



Seattle Public Schools



Photos by Susie Fitzhugh

BEX IV Planning

Board Work Session

May 9, 2012

Work Session Goals

Board feedback on Building Excellence (BEX) IV levy

Level 2:

- Proposed project list
- Proposed cost
- Proposed schedule/cash flow

Agenda

- Process and Planning Review
- Review of Current Level 2 Scenario
- Discussion
- Next Steps

6 + Years

Long Term Planning

- Capacity Units = students / percentages
- Geographic Unit = service areas
- Capital Levies (BEX IV)

4 Years

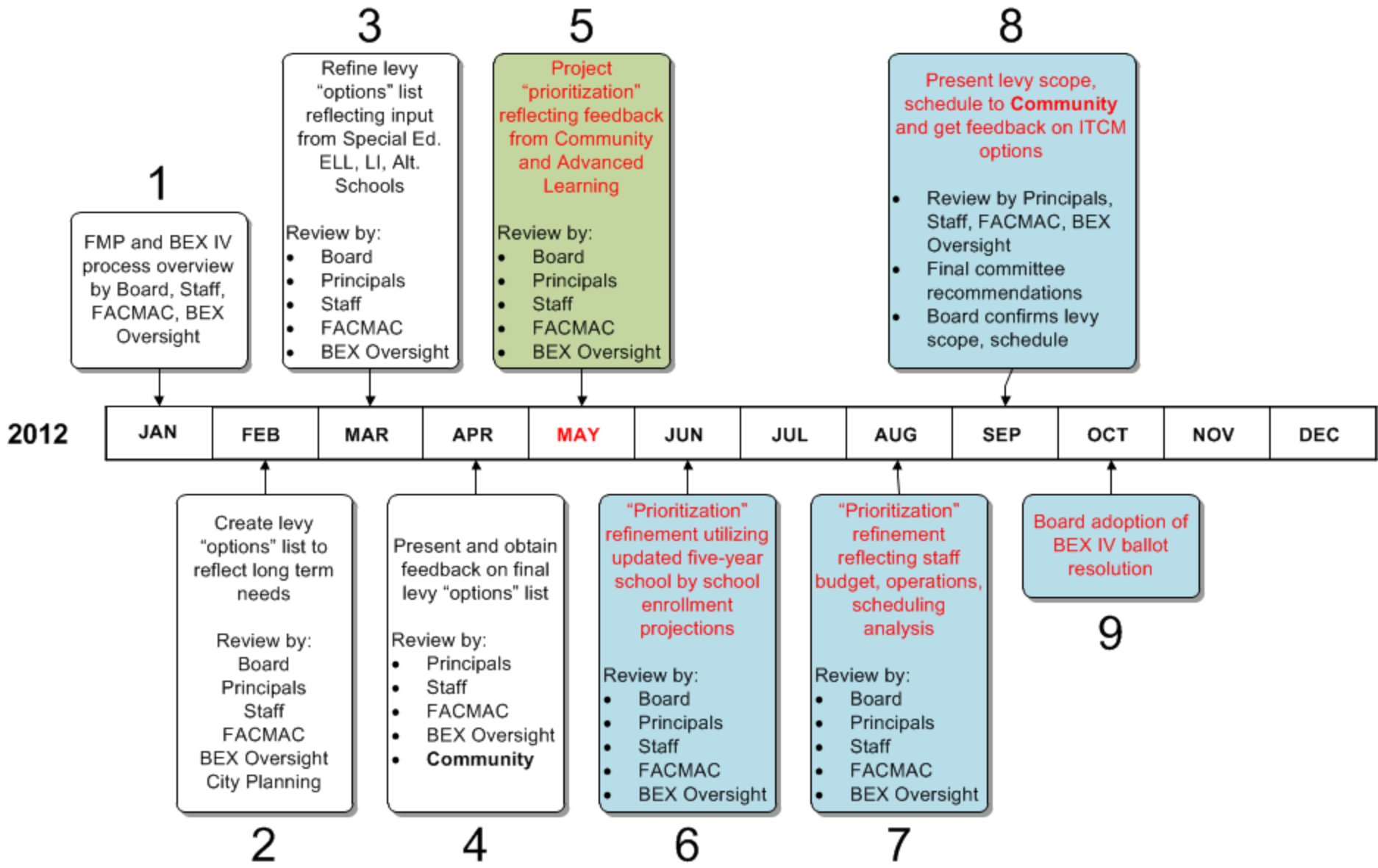
Intermediate Planning

- Capacity Units = students / percentages
- Geographic Unit = service areas

1 Year

Short Term Planning

- Capacity Units = home rooms
- Geographic Unit = school attendance / service areas



Recent Community Input

- Community meetings held on April 3, 5, and 10 at Eckstein, Denny and Mercer middle schools
- Approximately 510 oral and written comments have been received from the public regarding project options
- Projects/priorities in Option 2 received the highest percentage of “yes” responses
- State Environmental Protection Act (SEPA) community meetings on April 11, May 3 and May 22
- Future comments from all stakeholders will continue to be received and reviewed by staff
- Additional BEX IV community meetings will take place regionally in September

Other Stakeholder Feedback

- Since the last Board workshop on BEX IV planning, the following entities have reviewed the BEX IV levy options:
 - Facilities and Capacity Management Advisory Committee (FACMAC)
 - BEX Oversight Committee
 - Advanced Learning Task Force
