

# Facilities Report to the Wenatchee School Board

From

## The Citizens' Phase 2 Facility Planning Committee

Wenatchee School District  
October 11, 2016



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## **SECTION 1**

### **Citizens' Phase 2 Facility Planning Committee Members**

**Citizens' Phase 2 Facility Planning Committee Members**

**Community Representatives**

Kathleen Allen  
Brigid Chvilicek  
Joy McCallum-Clark  
Larry Cordes  
Julian Garcia  
Clark Hansen  
John McQuaig  
Oscar Mendoza  
Jennifer Silverman-Newman  
Abby Phipps  
Tyler Russell  
Russ Speidel  
Brian Vertrees  
Matt Wisen  
Rick Wray  
Kara Zupke

**School Board Representatives**

Walter Newman  
Robert Sealby

**District Support Staff**

Jon DeJong  
Brian Flones  
Gregg Herkenrath  
Traci Thompson  
Les Vandervort

**Administrator Representatives**

Eric Anderson  
Jim Beeson  
Rob Cline  
Dennis Conger  
Trisha Craig  
Pete Jelsing  
Kory Kalahar  
Kevin Loomis  
Dave Perkins

**Secondary School Representatives**

Chris Ferrians  
Jim Kovach  
Graham Stansbery  
Bob Swardz

**WenEA**

Kris Cameron

**Consultants**

Tom Bassett  
Michael Casey  
Brian Fitzgerald  
David Zeitlin

## **SECTION 2**

### **Executive Summary**

On March 8, 2016 the Wenatchee School Board passed a resolution known as the School Board Charge to the Committee creating the Citizen's Phase 2 Facility Committee (CP2FC). The School Board charged the CP2FC with studying the district's schools and other facilities. Superintendent Brian Fones appointed 33 members to the CP2FC: fourteen community members, 2 high school students, 2 School Board Members, 4 school representatives, 1 Wenatchee Education Association member and 10 program / school administrators. The Committee's work was facilitated by five senior administrative staff and four consultants (see Section 1 for complete listing.) The CP2FC held their first meeting on March 31, 2016 subsequently meeting 9 more times over the course of five months with the final meeting scheduled for October 19, 2016.

This report documents the work of the Committee makes specific recommendations to the School Board. The methodology included a series of consultant presentations, facility tours, in depth discussions and brainstorming sessions which ultimately lead to a consensus on the enclosed recommendations. During the course of their work the Committee studied each of the seven charges from the School Board. The Committee was provided research data and scenario options by the team of consultants commissioned by the School District. To better understand the issues and options the Committee toured four facilities: Wenatchee High School, Wenatchee Valley Technical Skills Center, WestSide High School and the Wenatchee Federal Building. A representative of Piper Jaffray provided an overview on the District debt capacity and funding options including bonds and levies.

The committee reviewed and discussed the various facility needs including modernization of Wenatchee High School, overcrowding at Wenatchee High School; Foothills Middle School HVAC system renovation; elementary school exterior envelope needs at Foothills, Columbia and Mission View; specific classroom needs at specific elementary schools; athletic facility needs at WHS and Recreation Park; Maintenance and Operations renovation. The consultants presented 11 scenario options to address overcrowding at WHS. These study options included building a new high school, modernization of WHS, creating a ninth grade campus, building a new transportation / M&O facility to create more space on the WHS campus for academic use, acquiring the Wenatchee Federal Building as a choice High School.

The Committee, after carefully studying the facility needs of the district, coupled with the limitation of available funds, recommends to the School Board to modernize Wenatchee High School and renovate the HVAC system at Foothills Middle School. The Committee recognizes there are not enough funds to do all the projects identified with bond funds alone. Therefore to the extent possible the Committee recommends using levy funds for the smaller capital facility projects around the district. The plan to alleviate overcrowding at Wenatchee High School should include increasing the student body at both WestSide High School and Wenatchee Valley Technical Skills Center. This past year the District has made significant efforts to identify students who would benefit from the curriculum at each of these schools. We applaud these efforts and recommend continuing support which includes improvement of the facilities at WSHS and WVTSC. The Committee recommends the capacity at WHS should be 1800 students.

## **SECTION 3**

### **School Board Charge to the Committee**

## **School Board Charge to the Committee**

### **WENATCHEE PUBLIC SCHOOLS**

*We envision a Wenatchee renowned for making education personal and a local culture that values learning and is committed to success for all.*

#### **Wenatchee School District Phase 2 Facility Improvement Program**

### **Board's Charge to the Committee**

Within the Board of Directors' Vision Statement acknowledgement is given to the importance of community participation to assist with envisioning the future of the school district's educational program, formulate goals, define outcomes, and set the course for the District. To address facility interests designated as part of the Phase 2 Facility Improvement Program, the Board wishes to constitute a citizens based committee to formulate a series of recommendations. The committee will be known as- ***Citizens' Phase 2 Facility Planning Committee***. The Phase 2 focus is to be influenced by facility issues that directly address the Board's current priority interests:

#### **District wide**

Balance Between Building Utilization & Capacity Limits  
Planning for Future Student Growth at All Levels  
Grade Configuration Alternatives  
School Safety

#### **Wenatchee High School**

Student Overcrowding  
Facility Design That Supports Varied Personalized Learning Experiences  
Expanding program options and enrollment at WestSide High School and Wenatchee Valley Technical Skills Center.

Specifically, the Citizens' Phase 2 Facility Planning Committee is asked to:

1. Review, assess, and project short and longterm space needs district wide
2. Prioritize grade configuration alternatives
3. Address Wenatchee High School's large student population, building

- capacity limits, and outdated infrastructure
4. Address High School Athletic Facilities: modernization and improvements to high school athletic facilities to include WHS track and stadium bleachers, restrooms, tennis courts, Recreation Park Stadium bleachers, lighting, and field improvements
  5. Address Foothills Middle School HVAC and plumbing and building envelopes for Mission View, Lewis and Clark, and Columbia Elementary Schools
  6. School Safety and bus/parent pickup/drop off lanes at schools
  7. Future land requisition

District staff, with support from consultant services, is to evaluate related district facilities, align program interests and facility alternatives based on current and future goals, evaluation of the feasibility of facility alternatives, and provide necessary background for committee review, evaluation and recommendation development. Final committee recommendations are tentatively planned to be presented to the Board of Directors by August 2016.

Membership on the Committee is by invitation of the Superintendent and approved by the Board of Directors. Makeup of the Committee will reflect a cross-section of parents, community members, and school personnel. The Committee functions only in an advisory capacity culminating in a final recommendation. The District's Planning Team is to develop a process that is transparent, participatory, and communicates to all stakeholders in a timely manner throughout the process. Assisting district staff will be TCF Architecture, Forte Architects and Hill International. The Committee is scheduled to hold the first meeting on March 30, 2016.

## **SECTION 4**

### **Facility Committee Recommendations**

**Charge No. 1:**

⇒ Review, assess, and project short and long term space needs district wide

**Recommendation:**

The Facility Committee recommends that dealing with the overcrowding at Wenatchee High School should be the highest facility priority of the District.

The committee endorses the 2016 Choice policy revision to eliminate enrollment from students outside the Wenatchee school district. This policy shift has already had a positive effect on enrollment numbers at all grade levels. Enforcement of this policy will benefit students by reduced class size.

**Discussion and Conclusions:**

The overall enrollment trend in enrollment has been relatively level for several years. The September 2016 enrollment numbers show a decrease of 121 students in overall district enrollment. What we have concluded is the data does not show a strong trend one way or the other.

A survey of school principals indicated there are some schools without their own classroom spaces and some teachers with inadequate teaching spaces (see Table A and Appendix J.) As would be expected the newest schools reporting no un-housed or inadequate teacher spaces.

The Citizens Facilities committee reviewed both the enrollment and classroom needs survey of the current and projected space needs in the district. The reviewed showed that the current space needs for elementary school and middle school were found to be generally adequate with the notable exceptions shown in the table. Four of the older elementary schools are reporting that they use their stage as an art room because there is no other space to house this program. This poses problems for the class, most notably the lack of sinks in the classroom. These schools also cannot use their stages for Performing Arts plays. The use of portable classroom will help even out the distribution of students across the elementary schools.

**Table A: School Capacity, 2016 Enrollment and Space Needs\* by School**

Facility	Grade Configuration	Capacity	Oct 2015 Enrollment	Teachers w/o Teaching Space	Inadequate Teaching Space	Immediate Additional Space Needs	Wish List for Additional Space
<b>Elementary Schools</b>							
Castle Rock (Pre-K)	Pre K	119	40	0	0	None	None
Columbia	K-5	544	464	2	3	None	Capacity based on 17 students x 7 classrooms. 3 teaching spaces are small, 2016 1 double portable Installed for Special Education
Lewis & Clark	K-5	484	463	1	3	1 classroom	3 small group rooms for Para Ed's.
Lincoln	K-5	650	522	0	0	None	Modernized School Building
Mission View	K-5	488	524	0	0	None	none
Newbery	K-5	517	540	2	2	2 classrooms	3 or 4 small group rooms for paras
Sunnyslope	K-5	328	315	1	0	None	1 or 2 portables
Washington	K-5	692	621	0	0	None	New School Building
<b>Total</b>		<b>3822</b>	<b>3489</b>				
<b>Middle Schools</b>							
Foothills	6-8	685	626	0	3	Portables	Classrooms
Orchard	6-8	676	393				
Pioneer	6-8	798	658	0	2-science	None	3-fully equipped science rooms
<b>Total</b>		<b>2159</b>	<b>1677</b>				
<b>High Schools</b>							
Westside HS	9-12	466	247	0	0	None	2016 Four Double Portables Installed
WHS	9-12	2074	2182		Several - See study		Many deficiencies were identified, See Program Report for details
<b>Total</b>		<b>2540</b>	<b>2429</b>				
<b>District Capacity</b>		<b>8521</b>					
<b>Other Programs</b>							
Skill Source			7				
Skill Source/Open Door			97				
Valley Academy			178				
WVTSC	9-12	70	111				Building B classroom build out Nursing classroom Enrollment is based on space for
<b>Other Enrollment</b>			<b>393</b>				
<b>Capacity with WVTSC</b>		<b>8591</b>					
<b>Subtotal Enrollment</b>			7988				
Running Start			179				
<b>Total Enrollment</b>			<b>8167</b>				
<b>Support Facilities</b>							
District Office							
M&O							Additional Office Space Needed
Transportation							

\*Space needs determined by survey of school principals  
See Appendix C for 2016/2017 enrollment numbers and projections.

**Charge No. 2:**

⇒ Prioritize grade configuration alternatives.

**Recommendation:**

The existing grade configuration works well at all grade levels therefore should not be considered a factor in current and future facility needs. Consideration should be given to expanding options for 9th graders to enroll in WVTSC and WSHS based on their educational needs and interests.

**Discussion and Conclusions:**

The Citizens Facility Committee explored the options of:

- a. Middle school vs. a junior high school configuration. While this would alleviate overcrowding at the high school by shifting ninth grade students to the junior high school it would impact all elementary school by adding sixth grade students. The grade configuration is also currently in line with the state guidelines. Therefore it was felt that leaving the grades as currently configured works well for our community.
- b. Creating a freshmen campus. The option was discussed and included using the Pioneer site as a ninth grade campus. Since proximity to Wenatchee High School was an important component using the Pioneer middle school site was explored. It was noted that this solution would help alleviate overcrowding at WHS. The Pioneer site would require some internal classroom modifications to create maker spaces for an ideal learning environment for ninth grader learning. This option requires building a new middle school elsewhere in the district. The most likely location to site a new middle school would be the property owned by the district at Methow, Okanogan and Crawford. The committee discussed the experience of other districts. Most of 9<sup>th</sup> grade campuses in other districts have been closed. It was decided that a ninth grade campus is not in the best interest of the students.

**Charge No. 3:**

- ⇒ Address Wenatchee High School's large student population, building capacity limits, and outdated infrastructure.

**Recommendation:**

The committee recommends moving forward with a renovation of the Wenatchee high school with a student enrollment of around 1800 students. This would increase represents an increase of 200 students over the original capacity of the high school building. To achieve the enrollment capacity, the district should continue to pursue efforts to boost the enrollment at Westside High School and the Wenatchee Valley Technical Skills Center. For the 2016/2017 school year the District has begun to put the plan in place and has made good progress in migrating students to these two schools with enrollment up at WSHS by 43 students and WVTSC up by 4 students. The elimination of the choice program has also had an impact on lowering enrollment at WHS and other schools in the District.

After careful consideration of the options, the committee recommends the best option is to invest all or most of the available funds in Wenatchee High School. It is believed this is the most prudent investment of district and community dollars in the Wenatchee school system. Attention should also be paid to the future needs of Westside High School as the enrollment increases. The District should consider expansion of the facilities at both Westside High School and Wenatchee Technical Skill Center to accommodate the increased enrollment.

**Discussion Conclusions:**

The committee reviewed and discussed several options for addressing overcrowding at Wenatchee High School. The following outline shows the options investigated by the Committee and provides a brief explanation of the conclusion of its feasibility. The committee carefully explored the pros and cons of each option weighing the impact on student learning and community wide expectations.

- a. Modernization of Wenatchee High School
  - i. The primary drivers for modernization of the high school are a good location, existing large investment in the site and buildings, a large site, currently eligible for state match funds and good bus access. The Committee looked at ten scenarios (with several sub-options) of how the site might be modernized or a new facility constructed. Eight of the scenarios exceeded the likely development budget. Of the two of the options that are within the budget the committee recommends scenario J-1. The scenario incorporates many of the needs of the school in a sliding scale of modernization and new construction. The Committee therefore endorses adoption of scenario J-1 in conjunction with expanding programs at WSHS and WVTSC to alleviate overcrowding at WHS.
- b. Building a new comprehensive high school.
  - i. This was explored in detail. The consultants did a test fit on the site and a cost estimate. It was determined that a second high school is cost prohibitive at this time.
- c. Converting Pioneer into a Freshmen Campus.

- i. This was studied by the committee. While the proximity to Wenatchee High School is excellent, this would require building a new middle school. It was determined that the cost exceeds the likely funds to build both new middle school and modernize Wenatchee High School.
- d. Converting Foothills into an alternative high school
  - i. It would be feasible to use Foothills as a small high school of about 600 students; however this option also would require building a new middle school of which the cost becomes prohibitive when coupled with the modernization of WHS.
- e. Building a STEAM academy for 600 students.
  - i. For the same financial reasons as above it was concluded this is not the best use of potential funds.
- f. Acquiring the old Public Utility District building.
  - i. This was determined unfeasible due to PUD's uncertain time frame. The location is also not ideal as it is away from most of the city housing.
- g. Acquiring the Old Food Pavilion for a high school.
  - i. The City of Wenatchee intends to keep this zoned for commercial use.
- h. Acquiring the Wenatchee Federal Building as an alternative high school.
  - i. This option presented itself in July 2016 and was studied over the summer by the consultants. In September the Committee toured the building and discussed the feasibility. The consensus of the Committee is that the cost to renovate the Federal building was comparable to the cost of constructing a new building and would divert too much of the available funds away from the modernization of WHS.

**Charge No. 4:**

- ⇒ Address High School Athletic Facilities: modernization and improvements to high school athletic facilities to include WHS track and stadium bleachers, softball complex, restrooms, tennis courts, Recreation Park Stadium bleachers, lighting, and field improvements

**Recommendation:**

The Committee recommends improving the WHS athletic facilities as part of the overall modernization of WHS. Recognizing the overall cost to do all the desired improvements exceeds the available funds the Committee recommends focusing in WHS only. We feel it is important to have high quality and equal athletic facilities for both the girls and boys athletic programs.

