

# Future Facilities Planning

School Board Meeting  
Monday, June 24, 2024

# Objectives

- Overview of 2016 Building for Learning Program
- Overview of Future Facility Planning Process
- 2023 Citizen's Facilities Ad Hoc Committee
- Administration's Future Facilities Recommendation

October 2005  
to October  
2015 Enrollment  
Increased 11%



\$456,056,000 Bond  
Build 2 New Elementaries  
Replace 5 Elementary Schools  
Replace 1 Middle School



**2005 - 2015**

**2015**

**November 2016**

**November 8, 2016**



Ad Hoc  
Committee -  
Facilities

**WHY?**

- Reduce overcrowding
- Modernize learning environments
- Improve Safety

Community  
approves  
bond  
measure by  
over 62%



# Building for Learning



2019

Bowman Creek  
Elementary



2020

Pioneer  
Elementary



2021

Chinook  
Elementary



2022

Terminal Park  
Elementary



2023



2020

Dick Scobee  
Elementary



2021

Willow Crest  
Elementary



2022

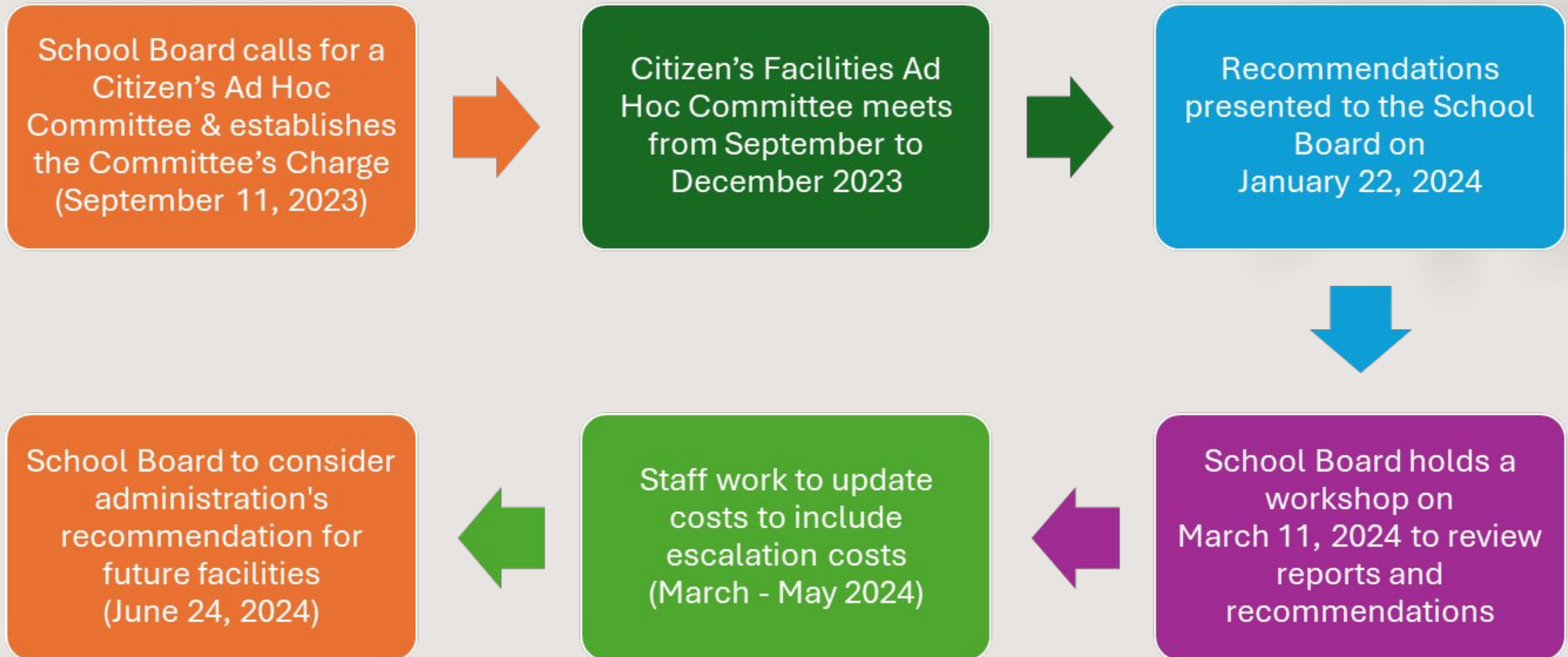
Lea Hill  
Elementary

Olympic Middle  
School





# 2023 Facilities Planning Process



# 2023 FACILITIES MASTER PLAN



AUGUST  
2023

Auburn School District No. 408

915 Fourth Street NE  
Auburn, Washington 98002

AUBURN SCHOOL DISTRICT  
DECEMBER 2023



2023 Facilities Ad Hoc  
Committee Report

## 2023 Facilities Ad Hoc Committee

- Supported the recommendations of the 2023 Facilities Master Plan
- Identified priorities for completion of projects

# Citizen's Facility Ad Hoc Committee

## Prioritized Recommendations

### Priority #1 Recommendations

- Complete all Rank A and Rank B improvements to schools and support facilities
- Replace Cascade Middle School
- Replace Alpac Elementary School
- Build a new middle school

### Priority #2 Recommendations

- Replace Gildo Rey Elementary School
- Replace Evergreen Heights Elementary School

### Priority #3 Recommendations

- Replace JPF Administration Building
- Demolish Administrative Annex and consolidate in a new administration building

### Priority #4 Recommendations

- Monitor enrollment projections and build a new high school in 9 to 10 years if current enrollment projections remain accurate.

