

La Center Bond Query

How do we respond to our growth?



Agenda

Tonight we would like to answer 3 questions:

Why do we need a bond?
What are our options?
What are the hurdles?



WHY DO WE NEED A BOND?

Wait, BOND???



No, not that kind of bond.

Bonds are how new schools are built in the state of Washington. The community passes a bond via a community vote and if passed, the state offers matching funds.

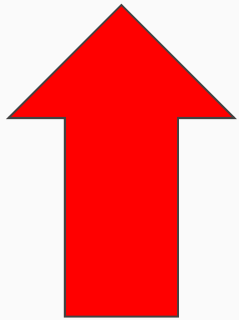
School districts in Washington State can issue bonds for:

- The purchase of buildings

- Erecting new and expanded buildings and providing the necessary furniture, apparatus, or equipment

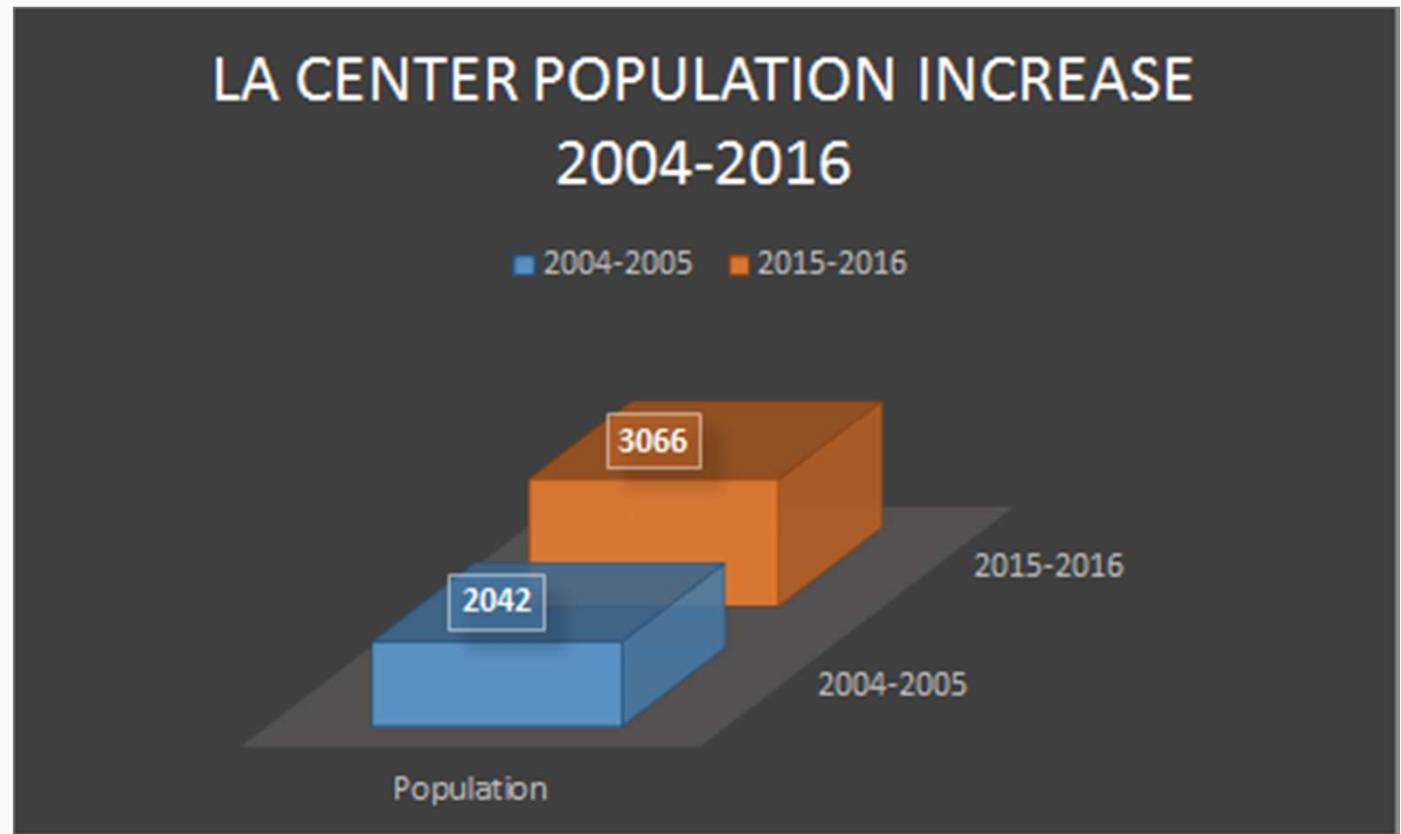
- Major and minor structural changes and structural additions

