

Bond Update and Resolution

Heather Tow-Yick, Superintendent

Martin Turney, Chief of Finance and Operations

Lesha Engels, Executive Director of Communications and Digital Strategy



ISSAQUAH
SCHOOL DISTRICT 411

Purpose

- Review feedback from May 9th, 2024 meeting
- Provide updated data and revised bond package
- Review and discuss Resolution 1223

Board Feedback from May 9th, 2024

- ➡ Repurpose \$44M via resolution and revise the proposed bond package
- ➡ Provide map of bond package investments with overlay of student population
- ➡ Update tax rate chart to include the 20 year average tax rate and highlighting 2023 as the year bonds would likely have been issued COVID had not delayed previous bond planning timelines
- ➡ Explain debt structure and tax rate in relation to borrowing cost

Bond Package

Changes from Superintendent Recommendation

Amounts Removed:

- Vestibules (\$7.6M)
- Fire Systems - Partial (\$14.4M)
- Early Learning Options (\$20M)
- Land - Transportation Expansion (\$2M)

To be completed through use of \$44M of 2022 levy funds repurposed via Resolution 1222.

Amount Adjusted:

- New High School amount increased from \$138.7M to \$182.7M (\$44M increase) to complete the project through use of bond funding.

District Wide Considerations	
Safety and Security	
Fire Systems	\$ 900,000
Cameras	\$ 8,400,000
Hardware / Access Control	\$ 3,900,000
Anti Intruder Window Covering	\$ 1,700,000
Secure Building Access	\$ 2,200,000
Exterior Enhancements	\$ 400,000
Perimeter Security	\$ 400,000
Total	\$ 17,900,000
Total Safety and Security**	\$ 17,900,000

Building Stewardship	
Clean Buildings	
LED Lighting	\$ 63,845,000
Major System Optimization	\$ 58,800,000
HVAC Controls	\$ 8,000,000
Total	\$ 130,645,000
Total Clean Building Act**	\$ 130,645,000
Building Modernization	
Roof Replacement & Repair	\$ 112,200,000
Major System Replacements and Modernization	\$ 38,800,000
Exterior Walls & Windows	\$ 23,000,000
Kitchen Upgrades and Modernization	\$ 6,800,000
HVAC Controls	\$ 3,000,000
District Wide Audio Visual	\$ 2,600,000
Total	\$ 186,400,000
Total Building Modernization**	\$ 186,400,000

Secondary Needs	
Innovation/Career Preparation	
<u>Innovative Space / Career Preparation Remodeling</u>	
Liberty High School 20,000 sf addition	\$ 40,400,000
Liberty High School 5,000 sf remodel	\$ 12,600,000
Issaquah High School 5,000 sf remodel	\$ 12,600,000
Skyline High School 5,000 sf remodel	\$ 12,600,000
Gibson-Ek High School	\$ 400,000
Total Innovation / Career Preparation**	\$ 78,600,000
High School Capacity	
Total for New High School**	\$ 182,700,000

District Wide Considerations	
Student Support and Well-Being	
Accessible and Safe Playground Spaces	\$ 4,600,000
Special Services Upgrades	\$ 2,700,000
Water Bottle Filling Stations	\$ 1,400,000
Total Student Support and Well Being	\$ 8,700,000
Athletics/Activities	
Athletic Field Renovations	\$ 24,400,000
City of Issaquah Pool Expansion Collaboration	\$ 10,000,000
Field Lights at CMMS, BLMS, PCMS	\$ 3,000,000
Total Athletics/Activities	\$ 37,400,000
Grand Total*	\$ 642,345,000

New High School Project Cost Estimate

Preconstruction Costs To Date 20,185,144 *as of 2/29/24*

Remaining Project Cost Estimates

Construction Costs
("Hard Costs") 202,000,000

Construction Consultants,
Permit/Inspection Fees, Furniture,
Fixtures, Equipment, Contingency, etc.
("Soft Costs") 70,700,000 *35% of Construction Cost*

