



FACILITIES PLANNING TASK FORCE MEETING #7

Coupeville School District
May 7, 2026



AGENDA

1. **Welcome/Intro**
2. **Recap from April – FPTF meeting #6**
3. **Review revised Elementary School site options and cost estimates**
4. **Review Middle School/High School site options**
5. **Close and Next Meeting**

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

RECAP OF APRIL FPTF MEETING

- Elementary School Options
 - Discussed strengths & weaknesses of each option
 - Excellent committee feedback!
- What questions will the community ask about an Elementary School replacement?
 - Themes:
 - How much will it cost?
 - What's wrong with the current school?
 - Does it help with traffic?
 - How will it keep kids safe?
 - What about enrollment declining – how does that factor in?

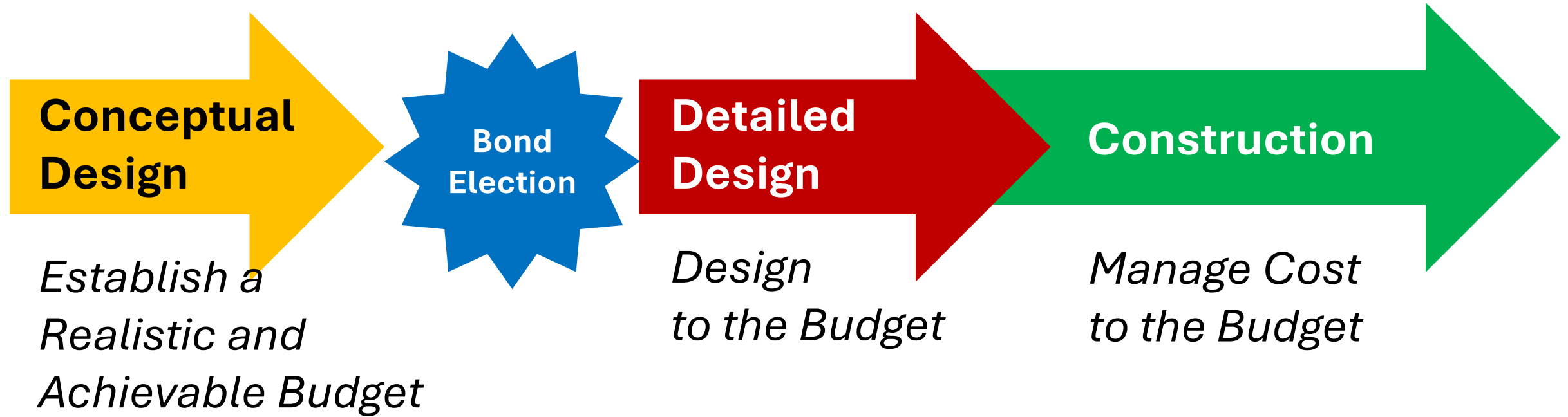
April FPTF Meeting

- ## May FPTF Meeting

- ## June FPTF Meeting

- Review MS/HS improvement cost estimates
- Review updated bond financial modeling
- Develop draft recommendation (2-3 options for community feedback)

DESIGN IN THE BOND PLANNING PROCESS



SUMMARY OF COST ESTIMATING IN BOND PLANNING



Realistic & Achievable Budget

*Not too high,
not too low;*

*Appropriate escalation
and contingencies*

*Full project cost
(hard and soft costs)*



Based on Conceptual Design

*Full design and
competitive bidding
happens after the
bond is passed*



Checked w/ Comparison Projects

*Compared with
public school
projects
(prevailing wage,
etc.)*

ELEMENTARY SCHOOL COST ESTIMATES

- Third-party cost estimator who is actively estimating K-12 school projects and island/peninsula projects
- Assumes escalation from now to September 2029 (mid-point of construction) – 4.5% per year
- Development costs or “soft costs”
 - 9% Washington State Sales Tax
 - 23% Soft Costs: design, engineering, permit, project management, bond fees, insurance, etc.
 - 8% Contingency: for the unknowns
- Estimates exclude any intersection improvements at Ebey Rd. and Highway 20

