Before we begin:
Please take a moment to complete our survey.

goo.gl/4VAAKp
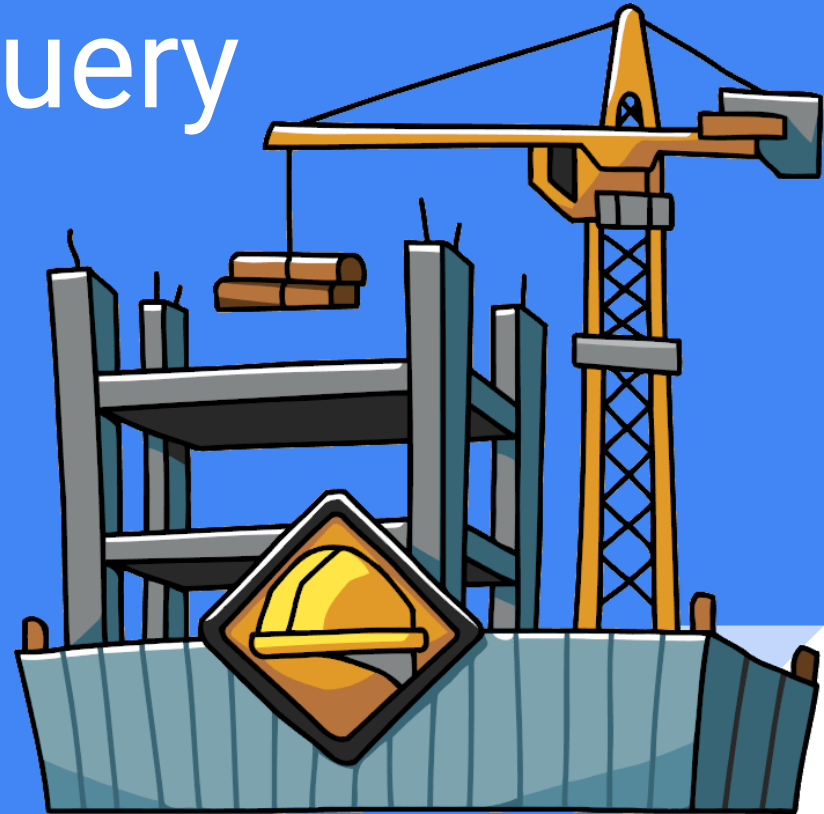
Tonight we would like to answer 3 questions:

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

WHY DO WE NEED A BOND?
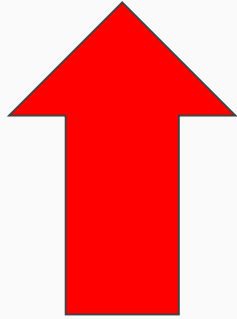
Wait, BOND???