 - Special Education PTSA
 - City Planning/Downtown Seattle Association

Current Levy Scenario

How are Building Projects Being Chosen for BEX IV?

The Seattle Public Schools (SPS) 2012 Facilities Master Plan will serve as the platform for project selection. The Board has developed policies and guidelines that direct capital planning staff to prioritize potential projects:

- Health and safety (seismic mitigation)
- Capacity
- Building Condition

Planning Assumptions

- **Enrollment Projections**: October 2011, 10-year resident projection (mid-range)
- **Building Capacity**: Full utilization of elementary and middle schools is assumed. High schools are not fully utilized.
- **Portable Management**: Level 2 assumes about 50% of K-8 homeroom portables replaced with permanent construction
- **Program Considerations**: World School, NOVA, APP, Special Education and other programs will influence levy scope and schedule
- **Boundary Adjustments**: Boundary adjustments anticipated for the 2014-15 school year in response to school openings and to maximize building utilization
- **Portables**: Portables will be used as an interim capacity management measure

Possible BEX IV Levy (Millions)

• Seismic improvements:	\$ 64
• Intermediate capacity management:	\$ 9
• Long term capacity management:	\$ 516
• Lunchrooms (Green Lake, McGilvra, Sanislo, Kimball)	\$ 17
• Technology:	\$ 80
• Infrastructure (7 fields, 15 roofs, utilities):	\$ 21
• Academics (i.e. STEM, IB, SpEd) :	\$ 3
• Memorial Stadium:	\$ 6
• Operations/major preventive maintenance:	<u>\$ 18</u>
Total:	\$ 734

