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Reardan-Edwall Community Facilities Solutions Committee

Meeting #5

4-7-26

Meeting Agenda

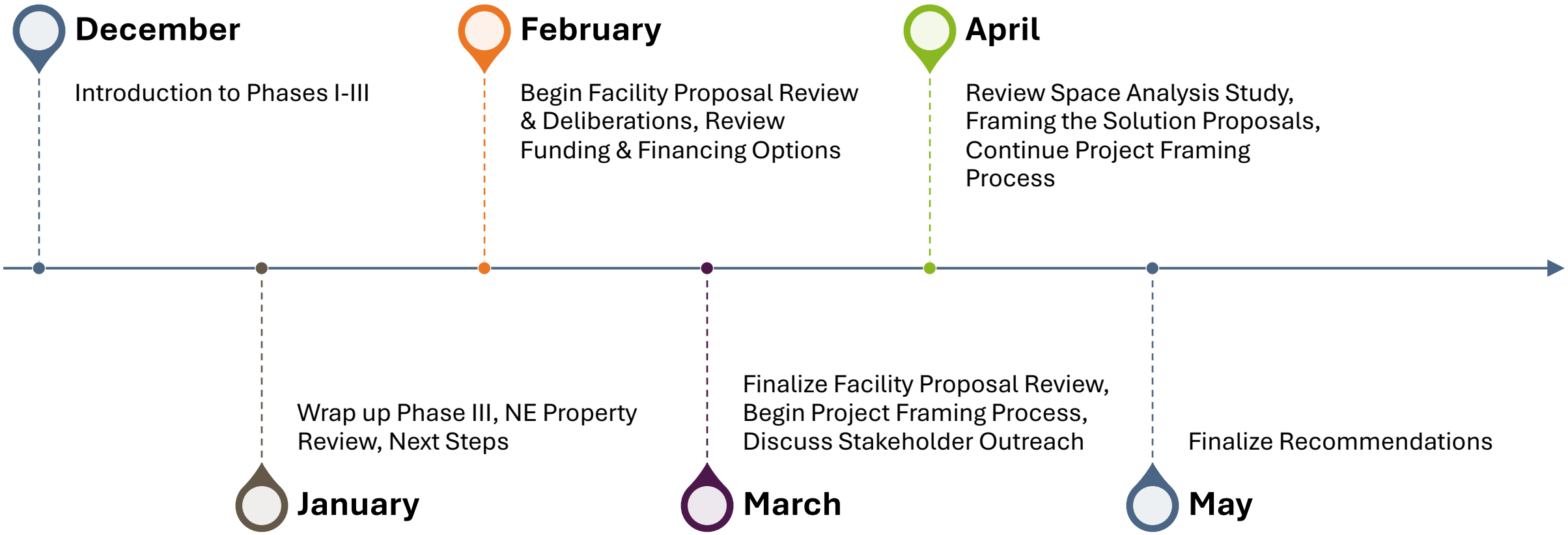


1. Welcome and Committee Check-in
2. Exciting Update – Superintendent Sobotta
3. Timelines and Community Engagement Opportunity
4. Instructional Space Analysis Audit Findings
5. Framing Solutions/Proposals
6. Deliberations



