

## Superintendent's February 2012 Bond Recommendation

### **Background:**

In February of 2006 the community approved a construction Bond for \$241.87 million with a [passage rate of 67.87%](#). The major projects in the 2006 bond package are the replacement of Issaquah High School, expansion of Skyline High School, the addition of a 15<sup>th</sup> elementary (Creekside), the replacement of Briarwood, and large remodels at Maywood and Liberty High School. ([Full Details and a listing of projects online](#)). All of the major projects are scheduled to be complete by September of 2013 and will exhaust the proceeds provided by the voters in 2006. The District had tentative plans to seek additional capital funding in the spring of 2010, but due to the economic climate and delayed construction schedule, we determined with the Board of Directors to revisit the issue in the future.

The District is annually and legally required to conduct ongoing long term facility/capital planning to provide the appropriate facility needs for educational program(s), protect the assets of the District taxpayers, and be eligible to collect impact fees. This obligation is reflected in numerous arenas, including the Board's Executive Limitations. Specifically, [Executive Limitation 6 Asset Protection](#) states, "The Superintendent shall not cause or allow the Districts assets to be unprotected, inadequately maintained, inappropriately used or unnecessarily risked." The community/Board value is also expressly conveyed in greater detail in [Executive Limitation 13, Facilities](#). These governance policies require the Superintendent to, "assure that physical facilities support the accomplishment on the Board's Ends polices and are safe and properly maintained." Furthermore, the EL states that the Superintendent may not:

***Fail to develop a plan and establish priorities for construction, renovation and maintenance projects. In setting priorities the Superintendent shall not fail to:***

- ***Assign highest priority to the correction of unsafe conditions;***
- ***Include maintenance costs as necessary to enable facilities to reach their intended life cycles;***
- ***Plan for and schedule preventive maintenance;***
- ***Plan for and schedule system replacement when new schools open, schools are renovated or systems replaced;***
- ***Disclose assumptions on which the plan is based, including growth patterns and the financial and human capital impact individual projects will have on other parts of the organization.***

Given the previously expressed Community/Board values and the operational needs (which we will describe in further detail below), the Superintendent decided (with the Board's support) to convene a [Bond Feasibility Development Committee](#) in the spring of 2011. This committee was [chartered](#) to advise the Superintendent for preparation to make a recommendation (feasibility and content) to the Board of Directors for a potential bond issue in February of 2012.

### **Committee Overview:**

The committee consisted of [46 community and District representatives](#). The committee's [operating limitations and parameters](#) was as follows:

#### ***Parameters***

*The Committee shall ensure the Issaquah School District has all the resources possible to:*

- *Meet its mission and Ends student learning goals;*
- *Safely and efficiently maintain facilities and property according to state and District use standards and schedules.*

#### ***Limitations***

*The Committee shall not determine:*

- *Facility and program location.*
- *School closures.*
- *Portable use or placement.*

In addition to the operations and limitations, each committee member signed and was held to specific [roles and responsibilities](#) that required a commitment to the charter, attendance, active participation, seeking of understanding, and also providing information to stakeholders. As well as the face-to-face linkage provided by this 46-member committee, the District also ensured avenues for additional input via email—[bond2012@issaquah.wednet.edu](mailto:bond2012@issaquah.wednet.edu)--or attendance at the actual committee meetings via written comments. The District also provided all committee information, including materials and minutes, [online](#) and sent several District eNews regarding the committee's work and progress. Local newspapers also covered the committee's progress.

The committee had six meetings in total through the months of March and April; on the final meeting on April 26, the committee unanimously recommended a [\\$228.63 million bond package](#) to the Superintendent for his consideration. During the process, the committee debated need, feasibility, scope, and tax impact. The members' were specifically concerned with the issues of safety, equity, and the learning environment. The District also conducted an [exit survey](#) of the committee members on their experience and there perceived feasibility of the proposed package. There were 33 respondents and all reported they had a positive experience and 100% felt the constituents will support the committee-approve package if it goes before voters in February of 2012.

### **The Needs/Priorities:**

The Superintendent received the committee's recommendation and felt that the members' priorities aligned strongly with his own, especially after hearing the debate during each meeting. He began his

evaluation of the committee's final package based on the previously outlined Executive Limitations as well as the belief that stable and consistent maintenance/replacement of facilities via capital dollars are essential to continued financial solvency (given Issaquah School District's [rank in per pupil funding—](#) 277/295 in total revenue per student, and 290/295 in state revenue per student).

In such a funding situation, it is among the Superintendent's top obligation to ensure that as many operating dollars as possible are going directly to the classroom and toward achieving the District's Ends. To do so, the District both streamlines its non-classroom operations (with the [lowest administrative overhead in King County](#), funneling more than \$4.2 million more than the county average towards our classrooms); and it relies on [local funding measures](#), including maintenance-and-operations, capital, and technology levies. Bonds are a critical component to keep us financially solvent because without such funds, all repairs and modernizations would come directly from the operations fund. For example, it recently cost the District (in 2006 bond dollars):

- \$500,000 to replace a boiler at Sunset Elementary
- \$3.2 million to maintain HVAC systems over a five-year period
- \$1.5 million to replace a roof

To put these amounts in perspective, the recent K-5 Science curriculum adoption will have a total cost of \$1.1 million and the high school language arts adoption will be nearly \$600,000. The District estimates that on the average, we are protecting the general fund by \$1.5 to \$2 million annually if we have sufficient capital funding. These estimates *exclude* amounts provided by the Capital/Technology Levy and saved by direct capital investment, for example lower utility cost, decreased maintenance, and other operational efficiencies.

With the Superintendent's recommendation, the District will continue with its historic goal of using capital/bond projects to decrease operating costs, increase safety and security, meet demographic/enrollment needs (currently 84 portable classrooms at the elementary level), protect community assets (\$1 to 1.2 **billion** in value), and provide equity or enhancement of educational program.

