



FACILITIES PLANNING TASK FORCE MEETING #5

Coupeville School District
March 5, 2026



AGENDA

1. **Welcome/Intro**
2. **Intro to SCAP Funding...Part 2**
3. **Initial Priorities**
4. **Replace versus Remodel**
5. **Close and Next Meeting**

DETAILED TIMELINE FOR COUPEVILLE SD



2025					2026											2027		
Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb
Prep		Facilities Planning Task Force (FPTF)														Go/No-Go for election	Campaign	
Board approve FPTF charge	Form FPTF Membership	Build Shared Knowledge Base					Prioritize Needs and Wants, Develop Options, Threshold for Support							Finalize	Info Campaign Outreach & Information		Election - February 9	
Board Work Session: Goals, Committee Charge		FPTF Meeting #1 Oct 22	FPTF Meeting #2 Nov 5		FPTF Meeting #3 Jan 8	FPTF Meeting #4 Feb 19	FPTF Meeting #5 Mar 5	FPTF Meeting #6 Apr 2	FPTF Meeting #7 May 7	FPTF Meeting #8 Jun 4	Community Feedback on Draft Recommendations	FPTF Meeting #9 Oct 1						
		Intro/Committee Charge	Bond/Levy Finance 101		Site tours w/ Administrators	Debrief from Building Tours	Priorities	Refine options	Review initial cost estimates	Draft Recommendations		Final recommendation	School Board Resolution for Election	Election Filing Deadline Dec 11				
		Process/Schedule	History of District's Bonds and Levies			Building Condition Assessment High-Level Overview	Brainstorm target projects		Refine options	Present Draft Recommendations to School Board Jun 11		Present Final Recommendation to School Board						
		Intro to SCAP funding	How Public Projects / Prevailing Wage works			Athletics												
		Community Concerns	District O&M Budgeting			Enrollment Projections												
		Staff Interviews										Community Survey/Polling						

CSD BOARD GOALS FOR LRFPC PROCESS

1. Consider how facility improvements can strengthen multi-generational and historical connections between the community and school district
2. Prioritize facilities with flexible learning environments
3. Consider facility improvements for the elementary level
4. Consider how to increase CTE/STEAM and elective opportunities for students
5. Provide outdoor connections for students and staff

INTRO TO SCAP FUNDING...PART 2

- Vocab from last meeting
 - **New Construction:** Brand new construction/square footage that has not previously existed
 - **New-in-Lieu:** Replacement of a facility, Old facility must be demolished or removed from District's inventory
 - **Modernization:** Remodel of an existing school. All structural, HVAC, electrical, seismic, health, fire safety and ADA must be brought up to current standards.
- New Vocab!
 - Construction Cost Allocation (CCA)
 - Maximum cost per square foot of construction that the state will recognize
 - Set by the legislature, modest increases each year due to inflation
 - 2026 rate: \$399.38/SF
 - Funding Assistance Percentage (FAP)
 - Percentage of the recognized project costs that will be paid for by the state as determined by the formula set forth in law
 - Coupeville SD percentage: 20%

Eligible Area	X	Construction Cost Allocation (CCA)	X	Funding Assistance Percentage (FAP)	=	Maximum Allowable State Funding Assistance
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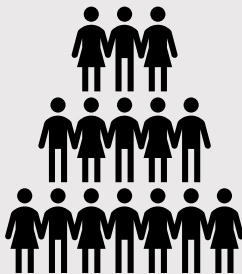
INTRO TO SCAP FUNDING...PART 2



Age Eligibility

Final acceptance of SCAP-funded construction was more than 30 years ago

Yes - Elementary Main (Mod 1993)	No – HS Main (2007)
Yes – Elementary Cedar Pod (Mod 1993)	No – HS CTE (2007)
Yes – Elementary Multi-Purpose (1979)	No – HS Main Gym (Mod 2007)
No – Elementary Multi-Purpose (2018)	No – HS Aux Gym (2007)
Yes – MS Main (1992)	Yes – HS Annex Instructional Space Only (1979)



Enrollment Eligibility

Growth in District enrollment (SF allocation per student) compared to inventory (total SF)

NO - K-8	NO - 9-12
2019: 668	2019: 287
2024: 694	2024: 267
OSPI Projected	OSPI Projected
2030: 558	2030: 301

INTRO TO SCAP FUNDING...PART 2

	Eligible Area	X	Construction Cost Allocation (CCA) <i>Determined by Legislature – 2026 rates</i>	X	Funding Assistance Percentage (FAP) <i>Ratio of assessed land value in the district per student compared to statewide average</i>	=	Maximum Allowable State Funding Assistance <i>Rounded to nearest \$10,000</i>
CES Main	32,323 SF	X	\$399.38/SF	X	20%	=	\$2,600,000
CES Cedar Pod	3,932 SF	X	\$399.38/SF	X	20%	=	\$300,000
CES MPR (1979)	7,515 SF	X	\$399.38/SF	X	20%	=	\$600,000
Subtotal CES	43,770 SF						\$3,500,000
MS Main	32,466 SF	X	\$399.38/SF	X	20%	=	\$2,600,000
Annex (Instructional)	6,065 SF	X	\$399.38/SF	X	20%	=	\$500,000
TOTAL AVAILABLE =							\$6,600,000