# Administration's Facility Recommendations

## **Priority #1 Items recommended by the 2023 Facilities Ad Hoc Committee**

- Complete Rank A and B improvements
- Build Middle School #5
- Replace Cascade Middle School
- Replace Alpac Elementary School



# Administration's Facility Recommendations

## Complete Rank A and B Improvements

- Scope: Complete Rank A and B improvements except at replacement facilities. At replacement facilities complete Rank A safety, security, and critical system improvements only.
- Rationale:
  - These improvements will address facility needs at 16 schools and 6 support facilities.
  - Bond issue or Capital Levy funding is needed because the cost of improvements exceeds the resources available from the school district's operating funds.

# Administration's Facility Recommendations

## Replace Cascade Middle School

- Scope: Replace Cascade Middle School with an 800-student school at property located in the north end at I St. NE. Keep the existing Cascade Middle School facility after the replacement school is built on a new site for use as a future interim school and other school district operations.
- Rationale:
  - Cascade Middle School is 57 years old, is in fair condition with building and site deficiencies, and currently has eight portable classrooms to address overcrowding. A replacement school will have more capacity and will be built to the school district's current design standards.
  - Building a new Cascade Middle School at I St NE will:
    - Locate the replacement school in the vicinity of students who currently attend Cascade Middle School.
    - Allow construction of a school on a larger site with more space for a building, PE and athletic fields, student courtyard, and parking.
    - Allow students and staff to continue to use the existing school while a new school is built at I St. NE. This eliminates the need for an interim school while a new Cascade Middle School is built.

# Administration's Facility Recommendations

## Replace Alpac Elementary School

- Scope: Replace Alpac Elementary School with a 650-student school at its current site.
- Rationale:
  - Alpac Elementary School is 52 years old, is in fair condition with building and site deficiencies, and currently has 8 portable classrooms to address overcrowding.
  - A replacement school will have more capacity and will be built to the school district's current design standards.
- Comments:
  - Alpac Elementary School cannot be replaced at its current site while the existing school is in use.
  - Begin design work in June 2025 to allow an estimated school opening in 2028

# Administration's Facility Recommendations

## Build Middle School #5

- Scope: Build a new 800-student middle school at the property located in the south end of the school district on Sumner-Tapps Highway E.
- Rationale:
  - The district needs a new middle school because middle school enrollment currently exceeds capacity by over 900 students.
  - Its location in the south end will:
    - Reduce overcrowding at Mt. Baker and Olympic Middle Schools.
    - Allows middle school boundary adjustments that will reduce overcrowding at Cascade and Rainier Middle Schools.
    - Provide additional middle school capacity in the south end to address new residential development that will occur at the Oak View and Diamond Valley Estate projects.
    - Provide additional middle school capacity needed when a large residential development in the south end is built by Segale Corporation.
    - Provide an option to use the new school as an interim school for Alpac Elementary School.





# Updated Costs with Escalation

2024 BOND ISSUE PROGRAM - COST SUMMARY		
Projects	Project Costs March 1, 2023	Escalated Project Cost
Middle School #5	\$ 143,320,750	\$ 176,444,665
Cascade Middle School Replacement	\$ 134,516,750	\$ 183,234,948
Alpac Elementary School Replacement	\$ 84,785,000	\$ 108,182,099
Facility Improvements	\$ 56,932,620	\$ 64,249,501
<b>GRAND TOTAL</b>	<b>\$ 419,555,120</b>	<b>\$ 532,111,213</b>



# Financing

Auburn School District  
Debt Capacity =  
\$560,935,592

2023 Facilities Ad Hoc Committee Priority 1 Recommendations	
 School & Support Facility Rank A & Rank B Improvements	 Replace Cascade Middle School
 Replace Alpac Elementary School	 Build New Middle School #5
Bond Amount	\$ 532,111,213
Description	Capital improvements Rank A and B to schools and support buildings, replace Cascade, Replace Alpac, build Middle School #5
Projected Bond Tax Rate Change from 2024 to 2026	\$0.81 per \$1,000 AV
Projected Total Tax Rate 2026	\$5.51 per \$1,000 AV
November Election Bond Tax Amount per \$550,000 home	\$440.00 per year \$36.67 per month
Total ASD Tax Amount per \$550,000 home	\$3,030.50 per year \$252.54 per month

# Auburn School District – Scenario 35

## All Priority 1 Projects (Including Other Capital Improvements)

### \$532.1MM Bond Estimate



Draft Resolution for  
Bond Measure  
November 5, 2024 for  
the Board's  
consideration.

PROPOSITION NO. 1  
AUBURN SCHOOL DISTRICT NO. 408

SCHOOL CONSTRUCTION AND FACILITY  
IMPROVEMENTS GENERAL OBLIGATION BONDS -  
\$532,100,000



# Questions?

