



Educating Every Student for Success

BOARD AGENDA DETAIL

April 26, 2022

**PRIORITY GOAL: Expand Student Learning for All,
While Reducing the Income-Based Achievement Gap**

AGENDA ITEM: Facilities Planning Committee - Bond Package Proposals

PURPOSE: Information

DOCUMENTS: Memo
Presentation

FROM: Caren Johnson, Director of Capital Projects



M E M O R A N D U M

DATE: April 26, 2022

TO: Board of Directors
Superintendent

FROM: Caren Johnson, Director of Capital Projects

RE: Facilities Planning Committee – Bond Package Proposals

A team from NAC Architecture in Spokane has been working with the Richland School District's Facilities Planning Committee on a Long-term Facilities Plan for Richland Schools over the last few years. Tonight, Melissa McFadgen with NAC will share the latest information from the Facilities Planning Committee, including recommended bond proposal packages developed by the committee. Additionally, Clinton Sherman along with Cory Plager from DA Davidson will share tax rate information on the proposed bond package options.

Attached is information that includes updates from the last two workshops with the committee members, bond package development, financing options, and next steps. The material shared tonight is informational only. No final decisions are being requested from the board. Staff looks forward to receiving board comments and ideas on refining the proposals and future meeting opportunities.

Thank you.



Facility Planning Committee

April 26, 2022

NAC

Agenda:

- **Update: Workshop #9 and #10**
- **Bond Package Development & Discussion**
- **RSD Bond Financing Review**
- **Next Steps**

Focus Groups:

- Safety & Security/ District Support Facilities – Maintenance, Grounds, Transportation, Warehouse, Printshop, IT
- Hanford HS/District-Wide Fitness & Athletics
- Richland HS/District-Wide STEAM Programs
- District Choice Options – Rivers Edge HS, Homelink, Pacific Crest Online Academy, Delta, Tri-Tech, Running Start, etc.
- District-Wide Creative & Performing Arts Programs

Focus Group Project List:

A New Comprehensive High School

- A5 Horizontal Fly
- A6 Athletic Stadium Completion

B Hanford High School

- B1 Theater Scene Shop
- Athletic Stadium Completion:**
- B10 2,000 Seat Bleachers
- B11 Ticket Booth w/Team Rooms
- B12 Locker Rooms with RR's
- B13 Press Box
- B14 Ticket Booth (In B11 Above)
- B15 Existing Javelin Rework
- B16 Football Storage Building
- B17 Secondary Scoreboard
- B18 Additional Parking for Expanded Bleacher Capacity

C Richland High School

- C2 Add Multipurpose Room at Existing Gym
- C3A Turf Playfield at Former Transportation/Warehouse Site
- C3B Sod Playfield at Former Transportation/Warehouse Site
- C4 Turf Existing Playfield at Carmichael Wellision Way/Stevens Dr
- C5 Turf Outfield of Varsity Baseball Field
- C6 Pave Exist M/O yards for Fran Rish Parking

D New River's Edge High School

E Homelink - Expanded Educational Spaces

F Maintenance, Operations, Transportation, IT Facility Consolidation

- F1 Maint/Ops/Nutrition/Workshop Building
- F2 Maintenance and Grounds Shop
- F3 Information Technology
- F4 Printshop
- F5 Warehouse
- F6 Transportation Facility
- F7 Site Development

G Safety and Security - Districtwide Updates

- G1 Hanford HS: New Vestibule Into Administration
- G2 Hanford HS: Infill Walkway/Courtyard at Art
- G3A Richland HS: Swap Current Admin with Student Store
- G3B Richland HS: Add Secure Vestibule
- G3C Richland HS: Office Addition at Main Entry
- G4 Carmichael Middle School
- G5 Chief Joseph Middle School
- G6 Enterprise Middle School
- G7 Jason Lee Elementary School
- G8 White Bluffs Elementary
- G9 William Wiley Elementary
- G10 Lockdown Accessories (doors, panic button, alarm, card key, etc.)
- G11 Surveillance

H New Elementary School

J Indoor Pool

- J1 New Indoor Lap Pool (Moses Lake Pool as Basis)

K Districtwide Initiatives (Land Acquisition, Pre-Design)