**Discussion and Conclusions:**

The Committee discussed the existing facilities and the need to provide equal facilities under Title 9 for both girls and boys. Several layouts for new facilities were reviewed but the cost was higher than allowable funds. The Committee's recommendation to the board to use most of the funds on WHS is with the understanding that using approximately 6 million dollars for site improvements which include the athletic facilities. Recreation Park should be prioritized for such time as funds are available.

**Charge No. 5:**

⇒ Address Foothills Middle School HVAC and plumbing and building envelopes for Mission View, Lewis and Clark, and Columbia Elementary Schools

**Recommendation:**

The Committee recommends upgrading the HVAC system at Foothills Middle School with either bond funds or through a capital levy.

**Discussion and Conclusions:**

With limited funds Foothills Middle School is the critical need at this time. Other facilities are in better condition and while important need to have a lower prioritization. While the committee recognizes the importance of replacing the HVAC system at Foothills Middle School there is concern on the timing to be able to financially address both the WHS modernization and Foothills HVAC projects in the same bond measure. If Foothills is added to the bond the committee is concerned that the money will come from upgrades to the athletic facilities at WHS.

**Charge No. 6:**

⇒ School Safety and bus/parent pickup/drop off lanes at schools

**Recommendation:**

The recommendation is to fund school safety projects through the issuance of a capital projects levy.

**Discussion and Conclusions:**

The committee recognizes the importance of school safety at all levels. This is very important to the safety of our community's students. Wenatchee School District staff is working in conjunction with the City of Wenatchee to obtain Federal and State Safe Routes to School Grants. This effort should include both physical improvement at those schools with the greatest need as well as an educational program to teach students on safe bike and walking practices to and from school.

**Charge No. 7:**

⇒ Future Land Requisition

**Recommendation:**

The Committee recommendation is to continue to monitor growth in the community and only acquire property that strategically helps the mission of the school district. The district may want to consider swapping view property on the southwest side of the district with a developer for property that is more suitable for a school.

**Discussion and Conclusions:**

- a. The Committee reviewed several options for acquiring land. The options investigated included the old drive-in theatre; the old Food Pavilion; the Public Utility Building; the Wenatchee Federal Office Building. It was concluded that for a combination of cost and availability none of the options would immediately solve the overcrowding issue within an affordable budget.

## **SECTION 5**

### **Wenatchee High School Option J-1 Recommendation**

The facilities committee reviewed several options for modernization of the Wenatchee High School. The options were developed by TCF Architecture. The options ranged from building new-in-lieu of modernization; complete modernization; building additions and annex options. The positive and negatives of each option was discussed in detail. Several factors were considered in coming to a final decision including physical space needs, student enrollment, program needs and available funds. With funding for the project limited by bond capacity the scale of the project had to be downsized. With all these considerations the committee endorses option J-1. See Appendix G - for Option J-1 conceptual site and floor plans.

As previously noted, this endorsement comes with the recommendation that enrollment be capped at 1800 students. The option includes light, moderate and heavy modernization of the school depending on the need of the given area. The option also includes the demolition of the most problematic classroom wings of the school and the replacement of these wings with new classroom construction. This option will allow the construction of new STEAM maker spaces which will be accessible to all students. The replacement construction will be two stories affording access to much needed natural light for all the new classrooms. In addition to the STEAM classrooms, this option includes the construction of new classrooms for several departments.

**SECTION 6**

**Funding Recommendations**

The Facility Committee spent considerable time reviewing the various facility needs throughout the District and the corresponding costs. The conclusion of the Committee is the facility needs of the district are greater than the ability of the district to fund all the identified capital projects. The Committee identified the two highest capital needs of the District as Wenatchee High School and the Foothills Middle School HVAC system. After carefully weighing the information presented the Committee recommends that all or most of the funds be used to Modernize Wenatchee High School. Foothills Middle School Modernization could be funded through either bond funds or through a capital levy.

The committee reviewed the available debt capacity and funding mechanisms available to the school district. The consultant's presentations provided an overview of the available funding options include a combination of general obligation capital improvement bonds, short term capital levy funds, State Construction Assistance Program (SCAP) funds and remaining funds from the Phase 1 Capital Improvement Program. The maximum bond amount is estimated by the consultants at 115 million dollars. There is no limit to the amount of a capital levy; however given the 6 year funding cycle it does not seem practical to fund the Wenatchee High School Modernization through a capital levy. Wenatchee High School is eligible for SCAP estimated at 31 million dollars. Wenatchee School District would need to provide a minimum of 55 million dollars in local matching funds to be eligible to receive SCAP funding. The combination of local bonds money and state match money are the most prudent funding source to modernize Wenatchee High School.

**Estimated Available Funding**

<b>Approximate OSPI Matching Funds</b>	<b>\$31 million</b>
<b>Approximate Maximum Bond Funds</b>	<b>\$115 million</b>
<b><u>Other Possible Funds</u></b>	<b><u>\$4 million</u></b>
<b>Approximate Total</b>	<b>\$150 million</b>

## **Appendix A**

### **Facility Plan for Wenatchee High School**

**This document is provided electronically**

## **Appendix B**

### **Wenatchee High School Capacity Model**

# WHS Capacity Model for 1800 Students

TCF Architecture  
Hill International  
Forte Architects

Revised: July 7, 2016

## WENATCHEE HIGH SCHOOL BUILDING CAPACITY MODELS

Approximately 1,800 Students						
CAPACITY MODEL FOR 1,800						
PROGRAMS	Number of Teaching Stations	Students per Teaching Station	Building Capacity	Percent Utilization	Program Capacity	Percent of Total Capacity
CORE ACADEMIC AREA						
English	10	27	270	83%	224	
Math	11	27	297	83%	247	
Social Studies	7	27	189	83%	157	
International Languages	5	27	135	83%	112	
Science	8	27	216	83%	179	
Shared Computer Labs	0	27	0	50%	0	
New STEM Classrooms	4	27	108	83%	90	
Subtotal	45		1215		1008	54.19%
SPECIAL EDUCATION						
Self-Contained	1	10	10	95%	10	
Resource Classrooms	6	15	90	83%	75	
Subtotal	7		100		84	4.52%
VISUAL ARTS						
Art Classrooms	3	27	81	83%	67	
Photography	1	20	20	83%	17	
Journalism	1	27	27	83%	22	
Subtotal	5		128		106	5.71%
PERFORMING ARTS						
Choir	1	40	40	83%	33	
Band	1	60	60	83%	50	
Orchestra	1	30	30	83%	25	
Rehearsal			0	50%	0	
Keyboard Lab			0	50%	0	
Drama (Stage)	1	30	30	67%	20	
Subtotal	4		160		128	6.88%
CAREER & TECHNICAL EDUCATION						
Agriculture Classroom Labs	3	27	81	83%	67	
Ag General Classroom			0	83%	0	
Ag Mechanics Lab	1	27	27	67%	18	
Ag Materials Lab	1	27	27	67%	18	
PLTW Classrooms	1	27	27	83%	22	
PLTW Hi-Tech Lab	1	27	27	83%	22	
Tech Lab	1	27	27	83%	22	
Ag Barn			0		0	
Business Education Lab C.R's	3	27	81	83%	67	
Business Education Gen. CR			0	83%	0	
DECA Classroom	1	27	27	50%	14	
Subtotal	12		324		251	13.51%
FITNESS / HEALTH / ATHLETICS						
Main Gym	1	45	45	95%	43	
Auxiliary Gym #1	1	45	45	95%	43	
Auxiliary Gym #2			0		0	
Wrestling Gym	1	30	30	65%	20	
Weight / Fitness Room	1	40	40	95%	38	
Aerobics Room			0		0	
Pool	1	40	40	50%	20	
Training Room	1	15	15	50%	8	
Health Classrooms	1	27	27	83%	22	
Health Occupations	1	27	27	83%	22	
Sports Medicine Classroom	1	27	27	83%	22	
Family & Consumer Science	2	27	54	83%	45	
Subtotal	11		350		283	15.18%
TOTALS	84		2277		1861	
CLASSROOMS IN PORTABLES						
English			0	83%	0	
Math			0	83%	0	
Science			0	83%	0	
			0		0	
			0		0	
Subtotal	0		0		0	
TOTALS			2277		1861	

Approximately 2,200 Students						
CURRENT WHS CAPACITY MODEL						
PROGRAMS	Number of Teaching Stations	Students per Teaching Station	Building Capacity	Percent Utilization	Program Capacity	Percent of Total Capacity
CORE ACADEMIC AREA						
English	13	27	351	83%	291	
Math	12	27	324	83%	269	
Social Studies	8.5	27	229.5	83%	190	
International Languages	6.5	27	175.5	83%	146	
Science	8	27	216	83%	179	
Shared Computer Labs	3	27	81	50%	41	
New STEM Classrooms	0	0	0	50%	0	
Subtotal	51		1377		1116	54.53%
SPECIAL EDUCATION						
Self-Contained	1	10	10	95%	10	
Resource Classrooms	7	15	105	83%	87	
Subtotal	8		115		97	4.72%
VISUAL ARTS						
Art Classrooms	3	27	81	83%	67	
Photography	2	20	40	83%	33	
Journalism	2	27	54	83%	45	
Subtotal	7		175		145	7.10%
PERFORMING ARTS						
Choir	1	40	40	83%	33	
Band	1	60	60	83%	50	
Orchestra	1	30	30	83%	25	
Rehearsal			0	50%	0	
Keyboard Lab			0	50%	0	
Drama (Stage)	1	30	30	67%	20	
Subtotal	4		160		128	6.25%
CAREER & TECHNICAL EDUCATION						
Agriculture Classroom Labs	4	27	108	83%	90	
Ag General Classroom			0	83%	0	
Ag Mechanics Lab	1	27	27	67%	18	
Ag Materials Lab			0	67%	0	
PLTW Classrooms			0	83%	0	
PLTW Hi-Tech Lab	1	27	27	83%	22	
Tech Lab	1	27	27	83%	22	
Ag Barn			0		0	
Business Education Lab C.R's	4	27	108	83%	90	
Business Education Gen. CR			0	83%	0	
DECA Classroom	1	27	27	50%	14	
Subtotal	12		324		256	12.49%
FITNESS / HEALTH / ATHLETICS						
Main Gym	1	45	45	95%	43	
Auxiliary Gym #1	1	45	45	95%	43	
Auxiliary Gym #2			0		0	
Wrestling Gym	1	30	30	65%	20	
Weight / Fitness Room	1	40	40	95%	38	
Aerobics Room			0		0	
Pool	1	40	40	50%	20	
Training Room	1	15	15	50%	8	
Health Classrooms	2	27	54	83%	45	
Health Occupations	1	27	27	83%	22	
Sports Medicine Classroom	1	27	27	83%	22	
Family & Consumer Science	2	27	54	83%	45	
Subtotal	12		377		305	14.90%
TOTALS	94		2528		2047	
CLASSROOMS IN PORTABLES						
English	1	27	27	83%	22	
Math	1	27	27	83%	22	
Science	3	27	81	83%	67	
			0		0	
			0		0	
Subtotal	5		135		112	
TOTALS			2663		2159	

## **Appendix C**

### **District Enrollment and Facility Square Footage**

# School Construction Assistance Program Eligibility & Building Square Footage

Facility	Orig.	Modernizations & Additions			Current	Eligible For SMF*
Elementary Schools	Const.	#1	#2	#3	Sq. Feet	
Columbia	1987				48,509	2008
L & C	1987				48,509	2008
Lincoln	1956	1988	2016		49,594	2046
Mission View	1971	1988			51,190	2008
Newbery	1993				48,620	2023
Sunnyslope	1958	2003			41,417	2033
Washington	1953	1956	1959	2016	73,613	2046
Castlerock	1958	1978	2016		18,616	2046
<b>Middle Schools</b>						
Foothills	1993				84,854	2023
Orchard	1962	2003			77,442	2033
Pioneer	1956	1962	1979	2004	112,630	2034
<b>High Schools</b>						
WHS (1)	1972	1993	2004		283,686	Now
Westside (2)	1963	2013			18,300	2043
WVTSC	2009	2016			42,505	n/a
<b>Other</b>						
District Office	1995				19,120	n/a
M & O	n/a				33,000	n/a
Transportation						n/a

**Notes:** 1) The 2004 addition to WHS done with local money only. It is therefore eligible for SMF now. **\*State Match Funding**

2) WSHS is going to be replaced with a property exchange. The new site will be renovated with local money only.

# Enrollment Projections 2015 to 2026

Wenatchee School District No. 246  
Enrollment Projection

GRADE	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
1/2 day Kinder	29.55	13.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00
All Day Kinder	533.11	507.00	520.00	530.00	540.00	540.00	540.00	540.00	540.00	540.00	540.00
1ST	609.90	593.03	542.66	545.24	557.45	566.35	566.90	566.62	566.76	566.69	566.72
2ND	604.06	577.80	578.76	525.82	525.87	537.74	545.89	548.77	547.72	547.44	547.39
3RD	561.60	595.76	577.59	581.39	524.03	525.08	536.05	545.52	548.37	546.71	546.59
4TH	606.83	556.89	593.64	576.89	580.97	522.48	523.18	534.71	544.34	547.09	545.26
5TH	558.17	607.07	557.89	595.47	577.55	579.09	522.85	523.58	534.99	544.30	546.91
6TH	567.16	561.51	620.31	565.49	601.49	584.94	586.61	531.20	530.96	542.32	551.90
7TH	540.08	578.71	566.65	623.24	567.84	605.24	590.09	590.47	534.81	534.70	546.34
8TH	596.48	538.82	582.89	570.40	624.91	571.93	607.72	593.32	593.52	537.72	537.85
9TH	642.64	593.26	542.33	581.87	569.81	624.34	571.55	607.91	592.85	593.15	537.39
10TH	625.91	637.78	585.38	535.66	580.04	566.76	619.48	566.69	603.66	589.08	588.99
11TH	551.98	518.90	609.92	548.29	491.50	536.61	514.85	578.59	523.20	558.88	544.18
12TH	609.76	569.50	546.62	635.37	574.94	518.30	561.44	541.14	604.59	549.31	584.89
<b>TOTAL</b>	<b>7637.23</b>	<b>7449.03</b>	<b>7434.64</b>	<b>7425.12</b>	<b>7326.39</b>	<b>7288.85</b>	<b>7296.59</b>	<b>7278.52</b>	<b>7275.75</b>	<b>7207.39</b>	<b>7194.42</b>
Grade K	562.66	520.00	530.00	540.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00
Grades 1-5	2940.56	2930.55	2850.53	2824.80	2765.86	2730.74	2694.86	2719.19	2742.17	2752.23	2752.88
Grades 6-8	1703.72	1679.04	1769.85	1759.13	1794.24	1762.11	1784.42	1715.00	1659.28	1614.74	1636.09
Grades 9-12	2430.29	2319.44	2284.26	2301.20	2216.29	2246.00	2267.31	2294.33	2324.30	2290.42	2255.46
<b>TOTAL</b>	<b>7637.23</b>	<b>7449.03</b>	<b>7434.64</b>	<b>7425.12</b>	<b>7326.39</b>	<b>7288.85</b>	<b>7296.59</b>	<b>7278.52</b>	<b>7275.75</b>	<b>7207.39</b>	<b>7194.42</b>
Open Doors	101.14	71	95	95	95	95	95	95	95	95	95
Running Start	155.49	160.00	160.00	160.00	160.00	160.00	160.00	160.00	160.00	160.00	160.00
<b>Grand Total</b>	<b>7893.86</b>	<b>7680.03</b>	<b>7689.64</b>	<b>7680.12</b>	<b>7581.39</b>	<b>7543.85</b>	<b>7551.59</b>	<b>7533.52</b>	<b>7530.75</b>	<b>7462.39</b>	<b>7449.42</b>
% Increase	1.3%	-2.5%	-0.2%	-0.1%	-1.3%	-0.5%	0.1%	-0.2%	0.0%	-0.9%	-0.2%