Cash Flow by Calendar Year

		Calendar Year Cash Flow							
		2012	2013	2014	2015	2016	2017	2018	2019
Beginning Balance		\$0	\$77,188	\$77,188	\$45,933,891	\$1,000,568	\$7,671,890	\$3,141,224	\$6,472,388
Revenues									
BEX III and BTA Program Savings		\$2,000,000	\$27,674,283	\$1,481,000	\$0	\$0	\$0	\$0	\$0
BEX IV Tax Receipts		\$0	\$0	\$122,407,802	\$122,407,802	\$122,407,802	\$122,407,802	\$122,407,802	\$122,407,802
Total Revenues		\$2,000,000	\$27,674,283	\$123,888,802	\$122,407,802	\$122,407,802	\$122,407,802	\$122,407,802	\$122,407,802
Expenditures									
	Total								
Buildings (new schools & additions)	\$516	\$1,922,812	\$27,674,283	\$64,032,099	\$141,641,124	\$81,636,480	\$96,838,467	\$64,476,638	\$38,224,906
Academics (new programs i.e. IB,STEM)	3	\$0	\$0		\$600,000	\$600,000	\$600,000	\$600,000	\$600,000
Capacity Management	9	\$0	\$0	\$2,000,000	\$2,000,000	\$2,000,000	\$1,000,000	\$1,000,000	\$1,000,000
Infrastructure (fields, roofs, utilities)	21	\$0	\$0	\$0	\$2,500,000	\$4,500,000	\$4,700,000	\$4,200,000	\$5,100,000
Lunchrooms/core facilities	17	\$0	\$0		\$3,400,000	\$3,400,000	\$3,400,000	\$3,400,000	\$3,400,000
Seismic Improvements	64	\$0	\$0	\$2,000,000	\$3,200,000	\$9,600,000	\$6,400,000	\$22,400,000	\$20,400,000
Memorial Stadium	6	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,000,000
Major Preventative Maintenance	18	\$0	\$0	\$3,000,000	\$3,000,000	\$3,000,000	\$3,000,000	\$3,000,000	\$3,000,000
Technology	80	\$0	\$0	\$7,000,000	\$11,000,000	\$11,000,000	\$11,000,000	\$20,000,000	\$20,000,000
Total Expenditures	\$734	\$1,922,812	\$27,674,283	\$78,032,099	\$167,341,124	\$115,736,480	\$126,938,467	\$119,076,638	\$97,724,906
Ending Fund Balance		\$77,188	\$77,188	\$45,933,891	\$1,000,568	\$7,671,890	\$3,141,224	\$6,472,388	\$31,155,283

Option 2 (5%Portables) - \$734M

Whitman Elementary

- Bagley - Addition/Modernize
- North Beach - Replace
- Wilson Pacific - New

Middle

- Wilson Pacific - New / Replace

McClure Elementary

- Queen Anne - Addition

City Planning

- Downtown School- New

Madison Elementary

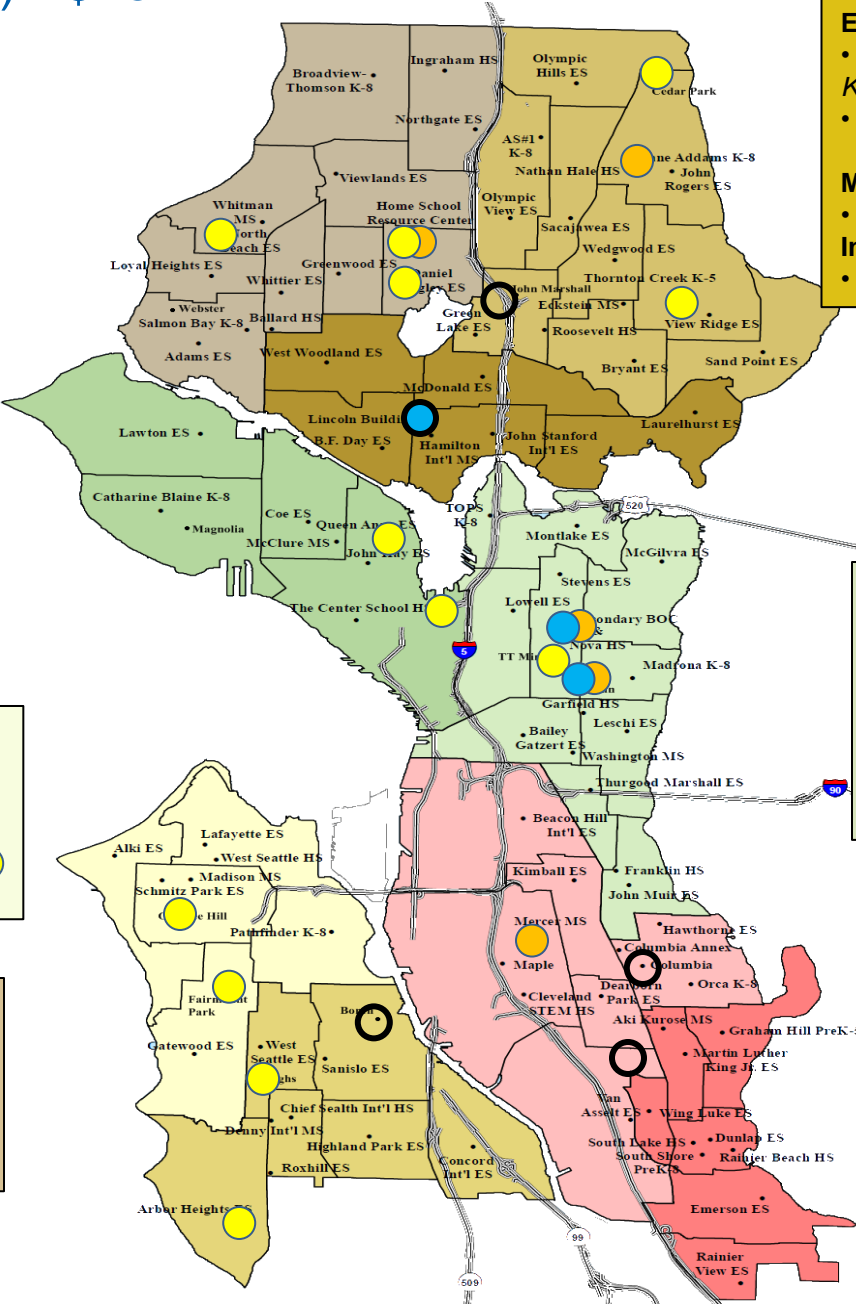
- Schmitz Park at Genesse Hill - Replace
- Fairmount Park - Open / Modernize