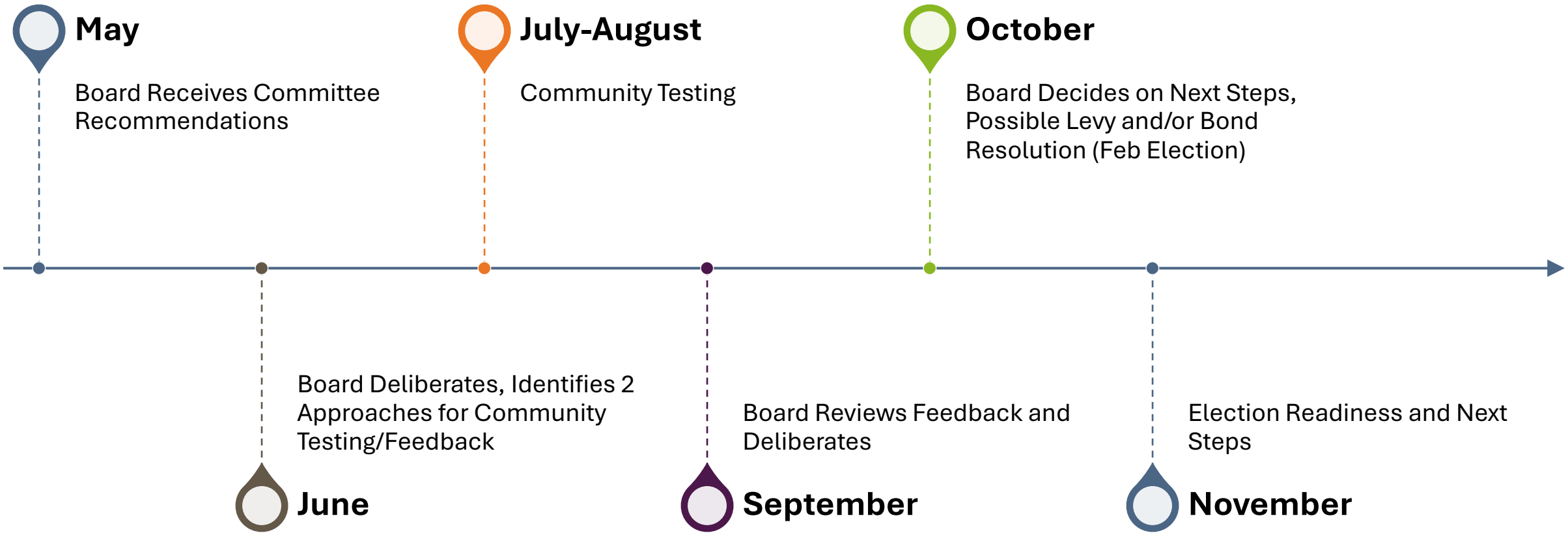
Exciting News to Share

Committee Timeline



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School Board Timeline



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Instructional Space Analysis Audit

What's Available? How is it Being Utilized? What's Needed?

Guiding Question

If the Reardan-Edwall School District Community Solutions Committee desires to eliminate and/or drastically reduce reliance on portable classrooms and leased-space, what additional facilities would be necessary to add?

Key Audit Findings

1. On-campus instructional space is being fully utilized during the school day.
2. The elementary School has 24 classroom spaces, but functional flexibility is limited.
   - 1 room used for academic interventions, 1 room used for music most of the day, remaining rooms used for elementary classroom instruction
3. The high School has 11 classrooms, with limited capacity relief.
   - 1 classroom is used by the middle school (spillover), library and specialized spaces are present but are not interchangeable with general classrooms without loss of function.
4. Separate facilities exist for CTE/Ag, weight room, and band/storage (above locker rooms).
5. Middle School is dependent entirely on portables and overflow space.
6. Options (Alternative Learning):
   - Occupies portable classrooms and leases space in a local church
7. Portable inventory:
   - The district will have 6 portable buildings (as of Summer 2026), each with 2 classrooms = 12 portable classrooms total.
   - Portables represent ~25% of the district's instructional classroom capacity.

Portable/Leased Classroom Utilization Summary

- Special Education
  - 2 spaces: classroom (1), office/support (1)
- “CTE/Ag” Portable (recently renovated)
  - 2 spaces: vocational classroom (1), general classroom (1)
- Options Program
  - 5 spaces: classrooms (2), culinary classroom (1), office spaces (1), and leased multi-purpose space (1)
- Middle School
  - 4 spaces: classrooms (2), additional (2) classrooms added this summer

Bottom line: Eliminating the reliance on any portables will require net new permanent capacity

Permanent Space Plan Proposals

Priority Need Proposal

Provide permanent space addition for the middle school, special education, and leased space with permanent on-campus improvements.

What gets built

A permanent expansion (addition/new wing or connected new building) that delivers:

- Middle School Permanent Space Needs
  - Replace 4 middle school portable classrooms
- Options Priority Space Needs
  - Eliminate the need for leased multi-purpose space with a permanent multi-purpose facility (serving Options and other district/community needs like performing arts)
- Special Education Permanent Space Needs
  - Replace 1 Special Education portable classroom
  - Include sufficient office/storage/therapy spaces
- Support Infrastructure Needs (for the added spaces above)
  - Restrooms, storage, and secure entry/circulation

Remaining Need Proposal

Provide permanent space addition for the remaining programs/needs.

What gets built

As part of a future high school and CTE/Ag renovation project, incorporate the following expansions and/or renovations that:

- Replace 2 high school CTE/Ag portable classrooms with new spaces and/or or incorporate them into a comprehensive renovation of the current CTE/Ag building.
- Replace 3 Options portable classrooms and office/support spaces with new space and/or incorporate them into a comprehensive renovation of the high school campus.