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:
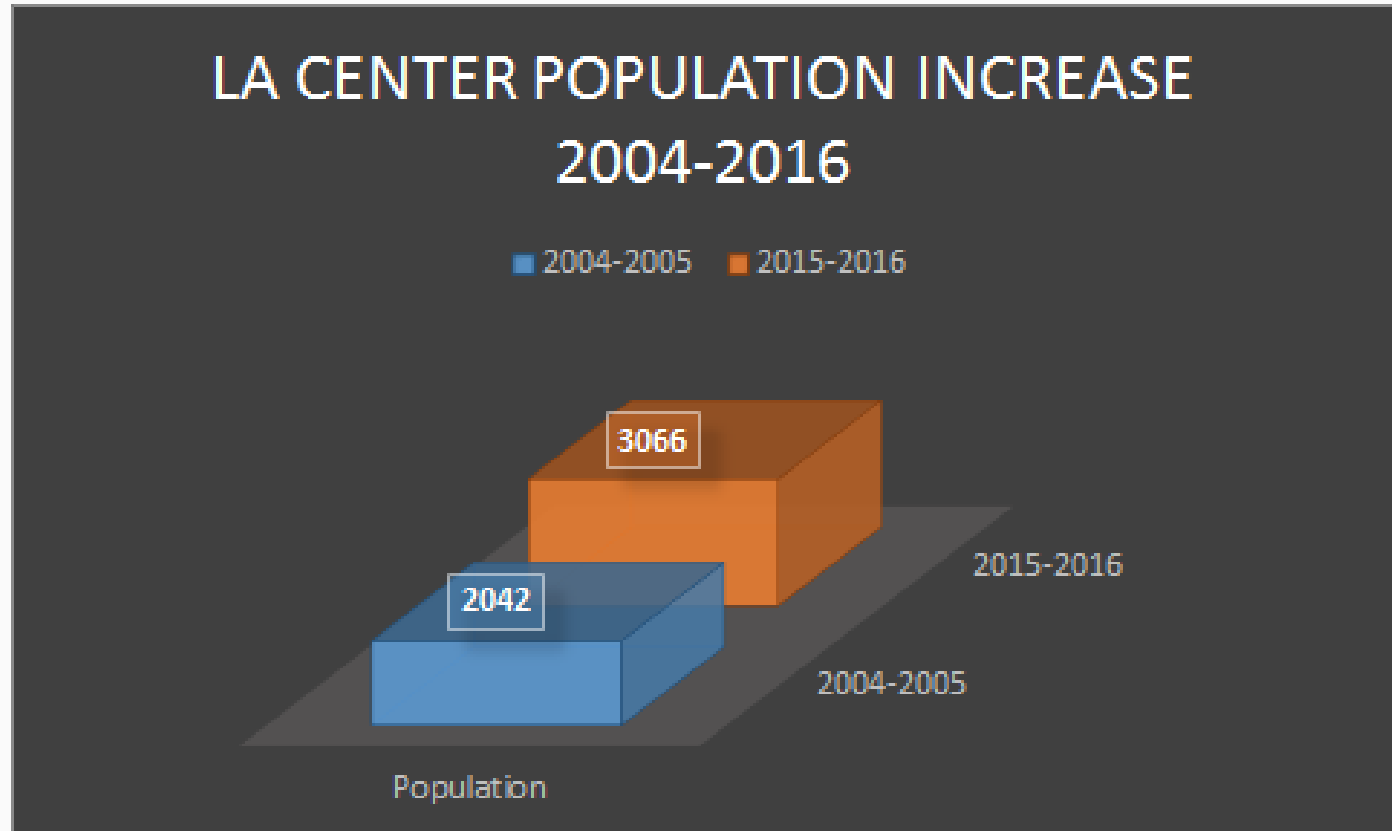- The purchase of buildings
- Erecting new and expanded buildings and providing the necessary furniture, apparatus, or equipment
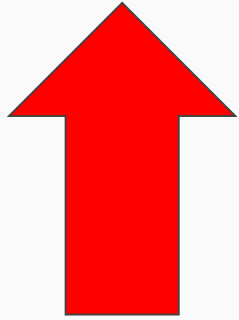- Major and minor structural changes and structural additions

La Center's Population Is Growing Fast...