Denny Elementary

- Arbor Heights - Replace
- Hughes - Open

Interim

- Boren - Interim



Eckstein Elementary

- Thornton Creek - New K-5 (retain K-5)
- Jane Addams K-8 @ Cedar Park - Replace

Middle

- Jane Addams MS - Convert

Interim

- John Marshall - Interim

Hamilton High School

- Lincoln - Update
- Lincoln - Interim

Washington Elementary

- TT Minor - Open

Middle

- Meany - Replace

High School

- Meany - Replace
- Mann - Modernize

Mercer Middle

- Mercer - Addition

Interim

- Columbia - Interim
- Old Van Asselt - Interim

Aki Kurose

Project Detail

North Area

North Beach Elementary

- Replace existing facility with new 650 seat K-5
- Provides additional capacity in area experiencing growth
- Potential constraints: Wildlife habitat; heron nesting area

Bagley Elementary

- Construct 150 seat addition; modernize existing building
- Provides additional capacity in area experiencing growth
- Potential constraints: Probable landmark designation of 1930 building

Thornton Creek Elementary

- Construct new 650 seat K-5 adjacent to existing school
- Provides additional capacity in area experiencing growth
- Potential constraints: No construction/development constraints identified

Project Detail

North Area

New K-8 Facility for Jane Addams Program: Cedar Park Site

- Replace existing Cedar Park facility; construct 635 seat K-8
- Provides additional capacity in area experiencing growth
- Potential constraints: Possible landmark designation; lot coverage issues; salmon watershed/storm water management

Middle School Conversion: Current Jane Addams K-8

- Convert Addams facility to 1,080 seat middle school; identify area for interim middle school program starting 2014
- Provides additional capacity in area experiencing growth
- Potential constraints: No construction/development constraints identified

Project Detail

North Area

New Elementary and Middle School: Wilson-Pacific Site

- Replace existing buildings; construct 650 seat K-5 and 1,000 seat 6-8
- Provides additional capacity in area experiencing growth
- Potential constraints: New locations needed for programs currently at Wilson-Pacific

Lincoln High School

- Modernize North and South Wings of building; reopen as a high school
- Provides additional capacity in area experiencing growth
- Potential Constraints: Needed as a BEX IV interim site through 2016