Project Crosswalk (Priority and Remaining Need Proposal)

Portable Classrooms/Spaces (Current)	Permanent Classroom/Spaces Replacement	Primary Use	Permanent Replacement SF Estimate
Priority Need Proposal			
5 Classrooms	5 Classrooms	Middle School (4), SPED (1)	4,500sf
Office Spaces	SPED Office/Related Spaces	SPED	1,000sf
Multi-purpose Space	Leased Space, Additional Space for Performing Arts, Community and Student Use	Options, All Students, Community Use	6,000sf
NA	Restrooms, Storage, Circulation/Access and Support	All	1,500sf
		Estimated SF	**13,000sf**
Remaining Need Proposal			
5 Classrooms	5 Classrooms	Ag(2), Options (3)	4,500sf
Office Spaces	Options Related Spaces	Options	1,000sf
		Estimated SF	**5,500sf**

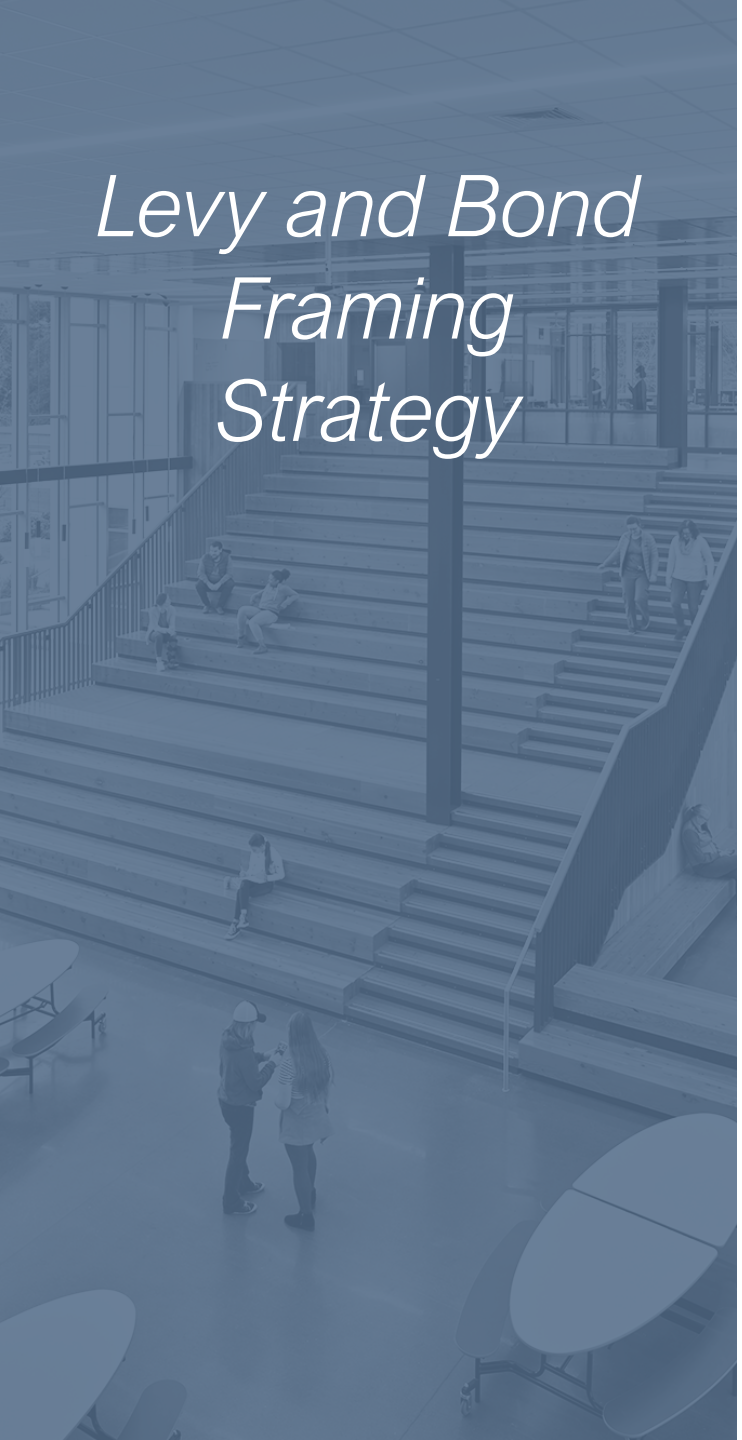
Framing our Solutions Approach

Fulfilling our core Charge, leveraging a possible combination of levy and bond strategies and property sale

The Committee is tasked to deliver a final report consisting of capital programming recommendations for district consideration.