- K2 ELC Tapteal
- K3 ELC Central Phase 2
- K5 Chief Joseph MS Gym Addition
- K6 Pave Wiley Parking Lot (near portable)

Project Prioritization:

14	A1	New Comprehensive High School
13	F1-7	Maintenance, Operations, Transportation, IT Facility Consolidation
11	D1	New River's Edge High School
9	B10-B18	Hanford HS: Athletic Stadium Completion
8	A6	New Comprehensive High School Athletic Stadium Completion
6	C3A	Richland HS : Turf Playfield at Former Transportation/Warehouse Site
5	H1	New Elementary School
4	G4-G11	Safety and Security - Districtwide Updates
2	A5	New Comprehensive High School Horizontal Fly
2	E1	Homelink - Expanded Educational Spaces
2	G1	Hanford HS: New Vestibule Into Administration
2	G3A	Richland HS: Swap Current Admin with Student Store
2	J1	New Indoor Lap Pool (Moses Lake Pool as Basis)
1	B1	Hanford HS: Add Theater Scene Shop
1	C4	Turf Existing Playfiend at Carmichael Wellsian Way/Stevens Dr
1	G2	Hanford HS: Infill Walkway/Courtyard at Art
1	K2	ELC Tapteal
1	K3	ELC Central Phase 2
1	K6	Pave Wiley Parking Lot (near portable)
0	C2	Richland HS: Add Multipurpose Room at Existing Gym
0	C3B	Richland HS: Sod Playfield at Former Transportation/Warehouse Site
0	C5	Richland HS: Turf Outfield of Varsity Baseball Field
0	C6	Richland HS: Pave Exist M/O yards for Fran Rish Parking
0	G3B	Richland HS: Add Office at existing Main Entry Vestibule
0	G3C	Richland HS: Office Addition at Main Entry
0	K5	Chief Joseph MS Gym Addition

Bond Package: Option A

Project		
New Comprehensive High School	\$223,500,000	
State Match for Unhoused Students	(\$17,600,000)	
Total Local Cost		\$205,900,000
New River's Edge High School	\$39,500,000	
State Match for Unhoused Students	(\$1,000,000)	
Total Local Cost		\$38,500,000
Maintenance, Operations, Transportation, IT Facility Consolidation	\$53,900,000	
State Match for Transportation Co-Op	(\$5,600,000)	
Total Local Cost		\$48,300,000
Districtwide Initiatives (Land Acquisition, Pre-Design)		\$10,000,000
Bond Package A: Total Local Cost		\$302,700,000

Bond Package: Option B

Project		
New Comprehensive High School w/Horizontal Fly & Athletic Stadium Completion	\$232,100,000	
State Match for Unhoused Students	(\$17,600,000)	
Total Local Cost		\$214,500,000
Hanford HS: Add Theater Scene Shop & Athletic Stadium Completion		\$6,900,000
Richland HS: Sod Playfield at Former Transportation/Warehouse Site		\$3,900,000
New River's Edge High School	\$39,500,000	
State Match for Unhoused Students	(\$1,000,000)	
Total Local Cost		\$38,500,000
Homelink - Expanded Educational Spaces		\$8,900,000
Maintenance, Operations, Transportation, IT Facility Consolidation	\$53,900,000	
State Match for Transportation Co-Op	(\$5,600,000)	
Total Local Cost		\$48,300,000
Safety and Security - Districtwide Updates		\$5,150,000
Districtwide Initiatives (Land Acquisition, Pre-Design)		\$10,000,000
Bond Package B: Total Local Cost		\$336,150,000

Bond Package: Option C

Project		
New Comprehensive High School w/Horizontal Fly & Athletic Stadium Completion	\$232,100,000	
State Match for Unhoused Students	(\$17,600,000)	
Total Local Cost		\$214,500,000
Hanford HS: Add Theater Scene Shop & Athletic Stadium Completion		\$6,900,000
Richland HS: Sod Playfield at Former Transportation/Warehouse Site		\$3,900,000
New River's Edge High School	\$39,500,000	
State Match for Unhoused Students	(\$1,000,000)	
Total Local Cost		\$38,500,000
Homelink - Expanded Educational Spaces		\$8,900,000
Maintenance, Operations, Transportation, IT Facility Consolidation	\$53,900,000	
State Match for Transportation Co-Op	(\$5,600,000)	
Total Local Cost		\$48,300,000
Safety and Security - Districtwide Updates		\$5,150,000
New Elementary School		\$47,200,000
Districtwide Initiatives (Land Acquisition, Pre-Design)		\$10,000,000
Bond Package C: Total Local Cost		\$383,350,000