# High School Enrollment Projection by School

WENATCHEE SCHOOL DISTRICT NO. 246

FTE

WHS only

	2009-10	2010-11	2011-12	2012-13	FTE 2013-14	Actual 2014-15	2015-16	2016-17	2017-18	2018-19	2019-20
September	1,984.00	1,925.00	1,916.00	2,018.40	1,900.80	1,960.80	2,026.60	1,849.56	1,856.92	1,896.37	1,835.01
October	1,993.30	1,931.00	1,919.40	2,008.00	1,903.80	1,958.60	2,034.00				
November	1,989.70	1,917.00	1,912.00	1,993.00	1,892.40	1,937.00	2,018.40				
December	1,956.00	1,906.00	1,899.80	1,975.20	1,881.00	1,928.00	2,008.80				
January	1,936.00	1,894.60	1,895.00	1,970.00	1,866.00	1,918.80	1,995.40				
February	1,907.50	1,871.40	1,869.80	1,955.40	1,857.00	1,897.40	1,959.40				
March	1,914.00	1,861.00	1,861.80	1,937.10	1,841.40	1,888.40	1,945.00				
April	1,896.20	1,842.20	1,843.60	1,914.30	1,848.80	1,869.40	1,920.20				
May	1,867.20	1,831.60	1,825.60	1,901.50	1,842.00	1,861.60	1,907.40				
June			1,806.80	1,882.70	1,822.80	1,849.60	1,891.20				
average	1,938.21	1,886.64	1,874.98	1,955.56	1,865.60	1,906.96	1,970.64	1,849.56	1,856.92	1,896.37	1,835.01
	56	-52	-12	81	-90	41	64	-121	7	39	-61
	2.36%	2.03%	2.19%	3.21%	1.89%	2.82%	2.84%	0.00%	0.00%	0.00%	0.00%

WSHS only

FTE	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20
September					234.99		226.06	272.88			
October					247.40	237.36	233.34				
November					255.89	234.58	238.80				
December					247.51	236.65	234.79				
January					246.11	231.61	234.77				
February					253.54	247.85	244.38				
March					243.68	251.58	234.21				
April					240.13	239.45	228.86				
May					239.29	244.78	229.92				
June					233.53	228.49	192.54				
average					244.21	239.15	229.77	272.88			
					244	-5	-9	43			
					-3.77%	-100.00%	-1.61%	0.00%	#DIV/0!	#DIV/0!	#DIV/0!

WVTSC Headcour September Wenatchee students 154 201 209 213

## Actual Enrollment 2011 - 2015

WENATCHEE SCHOOL DISTRICT NO. 246				Headcount		increase	
						(decrease)	
		Oct	Oct	Oct	Oct	Oct	2011 to
School		2011	2012	2013	2014	2015	2015
Columbia		409	447	450	461	464	55
Lewis & Clark		466	443	450	481	463	(3)
Lincoln		507	480	502	514	522	15
Mission View		588	541	537	543	524	(64)
Newbery		527	507	513	512	540	13
Sunnyslope		298	286	305	303	315	17
Washington		582	578	582	616	621	39
Elementary		3,377	3,282	3,339	3,430	3,449	72
Foothills		623	620	611	609	626	3
Orchard		463	493	486	421	393	(70)
Pioneer		621	632	713	705	658	37
Middle Schools		1,707	1,745	1,810	1,735	1,677	(30)
WHS		2,039	2,125	2,027	2115	2,182	143
WSHS		242	246	261	246	247	5
High Schools		2,281	2,371	2,288	2,361	2,429	148
Skill Source		57	76	2	1	7	(50)
Skill Source/Open Door		0	0	92	79	97	97
Open Doors/Grad Alliance		0	0	0	0	0	0
Valley Academy		198	196	208	195	178	(20)
WVTech Ctr		298	142	139	107	111	(187)
Other Enrollment		553	414	441	382	393	(160)
Subtotal Enrollment		7,918	7,812	7,878	7,908	7,948	30
Running Start		178	165	145	193	179	1
Total Enrollment		8,096	7,977	8,023	8,101	8,127	31
Juvenile Detention Center		10	7	3	9	10	0
Special Ed		809	853	874	853	887	78

## **Appendix D**

### **Citizen's Phase 2 Facility Committee Meeting Minutes and Agendas**

**Provided electronically**

## **Appendix E**

### **Presentation Materials**

**Power point presentations provided electronically**

## **APPENDIX F**

### **Cost Model**

# Cost Model

<div> <div> <div>TCF</div> <div>Architecture</div> </div> <div> <div>Hill International</div> <div>Forte Architects</div> </div> </div> <div> <div>Wenatchee School District - Phase 2 CIP</div> <div>Initial Concept ROM Cost Model</div> <div>Revised: January 6, 2016</div> </div>	
SUMMARY OF BOND OPTION COSTS	TOTAL PROJECT COSTS
<b>OPTION A: Baseline Modernization of WHS for 1,600 (requires some new space), plus Portables for 1,000 Students</b>	\$183,128,198
Expanded Programs & Increased Classroom Size to approximately 900 SF from 700 SF Added New Program areas Includes full parking and athletic field improvements. Transportation Facility stays at WHS, and receives no work.	
<b>OPTION A1: Baseline Modernization of WHS staying within the existing footprint - no new square footage, plus Portables for 1,000 Students, limited athletic field work</b>	\$150,537,224
Will require some compromise for the size of classrooms and new program space desired. Also requires deferring most exterior sports fields work.	
This level of work should qualify for full state match. Have a significant number of students housed in portables.	
<b>OPTION B: WHS Modernization for 1,600 plus use Pioneer as an Annex (NO WORK) &amp; New Middle School for 600 Students</b>	\$274,283,014
<b>for 600 Students</b>	\$150,448,702
No site work, no new building square footage, limited architectural work (finishes), primarily MEP upgrades of WHS	
Probably have a challenge getting full state match. Need to reduce cost of new middle school and increase level of remodeling on WHS	
<b>OPTION C: Modernize and Expand WHS (to south) for 2,600 Students</b>	\$285,338,103
<b>OPTION D: New 2nd High School for 1,600 (requires some new space) &amp; Modernize WHS for 1,600</b>	\$416,414,033
<b>OPTION E: Construction Primarily new Building at WHS (new-in-lieu) and Modernize Balance for 2,600 Students</b>	\$318,633,999
<b>OPTION F: WHS Modernization for 1,600 (requires some new space) plus new Junior High for 1,200 Students</b>	\$309,573,024
<b>OPTION F1: Minor WHS Remodeling for 1,600 (NO NEW SPACE) plus new Junior High for 1,200 Students</b>	\$150,049,817
No site work, no new building square footage, allowance for very limited building improvements.	
F1 does not work because not enough money is spent on WHS to get the state matching funds.	
<b>OPTION G: LIMITED WHS Modernization for 1,600 plus use Foothill MS as a 3rd High School (LIMITED WORK) &amp; New Middle School for 600 Students</b>	\$150,153,440
No site work, no new building square footage, limited architectural work (finishes), primarily MEP upgrades of WHS. Limited work at Foothills.	
Probably have a challenge getting full state match. Need to reduce cost of new middle school and increase level of remodeling on WHS	
<b>OPTION H: LIMITED WHS Modernization for 1,600 and Build New Classrooms around District at Various Schools</b>	\$149,933,933
No site work, no new building square footage, limited architectural work (finishes), primarily MEP upgrades of WHS. Probably requires grade reconfiguration.	
This level of work should qualify for full state match.	

# Cost Model with School Capacity

TCF Architecture

Hill International  
Forte Architects

Initial Concept ROM Cost Model Summary

Revised: January 5, 2016

OPTION	DESCRIPTION	APPROXIMATE WHS STUDENT CAPACITY OF BUILDING	APPROXIMATE WHS STUDENT CAPACITY OF PORTABLES	APPROXIMATE NEW FACILITY STUDENT CAPACITY	APPROXIMATE TOTAL STUDENT CAPACITY MODELED	APPROXIMATE EXISTING WHS BUILDING AREA MODERNIZED	APPROXIMATE NEW WHS BUILDING AREA	APPROXIMATE TOTAL WHS BUILDING AREA	ESTIMATED ROUGH ORDER OF MAGNITUDE (ROM) TOTAL PROJECT COSTS
Option A	Baseline Modernization of WHS	1,600	1,000	0	2,600	262,877	51,400	314,277	\$183,000,000
Option A1	Baseline Modernization of WHS building	1,600	1,000	0	2,600	283,192	0	283,192	\$150,000,000
Option B	WHS Modernization, use Pioneer MS as an annex, plus new Middle School	1,600	400	600	2,600	262,877	51,400	314,277	\$274,000,000
Option B1	Limited WHS Modernization, use Pioneer MS as an annex, plus new Middle School	1,600	400	600	2,600	283,192	0	283,192	\$150,000,000
Option C	Modernize and Expand WHS. Transportation Facility moved off site	2,600	See Notes	0	2,600	220,847	210,785	431,632	\$285,000,000
Option D	Modernize WHS and construct New High School for 1,600. Transportation Facility stays at WHS, and is modernized.	1,600	See Notes	1,600	3,200	262,877	51,400	314,277	\$416,000,000
Option E	Construct Primarily new Building at WHS and Modernize Balance. Transportation Facility is demolished and constructed new at another site.	2,600	0	0	2,600	129,927	324,415	454,342	\$319,000,000
Option F	WHS Modernization plus a new Junior High School for 1,200. Transportation Facility stays at WHS, and is modernized.	1,600	See Notes	1,200	2,800	262,877	51,400	314,277	\$310,000,000
Option F1	Minor WHS Modernization plus a new Junior High School for 1,200.	1,600	See Notes	1,200	2,800	283,192	0	283,192	\$150,000,000
Option G	Limited WHS Modernization, use Foothills at a 3rd High School, plus new Middle School	1,600	TBD	600	2,200	283,192	0	283,192	\$150,000,000
Option H	Limited WHS Modernization, and build new Classrooms around District. Use WSHS and WVTSC To reduce WHS overcrowding.	1,600	TBD	Up to 2,000. Needs more study to determine	See notes	283,192	0	283,192	\$150,000,000

## GENERAL NOTES:

- 1 Above estimated Project Costs include both hard construction costs and indirect (soft) costs.
- 2 Above estimated Project Costs include cost escalation to an assumed bid date of spring 2019 for the WHS construction and for the new 2nd High School.
- 3 Above estimated Project Costs include cost escalation to an assumed bid date of spring 2018 for the Transportation Facility, New Middle School and New Junior High options.
- 4 Above estimated Project Costs are based on early conceptual design work and primarily on historical school construction costs, and are not detailed cost estimates.
- 5 Above estimated Project Costs assumes a GC/CM delivery method, and includes estimating contingencies, and typical indirect (soft) costs.
- 6 All Options above except A1, B1, F1, G & H include WHS site modernization including increased classroom size and program expansion, and full site improvements for new buildings.

## Square Footage Cost Model

		(Without Soft Costs)	(With Soft Costs)	
<b>Total Project Costs by Building:</b>		<b>Building Hard Cost / SF (Escalated to Bid Date)</b>	<b>Building Total Cost / SF (Escalated to Bid Date)</b>	<b>Building Area in SF</b>
From A	WHS Modernization / Expansion with Full Site Work	\$328	\$466	314,277
From A	WHS Modernization within Footprint with Limited Site Work	\$308	\$438	283,192
From B	Limited WHS Modernization within Footprint with Limited Site Work	\$168	\$239	283,192
From B	New Middle School	\$365	\$519	116,000
From F	New Junior High School	\$364	\$518	181,000
From D	New High School	\$391	\$556	302,000
From B	Modernize Transportation Facility	\$241	\$343	41,220
From C	New Transportation Facility	\$278	\$396	46,600
	(Note: WHS Limited Modernization may not qualify for full state match at this level of expenditure)	\$323	\$459	73,265

## Typical Contractor Markup Breakdown

MARK-UPS BREAKDOWN: (Subcontractor to General Contractor)	
1.5%	Bid Package Bonds
5.0%	GC/CM MACC Contingency
3.5%	GC Bond/Liability/B&O Tax
3.0%	GC Fee (adjusted for current market conditions)
3.5%	Specified General Conditions
3.0%	Negotiated Support Services
4.5%	Estimating & Design Contingency (Building Only)
24.0%	Total

## Menu Options for Facility Projects Studied

	SCHOOL								
	WHS	CES	LCEL	MVEL	NEL	SEL	FHMS	WSHS	Rec Park
<b>MAJOR PROJECTS</b>									
H.S Modernization Light	\$85								
H.S. Modernization Moderate (Option J1)	\$150								
New High School for 600 Students	\$85								
STEM Classroom Addition	\$23								
WSHS Classroom Addition								\$15.6	
Elementary School Modernization		\$23	\$23	\$24					
Elementary School New-in-Lieu		\$40	\$40	\$40					
<b>FACILITY MAINTENACE</b>									
Bldg. Envelope		\$1.16	\$1.16	\$1.30					
Re-roof		\$1.04	\$1.04	\$1.13					
HVAC Systems							\$6.05		
Domestic Water & Lighting Replacement	\$9.77								
Safety & Security Upgrades*	X	X	X	X	X	X	X	X	
Technology Upgrades*	X	X	X	X	X	X	X		
Fire Alarm System Upgrades*	X	X	X	X	X	X	X		
Bus Parent Pickup/Drop Off*		X	X						
<b>CLASSROOMS</b>									
4 New Classrooms		\$2.7	\$2.7	\$2.7	\$2.7	\$2.7			
Art Rooms		\$0.85	\$0.85	\$0.85	\$0.85				
<b>ATHLETIC FACILITIES</b>									
Track, Seating & Concessions	\$3.14								
Portable Pad	\$2.75								
Tennis Courts	\$1.37								
9th Grade Baseball Field	\$1.43								
Softball or Soccer Complex & Parking	\$2.21								
Recreation Park w/ Canopy									\$8.67
<b>Notes:</b>									
1. Dollar amounts in millions									
2. Dollar amounts escalated to 2019 dollars									
3. *Scope and Cost To Be Determined									

