

Levies February 9, 2010

Supporting Seattle's Children



Excellence For All

Every student achieving, everyone accountable.

Board Work Session Continuation
October 14, 2009

Levies 2010 Community Meetings

Agenda

- Operations levy Update
 - Levy rates and estimated property taxes
- Questions and Answers From 10-07-09
 - Building Openings
- Energy Efficiency and Sustainability
 - Discussion on the Natural Resource Conservation Policy and application to the BTA III Draft list of projects for Energy Efficiency and Sustainability
- FMP Classifications
- Naming Issues
- Capital Levy: Buildings, Technology and Academics III
 - Seek Direction on:
 - o Guidance on BTA Levy Amount - \$253 Million and \$282 Million

Excellent education for *every* student

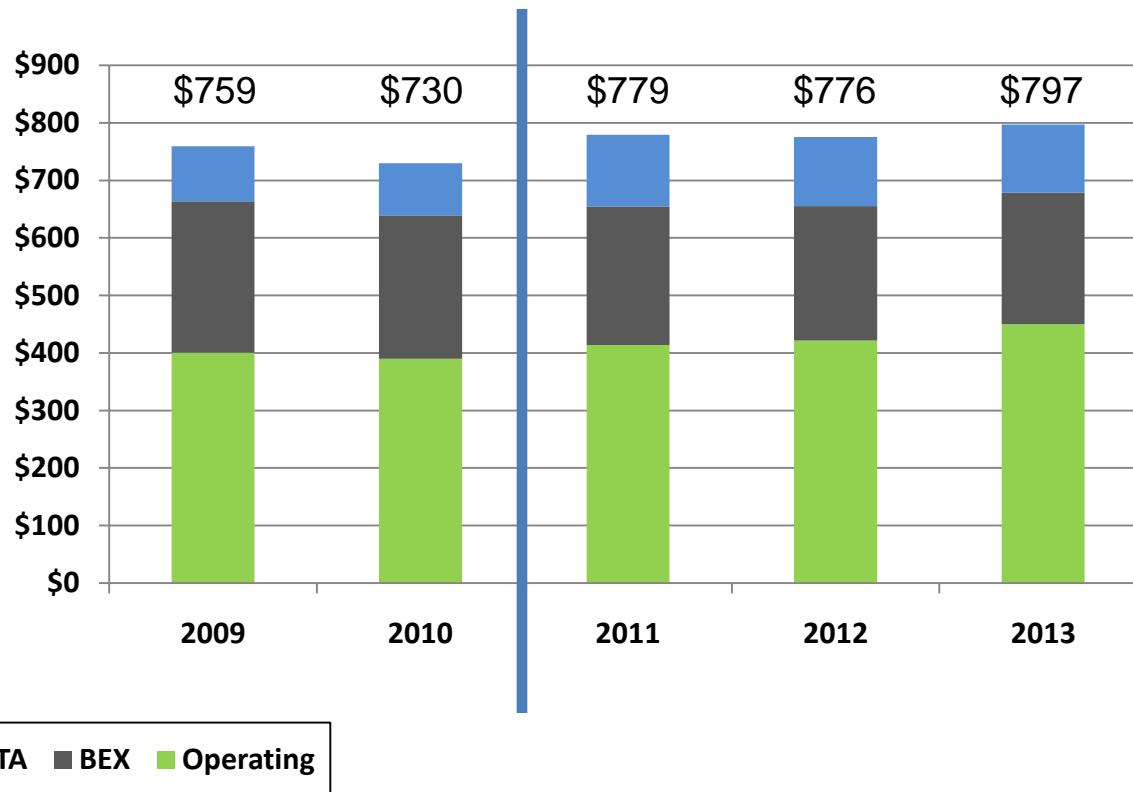
- Seattle Public Schools is committed to ensuring an excellent education for *every* student. We have high expectations for each of our students, and our teachers are dedicated to preparing every student to graduate from high school ready for college, careers, and life.
- We have a 5-year plan, called *Excellence for All*, to raise achievement for all students, retain and attract great teachers, and increase efficiency in Seattle Public Schools.