Total Project Cost Estimate 272,700,000

Funds Available* 90,000,000

Funds Required to Complete Project 182,700,000 

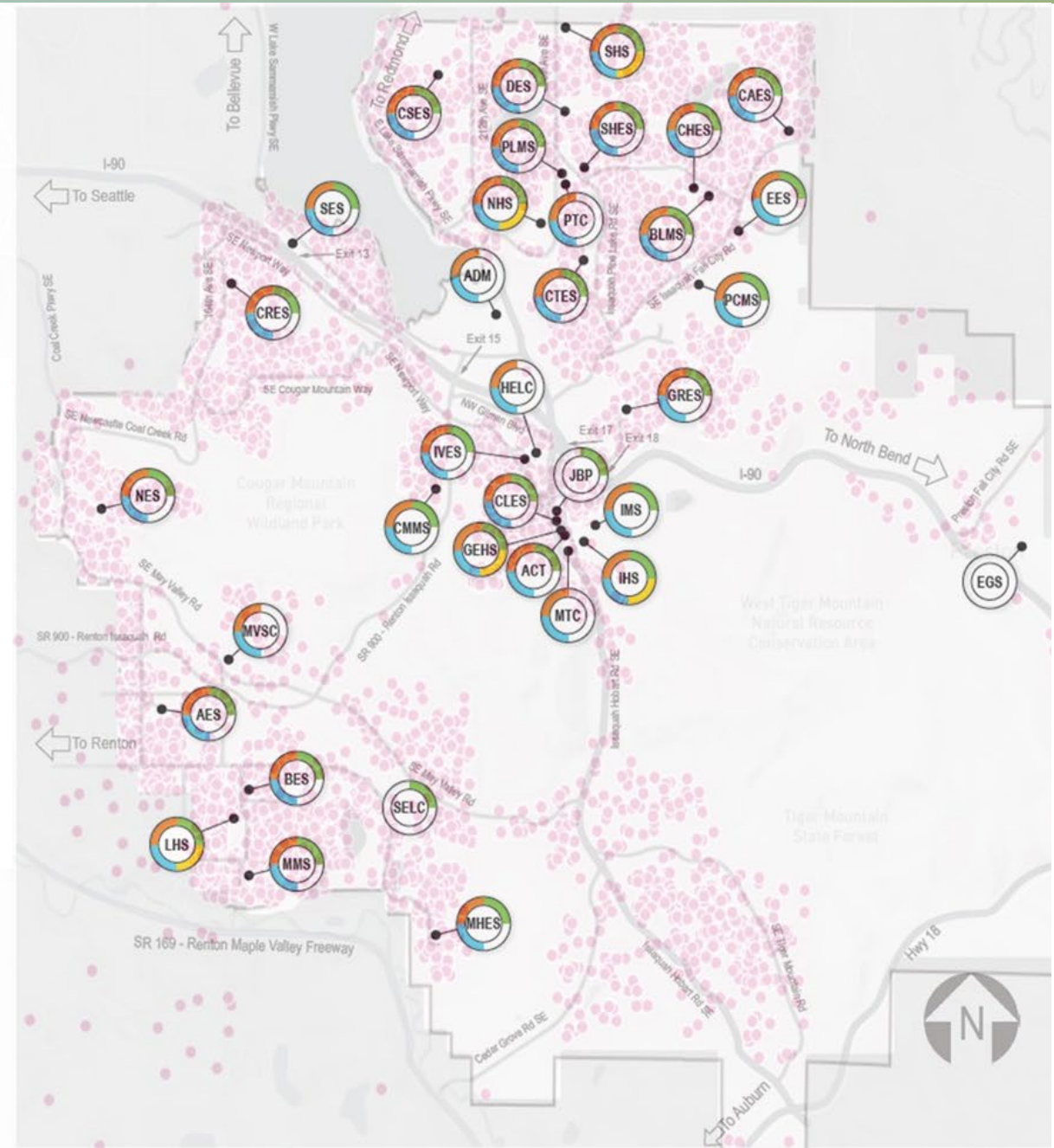
*Does not include \$44M 2022 levy funds repurposed via Resolution 1222



