Help shape the future of

Coupeville Schools!



2026 Facilities Planning Task Force

Draft Recommendations

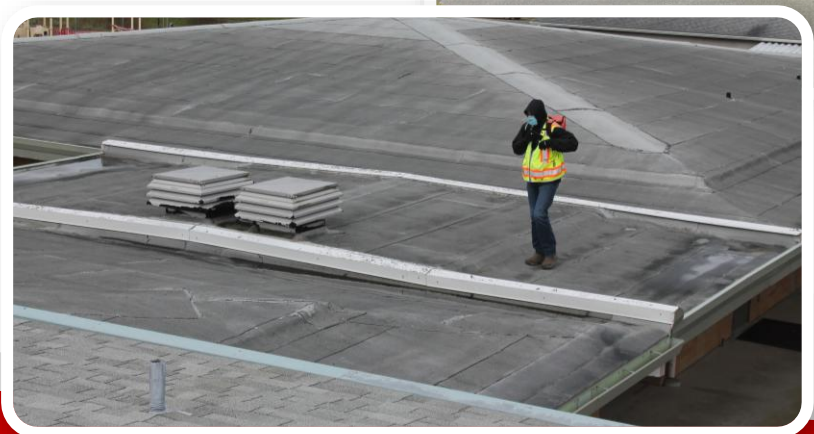
WHY CONSIDER CAPITAL INVESTMENT?

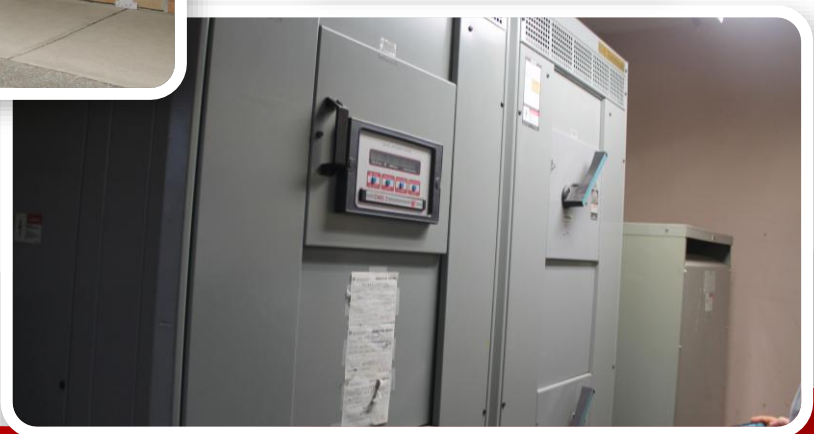
As our school buildings age, their condition declines and affects the learning spaces students use every day

Many of these issues are core systems such as roofs, electrical, or mechanical that are not easily visible









CSD FACILITIES

OLDER BUILDINGS
More than 30 years old

Elementary Main Building	64 years
HS/MS Annex	48 years
Elementary Cedar Pod	47 years
Elementary Multi-Purpose Building	47 years
Main Gym	47 years
Middle School Main Building	34 years

The State considers buildings eligible for funding if it has been 30 years since major improvements

