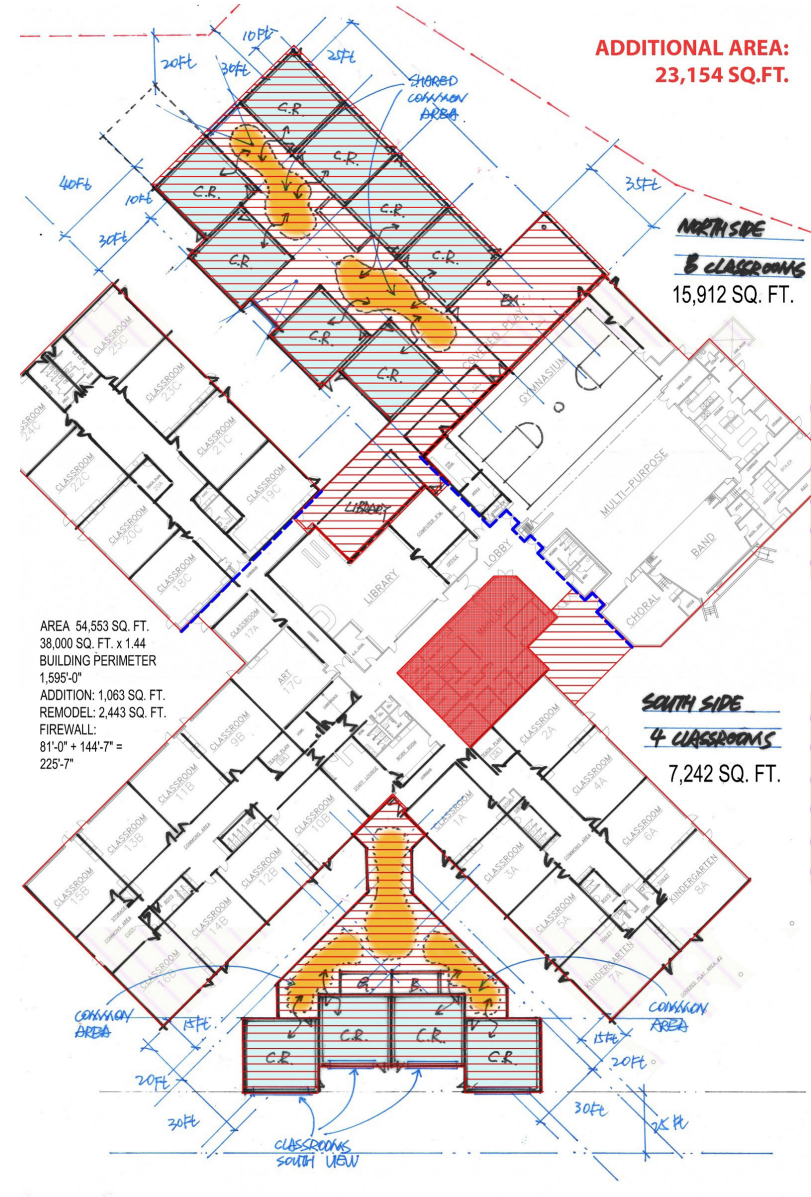
OPSTAD ELEMENTARY



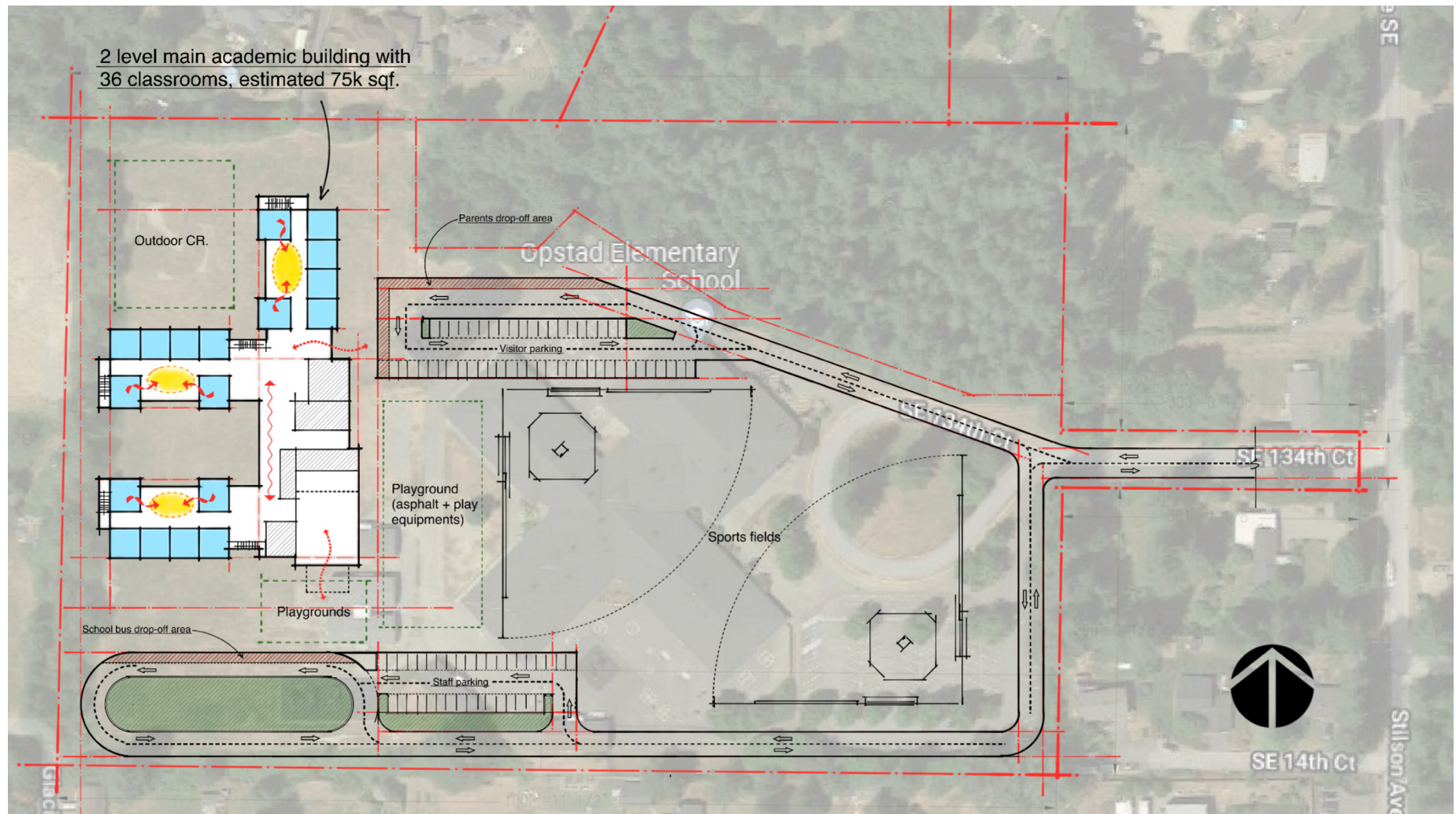
