

FEBRUARY 2025 BOND

Updated Safety, Security & High School Capacity

Key Election Dates, Communication Timeline and Message Focus

Mark Sherwood - Executive Director of Communications | Martin Turney - Chief of Finance and Operations

January 16, 2025



ISSAQUAH
SCHOOL DISTRICT 411



SCHOOL BOND

February 2025

**Proposition No. 1
General Obligation Bonds
February 11, 2025**

\$231.6 million bond based on community feedback

1. Address safety and student learning needs.
2. Ease capacity to alleviate overcrowding.
3. Maintain current projected tax rate.
4. Have stronger project oversight and accountability.
5. Allow for immediate construction of New High School



Safety and Security

The Need: Ensure all schools and facilities are safe, and increase security measures to address emerging threats.

The Plan: Add high school security vestibules at Liberty, Issaquah and Skyline; update fire systems at all school buildings; Increase building security with cameras; intercoms and entry access; Install gates/fencing.

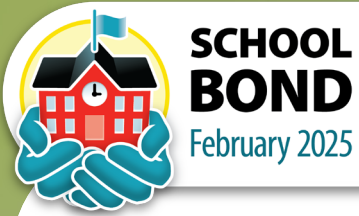
\$39.9 million

High School Capacity

The Need: Balance capacity across high school campuses to ensure every student can reach their full potential.

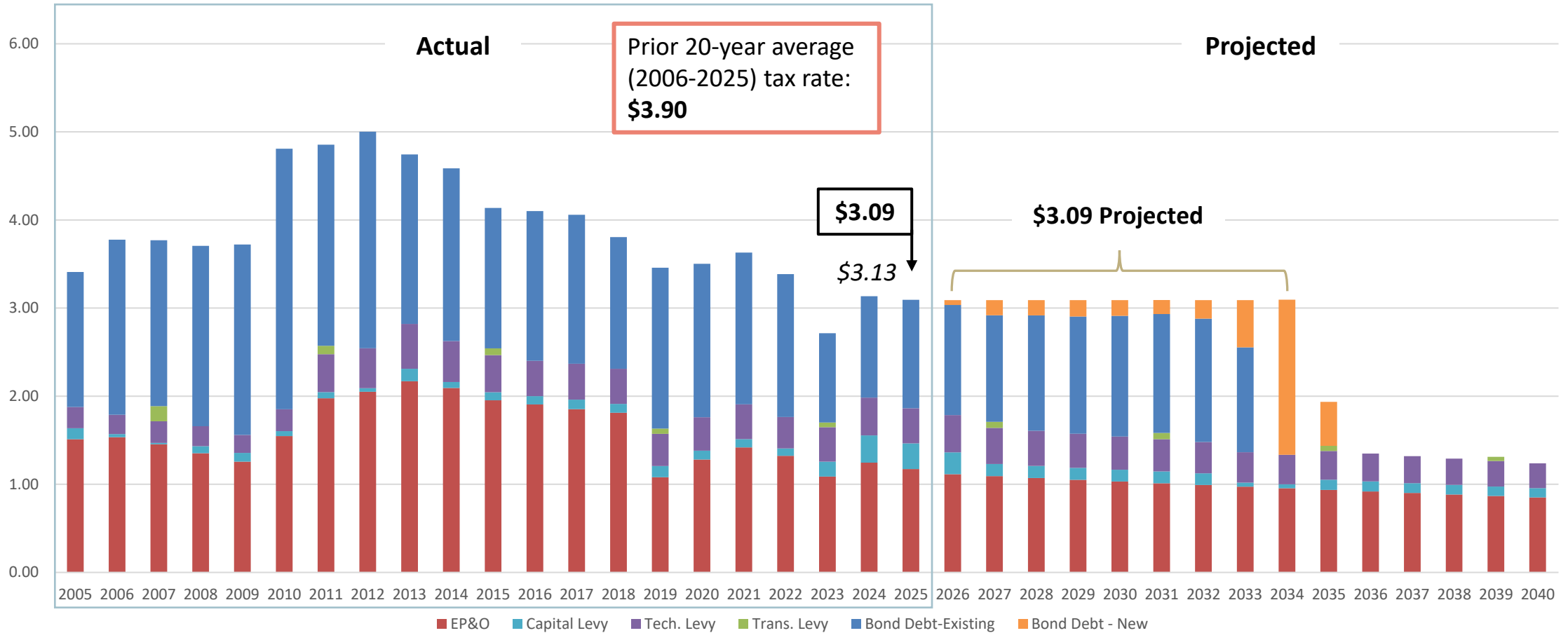
The Plan: Begin construction immediately on shovel-ready New High School; Improve 228th Avenue and sidewalks for New High School; expand and remodel Liberty High School to increase career readiness after graduation.