February 9, 2010

Operations Levy – Updated

Estimated Annual Total Property Taxes on Median Assessed Home Value (\$375,700)



Assumptions:

- **Operating - \$448.1 M**
- **BTA III - \$253.0 M**
- 2010 assessed value based on King County Assessment Office while 2011-2013 assessed values use growth rates projected by Community Attributes
- 2009 and 2010 includes BTA II (\$178M) six-year levy
- 2009 to 2013 includes BEX III (\$490M) six-year levy
- Operating Levy at full 32.97% capacity and based on anticipated levy authority
- 12/31/2010 Median Assessed Home value is \$375,700

Estimated Annual School Property Taxes Based on Various Assessed Home Values

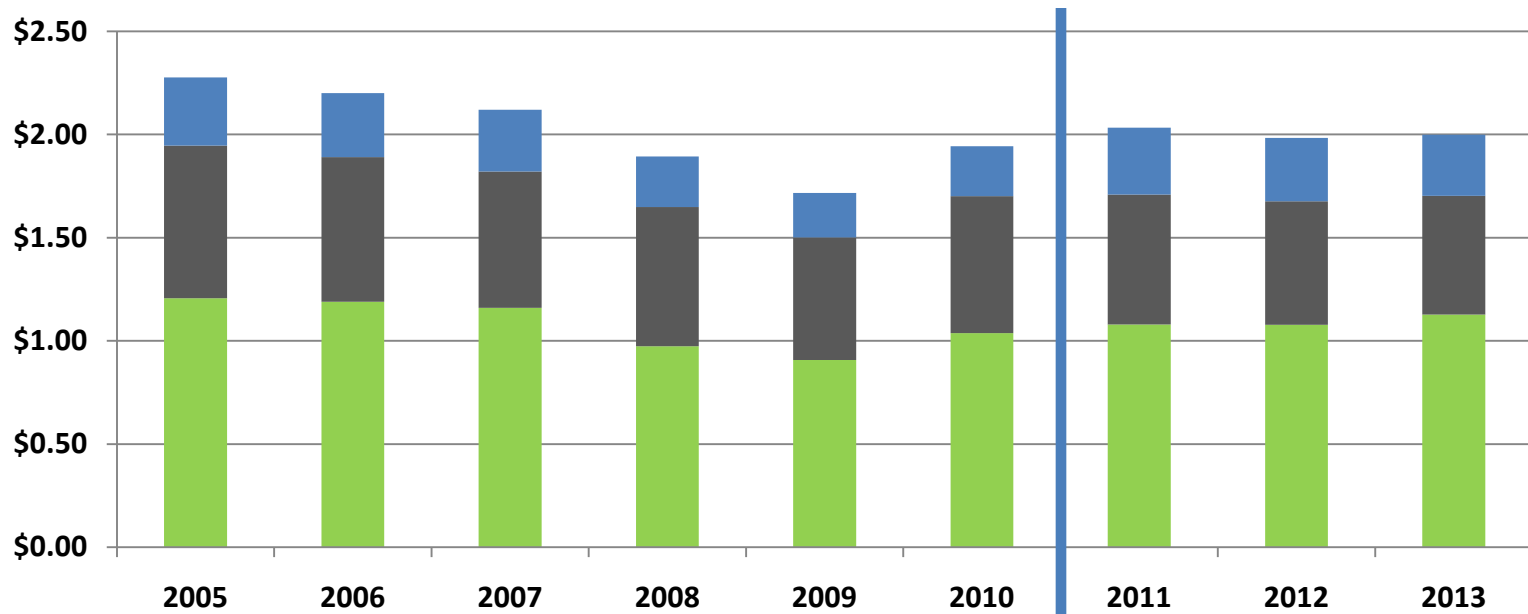
Estimated Total Property Taxes

Assessed Home Value - 12/31/10	2011	2012	2013
\$ 200,000	\$ 407	\$ 405	\$ 416
\$ 300,000	\$ 610	\$ 607	\$ 623
\$ 400,000	\$ 813	\$ 810	\$ 832
\$ 500,000	\$ 1,017	\$ 1,012	\$ 1,040
\$ 600,000	\$ 1,220	\$ 1,214	\$ 1,248

Assumption:

Operating - \$448.1 M ; BTA III - \$253.0 M

Estimated Levy Amount per \$1,000 Assessed Value



Assumptions:

- Operating - \$448.1 M ; BTA III - \$253.0 M
- 2010 assessed value based on King County Assessment Office while 2011-2013 assessed values use growth rates projected by Community Attributes

**February 9, 2010 Capital Levy
Buildings, Technology and Academics III
(BTA III) - Continued**

Follow Up Questions from 10-07-09 Work Session

- Opening of Rainier View
- Opening of McDonald
- Sand Point Capacity
- Viewlands Insurance
- Old Hay Seismic
- Energy Efficiency Project Criteria
- Sustainable Technology
- Other expiring building systems that may be eligible for future sustainable technology projects

Opening of Rainier View

- Aki Kurose Service Area is projected to be deficient in 2011 by at least 57 seats
- By 2015, this deficit increases to 349 seats
- Functional Capacity of Rainier View is estimated at 305
- Additional seats in the Orca walk zone
- Building can be open for September 2011

Opening of Mc Donald

Estimate \$14,980,000

- Building has been closed since 1981 and not used as a school since 2003
- City requires specific improvements in order to use building for educational purposes
 - ADA Upgrades
 - Seismic Mitigation
 - Life Safety Systems including sprinkler system
- Needs other system improvements to function as a school:
 - Mechanical and Electrical
 - Data Wiring and Network
 - Interior finishes, floors and casework
 - Furniture, Fixtures, Cafeteria and server equipment

Opening of Sand Point and Viewlands

- Sand Point Capacity:
 - Building without portables: 225
 - Building as planned with four portables: 325
- Viewlands Insurance:
 - The District has submitted a claim to the risk pool; once the work is complete, the actual cost of repairing the vandalism damage will be reimbursed subject to our deductible (\$100,000)

Opening of Old Hay

- Current Proposal
 - Mechanical, Electrical, Interior and Exterior Finishes, Technology and Furniture
- Seismic Work was done in 2004 under the codes that were in place at that time
- 1904 Building (Wood)
 - Roof Diaphragm
 - Steel Bracing
 - Plywood Shear (with the new siding)
- 1922 Building (Brick)
 - Plywood Shear
 - CMU Bracing

Opening Buildings

Proposed Building	Timing
Sand Point	2010
Old Hay (students at Lincoln in 2010-11)	2011
McDonald (students at Lincoln in 2010-11)	2012
Rainier View	2011
Viewlands	2011

Capacity Management – Opening Buildings Information

Building Name	Project Total by Building	Year Closed	Proposed Functional Capacity 2015	Total Number of Teaching Stations
Sand Point	\$7,046,000	1988	225 w/ptbls. 325	13 W/ptbls. 17
Viewlands	\$11,098,000	2007	420	25
Old Hay	\$7,513,000	n/a	350	17
McDonald	\$14,980,000	1981	370	21
Rainier View	\$7,435,000	2007	305	19

Energy Efficiency and Sustainability Projects

- Natural Resources Conservation Policy H25.00 Adopted November 1, 2006
 - Reduce the use of energy water and other natural resources and encourages recycling
 - Educate students teachers and staff about the importance of conserving natural resources
 - Lessen environmental damage attributable to natural resources consumption
- Natural Resource Conservation Procedure adopted November 1, 2006

Sustainable Technology

Energy Efficiency Project Selection Criteria

- Not BEX IV or V candidates (more than 20 years useful life on structure)
- Multiple systems needing replacement
 - Roofs
 - Heat Pumps and Boilers
- Energy Star ® /Green technology available to modernize and retrofit to existing system
- Confirmation by outside consultant as suitable

Sustainable Technology

Changes in the Payback:

- Using increase from 5 CFM to 15 CFM
 - *Accounts for a 42% change*
- Using the historic high for electricity plus 5% annual increase –
 - *Seattle City Light indicates they are trying to keep rates low and typically follow CPI*
 - *Included 25% on Demand Load Premium*
- Including replacement of conventional system twice (now and at 20 years)

Sustainable Technology

Some Cost Considerations:

- Possibility of grants under new federal legislation (cap & trade) to offset the costs of the geothermal system
- Technological advances in construction may lower costs in the future – these are maximum cost estimates
- Some schools require more energy to heat and cooling loads and based upon original design criteria of the schools this results in the varying number and first cost of bore fields
- Soft costs, modeling and more extensive testing will be required to design the well fields and the retrofit of the existing system
- Wells should be considered permanent infrastructure installation

Sustainable Technology

Payback - Return on Investment timetable
between Conventional and GSHP / Geothermal
– Average 30 Years

John Hay	21 Years
West Woodland	24 Years
Adams	42 Years
Olympic View	25 Years
Muir	33 Years
Leschi	35 Year

Sustainable Technology – Cost Differences

School	Conventional	GSHP	Difference
John Hay - 49 kBTU/SF	\$1,670,000	\$2,592,000	\$922,000
W. Woodland - 48 kBTU/ SF	\$1,812,000	\$2,884,000	\$1,072,000
Adams - 40 kBTU / SF	\$1,426,000	\$3,663,000	\$2,237,000
Muir - 39 kBTU / SF	\$1,737,000	\$3,286,000	\$1,549,000
Olympic View – 38 kBTU / SF	\$1,584,000	\$2,554,000	\$970,000
Leschi – 28 kBTU / SF	\$1,732,000	\$2,953,000	\$1,221,000
Total	\$9,961,000	\$17,932,000	\$7,971,000

Sustainable Technology – CO2 Offset Comparison

School	CO2 (kg) with new Conventional System and Bldg Envelope Upgrades	CO2 (kg) with GSHP and Bldg Envelope Upgrades	% of change CO2 (kg) with GSHP and Bldg Envelope Upgrades
John Hay	662,456	441,340	33.38
W. Woodland	687,982	461,341	32.94
Adams	598,056	401,118	32.93
Muir	615,360	405,687	34.07
Olympic View	531,485	358,577	32.53
Leschi	425,519	286,892	32.58

Sustainable Technology

Other CIP I Schools that may be retrofitted in the future (systems with 4 – 10 years left)

Roofs:

Gatewood, T. Marshall, Whitworth

HVAC:

Gatzert, Hawthorn, T. Marshall, West Seattle ES, Whitworth

Sustainable Technology

Options:

- Do all 6 schools with GSHP and Enhancements (as affordable)
- Do 3 schools with the short payback GSHP and do 3 schools with the longer payback as High Efficiency Electric Conventional Boiler and Heat Pumps plus other Enhancements (as affordable)
- Do all 6 schools with conventional system and with all enhancements

Sustainable Technology – Rational for GSHP

Meets Board Principles and Guidelines

Sustainable infrastructure (Pipes last 75 years)

Sets standard for future retrofit as applicable

Best Technology for carbon reduction – puts District in accord with Mayor’s Initiatives and Kyoto Protocol

Facilities Master Plan – Update to Building Classifications

- Chapter 3 describes Building Classifications and appropriate uses for each classification
- Need to revise classifications for last years capacity management building closure and consolidation
- Need to revise classifications for upcoming opening of buildings used for temporary housing
- Need to revise classifications for real estate purposes

Facilities Master Plan – Update to Building Classifications

- Essential: Open and Active school sites
- Essential-Interim: Buildings used for temporary housing of programs on an interim basis
- Inventoried: Buildings not needed for a permanent program at this time, available for short term lease and rental
- Non Essential – Surplus: Buildings not needed for a permanent program; eligible for long term lease or sale

Facilities Master Plan – Update to Building Classifications

- Changes from 2009 Closure and Consolidation

Name	2008 FMP Classification	2009 Classification
Genesee Hill	Essential	Inventoried
Mann	Essential	Inventoried
Van Asselt (buildings only)	Essential	Inventoried
TT Minor	Essential	Inventoried

Facilities Master Plan – Update to Building Classifications

- Changes due to NSAP Opening Buildings

Name	2008 FMP Classification	2009 Classification
Sand Point	Essential Interim	Essential
Viewlands	Inventoried	Essential
McDonald	Essential Interim – Emergency Site	Essential
Rainier View	Inventoried	Essential

Facilities Master Plan – Confirmation of Building Classifications

- These classifications remain the same – will assume that Van Asselt and Magnolia are current emergency site and Boren will become emergency site upon becoming vacant