NEWER BUILDINGS
Less than 30 years old

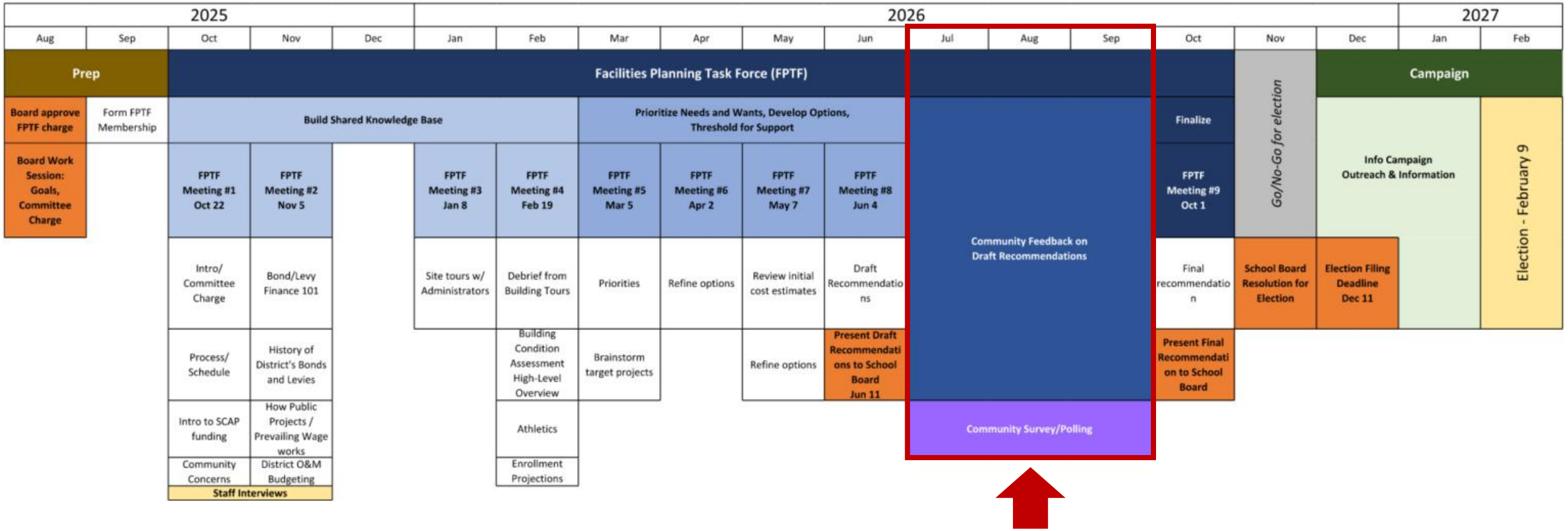
High School Main Building	19 years
CTE Building	19 years
Auxiliary Gym Addition	19 years

FACILITIES PLANNING TASK FORCE (FPTF)

- 19-member community task force created by Coupeville School District
- Charge: shape a long-term vision for school facilities serving students, staff, and community
- Community members supported by district staff and technical experts
- Meets October 2025 through October 2026
- Studying building conditions, educational and enrollment needs, and cost and funding options
- Draft recommendations created in May 2026
- **We are now seeking community feedback on those recommendations**



FPTF TIMELINE



We are here in the Community Feedback period

FACILITIES PLANNING TASK FORCE (FPTF)

Committee Members

- 19 members
- Representative of different aspects of community
- Varied and thoughtful opinions throughout political/ social/financial spectrum
- People who are engaged in community and will share experience with others



A committee "charge" defines roles and responsibilities, duration of committee work

Garrett Arnold
Sylvia Arnold
Nicole Bailey
Mandy Black
David Ford
Anne Harvey
Molly Hughes
Crystal Hurley
Laura Luginbill
Erica McColl
Dan McCutcheon
Jerry Kroon
Megan Rickner
Jon Roberts
Deb Sherman
George Spears
David Svien
Lindy Sylvester
Marin Winger

Committee Support

District Admin Staff

- Support process, offer leadership & coordination, represent District's needs
- Shannon Leatherwood, Superintendent; Jon Beck, Supervisor of Facilities Maintenance, Operations & Capital Projects, Stacy Larsen, Director of Business & Finance

School Board

- 2 Board members as observers and participants
- Nancy Conard, Morgan White

Wenaha Group

- Facilitation, driver of the process, "right info at the right time", subject matter expert

HKP Architects

- Design, subject matter expert

FPTF WORK

- Discussed community concerns
- Discussed impression of current facilities
- Reviewed history of CSD bonds and capital levies
- Reviewed facility assessments
- Toured all CSD facilities
- Overview of Washington State School Construction Assistance Program (SCAP)
- Reviewed how schools in Washington are funded
- Learned about General Obligation bonds
- Learned about CSD's general fund budgeting
- Overview of public projects, prevailing wage, and cost estimating
- Reviewed site options for an elementary school replacement







CSD BOARD GOALS FOR FPTF 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

FPTF KEY OBSERVATIONS

Replace Elementary

The existing Elementary School is in unacceptable condition and must be replaced.