50%

Increase in Population over 12 Years

LA CENTER POPULATION INCREASE 2004-2016

■ 2004-2005   ■ 2015-2016

3066

2042

2015-2016

2004-2005

Population

11.5%

Increase in Student Population over 5 Years

NUMBER OF ENROLLED STUDENTS IN
LA CENTER SCHOOLS 2011-2016

Year	Number of Enrolled Students
2011-2012	1455
2012-2013	1473
2013-2014	1492
2014-2015	1476
2015-2016	1559
2016-2017	1623
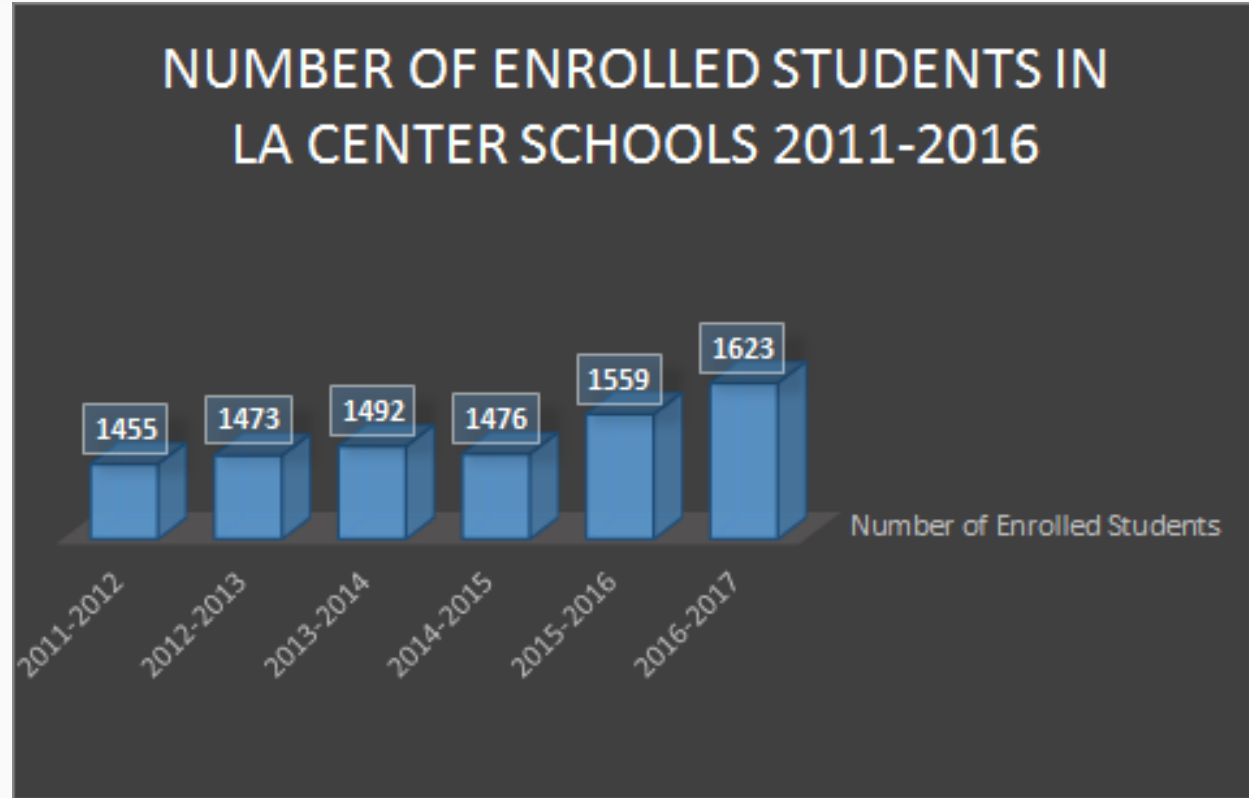
The only added classroom infrastructure has come in the form of portables.
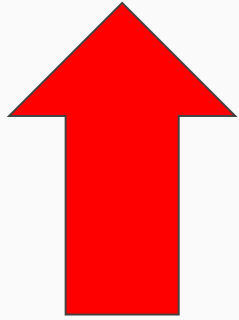
8.5%

