

# CAPITAL FACILITIES ADVISORY COMMITTEE

Meeting #10  
2024-26 Work Session

---

Monday, March 9, 2026  
6:00 – 8:00 p.m.



# Our Agenda: *Building Consensus*

## Topic

**Welcome, Agenda, Promise & Norms**

**Updates & Information**

**Areas of Alignment:** January & February – Top Bond Packages

**Review ThoughtExchange:** Community Feedback

**Poll on Bond Amount**

**Small Groups:** Compare & Reconcile Differences, Report Out

**Check for Consensus & Draft Bond Recommendation**

**Next Steps & 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

# Updates & Information



# Highline Budget

- We will reduce our budget by \$8 million for the 2026-27 school year.
- This is driven by two realities happening at the same time:
  - The legislature significantly underfunds public education.
  - Our costs keep rising due to inflation.
- In February, we announced the elimination of 31.5 roles in central office to meet our reduction goals.



# Capital Tech Levy Renewal

- We are exploring the renewal of our capital technology levy as a continued source of local funding.
- This would generate critical funding at a time when the state legislature continues to underfund public education.
- Our initial consideration is a \$12 million per year levy for four years.
- This proposal reflects our current reality: districts across Washington are relying on local funding to maintain core technology systems because state funding does not fully support them.



# Tax Rate Analysis

---

## Key Inputs

- Election date
  - November 2026
- Technology levy authorization:
  - \$12 million per year for six years
- Bond authorization:
  - \$450 million
  - \$550 million
  - \$650 million
- Operating levy is limited to the per-pupil lid
- Change in assessed value:
  - 2026: 0.80%- Actual
  - 2027 and later: 4.00%
- Maximum bond term:
  - 21 years
- Bonds are sold in multiple series to meet construction cash flow
- Interest rates
  - 2027 Issue: Current rates +.50%
  - 2028 Issue: Current rates +1.00%
  - 2029 Issue: Current rates +1.00%
- Bond payments are structured to provide level projected total tax rates

# Bond Tax Rates



## Assessed Value and Tax Rates

**Tax Rates** = Amount levied by District / Assessed Value of District / \$1,000

**Tax Amount** per property = Assessed Value of property / \$1,000 X Tax Rate

### Example

- \$500,000 Property
- \$1.00/\$1,000 Tax Rate
- Tax amount = \$500 x \$1.00 = \$500 per year

# November Tax Rate Projections

- Estimated Change in Assessed Value: -8.15%
- Actual Change in Assessed Value: 0.80%

## Estimated Tax Rates

- \$450,000,000 = \$4.88/\$1,000
- \$550,000,000 = \$4.98/\$1,000
- \$650,000,000 = \$5.08/\$1,000



# \$450M Bond Package

Year	Total Bonds*	Capital/Tech Levy*	Operating Levy*	Total Tax Rates*
2026	\$2.30		\$2.17	\$4.47
2027	\$2.21	\$0.36	\$2.17	\$4.74
2028	\$2.17	\$0.35	\$2.22	\$4.74
2029	\$2.13	\$0.34	\$2.27	\$4.74
2030	\$2.10	\$0.32	\$2.32	\$4.74

Projected Change on \$500,000 home  
Yearly: \$135.00  
Monthly: \$11.25



\*Tax Rate per \$1000 of assessed value <sup>11</sup>

# \$550M Bond Package

Year	Total Bonds*	Capital/Tech Levy*	Operating Levy*	Total Tax Rates*
2026	\$2.30		\$2.17	\$4.47
2027	\$2.31	\$0.36	\$2.17	\$4.84
2028	\$2.27	\$0.35	\$2.22	\$4.84
2029	\$2.23	\$0.34	\$2.27	\$4.84
2030	\$2.20	\$0.32	\$2.32	\$4.84

Projected Change on \$500,000 home  
Yearly: \$185.00  
Monthly: \$15.42



\*Tax Rate per \$1000 of assessed value<sup>12</sup>

# \$650M Bond Package

Year	Total Bonds*	Capital/Tech Levy*	Operating Levy*	Total Tax Rates*
2026	\$2.30		\$2.17	\$4.47
2027	\$2.41	\$0.36	\$2.17	\$4.94
2028	\$2.37	\$0.35	\$2.22	\$4.94
2029	\$2.33	\$0.34	\$2.27	\$4.94
2030	\$2.30	\$0.32	\$2.32	\$4.94

Projected Change on \$500,000 home  
Yearly: \$235.00  
Monthly: \$19.58



\*Tax Rate per \$1000 of assessed value

# Updates

- **Baseline Critical Needs (\$50M)**
  - Examples of Critical Needs Projects
    - ADA Improvements at Memorial Field
    - Roof updates and replacements
    - Districtwide mechanical updates
    - Nutrition services equipment updates
- Reminder: In our bond package ideas, we add 8 years required maintenance for schools not rebuilt.