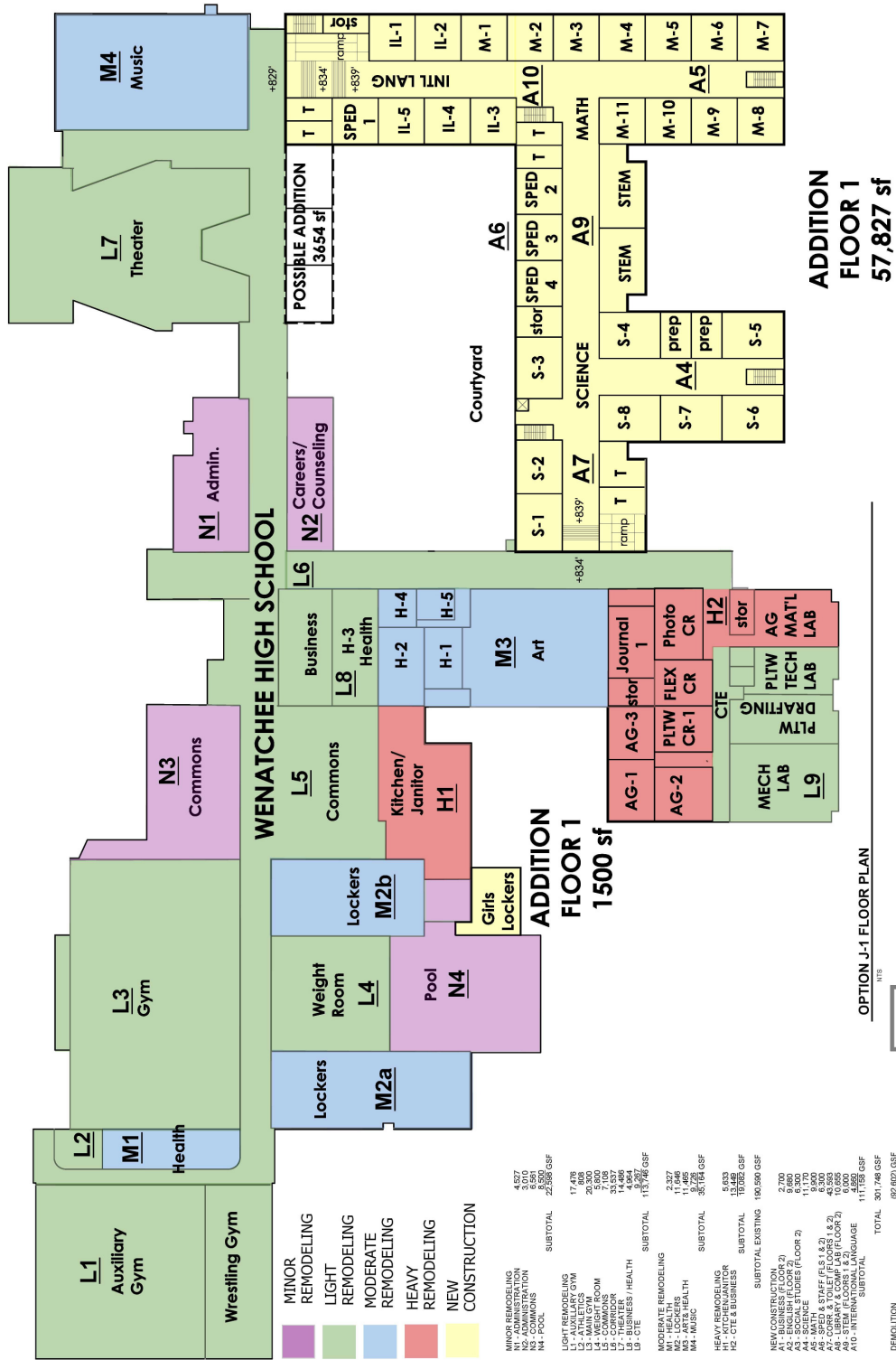
## Cost Inflation Scenarios for Identified Capital Projects

<b>Model 1</b>									
School	Sq.Ft.	2011	2012	2013	2016	2017	2018	2019	2019/Cost Per Sq Ft
Foothills HVAC and Lighting	84,854	\$798,237	\$815,000	\$848,415	\$967,256	\$1,010,782	\$1,056,268	\$1,103,800	\$13.01
Columbia Elementary School (envelope)	59,509	\$686,813	\$701,236	\$729,987	\$832,239	\$869,690	\$908,826	\$949,723	\$15.96
Mission View Elementary (envelope)	51,190	\$686,813	\$701,236	\$729,987	\$832,239	\$869,690	\$908,826	\$949,723	\$18.55
Lewis & Clark Elementary (envelope)	48,509	\$686,813	\$701,236	\$729,987	\$832,239	\$869,690	\$908,826	\$949,723	\$19.58
<b>Esculation Factor per Turner Constr.</b>									
2011-2012 @ 2.1									
2012-2013 @ 4.1%									
2013-2014 @ 4.4%									
2014-2015 @ 4.5%									
2015 - 2016 @ 4.5%									
2016-2017 @ 4.5%									
2017-2018 @ 4.5%									
2018-2019 @ 4.5%									
<b>Model 2</b>									
School	Sq.Ft.	2011	2012	2013	2016	2017	2018	2019	2019/Cost Per Sq Ft
Foothills HVAC and Lighting	84,854	\$798,237	\$810,211	\$830,466	\$938,652	\$976,198.35	\$1,010,365	\$1,040,676	\$12.26
Columbia Elementary School (envelope)	59,509	\$686,813	\$697,115	\$714,543	\$807,628	\$839,933.15	\$869,331	\$895,411	\$15.05
Mission View Elementary (envelope)	51,190	\$686,813	\$697,115	\$714,543	\$807,628	\$839,933.15	\$869,331	\$895,411	\$17.49
Lewis & Clark Elementary (envelope)	48,509	\$686,813	\$697,115	\$714,543	\$807,628	\$839,933.15	\$869,331	\$895,411	\$18.46
<b>Esculation Factor per Sharon Kennedy</b>									
2011-2012 @ 1.5%									
2012-2013 @ 2.5%									
2013-2014 @ 4%									
2014-2015 @ 4%									
2015 - 2016 @ 4.5%									
2016-2017 @ 4%									
2017-2018 @ 3.5%									
2018-2019 @ 3%									

## **Appendix G**

### **Option J-1 Site Plans, Floor Plans and Cost Estimate**

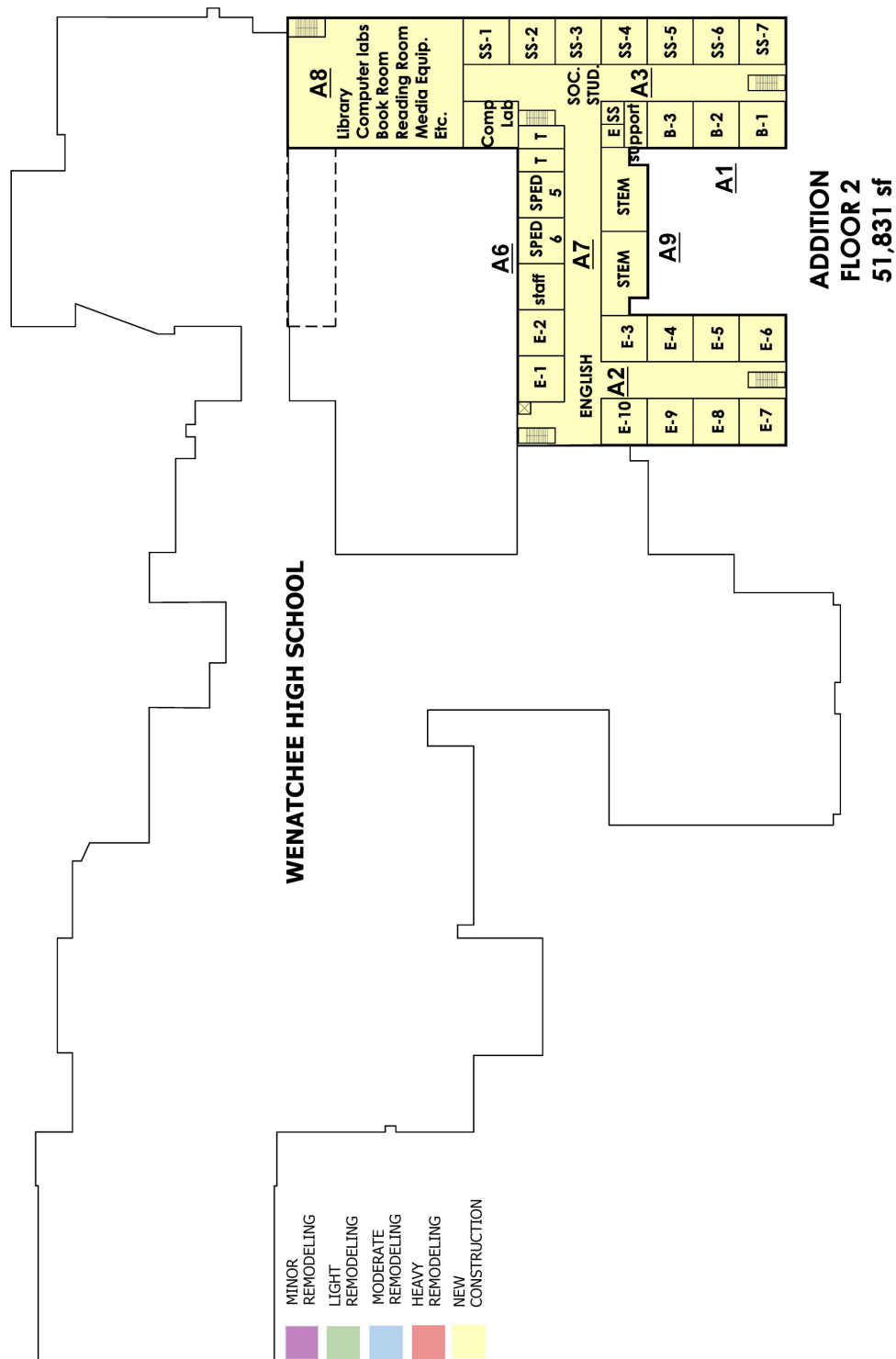




Scenario J-1

Proposed Modernization  
Wenatchee High School

07-13-2016



Proposed Modernization  
WENATCHEE HIGH SCHOOL

07-13-2016

## Scenario J-1

# **Option J-1 Cost Model**



## **Wenatchee High School Addition and Modernization Wenatchee, WA**

### **Pre-Bond Concept Estimate Option J-1**

**Estimate Issue Date:** August 29, 2016  
**Estimate Revision:** 2

**For:** TCF Architecture PLLC  
902 N Second Street  
Tacoma, Washington 98403

SUMMARY OF BOND OPTION COSTS	TOTAL PROJECT COSTS
<b>OPTION A: Baseline Modernization of WHS for 1,600 (requires some new space), plus Portables for 1,000 Students</b>	\$183,128,198
Expanded Programs & Increased Classroom Size to approximately 900 SF from 700 SF Added New Program areas Includes full parking and athletic field improvements. Transportation Facility stays at WHS, and receives no work.	
<b>OPTION A1: Baseline Modernization of WHS staying within the existing footprint - no new square footage, plus Portables for 1,000 Students, limited athletic field work</b>	\$150,537,224
Will require some compromise for the size of classrooms and new program space desired. Also requires deferring most exterior sports fields work.	
This level of work should qualify for full state match. Have a significant number of students housed in portables.	
<b>OPTION B: WHS Modernization for 1,600 plus use Pioneer as an Annex (NO WORK) &amp; New Middle School for 600 Students</b>	\$274,283,014
<b>for 600 Students</b>	\$150,448,702
No site work, no new building square footage, limited architectural work (finishes), primarily MEP upgrades of WHS	
Probably have a challenge getting full state match. Need to reduce cost of new middle school and increase level of remodeling on WHS	
<b>OPTION C: Modernize and Expand WHS (to south) for 2,600 Students</b>	\$285,338,103
<b>OPTION D: New 2nd High School for 1,600 (requires some new space) &amp; Modernize WHS for 1,600</b>	\$416,414,033
<b>OPTION E: Construction Primarily new Building at WHS (new-in-lieu) and Modernize Balance for 2,600 Students</b>	\$318,633,999
<b>OPTION F: WHS Modernization for 1,600 (requires some new space) plus new Junior High for 1,200 Students</b>	\$309,573,024
<b>OPTION F1: Minor WHS Remodeling for 1,600 (NO NEW SPACE) plus new Junior High for 1,200 Students</b>	\$150,049,817
No site work, no new building square footage, allowance for very limited building improvements.	
F1 does not work because not enough money is spent on WHS to get the state matching funds.	
<b>OPTION G: LIMITED WHS Modernization for 1,600 plus use Foothill MS as a 3rd High School (LIMITED WORK) &amp; New Middle School for 600 Students</b>	\$150,153,440
No site work, no new building square footage, limited architectural work (finishes), primarily MEP upgrades of WHS. Limited work at Foothills.	
Probably have a challenge getting full state match. Need to reduce cost of new middle school and increase level of remodeling on WHS	
<b>OPTION H: LIMITED WHS Modernization for 1,600 and Build New Classrooms around District at Various Schools</b>	\$149,933,933
No site work, no new building square footage, limited architectural work (finishes), primarily MEP upgrades of WHS. Probably requires grade reconfiguration.	
This level of work should qualify for full state match.	

Wenatchee High School  
Addition and Modernization  
Wenatchee, WA  
Pre-Bond Concept Estimate



Date: August 29, 2016  
Prepared By: AC

Option J-1

OVERALL SUMMARY CONSTRUCTION COST

	Construction	Building Area	\$/SF	\$
Classroom Addition	New Construction	109,658 SF	409.69	44,925,274
Girls Lockers Addition	New Construction	1,500 SF	509.40	764,104
Administration, N1 & N2	Minor Remodeling	7,537 SF	138.94	1,047,176
Commons, N3	Minor Remodeling	6,561 SF	131.22	860,930
Pool, N4	Minor Remodeling	8,500 SF	64.84	551,121
Auxiliary Gym, Athletics, Main Gym, Weight Room, L1, L2, L3, L4	Light Remodeling	44,384 SF	147.94	6,566,243
Commons, L5	Light Remodeling	7,108 SF	226.82	1,612,248
Corridor, L6	Light Remodeling	33,537 SF	162.12	5,436,993
Theater, L7	Light Remodeling	14,486 SF	159.27	2,307,139
Business / Health, L8	Light Remodeling	4,964 SF	201.01	997,828
CTE, L9	Light Remodeling	9,267 SF	219.94	2,038,218
Health, M1	Moderate Remodeling	2,327 SF	225.44	524,596
Lockers, M2	Moderate Remodeling	11,646 SF	254.41	2,962,917
Art & Health, M3	Moderate Remodeling	11,465 SF	223.52	2,562,698
Music, M4	Moderate Remodeling	9,726 SF	240.17	2,335,902
Kitchen / Janitor, H1	Heavy Remodeling	5,633 SF	735.67	4,144,027
CTE H2	Heavy Remodeling	13,449 SF	282.44	3,798,499
Existing Building Structural Upgrades	Seismic Improvements	190,590 SF	9.02	1,718,258
Building Demolition & Abatement	Demolition	92,602 SF	14.97	1,386,662
Courtyard	Sitework			429,936
Athletics Field Allowance	Sitework			4,631,268
Sitework for New Construction	Sitework			1,675,315
Portable Classrooms	Logistics / Phasing			8,011,229
Phasing	Phasing			2,500,000
<b>TOTAL CONSTRUCTION COST</b>				<b>103,788,580</b>
Indirects (Soft Costs)	42.15%			43,746,886
<b>TOTAL PROJECT COST</b>				<b>147,535,466</b>
<b>Potential Additional Work</b>				
Existing Building Energy Code Upgrades				3,158,794
Existing Building Cladding and Roof Upgrades				9,693,871
Indirects (Soft Costs)	42.15%			5,417,398
<b>TOTAL POTENTIAL ADDITIONAL WORK</b>				<b>18,270,062</b>

## **Appendix H**

### **Debt Capacity**

Wenatchee School District

VOTED DEBT CAPACITY

2016 Bond Assessed Value	\$3,891,512,468
Statutory Capacity Rate	<u>5.000%</u>
Total Statutory Capacity	\$ 194,575,623
Less: Outstanding Voted Debt (@12/1/16)	<b>\$ -71,635,000</b>
Plus: Debt Service Fund Balance (@2/29/16)	<u>\$1,365,976</u>
Remaining Capacity	<b>\$ <u>124,306,599</u></b>

2002 Bonds for \$26,700,000 will be paid off in 2021

2014 Bonds for \$66,500,000 will be paid off in 2033

(Note: as these bonds are paid each year, the debt capacity increases. There is NOT a lump sum of \$26.7 million that gets added to capacity in 2021 or \$66.5 million in 2033)

2016 bond debt service levy is \$1.39 per \$1,000 assessed value

Assumptions for new bond estimates:

1. Based on current interest rate and risk environment,
2. 2% increase in assessed valuation per year (adj. for Alcoa next year),
3. Splitting bond into issuances of 1/3 of total per year,
4. 20 year bonds,
5. Rate dependent on level or not level "combined tax rate" (bond, tech, M&O)

For a generally level bond debt service:

The tax impact is on page 23 of the Piper Jaffray Bond Issue Planning presentation (Appendix I.) Piper Jaffray has been sizing the bond debt service to meet a goal of having the total tax rate level.