\$191.7 million

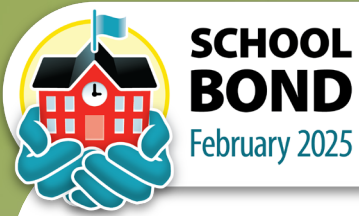


Focused On Needs, Smaller Value and Zero Tax Rate Increase

Projected Tax Rates: \$231.6 Million Authorization

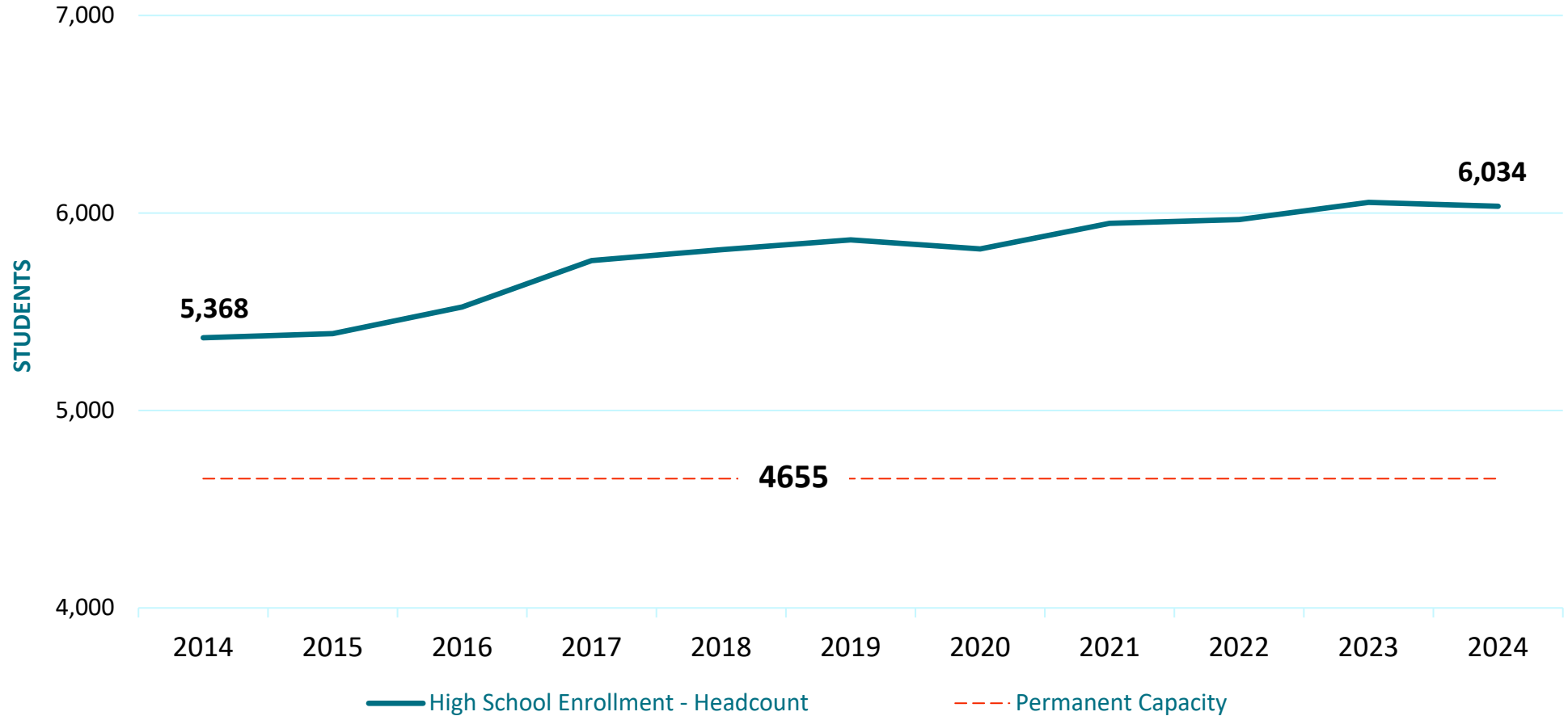


**Assessed valuation increased by 8.83% from 2024 to 2025 (preliminary) resulting in an estimated combined tax rate in 2025 of \$3.09 per \$1,000 down from \$3.13 the prior year.*