Intro to School Bonds:

(Unlimited Tax General Obligation Bonds - UTGO):

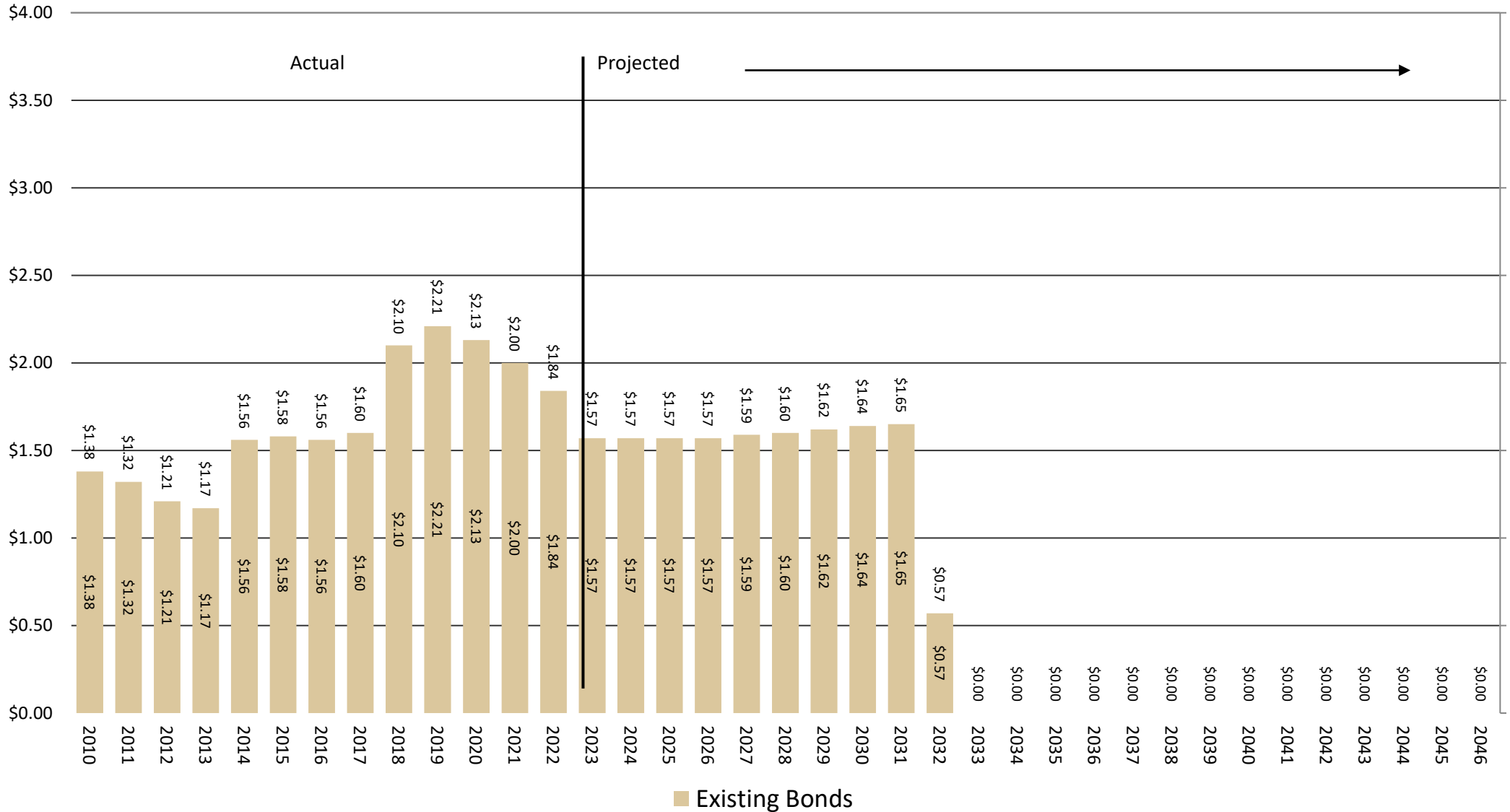
- A security issued by local governments to finance capital improvements
- Bond holders are repaid with property taxes
- Most issues are tax-exempt
- Approved with a 60% yes vote
- Results must be validated (40% of voters from previous General Election in November must vote)
- 5% debt capacity
- Each bond structure is customized to meet the unique needs of the school district