**NOTE:** these are estimates based on the above assumptions and **excludes** impact of tech and M&O levies which will change the structure of the bond. Intent is to show the potential levy rate impact of just a bond issue. **The actual amounts may vary significantly when all the various factors are combined.**

NOTE: The voted debt capacity information is provided by Piper Jaffray and is for reference only, actual bond amounts are yet to be decided.

## **Appendix I**

**Bond Issue Planning Presentation provided by  
Trevor Carlson of Piper Jaffray**



## Wenatchee School District No. 246

### Bond Issue Planning

**Trevor L. Carlson**

MANAGING DIRECTOR

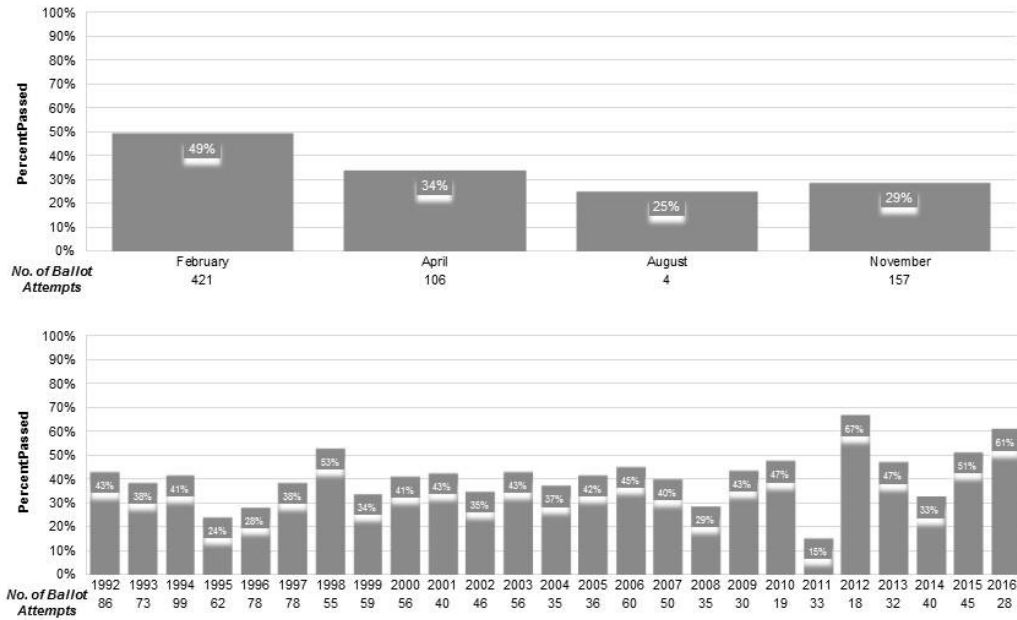
Tel: +1 206-628-2890

Email: [trevor.l.carlson@pjc.com](mailto:trevor.l.carlson@pjc.com)

MINNEAPOLIS | BOISE | CHICAGO | LONDON | LOS ANGELES | NEW YORK | PORTLAND | SAN FRANCISCO | SEATTLE | ZURICH

## Bond Election Results

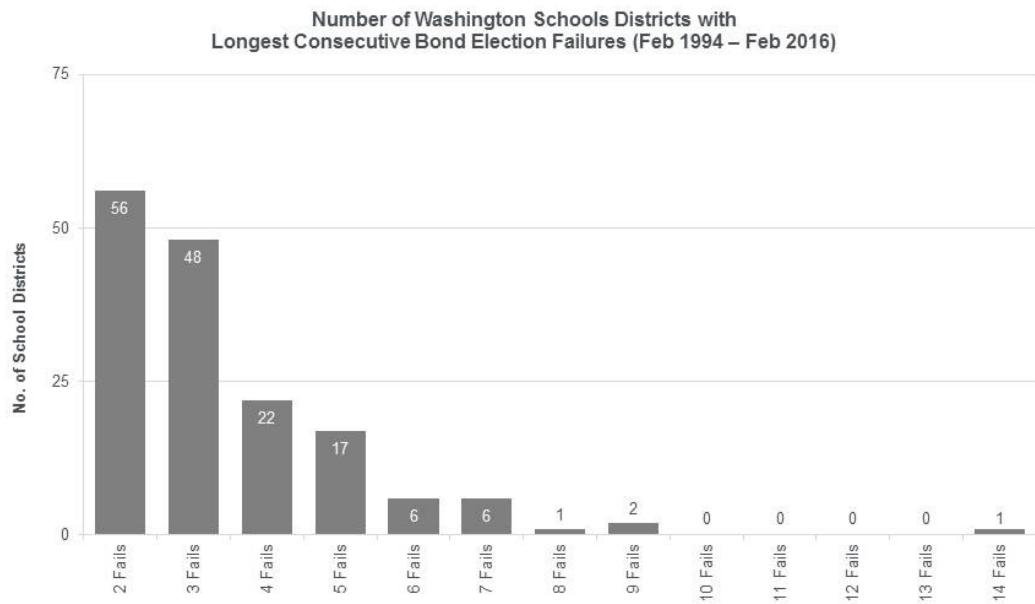
Historically, spring elections have been the most favorable for school bonds.



\*Through February election.

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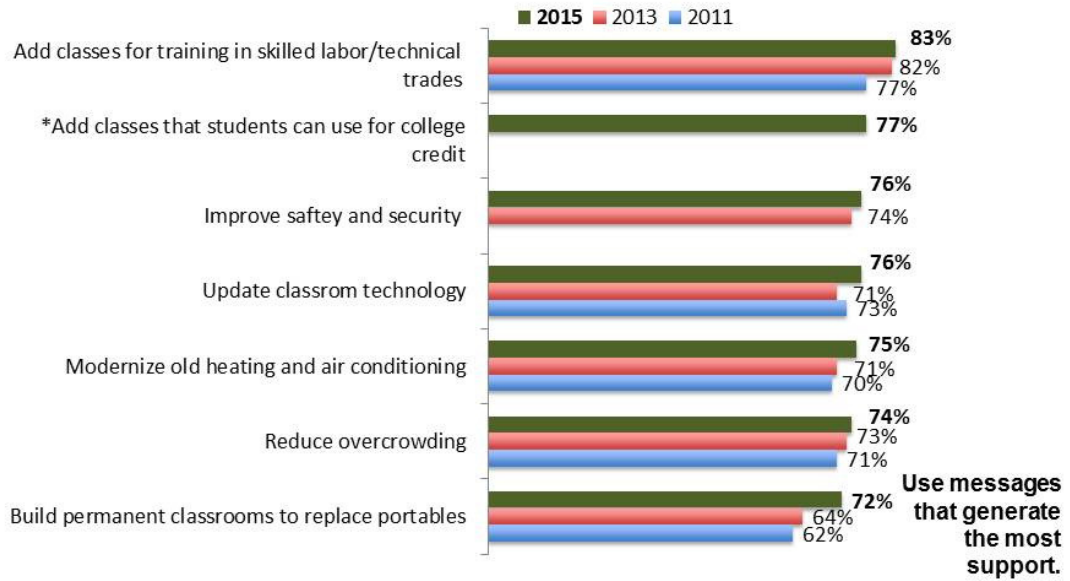
## Bond Election Results



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## Effective Messages

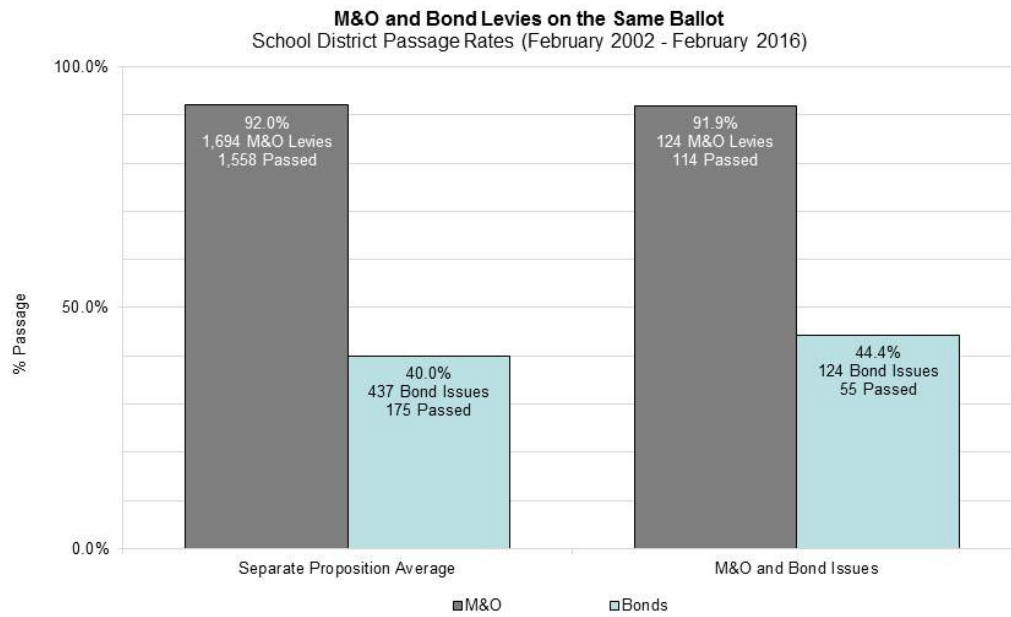
Would you favor or oppose a bond measure for your school district if you knew the funds would be used to:



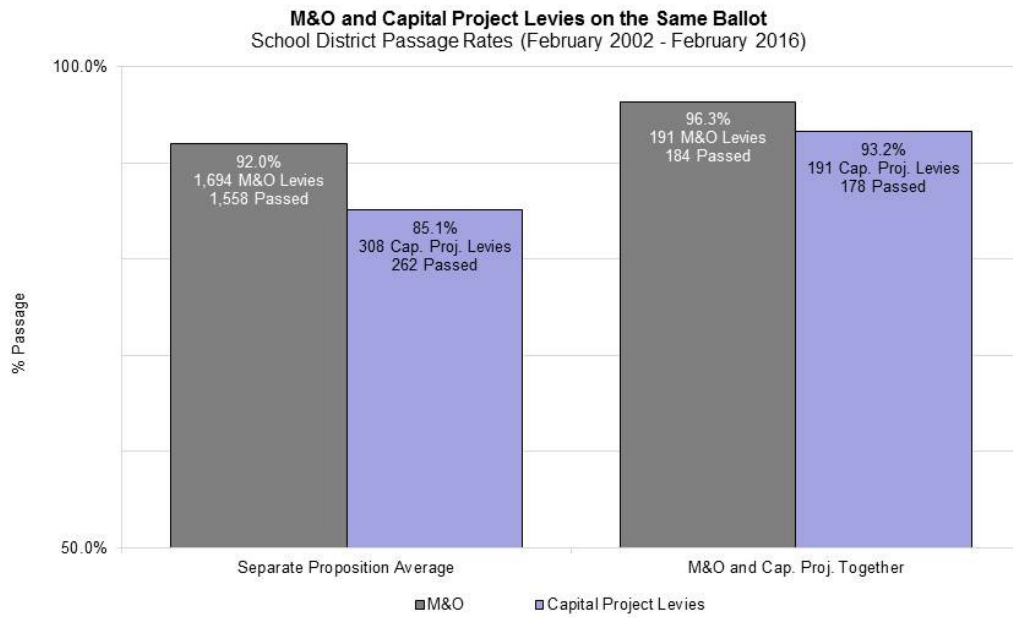
Source: OPW Strategic Communications, 2015 Washington Education Study

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## Election Results



## Election Results



## Election Dates and Timeline

### 2016 Special Election and Resolution Filing Dates, Under Current Law

Election Date	Resolution Filing Date	Approximate Ballot Mailing Date <sup>(1)</sup>
February 9, 2016	December 11, 2015	January 22, 2016
April 26, 2016	February 26, 2016	April 8, 2016
August 2, 2016	May 13, 2016	July 15, 2016
November 8, 2016	August 2, 2016	October 21, 2016

<sup>(1)</sup> Ballots are required to be mailed no later than 18 days prior to the election date.

### Ideal Time Frame for Major Decisions



## Wenatchee School District's Election Results

Historical Bond Elections			
Date	Par Amount	% Yes	Result
Feb-14	\$66,500,000	68.84%	PASSED
Aug-07	\$75,245,000	56.24%	FAILED
May-07	\$75,245,000	59.74%	FAILED
Apr-02	\$26,700,000	66.60%	PASSED
Sep-01	\$29,860,000	59.21%	FAILED
May-01	\$29,860,000	59.39%	FAILED
Feb-96	\$21,650,000	33.10%	FAILED
May-90	\$24,975,000	61.50%	PASSED

Historical M&O Levy Elections						
Date	1st Year	2nd Year	3rd Year	4th Year	% Yes	Result
Apr-13	\$11,131,000	\$11,465,000	\$11,809,000	\$12,163,000	62.18%	PASSED
Mar-09	\$9,890,000	\$10,187,000	\$10,492,000	\$10,807,000	64.13%	PASSED
Mar-05	\$8,536,000	\$8,878,000	\$9,233,000	\$9,602,000	63.43%	PASSED
Mar-03	\$7,600,000	\$8,208,000	--	--	64.14%	PASSED
Mar-99	\$6,496,000	\$6,756,000	\$7,026,000	\$7,037,000	61.10%	PASSED
Mar-97	\$5,616,000	\$5,841,000	--	--	61.33%	PASSED
Feb-95	\$5,100,000	\$5,400,000	--	--	68.09%	PASSED
Feb-93	\$4,450,000	\$4,650,000	--	--	76.75%	PASSED
Feb-91	\$3,850,000	\$3,950,000	--	--	67.70%	PASSED
Feb-88	\$2,750,000	\$4,860,000	--	--	55.60%	FAILED

\*Did not validate

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## Overview of Bonds and Capital Levies

Bonds are the primary method used by Washington school districts to finance the "local share" of major capital projects because:

- Cash is generated up front
- Payments can be spread over time
- Districts have some control over taxpayer impacts

### Voter-Approved Unlimited Tax General Obligation (UTGO) Bonds

- New revenue created
- Repaid with property taxes
- Approved with a 60% yes vote, 40% validation
- 5% debt capacity
- 40-year maximum term (match useful life of asset)

Certified 2016 Bond Assessed Value	\$3,891,512,467
Statutory Capacity Rate	5.000%
Total Statutory Capacity	\$194,575,623
Less: Outstanding Voted Debt	(\$73,635,000)
Less: Outstanding Non-Voted Debt	\$0
Plus: Debt Service Fund Balance	\$1,365,975
Remaining Capacity	\$122,306,598

### Non-Voted Limited General Obligation (LGO) Bonds

- Repaid with existing revenue
- Can't be used for "new" construction
- 3/8 of 1% debt capacity
- Public hearing required if more than \$250,000