SCAP FUNDING

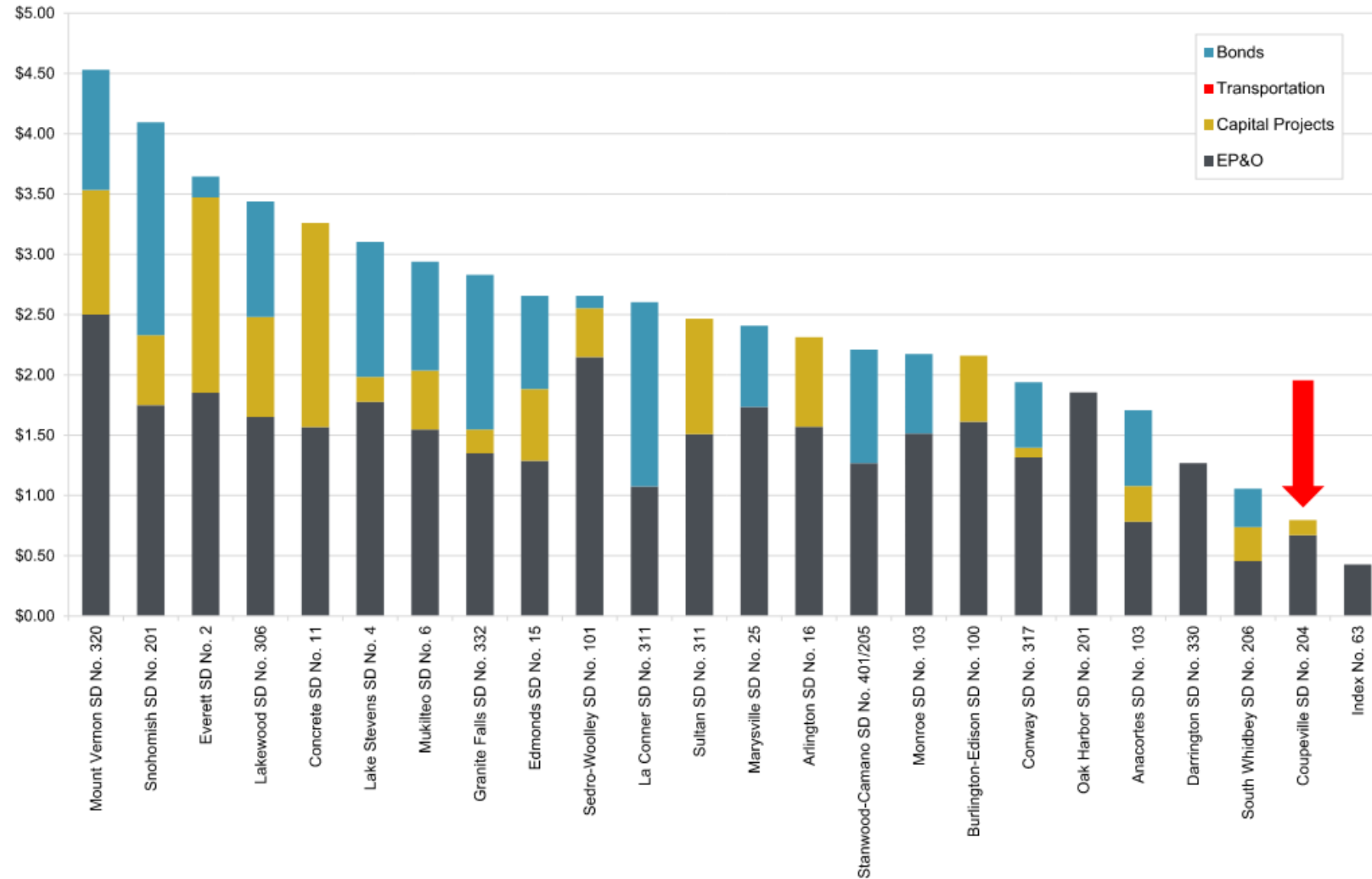
	Eligible Area	X	Construction Cost Allocation (CCA) <i>Determined by Legislature – 2026 rates</i>	X	Funding Assistance Percentage (FAP) <i>Ratio of assessed land value in the district per student compared to statewide average</i>	=	Maximum Allowable State Funding Assistance <i>Rounded to nearest \$10,000</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 <small>(1979)</small>	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 <small>(Instructional)</small>	6,065 SF	X	\$399.38/SF	X	20%	=	\$500,000
TOTAL AVAILABLE						=	\$6,600,000

