



Capital Project Planning Facility Workgroup Presentation

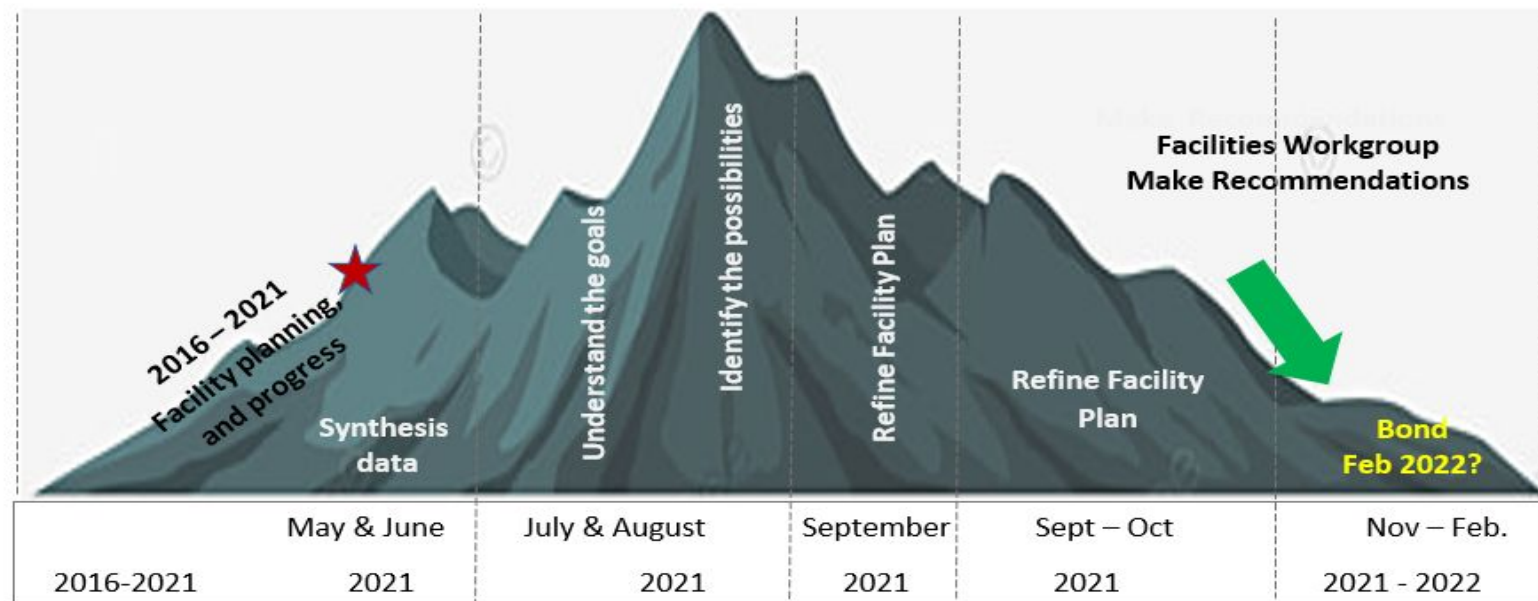
November 2, 2021

Facility Workgroup

- Introduction of community workgroup
- Overview of work
 - Discussions, refinement of project scope
- Capital Facility Project Scope Recommendation

Capital Project Facility Planning

Othello School District Facility Planning



In May 2021, the facility needs discussions resumed from the work that had taken place over the previous 5 years, building on the needs identified and progress made during that time.

Capital Project Facility Planning Workgroup met:

September 28th, October 6th and October 21st

Learned and discussed:

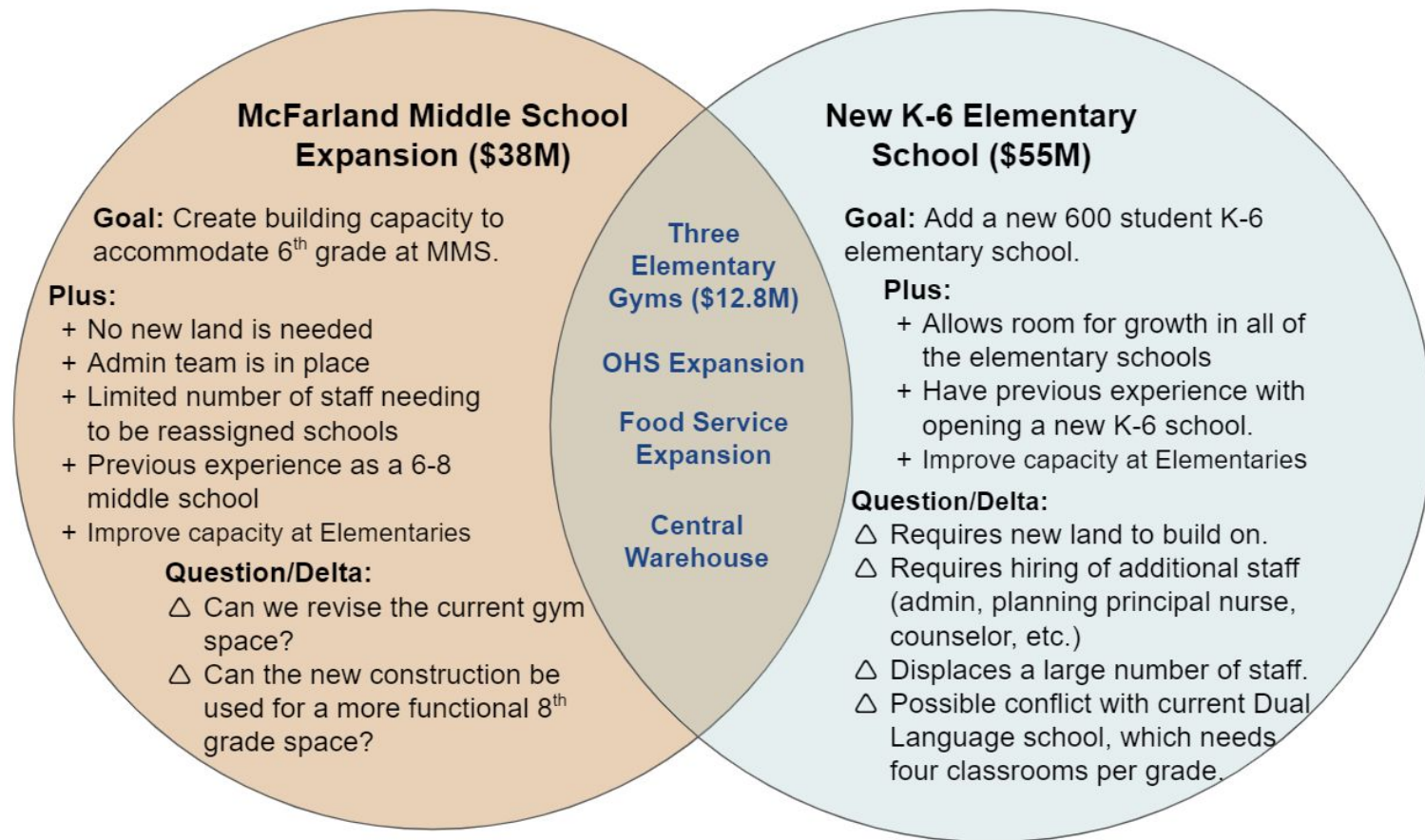
- **Facility space needs (new additions and renovations)**
- **Value (plus/deltas) for project scope options**
- **Projected tax impact**



Project Combinations

Project Combo	Project Descriptions
A	OHS expansion/updates MMS Expansion Food Service - Central Warehouse
B	OHS expansion/updates New K-6 Elementary School Food Service - Central Warehouse
C	OHS expansion/updates New PreK-K School Food Service - Central Warehouse

Capital Project Facility Planning



Recommendation: Option A

Project Scope includes

- OHS - Expansion/Updates
- MMS Expansion
- Central Warehouse
- Gymnasium additions - 3 new gymnasiums (Scootney, Hiawatha and Lutacaga)

Note: The space identified in the project scope is supported by data from the Teater Crocker functional space adequacy report, shared with the board in the September 14th board facility workshop.

