

# Bond Planning Update & Superintendent Recommendation

Heather Tow-Yick, Superintendent

Martin Turney, Chief of Finance and Operations

Lesha Engels, Executive Director of Communications and Digital Strategy

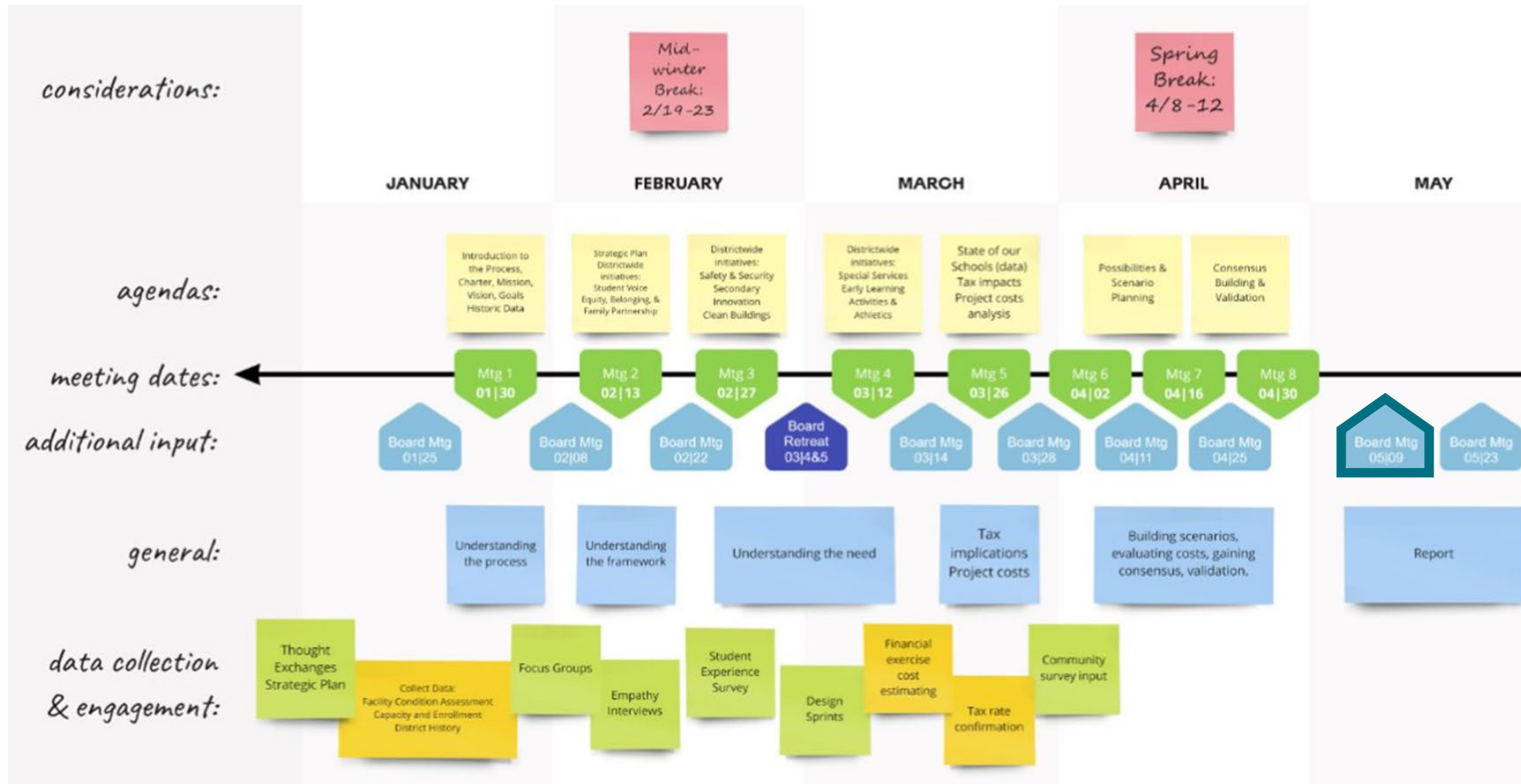


ISSAQUAH  
SCHOOL DISTRICT 411

# Purpose

- Review bond planning timeline and progress to date
- Recap the work and recommendation of the Bond Advisory Committee
- Present superintendent bond recommendation for review and discussion

# Bond Planning Timeline



# Bond Advisory Committee

Meetings Recap & Outcome

# Evolution of Our Bond Committee Work

**From**



**To**

- Voting
- Representation by school
- Mix of appointment and application process for selection
- 5 meetings
- 50+ members
- Internal facilitation
- Context considerations (e.g. high growth in enrollment)

- Consensus
- Multiple affiliations
- Application process at large + appointed principals
- 8 meetings
- 60+ members
- External facilitation
- Context considerations (e.g. new laws Clean Building Act)

# Bond Advisory Committee

## *Meetings*

# 1/2

Meeting 1	Meeting 2	Meeting 3	Meeting 4
<p data-bbox="366 525 575 554"><i>January 30, 2024</i></p> <p data-bbox="224 629 415 658"><b>Foundations</b></p> <ul data-bbox="224 672 631 839" style="list-style-type: none"> <li>• Bonds and Levies</li> <li>• Committee Charter</li> <li>• Group Agreements</li> <li>• Agenda and Objectives</li> </ul> <p data-bbox="224 896 428 925"><b>Introductions</b></p> <ul data-bbox="224 939 443 968" style="list-style-type: none"> <li>• Affiliations</li> </ul> <p data-bbox="224 1029 372 1058"><b>Our Story</b></p> <ul data-bbox="224 1072 647 1196" style="list-style-type: none"> <li>• Vision Through Facilities</li> <li>• Capital Projects Success</li> <li>• Bond History Success</li> </ul>	<p data-bbox="894 525 1116 554"><i>February 13, 2024</i></p> <p data-bbox="759 629 970 658"><b>Strategic Plan</b></p> <ul data-bbox="759 672 1065 753" style="list-style-type: none"> <li>• Areas of Priority</li> <li>• District Goals</li> </ul> <p data-bbox="759 811 1105 839"><b>Programs and Services</b></p> <ul data-bbox="759 853 1105 976" style="list-style-type: none"> <li>• Student Voice</li> <li>• Safety and Security</li> <li>• Early Learning</li> </ul>	<p data-bbox="1429 525 1651 554"><i>February 27, 2024</i></p> <p data-bbox="1294 629 1600 658"><b>Code Requirements</b></p> <ul data-bbox="1294 672 1640 711" style="list-style-type: none"> <li>• Clean Buildings Act</li> </ul> <p data-bbox="1294 768 1768 796"><b>Information from Recent Audit</b></p> <ul data-bbox="1294 811 1691 891" style="list-style-type: none"> <li>• Findings</li> <li>• District Improvements</li> </ul> <p data-bbox="1294 948 1564 976"><b>2016 Bond Status</b></p> <ul data-bbox="1294 991 1742 1153" style="list-style-type: none"> <li>• Status of Bond Funds and Capital Levy</li> <li>• Enrollment</li> <li>• New High School</li> </ul>	<p data-bbox="1982 525 2175 554"><i>March 12, 2024</i></p> <p data-bbox="1829 629 2175 658"><b>Districtwide Initiatives</b></p> <ul data-bbox="1829 672 2226 753" style="list-style-type: none"> <li>• Special Services</li> <li>• Activities and Athletics</li> </ul> <p data-bbox="1829 811 2175 839"><b>High School Follow Up</b></p> <ul data-bbox="1829 853 2226 891" style="list-style-type: none"> <li>• Questions/Information</li> </ul> <p data-bbox="1829 948 2303 976"><b>Secondary Innovation and CTE</b></p> <ul data-bbox="1829 991 2201 1068" style="list-style-type: none"> <li>• Potential Innovative Programming</li> </ul>