Jon Gores
Managing Director
jgores@dadco.com
(206) 389-4043

Cory Plager
Sr. Vice President
cplager@dadco.com
(509) 462-6370

Existing Bonds - Tax Rate Projection

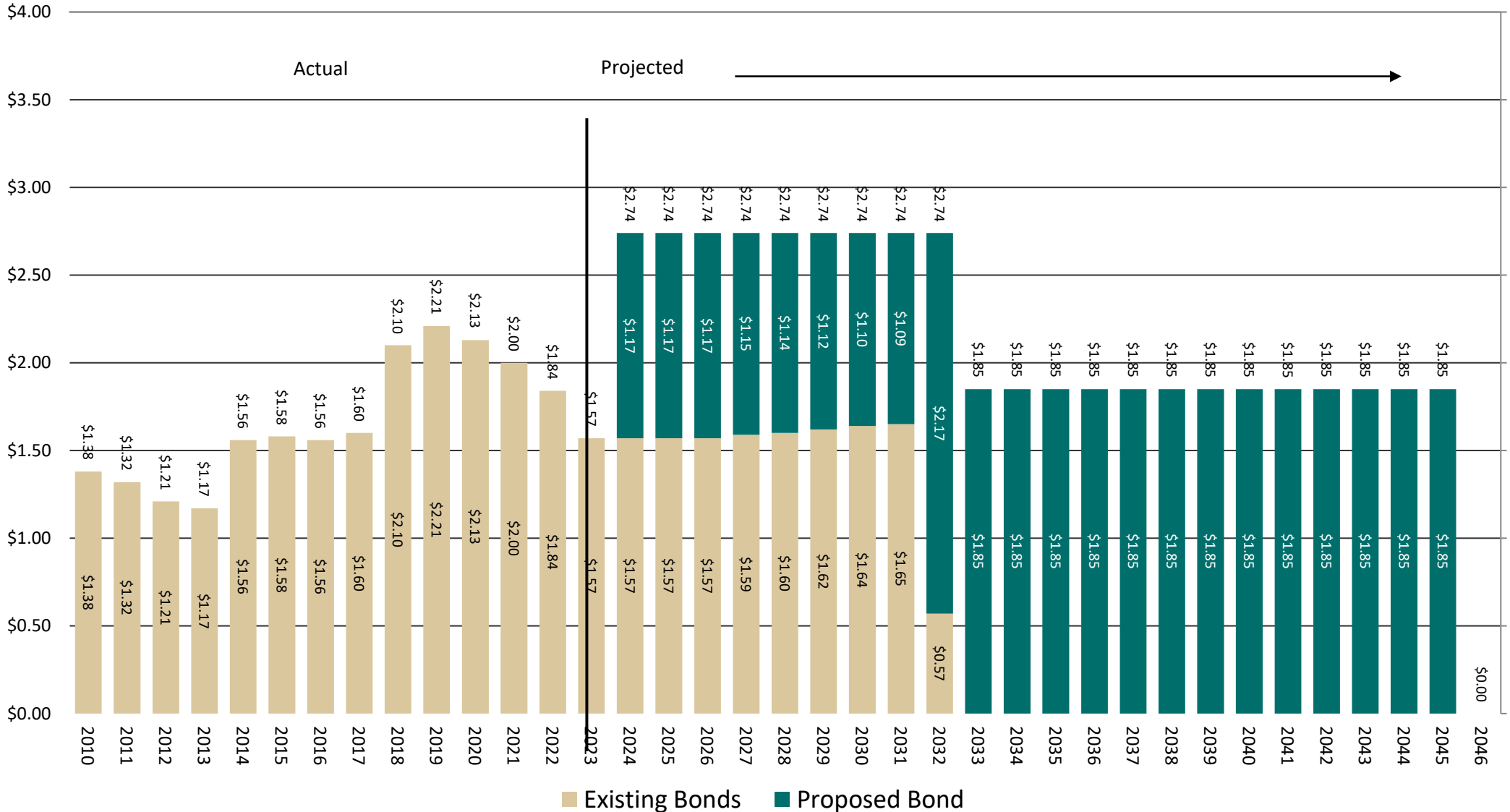