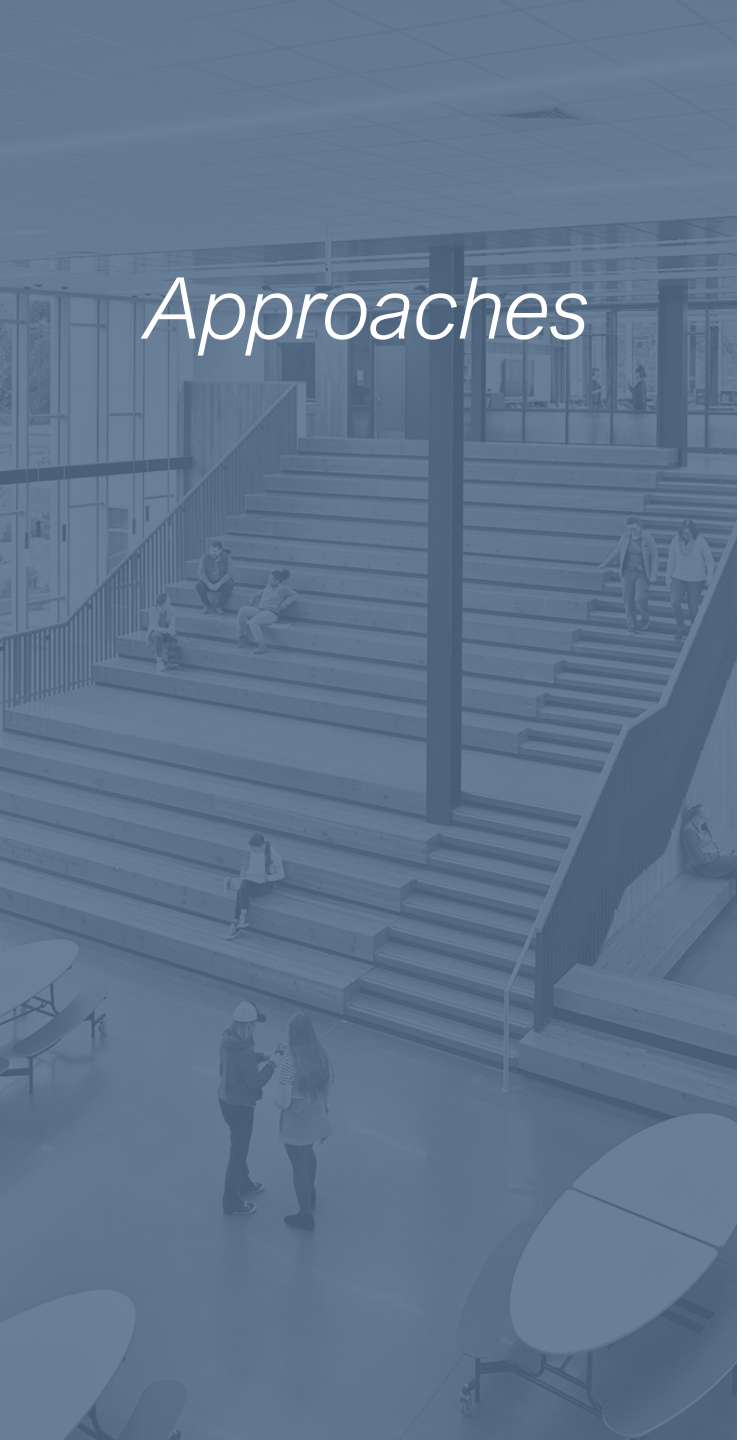
The committee's recommendations must,

- prioritize facility needs, addressing urgent capital needs first
- prioritize teaching and learning needs
- address current and projected student population and program needs
- make every attempt to bring student and staff learning/teaching environments up to current standards
- consist of pragmatic solutions that help ensure longevity, durability, and lower long-term maintenance and upkeep costs
- capitalize on current infrastructure and historical community investment
- consider student, staff, and community safety considerations