Certified 2016 Bond Assessed Value	\$3,891,512,467
Statutory Capacity Rate	0.375%
Total Statutory Capacity	\$14,593,172
Less: Estimated Non-Voted Debt	\$0
Less: Refunding Use of Non-Voted Debt	\$0
Remaining Capacity	\$14,593,172

### Capital Projects Levy

- One- to six-year collection cycle
- Pay costs to construct, modernize or remodel school facilities (includes technology improvements)
- Additional capital levy may be authorized for the same period (e.g. technology and new roof)
- No interest cost
- Possible life cycle mismatch
- Simple majority (50% + 1)

## Tax Rate History

Historical Levy Rates						
Year	Bond Levy	Capital Project Levy	Technology Levy	Transportation Levy	M&O Levy	Total
1996	\$1.84	--	--	--	\$3.18	\$5.02
1997	\$1.75	--	--	--	\$3.26	\$5.00
1998	\$1.57	--	--	--	\$3.05	\$4.62
1999	\$1.67	--	--	--	\$2.93	\$4.60
2000	\$1.71	--	--	--	\$3.19	\$4.90
2001	\$1.73	--	--	--	\$3.28	\$5.01
2002	\$1.79	--	--	--	\$3.29	\$5.08
2003	\$2.50	--	--	--	\$3.14	\$5.63
2004	\$2.56	--	--	--	\$3.35	\$5.90
2005	\$2.48	--	--	--	\$3.51	\$5.99
2006	\$2.34	--	--	--	\$3.44	\$5.78
2007	\$2.08	--	--	--	\$3.08	\$5.17
2008	\$0.88	--	--	--	\$3.14	\$4.02
2009	\$0.85	--	--	--	\$3.15	\$4.00
2010	\$0.73	--	--	--	\$2.89	\$3.62
2011	\$0.68	--	--	--	\$2.75	\$3.43
2012	\$0.66	--	--	--	\$2.88	\$3.54
2013	\$0.69	--	--	--	\$3.10	\$3.79
2014	\$0.71	--	--	--	\$3.29	\$4.00
2015	\$1.49	--	--	--	\$3.17	\$4.66
2016	\$1.39	--	--	--	\$3.05	\$4.44

## Tax Rate Comparables

2016 Chelan County School Districts						
District	Assessed Value	Bonds	M&O	Capital Projects	Trans.	Total
Cashmere SD No. 222	\$ 674,006,893	\$1.97	\$3.78	\$0.15	\$-	\$5.90
<b>Wenatchee SD No. 246</b>	<b>3,891,512,467</b>	<b>1.39</b>	<b>3.05</b>	-	-	<b>4.44</b>
Entiat SD No. 127	246,718,400	1.70	2.68	-	-	4.38
Cascade SD No. 228	2,240,818,802	0.79	1.39	1.18	-	3.36
Manson SD No. 19	687,336,233	-	1.77	0.92	-	2.69
Lake Chelan SD No. 129J	1,974,318,758	-	1.64	0.67	-	2.31
Stehekin SD No. 69	24,217,806	-	-	-	-	-

Washington School Districts (2016 - With Similar Assessed Value)						
District	Assessed Value	Bonds	M&O	Capital Projects	Trans.	Total
Tumwater SD No. 33	\$4,476,208,004	\$2.61	\$3.30	\$ -	\$ -	\$5.91
Camas SD No. 117	4,530,503,870	2.75	2.70	0.29	-	5.74
Arlington SD No. 16	3,534,275,429	1.58	3.58	-	-	5.17
Moses Lake SD No. 161	3,857,676,574	0.70	4.42	-	-	5.12
Lake Stevens SD No. 4	4,448,540,367	1.27	2.96	0.34	-	4.57
Ferndale SD No. 502	3,831,017,745	0.86	3.67	-	-	4.53
<b>Wenatchee SD No. 246</b>	<b>3,891,512,467</b>	<b>1.39</b>	<b>3.05</b>	-	-	<b>4.44</b>
Longview SD No. 122	4,643,268,735	0.89	3.09	0.30	-	4.29
Eastmont SD No. 206	3,411,995,852	1.53	2.69	-	-	4.22
Blaine SD No. 503	3,555,551,162	1.08	1.85	-	-	2.93
South Whidbey SD No. 206	3,941,798,298	-	0.99	0.51	-	1.50

---

## Outstanding Voted Debt Profile

Series	Principal Issued	Principal Outstanding (as of 04/26/2016)	Call Date and Price	Final Maturity	Refunding Option
UTGO, 2014	\$59,450,000	\$59,450,000	June 1, 2024 @ 100	2033	Advance
UTGO Ref., 2010	\$21,650,000	\$14,185,000	June 1, 2020 @ 100	2021	Current

Moody's
Aa3

---

## Financial Plan

There are a number of items to consider when creating a financial plan.

Project Budget	Timing
<ul style="list-style-type: none"><li>• What are the estimated costs of the project?</li><li>• What are the estimated revenues to help pay for the project?<ul style="list-style-type: none"><li>◦ Bonds?</li><li>◦ State match?</li><li>◦ Investment earnings?</li><li>◦ Impact fees?</li></ul></li></ul>	<ul style="list-style-type: none"><li>• When do you need the money?</li><li>• What is the construction draw schedule?</li><li>• Tax law considerations<ul style="list-style-type: none"><li>◦ Provide funds when needed for project costs (IRS 85% spend-down within three years)</li><li>◦ Arbitrage rebate exemptions<ul style="list-style-type: none"><li>▪ Spend-down test</li><li>▪ Issuance amount (issue \$15 million or less per year)</li></ul></li></ul></li></ul>
Taxpayer Impact	
<ul style="list-style-type: none"><li>• What is the impact of the project on property owners (taxpayers)?</li><li>• Tax rates are the standard means of communicating the tax impact on property owners. The tax rate will be affected by the assumptions used for the following:<ul style="list-style-type: none"><li>◦ Interest Rates</li><li>◦ Bond Rating</li><li>◦ Assessed Value</li><li>◦ Bond Structure</li></ul></li></ul>	

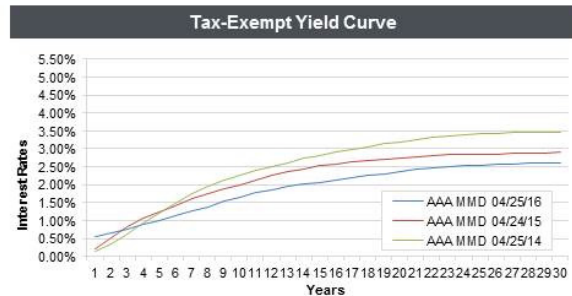
## Interest Rates

The Bond Buyer Index is a measurement of tax-exempt interest rates. Interest rates are set when bonds are sold, and lower interest rates result in lower tax rates for the bonds.



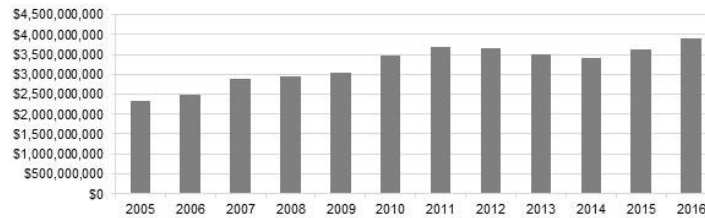
From December 16, 2008 until December 17, 2015, the Fed targeted a rate of 0.00% - 0.25% for the Fed Funds interest rate - the interest rate at which depository institutions lend reserve balances to other depository institutions overnight. This policy had kept the yield curve steep.

At the December 2015 Fed Open Market Meeting the Fed Funds interest rate was increased by a quarter percent (0.25% - 0.50%). It is expected this change in policy will likely flatten the yield curve.



## Assessed Value

Wenatchee School District's Bond Assessed Value



### History

- 2016 bond assessed value: \$3,891,512,467
- Compound annual growth rate (2006-2016): 4.61%
- Compound annual growth rate (2011-2016): 1.03%

### Projection

Final 2014	-3.0% growth
Final 2015	7.0% growth
Final 2016	7.3% growth
Assumed 2017	0.5% growth
Assumed 2018 and on	2.0% annual growth

- Higher assessed values will lower the District's tax rates (but not the overall payment).
- An individual's taxes will be based on the assessed value of his or her own property.
- Dissecting the components that make up the assessed value growth will be important. How much of the growth is related to new construction versus increased value of existing properties?

## Assessed Value

Year	Assessed Value Total	% Change
1996	\$1,606,282,750	--
1997	\$1,659,831,848	3.33%
1998	\$1,845,235,028	11.17%
1999	\$1,992,534,167	7.98%
2000	\$2,034,179,229	2.09%
2001	\$2,063,161,556	1.42%
2002	\$2,138,888,920	3.67%
2003	\$2,243,659,406	4.90%
2004	\$2,269,883,899	1.17%
2005	\$2,340,576,709	3.11%
2006	\$2,478,864,451	5.91%
2007	\$2,880,278,589	16.19%
2008	\$2,942,948,843	2.18%
2009	\$3,051,988,421	3.71%
2010	\$3,464,898,829	13.53%
2011	\$3,698,014,216	6.73%
2012	\$3,653,658,521	-1.20%
2013	\$3,495,912,633	-4.32%
2014	\$3,392,391,792	-2.96%
2015	\$3,628,390,263	6.96%
2016	\$3,891,512,467	7.25%



NOTES:

(1) 2017 Assessed Value deducts \$67 million for loss of Aloos.

(2) 2018 over 2017 Bond Levy increase \$0.86.

Estimated cost per \$1 million of borrowing is \$0.011.

Project's Fair Rate				
Cost	2017	2018	2019	Total
Cost	issue	issue	issue	
1.41	\$0.00	\$0.00	\$0.00	\$1.08
1.41	0.00	0.00	0.00	1.41
1.41	0.06	0.00	0.00	2.08
1.41	0.06	0.00	0.00	2.17
1.41	0.24	0.23	0.03	2.27
1.41	0.22	0.04	0.00	2.27
1.41	0.22	0.00	0.00	2.27
1.41	0.22	0.04	0.00	2.27
1.41	0.22	0.04	0.00	2.27
1.41	0.22	0.04	0.00	2.27
1.41	0.22	0.00	0.00	2.27
1.41	0.21	0.06	0.00	2.27
1.41	0.21	0.06	0.00	2.27
1.41	0.20	0.00	0.00	2.27
1.41	0.20	0.08	0.00	2.27
1.41	0.20	0.14	0.62	2.27
1.41	0.19	0.00	0.63	2.27
0.99	0.19	0.79	0.00	2.27
0.00	1.63	0.04	0.00	2.27
0.00	0.63	0.00	0.00	2.27
0.00	1.63	0.04	0.00	2.27
0.00	0.00	1.97	0.00	2.27
0.00	0.00	0.00	2.27	2.27
0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00

### Projected Bond Tax Rates (\$100 million)

Calculation Factors					
Rating:	Aa1 (State Guarantee); Aa1 (Underlying)				
Interest Rates:	2017 Issue: Current Plus 1.00 Percent All Other Issues: Current Plus 1.00 Percent				
Assessed Value Increases of:					
		R&P	Timber		
Certified	2016	7.28%	0.00%		
Estimated <sup>(1)</sup>	2017	0.00%	0.00%		
	2018	2.00%	0.00%		
	2019 - 2086	2.00%	0.00%		
Issue Structure:	Combined Level 1 Tax Rate				
		Issue 1	Issue 2	Issue 3	Total
Bonds Issued:	6/1/2017	6/1/2018	6/1/2019		
Issue Size:	\$84,000,000	\$83,000,000	\$83,000,000		\$100,000,000

NOTES:

(1) 2017 Assessed Value deducts \$67 million for loss of Alooa.

(2) 2018 over 2017 Bond Levy increase \$1.14.

Estimated cost per \$1 million of borrowing is \$0.011.

		(in 1,000's)					
	Bond	MBO	Prior Debt	Debt Service			
Levy Year	Assessed	Assessed	2017	2018	2019	Total	
			Issu	Issu	Issu		
2016	\$2,591,512	\$3,280,191	\$6,444	\$0	\$0	\$6,444	
2017	3,911,160	1,905,516	6,612	0	0	6,612	
2018	3,959,320	3,987,936	6,822	4,643	0	10,186	
2019	4,069,065	4,087,703	6,704	1,226	3,419	10,170	
2020	4,160,332	4,148,046	6,545	1,226	1,193	2,506	10,678
2021	4,232,536	4,232,500	6,946	1,676	1,676	1,676	11,374
2022	4,317,962	4,316,814	8,054	1,700	1,487	1,782	11,061
2023	4,404,268	4,402,920	8,208	1,743	1,494	1,827	11,271
2024	4,492,209	4,490,962	8,239	1,777	1,626	1,684	11,486
2025	4,582,052	4,579,813	8,466	1,817	1,613	1,613	11,734
2026	4,673,870	4,672,330	8,634	1,847	1,657	1,657	11,967
2027	4,767,091	4,766,763	8,720	1,119	2,333	1,979	12,448
2028	4,862,330	4,861,041	8,664	1,119	2,462	2,017	12,993
2029	4,959,476	4,960,331	8,596	1,119	2,624	2,088	13,603
2030	5,063,713	5,067,374	7,123	1,119	2,897	2,102	14,208
2031	5,169,336	5,163,489	6,732	1,119	2,983	2,144	13,846
2032	5,282,975	5,281,955	6,104	1,119	2,749	2,017	13,448
2033	5,398,159	5,393,544	7,121	1,119	2,604	2,027	13,178
2034	5,476,498	5,474,166	0	8,934	1,564	2,276	14,041
2035	5,634,963	5,632,812	0	10,077	1,937	2,316	14,258
2036	5,696,899	5,696,263	0	10,200	1,930	2,266	14,679
2037	5,810,473	5,806,137	0	12,466	2,416	2,416	14,370
2038	5,926,935	5,926,263	0	0	0	16,166	16,166
2039	6,046,116	6,043,772	0	0	0	0	0
2040	6,166,894	6,164,821	0	0	0	0	0
Total Debt Service:			866,827	862,272	965,840		
Total Intest Int:			821,627	819,272	919,640		
Net Interest Cost:			2.899%	2.826%	2.935%		

Wen\_337\_810om\_BondsoOnly

Prior Year	Projected Tax Rates				Total Bonds
	2017 Issue	2018 Issue	2019 Issue	2020 Issue	
1.41	\$0.00	\$0.00	\$0.00	\$1.28	
1.41	\$0.00	0.00	0.00	1.41	
1.41	1.14	0.00	0.00	2.66	
1.41	0.50	0.04	0.00	2.66	
1.41	0.50	0.29	0.69	2.66	
1.41	0.40	0.34	0.42	2.66	
1.41	0.40	0.34	0.42	2.66	
1.41	0.40	0.34	0.41	2.66	
1.41	0.40	0.34	0.41	2.66	
1.41	0.40	0.34	0.41	2.66	
1.41	0.23	0.60	0.41	2.66	
1.41	0.23	0.60	0.41	2.66	
1.41	0.22	0.61	0.42	2.66	
1.41	0.22	0.61	0.42	2.66	
1.41	0.22	0.62	0.42	2.66	
0.98	0.21	0.62	0.42	2.66	
0.00	1.81	0.34	0.42	2.66	
0.00	1.80	0.34	0.41	2.66	
0.00	1.80	0.34	0.42	2.66	
0.00	0.00	2.14	0.42	2.66	
0.00	0.00	0.00	2.66	2.66	
0.00	0.00	0.00	0.00	0.00	
0.00	0.00	0.00	0.00	0.00	



NOTE 8:

(1) 2017 Assessed Value deducts \$67 million for loss of Aloa.