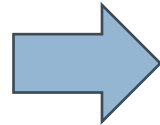
INTRO TO SCAP FUNDING...PART 2

What does this mean? Simple Math Example

Comp project from
FPTF Meeting #2

TYPICAL PUGET SOUND ELEMENTARY

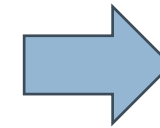
- Project cost 2028 (hard and soft costs):
\$64-\$75 million
- 80,000 square feet
- Cost per SF: \$799-\$932
- 550-650 Students



Simple Math Example/Scenario

Coupeville SD builds a new-in-lieu elementary school and demolishes all existing elementary buildings.

New building is **60,000 SF**.
Work costs **\$900/SF**
(hard and soft costs).
Total project cost =
\$54 million



Simple Math Example/Scenario

SCAP funds available

43,770 Eligible SF

* \$399.38/SF CCA

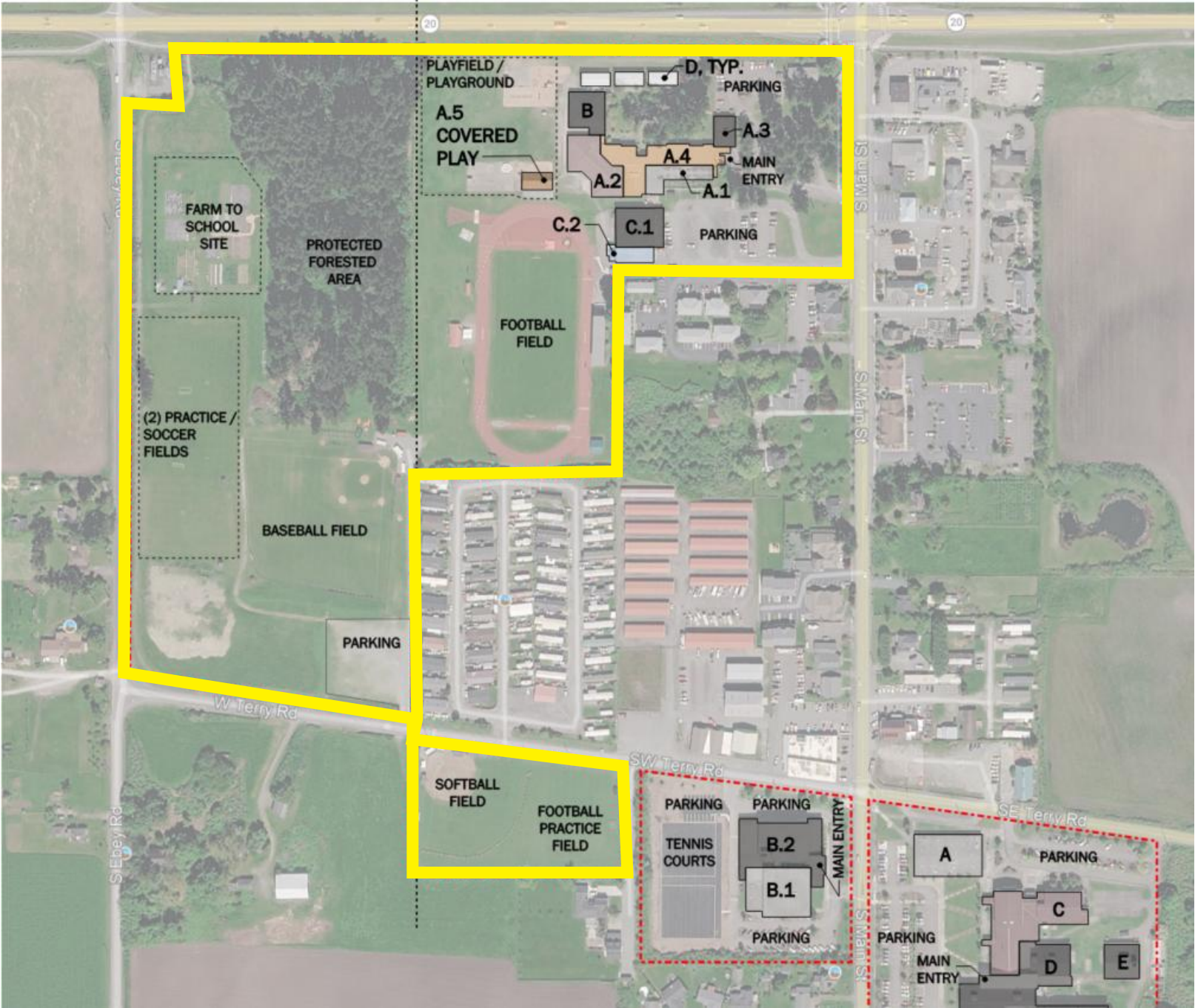
* 20% FAP

= **\$3.5 million** maximum
state funding

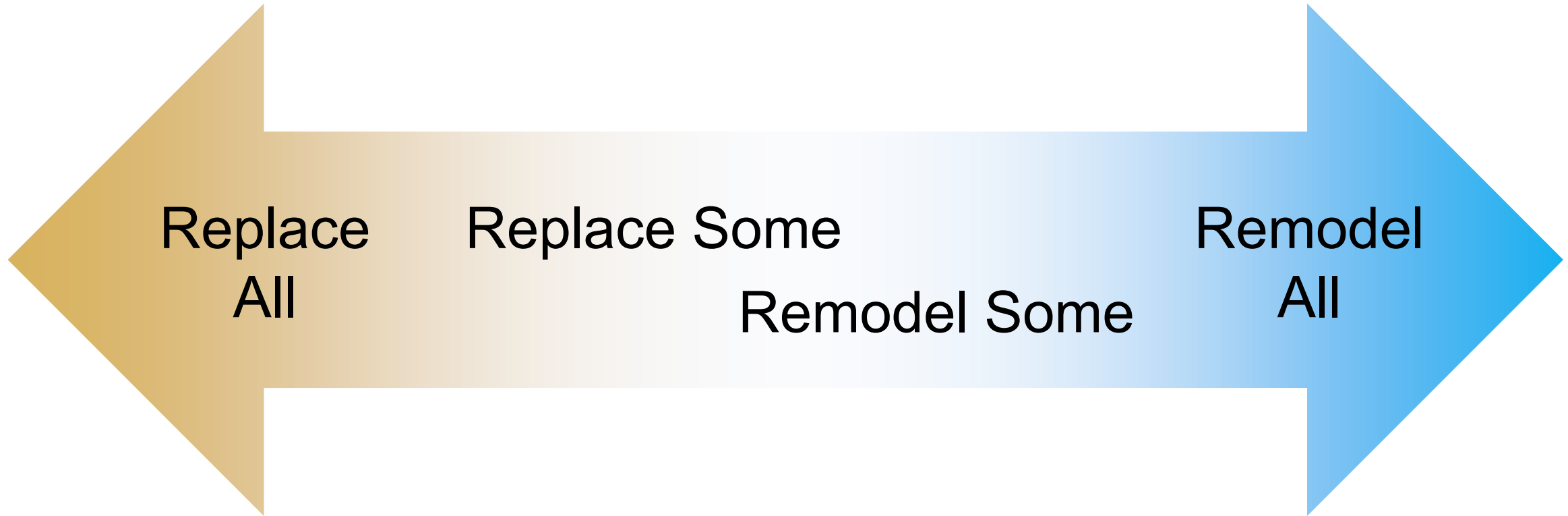
Local funds would need to
cover remaining
\$50.5 million*

*There is additional nuance in the SCAP program regarding state support for soft costs such as architecture & engineering, project management, etc. – but for the sake of a simple math exercise, that is excluded.

ELEMENTARY SITE PRIORITIES



CONSIDERING REPLACEMENT VS. REMODEL



CONSIDERING REPLACEMENT VS. REMODEL

Replacement

- The most common method is a type of “flip-flop”
 - *Building new while existing area is occupied, move to new building, demolish old area*
 - *A “Flip-flop” can be on same site (if enough room) or on different sites*
- New building can be designed to modern educational standards
- Designed to modern energy, fire code, ADA
- No legacy problems from existing building or footprint
- Shorter/simpler construction schedule
- Students/staff can remain in existing building until new building is ready – less disruption
- Hazardous material in existing building easier to manage in demolition

CONSIDERING REPLACEMENT VS. REMODEL

Remodel

- Desired when building has significant historic or community value, or unique historic features
- Perceived value and stewardship
- Moderately less expensive
- Will provide modern learning environment once remodeled
- Design is constrained by existing footprint – preserves existing site inefficiencies. Building location on site should already function well.
- Staff/students must be relocated during construction
- Construction can be close to students / noisy
- Will require student/staff patience during disruption
- More phases = longer schedule = increased cost
- Building required to meet new energy/fire code, ADA
- High potential for unanticipated conditions, requiring additional contingency
- Design and project management costs are greater due to increased complexity

Thank you!

Next Meeting
Thursday,
April 2, 2026

Meet at
HS/MS Performing Arts Center
Dinner at 5:30 p.m.
Meeting start at 6:00 p.m.

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