# Bond Advisory Committee

## *Meetings*

# 2/2

Meeting 5	Meeting 6	Meeting 7	Meeting 8
<p data-bbox="377 554 563 579"><i>March 26, 2024</i></p> <p data-bbox="224 654 570 682"><b>Districtwide Initiatives</b></p> <ul data-bbox="224 696 690 772" style="list-style-type: none"> <li>• Equity, Belonging, &amp; Family Partnerships</li> </ul> <p data-bbox="224 832 608 908"><b>What is in a Construction Budget</b></p> <p data-bbox="224 965 665 993"><b>Getting to Know Our Schools</b></p>	<p data-bbox="927 554 1085 579"><i>April 2, 2024</i></p> <p data-bbox="756 654 1136 729"><b>Reflecting on our Shared Learning on Initiatives</b></p> <p data-bbox="756 786 1093 815"><b>Identify Our Priorities</b></p> <p data-bbox="756 875 1200 903"><b>Getting to Know Our Schools</b></p> <ul data-bbox="756 918 1141 993" style="list-style-type: none"> <li>• What are the costs to improve them?</li> </ul>	<p data-bbox="1454 554 1625 579"><i>April 16, 2024</i></p> <p data-bbox="1289 654 1536 682"><b>What We Heard</b></p> <p data-bbox="1289 743 1658 772"><b>Bond Package Scenarios</b></p> <p data-bbox="1289 832 1651 861"><b>Discussion of Scenarios</b></p>	<p data-bbox="1989 554 2160 579"><i>April 30, 2024</i></p> <p data-bbox="1824 654 2186 682"><b>Revisiting Our Learning</b></p> <ul data-bbox="1824 696 2186 772" style="list-style-type: none"> <li>• Innovation/CTE</li> <li>• Restroom Upgrades</li> </ul> <p data-bbox="1824 832 2125 861"><b>Tax Impact Analysis</b></p> <p data-bbox="1824 918 2181 993"><b>Scenario Refinement &amp; Consensus</b></p>

2024 Bond Advisory Committee meeting materials are available here: <https://www.isd411.org/about-us/initiatives/bond-committee>

## Committee Priorities

Through surveys, discussions, and ranking exercises, the Bond Advisory Committee established their priorities, which were then used to develop multiple equitable bond package scenarios for consideration.

**Safety and Security**

**Building Maintenance, Critical Repairs and Clean Buildings Act**

**Build a New High School**

**Innovation and Career Preparation in High School and Middle School**

**Accessibility and Inclusion**

**Athletics and Activities**



# Other Committee Feedback

After review of committee discussion and feedback, these items will not be included in the Superintendent recommendation.

➡ **Administration Building Items Should Be Deprioritized**

Rationale: Maximize funding for other projects

➡ **Delay Items That Can Wait Until Future Bonds or Levies**

Rationale: Bond package should focus on near terms needs

➡ **Prioritize Items by Grade Level Where Appropriate**

Rationale: Need may not be consistent between levels

➡ **Issaquah High School Stadium & Parking Lot Not a Priority**

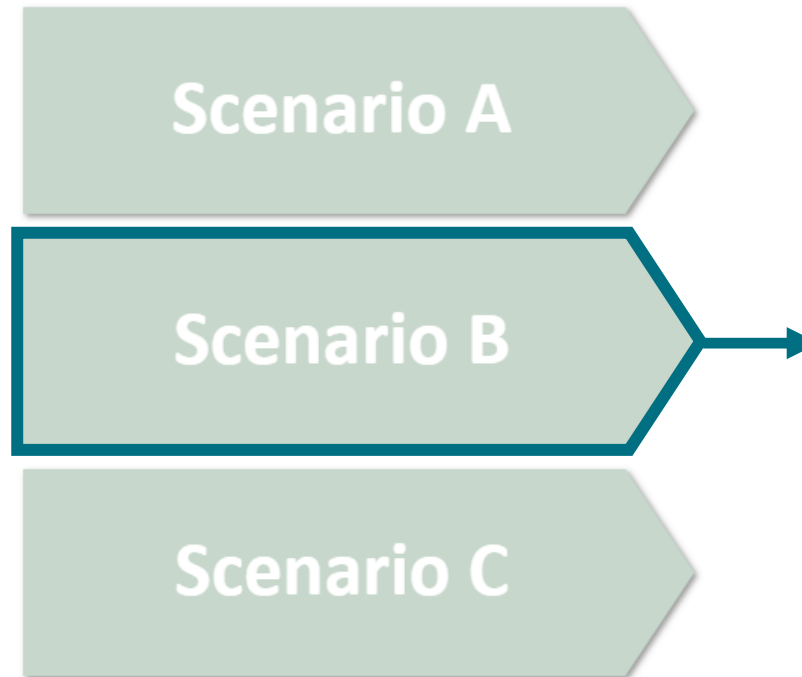
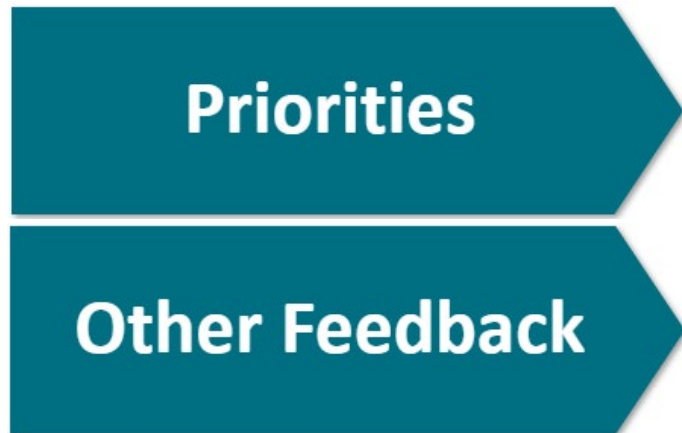
Rationale: Adding new high school increases capacity and lessens burden at existing schools