2024 CAPITAL BOND PROJECTS BY SCHOOL

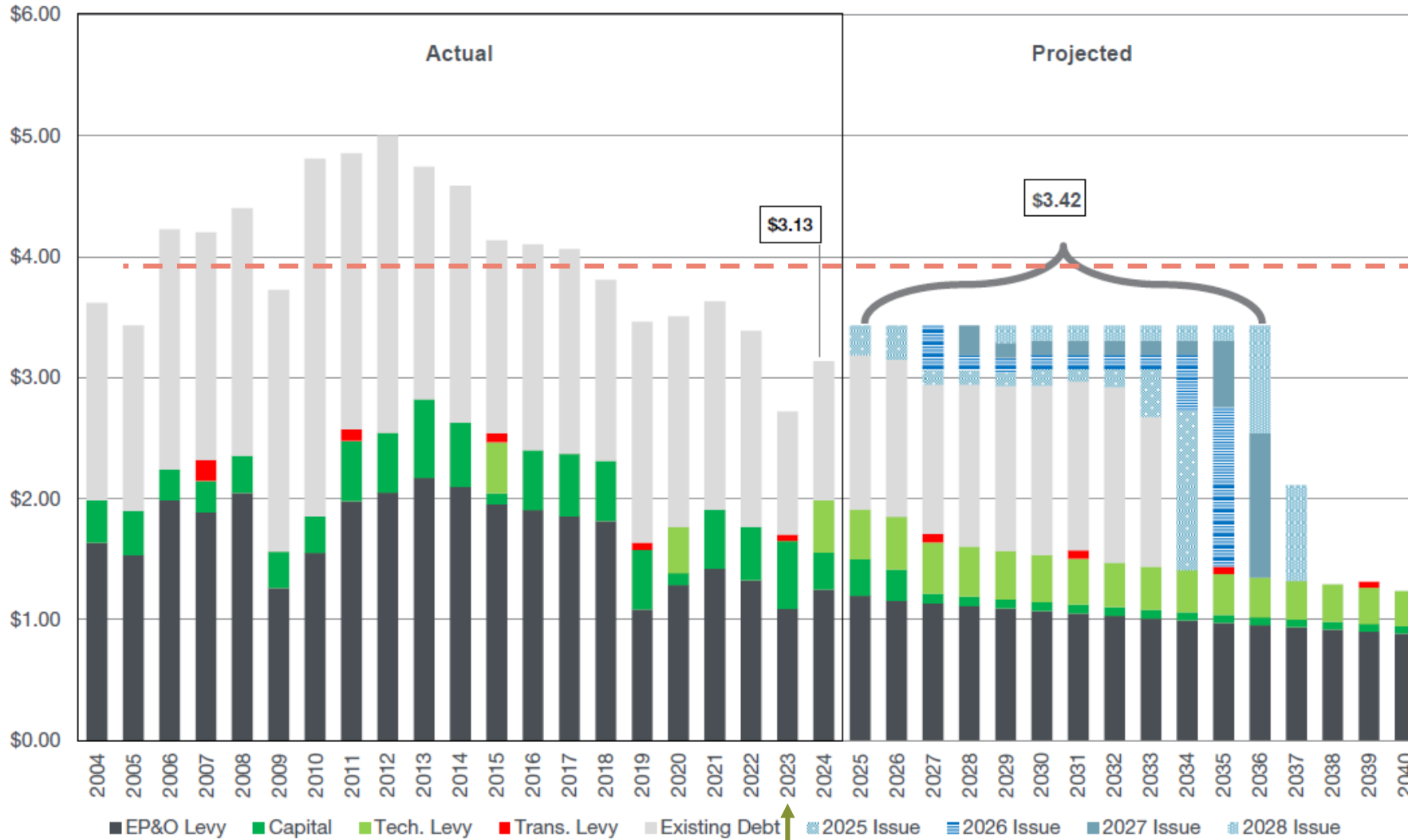


SCHOOL	SAFETY & SECURITY	BUILDING STEWARDSHIP	SECONDARY NEEDS	DISTRICT-WIDE CONSIDERATIONS
ELEMENTARY SCHOOLS				
AES	●	●		●
BES	●	●		●
CAES	●	●		●
CTES	●	●		●
CHES	●	●		●
CLES	●	●		●
CRES	●	●		●
CSES	●	●		●
DES	●	●		●
EES	●	●		●
GRES	●	●		●
IVES	●	●		●
MHES	●	●		●
NES	●	●		●
SHES	●	●		●
SES	●	●		●
MIDDLE SCHOOLS				
BLMS	●	●		●
CMMS	●	●		●
IMS	●	●		●
MMS	●	●		●
PCMS	●	●		●
PLMS	●	●		●
HIGH SCHOOLS				
EGS				
GEHS	●	●	●	●
IHS	●	●	●	●
LHS	●	●	●	●
SHS	●	●	●	●
NHS	●	●	●	●
OTHER FACILITIES				
ACT	●	●		●
ADM	●	●		
HELCS	●	●		
MVSC	●	●		
MTC	●	●		
PTC	●	●		
SELC				●
JBP				●



Map revised to include a red dot indicating the location of a student's residence within the District.

Projected Tax Rates: \$642 Million Authorization



Prior 20 year average (2005-2024) tax rate: **\$3.91**

Typical timeline for bond consideration, with likely 2023 issuance, was delayed due to COVID.

Source: Piper-Sandler; All years assume renewal of EP&O, capital, and transportation levies. Historical certified tax rate.

Debt Structure and Projected Tax Rate

- The selected term keeps the projected tax rate steady.
- The projected principal and interest payments due in 2029 make that the highest tax rate year.
 - If the debt repayment period were extended (e.g. 20 years), more interest will be due in 2029, leading to a higher tax rate that year.
- A longer repayment term would:
 - Increase the total borrowing cost.
 - Require a higher borrowing rate.
 - Result in more interest being paid over a longer period.

Resolution 1223

- Created based on the revised bond package
- Attached to the board agenda for consideration
- If approved, will be filed with King County to put the measure on the November 5th, 2024 Ballot.

Questions?



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