Richland School District



Bond Tax Rate Projection

\$302.7 Million, 3 Sales, 20 Year Final Maturity

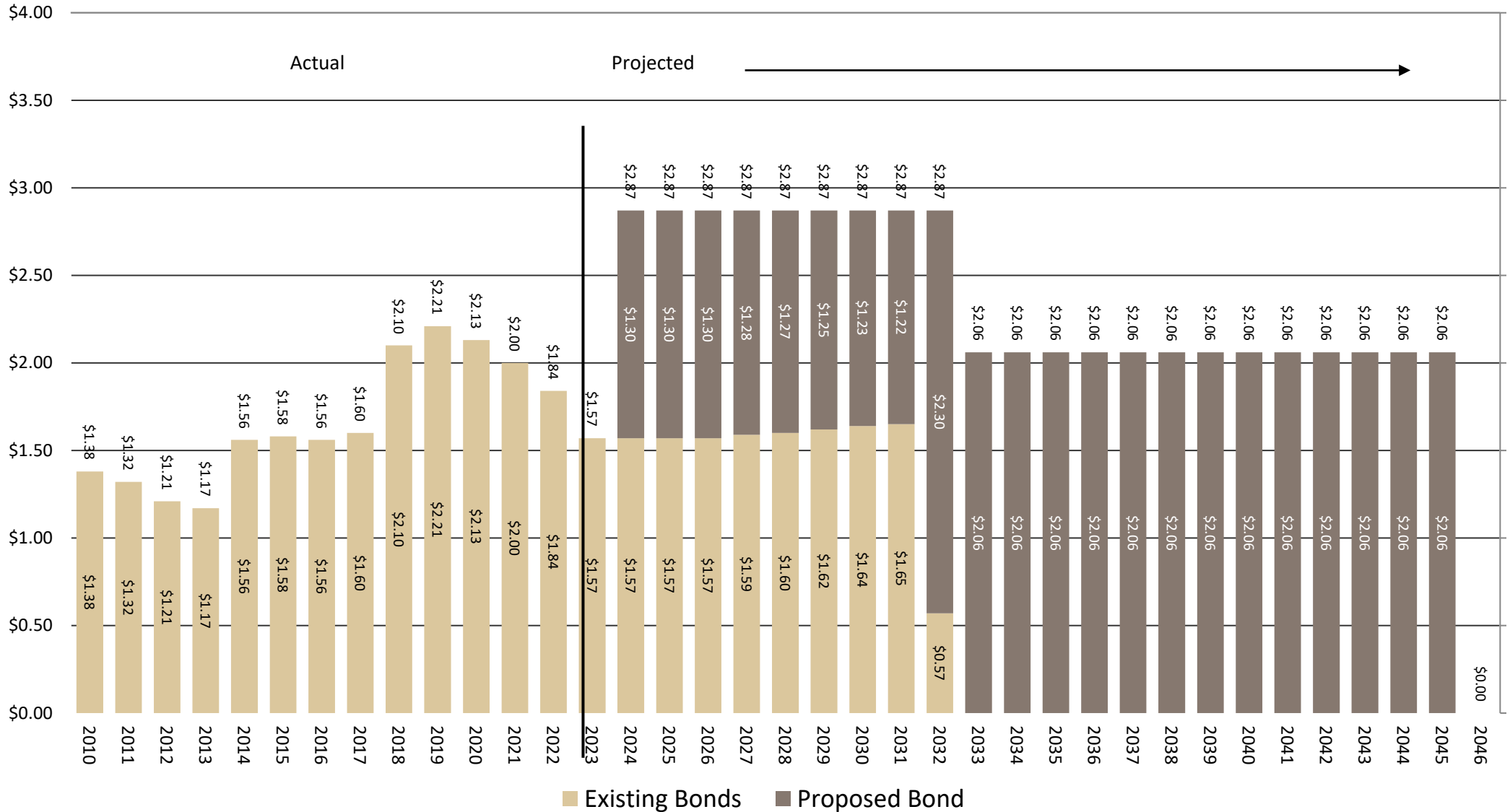
Richland School District - \$302.7 Million