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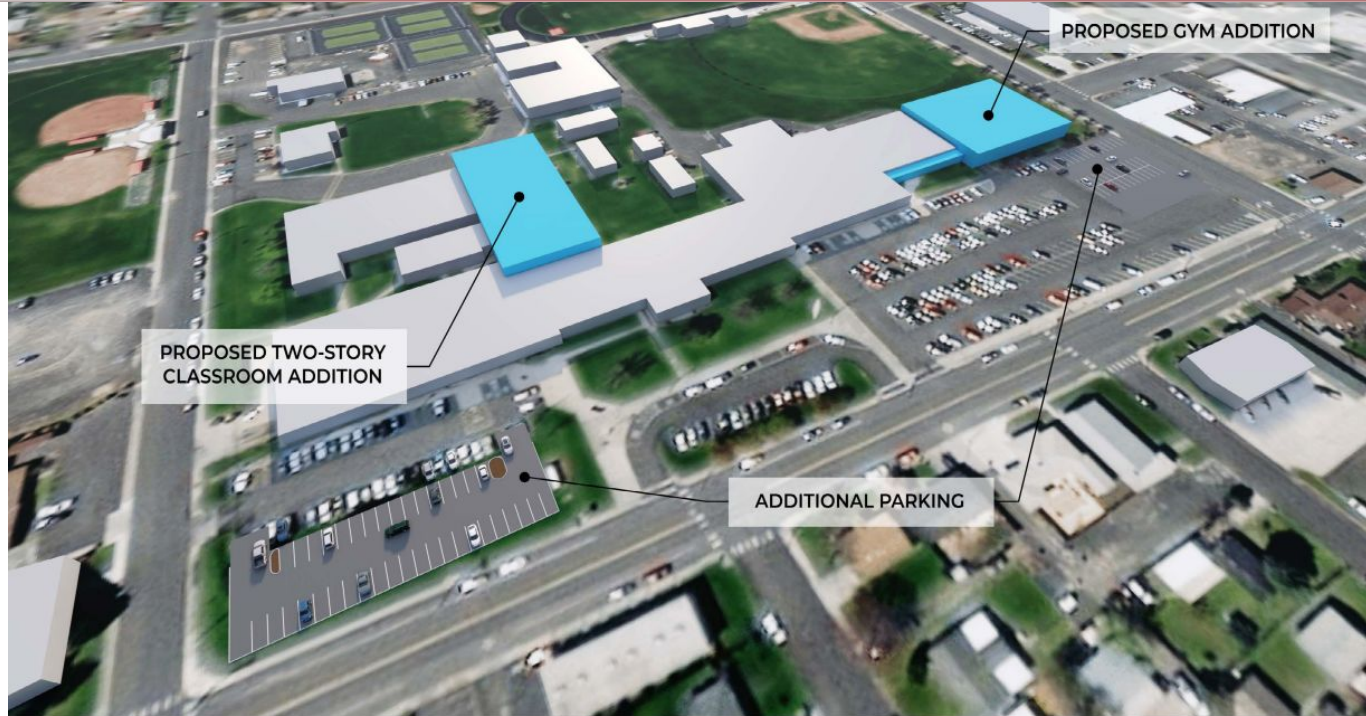
October 21, 2021

Othello School District
Proposed Additions to Othello High School



NOTE: These renderings are solely for internal feasibility review and are not indicative of final design. Final building design will be completed through a separate process by an architectural firm that will be selected by the district.