Traffic Flow

Community support grows when the new school site design also improves traffic flow, especially on Main Street.

Safety & Security

Safe, secure campuses are a top priority.

MS/HS Upgrades

Upgrades to the MS/HS, especially better learning spaces for elective programs, could help CSD compete with neighboring districts for enrollment.

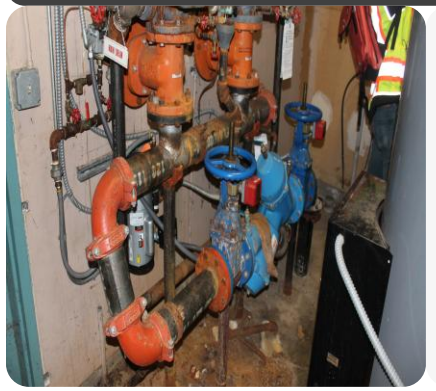
CURRENT ELEMENTARY SCHOOL

Aging Building Systems



- Heating and ventilation failing
- No air conditioning
- Outdated electrical system
- No replacement parts for main transformer

Roof and Water Damage



- Roof leaks into classrooms
- Concerns about possible mold and building damage from leaks
- Learning disrupted by repairs

Campus Layout and Safety



- “California-style” 1960s-1970s campus design, spread across several buildings and portables
- No secure main entry
- Main office lacks visibility to street and parking
- Supervision challenges

Accessibility Barriers



- Narrow doorways and uneven walkways
- Inaccessible restrooms
- No automatic doors

WHY NOT REMODEL?

- California-style 1960s-1970s campus is spread across several separate buildings and portable classrooms – the footprint is hard to change for improved security
- Significant accessibility barriers make the existing footprint hard to modify for accessibility standards
- A remodel would trigger full energy-code upgrades: roof and wall insulation, HVAC, electrical, and fire systems
- Task Force concurred the school is in unacceptable condition
- Task Force preferred putting funds toward a new facility rather than battling the existing building's limitations and deficiencies
- Task Force Hopes the new site design can improve traffic flow, especially on Main Street