➡ **No Allocation for Portables**

Rationale: District has less need for additional portables and adequate existing funds to maintain them

# Scenarios to Recommendation

Committee priorities and feedback were used to create multiple scenarios. Surveying and discussion indicated a preferred scenario among the committee. Prior to consensus on a recommendation to the superintendent, further feedback and refinement was conducted.



ISSAQUAH  
SCHOOL DISTRICT 411

**Bond Package Recommendation**  
2024 Bond Advisory Committee  
April 30, 2024

District Wide Considerations		Secondary Needs	
<b>Safety and Security</b>		<b>Innovation/CTE</b>	
Fire Systems	\$ 15,300,000	Innovative Space / CTE Remodeling	
Cameras	\$ 8,400,000	Liberty High School 20,000 if addition	\$ 40,400,000
Vestibules	\$ 7,600,000	Liberty High School 5,000 if remodel	\$ 12,600,000
Hardware / Access Control	\$ 3,900,000	Issaquah High School 5,000 if remodel	\$ 12,600,000
Anti Intruder Window Covering	\$ 1,700,000	Skyline High School 5,000 if remodel	\$ 400,000
Secure Building Access	\$ 2,200,000	Gibson-Ek High School	\$ 400,000
Exterior Enhancements	\$ 400,000	<b>Total Innovation / CTE**</b>	<b>\$ 78,600,000</b>
Perimeter Security	\$ 400,000	<b>High School Capacity</b>	
Total	\$ 39,900,000	Total for New High School**	\$ 138,700,000
<b>Total Safety and Security**</b>	<b>\$ 39,900,000</b>		
<b>Building Stewardship</b>		<b>District Wide Considerations</b>	
<b>Clean Buildings</b>		<b>Student Support and Well Being</b>	
LED Lighting	\$ 63,845,000	Restroom Upgrades	\$ 7,800,000
Major System Optimization	\$ 58,800,000	Accessible and Safe Playground Spaces	\$ 4,600,000
HVAC Controls	\$ 8,000,000	Special Services Upgrades	\$ 2,700,000
Total	\$ 130,645,000	Water Bottle Filling Stations	\$ 1,400,000
<b>Total Clean Building Act**</b>	<b>\$ 130,645,000</b>	<b>Total Student Support and Well Being</b>	<b>\$ 16,600,000</b>
<b>Building Modernization</b>		<b>Athletics/Activities</b>	
Roof Replacement & Repair	\$ 112,200,000	Athletic Field Renovations	\$ 24,400,000
Major System Replacements and Modernization	\$ 36,800,000	City of Issaquah Pool Expansion Collaboration	\$ 10,000,000
Exterior Walls & Windows	\$ 23,000,000	Field Lights at CMMS, BLMS, PCMS	\$ 3,000,000
Kitchen Upgrades and Modernization	\$ 6,800,000	<b>Total Athletics/Activities</b>	<b>\$ 37,400,000</b>
HVAC Controls	\$ 3,000,000	<b>Early Learning and Transportation</b>	
District Wide Audio Visual	\$ 2,600,000	Early Learning Options	\$ 20,000,000
Total	\$ 186,400,000	Land - Transportation Expansion	\$ 2,000,000
<b>Total Building Modernization**</b>	<b>\$ 186,400,000</b>	<b>Total Early Learning and Transportation</b>	<b>\$ 22,000,000</b>
		<b>Grand Total*</b>	<b>\$ 650,245,000</b>

**Notes:**  
\*This recommendation will be brought forward to the superintendent and subsequently to the Board of Directors. Upon passage of the bond, the intent is to implement projects on a timeline based on need and feasibility with monitoring by a proposed Bond Oversight Committee. State assistance funding and interest income on bond funds are not guaranteed and would be used as contingency with monitoring by the proposed Bond Oversight Committee.  
\*\*Includes 2% for district project management costs.

# Bond Package Recommendation

2024 Bond Advisory Committee

April 30, 2024

## Bond Advisory Committee Bond Package Highlights

\$39.9M	Safety and Security
\$130.6M	Clean Building Act
\$186.4M	Building Modernization
\$78.6M	Innovation / CTE
\$138.7M	New High School
\$16.6M	Student Support and Well Being <i>Restroom upgrades, accessible and safe playground spaces, special services upgrades, water bottle filling stations</i>
\$37.4M	Athletics / Activities <i>Athletic field renovations, pool expansion allowance, field lights at three middle schools</i>
\$20M	Early Learning Options <i>Allowance for purchase of land and structure for south end early learning center</i>
\$2M	Land for Transportation Expansion
<b>\$650.2M</b>	<b>Total Recommended Bond Package Amount</b>

District Wide Considerations	
Safety and Security	
Fire Systems	\$ 15,300,000
Cameras	\$ 8,400,000
Vestibules	\$ 7,600,000
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
<b>Total</b>	<b>\$ 39,900,000</b>
<b>Total Safety and Security**</b>	<b>\$ 39,900,000</b>

Building Stewardship	
Clean Buildings	
LED Lighting	\$ 63,845,000
Major System Optimization	\$ 58,800,000
HVAC Controls	\$ 8,000,000
<b>Total</b>	<b>\$ 130,645,000</b>
<b>Total Clean Building Act**</b>	<b>\$ 130,645,000</b>
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
<b>Total</b>	<b>\$ 186,400,000</b>
<b>Total Building Modernization**</b>	<b>\$ 186,400,000</b>