La Center's Population Is Growing Fast...

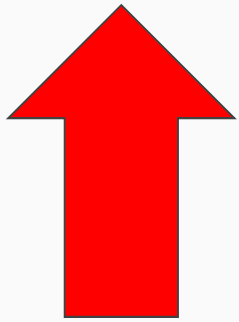


50%

**Increase in
Population
over 12
Years**

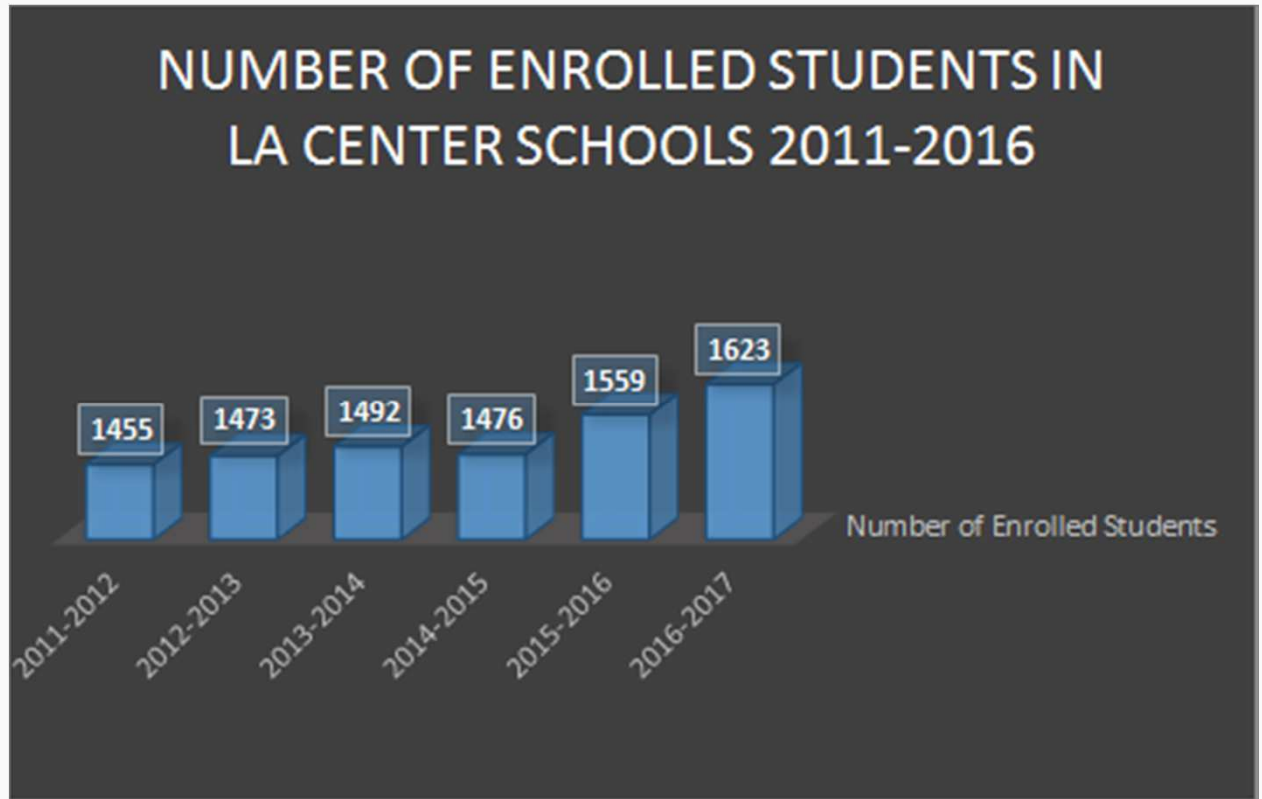


And the Student Population Has Grown With It!