Increase in classroom teachers in 5 years

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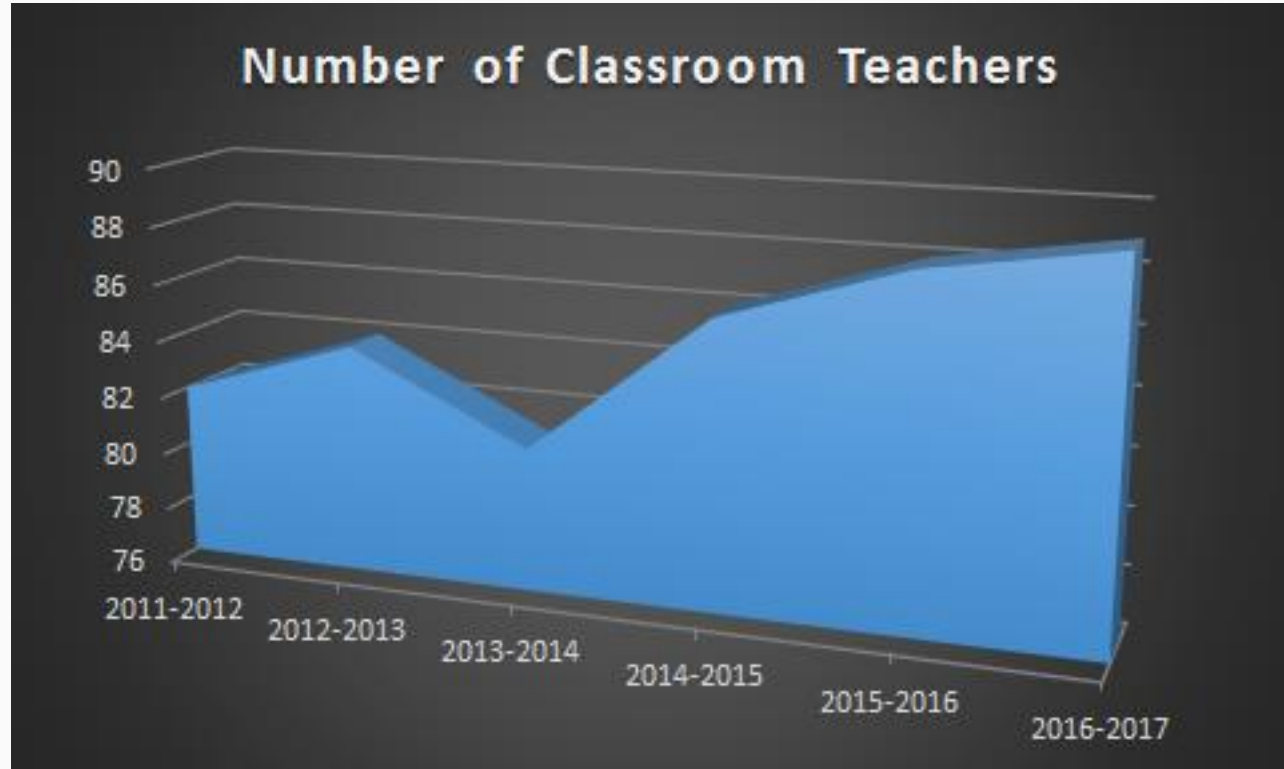
The only added classroom infrastructure has come in the form of portables.

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

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

Tanna Engdahl, Cowlitz tribal spiritual leader, explained that the casino's name

Approved Expansion

Legend
City Limits
UGA

Approved Subdivisions
(1)	Dana Heights (2006)	14 Lots
(2)	Gordon Crest II (2006)	26 Lots
(3)	Highland Terrace (2006)	100 Lots
(4)	Sargent (2007)	11 Lots
(5)	Kays Subdivision (2008)	37 Lots
(6)	Sunrise Terrace (2015)	120 Lots

Total New Single Family Homes 308

Subdivisions Under Review
(7)	Waliezer Subdivision	36 Lots
(8)	Riverside Estates	TBD