Secondary Needs	
Innovation/CTE	
<u>Innovative Space / CTE 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
<b>Total Innovation / CTE**</b>	<b>\$ 78,600,000</b>
High School Capacity	
<b>Total for New High School**</b>	<b>\$ 138,700,000</b>

District Wide Considerations	
Student Support and Well Being	
Restroom Upgrades	\$ 7,900,000
Accessible and Safe Playground Spaces	\$ 4,600,000
Special Services Upgrades	\$ 2,700,000
Water Bottle Filling Stations	\$ 1,400,000
<b>Total Student Support and Well Being</b>	<b>\$ 16,600,000</b>
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
<b>Total Athletics/Activities</b>	<b>\$ 37,400,000</b>
Early Learning and Transportation	
Early Learning Options	\$ 20,000,000
Land - Transportation Expansion	\$ 2,000,000
<b>Total Early Learning and Transportation</b>	<b>\$ 22,000,000</b>

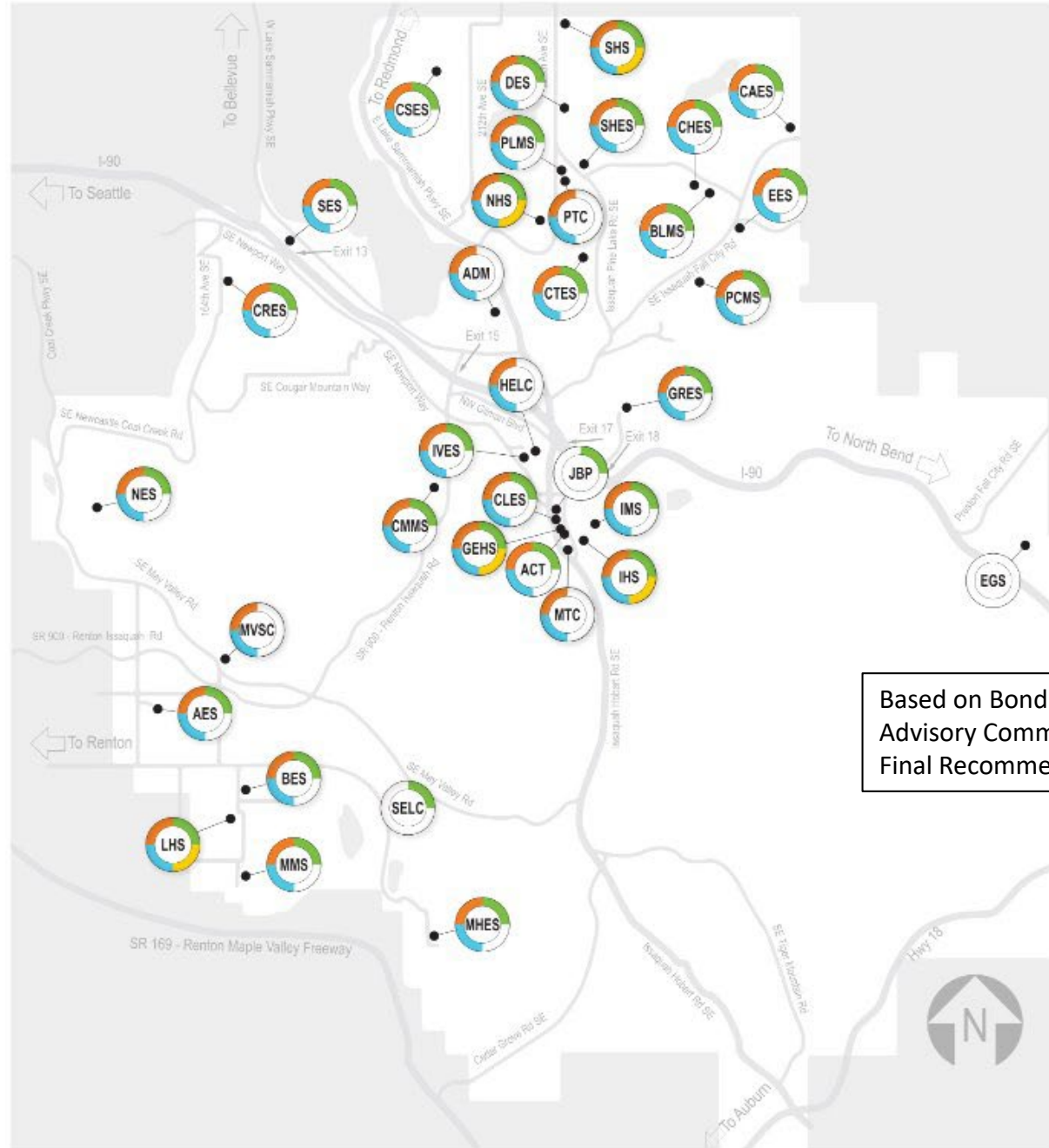
<b>Grand Total*</b>	<b>\$ 650,245,000</b>
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**Notes:**  
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 \*\*Includes 2% for district project management costs.