Project Detail

Central Area

Queen Anne Elementary

- Construct 200 seat classroom/gymnasium addition
- Provides additional capacity in area experiencing growth
- Potential constraints: Existing buildings are landmarked; lot coverage will exceed city code and require a departure approval from the city

Downtown School

- Construct new 500 seat K-5
- City and District forecasts of school population growth in the area are not fully validated at the present time
- Potential constraints: Site is not identified; development constraints unknown

Project Detail

Central Area

T.T. Minor Elementary

- Upgrade building and open as a 329 seat K-5
- Provides additional capacity in area experiencing growth
- Potential constraints: No construction/development constraints identified

New Middle School and World School at Meany

- Partially replace existing facility; construct new 700 seat 6-8 and new 400 seat 9-12
- Provides additional capacity in area experiencing growth, and for program experiencing growth
- Potential constraints: Retaining portion of existing facility allows grandfathering with city codes

Project Detail

Central Area

Mann School

- Modernize and expand facility to house NOVA program
- Eliminates need for interim site
- Potential constraints: Probable landmark designation of 1902 building

West Seattle Area

Fairmount Park

- Upgrade building; open as a 304 seat K-5
- Provides additional capacity in area experiencing growth
- Potential constraints: No construction/development constraints identified

Project Detail

West Seattle Area

Hughes

- Upgrade building; open as a 304 seat K-5
- Provides capacity in area experiencing growth
- Potential constraints: No construction/development constraints identified

New Schmitz Park Elementary at Genesee Hill Site

- Replace vacant facility; construct 650 seat K-5; relocate Schmitz Park to new campus
- Provides additional capacity in area experiencing growth
- Potential constraints: No construction/development constraints identified

Project Detail

West Seattle Area

Arbor Heights Elementary

- Replace existing facility; build 650 seat K-5
- Addresses building condition; provides additional capacity in area experiencing growth
- Potential constraints: Soil conditions may require pilings

South Area

Mercer Middle School

- Construct 180 seat addition
- Provides capacity in area experiencing growth
- Potential constraints: No construction/development constraints identified

Project Detail

Interim Schools

Boren (West Seattle)

- Upgrade and open building 2012; capacity 760
- Provides interim location for STEM K-5, Fairmount Park, Hughes, and Arbor Heights

Columbia (Southeast Seattle)

- Upgrade and open building 2014; capacity 302
- Provides interim location for Meany middle school program

Old Van Asselt (Southeast Seattle)

- Upgrade and open 1950s building 2013; capacity 304
- Provides interim location for World School

Project Detail

Interim Schools

John Marshall (North Seattle)

- Upgrade and open building 2013; capacity 760
- Provides interim location for Wilson-Pacific middle school program

Lincoln (North Seattle)

- Central portion of building is available for use; capacity 1,000
- Provides interim location for north end elementary APP, and (consecutively) North Beach and Bagley

Jane Addams (North Seattle)

- Space is available to house interim middle school program beginning 2014

Maintenance Backlog and BEX IV

- 2011 major maintenance backlog*: \$507.3 million
- Reduction by new schools/additions: - \$133.6 million
- Reduction by opening interim schools: - \$19.1 million
- Major maintenance backlog after BEX IV: \$354.6 million

*Does not include Building, Technology and Academics (BTA) III levy work 2012-2016

Major maintenance backlog is fluid as buildings age and upgrades are done through BEX and BTA levies

Capacity Surplus / Shortfall with Option 2

Eckstein	2013	2014	2015	2016	2017	2018	2019	2020
Elementary School								
Beginning Year Surplus (Shortfall)	75	(54)	(106)	466	538	546	520	451
Permenant Seats Added			650	104				
Total Additional Seats	0	0	650	104	0	0	0	0
Total Seats available	75	(54)	544	570	538	546	520	451
minus								
Growth	129	51	78	32	(8)	26	(11)	(27)
Year End Surplus (Shortfall)	(54)	(106)	466	538	546	520	532	477
Middle School								
Current Surplus (Shortfall)	(120)	(155)	(261)	(359)	571	542	488	251
Permenant Seats Added				1,011				
Total Additional Seats	0	0	0	1,011	0	0	0	0
Total Seats available	(120)	(155)	(261)	652	571	542	488	251
minus								
Growth	35	106	97	82	28	54	40	18
Surplus (Shortfall)	(155)	(261)	(359)	571	542	488	448	233
Portables subtracted at the end of the levy period								
Refer to 11X17 sheet for additional seat locations								