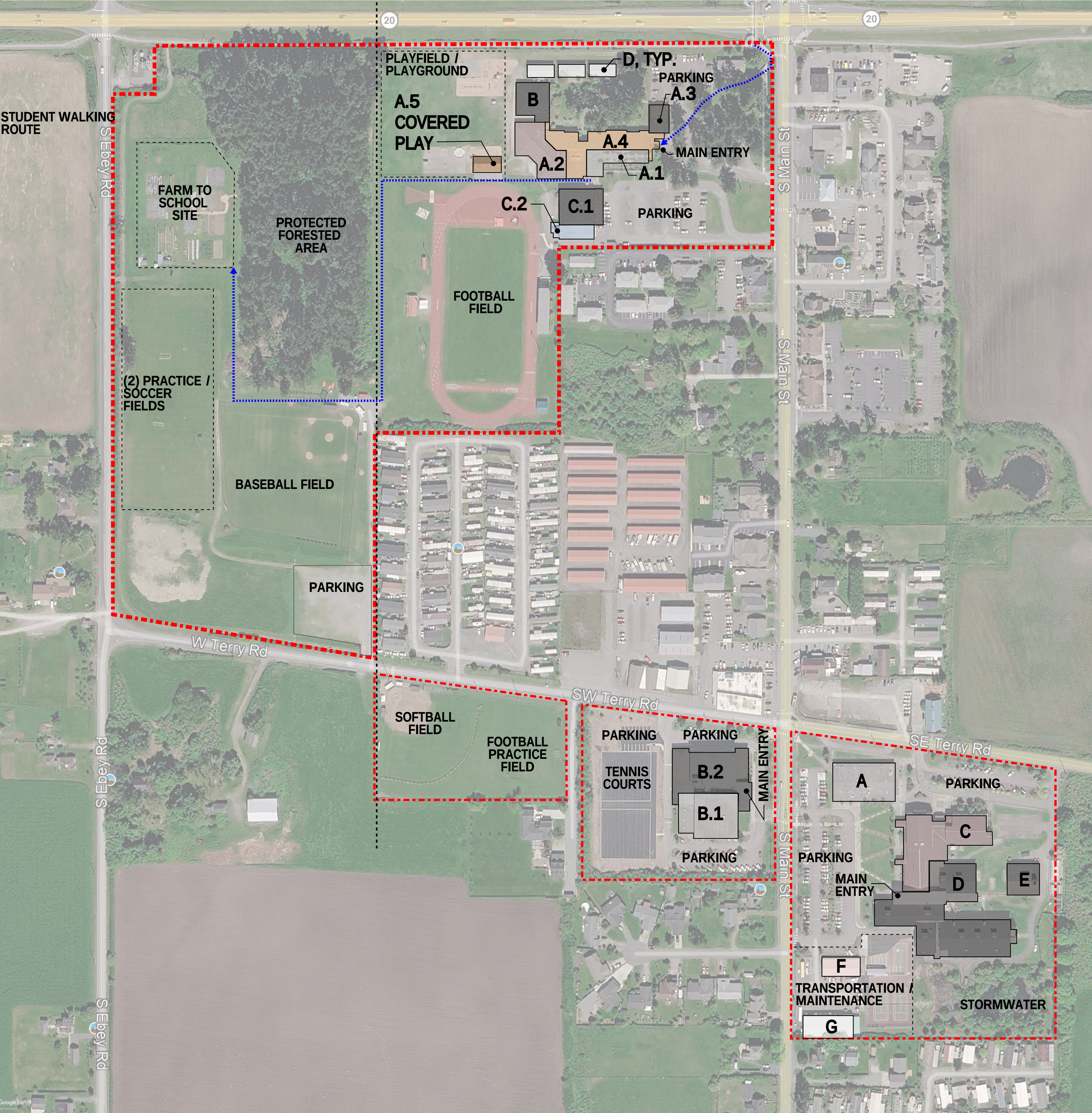
Projected Results:

- Voter request for a Bond Authorization at the February 9, 2027 election
- Preliminary assessed value growth of 4.4% in calendar year 2026
- Assessed value growth of 2.00% annually calendar years 2027 & on
- 20-year repayment term for the proposed bonds
- Future EP&O Levy collection incorporated into the long-term plan
- Future Capital Projects (Technology) Levy incorporated into the long-term plan

Scenario Number	2027 Authorization	2025 Actual Bond Tax Rate	2028 & on Projected Bond Tax Rate	Projected Total Principal & Interest
Coup_52	\$25,000,000	\$0.00	\$0.45	\$42,221,000
Coup_53	\$50,000,000	\$0.00	\$0.86	\$84,551,000
Coup_54	\$75,000,000	\$0.00	\$1.27	\$126,873,000

Tax Rates – 2025: Island, Skagit & Snohomish





DISTRICT MAP

ELEMENTARY SCHOOL CAMPUS LEGEND

- A.1 ORIGINAL CLASSROOM BLDG (1962)
- A.2 LIBRARY ADDITION (1968)
- A.3 ADMINISTRATION ADDITION (1979)
- A.4 CLASSROOM ADDITION & RENO (1991)
- A.5 COVERED PLAY STRUCTURE (1991)
- B CEDAR POD (1979)
- C.1 MULTIPURPOSE BUILDING (1979)
- C.2 AUX. GYM ADDITION (2018)
- D PORTABLE CLASSROOM BUILDINGS

HIGH SCHOOL / MIDDLE SCHOOL CAMPUS LEGEND

- A ANNEX BUILDING / DISTRICT OFFICE (1978)
- B.1 ORIGINAL GYM (1981)
- B.2 GYM ADDITION (2007)
- C MIDDLE SCHOOL (1992)
- D HIGH SCHOOL (2007)
- E CTE BUILDING (2007)
- F FACILITIES MAINTENANCE SHOP (1991)
- G MAINTENANCE BUS BARN (1974)

SPACE UTILIZATION
STUDY

Project Title:
COUPEVILLE SCHOOL DISTRICT
2026 STUDY & SURVEY
501 S MAIN ST
COUPEVILLE, WA 98239

Sheet Contents:
EXISTING DISTRICT MAP

Revisions:

Rev.	Date

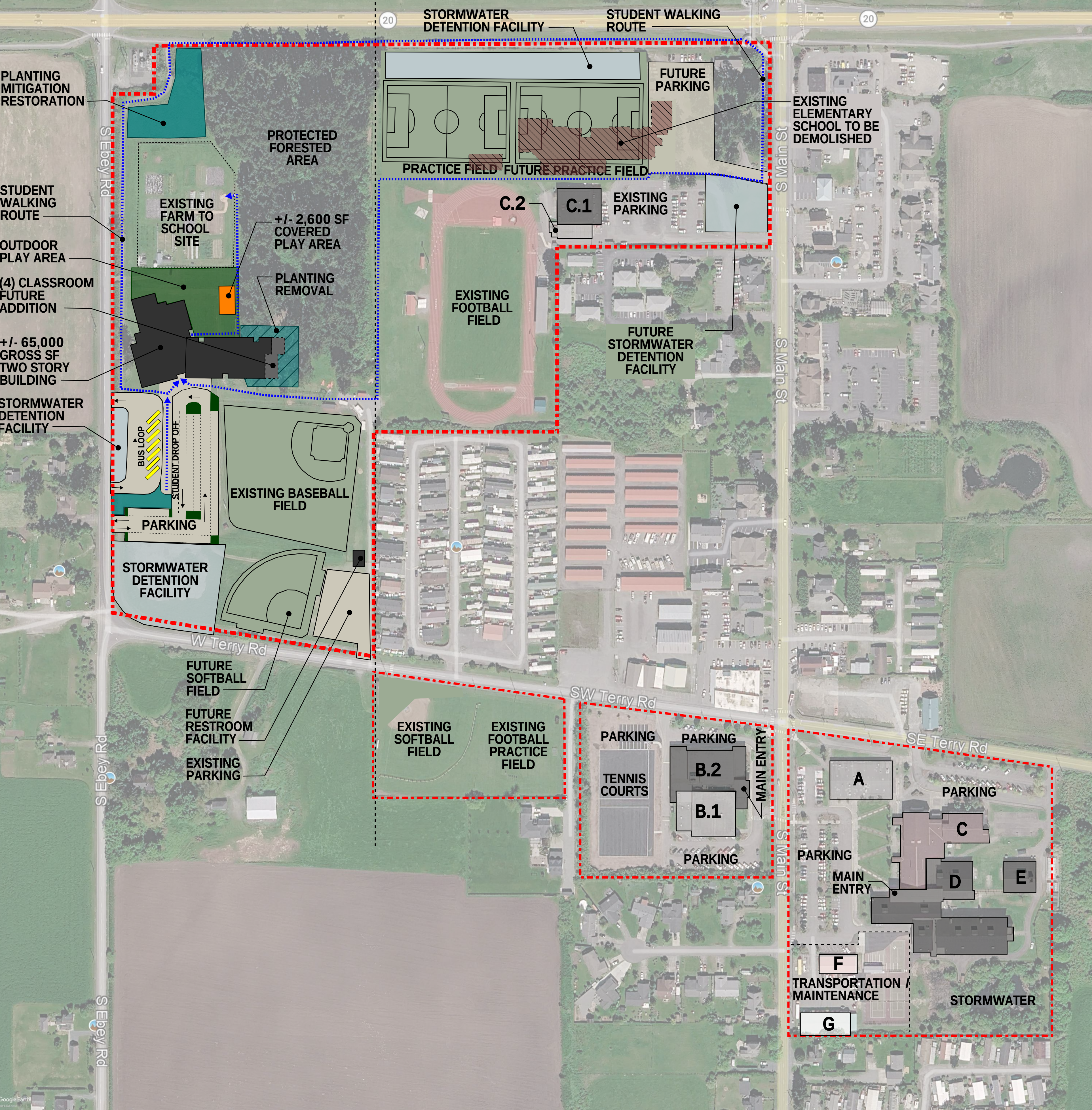
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Date: 4/13/2026
Job No.: 726

Sheet No.:

OPTION 1

COUNTY PROPERTY

TOWN PROPERTY



ELEMENTARY SCHOOL REPLACEMENT - OPTION 1

PROPOSED SCOPE

1. 65,000 SF ELEMENTARY SCHOOL
- (28) CLASSROOMS

- (500) STUDENT POPULATION

- NEW COVERED PLAY STRUCTURE
2. RELOCATION OF SITE ELEMENTS
- RELOCATE PRACTICE FIELD TO EXISTING ELEMENTARY SCHOOL SITE
2. POTENTIAL FUTURE WORK
- REMODEL EX. MPR

- EXPAND PARKING AT MPR (INCLUDING STORM DETENTION)

- ADD AN ADDITIONAL FOOTBALL / SOCCER PRACTICE FIELD

- RELOCATE SOFTBALL FIELD ACROSS THE STREET

- FUTURE SPORTS COMPLEX RESTROOM FACILITY

- FUTURE (4) CLASSROOM ADDITION TO NEW ES SCHOOL

EXISTING ES CAMPUS LEGEND (TO REMAIN / FUTURE T.I.)

- C.1 MULTIPURPOSE BUILDING (1979)
- C.2 AUX. GYM ADDITION (2018)

HIGH SCHOOL/ MIDDLE SCHOOL CAMPUS LEGEND

- A ANNEX BUILDING / DISTRICT OFFICE (1978)
- B.1 ORIGINAL GYM (1981)
- B.2 GYM ADDITION (2007)
- C MIDDLE SCHOOL (1992)
- D HIGH SCHOOL (2007)
- E CTE BUILDING (2007)
- G MAINTENANCE BUS BARN (1974)