## 2024 CAPITAL BOND PROJECTS BY 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	●	●	●	●
	JBP	●	●	●	●

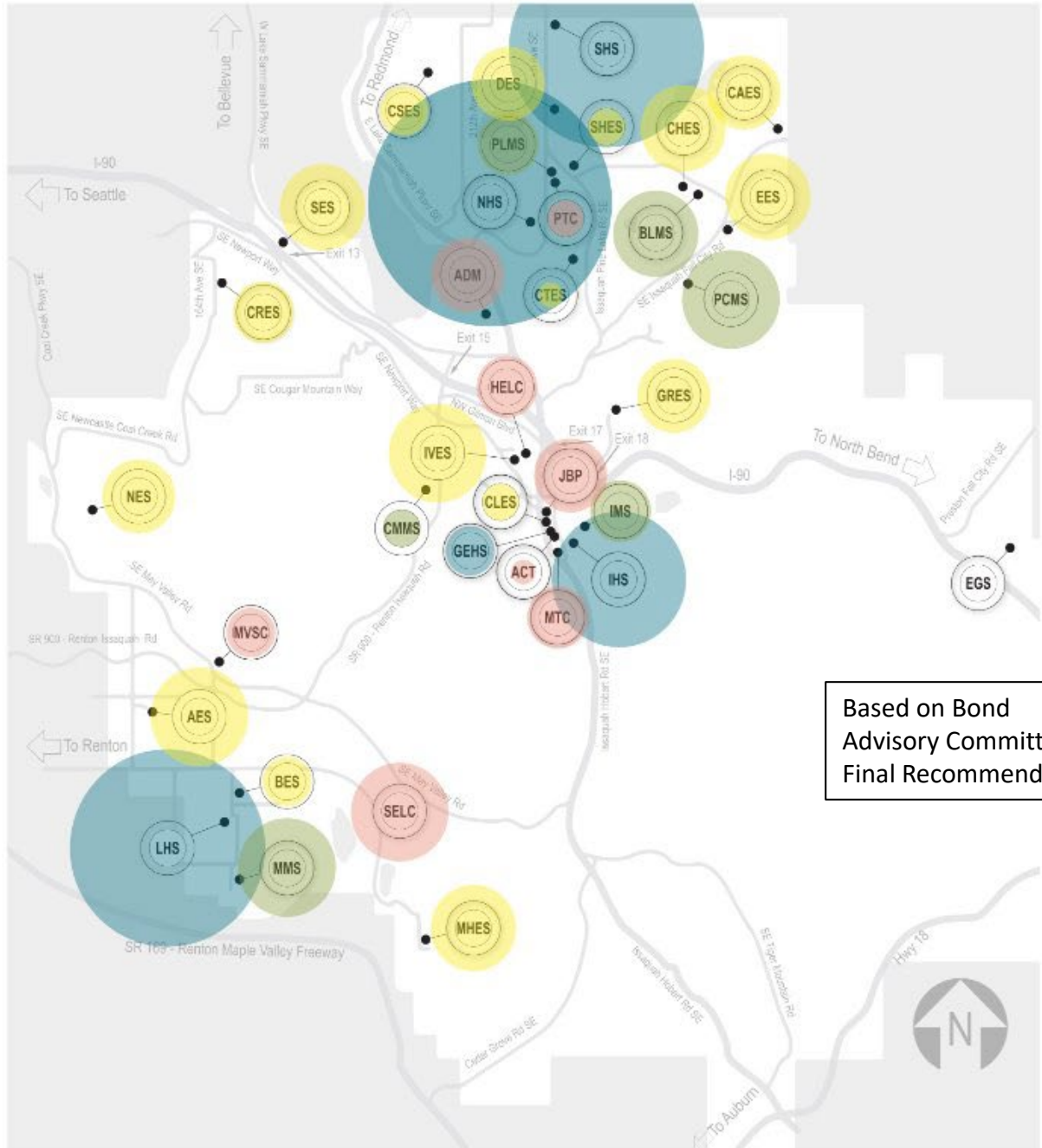


Based on Bond Advisory Committee Final Recommendation



## 2024 CAPITAL BOND PROJECTS BY SCHOOL

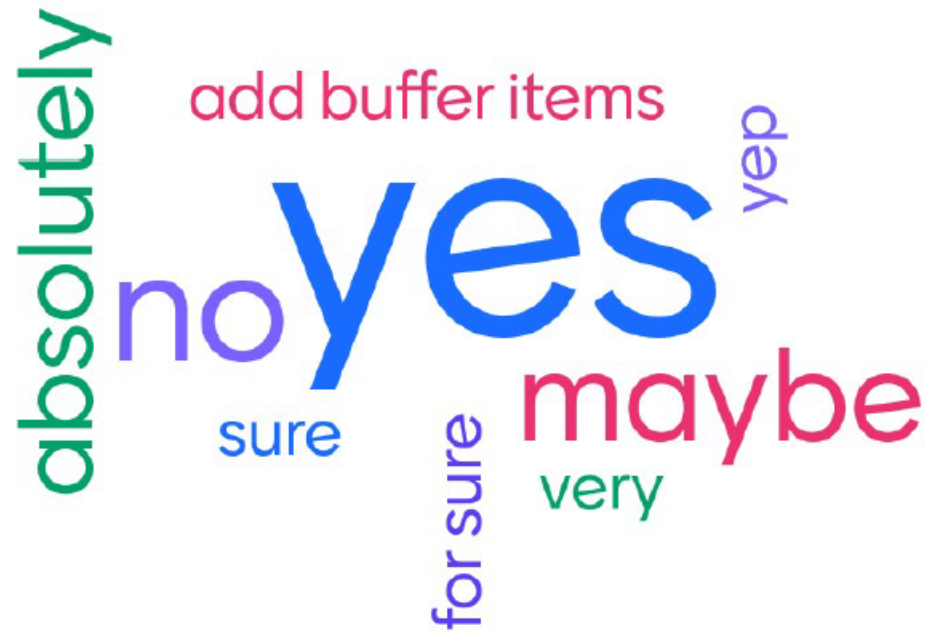
		SAFETY & SECURITY	BUILDING STEWARDSHIP	SECONDARY NEEDS	DISTRICT-WIDE CONSIDERATIONS
ELEMENTARY SCHOOLS	AES	●	●	●	●
	BES	●	●	●	●
	CAES	●	●	●	●
	CTES	●	●	●	●
	CHES	●	●	●	●
	CLES	●	●	●	●
	CRES	●	●	●	●
	CSES	●	●	●	●
	DES	●	●	●	●
	EES	●	●	●	●
	GRES	●	●	●	●
	IVES	●	●	●	●
	MHES	●	●	●	●
	NES	●	●	●	●
MIDDLE SCHOOLS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