Focused On Needs, Smaller Value and Zero Tax Rate Increase

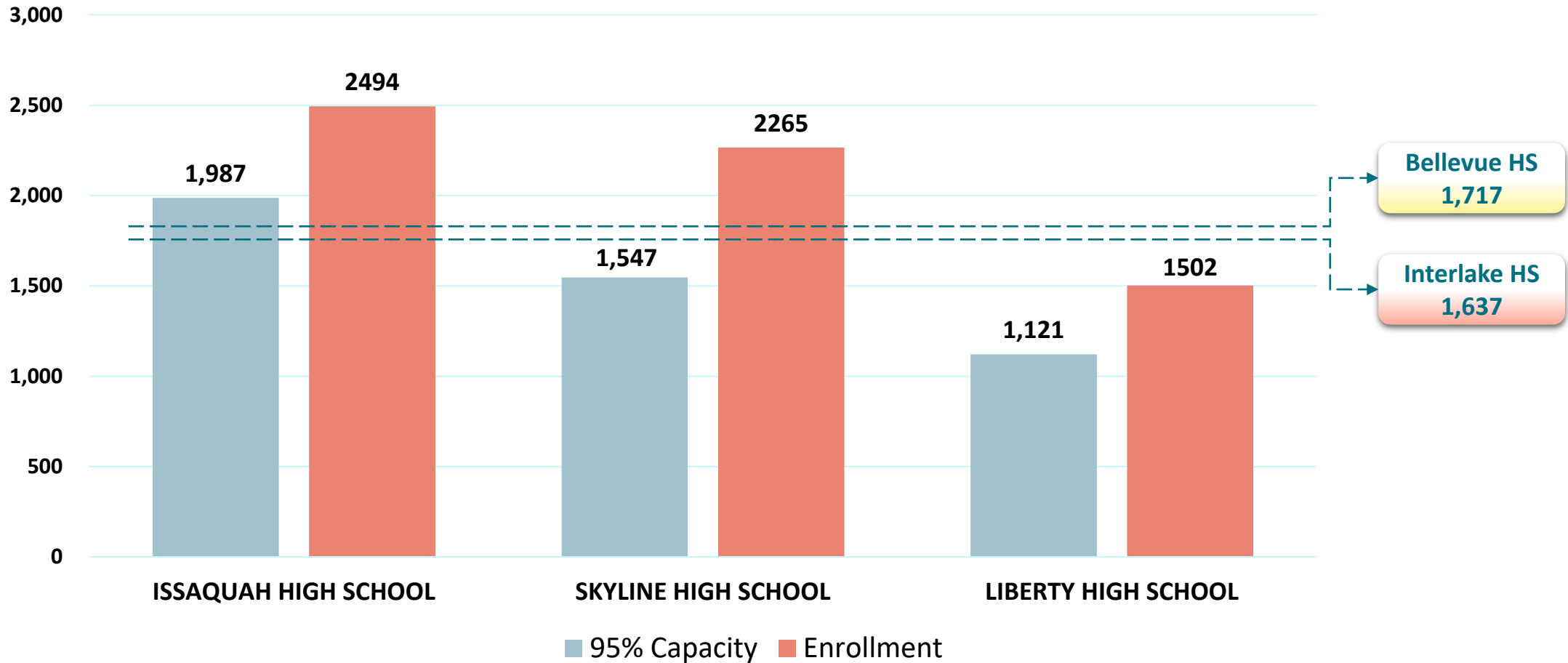
High School Student Enrollment Headcount



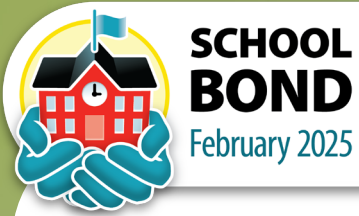
Headcount (HC) is the total number of individual students enrolled (instructional or service hours are not a factor) includes all Running Start students.

