



FACILITIES PLANNING TASK FORCE MEETING #9

Coupeville School District
October 1, 2026



AGENDA

1. **Welcome/Intro**
2. **Recap of Draft Recommendations in June**
3. **Community Feedback: Concern to Response**
4. **Next Steps**

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

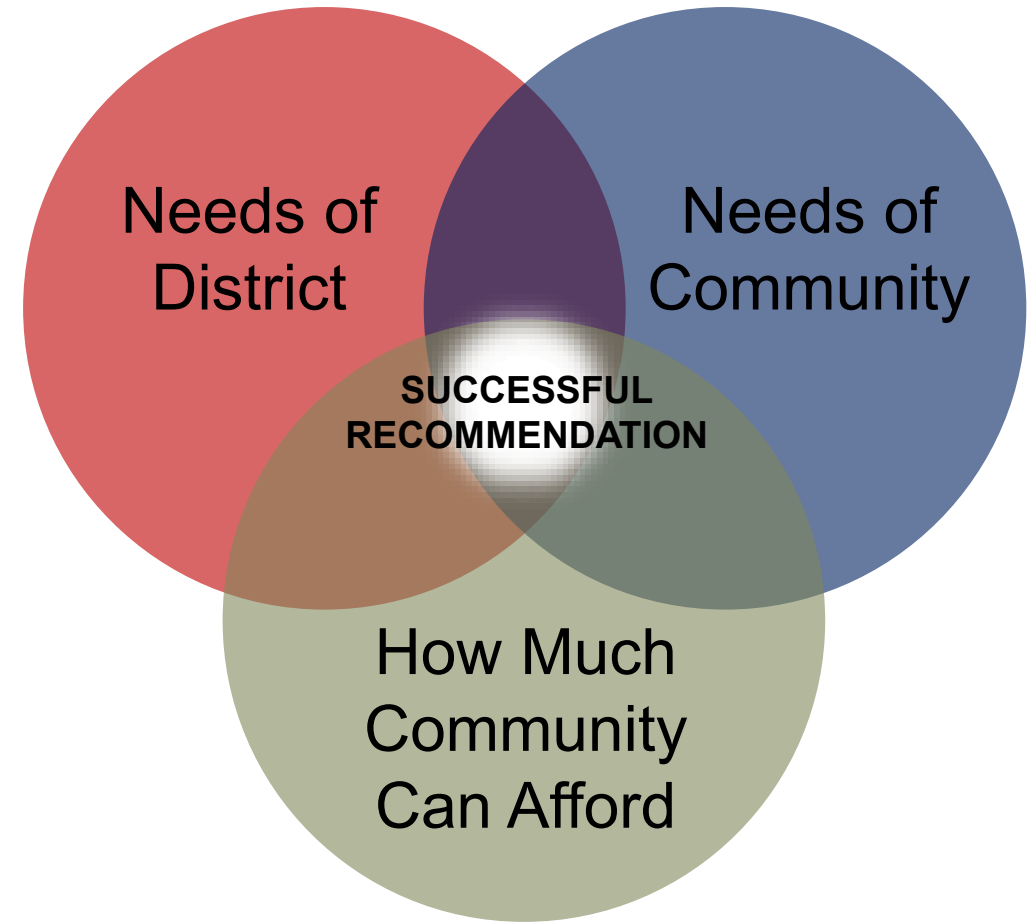
DETAILED TIMELINE FOR COUPEVILLE SD



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					Community Feedback on Draft Recommendations	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	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 on 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						

GROUND RULES

- Definition of Consensus =
*“I can live with it,
and I can support it”*
 - Let’s recognize that we probably won’t agree on everything 100% of the time.
 - The expectation is we develop a recommendation we can all support, even if it does not include everything we individually might have wanted.