Capital Project Facility Planning



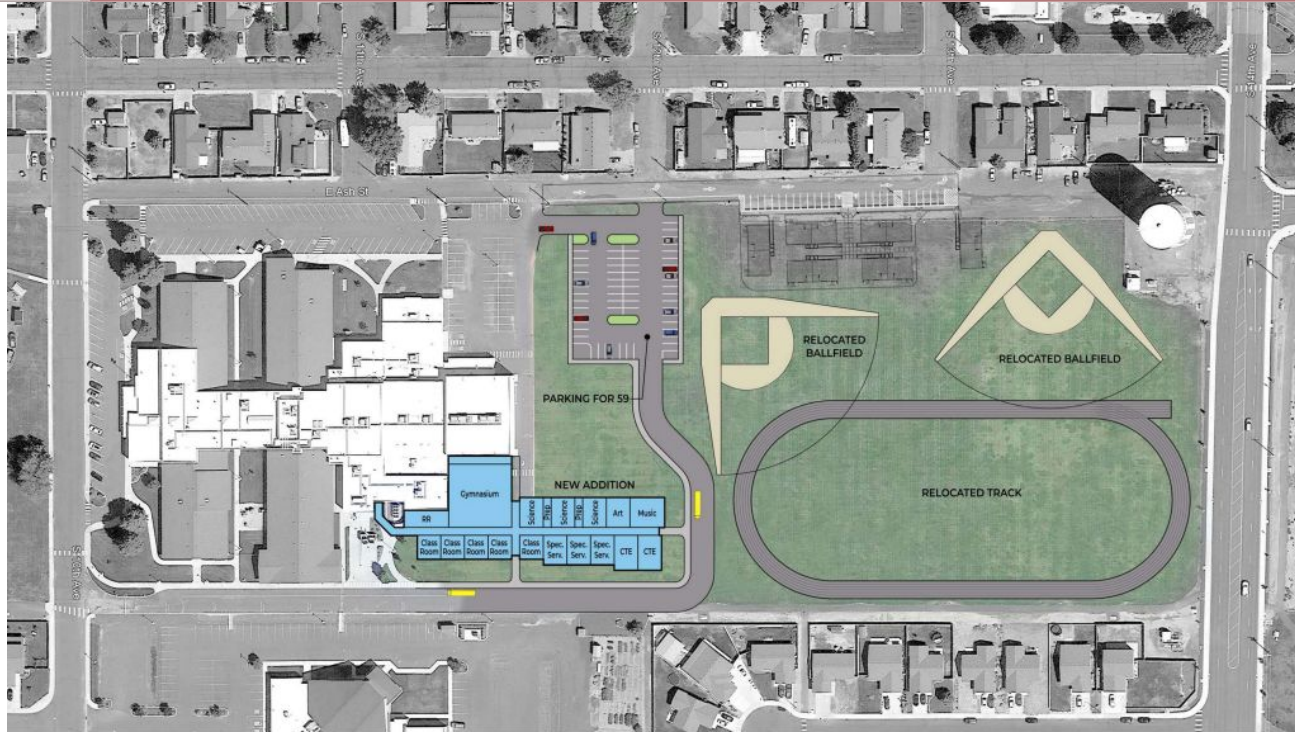
Othello School District
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Capital Project Facility Planning



October 21, 2021

Othello School District
Proposed Additions to McFarland Middle School



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Capital Project Facility Planning