# Updates

- **Design-only Costs (50% Schematic Design)**
  - Chinook - \$2.6M
  - Hilltop - \$1.4M
  - Valley View - \$1.2M

# Areas of Alignment:



# Building Majority Consensus

The following priorities have emerged from the work of the small groups in January and February:

- **Replace aging comprehensive schools**
  - Prioritize Sylvester & Cascade
- **Secure a long-term home for CHOICE Academy & Big Picture**
- **Address districtwide critical facility needs**
- **Include required maintenance at schools that wait**



# Projects in Preferred Packages

Project	Included in Preferred Package (out of 21 CFAC members)
Sylvester	21
Cascade at Salmon Creek Site	21
Critical Needs	21
Southern Heights Site – Rebuild & Modernize	16
Design – Chinook	9
Valley View	8
Design – Hilltop	8
Chinook	5
Design – Valley View	5
Hilltop	4



# Areas of Alignment – Cost

## 100% Aligned

- **Sylvester** (replace at current site) = \$180.3M
- **Cascade** (replace at Salmon Creek) = \$172.1M
- **Critical Needs** = \$50M
- **Required maintenance** at schools not replaced = \$19.7M

**Total Amount for 100% Aligned Projects = \$422.1M**

## 76% Aligned

- **Southern Heights** (rebuild & attach classroom wings) = \$40M

**Total Amount = \$452.1M**



# Community Feedback



# ThoughtExchange - Districtwide

## Top Three Bond Planning Key Factors

### 1. Health, Safety & Security (#1 for families)

- **Why?** Every student and staff member should be safe and feel safe in their school, with clean, modern and secure buildings.

### 2. Building Condition & Infrastructure Needs (#1 for students & staff)

- **Why?** Some of our neighborhood middle schools don't have proper heating or cooling, have flooding issues, unsafe drop-off areas. Students deserve to learn in a comfortable environment that is built for inclusion.

### 3. Equity & Student Impact

- **Why?** Students are why the schools exist. Consider ALL students, especially those who need accessible spaces. Making sure all students have access to proper facilities is important.



# ThoughtExchange – Cascade

## Cascade Families, Staff & Students

- Unified support for a new building and rebuilding it at Salmon Creek Site.
- Desire for accessibility for students with disabilities, improved heating, sufficient bathrooms, covered outdoor activity space, and adequate capacity.
- See a need to consider how relocating might affect student access to healthcare, community centers, or after-school activities.
- Staff and families want a plan that preserves or relocates the community garden successfully.

## Neighbor/Community Members

- Concerns about losing the community Shark Garden.
- Concern about a full-size middle school as their neighbor, including traffic concerns and the desire for a traffic study.
- Confusion about the size of the existing and proposed locations.



# ThoughtExchange Feedback – Big Picture

- Concerns about shared facility, access to transportation and location no longer central.
- Concern about capacity and classroom space being enough.
- Less autonomy for unique school culture.
- Concern about student-planted forest.
- Staff feedback given verbally underlines a very high level of concern.



# ThoughtExchange Feedback – CHOICE, RTP, CBS

- Concern about the amount of classroom/office space not sufficient
- Concern about shared common spaces, different school cultures
- No longer a small school environment, if shared facility
- CHOICE community is concerned about access to PSSC classes, being further away from Highline College for Running Start classes, and not central location for the district
- RTP/CBS concerned about the number of metro routes available



# Next Steps & Recommendations

## Conversations & Planning in Response to Feedback

- Salmon Creek community garden options
- Big Picture needs and possible alternatives
  - Stay in existing building for now
- Rebuilding Southern Heights still a solution for CHOICE & RTP/CBS
  - CHOICE Academy (worst building condition)
  - Realistic Transition Program (RTP)
  - Career Based Services (CBS)
  - Reduces cost from \$50M to **\$40M**



# Bond Amount Poll



# Check for Consensus on Bond Amount

Let's take a quick poll regarding the bond amount:

- Do you feel that we should CAP the bond option at **\$550M**, so we can move toward a bond package that voters can support?
  - Raise your hand.
  - Opposed?



# Building Consensus

## Small Groups:

1. Start with Alignment
2. Compare & Reconcile Differences



# Draft & Refine Bond Packages

## Is this the right package? Why/why not?

- **Strengths:** What makes this package strong?
- **Risks:** What risks/concerns/objections does this package face?
- **Adjustments:** What adjustments or additional projects should be added to make it a stronger package.

*Report out after each session, with cumulative output.*



# Groups Report Out



# Are We Ready to Make a Recommendation?



# CFAC Recommendation

CFAC recommends...



# Next CFAC Meeting – if Needed?

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

- March 30



# Takeaways, Questions & Feedback

## Share & Star

1. What word describes how you feel about the work of CFAC tonight?
2. Why do you feel this way?

## Scan QR



Tejoin.com: Code is **785833551**