

Capital Facilities Advisory Committee (CFAC)

Community Recommendations for Future Facilities | 2026 Bond

School Board Meeting

June 3, 2026, 6:00 p.m.

Central Office Boardroom



Materials



School Board packets include:

- Recommended bond package & costs
- Project details (cost, site conditions, building condition score, existing site challenges, proposed site plans and opportunities)
- CFAC ThoughtExchange executive summary of community feedback (March 2026)
- Summary of meeting with Salmon Creek neighbors and White Center community leaders about the proposal to rebuild Cascade at the Salmon Creek site (May 2026)

CFAC History & Overview



The community-led Capital Facilities Advisory Committee (CFAC) supports long-term facilities planning for Highline Public Schools. CFAC formed in 2015 with a lottery, after two failed school bonds.

Lottery Members (50%)

- Residents from four service areas
- Geographic representation, balanced with appointments.
- Public lottery, waiting list posted

Appointed Members (50%)

- Jurisdiction staff
- Community organizations
- District labor organizations
- Secondary students

CFAC successfully recommended the 2016 and 2022 bond packages.

CFAC Charge 2024-26

Develop recommendations for future facilities, prioritizing schools built prior to 2000.



CFAC Timeline: 2024 to 2026 (11 meetings)

Fall 2024

Spring 2025

Fall 2025

Spring 2026

Established Key Factors

1. Identified 7 key decision-making factors
2. Tested key factors and complex scenarios
3. Reviewed Highline Equity Lens

Analyzed Sites & Costs

4. Worked with Bassetti Architects to review:
 - Site feasibility analyses for 7 aging schools
 - Site constraints and opportunities
 - Conceptual layouts and preliminary cost estimates

Tested Bond Package Options

5. Reviewed tax rate and enrollment projections
6. Discussed bond package options & funding levels (\$450M to \$650M)
7. Evaluated school relocation options and program needs

Built Alignment & Consensus

8. Alignment emerged on baseline bond projects
 9. Considered community feedback & equity lens
 10. Reconciled differences
- **Reached majority consensus on bond recommendation and amendments.**



Key Factors for Bond Planning

Top 3 Factors Prioritized by Our Community

Health, Safety &
Security

Building Condition &
Infrastructure Needs

Equity & Student
Impact

Other
priorities:

Capacity & Growth Planning

Cost-Effective, Long-Term
& Innovative Solutions

Financial Responsibility &
Taxpayer Considerations

Feasibility, Timing &
Construction Logistics





CFAC Bond Recommendation 2026



REBUILD

- ✓ Sylvester Middle School
- ✓ Cascade Middle School



REBUILD AND MODERNIZE

- ✓ Chinook Middle School
- ✓ CHOICE Academy



DESIGN AND/OR CRITICAL NEEDS

- ✓ Hilltop Elementary School
- ✓ Valley View Early Learning
- ✓ Big Picture School
- ✓ Districtwide Critical Needs



TOTAL RECOMMENDATION: \$595.4M

Focused on aging schools and critical needs

CFAC Bond Recommendation 2026

Bond Project	Estimated Cost
REBUILD Sylvester Middle School at Current Site	\$180.3M
REBUILD Cascade Middle School at Salmon Creek Site	\$172.1M
REBUILD & MODERNIZE Chinook Middle School at Current Site	\$161.3M
REBUILD & MODERNIZE CHOICE Academy at Southern Heights Site	\$30.0M
Design & Critical Needs Hilltop Elementary	\$5.0M
Design & Critical Needs Valley View Early Learning Center	\$3.3M
Critical Needs at Big Picture School	\$3.4M
Critical Needs Districtwide	\$40.0M
TOTAL	\$595.4M

What Is a Building Condition Score?

A building condition score is a 100-point rating that shows the physical condition of a school building. A higher score means the building is in better condition. When a building is new, it starts at 100%. Over time, the score changes based on the condition of major building systems.

What the ratings mean:

Excellent	Good	Fair	Poor
94.9%-100%	84.9%-94.9%	61.9%-84.9%	29.9%-61.9%
<i>New or easily restorable to “like new” condition. Only minimal routine maintenance is required.</i>	<i>Preventive maintenance and/or corrective repair(s) is/are required.</i>	<i>Fails to meet code and functional requirements in some cases. Failure(s) are inconvenient, and extensive corrective maintenance and repair are required.</i>	<i>Consistent substandard performance. Failure(s) are disruptive and costly. Major correction, repair or overhaul required.</i>

Sylvester Middle School

CFAC RECOMMENDS:



Rebuild Sylvester Middle School to address urgent building system, maintenance and safety needs.



Estimated replacement cost at existing site:

\$180.3M



Average building condition score:

49%



Cascade Middle School

CFAC RECOMMENDS:



Rebuild Cascade Middle School to address safety challenges and aging systems.



Estimated replacement cost at Salmon Creek:

\$172.1M



Average building condition score:

63%



Cascade: Rebuild at Salmon Creek

Recommendation: Rebuild Cascade Middle School at the Salmon Creek Site, 614 SW 120th Street, Burien.

- Four blocks away and offers a larger buildable site — **6.65 acres**.
- Students **can** attend school at the Cascade site during construction.
- Significant cost savings with shorter, single-building design.
- Extensive opportunities through the permitting, traffic and feasibility review processes to study impacts of new building in greater depth and address neighborhood concerns.