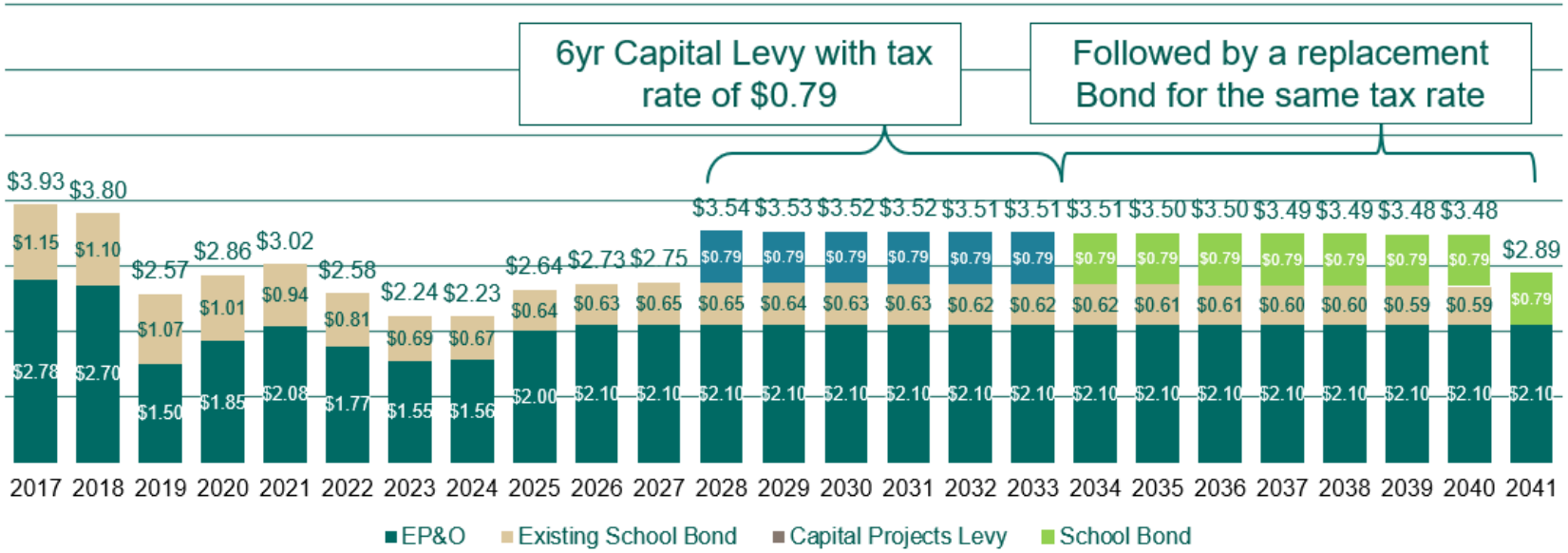
Levy and Bond Framing Strategy

1. Consider tax rate(s) and revenue options that feel reasonable given local and regional context, while also addressing the Charge
2. Consider developing levy/bond strategies that may include the following approaches:
   - Phased Approach
     - Solution begins with a capital levy, followed by a "replacement bond," that addresses Charge through a phased approach
       - Benefits: capital levy only requires 50% approval, establishes tax base so the bond could be a "replacement bond"
       - Drawbacks: stretches out program needs/improvements, project inflation impacts, requires 2 successful elections
   - Immediate Approach
     - Solution relies on a bond that addresses Charge
       - Benefits: addresses capital needs in a more timely fashion, avoids project inflation, only requires one election
       - Drawbacks: requires 60% approval and is more difficult to pass