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Large High School Enrollment Comparison



Source: OSPI Report Card Enrollment for 2024-25 School Year - <https://reportcard.ospi.k12.wa.us/>

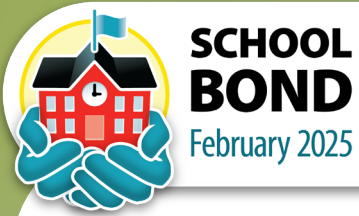


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New High School Project – Remaining Cost Estimate

Total New High School Project Cost	\$292,700,000
New High School Project Costs to Date	- (\$20,000,000)
Total Remaining Project Cost	\$272,700,000
Unspent Capital Project Funds Available	\$90,000,000
Levy 2022 Capital Construction Funds Available	\$44,000,000
Funds Available to Complete Project	\$134,700,000
Total Remaining Project Cost	\$272,700,000
Funds Available to Complete Project	- (\$134,700,000)
Funds Required to Complete Project	\$138,700,000

As of 1/13/2025

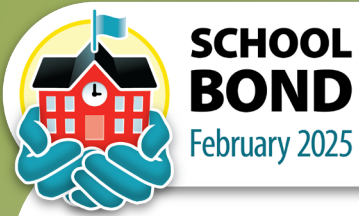


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New High School Project Cost Breakdown

High School Structure	Building/Facility Only	\$150,827,219
Sitework	Driveways, Utilities, Stormwater Systems, Turf Field, Landscaping, Fencing, Hardscapes (Includes Providence Point Accommodation Costs)	\$71,692,783
Stadium	Grandstands & areas under grandstands	\$3,323,850
Baseball & Softball Field	Turf Fields, Hardscapes, Backstops, Etc.	\$2,443,958
Offsite/ROW Work	228th Avenue Improvements, Roadway Widening, Sidewalks, Traffic Light, Etc.	\$4,738,531
Parking Garage	Parking Structure, Lighting, EV Charging, Tennis Courts	\$12,730,244
Soft Costs & Contingency	Consultants, Permits, Inspections, Furniture, Program Equipment, Sports Equipment, Contingency	\$46,686,084
Preconstruction Costs to Date	Preconstruction Services & Design to date	-\$19,742,669
Total Project Costs		\$272,700,000

As of 1/13/2025

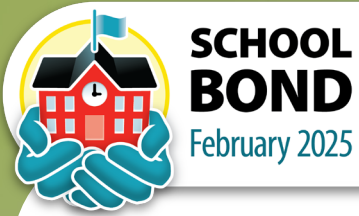


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Providence Point Accommodation Costs

Requested Accommodation	Accommodation	Consequences	Cost to Project
Larger buffers at property line with PP	Increased setbacks/buffers (5ft to 15 ft) to an average 60 ft buffer	1 Less buildable land - loss of approximately 5 acres of land at \$1,000,000 per acre.	\$5,000,000
		2 Tighter Site - loss of land required more site retaining walls	\$2,000,000
		3 Tighter Site - less land required storm detention facilities to be put underground	\$3,000,000
		4 Relocating of tennis courts onto top of parking structure due to less site area.	\$3,000,000
		5 Resulted in more area required along 228th to save trees to meet City Requirements.	\$500,000
Move football field away from property line with PP	Football field and stadium moved to center of site to move away from neighbors.	1 Resulted in flat area needed resulting in significant earthwork and site.	\$1,000,000
		2 Additional retaining walls	\$200,000
South access drive not be used	Not using existing access on south side of property based on neighbor concerns about noise.	1 Site constraints resulting in additional offsite improvements to accommodate single access point for school.	\$1,000,000
Stormwater treated to Enhanced Level	Agreed to treat stormwater to an enhanced level	1 Stormwater treatment system revisions to a more expensive option.	\$200,000
Estimated Cost to Project Total:			\$15,900,000

As of 1/13/2025



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New High School Site Acquisition and Land Use Timeline

2016

Offer to Purchase Property

June: ISD made an offer to the property owner, Churchome.

July: The School Board authorizes eminent domain.

2017

Historic Landmark Litigation

January: Sammamish Heritage Society applied with COI to designate the property a landmark. This led to appeals between the Sammamish Heritage Society, COI, Churchome and King County.

October: A settlement resolved all issues in favor of Churchome, determining that designating the property as a landmark is unconstitutional.

November: Preserve Providence Heights filed a petition appealing to COI.

2018

SEPA Land Use Litigation

January: King County Superior Court stops demolition, determines that SEPA appeals should be heard by the COI.