FPTF RECOMMENDS: REPLACE ELEMENTARY

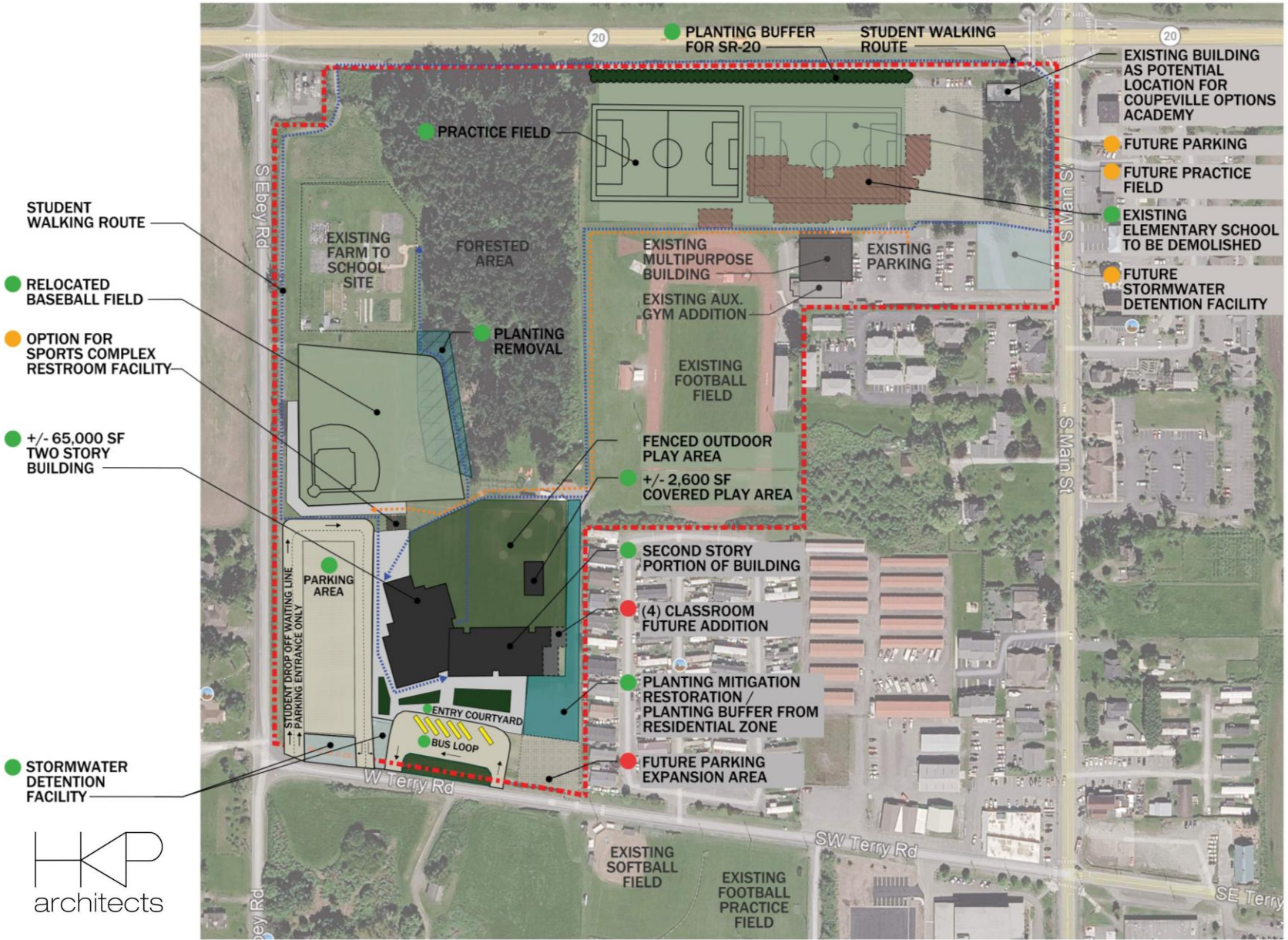
- Approx. 65,000 SF
- Built for 500 students
- Option for a future 4 classroom addition in case of enrollment growth
- Demolishes existing Elementary School and 3 old portables
- Multi-Purpose building and newest portable would be kept