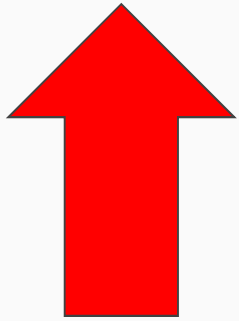
11.5%

**Increase in
Student
Population
over 5 Years**



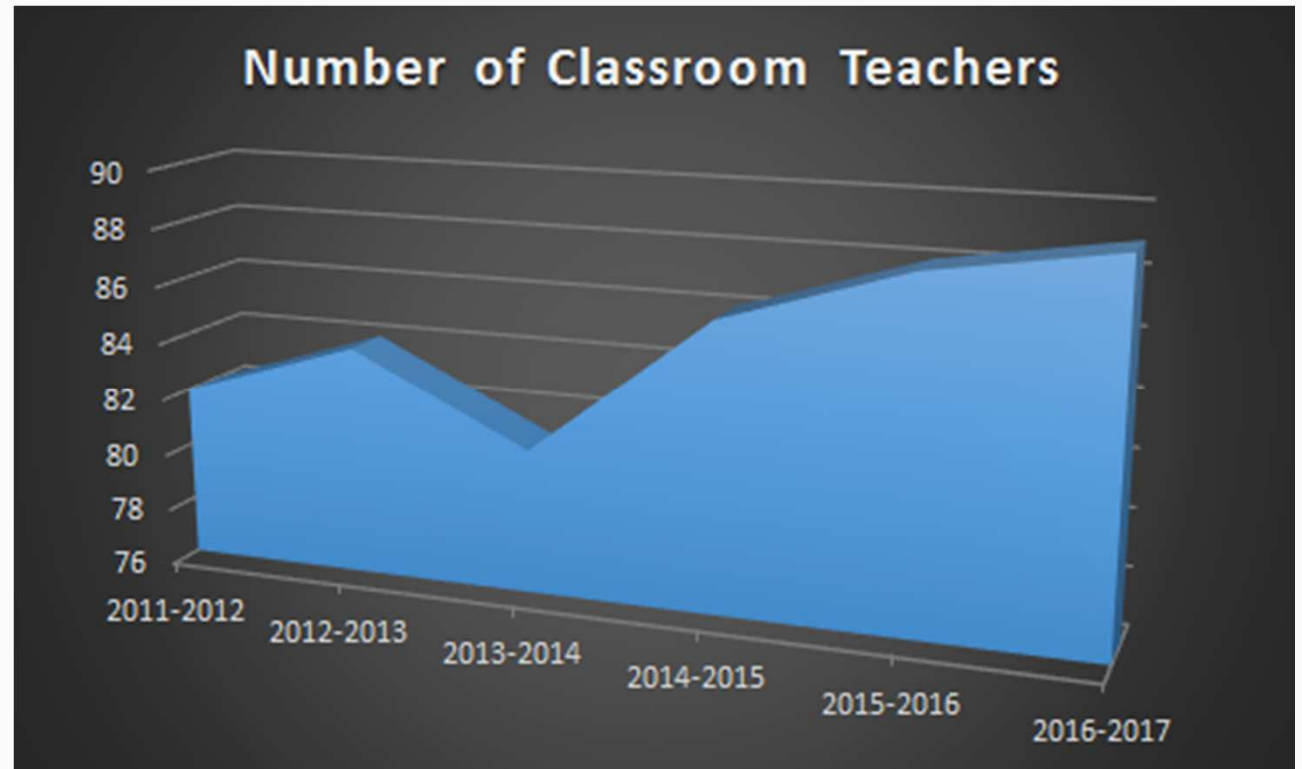
The only added classroom infrastructure has come in the form of portables.