In summary, the Superintendent considered these priorities when reviewing the committee's recommendation:

- Ensuring a safe learning environment (Executive Limitation).
- Securing funds for preventative and emergency maintenance of facilities to preserve the District's operations budget (Executive Limitation).
- Leveraging capital funds for increased operational advantages and planning for maximum long-term facility use.
- Preserving the community's \$1.2-billion in capital-facility assets.
- Providing equity when possible across facilities and programs.
- Ensuring a learning environment and resources capable of supporting the District's Mission Statement and Ends.

- Balancing financial timing to respect the economic climate for taxpayers and complete projects in a favorable building environment (i.e., it will cost more to do these projects later as our facility conditions deteriorate and construction costs rise).

### **The Recommendation:**

Unfortunately, we live in a state that funds a very small portion of capital needs (2.1 percent or \$5.1 million of our last \$241.87 million construction costs). The duty of funding school construction and modernization therefore rests with the local community. Our Issaquah School District community has been historically very supportive of education and has placed a high value/expectation on the program offerings as well as the facilities their students use on a daily basis.

The Superintendent recommends the Board place on the February 14, 2012, ballot a Capital Bond in the amount of \$227,665,500 to address capital needs of the District from 2012-2020. Over this eight-year period, the proposed bond equates to approximately \$28.5 million annually or about 2.38 percent of total asset value (\$1.2 billion). (Not adjusted for inflation or the time value of money.)

The District's long-term facilities plan relies on 2006 bond funds through 2012, at which point all bond-funding will be exhausted and a new measure will be necessary to maintain our facility standards. However, the Superintendent is also very aware of the economic climate and the potential burden to taxpayers; his proposal, therefore, intentionally is structured to NOT increase the average resident's school taxes. The proposed bond package will save the average homeowner (\$500,000 assessed valuation) about \$205 annually. It is structured to decrease the per-thousand rate from \$4.85/\$1000 to \$4.44/\$1000, a change of \$0.41/\$1000. (See graph below.) Of course, residents would clearly lower their taxes by not approving *any* bonds or levies for local schools. With no bond measure on the ballot, taxpayers would see a drop of about \$0.80/\$1000. Given this, the Superintendent considers the proposal a compromise to the voters—a commitment to maintain facility assets while paying about half the difference of the bond measure currently set to expire.

### **The Projects**

The projects included in this proposed Bond package are summarized by amount and location in the table below.

<b>Building/Location</b>	<b>Project Totals</b>
Apollo	\$ 8,185,000
Beaver Lake	\$ 3,907,000
Cascade Ridge	\$ 12,500
Challenger	\$ 521,500
Clark	\$ 19,500,000
Cougar Ridge	\$ 3,014,000
Discovery	\$ 2,703,000
District Admin	\$ 515,000
District-Wide	\$ 20,842,500
Endeavour	\$ 890,000
Grand Ridge	\$ 18,000
Issaquah High	\$ 3,425,000
Issaquah Middle	\$ 62,500,000
Issaquah Valley	\$ 8,570,000
Liberty	\$ 44,585,000
Maple Hills	\$ 982,000
Maywood	\$ 3,856,000
Newcastle	\$ 17,000
Pacific Cascade	\$ 1,315,000
Pine Lake	\$ 2,090,000
Skyline	\$ 6,855,000
Sunny Hills	\$ 27,110,000
Sunset	\$ 202,000
Tiger Mountain	\$ 3,925,000
Transportation	\$ 2,125,000
<b>Grand Total</b>	<b>\$ 227,665,500</b>

The major financial components of this proposal are the replacement of our [aging facilities](#). It is not a coincidence that Issaquah Middle School (Built in 1955), Sunny Hills Elementary (Built in 1962), and Clark Elementary (Built in 1950) comprise \$109.11 million or 47.93 percent of the total capital package. The age and [inefficiency](#) of these facilities places them as a top priority, for example it now costs 27.43 percent more to heat Issaquah Middle School than it does to heat Pacific Cascade Middle School, which has a direct impact to the Districts operating budget.

The other single largest component of the project is \$39.71 million (excludes the \$4.875M for stadium improvements) focuses on the newly developed master construction plan at Liberty High School, which includes a modernization/relocation of numerous classroom areas, addition of an auxiliary gym, finishes and equipment for the culinary arts space, and a re-roofing.

The District has also placed a high level of importance on adding additional core/classroom capacity at two of our fastest growing elementary schools. Issaquah Valley and Apollo elementary each have six classroom additions proposed to mitigate continued growth and minimize use of portables. (The District currently has the equivalent of three free standing elementary schools in portable classrooms.)

In terms of safety and security, this capital package makes significant investment (\$4.805 million) in standardization of security camera systems and the installation of electronic lock and key cards for all exterior doors District wide.

The package also includes stadium facility upgrades and improvements. Skyline is provided \$6.485 million to construct new home-side stands and replace/enlarge the press area, Liberty is allocated \$4.875 million to construct new home-side stands and press box, and Issaquah High School receives \$3.425 million to increase home-side seating and renovate the press box. Beyond necessary safety fixes, these improvements will provide equitable stadium experiences for the entire District.

