



Recommendation for a 2022 Capital Levy from the Capital Bond Planning Committee

October 7, 2021

Overview

The Everett Public Schools Capital Bond Planning Committee (CBPC) was established in November 2018 in response to school board Resolution No. 1187 charging the CBPC with developing a recommendation describing the scope and size of a future capital bond proposal. The CBPC completed its work in June 2019 and the recommendation was placed before voters in August 2020, although the proposed capital bond measure did not pass.

In September 2021, Everett Public Schools reconvened the CBPC with the goal of developing a recommendation over the course of two meetings describing the scope and size of a six-year capital levy proposal in February 2022.

The purpose of this document is to provide the Superintendent and the Board of Directors with the CBPC recommendation for a capital levy proposal for the February 9, 2022 special election ballot.

Capital Bond Planning Committee Process

All of the members of the original Capital Bond Planning Committee were contacted and asked if they were willing and able to participate in developing a recommendation for an upcoming capital levy.

Below are the members of the CBPC that participated in this process:

Community Members

Jayne Armfield
Jennifer Black
Jose Borunda
Michael Finch
Shelly Henderson
Liz Jamieson
Amber Ortega
Angela Steck
Justin Tidwell

Area of Residence

Cascade High School
Jackson High School
Jackson High School
Everett High School
Jackson High School
Everett High School
Everett High School
Cascade High School
Jackson High School

School Administrators

Kristin Dickert
Christine Vo

Title and School

Assistant Principal, Mill Creek Elementary School
Assistant Principal, Woodside Elementary School

The work of the CBPC was facilitated by Mr. Jim Dugan from Parametrix, Inc. and supported by the following EPS departments and individuals:

- Mike Gunn - Facilities and Operations
- Darcy Walker - Facilities & Planning

The CBPC met on September 13, 2021 and September 27, 2021. Both meetings were conducted in a virtual format due to the current COVID-19 pandemic restrictions. During these meetings the CBPC:

- Was asked to review information on the district's website related to a potential February 2022 capital levy
- Was provided with updated information regarding district's capital planning activities since the bond election in 2020 in the form of a 2022 Capital Levy Planning Update presentation dated September 13, 2021
- Was provided answers to questions that came from committee members regarding current and historical enrollments, projected property tax rates, and other topics.
- Engaged in group discussions regarding district needs, current facility conditions, tax rate implications, and other related capital planning issues.

Committee Discussions

The CBPC meeting format of two meetings two weeks apart was intentional. The first meeting was intended to give the CBPC all of the information they needed to revisit, review, and consider, inclusive of multiple options of packaged scopes of work followed by the second CBPC meeting intended for further discussion and if possible, culminating in a CBPC recommendation. Three questions were asked of the CBPC in meeting #1 to help the committee prepare for the work to be done in meeting #2.

The three questions were:

Question #1: Which Option are you the most comfortable with, and why?

Question #2: How could this Option be improved?

Question #3: What guidance can you offer staff in preparation for a draft capital levy resolution?

The Agenda developed for Meeting #2 held on September 27, 2021 was as follows:

Welcome and Agenda Review

Additional information Provided to the Committee

- *Prioritization of 3 elementary school "new-in-lieu" replacements*
- *Pro/con committee requirement*
- *Enrollment Status*
- *EPO levy rate*
- *Alternate scenarios*

Review Big List of Potential Projects

- *Baseline projects*
- *High school modernization & upgrades*
- *Replace 3 elementary schools*
- *Add new elementary school classrooms*

Discussion – The Three Questions Listed Above

Develop Consensus Recommendation

In roll call format, Mr. Dugan asked each committee member to share their thoughts, concerns, questions, and recommendations regarding what a future capital levy package of work might look like, and why. Feedback from the committee members was consistent.