(2) 2018 over 2017 Bond Lev Increase \$1.43.

Estimated cost per \$1 million of borrowing is \$0.012.

Proposed Tax Rates						
Prior Rate	2017 Issue	2018 Issue	2019 Issue	Total Bonds	Total Tax Rates	Combined Tax Rates
\$1.40	\$0.00	\$0.00	0.00	\$1.28	\$4.44	
1.41	0.00	0.00	0.00	1.41	1.41	
1.41	1.43	0.00	0.00	2.84	2.84	
1.41	0.35	0.00	0.00	2.54	2.54	
1.41	0.34	0.34	0.76	2.84	2.84	
1.41	0.46	0.48	0.61	2.84	2.84	
1.41	0.46	0.48	0.61	2.84	2.84	
1.41	0.46	0.48	0.61	2.84	2.84	
1.41	0.46	0.48	0.61	2.84	2.84	
1.41	0.46	0.48	0.61	2.84	2.84	
1.41	0.46	0.48	0.61	2.84	2.84	
1.41	0.46	0.48	0.61	2.84	2.84	
1.41	0.28	0.86	0.61	2.84	2.84	
1.41	0.38	0.61	0.61	2.84	2.84	
1.41	0.26	0.87	0.61	2.84	2.84	
1.41	0.26	0.87	0.61	2.84	2.84	
1.41	0.34	0.61	0.61	2.84	2.84	
0.99	0.57	0.48	0.61	2.84	2.84	
0.00	1.38	0.48	0.61	2.84	2.84	
0.00	1.38	0.61	0.61	2.84	2.84	
0.00	1.38	0.48	0.61	2.84	2.84	
0.00	0.00	2.35	0.61	2.84	2.84	
0.00	0.00	0.00	2.84	2.84	2.84	
0.00	0.00	0.00	0.00	0.00	0.00	
0.00	0.00	0.00	0.00	0.00	0.00	

## Tax Impact Analysis Summary (Bonds Only Analysis)

Wenatchee School District No. 246			
TAX IMPACT ANALYSIS			
Scenario	338 Bonds Only	337 Bonds Only	339 Bonds Only
Bond Authorization Amount	\$80,000,000	\$100,000,000	\$120,000,000
Estimated 2018 Tax Rate Increase over 2017 Tax Rate	0.85	1.14	1.43
Assessed Value of Property	Gross Property Tax Increase for Bonds	Gross Property Tax Increase for Bonds	Gross Property Tax Increase for Bonds
\$100,000	\$85.00	\$114.00	\$143.00
200,000	170.00	228.00	286.00
300,000	255.00	342.00	429.00
400,000	340.00	456.00	572.00
500,000	425.00	570.00	715.00
<p><b>NOTE:</b> Qualified homeowners may apply for a senior exemption. Please contact the Chelan County Assessor for details at (509) 667-6365.</p>			

## Projected Tax Rates (\$80 million)

Calculation Factors			
Rating:	Aa1 (State Guarantee); Aa2 (Underlying)		
Interest Rates:	2017 Issue: Current Plus 1.00 Percent All Other Issues: Current Plus 1.00 Percent		
Assessed Value Increases at:			
	R&P	Timber	
Certified 2018	7.38%	0.00%	
Estimated 2017	0.60%	0.00%	
2018	2.00%	0.00%	
2019 - 2026	2.00%	0.00%	
Issue Structure:	Combined Level Tax Rate		
Bonds Issued:	Issue 1 8/1/2017	Issue 2 8/1/2018	Issue 3 8/1/2019
Issue Size:	\$27,000,000	\$28,600,000	\$28,600,000
			\$80,000,000

NOTES:  
(1) 2017 Assessed Value deducts \$67 million for loss of Aloa.  
(2) Certified 2018 levy amounts.  
(3) 2017 voter approved M&O Levy amount.  
(4) 2018 & on M&O Levy amounts increase by 4.00% annually.

(in 1,000's)										
Levy Year	Bond Assessed Value	M&O Assessed Value	Debt Service					Tech. Lev	M&O Levy	
			Prior Debt	2017 Issue	2018 Issue	2019 Issue	Total Bonds			
2016	\$3,381,512	\$3,380,151	\$6,454	\$0	\$0	\$0	\$6,454	\$0	\$11,351	(2)
2017	\$3,811,160	\$3,809,516	\$6,512	0	0	0	\$6,512	0	12,183	(3)
2018	\$3,889,320	\$3,887,936	\$6,822	6,787	0	0	11,379	3,000	12,860	(4)
2019	\$4,089,063	\$4,087,713	\$7,354	301	4,988	0	11,451	3,000	13,168	
2020	\$4,160,232	\$4,159,046	\$7,845	321	542	3,920	11,442	3,000	13,832	
2021	\$4,233,338	\$4,232,000	\$8,986	2,618	1,892	1,379	11,462	3,000	14,229	
2022	\$4,317,960	\$4,316,814	\$10,084	2,540	1,822	1,408	11,463	3,000	14,793	
2023	\$4,404,288	\$4,402,920	\$10,208	2,181	1,866	1,437	11,449	3,000	15,380	
2024	\$4,492,239	\$4,490,962	\$10,299	1,833	1,891	1,462	11,389	3,000	16,009	
2025	\$4,581,032	\$4,579,744	\$10,388	1,808	1,715	1,484	11,274	3,121	16,848	
2026	\$4,670,670	\$4,669,355	\$10,474	1,506	1,763	1,519	11,188	3,154	17,512	
2027	\$4,761,091	\$4,759,763	\$10,558	807	2,184	1,862	11,043	3,247	18,054	
2028	\$4,852,330	\$4,851,041	\$10,644	807	1,869	1,837	10,908	3,212	18,724	
2029	\$4,944,676	\$4,943,338	\$10,730	807	1,638	1,818	10,761	3,275	19,473	
2030	\$5,038,073	\$5,036,713	\$10,816	807	1,133	1,863	10,678	3,448	20,262	
2031	\$5,132,512	\$5,131,151	\$10,902	807	635	1,866	10,373	3,618	21,082	
2032	\$5,228,073	\$5,226,713	\$10,988	807	535	1,907	10,163	3,656	21,905	
2033	\$5,324,736	\$5,323,375	\$11,074	807	2,270	1,761	9,901	3,667	22,731	
2034	\$5,422,500	\$5,421,139	\$11,160	6,832	2,063	1,732	9,673	3,730	23,592	
2035	\$5,521,363	\$5,520,002	\$11,246	6,478	2,088	1,719	9,392	3,806	24,540	
2036	\$5,621,326	\$5,620,000	\$11,332	6,003	2,144	1,692	9,035	3,891	25,528	
2037	\$5,722,389	\$5,721,113	\$11,418	5,500	2,222	1,665	8,602	3,983	26,661	
2038	\$5,824,552	\$5,823,276	\$11,504	5,000	2,311	1,638	8,109	4,083	27,917	
2039	\$5,927,815	\$5,926,539	\$11,590	4,500	2,411	1,611	7,561	4,193	29,326	
2040	\$6,032,178	\$6,030,902	\$11,676	4,000	2,511	1,584	6,977	4,311	30,873	
Total Debt Service:			\$39,373	\$35,990	\$40,094					
Total Interest:			\$12,373	\$12,490	\$12,684					
Net Interest Cost:			3.35%	3.56%	3.83%					
Wen_305_80m										

Projected Tax Rates										
Prior Debt	2017 Issue	2018 Issue	2019 Issue	Total Bonds	Tech. Lev	M&O Levy	Combined Tax Rate			
\$1.40	\$0.00	\$0.00	\$0.00	\$1.39	\$0.00	\$2.06	\$4.46			
1.41	0.00	0.00	0.00	1.41	0.00	3.11	4.52			
1.41	1.44	0.00	0.00	2.86	0.76	3.17	6.79			
1.41	0.00	1.20	0.00	2.91	0.74	3.23	6.78			
1.41	0.20	0.30	0.34	2.76	0.72	3.20	6.75			
1.41	0.69	0.38	0.35	2.71	0.71	3.58	6.75			
1.41	0.64	0.35	0.35	2.86	0.89	3.43	6.78			
1.41	0.49	0.35	0.35	2.60	0.83	3.60	6.78			
1.41	0.42	0.35	0.35	2.62	0.83	3.68	6.75			
1.41	0.36	0.37	0.35	2.48	0.85	3.85	6.78			
1.41	0.23	0.35	0.35	2.59	0.83	3.71	6.78			
1.41	0.15	0.46	0.35	2.32	0.83	3.75	6.78			
1.41	0.12	0.38	0.35	2.24	0.83	3.86	6.75			
1.41	0.12	0.31	0.35	2.17	0.83	3.93	6.78			
1.41	0.12	0.23	0.35	2.09	0.83	4.00	6.78			
1.41	0.12	0.10	0.35	2.01	0.83	4.08	6.78			
1.41	0.12	0.10	0.31	1.95	0.83	4.19	6.75			
0.89	0.11	0.42	0.35	1.36	0.83	4.24	6.78			
0.00	1.07	0.38	0.35	1.77	0.83	4.33	6.78			
0.00	0.88	0.38	0.35	1.88	0.83	4.41	6.78			
0.00	0.38	0.38	0.35	1.69	0.83	4.60	6.78			
0.00	0.00	1.18	0.35	1.61	0.83	4.69	6.78			
0.00	0.00	0.00	1.42	1.42	0.83	4.83	6.78			
0.00	0.00	0.00	0.00	0.00	0.83	4.77	6.46			
0.00	0.00	0.00	0.00	0.00	0.83	4.88	6.64			

## Projected Tax Rates (\$100 million)

Calculation Factors			
Rating:	Aa1 (State Guarantee); Aa2 (Underlying)		
Interest Rates:	2017 Issue: Current Plus 1.00 Percent All Other Issues: Current Plus 1.00 Percent		
Assessed Value Increases at:			
	R&P	Timber	
Certified 2018	7.38%	0.00%	
Estimated 2017	0.60%	0.00%	
2018	2.00%	0.00%	
2019 - 2026	2.00%	0.00%	
Issue Structure:	Combined Level Tax Rate		
Bonds Issued:	Issue 1 8/1/2017	Issue 2 8/1/2018	Issue 3 8/1/2019
Issue Size:	\$54,000,000	\$51,000,000	\$100,000,000

NOTES:  
(1) 2017 Assessed Value deducts \$67 million for loss of Aloca.  
(2) Certified 2018 levy amounts.  
(3) 2017 voter approved M&O Levy amount.  
(4) 2018 & on M&O Levy amounts increase by 4.00% annually.

(in 1,000's)										
Levy Year	Bond Assessed Value	M&O Assessed Value	Debt Service					Tech. Lev	M&O Lev	
			Prior Debt	2017 Issue	2018 Issue	2019 Issue	Total Bonds			
2016	\$3,381,512	\$3,380,151	\$6,454	\$0	\$0	\$0	\$6,410	\$0	\$11,351	(2)
2017	\$3,811,160	\$3,809,516	\$6,512	0	0	0	\$6,512	0	\$12,183	(3)
2018	\$3,839,320	\$3,837,936	\$6,822	\$839	0	0	\$12,611	3,000	\$12,860	(4)
2019	\$4,089,063	\$4,087,713	\$7,354	\$1,047	\$7,988	0	\$12,670	3,000	\$13,168	
2020	\$4,160,232	\$4,159,046	\$7,545	\$1,047	\$1,059	\$4,949	\$12,914	3,000	\$13,832	
2021	\$4,203,338	\$4,202,000	\$7,996	\$1,247	\$1,890	\$1,767	\$12,883	3,000	\$14,229	
2022	\$4,317,960	\$4,316,814	\$8,054	\$1,037	\$1,737	\$1,791	\$12,899	3,000	\$14,793	
2023	\$4,404,288	\$4,402,920	\$8,208	\$1,812	\$1,783	\$1,823	\$12,714	3,000	\$15,380	
2024	\$4,492,239	\$4,490,962	\$8,329	\$2,662	\$1,507	\$1,582	\$12,860	3,000	\$16,009	
2025	\$4,602,032	\$4,600,744	\$8,468	\$3,398	\$1,335	\$1,804	\$12,894	3,121	\$16,848	
2026	\$4,673,870	\$4,672,533	\$8,534	\$2,109	\$1,331	\$1,833	\$12,613	3,134	\$17,312	
2027	\$4,787,091	\$4,786,763	\$8,720	\$14	\$1,008	\$1,874	\$12,414	3,247	\$18,004	
2028	\$4,882,330	\$4,881,041	\$8,864	\$14	\$1,717	\$2,016	\$12,301	3,212	\$18,734	
2029	\$4,968,676	\$4,968,238	\$8,983	\$14	\$2,417	\$2,068	\$12,174	3,375	\$19,473	
2030	\$5,063,713	\$5,063,374	\$9,125	\$14	\$2,089	\$2,098	\$12,028	3,448	\$20,262	
2031	\$5,169,336	\$5,168,486	\$9,272	\$14	\$1,736	\$2,142	\$11,883	3,616	\$21,082	
2032	\$5,282,973	\$5,281,539	\$9,414	\$14	\$1,569	\$2,154	\$11,673	3,656	\$21,905	
2033	\$5,385,136	\$5,383,846	\$9,500	\$14	\$1,330	\$2,227	\$11,473	3,667	\$22,731	
2034	\$5,476,498	\$5,474,166	0	\$1,774	\$2,204	\$2,271	\$11,249	3,730	\$23,692	
2035	\$5,554,983	\$5,553,912	0	\$4,456	\$2,249	\$2,214	\$10,993	3,806	\$24,840	
2036	\$5,663,689	\$5,662,665	0	\$5,071	\$2,255	\$2,383	\$10,722	3,851	\$26,028	
2037	\$5,810,473	\$5,809,137	0	0	\$2,017	\$2,411	\$10,423	3,863	\$26,861	
2038	\$5,928,826	\$5,926,293	0	0	0	\$10,103	\$10,103	4,033	\$27,717	
2039	\$6,046,116	\$6,044,772	0	0	0	0	0	4,115	\$28,326	
2040	\$6,166,984	\$6,164,921	0	0	0	0	0	4,201	\$28,973	
Total Debt Service:			\$49,878	\$48,911	\$49,337					
Total Interest:			\$16,878	\$16,911	\$16,937					
Net Interest Cost:			3.58%	3.56%	3.53%					
Wen_207_8100m										

Projected Tax Rates										
Prior Debt	2017 Issue	2018 Issue	2019 Issue	Total Bonds	Tech. Lev	M&O Lev	Combined Tax Rate			
\$1.40	\$0.00	\$0.00	\$0.00	\$1.39	\$0.00	\$2.06	\$4.44			
1.41	0.00	0.00	0.00	1.41	0.00	3.11	4.52			
1.41	1.73	0.00	0.00	3.14	0.76	3.17	7.08			
1.41	0.28	1.42	0.00	3.09	0.74	3.23	7.08			
1.41	0.36	0.36	1.12	2.84	0.72	3.30	7.08			
1.41	0.77	0.40	0.42	2.59	0.71	3.58	7.08			
1.41	0.71	0.40	0.41	2.54	0.69	3.43	7.08			
1.41	0.88	0.40	0.42	2.59	0.83	3.60	7.08			
1.41	0.69	0.40	0.41	2.52	0.83	3.68	7.08			
1.41	0.62	0.40	0.42	2.76	0.83	3.63	7.08			
1.41	0.46	0.40	0.41	2.88	0.83	3.71	7.08			
1.41	0.16	0.83	0.41	2.80	0.83	3.73	7.08			
1.41	0.16	0.68	0.41	2.61	0.83	3.56	7.08			
1.41	0.14	0.49	0.41	2.46	0.83	3.93	7.08			
1.41	0.14	0.41	0.41	2.53	0.83	4.00	7.08			
1.41	0.14	0.34	0.42	2.30	0.83	4.08	7.08			
1.41	0.14	0.38	0.41	2.22	0.83	4.19	7.08			
0.89	0.13	0.80	0.41	2.14	0.83	4.24	7.08			
0.00	1.24	0.40	0.41	2.06	0.83	4.33	7.08			
0.00	1.16	0.40	0.41	1.97	0.83	4.41	7.08			
0.00	1.07	0.40	0.41	1.88	0.83	4.60	7.08			
0.00	0.00	1.33	0.41	1.79	0.83	4.69	7.08			
0.00	0.00	0.00	1.70	1.70	0.83	4.83	7.08			
0.00	0.00	0.00	0.00	0.00	0.83	4.77	6.44			
0.00	0.00	0.00	0.00	0.00	0.83	4.88	6.84			

## Projected Tax Rates (\$120 million)

Calculation Factors			
Rating:	Aa1 (State Guarantee); Aa3 (Underlying)		
Interest Rates:	2017 Issue: Current Plus 1.00 Percent All Other Issues: Current Plus 1.00 Percent		
Assessed Value Increases at:			
	R&P	Timber	
Certified 2016	7.38%	0.00%	
Estimated 2017	0.60%	0.00%	
2018	2.00%	0.00%	
2019 - 2066	2.00%	0.00%	
Issue Structure:	Combined Level Tax Rate		
Bonds Issued:	Issue 1 8/1/2017	Issue 2 8/1/2018	Issue 3 8/1/2019
Issue Size:	\$40,000,000	\$40,000,000	\$40,000,000
			\$120,000,000

NOTES:  
(1) 2017 Assessed Value deducts \$67 million for loss of Aloa.  
(2) Certified 2018 lev amounts.  
(3) 2017 voter approved M&O Levy amount.  
(4) 2018 & on M&O Levy amounts increase by 4.00% annually.