Staff Growth



8.5%

**Increase in
classroom
teachers in 5
years**



The only added classroom infrastructure has come in the form of portables.

School Construction History

	Original Construction Year	Year Remodeled/ Updated	Years since updating
La Center High School	1993	2004	12
La Center Middle School	1961	2004	12
La Center Elementary School	1961	2004	12



Why do we keep adding portables?

La Center Schools have **11 portable buildings housing 22 classrooms** (9 buildings in the K-8 and 2 buildings at the High School).



Why?

School district must demonstrate that the school has un-housed students in order to be eligible for matching funds
Projected growth not recognized, so portables can capture the change.



Projected Growth!

Growth is expected to increase even further with the completion of the casino complex

We are already stretched beyond the borders of our school capacities

If we wait to prepare for the coming influx of population, we could face grave issues with overcrowding.

Cowlitz Tribe secures financing for casino near La Center



An aerial view which includes the proposed site of a Cowlitz casino in Clark County. (Columbian files)

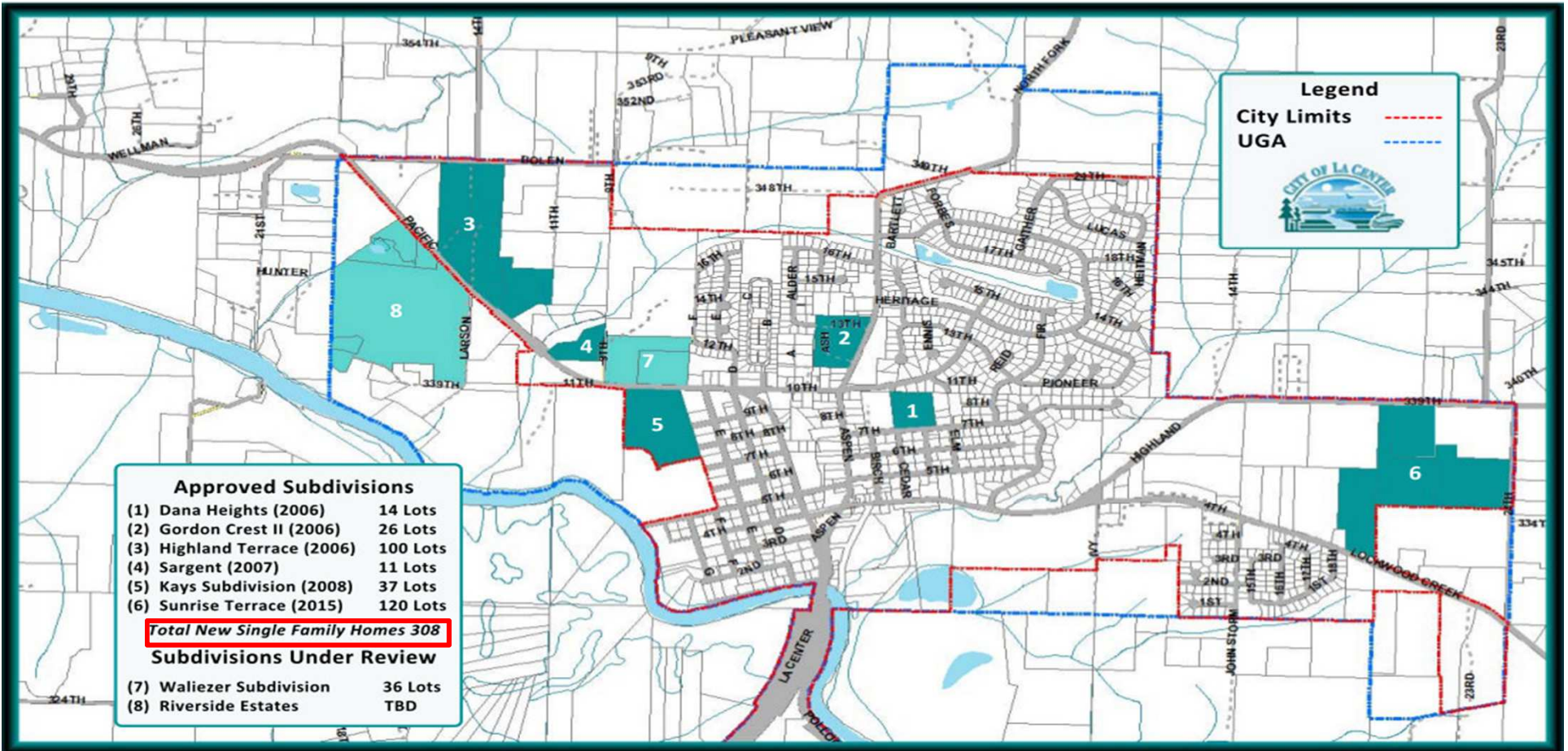
The Columbian News Sports Business Life Opinion Blogs Neighbors Obituaries