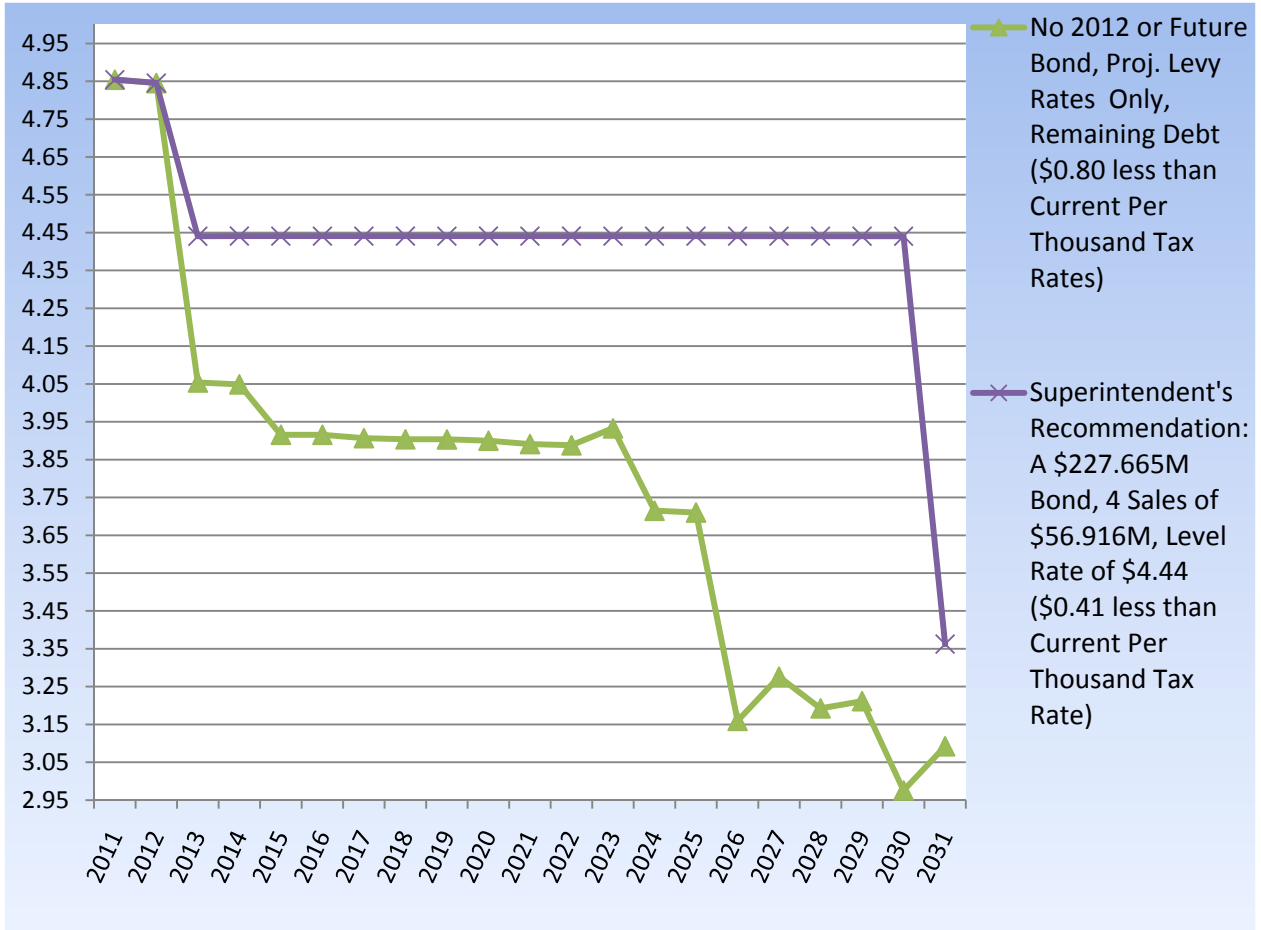
As noted earlier, the proposed capital investments will lower operating costs and provide efficiencies. For example, the installation of artificial turf at all five middle schools and at Apollo elementary will decrease [operating cost approximately \\$180,000 annually](#). The all-weather aspect also provides consistent usable PE classroom spaces, which are currently unusable, a portion of the school year. The fields will also potentially generate rental revenue of \$100,000 per year and provide enhanced community access.

Overall, the projects proposed met all of the Superintendent's facility priorities set forth when reviewing the committee's recommendation.

**A full line-item detail of the projects is attached at the conclusion of this report.**

**Taxes:**

The District has planned its long term tax rate structure to be able to provide for the financing of this proposed capital bond. Given, the "step-off" in tax rate in 2013, we are able to finance the proposed \$227,665,500 for \$0.41 less per thousand than the actual 2011 and estimated 2012 total combined rate. (See graph below and attached tax rate detail.)



The District also [monitors community sentiment](#) on numerous issues on a quarterly basis. This survey is done by an independent firm is conducted randomly on about 125 residence above the age of 18.

The District asks the question: *Do you feel that the current share of tax dollars that you pay for local public education is...Too High, About Right, Too Low, or Don't Know?* A summary of the results of this polling data is provided in the table below.

	Too High	About Right	Too Low	Don't Know	Total support
<b>2011</b>					
Winter	14%	58%	20%	9%	78%
<b>2010</b>					
Winter	15%	67%	9%	9%	76%
Spring	22%	57%	13%	7%	70%
Summer	16%	52%	18%	14%	70%
Fall	16%	65%	10%	9%	75%
<b>2009</b>					
Winter	17%	55%	19%	10%	74%
Spring	16%	57%	13%	14%	70%
Summer	17%	62%	8%	13%	70%
Fall	11%	70%	9%	9%	79%
<b>2008</b>					
Winter	13%	61%	16%	10%	77%
Spring	16%	59%	13%	12%	72%
Summer	13%	62%	14%	10%	76%
Fall	17%	57%	16%	9%	73%
<b>2007</b>					
Winter	13%	62%	16%	9%	78%
Spring	12%	65%	14%	9%	79%
Summer	15%	66%	13%	6%	79%
Fall	11%	59%	20%	11%	79%
Average	15%	61%	14%	10%	75%
Minimum	11%	52%	8%	6%	70%
Maximum	22%	70%	20%	14%	79%

The table above illustrates a consistent pattern of local voter support with a 17 quarter average of 75 percent of residents that feel their taxes they pay for public education are “about right” or “too low.” This means that three-fourths of the District residents in our polling sample—pre and post global financial crisis—provide a supportive response to the question.