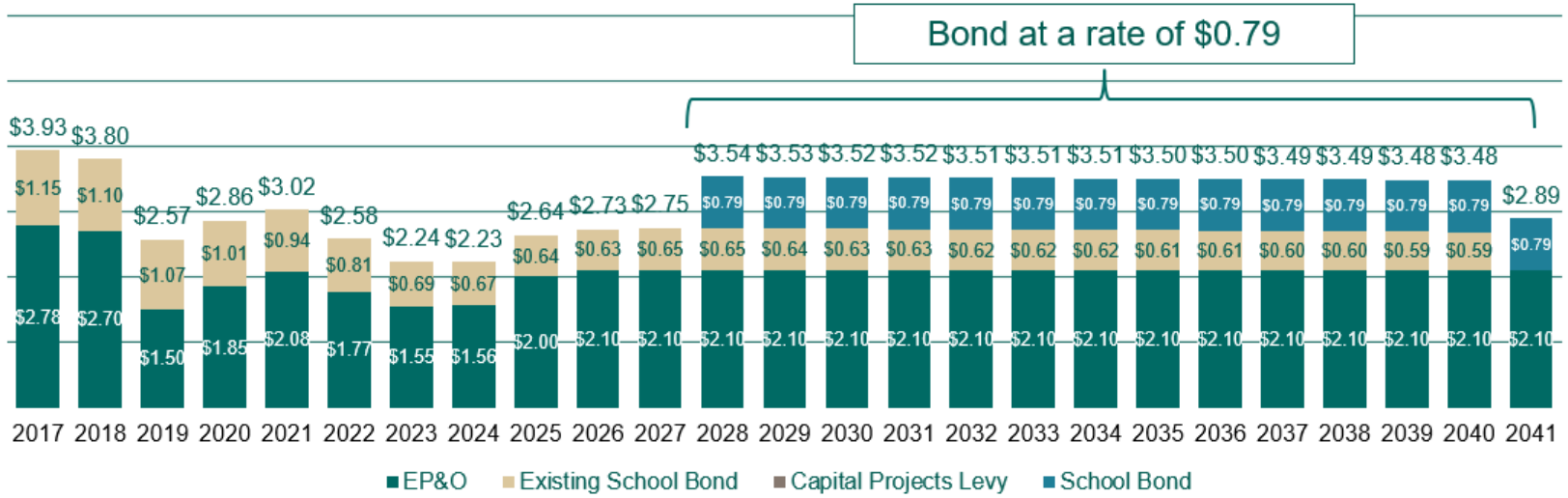


Approaches

Phased Approach Example:



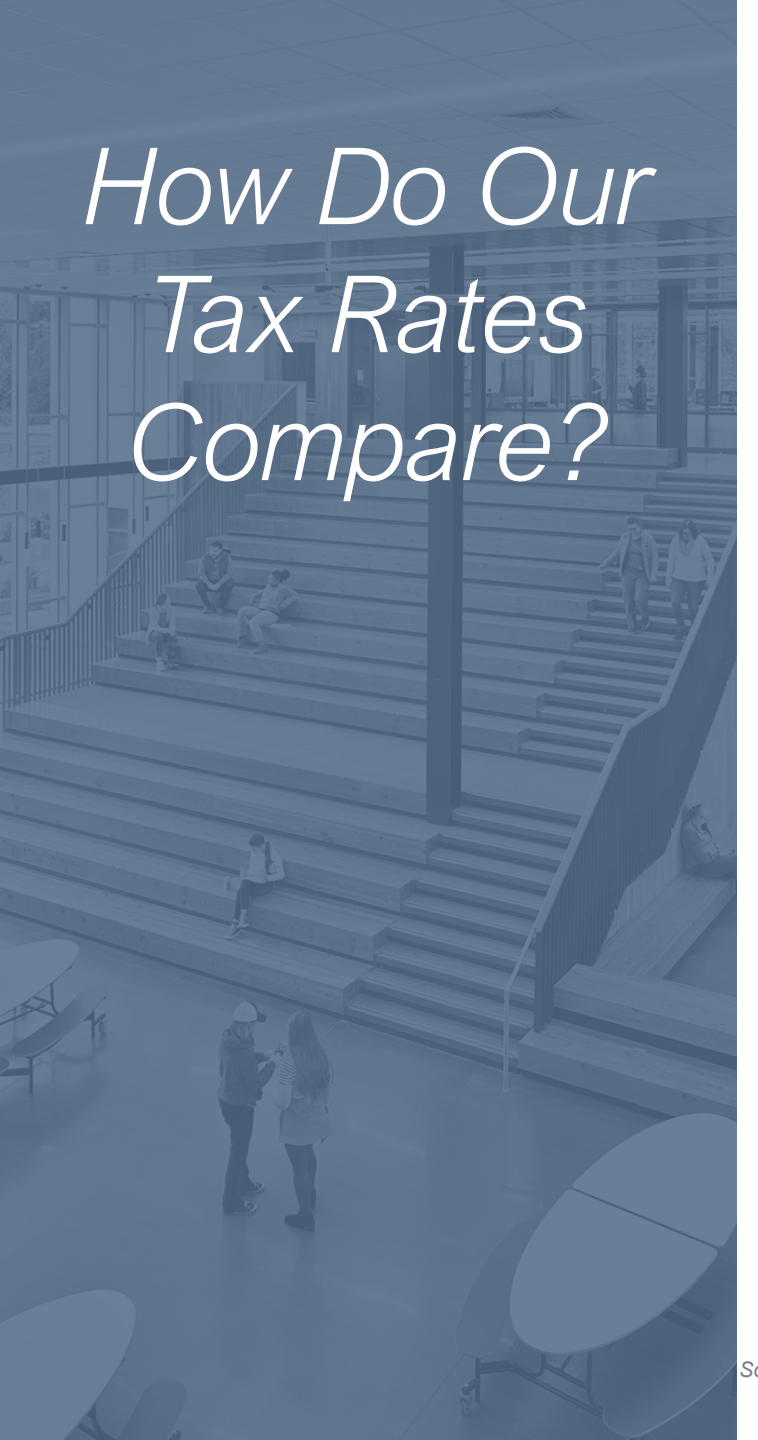
Immediate Approach Example:



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Table Discussion

Take 5 minutes to share your thoughts at your table about the pros and cons of the phased vs the immediate approach?