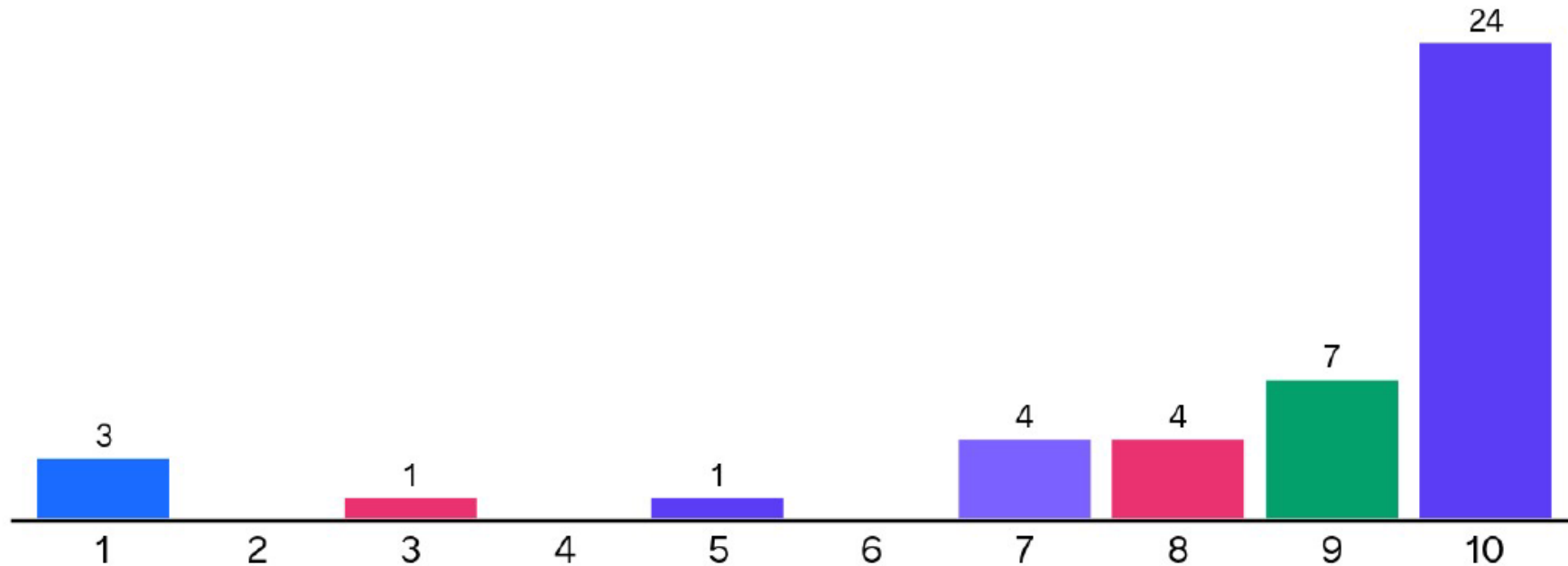
Based on Bond Advisory Committee Final Recommendation

# Are you comfortable recommending Scenario B, in current form, to the Superintendent?

51 responses



# How likely are you to recommend Scenario B to a friend or colleague?



# Superintendent Recommendation

2024 Bond Package



# Superintendent Recommendation

## *Combined Bond Package*

Total recommended bond package of **\$642,345,000**.

- **<Adjustment from Bond Advisory Committee>**  
This recommendation is \$7.9M lower than the committee's recommendation.
- The \$7.9M for restroom upgrades will be funded by other revenue sources. These interior upgrades are key to the priority area in the district strategic plan on student well-being, specifically safety.
- Projects to be completed by priority and feasibility, with added oversight by proposed Bond Oversight Committee.
- Project management allocation of 2% included in safety and security, building stewardship, and secondary needs projects.
- Utilize state assistance and interest earned on bond funds for project contingency. Any unused contingency at the completion of all 2024 bond projects will be used to provide additional student support and well-being upgrades.

District Wide Considerations	
Safety and Security	
Fire Systems	\$ 15,300,000
Cameras	\$ 8,400,000
Vestibules	\$ 7,600,000
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	\$ 39,900,000
<b>Total Safety and Security**</b>	<b>\$ 39,900,000</b>

Building Stewardship	
Clean Buildings	
LED Lighting	\$ 63,845,000
Major System Optimization	\$ 58,800,000
HVAC Controls	\$ 8,000,000
Total	\$ 130,645,000
<b>Total Clean Building Act**</b>	<b>\$ 130,645,000</b>
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
<b>Total Building Modernization**</b>	<b>\$ 186,400,000</b>

Secondary Needs	
Innovation/CTE	
Innovative Space / CTE Remodeling	
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
<b>Total Innovation / CTE**</b>	<b>\$ 78,600,000</b>
High School Capacity	
<b>Total for New High School**</b>	<b>\$ 138,700,000</b>

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
<b>Total Student Support and Well Being</b>	<b>\$ 8,700,000</b>
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
<b>Total Athletics/Activities</b>	<b>\$ 37,400,000</b>
Early Learning and Transportation	
Early Learning Options	\$ 20,000,000
Land - Transportation Expansion	\$ 2,000,000
<b>Total Early Learning and Transportation</b>	<b>\$ 22,000,000</b>

**Grand Total\*** **\$ 642,345,000**

## Safety and Security

### Districtwide improvements to safety and security consisting of:

- Replacing and upgrading aging security camera systems.
- Increasing security cameras at all schools and district buildings.
- Upgrading vestibules to include intercom and camera systems.
- Installing high school vestibules at entry.
- Reinforcing exteriors and perimeters.
- Updating and expanding electronic access systems.
- Installing additional window coverings.

Safety and Security	
Fire Systems	\$ 15,300,000
Cameras	\$ 8,400,000
Vestibules	\$ 7,600,000
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Anti Intruder Window Covering	\$ 1,700,000
Secure Building Access	\$ 2,200,000
Exterior Enhancements	\$ 400,000
Perimeter Security	\$ 400,000
<b>Total</b>	<b>\$ 39,900,000</b>
<b>Total Safety and Security</b>	<b>\$ 39,900,000</b>

# Building Stewardship

## Clean Buildings Act

Upgrades to district facilities to reduce energy consumption and meet the requirements of Washington's Clean Buildings Act, with the ultimate objective of lowering greenhouse gas emissions.

## Building Modernization

Provides for updating existing facilities to ensure they meet current educational and safety standards, enhance energy efficiency, and incorporate modern audio/visual technology. These improvements are designed to support the evolving needs of both students and staff.

Building Stewardship	
Clean Buildings	
LED Lighting	\$ 63,845,000
Major System Optimization	\$ 58,800,000
HVAC Controls	\$ 8,000,000
Total	\$ 130,645,000
<b>Total Clean Building Act</b>	<b>\$ 130,645,000</b>
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<b>Total Building Modernization</b>	<b>\$ 186,400,000</b>

## Secondary Needs

### Innovation / Career and Technical Education

Innovation in ISD schools enhances learning by making it more engaging, accessible, and personalized, leading to better outcomes for students. It encompasses a wide range of opportunities district-wide, including programs like CTE, which bridges student experiences with high-wage workforce opportunities. Realizing these innovations requires significant capital investment along with strategic long-term planning.

### New High School

Issaquah High School and Skyline High School remain two of the largest in the state, facing ongoing capacity issues. With high school enrollment expected to remain steady, there is a pressing need for a new high school to alleviate these capacity challenges.