### **Elections:**

Historically, the Issaquah community has been very supportive of District bonds and levies. In 2006, the District's proposed bond issue passed at a rate of 67.87 percent. In the most recent levy election on February 9, 2010 the District [had continued community support](#) with passage rates between 65.7 to 64.24 percent. It is important to note that a bond requires a super-majority of 60 percent to pass. In Washington over the past almost 20 years, schools have successfully passed their bonds about 40 percent of the time. The bond election picture in the King County area has seen mixed results, with failures and passages that are tracking very close to the 40 percent average. The state-wide election results for 2011 have been the lowest in quite some time, with only a 15 percent passage rate out of 33 bond issues; this was a large drop from the 47 percent rate from 2010.

District election costs have decreased significantly since their high watermark in 2006 (\$230,000). The most recent levy election had a total cost to the District of \$117,000 for all three measures on the ballot. (Please note that a successful election may be charged to capital projects fund, and not impact the operating fund.)

### **Conclusion:**

As stated at the beginning of this document, the Superintendent and administration recommend a bond measure for the February 2012 ballot in the amount of \$227,665,500 to support the capital needs of the Issaquah School District from 2012-2020. We believe that the included projects are critical to the ongoing operational health of the District and the timing is necessary for the financial stability of the District. The deadline for filing an election resolution for the February 14, 2012, election is, December 30, 2011.

<b>TOTAL COMMITTEE APPROVED BOND PACKAGE - BY SITE (DETAIL)</b>					
<b>4/27/2011 (Revised by Superintendent June 10th)</b>					
<b>Building/Location</b>	<b>System</b>	<b>Description</b>	<b>Primary Category</b>	<b>Secondary Category</b>	<b>Cost</b>
Apollo	Space Addition	Increase permanent capacity by 120 students; add six classrooms, toilet rooms, expand Commons, enclose exterior walkways and remodel office	District Demographics	Space Increase	\$6,575,000
Apollo	Athletic Surfacing	Convert play field to artificial turf	Reduce Maintenance	Operational Advantage	\$1,300,000
Apollo	Resilient Flooring	Replace corridor carpet with rubber flooring	Reduce Maintenance	Extend Useful Life	\$160,000
Apollo	Carpeting	Replace classroom and office area carpeting	Corrects Poor Condition	Extend Useful Life	\$135,000
Apollo	Paint	Repaint portables, kindergarten fence	Corrects Poor Condition	Reduce Maintenance	\$15,000
<b>Apollo Total:</b>					<b>\$8,185,000</b>
Beaver Lake	Space Renovation	Refinish toilet rooms	Corrects Poor Condition	Reduce Maintenance	\$65,000
Beaver Lake	Space Renovation	Reconfigure front office and entry	Operational Advantage	Corrects Poor Condition	\$1,580,000
Beaver Lake	Athletic Surfacing	Convert football field to artificial turf	Reduce Maintenance	Operational Advantage	\$1,300,000
Beaver Lake	Paint	Paint exterior doors	Corrects Poor Condition	Reduce Maintenance	\$7,000
Beaver Lake	Paint	Repaint exterior metal doors and refinish stucco	Corrects Poor Condition	Reduce Maintenance	\$115,000
Beaver Lake	Clock/Intercom System	Upgrade clock system in classrooms and for PE	Corrects Poor Condition	Reduce Maintenance	\$75,000
Beaver Lake	Sound Reinforcement System	Install sound reinforcement system in all classrooms	Program Improvement	Operational Advantage	\$60,000
Beaver Lake	Resilient Flooring	Replace Commons floor with rubber flooring	Reduce Maintenance	Corrects Poor Condition	\$75,000
Beaver Lake	Paint	Paint interior	Corrects Poor Condition	Reduce Maintenance	\$85,000
Beaver Lake	Wallcovering & Wainscott	Replace vinyl wallcovering in stairwells	Corrects Poor Condition	Reduce Maintenance	\$10,000
Beaver Lake	Equipment	Repair/replace basketball backboards	Corrects Poor Condition	Reduce Maintenance	\$20,000
Beaver Lake	Space Addition	Add covered play area	Program Improvement	Operational Advantage	\$350,000
Beaver Lake	Wallcovering & Wainscott	Replace vinyl wallcovering and wainscott in corridors; add tackable surface	Reduce Maintenance	Extend Useful Life	\$165,000
<b>Beaver Lake Total:</b>					<b>\$3,907,000</b>

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<b>4/27/2011 (Revised by Superintendent June 10th)</b>					
<b>Building/Location</b>	<b>System</b>	<b>Description</b>	<b>Primary Category</b>	<b>Secondary Category</b>	<b>Cost</b>
Cascade Ridge	Paint	Paint fascia, soffits and refinish beams	Corrects Poor Condition	Reduce Maintenance	\$12,500
<b>Cascade Ridge Total:</b>					<b>\$12,500</b>
Challenger	Composition Shingles	Roofing repairs - composition shingles	Corrects Poor Condition	Reduce Maintenance	\$16,500
Challenger	Plumbing	Replace 3 hot water tanks with tankless water heaters	Corrects Poor Condition	Energy Conservation	\$20,000
Challenger	Fire Alarm	Replace fire alarm panel	Safety/Access Improvement	Reduce Maintenance	\$150,000
Challenger	Clock/Intercom System	Upgrade clock/intercom system	Corrects Poor Condition	Reduce Maintenance	\$110,000
Challenger	Security System	Upgrade security system	Safety/Access Improvement	Reduce Maintenance	\$85,000
Challenger	Sound Reinforcement System	Replace classroom sound reinforcement system	Program Improvement	Operational Advantage	\$30,000
Challenger	Resilient Flooring	Replace carpet in hallways and vinyl in Commons with rubber flooring	Reduce Maintenance	Extend Useful Life	\$110,000
<b>Challenger Total:</b>					<b>\$521,500</b>
Clark	Space Addition	Increase permanent capacity by 160 students; remodel & addition to relocate Clark ES at IMS site	District Demographics	Space Increase	\$19,500,000
<b>Clark Total:</b>					<b>\$19,500,000</b>
Cougar Ridge	Composition Shingles	Replace portables roofing	Corrects Poor Condition	Reduce Maintenance	\$4,000
Cougar Ridge	Space Renovation	Relocate office to front of building similar to Endeavour	Safety/Access Improvement	Operational Advantage	\$2,250,000
Cougar Ridge	Heating/Ventilation System	Replace portable HVAC units	Corrects Poor Condition	Energy Conservation	\$40,000