OPSTAD ELEMENTARY



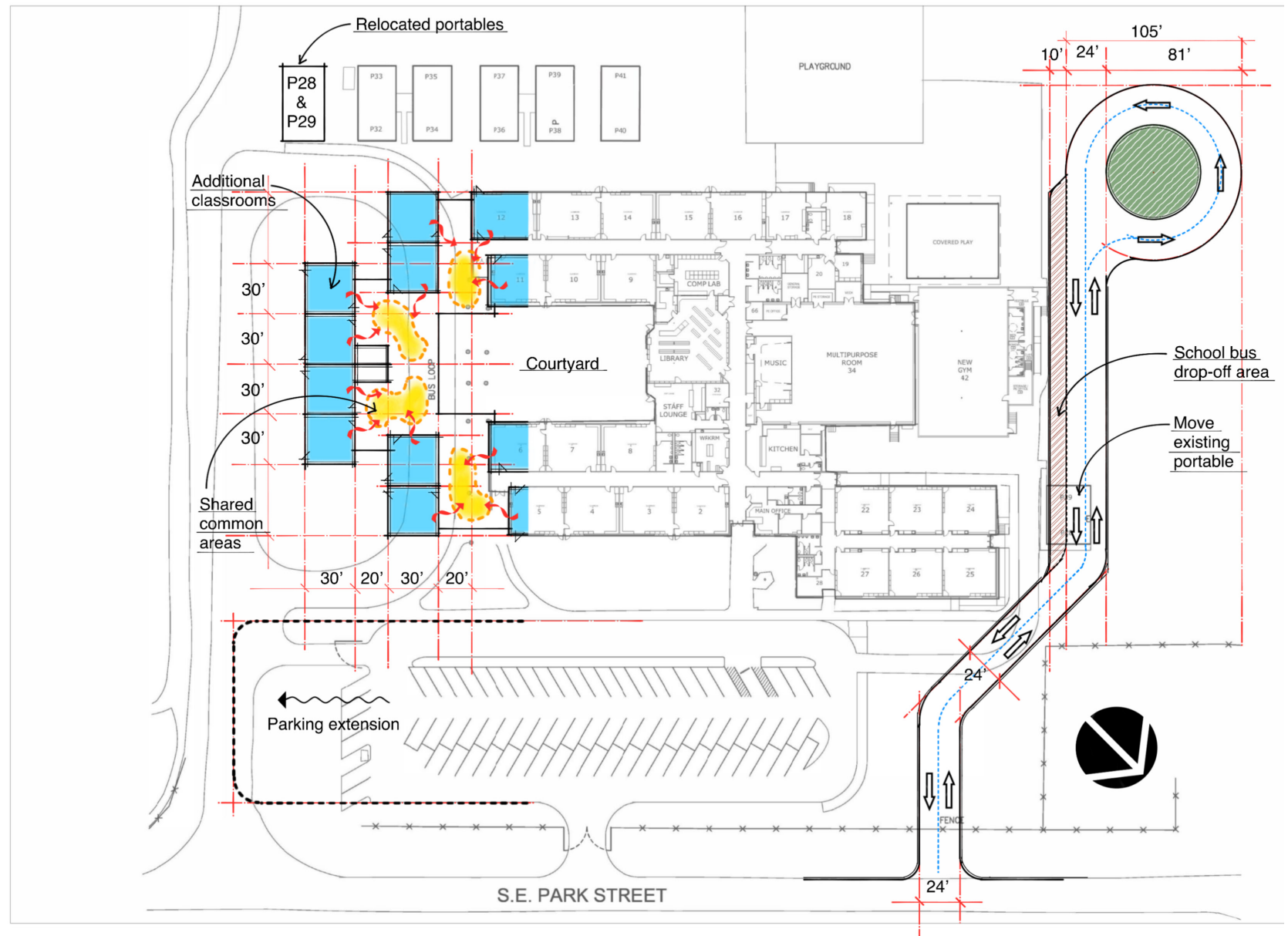
OPSTAD ELEMENTARY



OPSTAD ELEMENTARY