Secondary Needs	
Innovation/CTE	
<u>Innovative Space / CTE 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
<b>Total Innovation / CTE</b>	<b>\$ 78,600,000</b>
High School Capacity	
<b>Total for New High School</b>	<b>\$ 138,700,000</b>

## New High School Project Cost Estimate

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

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### 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                      134,000,000 *Includes \$44M Capital Levy*

**Funds Required to Complete Project              138,700,000**



## Understanding Total Project Costs

# Construction Costs Include

- **Direct Costs:** These are costs that can be directly attributed to a project for labor, materials and equipment including subcontractor overhead and profit.
- **Design / Estimating Contingency:** These costs are applied to design estimates to cover unforeseen risks and changes that may occur during the project design execution. This is essentially allocated risk contingency and is typically based on the estimator's best judgment following conversations with the design team and / or owner. In early design stage estimates this can range from 10% to 30% and at 100% Construction Documents this is typically 0%. As the design progresses the risk decreases.
- **General Conditions / General Requirements:** General Contractor indirect expenses, staffing and overhead costs associated with building the project.
- **Escalation:** Escalation is included to allow for increases in the price for labor and materials during the estimating phase of a project in order to account for the potential fluctuation of material prices during design and for labor agreement cost increases.
- **General Contractors Fee, Bonds and Insurance:** These costs include the General Contractor's profit for the project and bonds and insurance per contractual requirements.

## Understanding Total Project Costs

# Soft Costs Include

- **Washington State Sales Tax**, this is applied to the Total Construction Cost on Construction Projects.
- **Design, Engineering and Other Consultant Fees & Expenses**
- **Owner Consultant Fees**
- **Testing, Inspection, Permits**
- **Construction Contingency** (Cost Impacts for changes to the design during construction (Change Orders))
- **Builders Risk Insurance**
- **Construction / Project Management Services**
- **Fixtures, Furniture and Equipment (FF&E)**
- **Management Reserve / Project Contingency** (Unallocated Risk Contingency)

## Total Project Costs

# Construction Costs + Soft Costs

- The **soft costs**, or **non-construction costs** vary by the type of project. They include bond costs, property costs, design fees, furniture and equipment (FFE), sales tax, management fees, permits and mitigation fees, required special inspections, work not-in-the-contract, temporary improvements, printing, legal and miscellaneous costs.
- In addition, the budget must account for **money to address risks** which must be resolved during the course of developing the project, including: more escalation, changes in the construction, unknown conditions, or unanticipated regulatory requirements.
- New construction projects have **soft costs generally between 35 and 55%** of the Contractor's estimate, but these have to be developed on a project-specific basis.
- Modernization projects generally have soft costs higher than those of new construction projects.
- Projects that do not involve new building area generally have soft costs less than those of new construction.



## Total Project Costs

# Construction Costs + Soft Costs

- The **project cost** must be adjusted to the date of construction.
  - It **generally costs more to build in the future** than it does to build today
  - Cost change over time is called **construction escalation**. It is anticipated to be **4.5% looking beyond 2024\*** (*\*forecasted by RC Cost Group*).
    - Regulations change over time. The cost of these changes are addressed through contingencies.
    - Expectations change over time. The cost of these changes are addressed through contingencies.

# Revisiting the Potential New HS Timeline

Average Escalation*	4.74%	3.79%	5.80%	6.52%	1.33%	7.18%	21.73%	4.30%	4.50%	4.50%	4.50%	4.50%	4.50%
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
<b>Steps in Process</b>													
Begin Planning New HS	█												
Hire PDB Team	█												
<b>Cost Estimate</b>	\$120 mil												
Offer to Purchase the Property	█												
Historic Landmark Litigation	█												
SEPA Land Use Litigation		█											
Request to Rezone Property			█										
Property Zoned for School				█									
Site Development Permit with C.O.I.					█								
<b>Cost Estimate</b>					\$198 mil								
<b>Cost Estimate</b>						\$253 mil							
<b>Cost Estimate</b>								\$292.7 mil					
Building Permit Issued									█				
<b>If included in Bond and it Passes in November, 2024 - Construction Begins</b>										█			
<b>WELCOME STUDENTS to New High School</b>												█	

\*Mortenson Index on Escalation shared as an indicator and may not be a reflection of project costs.

# New High School

## *Ready to Commence*

### **Land Use Permit**

- Extended through April 19, 2025
- Possible 1-year additional extension

### **Building Permit in Process\***

- Extended through April 27, 2025

*\*Any change to design will require re-permitting*



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# New High School

## *Recent Construction Example*

### **Rainier Beach High School** *Seattle Public Schools*

- New 4-story high school
- 297,000 square feet
- 1,600 student capacity
- Opens between 2025-2026
- Estimated Project Cost:  
**\$283.3M**

## Student Support and Well-Being

- Safe playground spaces designed to provide multi-sensory experiences, inclusive play zones, and accessible routes.
- Spaces designed with accessibility, universal and inclusive design principles, integrating advanced technology to create multifunctional and flexible learning environments that are sensory inclusive.
- Water bottle filling stations that provide staff and students with convenient access to clean drinking water, promoting hydration, and supporting environmental sustainability by reducing reliance on plastic bottles.

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
<b>Total Student Support and Well Being</b>	<b>\$</b>	<b>8,700,000</b>

## Athletics / Activities

- To ensure safety, function, and equitable access, district athletic fields need to be well-maintained, multipurpose athletic spaces that are regularly updated for school-wide and community benefits, providing equal experiences across all schools.
- Adding field lights at Cougar Mountain Middle School, Beaver Lake Middle School, and Pacific Cascade Middle School provides opportunity for additional district and community use.
- Possible pool expansion collaboration with the City of Issaquah would provide access to an additional 8-lane, 25-yard along with the existing facility.

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
<b>Total Athletics/Activities</b>	<b>\$</b>	<b>37,400,000</b>

# Early Learning and Transportation

## Early Learning Options

Allows the district to explore purchase of land and facility to expand early learning offerings in the south end (Liberty High School feeder pattern).

## Land for Transportation Expansion

Transportation facilities are currently outdated, over capacity, with limited space for maintaining the existing bus fleet. To support new high school routes, choice options, additional vehicles, and the development of electric vehicle infrastructure, additional land is needed.