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Cougar Ridge	Heating/Ventilation System	Replace boiler	Corrects Poor Condition	Energy Conservation	\$375,000
Cougar Ridge	Refrigeration Equipment	Replace walk-in freezer and cooler units	Corrects Poor Condition	Energy Conservation	\$10,000
Cougar Ridge	Resilient Flooring	Replace corridor and Commons flooring with rubber	Reduce Maintenance	Extend Useful Life	\$160,000
Cougar Ridge	Finishes	Replace window blinds	Corrects Poor Condition	Reduce Maintenance	\$25,000
Cougar Ridge	Carpeting	Replace classroom and office area carpet	Corrects Poor Condition	Extend Useful Life	\$135,000
Cougar Ridge	Space Addition	Expand Health Room	Program Improvement	Operational Advantage	\$15,000
<b>Cougar Ridge Total:</b>					<b>\$3,014,000</b>
Discovery	Composition Shingles	Replace skylights	Corrects Poor Condition	Reduce Maintenance	\$148,000
Discovery	Space Renovation	Relocate office to front of building similar to Endeavour	Safety/Access Improvement	Operational Advantage	\$2,250,000
Discovery	Refrigeration Equipment	Replace walk-in freezer and cooler units	Corrects Poor Condition	Energy Conservation	\$10,000
Discovery	Resilient Flooring	Replace corridor carpet and Commons flooring with rubber flooring	Reduce Maintenance	Extend Useful Life	\$160,000
Discovery	Carpeting	Replace classroom and office carpet	Corrects Poor Condition	Extend Useful Life	\$135,000
<b>Discovery Total:</b>					<b>\$2,703,000</b>
District Admin	Aluminum Windows	Replace single glazed windows	Energy Conservation	Reduce Maintenance	\$265,000
District Admin	Landscaping	Prune/remove existing trees to enhance daylighting, reduce maintenance and reduce allergens	Operational Advantage	Reduce Maintenance	\$75,000
District Admin	Space Renovation	Remodel office areas as needed	Program Change Occurring	Operational Advantage	\$175,000
<b>District Admin Total:</b>					<b>\$515,000</b>

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District-Wide	Space Addition	Relocate 3 double portables to east end of IMS field to create district training and curriculum development center	Program Improvement	Operational Advantage	\$0
District-Wide	Project Management	Project management/operations	Project Management	Support Community	\$5,500,000
District-Wide	Project Management	Construction/Inflation Reserve	Project Management	District Demographics	\$6,000,000
District-Wide	Space Addition	Relocate 3 double portables to east end of IMS field to create district training and curriculum development center	Program Improvement	Operational Advantage	\$0
District-Wide	Space Renovation	Remodel for ADA renovation and special services program changes	Program Change Occurring	Operational Advantage	\$850,000
District-Wide	Space Renovation	Portable relocations	District Demographics	Program improvement	\$1,200,000
District-Wide	Security System	Install electronic locks and card key access system at all buildings	Safety/Access Improvement	Reduce Maintenance	\$2,155,000
District-Wide	Security System	Provide CCTV security cameras at all sites	Safety/Access Improvement	Operational Advantage	\$2,650,000
District-Wide	Resilient Flooring	Replace carpet & vinyl flooring with rubber flooring	Reduce Maintenance	Extend Useful Life	\$575,000
District-Wide	Carpeting	Replace existing carpet at end-of-life cycle	Corrects Poor Condition	Extend Useful Life	\$1,500,000
District-Wide	Single Ply Roofing	Annual roof maintenance/preventative maintenance	Operational Advantage	Reduce Maintenance	\$412,500
<b>District-Wide Total:</b>					<b>\$20,842,500</b>
Endeavour	Composition Shingles	Replace roofing and skylights	Corrects Poor Condition	Reduce Maintenance	\$525,000
Endeavour	Finishes	Cover skylights to allow for video programs	Program Improvement	Operational Advantage	\$5,000
Endeavour	Space Renovation	Reconfigure admin to allow observation of entrance	Safety/Access Improvement	Operational Advantage	\$35,000
Endeavour	Refrigeration Equipment	Replace walk-in freezer and cooler units	Corrects Poor Condition	Energy Conservation	\$10,000
Endeavour	Resilient Flooring	Replace corridor and Commons floor with rubber flooring	Reduce Maintenance	Extend Useful Life	\$160,000
Endeavour	Carpeting	Replace classroom and office area carpet	Corrects Poor Condition	Extend Useful Life	\$110,000