Terry Road Site

OR

Existing Site

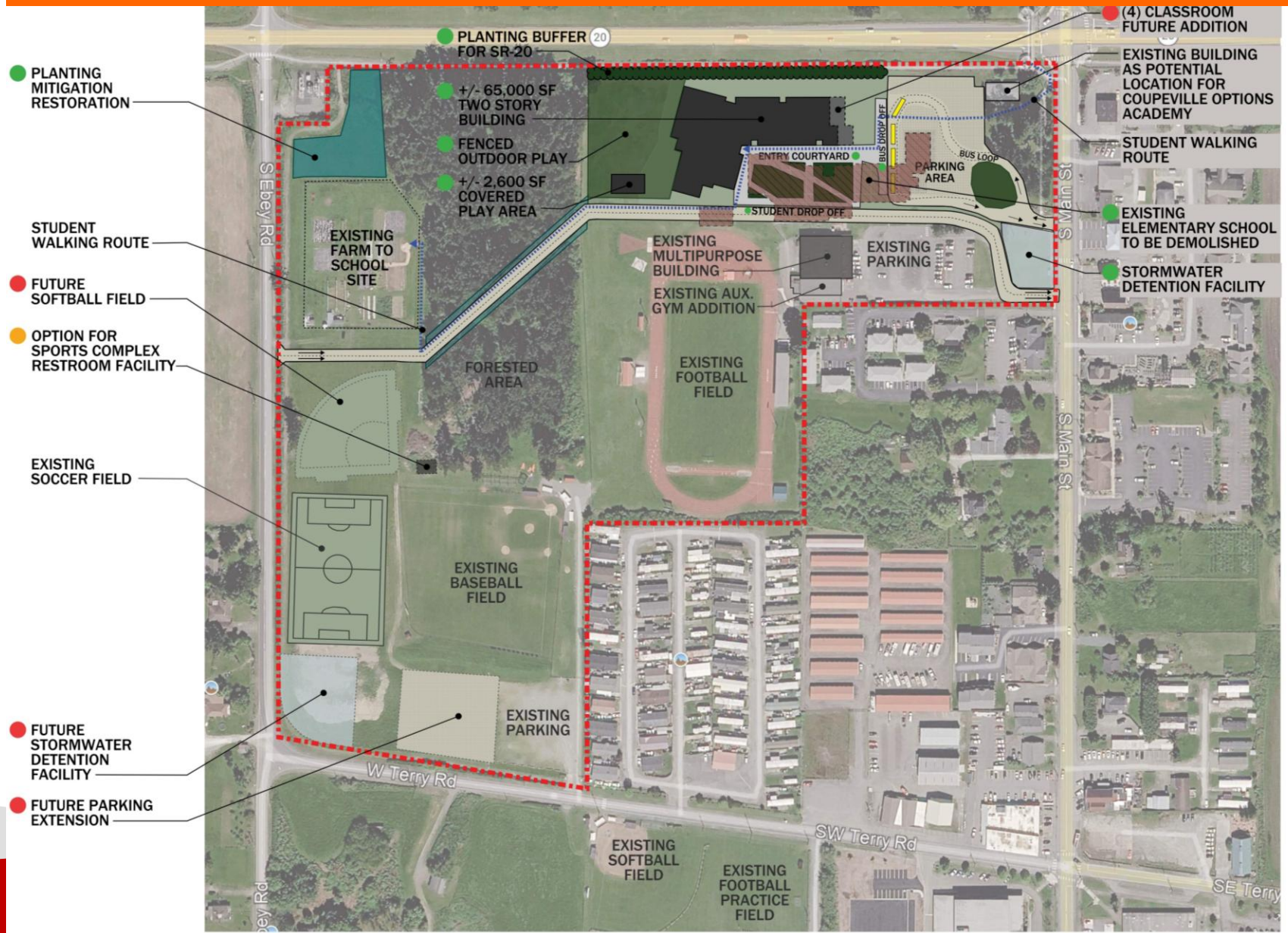
Elementary Replacement: Terry Road Site



- Construct a new building near the corner of Terry Road and Ebey Road, demolish existing building
- Better parking and access; improved traffic flow on Main Street
- Less disruptive to school operations during construction
- More traffic on Terry and Ebey Roads; sidewalks included in budget
- Studying possible SR 20 / Ebey Road intersection improvements
- Relocated baseball field, plus a practice soccer field

HKP architects

Elementary Replacement: Existing Site



- Build a new school next to the existing CES. When ready, the students would move to the new building and the old building would be demolished
- New limited-access road (location TBD) for buses and pick-up/drop-off, easing Main Street traffic
- All athletic fields stay put
- Building next to the open school may disrupt learning, building access, and traffic throughout construction

HKP architects

FPTF RECOMMENDS: ADDITIONAL PROJECTS

ELEMENTARY CAMPUS

- Remodel Multipurpose Building for athletics and after-school use
- Expand parking lot at the Multipurpose Building
- Add a natural grass practice field (if Terry site is selected)

MS / HS CAMPUS

- Remodel part of the Annex building for classroom space
- Update the building for improved ADA accessibility
- Covered outdoor work space and secured fencing at the CTE building
- HVAC upgrades for energy efficiency and lower operating costs
- Remodel and expand the kitchen: culinary arts classroom and Farm to School prep
- Safety and security improvements at entries and exterior doors
- Reconfigure learning spaces for efficiency and future programs