Cowlitz Tribe reveals name for casino: ilani



Tanya Foodahl, Cowlitz tribal council leader, explained that the casino's name

Approved Expansion



Potential Expansion



La Center Development Summary

New Construction Trends					
	2013	2014	2015	2016 Projected	YTD 2016
SFR	11	5	15	8	12
MF Units	0			0	7
LCSD Modular	0			0	2
Commercial	1			0	
Total New Units	12	5	15	8	21

2016 YTD Details				
Status	SFR	MDR Units	Comm.	LCSD Mod.
# in Plan Review	5			
# Approved	3	4		2
# Finaled	4	3		
Total	12	7		2
Deferral Program	4*	4		

* Four of the SFR plans under review will likely defer impact fees.



Future Subdivision Status Updates	
Active Subdivisions	
	Avail. Lots
Dana Heights	14
Gordon Crest I	18
Gordon Crest II	26
Hannas Farm	0
Total	58
Upcoming Subdivisions	
	# Lots
Highland Terrace	100
Kays Subdivision	37
Sunrise Terrace	120
Sargent	11
Total	268
Early Subdivision Review	
	# Lots
Waliezer	36
Total	36

Annexation Updates					
Title	Acres	Status	Council Approved	Effective Date	Zoning
Goode Annexation	46.59	Approved	5/11/2016	7/23/2016	MDR-16
Interchange	1.22	Approved	7/27/2016	8/13/2016	L-1
Interchange East	56.55	Approved	8/10/2016	8/27/2016	C-2
Wolverton	30.74	Pending			LDR 7.5

WHAT ARE OUR OPTIONS? Pros and Cons

BUILD A NEW ELEMENTARY SCHOOL

PROS

- We already own land that may be suitable
- Less Expensive
- Can build in many different configurations (K-2, K-3, K-4, K-5) or split current elementary into two
- Expansion of current middle school

CONS

- No extra facilities
- One old building, one new, depending on configuration

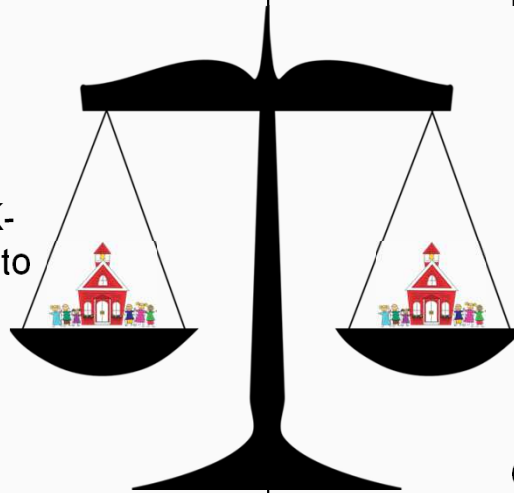
BUILD A NEW MIDDLE SCHOOL

PROS

- Extra facilities like sports fields and larger gymnasium
- Can build in many different configurations (6-8, 6-9, 7-8, 7-9)
- More space for Comm. Ed.
- Expansion of current elementary
- Possible relocation of district office