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<b>Building/Location</b>	<b>System</b>	<b>Description</b>	<b>Primary Category</b>	<b>Secondary Category</b>	<b>Cost</b>
Endeavour	Paint	Repaint interior	Corrects Poor Condition	Reduce Maintenance	\$45,000
<b>Endeavour Total:</b>					<b>\$890,000</b>
Grand Ridge	Fencing	Install gate at north carrier of building to perimeter fence	Safety/Access Improvement	Support Community	\$3,000
Grand Ridge	Special Construction	Add rain screen at covered play area to block wind and rain	Program Improvement	Operational Advantage	\$15,000
<b>Grand Ridge Total:</b>					<b>\$18,000</b>
Issaquah High	Space Renovation	Increase homeside seating to approximately 2500 (per available parking) and visitor side seating to approximately 1200, renovate press box	Operational Advantage	Support Community	\$3,425,000
<b>Issaquah High School Total:</b>					<b>\$3,425,000</b>
Issaquah Middle	Space Addition	Increase permanent capacity by 114; rebuild IMS adjacent to IHS on the Clark Elementary side/playfield	District Demographics	Space Increase	\$62,500,000
<b>Issaquah Middle School Total:</b>					<b>\$62,500,000</b>
Issaquah Valley	Space Addition	Increase permanent capacity by 120 students; add six classrooms, toilet rooms, expand Commons, enclose exterior walkways and remodel office	District Demographics	Space Increase	\$6,575,000
Issaquah Valley	Single Ply Roofing	Replace roofing	Corrects Poor Condition	Reduce Maintenance	\$1,525,000
Issaquah Valley	Aluminum Windows	Replace exterior single glazed windows	Energy Conservation	Reduce Maintenance	\$285,000
Issaquah Valley	Resilient Flooring	Replace corridor carpet with rubber flooring	Reduce Maintenance	Extend Useful Life	\$160,000
Issaquah Valley	Finishes	Replace window blinds	Corrects Poor Condition	Reduce Maintenance	\$25,000
<b>Issaquah Valley Total:</b>					<b>\$8,570,000</b>

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Liberty	Space Addition	Add ticket booth at new access to fields	Operational Advantage	Support Community	\$80,000
Liberty	Space Addition	Relocate and remodel Admin and Counseling	Safety/Access Improvement	Operational Advantage	\$3,650,000
Liberty	Space Addition	Add auxiliary gym and modernize locker rooms	Program Improvement	Operational Advantage	\$6,375,000
Liberty	Space Addition	Complete equipment and finishes for new "L" Café in new Commons	Program Improvement	Operational Advantage	\$410,000
Liberty	Space Addition	Provide acoustic concert towers for main hall	Program Improvement	Operational Advantage	\$150,000
Liberty	Space Addition	Provide full CCTV security system	Safety/Access Improvement	Operational Advantage	\$365,000
Liberty	Space Addition	Modernize 200/300 classroom area, modernize and re-program 600 area classrooms and rebuild the 400/500 which includes the majority of classrooms at the school	Program Improvement	Corrects Poor Condition	\$27,600,000
Liberty	Space Addition	Complete video/TV Lab and production/editing studio	Program Improvement	Operational Advantage	\$105,000
Liberty	Single Ply Roofing	Repair/replace roofing @ existing area outside of remodel	Corrects Poor Condition	Extend Useful Life	\$975,000
Liberty	Space Addition	Convert existing football bleachers to visitor side, build new home side bleachers to seat 2000 and press box on westside of field	Operational Advantage	Support Community	\$4,875,000
<b>Liberty Total:</b>					<b>\$44,585,000</b>
Maple Hills	Composition Shingles	Reroof south portable	Corrects Poor Condition	Reduce Maintenance	\$7,000
Maple Hills	Single Ply Roofing	Replace/restore roofing	Corrects Poor Condition	Reduce Maintenance	\$580,000
Maple Hills	Space Renovation	Remodel office to provide view of entrance	Safety/Access Improvement	Operational Advantage	\$35,000
Maple Hills	Resilient Flooring	Replace kitchen flooring	Corrects Poor Condition	Reduce Maintenance	\$20,000
Maple Hills	Plumbing	Replace all plumbing trim with non-photo cell units	Corrects Poor Condition	Reduce Maintenance	\$15,000

<b>TOTAL COMMITTEE APPROVED BOND PACKAGE - BY SITE (DETAIL)</b>					
<b>4/27/2011 (Revised by Superintendent June 10th)</b>					
<b>Building/Location</b>	<b>System</b>	<b>Description</b>	<b>Primary Category</b>	<b>Secondary Category</b>	<b>Cost</b>
Maple Hills	Refrigeration Equipment	Replace walk-in freezer	Corrects Poor Condition	Energy Conservation	\$55,000
Maple Hills	Resilient Flooring	Replace corridor carpet with rubber flooring	Reduce Maintenance	Extend Useful Life	\$160,000
Maple Hills	Carpeting	Replace classroom and office area carpet	Corrects Poor Condition	Extend Useful Life	\$110,000
<b>Maple Hills Total:</b>					<b>\$982,000</b>
Maywood	Single Ply Roofing	Repair, replace roofing outside of addition	Corrects Poor Condition	Reduce Maintenance	\$431,000
Maywood	Aluminum Windows	Replace exist single-glazed windows	Energy Conservation	Reduce Maintenance	\$315,000
Maywood	Resilient Flooring	Replace kitchen flooring	Corrects Poor Condition	Reduce Maintenance	\$20,000
Maywood	Resilient Flooring	Replace band and orchestra carpet flooring with rubber flooring	Safety/Access Improvement	Reduce Maintenance	\$32,000
Maywood	Carpeting	Replace classroom carpeting	Corrects Poor Condition	Extend Useful Life	\$110,000
Maywood	Wallcovering & Wainscott	Replace vinyl wallcovering and wainscott in corridors outside remodel additions	Reduce Maintenance	Extend Useful Life	\$108,000
Maywood	Plumbing	Replace all plumbing trim with non-photo cell units	Corrects Poor Condition	Reduce Maintenance	\$15,000
Maywood	Athletic Surfacing	Convert football field to artificial turf	Reduce Maintenance	Operational Advantage	\$1,300,000
Maywood	Heating/Ventilation System	Repair, replace, provide AC in areas outside the addition/remodel. Replace existing heat recovery units and revise/upgrade DDC control system.	Program Improvement	Energy Conservation	\$1,415,000
Maywood	Resilient Flooring	Replace corridor, carpet outside addition/remodel and Commons with rubber flooring	Reduce Maintenance	Extend Useful Life	\$75,000
Maywood	Plumbing	Replace water heaters with tankless water heaters	Corrects Poor Condition	Energy Conservation	\$35,000
<b>Maywood Total:</b>					<b>\$3,856,000</b>
Newcastle	Plumbing	Install drip pans under HVAC unit and pipe to drains	Corrects Poor Condition	Reduce Maintenance	\$15,000