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	8/13/206	L-I
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
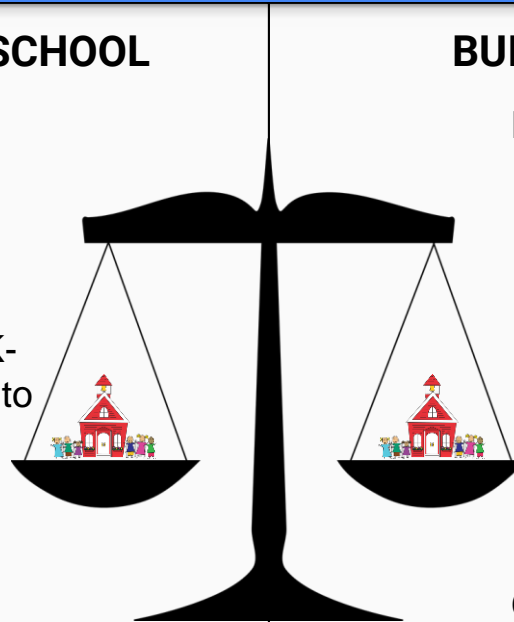
BUILD A NEW MIDDLE SCHOOL

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	* New Construction * DESIGN-BID-BUILD AVERAGE SQ. FT. COST BASED ON CONTRACT AWARD	NO. OF 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

New Construction Projects - Avg. Cost per Sq. Ft. Bid 2010 - 2016
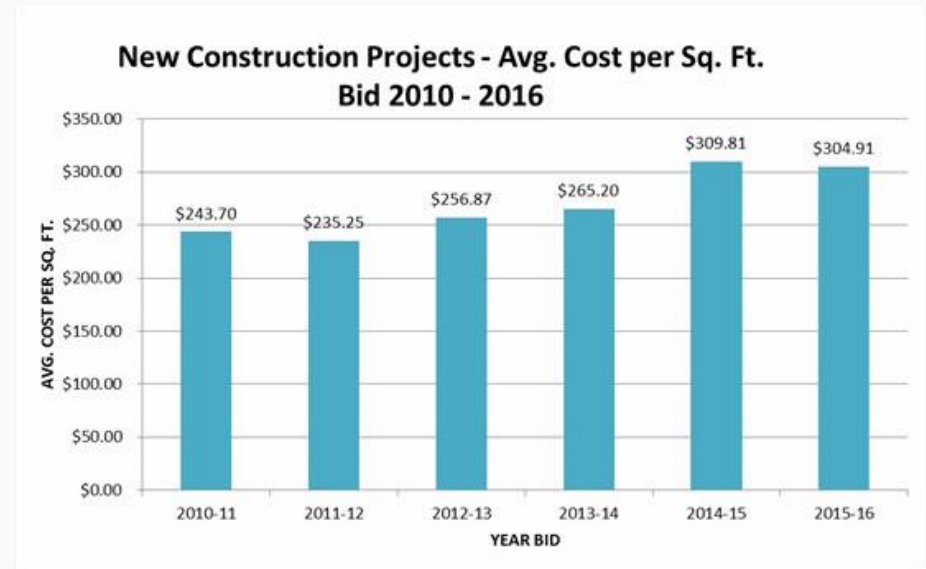
Note: All square foot costs in the tables include 7.0% sales tax.

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
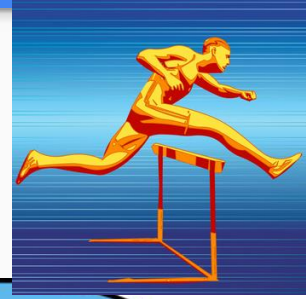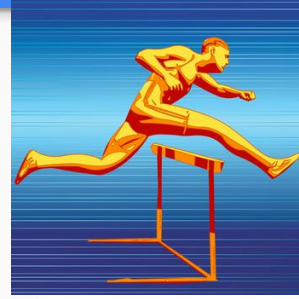
Bonds must meet 2 separate criteria to pass:

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

Survey is linked here!

Please invite your friends and neighbors to complete the survey as well!

Shortened Links

https://goo.gl/4VAAKp

http://bit.ly/2cWYdIS