Capacity Surplus / Shortfall with Option 2

Whitman	2013	2014	2015	2016	2017	2018	2019	2020
Elementary School								
Beginning Year Surplus (Shortfall)	(20)	(43)	(158)	86	32	194	199	97
Permenant Seats Added			295		797			
Total Additional Seats	0	0	295	0	797	0	0	0
Total Seats available	(20)	(43)	137	86	829	194	199	97
minus								
Growth	23	115	51	54	635	(6)	40	(15)
Year End Surplus (Shortfall)	(43)	(158)	86	32	194	199	159	112
Middle School								
Current Surplus (Shortfall)	122	65	44	(65)	(73)	869	840	632
Permenant Seats Added					1,000			
Total Additional Seats	0	0	0	0	1,000	0	0	0
Total Seats available	122	65	44	(65)	927	869	840	632
minus								
Growth	57	21	109	8	58	28	11	46
Surplus (Shortfall)	65	44	(65)	(73)	869	840	829	586
Portables subtracted at the end of the levy period								
Refer to 11X17 sheet for additional seat locations								

Capacity Surplus / Shortfall with Option 2

Hamilton	2013	2014	2015	2016	2017	2018	2019	2020
Elementary School								
Beginning Year Surplus (Shortfall)	58	9	(47)	(91)	(87)	(61)	(67)	(137)
Permenant Seats Added								
Total Additional Seats	0	0	0	0	0	0	0	0
Total Seats available	58	9	(47)	(91)	(87)	(61)	(67)	(137)
minus								
Growth	49	57	43	(4)	(26)	5	27	(19)
Year End Surplus (Shortfall)	9	(47)	(91)	(87)	(61)	(67)	(93)	(118)
Middle School								
Current Surplus (Shortfall)	311	273	228	167	95	38	6	34
Permenant Seats Added								
Total Additional Seats	0	0	0	0	0	0	0	0
Total Seats available	311	273	228	167	95	38	6	34
minus								
Growth	38	45	61	73	57	32	(28)	(5)
Surplus (Shortfall)	273	228	167	95	38	6	34	39
Portables subtracted at the end of the levy period								
Refer to 11X17 sheet for additional seat locations								

Capacity Surplus / Shortfall with Option 2

McClure	2013	2014	2015	2016	2017	2018	2019	2020
Elementary School								
Beginning Year Surplus (Shortfall)	170	109	104	70	56	66	258	712
Permenant Seats Added						200	500	
Total Additional Seats	0	0	0	0	0	200	500	0
Total Seats available	170	109	104	70	56	266	758	712
minus								
Growth	61	5	34	13	(10)	9	2	10
Year End Surplus (Shortfall)	109	104	70	56	66	258	756	702
Middle School								
Current Surplus (Shortfall)	182	139	63	19	(23)	(45)	(48)	(91)
Permenant Seats Added								
Total Additional Seats	0	0	0	0	0	0	0	0
Total Seats available	182	139	63	19	(23)	(45)	(48)	(91)
minus								
Growth	43	76	45	41	22	3	10	(20)
Surplus (Shortfall)	139	63	19	(23)	(45)	(48)	(58)	(71)
Portables subtracted at the end of the levy period								
Refer to 11X17 sheet for additional seat locations								