April: Superior Court issues an order, determining that SEPA falls under previous resolution.

August: COI reissues demolition permits.

2019

Request to Rezone Property

May: ISD requests property to be rezoned.

September: Rezoning requests considered by COI. **October:** COI denies rezoning request.

December: City Council holds hearings.

2020

Property Zoned for Schools

January: COI approves rezoning of property, followed by appeals from various parties.

July: Superior Court ultimately dismisses appeals until the property is finally conveyed to ISD.

2021

Permit Request with COI

August: Construction permit requests submitted to COI as the design team plans.

October: Contracted for new SEPA, which was reissued in January of 2022.

2022

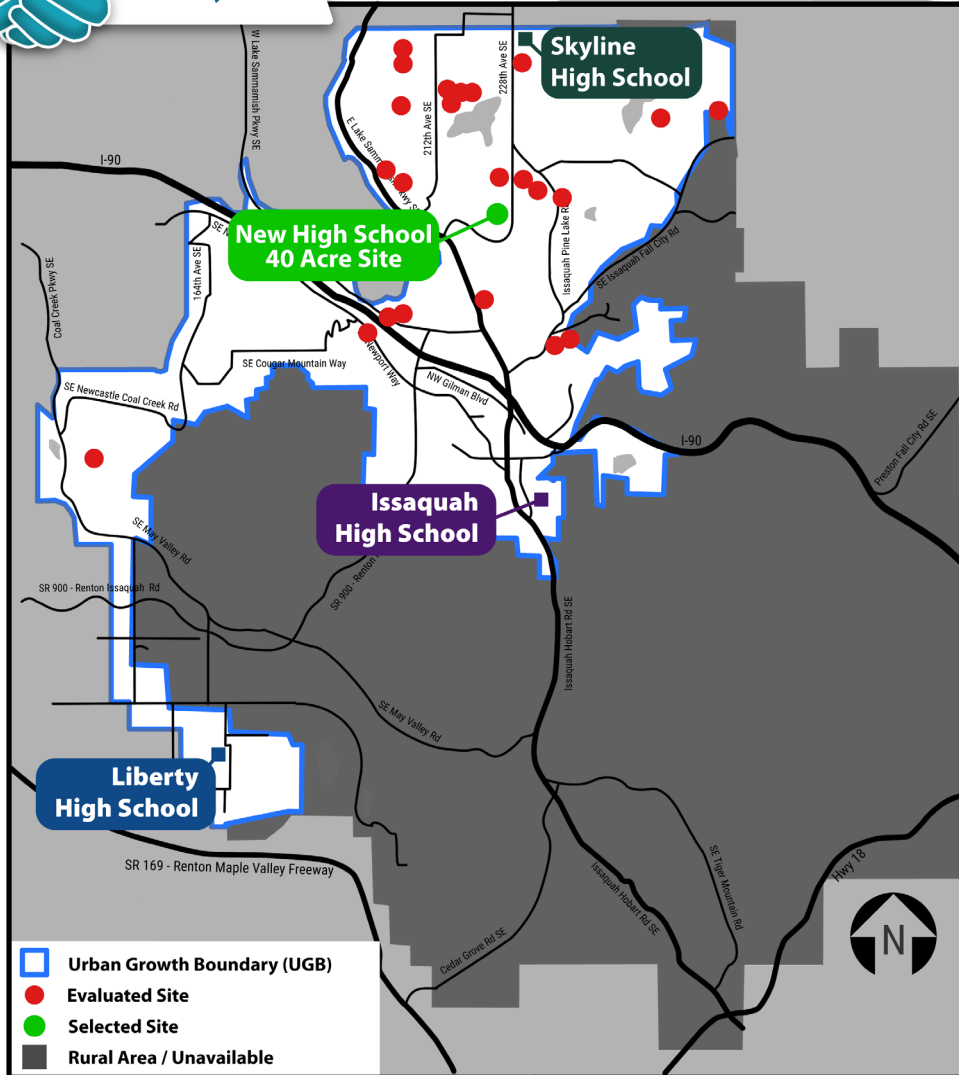
COI Approves Proposals

April: Issaquah City Council votes unanimously to approve the New High School site development permit, master site plan and administrative adjustments of standards.; ISD voters approve a Capital Levy including \$44 million of additional funding for the New High School.