DRAFT RECOMMENDATION: REPLACE ELEMENTARY

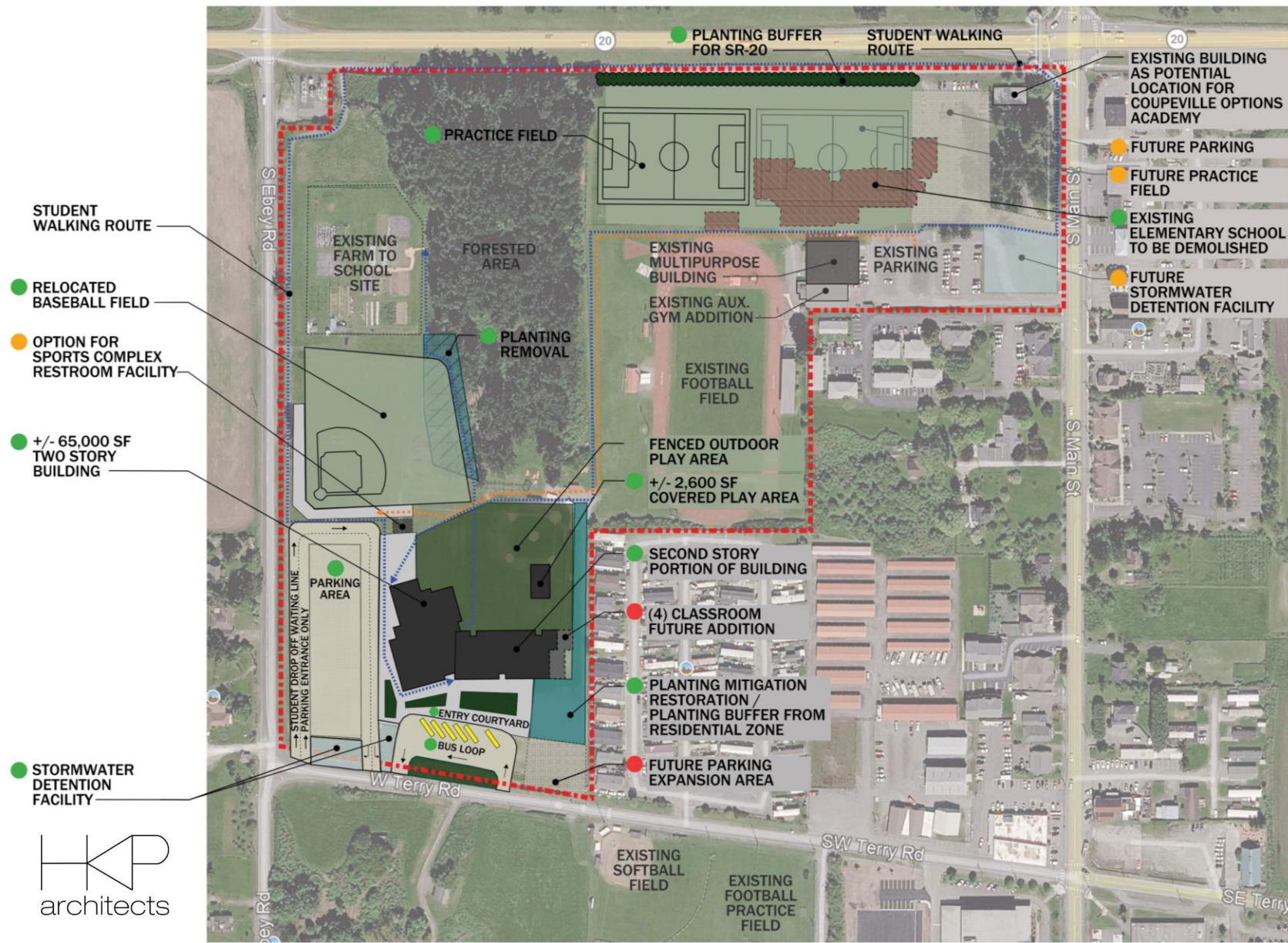
- Approx. 65,000 SF
- Built for 500 students
- Option for a future 4 classroom addition in case of enrollment growth
- Demolishes existing Elementary School and 3 old portables
- Multi-Purpose building and newest portable would be kept