Estimated Replacement
Cost at Salmon Creek:

\$172.1M



\$44.3M

*less than rebuilding
at the existing site*



CASCADE
MIDDLE SCHOOL

Chinook Middle School

CFAC RECOMMENDS:



Rebuild and modernize Chinook Middle School to address safety, equity and declining building systems.



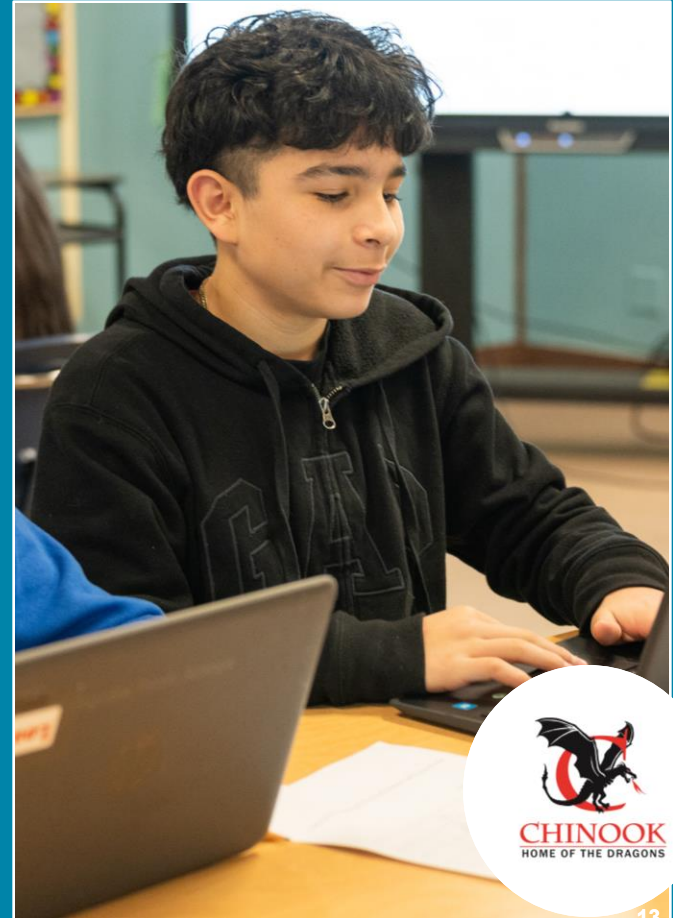
Estimated cost to rebuild & modernize at existing site:

\$161.3M



Average building condition score:

58%



CHOICE Academy

CFAC RECOMMENDS:



Rebuild and modernize the Southern Heights Site for CHOICE Academy to address urgency of building condition and safety, while maximizing insurance dollars.



Estimated cost to rebuild & modernize at Southern Heights:

\$30M



Average building condition score:

29%



Design of Hilltop and Valley View

CFAC RECOMMENDS:

Include funds for the initial design of Hilltop Elementary School and Valley View Early Learning Center, plus set aside dollars for critical needs until they can be rebuilt in a future bond.



Average Building Condition Score of Hilltop: **64%**

Main Building Condition Score of Valley View: **59%**



Districtwide: Critical Needs

CFAC RECOMMENDS:

Set aside funds for critical building needs across Highline.

Critical needs projects include replacements and improvements to core systems such as:

- Heating and ventilation
- Plumbing
- Roofing
- Fire alarms
- Electrical systems
- Accessibility updates



Total
\$40M

Critical needs funding helps extend the life of existing school facilities across Highline.

FACTORS THAT SHAPED
THE RECOMMENDATION

Why these buildings?

Safety and building
condition drive the need.

Safer Campuses

Improve access control and safety planning on older, spread-out campuses.

Life and Safety Needs

Address seismic risk and outdated life safety systems.

Impact of Aging Facilities

Reduce risks tied to aging building materials.

Learning Conditions

Improve spaces used by students every day, designed for real world connected learning.

FACTORS THAT SHAPED
THE RECOMMENDATION

Why these communities?

Equity and
student impact.

Serve More Students

Comprehensive middle schools reach a large share of students.

Support Belonging

Modern spaces support learning and connection.

Serve Communities Equitably

Avoid leaving one service area behind.

Finish the Middle School Replacement Cycle

All remaining neighborhood middle schools need major updates.

FACTORS THAT SHAPED
THE RECOMMENDATION

Why this plan now?

Balancing cost,
timing and feasibility

Control Future Costs and Leverage Funding

Build now to avoid higher costs
later and leverage insurance
dollars.

Modernize Wisely

Partially rebuild, redesign and
modernize existing schools
where full replacement is not
needed.

Prevent Emergencies

Fund critical needs before more
repairs are needed.

Plan Ahead

Use site reviews, timelines,
interim space and design-only
projects to stay ready.

Projected Tax Impact

Year	Total Bonds*	Capital/Tech Levy*	Operating Levy*	Total Tax Rates*
2026	\$2.30		\$2.17	\$4.47
2027	\$2.36	\$.36	\$2.17	\$4.89
2028	\$2.32	\$.35	\$2.22	\$4.89
2029	\$2.28	\$.34	\$2.27	\$4.89
2030	\$2.25	\$.32	\$2.32	\$4.89

Projected Change on \$500,000 home

- Yearly: \$210.00
- Monthly: \$17.50



* Tax Rate per \$1000 of assessed value

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Thank You, CFAC