(in 1,000's)									
Levy Year	Bond Assessed Value	M&O Assessed Value	Debt Service				Tech. Lev	M&O Lev	
			Prior Debt	2017 Issue	2018 Issue	2019 Issue			
2016	\$2,291,612	\$2,290,191	\$6,464	\$0	\$0	\$0	\$6,410	\$0	\$11,281 (2)
2017	3,911,160	3,909,816	6,612	0	0	0	6,612	0	12,183 (4)
2018	3,809,320	3,807,936	6,822	0,082	0	0	10,804	3,000	12,860 (4)
2019	4,069,063	4,067,715	6,734	1,234	6,801	0	13,789	3,000	13,168
2020	4,160,332	4,158,046	6,949	1,234	1,289	6,445	13,527	3,000	13,832
2021	4,233,338	4,232,000	6,986	1,664	2,169	2,162	13,371	3,000	14,229
2022	4,317,960	4,316,814	6,954	2,440	2,201	2,202	13,928	3,000	14,789
2023	4,404,268	4,402,920	6,208	3,270	2,248	2,244	13,986	3,000	15,380
2024	4,483,238	4,480,962	6,128	3,000	2,293	2,288	13,940	3,000	15,908
2025	4,562,002	4,559,744	6,468	2,787	2,340	2,336	13,899	3,121	16,448
2026	4,673,870	4,672,533	6,834	2,484	2,384	2,379	13,840	3,154	17,012
2027	4,787,091	4,786,743	6,720	2,191	2,434	2,428	13,771	3,247	17,504
2028	4,882,330	4,881,041	6,864	320	2,604	2,478	13,686	3,212	18,124
2029	4,969,676	4,968,208	6,933	320	2,349	2,631	13,638	3,375	18,473
2030	5,063,713	5,062,374	7,125	320	2,843	2,678	13,487	3,448	19,262
2031	5,168,636	5,168,496	7,272	320	2,809	2,832	13,323	3,616	20,062
2032	5,283,973	5,283,839	7,414	320	2,283	2,883	13,179	3,686	20,906
2033	5,388,156	5,388,046	6,003	2,226	2,742	2,733	13,002	3,867	22,731
2034	5,476,486	5,474,166	0	7,226	2,793	2,788	12,907	3,750	23,882
2035	5,554,963	5,552,812	0	6,896	2,349	2,342	12,809	3,506	24,940
2036	5,686,889	5,686,256	0	6,640	2,803	2,804	12,347	3,631	26,929
2037	5,810,473	5,808,137	0	0	6,120	2,880	12,050	3,963	28,861
2038	5,928,836	5,926,293	0	0	0	0	11,759	4,032	27,717
2039	6,046,116	6,043,772	0	0	0	0	4,115	23,325	
2040	6,164,984	6,164,821	0	0	0	0	0	4,201	25,973
Total Debt Service:			\$63,301	\$69,186	\$80,337				
Total Interest:			\$15,301	\$16,186	\$20,337				
Net Interest Cost:			3.56%	3.54%	3.37%				
Wen_2018_120m									

Projected Tax Rates								
Prior Debt	2017 Issue	2018 Issue	2019 Issue	Total Bonds	Tech. Lev	M&O Lev	Combined Tax Rate	
\$1.40	\$0.00	\$0.00	\$0.00	\$1.39	\$0.00	\$2.06	\$4.44	
1.41	0.00	0.00	0.00	1.41	0.00	3.11	4.62	
1.41	2.02	0.00	0.00	3.43	0.76	3.17	7.36	
1.41	0.30	1.87	0.00	3.23	0.74	3.23	7.38	
1.41	0.30	0.31	1.31	3.33	0.72	3.30	7.35	
1.41	0.86	0.61	0.61	3.23	0.71	3.36	7.35	
1.41	0.80	0.61	0.61	3.23	0.69	3.43	7.35	
1.41	0.74	0.61	0.61	3.17	0.63	3.60	7.36	
1.41	0.87	0.61	0.61	3.10	0.63	3.69	7.35	
1.41	0.80	0.61	0.61	3.03	0.63	3.83	7.35	
1.41	0.63	0.61	0.61	2.98	0.63	3.71	7.35	
1.41	0.48	0.61	0.61	2.89	0.63	3.75	7.35	
1.41	0.17	0.73	0.61	2.81	0.63	3.86	7.35	
1.41	0.17	0.88	0.61	2.74	0.63	3.93	7.35	
1.41	0.18	0.82	0.61	2.68	0.63	4.00	7.35	
1.41	0.18	0.61	0.61	2.64	0.63	4.08	7.35	
1.41	0.18	0.42	0.61	2.60	0.63	4.18	7.35	
0.99	0.41	0.61	0.61	2.42	0.63	4.24	7.35	
0.00	1.02	0.61	0.61	2.34	0.63	4.33	7.35	
0.00	1.23	0.61	0.61	2.26	0.63	4.41	7.35	
0.00	1.16	0.61	0.61	2.17	0.63	4.60	7.35	
0.00	0.00	1.67	0.61	2.08	0.63	4.69	7.35	
0.00	0.00	0.00	1.99	1.99	0.63	4.83	7.35	
0.00	0.00	0.00	0.00	0.00	0.63	4.77	6.45	
0.00	0.00	0.00	0.00	0.00	0.63	4.68	6.64	

## Tax Impact Analysis Summary

Wenatchee School District No. 246				
TAX IMPACT ANALYSIS				
Scenario	338	337	339	
Bond Authorization Amount	\$80,000,000	\$100,000,000	\$120,000,000	
Estimated 2018 Tax Rate Increase over 2017 Tax Rate	2.26	2.54	2.83	
Assessed Value of Property	Gross Property Tax Increase for Bonds	Gross Property Tax Increase for Bonds	Gross Property Tax Increase for Bonds	
\$100,000	\$226.00	\$254.00	\$283.00	
200,000	452.00	508.00	566.00	
300,000	678.00	762.00	849.00	
400,000	904.00	1,016.00	1,132.00	
500,000	1,130.00	1,270.00	1,415.00	
<b>NOTE:</b> Qualified homeowners may apply for a senior exemption. Please contact the Chelan County Assessor for details at (509) 667-6365.				

## Debt Capacity Projection (\$120 million)

Date	Assessed Valuation	Debt Capacity (5% of A.V.)	Debt Outstanding					Unused Capacity	
			Prior Debt	2017 Issue	2018 Issue	2019 Issue	Total Debt	Amount	Percent
1/1/2016	\$3,891,512	\$194,576	\$73,635	\$0	\$0	\$0	\$73,635	\$120,941	62.16%
12/1/2016	3,891,512	194,576	71,635	0	0	0	71,635	122,941	63.18%
12/1/2017	3,911,150	195,557	69,500	40,000	0	0	109,500	86,057	44.01%
12/1/2018	3,989,320	199,466	67,170	34,010	40,000	0	141,180	58,286	29.22%
12/1/2019	4,069,053	203,453	64,535	34,010	35,320	40,000	173,965	29,488	14.49%
12/1/2020	4,150,382	207,519	61,885	34,010	35,320	35,705	167,920	39,599	19.08%
12/1/2021	4,233,336	211,667	58,885	31,650	34,450	35,905	160,900	50,767	23.98%
12/1/2022	4,317,950	215,898	55,620	29,380	33,535	35,035	153,570	62,328	28.87%
12/1/2023	4,404,256	220,213	52,070	27,215	32,540	34,100	145,925	74,288	33.73%
12/1/2024	4,492,289	224,614	48,220	25,225	31,470	33,095	138,010	86,604	38.56%
12/1/2025	4,582,082	229,104	44,050	23,435	30,320	32,015	129,820	99,284	43.34%
12/1/2026	4,673,670	233,684	39,555	21,860	29,090	30,860	121,365	112,289	48.05%
12/1/2027	4,767,091	238,355	34,795	20,535	27,770	29,620	112,720	125,635	52.71%
12/1/2028	4,862,350	243,119	29,655	20,535	25,305	28,290	103,785	139,334	57.51%
12/1/2029	4,959,575	247,979	24,150	20,535	23,040	26,860	94,585	153,394	61.06%
12/1/2030	5,058,713	252,936	18,230	20,535	21,000	25,335	85,100	167,536	66.36%
12/1/2031	5,159,835	257,992	11,870	20,535	19,220	23,700	75,325	182,667	70.80%
12/1/2032	5,262,975	263,149	5,050	20,535	17,720	21,955	65,260	197,889	75.20%
12/1/2033	5,368,185	268,409	0	19,130	15,655	20,095	54,910	213,499	79.54%
12/1/2034	5,475,496	273,775	0	12,670	13,520	18,110	44,300	229,475	83.82%
12/1/2035	5,584,953	279,248	0	5,285	11,215	15,995	33,495	245,753	88.01%
12/1/2036	5,696,599	284,830	0	0	8,755	13,735	22,500	262,330	92.10%
12/1/2037	5,810,478	290,524	0	0	0	11,330	11,330	279,194	96.10%
12/1/2038	5,926,635	296,332	0	0	0	0	0	296,332	100.00%

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## Next Steps

District's Role	Piper Jaffray's Service
<b>Project Planning</b> <ul style="list-style-type: none"><li>• Refine project scope and local share of required funds</li><li>• Refine tax rate projections</li></ul>	<b>Pre-Election Service</b> <ul style="list-style-type: none"><li>• Provide bond issue planning</li><li>• Attend community meetings</li><li>• Meet with Facilities Committee</li><li>• Act as resource to Election Committee – survey research</li><li>• Coordinate work with County Treasurer</li><li>• Apply for bond ratings and bond insurance applications</li></ul>
<b>Looking Ahead</b> <ul style="list-style-type: none"><li>• Debt Service Fund cash flow planning and budget</li><li>• Future financing and levy needs</li></ul>	
<b>Election Resources</b> <ul style="list-style-type: none"><li>• Attendance at Facility / Bond Committee meetings</li><li>• Presentation of information for community and civic organization meetings</li><li>• Briefing of County Assessor and Treasurer</li><li>• Community Surveys</li></ul>	<b>Post-Election Service</b> <ul style="list-style-type: none"><li>• Coordinate financing team activities</li><li>• Prepare Official Statements</li><li>• Market bond – find the investors</li><li>• Provide investment analysis</li><li>• Provide ongoing assistance:</li><li>• Debt Service Fund cash flow analysis</li><li>• SEC disclosure compliance</li><li>• Refunding analysis</li><li>• Arbitrage rebate assistance</li></ul>

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## Disclosure

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*The information contained herein may include hypothetical interest rates or interest rate savings for a potential refunding. Interest rates used herein take into consideration conditions in today's market and other factual information such as credit rating, geographic location and market sector. Interest rates described herein should not be viewed as rates that Piper Jaffray expects to achieve for you should we be selected to act as your underwriter or placement agent. Information about interest rates and terms for SLGs is based on current publically available information and treasury or agency rates for open-market escrows are based on current market interest rates for these types of credits and should not be seen as costs or rates that Piper Jaffrey could achieve for you should we be selected to act as your underwriter or placement agent. More particularized information and analysis may be provided after you have engaged Piper Jaffray as an underwriter or placement agent or under certain other exceptions as describe in the Section 15B of the Exchange Act.*

**Appendix H**

**Citizen's Phase 2 Facility Committee**

**Roles and Responsibilities**



## **2016 PHASE 2 FACILITY PLANNING COMMITTEE MEMBERS'** **ROLES & RESPONSIBILITIES**

*The members of the Phase 2 Facility Planning Committee agree to:*

1. Read and commit to follow the school board's charge given to the Committee by Superintendent Brian Flones.
2. Attend each of the Committee meetings.
3. Represent your school or constituency group by seeking input and sharing it with the Committee.
4. Actively participate in the process, i.e. listen, ask clarifying questions, and share input.
5. Treat others with respect and dignity.

### **Committee meeting dates:**

We will hold the first meeting on Thursday, March 31st, 2016, at the district office, main boardroom, from 6:30 – 8:00 p.m. Our plan is for the Facilities Committee to meet twice monthly through April, May and June. Following our March 31<sup>st</sup> meeting, we have set Wednesdays as the day for our meetings. The meeting calendar will be reviewed at our first meeting and revisions will make as needed.

- March 31, 2016
- April 13, 2016
- April 27, 2016
- May 11, 2016
- May 25, 2016
- June 08, 2016
- June 22, 2016 (if needed)

Meeting Locations: Meetings will be at School District Office as the main meeting site and will move to school sites as needed.

## **PHASE 2 FACILITY PLANNING COMMITTEE MEMBERSHIP**

### **Community Representatives**

- |                        |          |
|------------------------|----------|
| • Community/Parents    | 14       |
| • High School Students | <u>2</u> |
|                        | 16       |

### **School District**

- |  |          |
|--|----------|
| • School Board Members                                       | 2        |
| • Principals- (2 high school, 1 middle school, 2 elementary) | 5        |
| • Athletic Director  | 1        |
| • Transportation Director (as needed)                        | 1        |
| • Special Education Director                                 | 1        |
| • CTE Director   | 1        |
| • WVTSC Director (as needed)                                 | 1        |
| • High School Teachers                                       |          |
| o ELA, Social Studies, Foreign Language                      | 1        |
| o Science & Math   | 1        |
| o Visual/Performing Arts, Physical Ed, Special Ed            | 1        |
| o CTE  | 1        |
| • WenEA President  | 1        |
| • PSE Representative   | <u>1</u> |
|  | 18       |

Committee: 34 Total members

### **District Support Staff**

- Superintendent
- Deputy Superintendent
- Chief Financial Officer
- Director of Facilities