Capacity Surplus / Shortfall with Option 2

Denny	2013	2014	2015	2016	2017	2018	2019	2020
Elementary School								
Beginning Year Surplus (Shortfall)	33	(64)	(112)	(208)	84	56	323	277
Permenant Seats Added				304		297		
Total Additional Seats	0	0	0	304	0	297	0	0
Total Seats available	33	(64)	(112)	96	84	353	323	277
minus								
Growth	97	48	96	12	28	30	(19)	13
Year End Surplus (Shortfall)	(64)	(112)	(208)	84	56	323	342	265
Middle School								
Current Surplus (Shortfall)	106	97	74	51	(9)	(38)	(70)	(97)
Permenant Seats Added								
Total Additional Seats	0	0	0	0	0	0	0	0
Total Seats available	106	97	74	51	(9)	(38)	(70)	(97)
minus								
Growth	9	22	23	60	29	31	27	14
Surplus (Shortfall)	97	74	51	(9)	(38)	(70)	(97)	(111)
Portables subtracted at the end of the levy period								
Refer to 11X17 sheet for additional seat locations								

Capacity Surplus / Shortfall with Option 2

Madison	2013	2014	2015	2016	2017	2018	2019	2020
Elementary School								
Beginning Year Surplus (Shortfall)	215	109	413	484	490	509	515	451
Permenant Seats Added		304	149					
Total Additional Seats	0	304	149	0	0	0	0	0
Total Seats available	215	413	562	484	490	509	515	451
minus								
Growth	106	0	78	(6)	(19)	(6)	(1)	28
Year End Surplus (Shortfall)	109	413	484	490	509	515	516	423
Middle School								
Current Surplus (Shortfall)	365	387	365	361	261	217	162	166
Permenant Seats Added								
Total Additional Seats	0	0	0	0	0	0	0	0
Total Seats available	365	387	365	361	261	217	162	166
minus								
Growth	(22)	22	4	100	44	54	(4)	(43)
Surplus (Shortfall)	387	365	361	261	217	162	166	209
Portables subtracted at the end of the levy period								
Refer to 11X17 sheet for additional seat locations								

Capacity Surplus / Shortfall with Option 2

Aki Kurose	2013	2014	2015	2016	2017	2018	2019	2020
Elementary School								
Beginning Year Surplus (Shortfall)	461	386	349	326	287	281	313	322
Permenant Seats Added								
Total Additional Seats	0	0	0	0	0	0	0	0
Total Seats available	461	386	349	326	287	281	313	322
minus								
Growth	75	38	23	39	5	(32)	(21)	20
Year End Surplus (Shortfall)	386	349	326	287	281	313	334	303
Middle School								
Current Surplus (Shortfall)	106	97	113	112	102	54	(4)	(92)
Permenant Seats Added								
Total Additional Seats	0	0	0	0	0	0	0	0
Total Seats available	106	97	113	112	102	54	(4)	(92)
minus								
Growth	9	(17)	1	10	47	59	55	(13)
Surplus (Shortfall)	97	113	112	102	54	(4)	(59)	(79)
Portables subtracted at the end of the levy period								
Refer to 11X17 sheet for additional seat locations								

Capacity Surplus / Shortfall with Option 2

Mercer	2013	2014	2015	2016	2017	2018	2019	2020
Elementary School								
Beginning Year Surplus (Shortfall)	445	357	302	238	211	182	191	147
Interim Seats Available (note)								
Permenant Seats Added								
Total Additional Seats	0	0	0	0	0	0	0	0
Total Seats available	445	357	302	238	211	182	191	147
minus								
Growth	88	55	65	26	30	(9)	13	(11)
Year End Surplus (Shortfall)	357	302	238	211	182	191	178	158
Middle School								
Current Surplus (Shortfall)	6	31	2	(2)	(70)	(81)	(141)	(88)
Permenant Seats Added							180	
Total Additional Seats	0	0	0	0	0	0	180	0
Total Seats available	6	31	2	(2)	(70)	(81)	39	(88)
minus								
Growth	(25)	29	5	68	11	60	11	38
Surplus (Shortfall)	31	2	(2)	(70)	(81)	(141)	27	(125)
Portables subtracted at the end of the levy period								
Refer to 11X17 sheet for additional seat locations								