Name	2008 FMP Classification	2009 Classification
Lincoln	Essential – Interim	Essential - Interim
Columbia	Inventoried	Inventoried
Hughes	Inventoried	Inventoried
Magnolia	Inventoried	Inventoried
ML King	Non-Essential/Surplus	Non-Essential/Surplus
John Marshall	Inventoried	Inventoried

Property Management – Building Use

Name	Estimated SSD Vacancy	Action
Genesee Hill	10 years plus	Lease
Fairmont Park	3 – 5 Years	Rental
Van Asselt Building	TBD	Leave Vacant
TT Minor	5 – 7 Years	Rental
Magnolia	6 Years	Leave Vacant
Hughes	5 – 7 Years	Rental
Columbia	Less than 3 Years	TBD
John Marshall	5 -7 Years	Rental
Mann	10 years plus	Lease

Naming Considerations

Will follow Naming of School District buildings Policy H10.00 and procedure H10.01

- Old Hay – new name consideration (official name is John Hay)
- Sharples – needs to be assigned
 - Recommend that the name Sharples be assigned to Old Hay immediately to avoid confusion for enrollment
 - Community engagement planned
- Martin Luther King Jr. – name to be assigned
 - Timetable: November Operations Committee Meeting
 - Community engagement planned
 - Execute process prior to disposition of building

Summary: \$253,000,000 Levy Level

• Buildings	51%	\$ 128,815,000
• Technology	14%	\$ 34,885,000
• <u>Academics</u>	35%	<u>\$ 89,272,000</u>
• Total:		\$ 252,972,000

Summary: \$282,000,000 Levy

- Building Renovations: \$14,323,000
- Academics: \$4,815,000
- Technology: \$1,875,000
- Program Costs: \$7,887,000

Total \$28.9 Million

Levy Planning Information

Board Discussion

BTA III – Building Component

51% of Total BTA III Levy: \$128,815,000

Major Preventative Maintenance	\$ 18,000,000
Waterline Replacement (13)*	\$ 4,000,000
Replace Roofs/Seismic Diaphragm (17)	\$ 17,000,000
Communication/Security Systems (3)	\$ 150,000
Exterior Wall Repair (1)	\$ 12,000
Fire Suppression – Sprinklers (11)	\$ 12,000,000
*Number of projects/schools	

BTA III – Building Component (cont.)

51% of Total BTA III Levy: \$128,815,000

Exterior Window Repair (1)	\$ 240,000
Seismic/Unreinforced Masonry (7)*	\$ 17,800,000
Heat Ventilation Cooling Systems (6)	\$ 8,000,000
Energy Efficiency & Green Projects (6)	\$ 21,600,000
Construction Inflation	\$ 24,813,000
Capital Program Costs	\$ 5,200,000

*Number of projects/schools

BTA III — Technology Component

14% of Total BTA III Levy: \$34,885,000

Students and Teachers

Student information systems; instructional technology; library services; data warehouse; STEM computer hardware and technology

\$ 10,865,500

Schools and Systems

Web upgrades to improve communication with all constituents; electronic records management; support business services; IT Disaster Recovery

\$ 8,800,000

Technology Infrastructure for Schools and District

Replace aging PCs, projectors; sound systems and infrastructure; increase network bandwidth

\$ 15,220,000

BTA III – Academics Component

35% of the Total BTA III Levy: \$89,272,000

MAP Assessment

\$ 4,000,000

Measures of Academic Progress:
Computer labs, test licenses

Special Education

\$ 4,900,000

Building modifications to support changes in
service delivery at all levels

Core 24 Grad Requirements

\$ 3,500,000

Add science/computer labs at high schools

Early Learning Classrooms

\$ 3,200,000

Modifications to support preschool at
four Title I Schools

BTA III – Academics Component (cont.)

35% of the Total BTA III Levy: \$89,272,000

STEM at Cleveland

Science, Technology, Engineering and Math school: capital work to support implementation

\$ 1,600,000

Meany building upgrades

To support changes in use

\$ 5,000,000

Capacity Planning & Management

Open buildings to support enrollment growth in specific geographic areas

\$48,072,000

Athletics: Fields, Turf, Lighting

Routine replacements and increased lighting efficiencies at 12 sites

\$19,000,000