Early Learning and Transportation	
Early Learning Options	\$ 20,000,000
Land - Transportation Expansion	\$ 2,000,000
<b>Total Early Learning and Transportation</b>	<b>\$ 22,000,000</b>

# Other Anticipated Project Resources

## School Construction Assistance Program (SCAP)

- **\$4M** - based on current estimate of qualifying state assistance funding.

## Interest Earnings on Bond Funds

- **\$10M** - based on estimate of interest earned on bond funds invested in the King County Investment Pool.

**Note:** State assistance and interest earnings amounts are less reliable funding sources, unavailable at project onset, and not guaranteed.



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# Other Potential Project Resources

## Grants – Local, State, Federal

### **Early Learning Facility Grants**

- Recent example of Department of Commerce grant opportunity capped at \$1M.
- Any funds received through these types of grants will be directed at reducing the cost of acquiring a south end early learning center or enhancing/expanding existing facilities

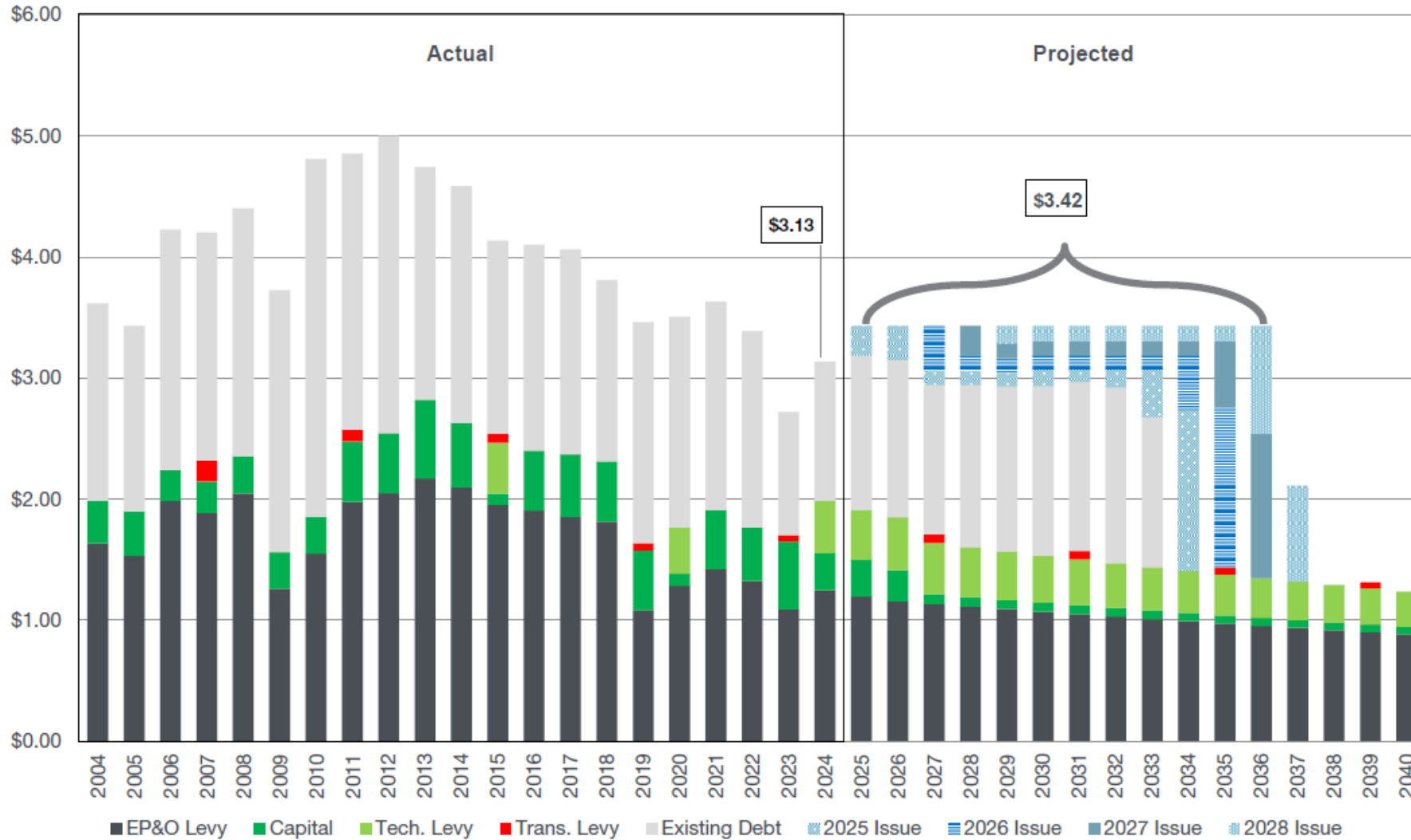
### **Energy Efficiency Grants**

- Possible funding opportunities through Puget Sound Energy or Department of Commerce Programs.
- Any funds received through these types of grants will be used to further modernize buildings in accordance with the Clean Buildings Act.



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## Projected Tax Rates: \$642 Million Authorization



Source: Piper-Sandler; All years assume renewal of EP&O, capital, and transportation levies

# Superintendent Prioritization

## *Contingency considerations*

### Priority 1

Safety and Security  
Consistent Building Modernization  
Accessibility and Inclusion  
New High School

### Priority 2

Innovation and Career Preparation  
Athletics and Activities  
Land for Transportation  
Early Learning Options

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**Priority 1** projects will be given precedence and will begin upon the bond's passage. Some items may be accelerated to reduce escalation costs.

**Priority 2** projects will begin as expediently as budgetary conditions allow, relative to Priority 1 items.

# Superintendent Recommendation

## *Proposal Rationale*

- Meets the priorities of the Bond Advisory Committee while aligning to the vision and goals of the district, including the strategic plan.
- Provides districtwide improvements in safety and security, building modernization, clean building improvements, accessibility and inclusion, career preparation, and student support and well-being.
- Maintains high quality athletic fields and facilities, adds field lighting to three middle schools for more community use, and allows for possible collaboration with City of Issaquah to expand existing pool.
- Allocates resources to expand early learning options into the south end of the district and provide much needed parking space for transportation.
- Estimated tax rate is stable, mindful of taxpayer impact, and preserves capacity for potential future bond authorizations.

- ✓ **Safety and Security**
- ✓ **Building Maintenance, Critical Repairs and Clean Buildings Act**
- ✓ **Build a New High School**
- ✓ **Innovation and Career Preparation in High School and Middle School**
- ✓ **Accessibility and Inclusion**
- ✓ **Athletics and Activities**

# Questions?



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