New High School Cost Escalation

	2016	2017	2018	2019	2020	2021	2022	2023	2024
Steps in Process									
Begin Planning New HS									
Hire PDB Team									
Cost Estimate	\$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.									
Cost Estimate						\$198 mil			
Cost Estimate							\$253 mil		
Cost Estimate									\$292.7 mil

Project costs increased during the delay period due to construction cost escalation; most notably a high of 21.73% in 2022

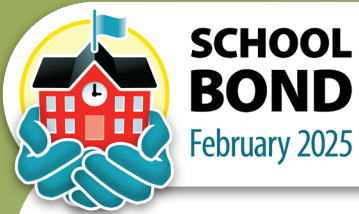


New High School Site Selection Criteria

- Within King County Urban Growth Boundary
- Single owner vs. Assemblage and/or Eminent Domain
- Purchase price is within acceptable range
- Site design and topography considerations minimize expense
- Site distance for vehicular traffic
- Connection to city/county infrastructure and utilities
- Safe for student path to and from school

Real Estate Study, Due Diligence and Selection

- 31 sections (19,840 acres) met student population growth criteria
1 section = 1 mile x 1 mile or 640 acres
 - 25 sections were within Urban Growth Boundary
 - 8 sections with available parcels warranted further evaluation
 - 1 single-owner parcel within 1 section met selection criteria
- Pros:** currently for sale, correct size with room for a future elementary school, buildable topography, available utilities and location
- Cons:** currently under development, no legal access, owner unwilling to sell, too close to existing high school, and contains critical areas, high-value structures, stream corridor, wetlands, historical structure(s), insufficient usable acreage and unsuitable soils



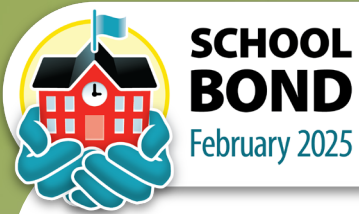
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King County Department of Elections Key Dates

- Jan. 10: Overseas & service and out-of-state ballots mailed
- Jan. 22: Ballots & Local voters' pamphlets mailed & Vote Center opens
- Jan. 23: Ballot drop boxes open
- Feb. 3: Last day for mail & online voter registrations and transfers
- Feb. 11: Last day for in-person voter registrations, transfers, postmark or ballot drop (no later than 8 p.m.)
- February 21: Election certified

ISD Communication Timeline

- Dec. 20: Post Feb 2025 Bond overview to web, social and directly message families, staff and community - COMPLETE
- Dec. 30: Post updated Feb 2025 Bond landing page on district website; update digital ad rotation - COMPLETE
- Dec. 30: Begin digital ad campaign: Google Search, NextDoor, Social Media (Facebook/Instagram) - COMPLETE
- Jan. 6: One-page community mailer sent to printer for distribution - COMPLETE
- Jan. 6: Superintendent joined by Board President for Jan. Community Update Video - COMPLETE
- Jan. 6 - Feb 10: Leverage all bulletins to provide updates and reminders; share with media - IN PROGRESS
- Jan. 6 - Feb 10: District/School Leadership attend school PTA meetings to provide updates - IN PROGRESS
- Jan. 6 - 17: Produce updated videos and podcast for distribution Jan. 21 – Feb. 11. – IN PROGRESS
- Jan. 6 - 17: Connect with local associations/nonprofits to discuss information distribution to membership Jan. 21 – Feb. 11.
- Jan. 13 - 17: Submit Op-ed to media; share internal Communicator Toolkit with staff (Jan 14. All Admin Meeting)
- Jan. 13 – 27: Board President and Director Mullings series of 3 podcasts (funding sources, new high school, oversight of past)
- Feb. 3: Superintendent Community Update

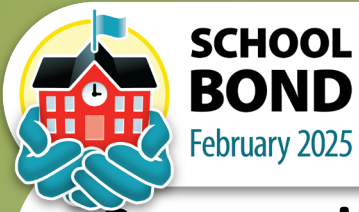


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Key February 2025 Bond Messaging

Focused on value propositions centered on safety, security, overcrowding and building trust:

- **Community-Driven Revisions:** The updated bond measure reflects community feedback, focusing on the district's most immediate needs – safety, security, and high school capacity projects.
- **Significant Cost Reduction:** The revised bond is \$231.6 million, a 63% decrease from the original proposal.
- **Tax Rate Stability:** The bond is projected to maintain the estimated current combined total tax rate of \$3.09 per \$1,000 of assessed property value.
- **Safety Enhancements:** Planned updates include security systems, fire systems and high school entry points (vestibules).
- **Overcrowding Solutions:** Funds will enable construction of a New High School and expansions at Liberty High School.
- **Sustaining Academic Excellence:** Addressing overcrowding will support safe, effective learning environments and reduce strain on students, staff and buildings.
- **Long-Term Commitment:** The district remains dedicated to delivering the New High School, overcoming delays and cost increases since 2016.
- **Shovel-Ready Project:** The New High School project is fully permitted and ready to begin construction upon bond approval.
- **Proactive Oversight:** The Capital Projects Oversight Committee will help ensure transparency and accountability.
- **Transparency and Trust:** Increased access to financial and project updates demonstrates the district's commitment to responsible stewardship and use of public funds.
- **Contingency Planning:** If the bond measure does not pass, the district is prepared to explore alternative solutions to manage overcrowding.



2025 Bond: Focused On Needs, Smaller Value and Zero Tax Rate Increase

Community Events

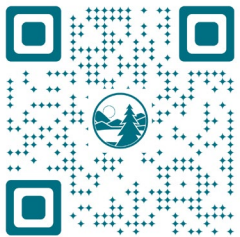
Funding Our Schools Forum: A Community Conversation on Budgeting, Capital Projects and Oversight

- January 21, 2025: 6 p.m. - 7 p.m.
Cougar Mountain Middle School
Hosted by Superintendent Heather Tow-Yick and Chief of Finance and Operations Martin Turney

School Board Town Hall

- January 23, 2025: 7 p.m. - 8: 30 p.m.
Administration Building (virtual option also available on Zoom)

Learn More



For more information visit the district website:

www.isd411.org/about-us/bondsandlevies/bond-2025

If you have questions about the bond, please email us at:

issaquahbond2025@issaquah.wednet.edu



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SCHOOL DISTRICT 411

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Appendix



February 2025 Bond: Focused On Needs, Smaller Value and Zero Tax Rate Increase

District Overview

- 27 schools, 18,500+ students, 110 square miles in seven municipalities
- 100% PTSA membership in most schools
- Forbes list of “America’s Best Employers by State” for 2024 in the state of Washington
- 90% of community members rate teachers as “excellent”
- 60% of staff hold master’s or doctorate degrees
- Home to many employees of companies such as Costco, Microsoft, Amazon and Boeing.

District Excellence

- 95.3% 2023 Four-year Graduation Rate
- Students score in the top 5% on state and national standardized tests
- Ranked top school district (Washington): Niche, Great Schools, U.S. News & World Report
- Recognized for exceptional programming: Highly Capable, International Baccalaureate and Advanced Placement
- Career and Technical Education and real-world learning opportunities

February 2025 Bond: Focused On Needs, Smaller Value and Zero Tax Rate Increase

2025 School Safety & Construction Bond

February 11th, 2025 Ballot

Safety and Security - All Schools		
Fire Systems	\$	15,300,000
Camera Replacement and Expansion	\$	8,400,000
Vestibules - High Schools	\$	7,600,000
Hardware / Access Control	\$	3,900,000
Secure Building Access	\$	2,200,000
Anti Intruder Window Covering	\$	1,700,000
Exterior Enhancements	\$	400,000
Perimeter Security	\$	400,000
Total Safety and Security	\$	39,900,000

High School Capacity		
Career Preparation & Additional Capacity - Phase 1		
Liberty High School 20,000 sf addition	\$	40,400,000
Liberty High School 5,000 sf remodel	\$	12,600,000
	\$	53,000,000
High School Capacity		
New High School	\$	138,700,000
Total High School Capacity	\$	191,700,000

Total Bond Package: \$ 231,600,000

Reduced 63% from November Package

- Keeps combined tax rate at estimated 2025 amount of \$3.09 per \$1,000 in assessed valuation.
- 2024 combined tax rate was \$3.13 per \$1,000 of assessed property value.

Paused \$44M in projects repurposed via Resolution 1222

- Fire systems amount increased by \$14.4 million
- High school vestibule projects added back at \$7.6 million
- New High School amount decreased from \$182.7 million to \$138.7 million
- Land for Early Learning and Transportation projects paused

Information previously shared during the December 2024 Board Meeting.