**Terry Road
Site**

OR

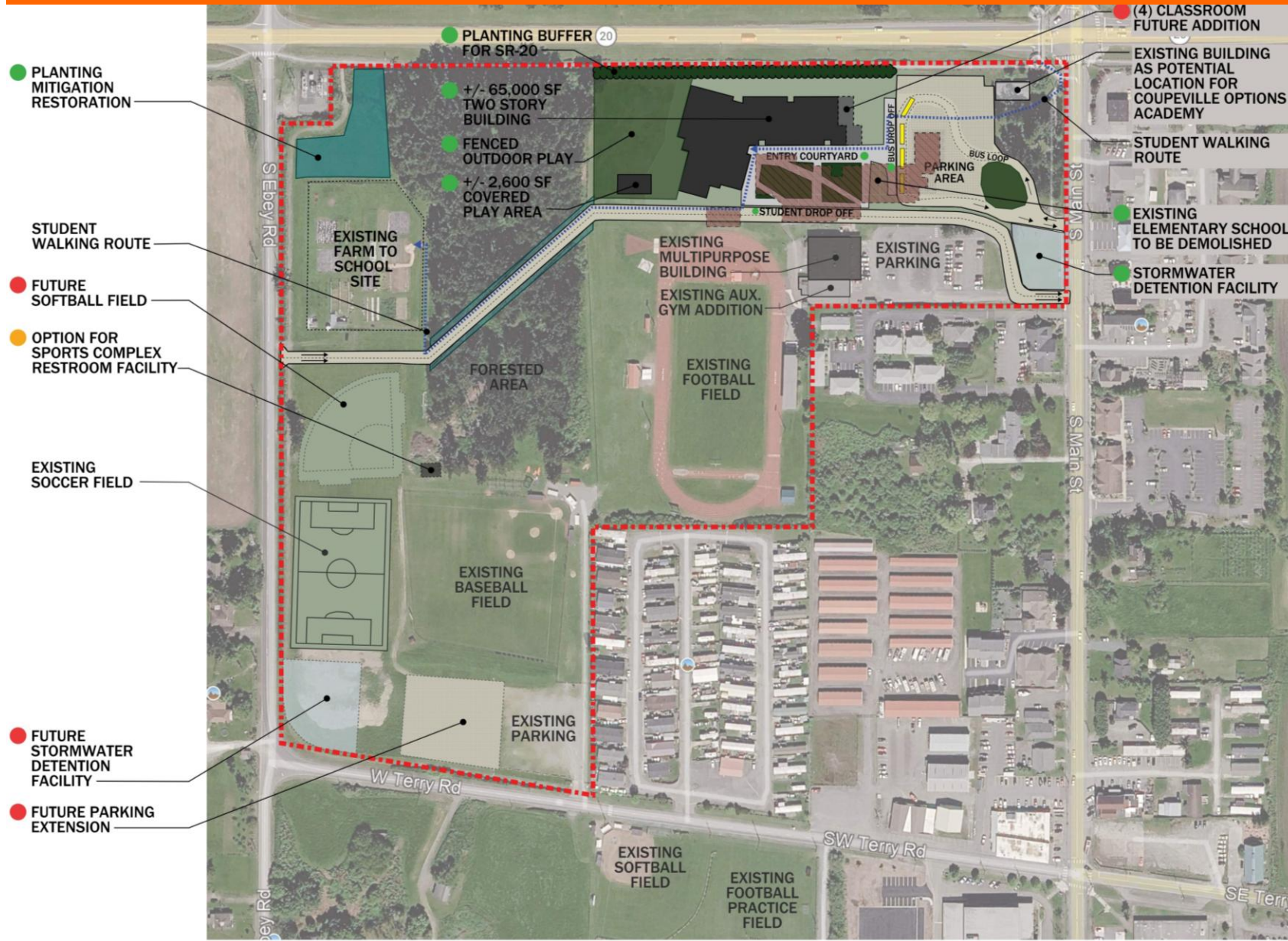
**Existing
Site**

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

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

LEGEND

- REQUIRED FOR RELOCATION OF ELEMENTARY SCHOOL
- PENDING FUNDING AVAILABILITY
- FUTURE LONG RANGE PLANNING



DRAFT RECOMMENDATION: 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

DRAFT RECS: INVESTMENT OPTION EXAMPLES

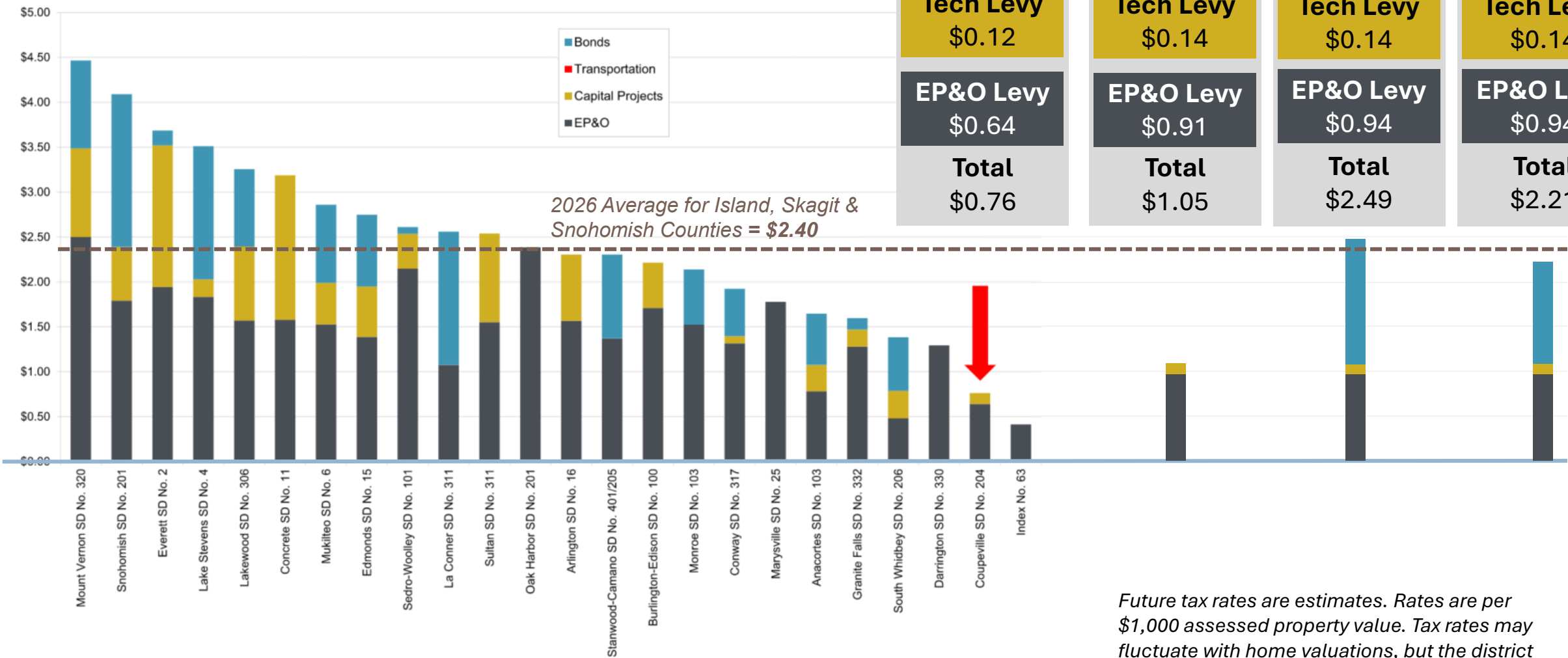
Option A			Option B	
Required for Replacement of Elementary School				
Replace Elementary School (Existing Site or Terry Road Site)	\$88,120,000		Replace Elementary School (Existing Site or Terry Road Site)	\$88,120,000
Additional Options				
Expand parking lot and stormwater management at Elementary 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

DRAFT RECS: 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.

DoWEA MILITARY-CONNECTED SCHOOLS GRANT

\$25 MILLION
GRANT AVAILABLE

**Grant not awarded
to CSD in this cycle**

**DoWEA received
86 eligible
applications
requesting more
than \$1.1 billion**

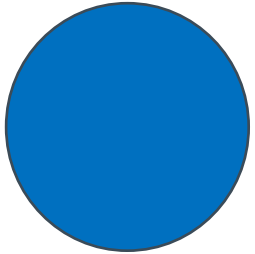
- Funding for construction, modernization, and facilities maintenance for schools with at least 15% military-connected student enrollment
- CSD applied for \$25 million to be dedicated to the **replacement of the Elementary School**, which has 15.75% military-connected students
- Applications were due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

COMMUNITY FEEDBACK: CONCERN TO RESPONSE

