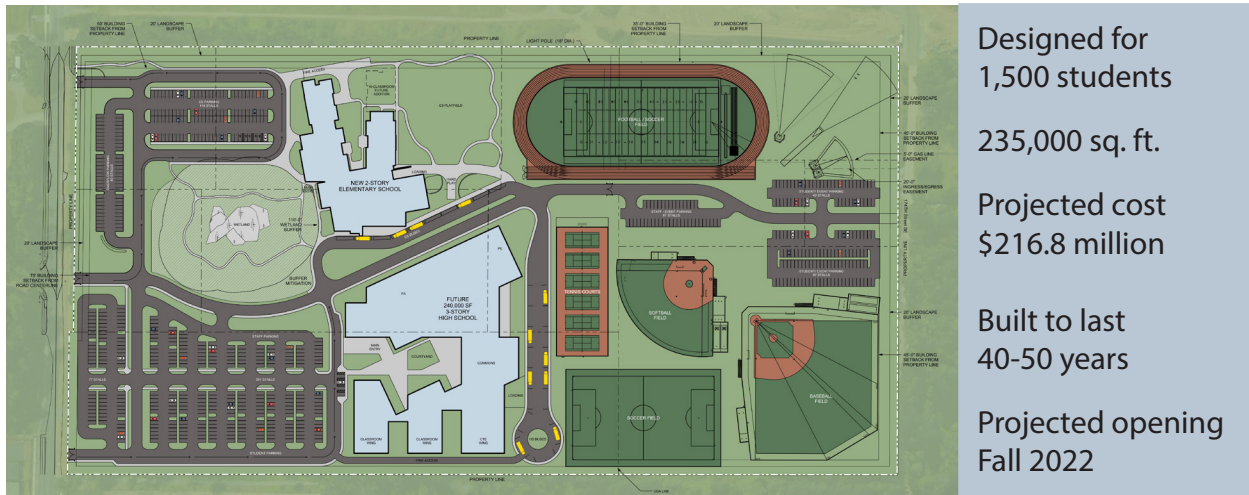




Frequently Asked Questions 2018 Capital Bond New high school 4

New comprehensive high school no. 4



The 2018 bond will pay to build a new comprehensive high school 4 on district property off 180th Street where Elementary 18 is being built (using 2016 bond funds).

Growth readiness: The new high school would relieve serious overcrowding at Jackson High School and help balance high school enrollment across the district. By 2026, the district is projected to grow by more than 1,600 students—800 of those at the high school level.

Career readiness: The bond will remodel space at the current comprehensive high schools to provide STEM/vocational career pathway programs at each high school to help students prepare for high-demand careers in industries in our local region. The district studied projection data and worked with local industry leaders to identify pathway themes:

Aerospace and advanced manufacturing	Cascade HS
Information and communication technology	Jackson HS
Medical and health	Everett HS
Energy and sustainability	New HS 4

Why doesn't the district charge more impact fees or stop developers from building houses in the district?

- City, county and state jurisdictions develop formulas that generate impact fees. Those entities collect the fees and send them to the district. The district applies those dollars toward the cost of adding more school space. What is allowed by the formulas falls far short of the full cost of building classrooms.
- Counties and cities hold the legal authority to manage housing development and related infrastructure such as roads and traffic controls.
- The district received less than \$1 million for impact mitigation fees last year.
- Impact fees can help pay for portable classrooms, but are far short of the costs for permanent classroom space. A new portable classroom costs between \$220-230,000, including furniture, permits, sales tax and utilities. A new permanent classroom added to an existing school costs about \$1 million.

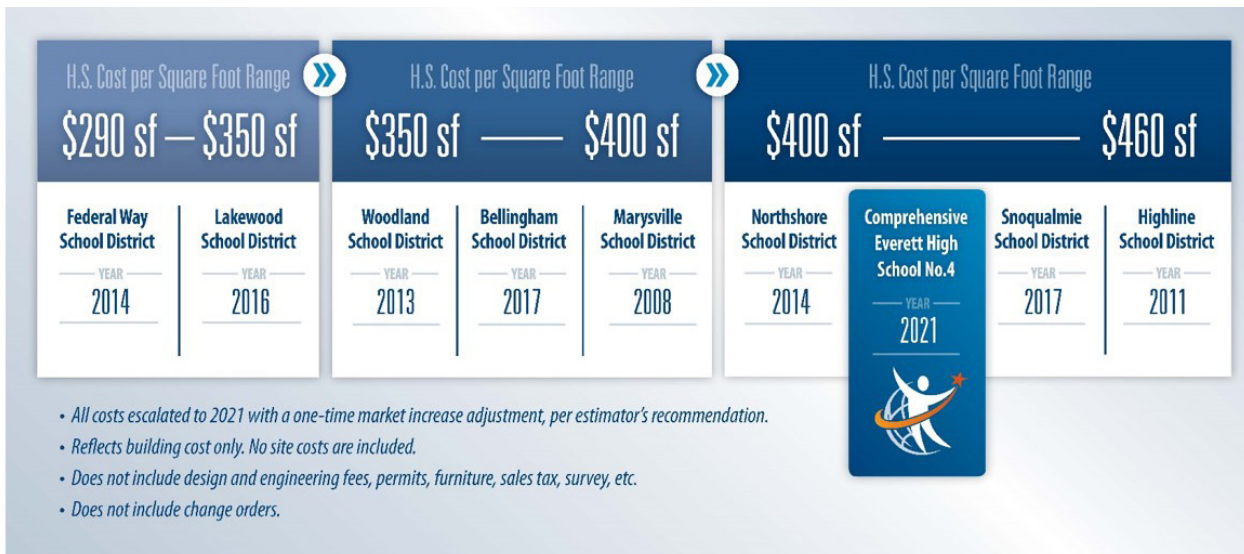
What costs go into building a school?