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COUPEVILLE, WA 98239

Sheet Contents:
OPTION 1 DISTRICT MAP

Revisions:
Rev. Date

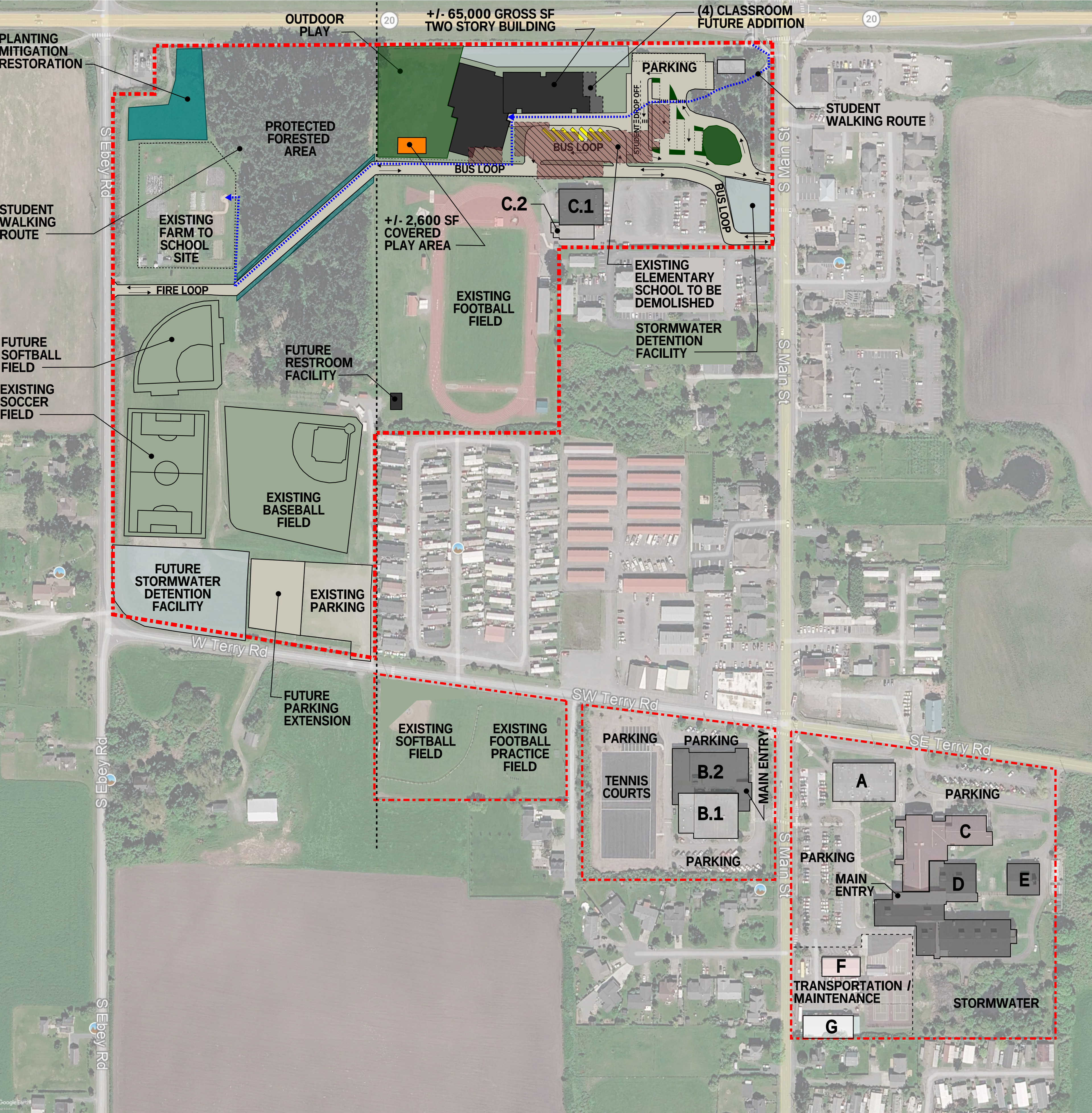
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Date: 4/13/2026
Job No.: 726

Sheet No.:

OPTION 2

COUNTY PROPERTY

TOWN PROPERTY



ELEMENTARY SCHOOL REPLACEMENT - OPTION 2

PROPOSED SCOPE

1. 65,000 SF ELEMENTARY SCHOOL
- (28) CLASSROOMS

- (500) STUDENT POPULATION

- NEW COVERED PLAY STRUCTURE
2. RELOCATION OF SITE ELEMENTS
- NONE REQUIRED.
2. POTENTIAL FUTURE WORK
- REMODEL EX. MPR

- RELOCATE SOFTBALL FIELD ACROSS THE STREET

- FUTURE SPORTS COMPLEX RESTROOM FACILITY

- FUTURE BASEBALL FIELD PARKING LOT EXPANSION

- FUTURE (4) CLASSROOM ADDITION TO NEW ES SCHOOL

EXISTING ES CAMPUS LEGEND (TO REMAIN / FUTURE T.I.)

- C.1 MULTIPURPOSE BUILDING (1979)
- C.2 AUX. GYM ADDITION (2018)

HIGH SCHOOL/ MIDDLE SCHOOL CAMPUS LEGEND

- A ANNEX BUILDING / DISTRICT OFFICE (1978)
- B.1 ORIGINAL GYM (1981)
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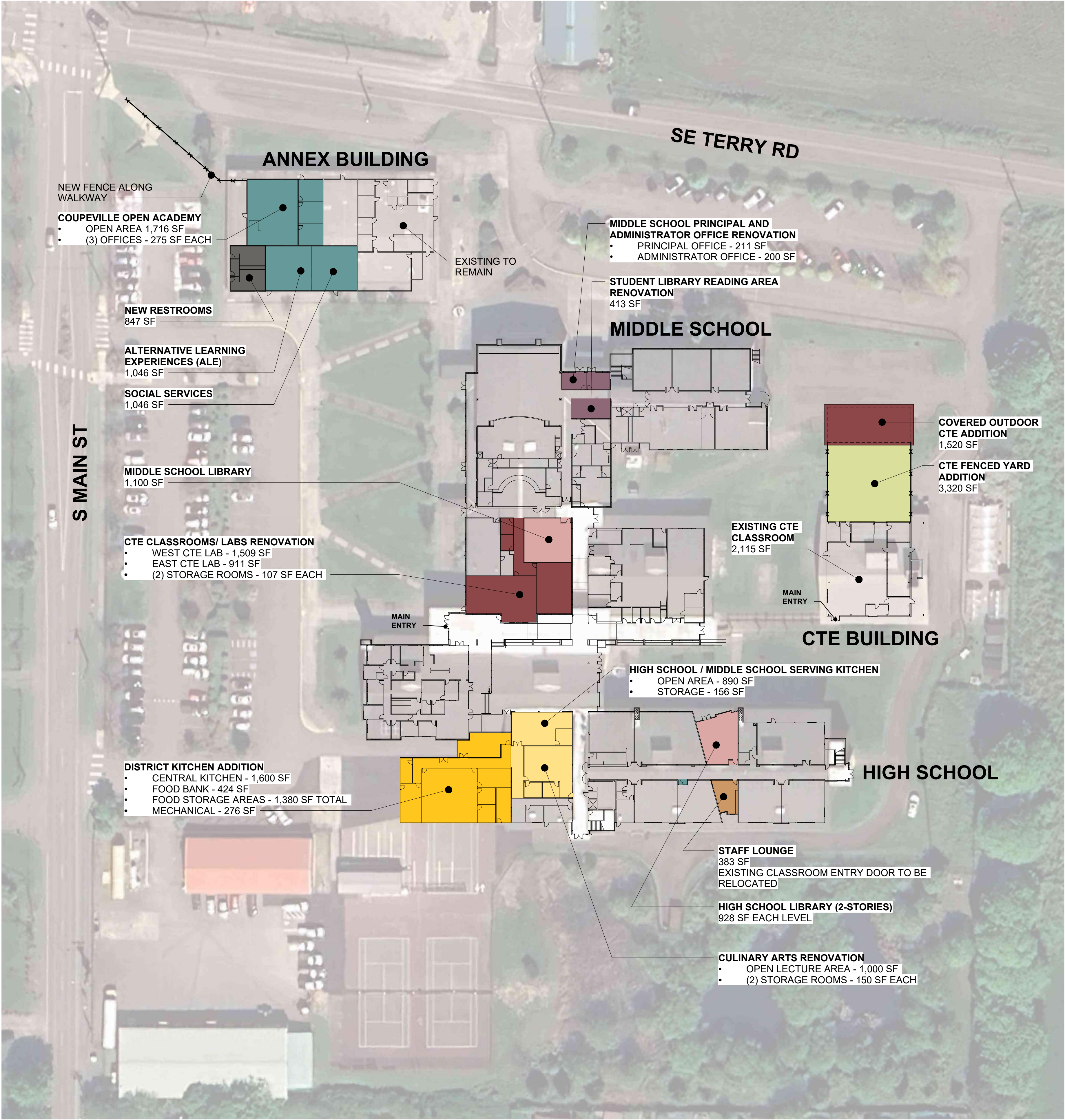
Includes
9% sales tax
23% soft cost
8% contingency