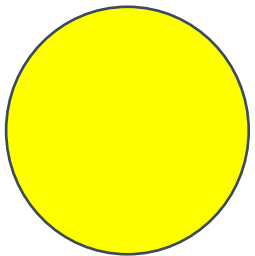
1. Student safety
2. Protection of Ebey's Landing National Historical Reserve, farmland, and views
3. Traffic and access
4. Cost, taxes, and affordability
5. Comparison of replace versus renovation
6. Community engagement and trust
7. Enrollment and building size
8. Building design and community character
9. Noise and learning environment
10. Effects on neighbors
11. Legal and land use risk

COMMUNITY FEEDBACK: CONCERN TO RESPONSE

All 11 concerns will remain under consideration. This exercise will help define the role each should play in our continued work.



Influence: Which concerns should carry the most weight as we continue our work?



Opportunity for Improvement: Which concerns present the greatest opportunity to improve our recommendations in response to community feedback?

COMMUNITY FEEDBACK: CONCERN TO RESPONSE

What could go wrong if the committee does not address this concern?

What do we already know?
(Information already supported by project work or community feedback.)

Our three ideas to address this concern:

Responses could include:

- A project or design change.
- Additional technical analysis.
- Consultation with an affected group, agency, or subject-matter expert.
- A change in scope, phasing, or funding strategy.
- A communication or documentation improvement.
- A criterion that must be satisfied.

NEXT STEPS

- District and Wenaha will work on revisions to FPTF meeting schedule and target election
- We'll get to work on the to-do list from tonight's discussion!