The 2018 bond will cover the full project cost of the high school—projected to open in fall 2022 if approved by voters. It takes four years from start to finish to build a school. In addition to the construction of the school building, the district must also pay additional project costs for things like architects, engineers, Washington state sales tax, surveys, traffic mitigation fees, other consultants, studies, permits, SEPA process, inspections, furniture and equipment, technology, the STEM vocational program, etc., which can be up to 50 percent of the building cost.

How does cost of high school no. 4 compare to new high schools in other districts?

High school no. 4 will open in 2022. Its square foot costs are on par with other districts' high schools when taking into consideration construction market cost increases, school size and all project costs.



When construction supplies and labor are in high demand, the costs for those supplies and services go up. Construction costs in the Puget Sound region are so high and rising so fast, they surprise even the most seasoned construction industry veterans.

The Robinson Company analyzes costs for public projects. In June 2017 they advised school districts to expect an 18.5 percent increase on all current and future school construction. That cost increase is on top of annual increases of as much as 4.5 percent on all construction in the Puget Sound area.

These escalating cost factors impact those looking for home improvements and those trying to buy homes. These are the realities of estimating costs for schools which must be planned in time for voter approval of a Capital Bond and then can take three to five years to build and open.

Total school construction costs can vary from district to district for a number of reasons. One reason is final school size – some are built for more students so are larger schools; some have fewer students and are smaller. Another cost factor is site work required before the school is built. Wetland remediation, road construction, leveling or clearing vary from site to site, for example.

So, to compare “apples to apples,” the district analyzed “square foot” costs for schools in our region and adjusted those costs to reflect 2021’s estimated construction costs. Why the year 2021 as a construction cost comparison? Much of the construction work for high school no. 4 will be in process in 2021. Construction costs of schools built before then are lower because they were completed before costs reached today’s and tomorrow’s escalated levels.

Additional information about the chart:

- The chart’s square foot costs do not include site work (earthwork, wetlands mitigation, athletic fields, etc.) or off-site work (road improvements, traffic mitigation, traffic signals, etc.) because those costs can vary widely from project to project and municipality to municipality.
- The chart’s square foot costs do not include “project costs” such as sales tax, architect and engineering fees, furniture and equipment, permits and fees, and change orders. These can also vary widely from project to project. Such “project costs” can easily add up to 50 percent on top of the estimated construction costs for a project.
- High school no. 4 is estimated to cost \$216.8 million. This estimate includes all of the “project costs” expected for high school no. 4, including the expected cost of designing, permitting, building, and equipping a full-size high school in this region and to open it in 2022. It also accounts for recent changes in storm water management and energy code requirements that were not in place when many of the other neighboring high school projects were built, and make high school no. 4 more expensive to build.
- Cost estimates and data for this chart were provided by two companies who worked on North Creek High School – the Robinson Company and Dykeman Architects.
- Taking this information into consideration and using 2021 construction cost estimates, the chart shows the square foot cost of high school no. 4 and North Creek High are virtually identical.

What will happen if we don’t build another high school?

Among the possibilities discussed at a board meeting at Jackson High in March 2017 are:

- Add more portables. By 2023, Jackson would have 30 (today there are 17). Among the possible locations are tennis courts, parking lots and fields. Cascade would have 8 – up from 1 there now.
- Balance enrollment at all three high schools by shifting boundaries so students move from JHS to CHS and from CHS to EHS. This would involve the cost of busing those students.
- Double shift – one group attends early in the day; others go later in the afternoon.
- Stagger shifts – Example – nine periods a day with students starting and ending at different times to reduce the number who are in the school at one time.
- Enact year-round school – schedule possibilities vary.