Bond Tax Rate Projection

\$336.15 Million, 3 Sales, 20 Year Final Maturity

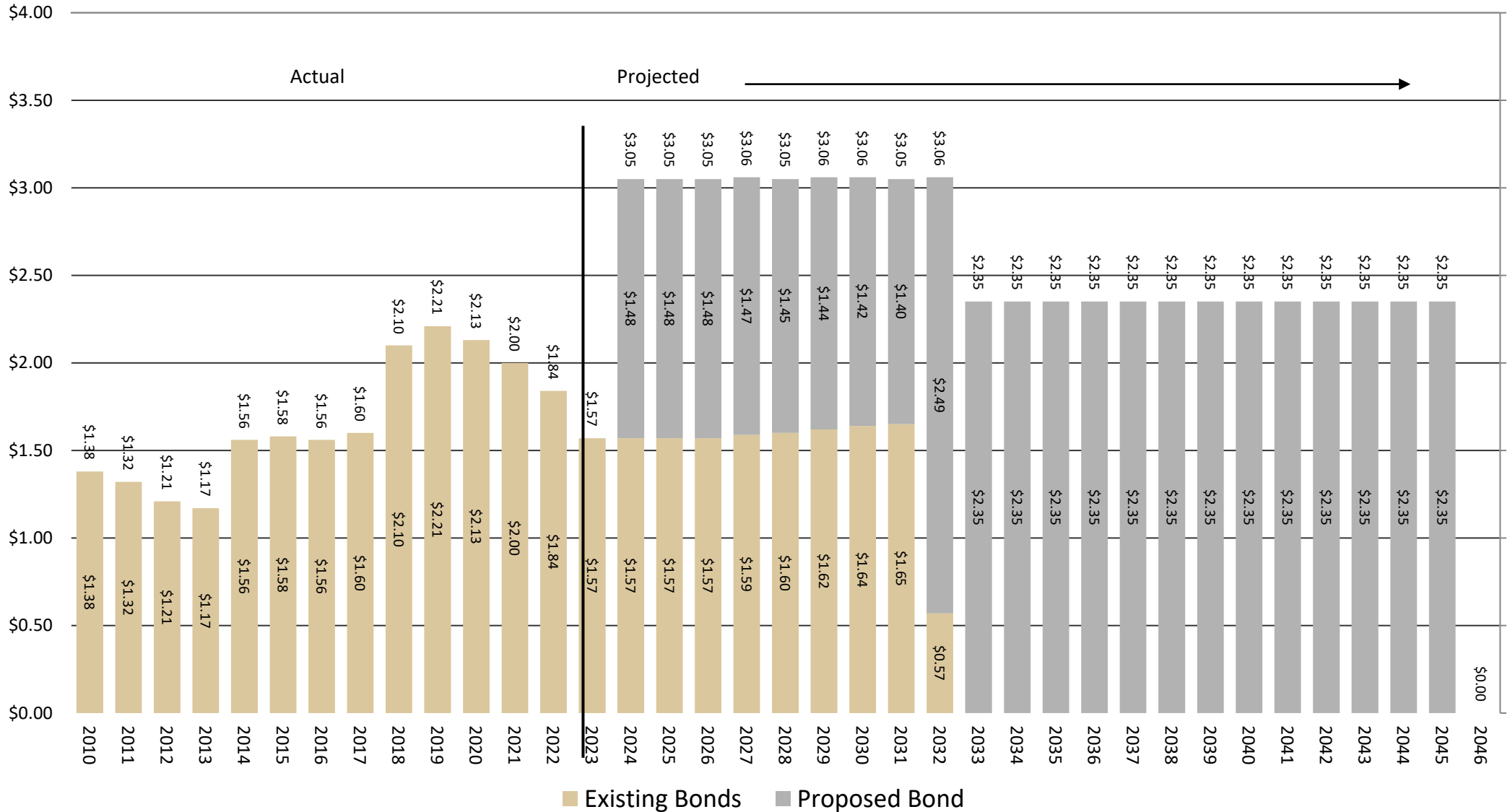
Richland School District - \$336.15 Million