CONS

- May need to purchase land
- More expensive to build

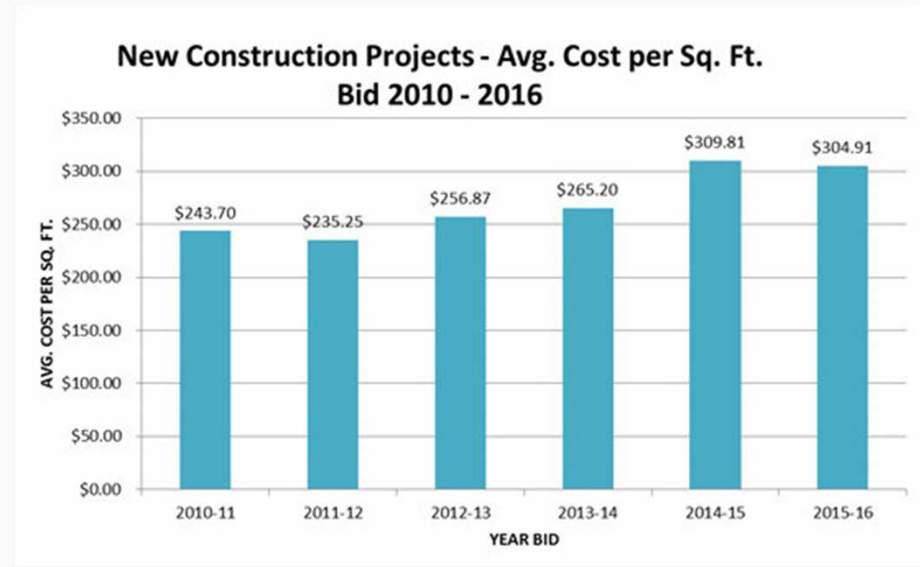


Current Construction Costs

Construction costs can vary enormously based on a huge number of factors including: size, type of school, classroom layout, building materials, etc.

Statewide Average Square Foot Cost for Construction at Time of Bid Design - Bid-Build Projects

YEARS	<i>* New Construction *</i>	
	DESIGN-BID-BUILD	
	AVERAGE SQ. FT.	
	COST BASED ON	NO. OF
	CONTRACT AWARD	PROJECTS
2010-11	\$243.70	23
2011-12	\$235.25	17
2012-13	\$256.87	16
2013-14	\$265.20	18
2014-15	\$309.81	26
2015-16	\$304.91	15



Note: All square foot costs in the tables include 7.0% sales tax.

The True Cost of Construction

The Current Construction Cost Allocation is \$213.23 per square foot

The State of Washington will pay for 67.91% of new construction for LCSD currently at the above allocation rate.



The Price of Other Schools Currently Under Construction in the Region:

Current prices being quoted fall roughly between \$280 and \$375 (or higher) per square foot.

Hockinson's new middle school was bid at \$366 per square foot for a price of \$27.3 million

Washougal's new school was bid at \$295 per square foot for a price of \$37 million

Meridian MS in West Linn was bid at \$290.91 per square foot for a price of 23.1 million

A 600 student school averages @80,000 square feet.

THE HURDLES



Bonds must meet 2 separate criteria to pass:

- 1) Voter turnout must equal 40% of voters who cast a ballot in the last **general** election (i.e. Nov. 2016's Presidential Election). *Extraordinarily high turnout for this year's race may make reaching the 40% threshold more difficult than normal.*
- 2) Bond must receive a 60% +1 favorable supermajority to vote YES on bond measure.

Failing to reach either criteria means the bond does not pass.



Election Dates

There are four Election Dates during the year during which we can run a bond.

Special	February 14, 2017	December 16, 2016
Special	April 25, 2017	February 24, 2017
Primary	August 1, 2017	May 12, 2017
General	November 7, 2017	August 1, 2017