Capacity Surplus / Shortfall with Option 2

Washington	2013	2014	2015	2016	2017	2018	2019	2020
Elementary School								
Beginning Year Surplus (Shortfall)	333	185	46	(37)	(105)	145	108	86
Permenant Seats Added					329			
Total Additional Seats	0	0	0	0	329	0	0	0
Total Seats available	333	185	46	(37)	224	145	108	86
minus								
Growth	148	139	83	68	79	37	(15)	(30)
Year End Surplus (Shortfall)	185	46	(37)	(105)	145	108	123	116
Middle School								
Current Surplus (Shortfall)	231	242	340	352	1,001	981	930	743
Permenant Seats Added		110		700				
Total Additional Seats	0	110	0	700	0	0	0	0
Total Seats available	231	352	340	1,052	1,001	981	930	743
minus								
Growth	(11)	11	(12)	51	20	50	72	92
Surplus (Shortfall)	242	340	352	1,001	981	930	858	651
Portables subtracted at the end of the levy period								
Refer to 11X17 sheet for additional seat locations								

2020 Projected Capacity: Key Areas

North Seattle (Eckstein, Whitman, and Hamilton)

- K-5: Surplus of 471 seats
- 6-8: Surplus of 858 seats

West Seattle (Denny and Madison)

- K-5: Surplus of 688 seats
- 6-8: Surplus of 98 seats

Central/South Seattle (Washington, Mercer and Aki Kurose 6-8)

- 6-8: Surplus of 447 seats

Capacity Issues to Monitor

- **Potential elementary seat surplus in West Seattle:**
Further analysis of future capacity situation using the upcoming new enrollment forecasts and identification of a permanent location for the K-5 STEM program.
- **Potential elementary and middle school seat surplus in north Seattle:**
Further analysis of future capacity situation using the upcoming new enrollment forecasts, program considerations and future removal of aging portables at Whitman and Eckstein.
- **Potential middle school seat surplus in central Seattle:**
Further analysis of future capacity using the upcoming new enrollment forecasts and future removal of portables at Mercer and Washington.

Total Tax Levy – Financial Impact

Four variables that will affect our overall tax rate:

1. Operations (M&O) Levy (Feb 2013)

- Higher enrollment = increased levy = higher tax rate

2. Size of BEX IV Capital Levy (Feb 2013)

3. Size of BTA IV Capital Levy (Feb 2016)

- Need to take its future size into account; currently assuming a similar level in 2016/beyond (\$45M/yr)

4. Assessed Valuation

- Higher A/V = lower tax rate; lower A/V = higher rate

Summary of BEX IV Tax Rate Impacts

Note: figures below are and based upon preliminary data; updated for illustration purposes only

Current BEX III Tax Rates per \$1,000/AV:

- 2012 BEX III (\$490M over 6 years/\$81.7M per year) = \$.70 (current level)
- 2013 BEX III (\$490M over 6 years/\$81.7M per year) = \$.70 (current level)

Comparison of 2014 to 2019 Tax Rates per \$1,000/AV @ \$600M and \$750M:

	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
BEX IV @ Current	\$.70	\$.70	\$.70	\$.70	\$.70	\$.70
BEX IV @ \$600M	\$.84	\$.83	\$.82	\$.80	\$.78	\$.77
BEX IV @ \$750M	\$1.05	\$1.04	\$1.02	\$1.00	\$.98	\$.96

BEX IV Levy – Tax Projection

Note: figures below are estimated based on preliminary tax rate data; for illustration purposes only

Example cost to homeowners (using home value of \$400,000):

	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
BEX III @ Current Level	\$280	\$280	\$280	\$280	\$280	\$280
BEX IV @ \$600M Level	\$336	\$332	\$328	\$320	\$312	\$308
BEX IV @ \$750M Level	\$420	\$416	\$408	\$400	\$392	\$384

Discussion/Work Session Goals

Board feedback on BEX IV levy Level 2:

- Proposed project list
- Proposed cost
- Proposed schedule/cash flow

Next Steps