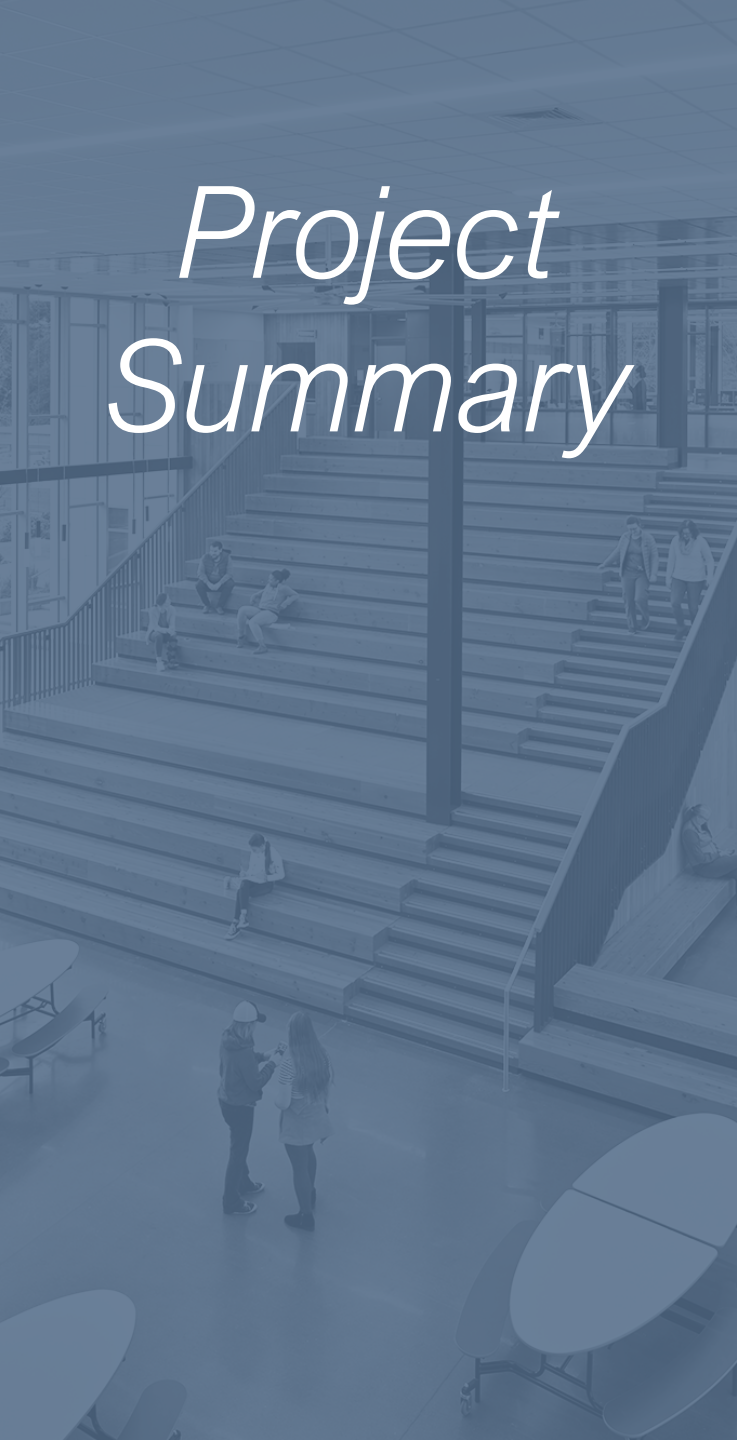
How Do Our Tax Rates Compare?

Property Values and School Taxes

Lincoln County School Districts 2025 School Tax Rates				
District	**EP&O ($)**	**Bonds ($)**	**Capital ($)**	**Total ($)**
Davenport	2.2896	1.7004	0.9955	4.9854
Ritzville	1.9000	1.7719	0.0840	3.7559
Reardan-Edwall	**2.0041**	**0.6418**	**-**	**2.6458**
Wilbur	1.8314	-	0.7260	2.5573
Wilson Creek	2.4058	-	-	2.4058
Odessa	1.8051	-	0.3610	2.1661
Almira	2.1009	-	-	2.1009
Harrington	1.7433	-	-	1.7433
Grand Coulee Dam	1.7272	-	-	1.7272
Sprague	1.2612	-	-	1.2612
Creston	0.6769	-	-	0.6769