Date: May 6, 2026

OVERALL SUMMARY

Option 1		Escalated	\$/SF	Construction Cost	Soft Costs (40%)	Project Cost
New Elementary School		September-29	659.51	42,867,915	17,147,166	60,015,081
New Covered Play Structure		September-29	166.43	432,728	173,091	605,819
Relocate Practice Field to Existing Elementary Site		September-29	31.71	2,544,652	1,017,861	3,562,512
Existing Elementary School Demolition		September-29	22.77	972,411	388,964	1,361,376
Sitework Including Frontage Improvements		September-29		12,694,877	5,077,951	17,772,828
TOTAL COST BASE BID				59,512,583	23,805,033	83,317,617
Alt: 1	Remodel Existing MPR	September-29	277.14	2,082,708	833,083	2,915,791
Alt: 2	Expand Parking Lot at MPR (Including Storm Detention)	September-29		4,881,561	1,952,624	6,834,185
Alt: 3	Add Additional Practice Field	September-29	31.71	2,544,652	1,017,861	3,562,512
Alt: 4	Future Sports Complex Restroom Facility	September-29	868.87	677,720	271,088	948,808
Alt: 5	Future (4) Classroom Addition	September-29	675.04	4,117,751	1,647,101	5,764,852
Alt: 6	Relocate Softball Field Across The Street	September-29		1,361,798	544,719	1,906,518
TOTAL COST				15,666,190	6,266,476	21,932,666
Option 2		Escalated	\$/SF	Construction Cost	Soft Costs (40%)	Project Cost
New Elementary School		September-29	659.51	42,867,915	17,147,166	60,015,081
New Covered Play Structure		September-29	166.43	432,728	173,091	605,819
Existing Elementary School Demolition		September-29	22.77	972,411	388,964	1,361,376
Sitework Including Frontage Improvements		September-29		13,928,586	5,571,434	19,500,020
TOTAL COST BASE BID				58,201,640	23,280,656	81,482,296
Alt: 1	Remodel Existing MPR	September-29	277.14	2,082,708	833,083	2,915,791
Alt: 2	Expand Parking Lot Baseball Field Including Storm Detention	September-29		2,750,000	1,100,000	3,850,000
Alt: 3	Future Sports Complex Restroom Facility	September-29	868.87	677,720	271,088	948,808
Alt: 4	Future (4) Classroom Addition	September-29	675.04	4,117,751	1,647,101	5,764,852
Alt: 5	Relocate Softball Field Across The Street	September-29		1,361,798	544,719	1,906,518
TOTAL COST				10,989,978	4,395,991	15,385,969



① COUPEVILLE MIDDLE SCHOOL AND HIGH SCHOOL - PROPOSED SITE PLAN
1" = 40'-0"

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Sheet Contents:

SITE PLANS - HIGH
SCHOOL & MIDDLE
SCHOOL

Revisions:

Rev. Date

Drawn By: KR

Checked: AM/BP

Date: 04/15/2026

Job No.:

726

Sheet No.:

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Thank you!

Next Meeting
Thursday,
June 4, 2026

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