DoWEA MILITARY-CONNECTED SCHOOLS GRANT

$25 MILLION
GRANT AVAILABLE

- Funding for construction, modernization, and facilities maintenance for schools with at least 15% military-connected student enrollment
- CSD applied for $25 million to be dedicated to the **replacement of the Elementary School**, which has 15.75% military-connected students
- Applications were due May 22, 2026
- Awards announced by September 29, 2026

SCHOOL ASSISTANCE CONSTRUCTION PROGRAM

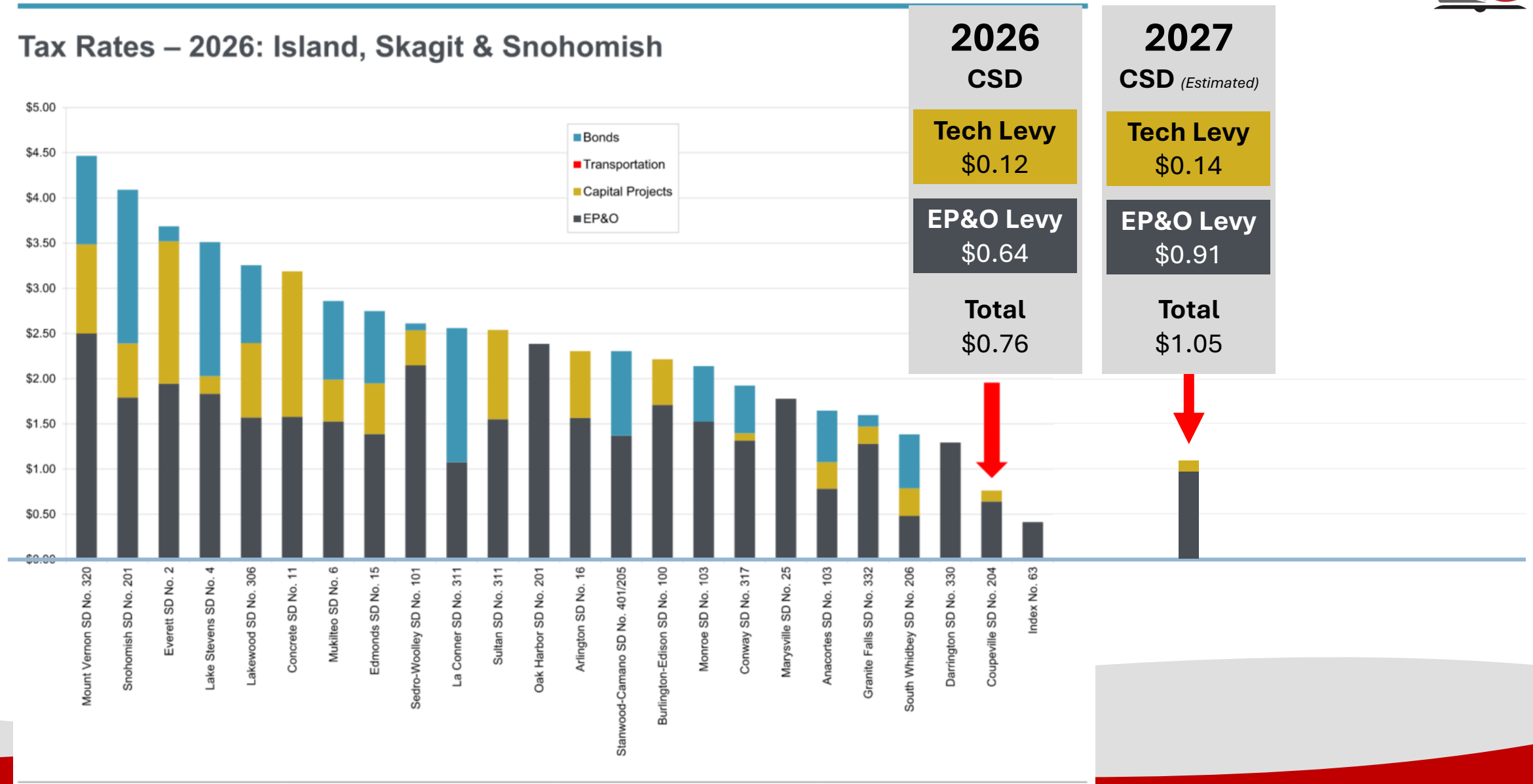


- The School Construction Assistance Program through:

  Washington Office of Superintendent of PUBLIC INSTRUCTION

- Provides funding assistance to school district undertaking a major new construction or modernization project
- School districts are responsible to secure local funding
- $4 million in state funding is available toward replacement or modernization of CSD's Elementary School and Annex buildings

SCHOOL TAX RATES – 2026



2026 CSD	2027 CSD *(Estimated)*
Tech Levy $0.12	**Tech Levy** $0.14
EP&O Levy $0.64	**EP&O Levy** $0.91
Total $0.76	**Total** $1.05

INVESTMENT OPTION EXAMPLES

Option A			Option B	
Required for Replacement of Elementary School				
Replace Elementary School (Existing Site or Terry Road Site)	$88,120,000		Replace Elementary School (Existing Site or Terry Road Site)	$88,120,000
Additional Options				
Expand parking lot and stormwater management at Elementary Multi-Purpose building	$7,060,000			
Additional sports practice field at Elementary site	$3,680,000			
Add restroom facility for sports complex	$980,000			
HS/MS Remodel Annex Building for classroom space, add restrooms	$3,100,000		HS/MS Remodel Annex Building for classroom space, add restrooms	$3,100,000
HS/MS Add covered outdoor work space and secure fencing to Career Technical Education (CTE) building	$2,030,000		HS/MS Add covered outdoor work space and secure fencing to Career Technical Education (CTE) building	$2,030,000
HS/MS Remodel and expand existing kitchen for a Culinary Arts classroom and Farm to School prep and storage needs	$6,930,000		HS/MS Remodel and expand existing kitchen for a Culinary Arts classroom and Farm to School prep and storage needs	$6,930,000
HS/MS Accessibility/ADA improvements	$2,000,000		HS/MS Accessibility/ADA improvements	$2,000,000
HS/MS Safety and Security improvements	$2,200,000		HS/MS Safety and Security improvements	$2,200,000
HS/MS Improve HVAC and building systems to meet energy efficiency standards	$6,000,000			
HS/MS Reconfigure existing learning spaces for more efficient use of space and to accommodate future programs	$2,240,000			
Project Total	**$124,340,000**		**Project Total**	**$104,380,000**