Bond Tax Rate Projection

\$383.35 Million, 3 Sales, 20 Year Final Maturity

Richland School District - \$383.35 Million

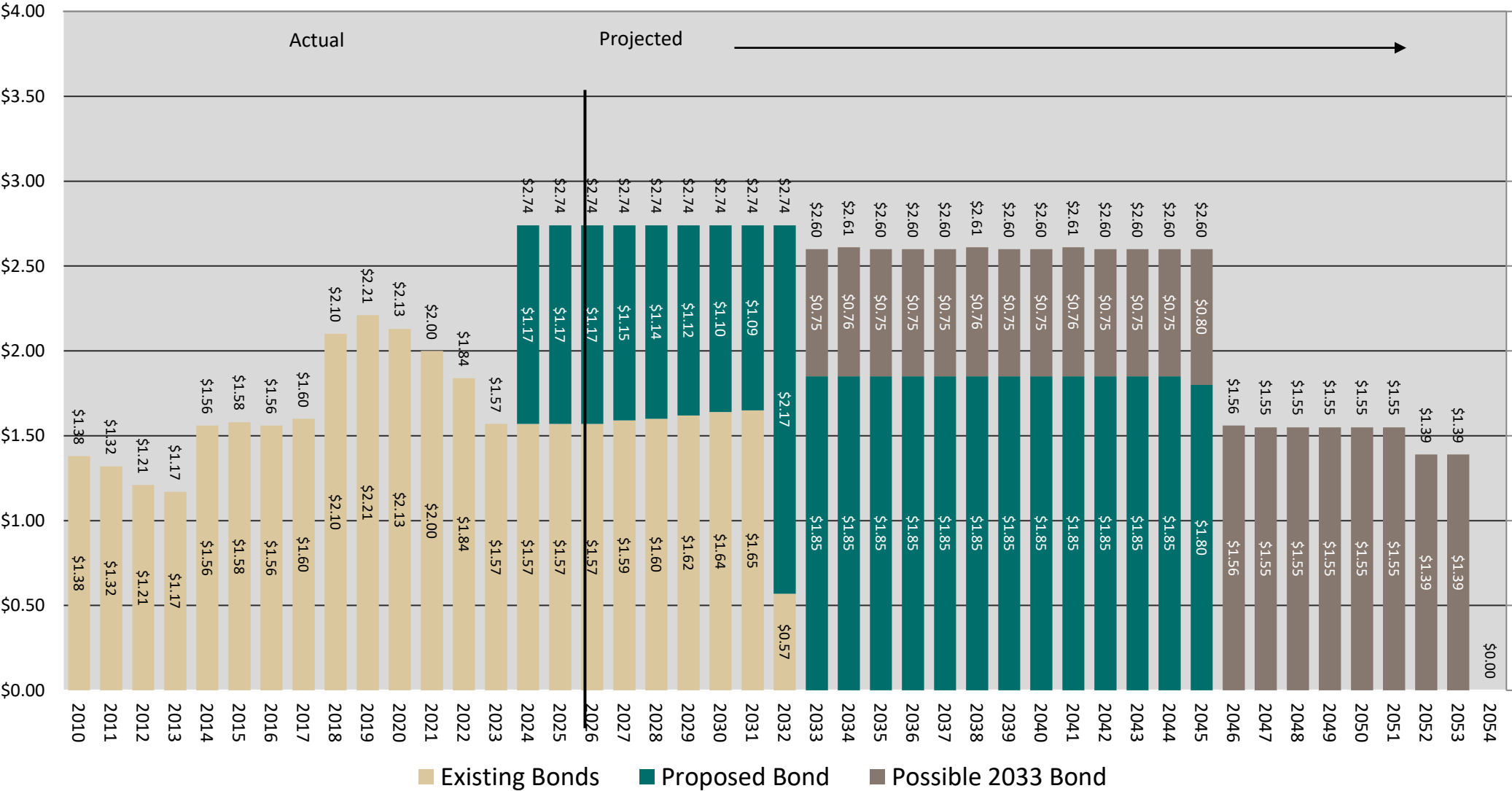


Bond Tax Rate Projection

Long Term Strategic Planning Example

Richland School District - \$302.7 Million

Followed by theoretical bond of \$216 Million in 2033



Next Steps:

- **Refine Bond Options Based on Board Direction**
- **Conduct Thought Exchange with RSD Community**



Questions?

Thank you!

NAC