Spokane County School Districts 2025 School Tax Rates				
District	**EP&O ($)**	**Bonds ($)**	**Capital ($)**	**Total ($)**
Tekoa	2.5000	-	2.5118	5.0118
Cheney	2.0356	1.7943	0.0930	3.9229
Spokane	2.5000	1.3429	-	3.8429
Mead	2.5000	1.1909	-	3.6909
West Valley	2.5000	-	1.0167	3.5167
Central Valley	2.4485	0.9500	-	3.3985
Medical	1.5821	1.2344	0.4511	3.2676
Freeman	1.5460	1.5123	-	3.0583
St John	1.6483	-	1.3249	2.9732
Rosalia	2.5000	0.4633	-	2.9633
Reardan Edwall	**2.0041**	**0.6418**	**-**	**2.6458**
Deer Park	1.5449	1.0314	-	2.5763
Nine Mile	2.1890	0.3757	-	2.5647
Liberty	1.5382	0.8690	0.1528	2.5599
East Valley	1.7193	-	0.7293	2.4486
Riverside	1.4850	-	-	1.4850
Newport	1.4088	-	-	1.4088
Orchard Prairie	1.1986	-	-	1.1986
Great Northern	0.8406	-	-	0.8406

Source: State of Washington, Office of Superintendent of Public Instruction, County Assessor Annual Report,



Project Summary

	Project Summary	Estimated Cost	Estimated State Assistance	Local Funds Required	Likely Funding Sources
1	Priority Additions (13,000 sf)	$8.9M*	$3.6M*	$5.3M	Bond/Capital Levy + State Assistance
2	High School and VoTech Remodel	$22.8M	$12.5M*	$10.3M	Bond/Capital Levy + State Assistance
3	Remaining Need Additions (portable spaces for CTE/Ag and Options)	$3.8M	$0	$3.8M	Local Funds/Borrowing or Bond/Capital Levy
~~4~~	~~Install Rubberized Track (significant base-work required)~~	~~$1.9M~~	~~$0~~	~~$1.9M~~	~~Bond/Capital Levy~~
5	Replace Tennis Courts (5)	$.60M	$0	$.60M	Bond/Capital Levy
6	Increase Parking (100 stalls)	$.38M	$0	$.38M	Bond/Capital Levy
	Total All Projects	**$36.5M**	**$16.1M**	**$20.4M**	

** Revised based on increased sf and updated state assistance estimates*

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Scenario Building-Phased Approach

Examples	Years	Revenue	North Property Sale	Total Revenue	Projects Addressed
Phase #1: Capital Levy (2027-2033)					
Cap Levy @ ~79 Cents	6	$4.6M	$.7M	$5.3M	Priority Additions
Phase #2: "Replacement Bond" in 2033					
Replacement Bond @ ~79 Cents	24 years or less	$14.1M*	NA	$14.1M	HS and VoTech Remodel and Remaining Need Additions **

**Projecting out for a 2033 bond (approximations only)*
***Does not include inflation to 2033*

Projects that are not immediately addressed: parking expansion, tennis courts

Scenario Building-Immediate Approach

Examples	Years	Revenue	North Property Sale	Total Revenue	Projects Addressed
Bond in 2027					
Bond @ ~93 Cents	24 years or less	$14.9M	$.7M	$15.6M	Priority Additions and HS/Votech Remodel
Bond @ ~$1.23	24 years or less	$19.7M	$.7M	$20.4M	All projects

Table Discussion

Phased Approach

Examples	Yrs	Rev.	N Prop Sale	Total Rev.	Projects
Phase #1: Capital Levy (2027-2033)					
Cap Levy @ ~79 Cents	6	$4.6M	$.7M	$5.3M	Priority Additions
Phase #2: "Replacement Bond" in 2033					
Replacement Bond @ ~79 Cents	24 years or less	$14M	NA	$14M	HS and VoTech Remodel

Immediate Approach

Examples	Yrs	Rev.	N Prop Sale	Total Rev.	Projects Addressed
Bond in 2027					
Bond @ ~93 Cents	24 years or less	$14.9M	$.7M	$15.6M	Priority Additions and HS/ Votech Remodel
Bond @ ~$1.23	24 years or less	$19.7M	$.7M	$20.4M	All projects

Issues to consider reflecting upon and discussing:

- How do the tax rates "feel"
- Do either a levy or bond approach in 2027 feel "passable"
- Are we prioritizing the right projects?
- What else are your wondering?

In one word, how are you leaving tonight?



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Thank You!
What questions
do you have?
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