Some, but not all, of the common themes that rose to the top included:

- Concerned about increasing property taxes and balancing this with the need to maintain facilities and technology
- Included projects that enhance safety and security during COVID
- Supportive of projects that improve equity and access to programs across the district
- Maintain as much eligibility for School Construction Assistance Program (SCAP) funds as possible
- Recent enrollment declines, the growth of the Virtual Academy, and uncertainties during COVID reduces the need for new elementary classrooms additions at this time
- Omitted projects that may not be strongly supported by community (e.g., softball field drainage improvements and elementary school parking lot expansions)
- Desire to package the levy so that we build voter-trust
- Playground equipment and STEM/CTE classrooms are important to the community

At the close of Meeting #2, Mr. Dugan opened the floor for any final comments and/or discussion, then summarized the work of the committee as follows:

- 36 classroom additions were not supported by the group – the committee confirmed
- Most participants agreed to include the baseline package – the committee confirmed
- Mr. Dugan asked the committee if they could agree with the replacement of Jackson ES and Madison ES and wait to see where the tax rate lands for any final considerations – the committee confirmed
- Mike Gunn asked if the committee supported removing the 14 added classrooms from the two replacement schools – committee consensus was to add both Jackson ES and Madison ES and to keep the added classrooms at these schools
- Mr. Dugan asked the group if they supported adding the Cascade HS science building, Everett HS auditorium, Cascade HS cafeteria, and upgrading the two classrooms at Jackson HS – the committee confirmed
- Everett HS vocational and science buildings were not included by the committee

Mr. Dugan concluded the meeting with a roll call request of each committee member regarding support or non-support of the final CBPC recommendation. The committee unanimously agreed with the recommendation contained within this report.

Recommended Projects for the Capital Levy

At the conclusion of the September 27, 2021 meeting, the committee selected the following projects to recommend to the superintendent for the capital levy proposal in the amount of approximately \$325.5 million:

Replace Aging Elementary Schools (in lieu of Modernization)

Replace Madison Elementary School	\$62,902,000
Replace Jackson Elementary School	\$48,838,000

Modernize and Upgrade High Schools

Replace Cascade HS Science Building for Science Classrooms and Aerospace & Advanced Manufacturing Pathway	\$23,352,482
Upgrade Two Classrooms at Jackson HS for Science Programs And Information & Communication Pathway	\$ 610,000
Modernize Classrooms and Cafeteria at Everett HS Auditorium Building	\$29,702,000
Upgrade Cafeteria and Kitchen at Cascade HS	\$ 6,096,000

Upgrade HVAC, Roofing and Flooring Systems

Upgrade HVAC Controls at Four Sites	\$ 4,223,595
Replace Roofing at Six Schools	\$12,288,000
Replace Flooring at Emerson ES and Silver Firs ES	\$ 1,332,000

Improve Safety & Security

Install Security Fencing at Everett HS and Cascade HS	\$ 300,000
Upgrade Security Systems at 11 Sites	\$ 208,000
Install Access Control Systems at Everett HS and Cascade HS	\$ 567,000
Replace Locksets and Keying Systems District-Wide	\$ 1,100,000
Upgrade Fire Alarm Systems at Mill Creek ES, Silver Firs ES, and Everett HS Science Building	\$ 1,472,500

Improve School Sites

Replace Aging Playground Equipment at Eight Elementary Schools	\$ 2,264,000
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Additional Projects

New Reader Boards at 19 Schools	\$ 2,222,730
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Replace Freezers and Coolers at Jackson HS and Cascade HS	\$ 638,710
Replace Bleachers at Jackson HS and Cascade HS	\$ 1,360,980
Clean Buildings Act Upgrades District-Wide	\$29,990,000
Technology Systems, Equipment and Services 2023-2028	\$96,000,000
TOTAL	\$325,467,515

In Conclusion

The CBPC recommendation for a six-year February 2022 capital levy proposal of \$325.5 million, when considered along with other district-related bonds and levies, would generate an estimated total school-related property tax rate of \$4.08 per \$1,000 of assessed valuation. The projects included in this recommendation would also allow the district to be eligible for \$26.3 million in SCAP funds.

Mr. Dugan proposed and the CBPC agreed, that a draft of this recommendation would be circulated amongst the committee to ensure that it is both complete and correct, prior to submittal to the Superintendent. No further committee meetings were planned at this time. Mr. Dugan, Mr. Gunn, and Mr. Walker all thanked the Capital Levy Planning Committee members for their time and effort, commitment, and dedication to the needs of our children, staff, and community. The second of two CBPC meetings was then adjourned.

End of Report

Attachments

1. Descriptions of projects included in the CBPC recommendation
2. Estimated property taxes to be paid to Everett Public Schools