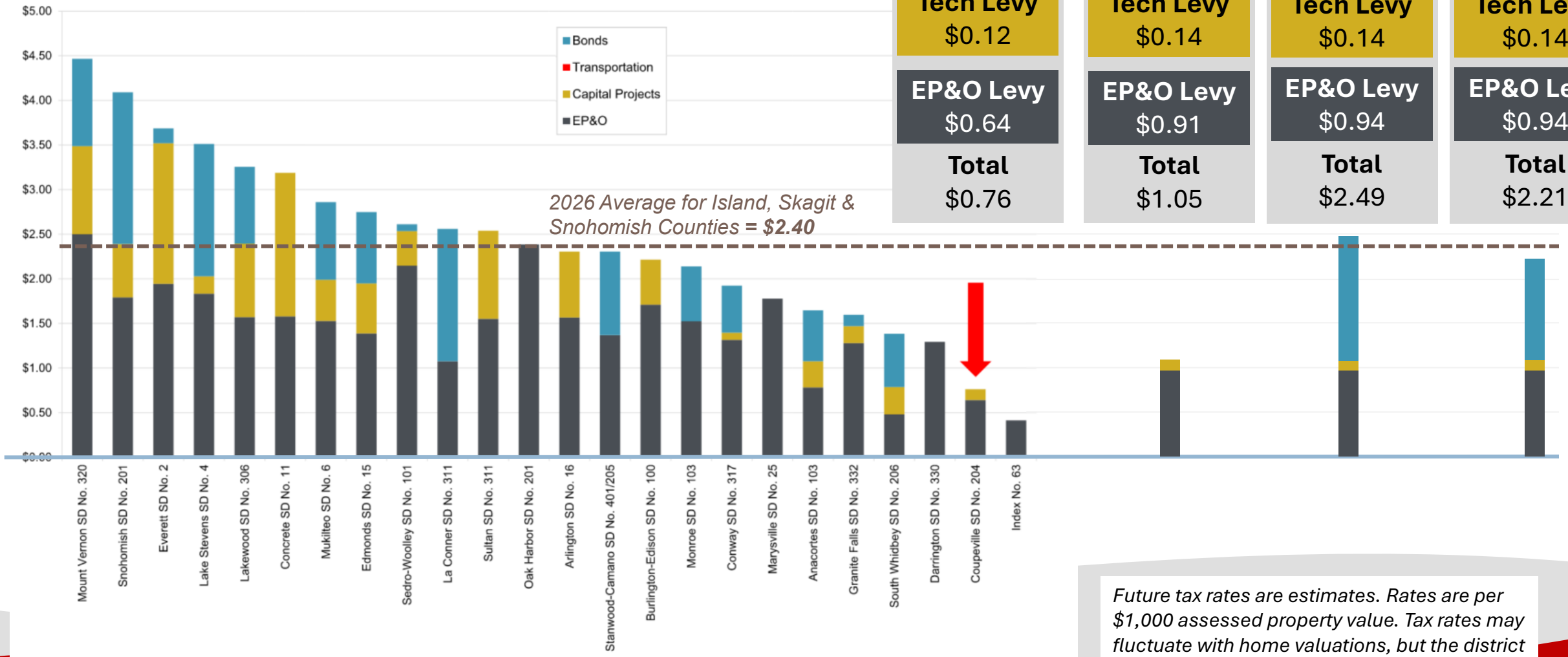
All budgets include construction cost, escalation to 2029 (midpoint of construction), development/soft costs, and contingency.

INVESTMENT OPTION EXAMPLES

Option A			Option B	
Project Total	**$124,340,000**		**Project Total**	**$104,380,000**
Washington State - School Construction Assistance Program (SCAP) offset	$(4,000,000)		Washington State - School Construction Assistance Program (SCAP) offset	$(4,000,000)
Tentative offset if grant awarded - Department of War Education Activity (DoWEA) Military-Connected Schools Grant Program	$(25,000,000)		Tentative offset if grant awarded - Department of War Education Activity (DoWEA) Military-Connected Schools Grant Program	$(25,000,000)
Bond Amount	**$95,340,000**		**Bond Amount**	**$75,380,000**
Estimated bond tax rate increase (per $1,000 Assessed Value)	$1.41		Estimated bond tax rate increase (per $1,000 Assessed Value)	$1.14
On a home with an assessed value at $650,000				
Annually	$919		Annually	$738
Monthly	$76.58		Monthly	$61.50

SCHOOL TAX RATES – 2026

Tax Rates – 2026: Island, Skagit & Snohomish



2026 CSD	2027 CSD *(Estimated)*	2028 CSD *(Estimated)*	
		Bond Option A $1.41	Bond Option B $1.14
Tech Levy $0.12	Tech Levy $0.14	Tech Levy $0.14	Tech Levy $0.14
EP&O Levy $0.64	EP&O Levy $0.91	EP&O Levy $0.94	EP&O Levy $0.94
Total $0.76	Total $1.05	Total $2.49	Total $2.21

Future tax rates are estimates. Rates are per $1,000 assessed property value. Tax rates may fluctuate with home valuations, but the district cannot collect more than the total amount approved by the voters.

WE NEED YOUR FEEDBACK!

Visit the Facilities Planning Task Force webpage for:

- More project details
- Frequently Asked Questions
- Tax rate calculator

Take the Survey by September 21

- Share your priorities
- Share your preferred Elementary site
- Help guide decisions
- Your feedback goes back to the Facilities Planning Task Force in October

Elementary Open House

Tuesday,
September 1
6 p.m.