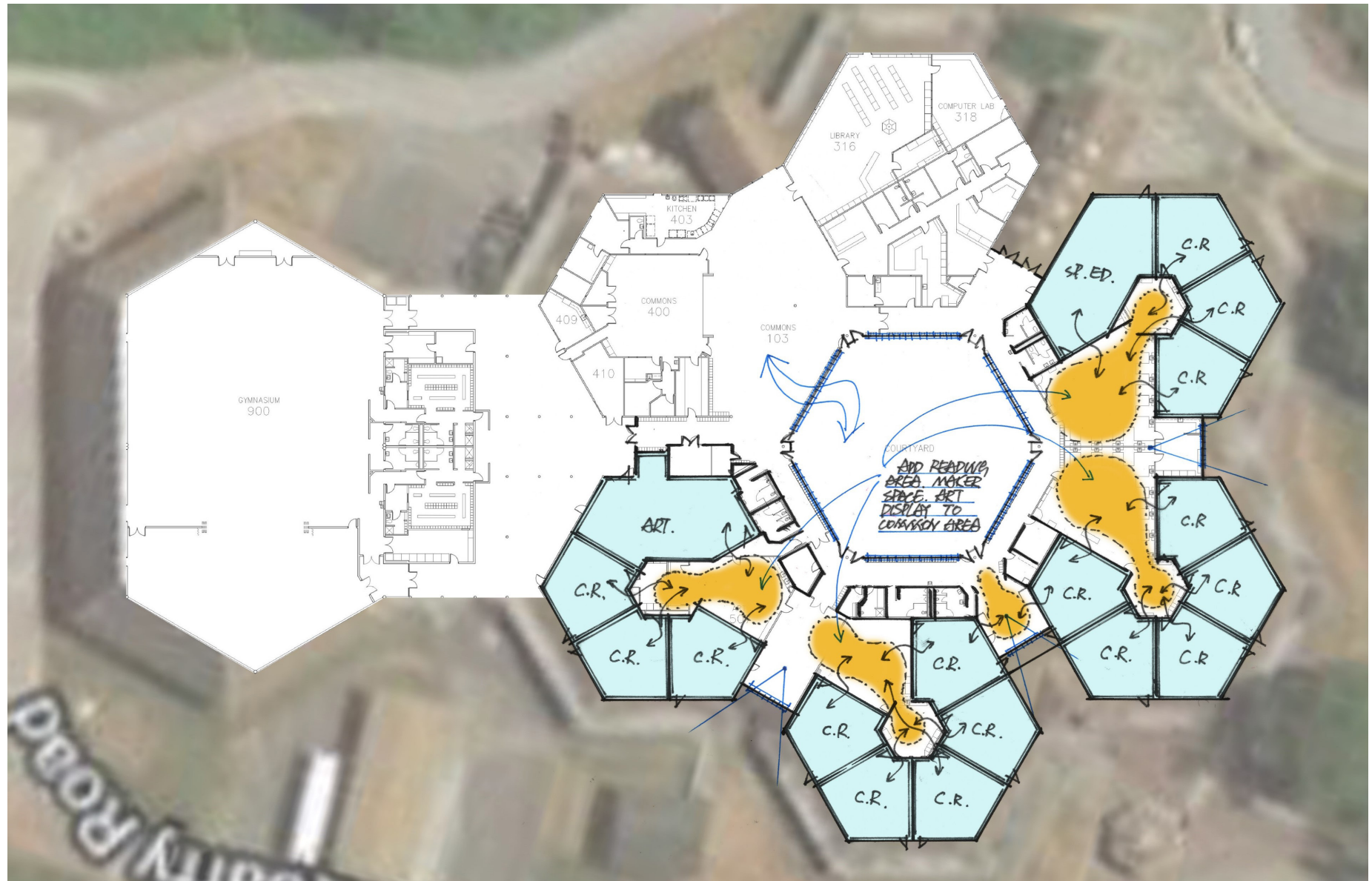
SNOQUALMIE ELEMENTARY



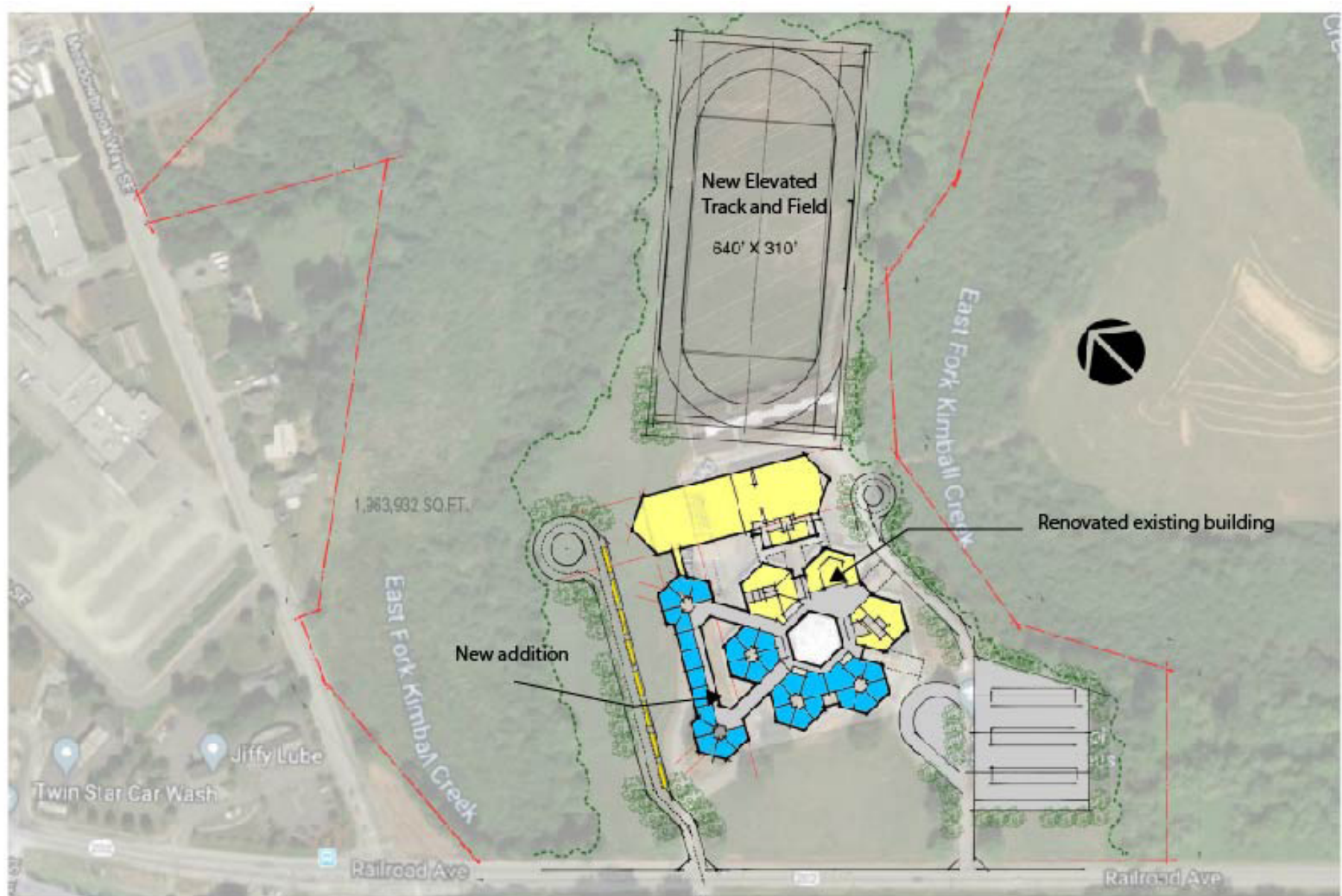
SMS



SMS ABILITY TO REMODEL



SNOQUALMIE MIDDLE SCHOOL



SNOQUALMIE MIDDLE SCHOOL

