AGENDA

1. Review the process.
2. Understand the project selection criteria.
3. Present the proposed projects.
4. Review tax implications.
PRE-BOND ADVISORY COMMITTEE REPRESENTATIVES

Greg Bawden
Duvall Fire Battalion Chief

Lloyd McCracken
Community Member, STEM expert, Parent

Ray LaBate
Cedarcrest High School Principal
PRE-BOND ADVISORY COMMITTEE

• The committee met monthly during the school year.

• We balanced potential projects to develop a proposal that meets district needs & respects taxpayer obligations.

• Our efforts focused on overcrowding of schools, facilities to assist students in being future ready, and safety and security.

• The committee supports this proposal.
COMMUNITY SURVEY

• Online + phone surveys conducted in February
  785 individuals participated (156 phone; 529 online)

• 80% of respondents Strongly Favor or Somewhat Favor moving forward with the Bond
  (52% Strongly; 28% Somewhat)

• At least two in three in ALL demographic groups support the proposed Bond measure.
COMMUNITY SURVEY

• Among the most important issues, cited by respondents:

  • Updating CTE classrooms and preparing students for the workforce (72%)

  • Modernizing and expanding Cedarcrest and Tolt to relieve overcrowding conditions (69%)

  • Tax Rate ($400,000 AV, increasing $1.11 per $1,000 AV) (60%)
WE HAVE A **CAPACITY PROBLEM**

SAFETY AND SECURITY IS ON EVERYONE’S MINDS

WE HAVE SCHOOLS THAT NEED **FACILITY IMPROVEMENTS** TO ALIGN WITH DISTRICT OUTCOMES + INDICATORS
CAPACITY PROBLEM

NEW ELEMENTARY SCHOOL

500 STUDENT CAPACITY
65,000 SF
RELIEVE CROWDING AT EXISTING ELEMENTARY SCHOOLS
PROVIDE A NEW HOME FOR ERMA.
EXPLORE THE POTENTIAL FOR A SATELLITE TRANSPORTATION AREA.

$54 MILLION
## SAFETY + SECURITY

**$15 MILLION**

<table>
<thead>
<tr>
<th>Security system, cameras (interior + exterior), electrified perimeter locks, key pads, classroom door locks</th>
<th>Carnation Elementary</th>
<th>Cherry Valley Elementary</th>
<th>Stillwater Elementary</th>
<th>Tolt Middle School</th>
<th>Cedarcrest High School</th>
<th>Riverview Learning Ctr</th>
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<tbody>
<tr>
<td>✓</td>
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</tbody>
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Entry Vestibule

| ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |

Fencing & Access Gates

| ✓ | ✓ | ✓ | ✓ | ✓ |

Cell phone booster & communications upgrades

| ✓ | ✓ | ✓ | ✓ | ✓ |

Site & exterior lighting

| ✓ | ✓ | ✓ | ✓ | ✓ |
### Facility Improvements

<table>
<thead>
<tr>
<th>CEDARCREST HIGH SCHOOL</th>
<th>TOLT MIDDLE SCHOOL</th>
<th>OTHER PROJECTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commons + Kitchen Expansion</td>
<td>Science Classroom Upgrades</td>
<td>Roofing + Siding</td>
</tr>
<tr>
<td>CTE + Art Upgrades</td>
<td>Commons + Kitchen Expansion</td>
<td>Sewer / Septic Lift Stations</td>
</tr>
<tr>
<td>Additional Classrooms</td>
<td>Athletic Room Upgrades</td>
<td>Soffit Fire Sprinklers</td>
</tr>
<tr>
<td>“Substantial Alterations” Building Upgrades</td>
<td>Staff Lounge Relocation</td>
<td>Fire Alarm Panels &amp; Devices</td>
</tr>
<tr>
<td><strong>$28 Million</strong></td>
<td><strong>$7 Million</strong></td>
<td>Building Controls</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Parking Lot</td>
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<td></td>
<td></td>
<td><strong>$12 Million</strong></td>
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</tbody>
</table>
Roofing will need replacement in 1-2 years.
Roofing will need replacement in 3-5 years.
Roofing will last 10+ years with routine maintenance.

*Replace roof, skylights, cladding, windows and louvers.
Roofing will need replacement in 1-2 years.

Roofing will need replacement in 3-5 years.

Roofing will last 10+ years with routine maintenance.
Roofing will need replacement in 1-2 years.

Roofing will need replacement in 3-5 years.

Roofing will last 10+ years with routine maintenance.
OTHER PROJECTS AND DISTRICT WIDE SYSTEMS UPGRADES

To address mechanical, electrical, fire, and building envelope needs district wide.

Projects may include:

• Roofing + siding replacements
• Replacement of sewer / septic lift stations
• Correction of problematic fire sprinklers at soffit locations
• Replacement of unsupported Fire Alarm Panels & Devices
• Replacement of unsupported Building Controls
• New 250-stall parking lot near Cedarcrest High School
NEW ELEMENTARY SCHOOL $54 M

SAFETY AND SECURITY SYSTEMS $15 M

CEDARCREST HIGH SCHOOL $28 M
- Commons + Kitchen expansion
- CTE and Art upgrades
- Additional classrooms
- “Substantial alterations” building upgrades

TOLT MIDDLE SCHOOL $7 M
- Science classroom upgrades
- Commons + kitchen expansion
- Athletic room improvements
- Staff lounge relocation

OTHER PROJECTS + DISTRICT WIDE SYSTEMS UPGRADES $12 M

CURRENT PROPOSED BOND TOTAL: $125 MILLION
WHAT DOES THIS MEAN FOR TAXES?

What does a $125,000,000 bond cost our taxpayers per year?

- Estimated Tax Rate in 2020 without a bond is $3.28
- Estimated Tax Rate in 2020 with a bond is $4.39
- $4.39 - $3.28 = $1.11 per $1000 Assessed Valuation

What does that look like for a $400,000 home?

$400,000/$1000 = 400
400 x $1.11 = **$444.00**
**RIVERVIEW 2020 BOND SCENARIO**

<table>
<thead>
<tr>
<th>Year</th>
<th>2020</th>
<th>2021</th>
<th>2022</th>
<th>2023</th>
<th>2024</th>
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<tbody>
<tr>
<td><strong>New Elementary School</strong></td>
<td>$4</td>
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<td>$50</td>
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<tr>
<td><strong>Safety and Security</strong></td>
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<tr>
<td>Carnation</td>
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<td>Cherry Valley</td>
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<td>Stillwater</td>
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<td>Tolt MS</td>
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<tr>
<td><strong>Cedarcrest High School</strong></td>
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<tr>
<td>Commons/Kitchen</td>
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<td>$25</td>
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<td>CTE</td>
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<td>Substantial Alteration (incl. Safety)</td>
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<td><strong>Tolt Middle School</strong></td>
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<td>Commons/Kitchen</td>
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<td>$6</td>
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<td>Athletic/Multi-Purpose</td>
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<td>Interior Improvement</td>
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<td>Tolt MS</td>
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<td>Transportation</td>
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<tr>
<td><strong>Property Acquisition / Bond</strong></td>
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<td>$9</td>
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**Bond Sales** $62.5M

**Design Bid Construction Completion Closeout**

**YEAR 1**

**YEAR 2**

**YEAR 3**

**YEAR 4**

**YEAR 5**
QUESTIONS?