<b>TOTAL COMMITTEE APPROVED BOND PACKAGE - BY SITE (DETAIL)</b>					
<b>4/27/2011 (Revised by Superintendent June 10th)</b>					
<b>Building/Location</b>	<b>System</b>	<b>Description</b>	<b>Primary Category</b>	<b>Secondary Category</b>	<b>Cost</b>
Newcastle	Refrigeration Equipment	Raise freezer and cooler condensing units 18" above concrete	Operational Advantage	Extend Useful Life	\$2,000
<b>Newcastle Total:</b>					<b>\$17,000</b>
Pacific Cascade	Special Construction	Add rain screen at covered play area to block wind and rain	Program Improvement	Operational Advantage	\$15,000
Pacific Cascade	Athletic Surfacing	Convert football field to artificial turf	Reduce Maintenance	Operational Advantage	\$1,300,000
<b>Pacific Cascade Total:</b>					<b>\$1,315,000</b>
Pine Lake	Space Renovation	Refinish toilet rooms	Corrects Poor Condition	Reduce Maintenance	\$65,000
Pine Lake	Space Renovation	Repair/refinish central courtyard concrete bench, terrace sloped area and install landscaping	Corrects Poor Condition	Reduce Maintenance	\$75,000
Pine Lake	Acoustical Ceiling System	Replace old and damaged ceiling tiles	Corrects Poor Condition	Aesthetic Improvement	\$20,000
Pine Lake	Athletic Surfacing	Convert football field to artificial turf	Reduce Maintenance	Operational Advantage	\$1,300,000
Pine Lake	Heating/Ventilation System	Install fume hoods at 8th grade science labs (2)	Program Improvement	Corrects Poor Condition	\$115,000
Pine Lake	Resilient Flooring	Replace carpet with corridors and vinyl in Cafeteria and Commons with rubber flooring	Reduce Maintenance	Extend Useful Life	\$185,000
Pine Lake	Space Renovation	Convert darkroom to use as video lab	Program Change Occurring	Program improvement	\$95,000
Pine Lake	Wallcovering & Wainscott	Replace vinyl wallcovering and wainscott in corridors and classrooms	Reduce Maintenance	Extend Useful Life	\$235,000
<b>Pine Lake Total:</b>					<b>\$2,090,000</b>
Skyline	Single Ply Roofing	Repair/replace areas of original roofing	Corrects Poor Condition	Reduce Maintenance	\$135,000
Skyline	Equipment	Repair Olympic Gym and softball field scoreboards	Corrects Poor Condition	Reduce Maintenance	\$10,000
Skyline	Equipment	Replace music risers	Safety/Access Improvement	Corrects Poor Condition	\$30,000

<b>TOTAL COMMITTEE APPROVED BOND PACKAGE - BY SITE (DETAIL)</b>					
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<b>Building/Location</b>	<b>System</b>	<b>Description</b>	<b>Primary Category</b>	<b>Secondary Category</b>	<b>Cost</b>
Skyline	Controls	Upgrade HVAC controls at original building	Operational Advantage	Energy Conservation	\$115,000
Skyline	Lighting	Add occupancy sensors at original building areas to reduce energy consumption	Energy Conservation	Operational Advantage	\$55,000
Skyline	Equipment	Replace/repair theater lighting	Operational Advantage	Reduce Maintenance	\$25,000
Skyline	Space Renovation	Construct new covered homeside seating for approximately 2500, replace/enlarge press box, add toilet rooms, add concessions and provide weatherproof storage; repair and convert homeside bleachers to visitors seating.	Operational Advantage	Support Community	\$6,485,000
<b>Skyline Total</b>					<b>\$6,855,000</b>
Sunny Hills	Space Addition	Increase permanent capacity by 220 students; rebuild school, similar to Briarwood, currently 11 of 31 classrooms are in portables	District Demographics	Space Increase	\$27,110,000
<b>Sunny Hills Total</b>					<b>\$27,110,000</b>
Sunset	Paving	Widen sidewalks at front entrance/drop-off for safety	Safety/Access Improvement	Operational Advantage	\$10,000
Sunset	Paving	Overlay main parking lot	Corrects Poor Condition	Reduce Maintenance	\$85,000
Sunset	Wallcovering & Wainscott	Replace wallcovering in Atrium	Corrects Poor Condition	Extend Useful Life	\$12,000
Sunset	Electrical	Upgrade stage lighting, sound system, relocate projection screen and add projector	Program Improvement	Corrects Poor Condition	\$55,000
Sunset	Paving	Move fence at NE play area and re-stripe for additional parking	Operational Advantage	Program improvement	\$20,000
Sunset	Paving	Replace grass with gravel north of Library and east of the Gym to add 20 parking spaces	Operational Advantage	Reduce Maintenance	\$20,000
<b>Sunset Total</b>					<b>\$202,000</b>
Tiger Mountain	Space Addition	Relocate TMCHS to 700/800 area of IMS	District Demographics	Space Increase	\$3,925,000

<b>TOTAL COMMITTEE APPROVED BOND PACKAGE - BY SITE (DETAIL)</b>					
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<b>Building/Location</b>	<b>System</b>	<b>Description</b>	<b>Primary Category</b>	<b>Secondary Category</b>	<b>Cost</b>
<b>Tiger Mountain Total</b>					<b>\$3,925,000</b>
Transportation	Space Addition	Regrade area north and east of wash bay to provide additional parking; includes retaining walls, paving and stormwater treatment and detection	Operational Advantage	Program improvement	\$775,000
Transportation	Space Addition	Construct new access road to connect to new traffic signal at IHS entrance	Safety/Access Improvement	Operational Advantage	\$1,350,000
<b>Transportation Total</b>					<b>\$2,125,000</b>
<b>PACKAGE GRAND TOTAL ALL BUILDINGS</b>					<b>\$227,665,500</b>
(Superintendent Adjusted package downward by \$970,000)					

**Issaquah School District**  
**Projected Tax Rates for a \$227.665M Bond Issue as of 4-27-2011**  
**4 Sales at \$56.916M**

Calculation Factors:		
Assessed Value Changes:		
2001	17.18%	
2002	13.49%	
2003	9.01%	
2004	7.60%	
2005	6.06%	
2006	10.22%	
2007	11.78%	
2008	14.16%	
2009	13.54%	
2010	-14.46%	
2011	-1.87%	
2012	1.00%	Estimated
2013-2029	3.50%	Estimated

Levy Year	Bond						Projected Levy Rates						Levy Year	Projected Bond Sales
	Assessed Value	Bond Levy	M & O Levy	Trans Levy	Tech Levy	Capital Levy	Bond Levy	M & O Levy	Trans Levy	Tech Levy	Capital Levy	Combined Rate		
1998	\$ 6,194,874	17,942	11,300	-	1,499	-	2.90	1.82	0.00	0.24	0.00	4.96	1998	
1999	7,033,474	17,310	13,830	1,000	-	-	2.46	1.97	0.14	0.00	0.00	4.57	1999	
2000	8,005,651	18,591	15,000	-	2,775	-	2.32	1.87	0.00	0.35	0.00	4.54	2000	
2001	9,381,373	20,093	15,753	-	3,300	-	2.14	1.68	0.00	0.35	0.00	4.17	2001	
2002	10,647,076	20,100	16,626	-	1,850	-	1.89	1.56	0.00	0.17	0.00	3.62	2002	
2003	11,606,510	20,075	17,938	1,800	3,125	525	1.73	1.55	0.16	0.27	0.05	3.74	2003	
2004	12,488,317	20,300	18,655	-	3,175	1,225	1.63	1.49	0.00	0.25	0.10	3.47	2004	
2005	13,245,254	20,300	20,027	-	3,200	1,640	1.53	1.51	0.00	0.24	0.12	3.41	2005	
2006	14,598,397	29,000	22,400	-	3,200	525	1.99	1.53	0.00	0.22	0.04	3.78	2006	47,000,000
2007	16,317,649	30,720	23,741	2,800	4,000	250	1.88	1.45	0.17	0.25	0.02	3.77	2007	75,000,000
2008	18,628,332	38,142	25,200	-	4,200	1,500	2.05	1.35	0.00	0.23	0.08	3.71	2008	60,000,000
2009	21,151,444	45,719	26,600	-	4,300	2,100	2.16	1.26	0.00	0.20	0.10	3.72	2009	30,000,000
2010	18,093,229	53,500	28,000	-	4,500	1,000	2.96	1.55	0.00	0.25	0.06	4.81	2010	28,970,000
2011	17,755,275	40,520	35,094	1,700	7,625	1,250	2.28	1.98	0.10	0.43	0.07	4.85	2011	
2012	17,932,828	42,361	36,000	-	7,831	700	2.36	2.01	0.00	0.44	0.04	4.85	2012	56,916,500
2013	18,560,477	33,754	37,500	-	8,738	2,425	1.82	2.02	0.00	0.47	0.13	4.44	2013	56,916,500
2014	19,210,093	36,330	39,000	-	8,730	1,250	1.89	2.03	0.00	0.45	0.07	4.44	2014	56,916,500
2015	19,882,447	34,437	40,950	2,000	8,905	2,000	1.73	2.06	0.10	0.45	0.10	4.44	2015	56,916,000
2016	20,578,332	37,302	42,998	-	9,083	2,000	1.81	2.09	0.00	0.44	0.10	4.44	2016	
2017	21,298,574	38,169	45,147	-	9,264	2,000	1.79	2.12	0.00	0.43	0.09	4.44	2017	
2018	22,044,024	39,040	47,405	-	9,450	2,000	1.77	2.15	0.00	0.43	0.09	4.44	2018	
2019	22,815,565	36,903	49,775	3,000	9,639	2,000	1.62	2.18	0.13	0.42	0.09	4.44	2019	
2020	23,614,110	40,769	52,264	-	9,831	2,000	1.73	2.21	0.00	0.42	0.08	4.44	2020	
2021	24,440,603	41,627	54,877	-	10,028	2,000	1.70	2.25	0.00	0.41	0.08	4.44	2021	
2022	25,296,025	42,484	57,621	-	10,229	2,000	1.68	2.28	0.00	0.40	0.08	4.44	2022	
2023	26,181,385	40,326	60,502	3,000	10,433	2,000	1.54	2.31	0.11	0.40	0.08	4.44	2023	
2024	27,097,734	44,164	63,527	-	10,642	2,000	1.63	2.34	0.00	0.39	0.07	4.44	2024	
2025	28,046,155	44,985	66,703	-	10,855	2,000	1.60	2.38	0.00	0.39	0.07	4.44	2025	
2026	29,027,770	45,793	70,038	-	11,072	2,000	1.58	2.41	0.00	0.38	0.07	4.44	2026	
2027	30,043,742	43,581	73,540	3,000	11,293	2,000	1.45	2.45	0.10	0.38	0.07	4.44	2027	
2028	31,095,273	47,346	77,217	-	11,519	2,000	1.52	2.48	0.00	0.37	0.06	4.44	2028	
2029	32,183,608	48,085	81,078	-	11,749	2,000	1.49	2.52	0.00	0.37	0.06	4.44	2029	
2030	33,310,034	48,798	85,132	-	11,984	2,001	1.46	2.56	0.00	0.36	0.06	4.44	2030	
2031	34,475,885	6,637	89,389	3,000	12,224	2,002	0.27	2.59	0.09	0.35	0.06	3.36	2031	