Othello School District

Proposed Additions to McFarland Middle School

October 21, 2021



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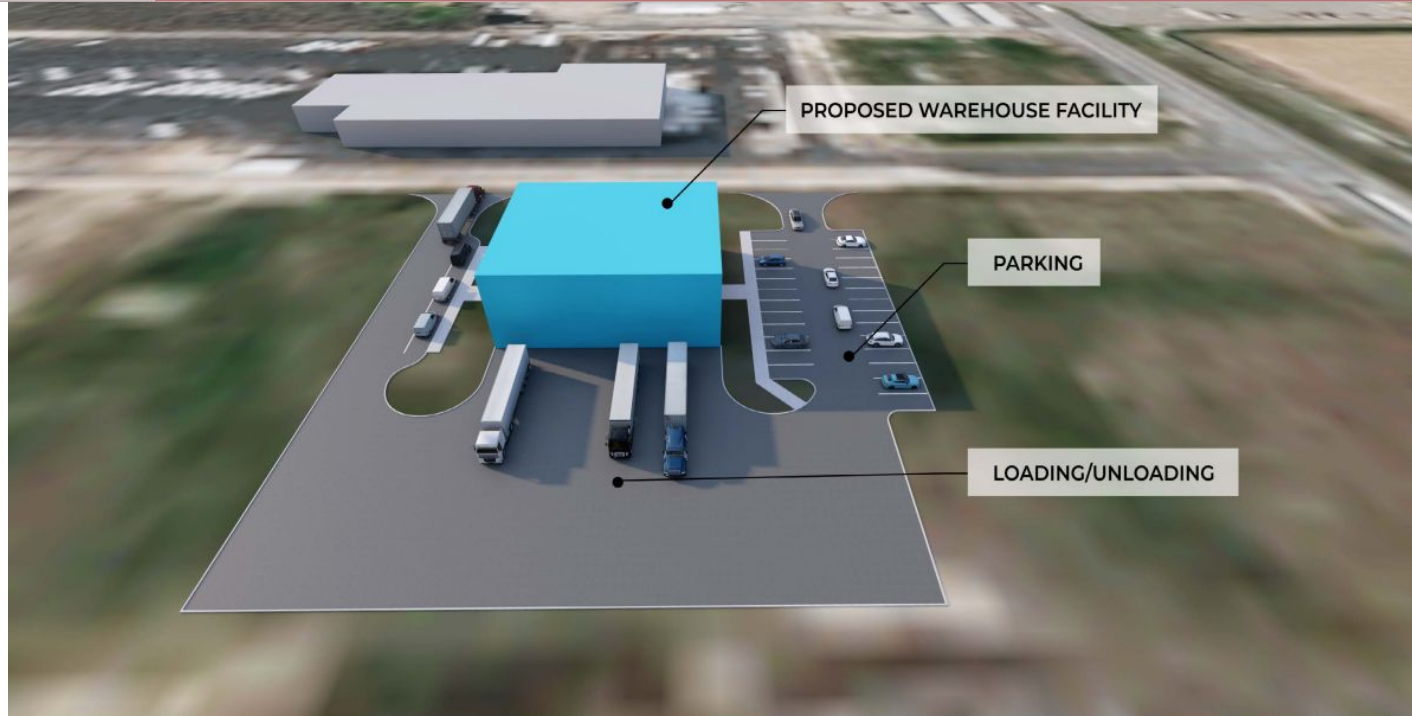
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Othello School District
Proposed Central Warehouse Facility



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Capital Project Facility Planning



Othello School District
Proposed Central Warehouse Facility

October 21, 2021



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October 21, 2021

Othello School District

Proposed Gym Addition to Lutacaga Elementary



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Capital Project Facility Planning



October 21, 2021

Othello School District

Proposed Gym Addition to Lutacaga Elementary



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October 21, 2021

Othello School District

Proposed Gym Addition to Scootney Springs Elementary



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Capital Project Facility Planning



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Othello School District

Proposed Gym Addition to Scootney Springs Elementary



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October 21, 2021

Othello School District

Proposed Gym Addition to Hiawatha Elementary



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October 21, 2021

Othello School District

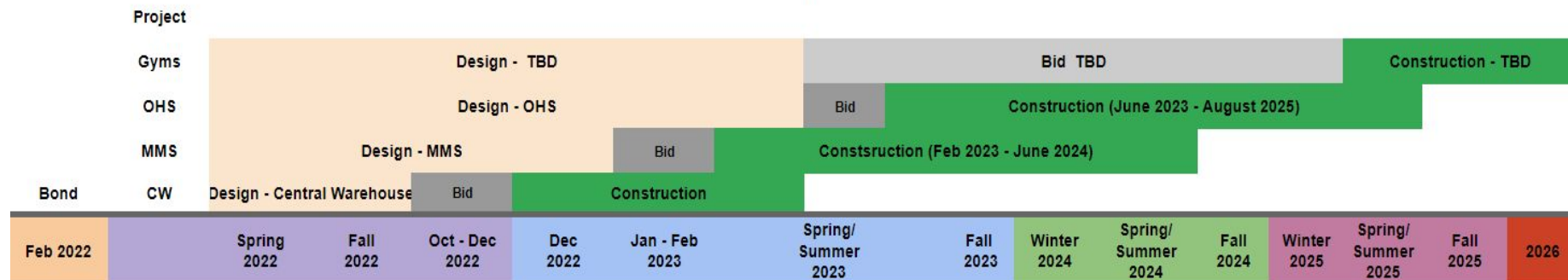
Proposed Gym Addition to Hiawatha Elementary



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Draft Project Timeline 2022 - 2026

Estimated Project Timeline

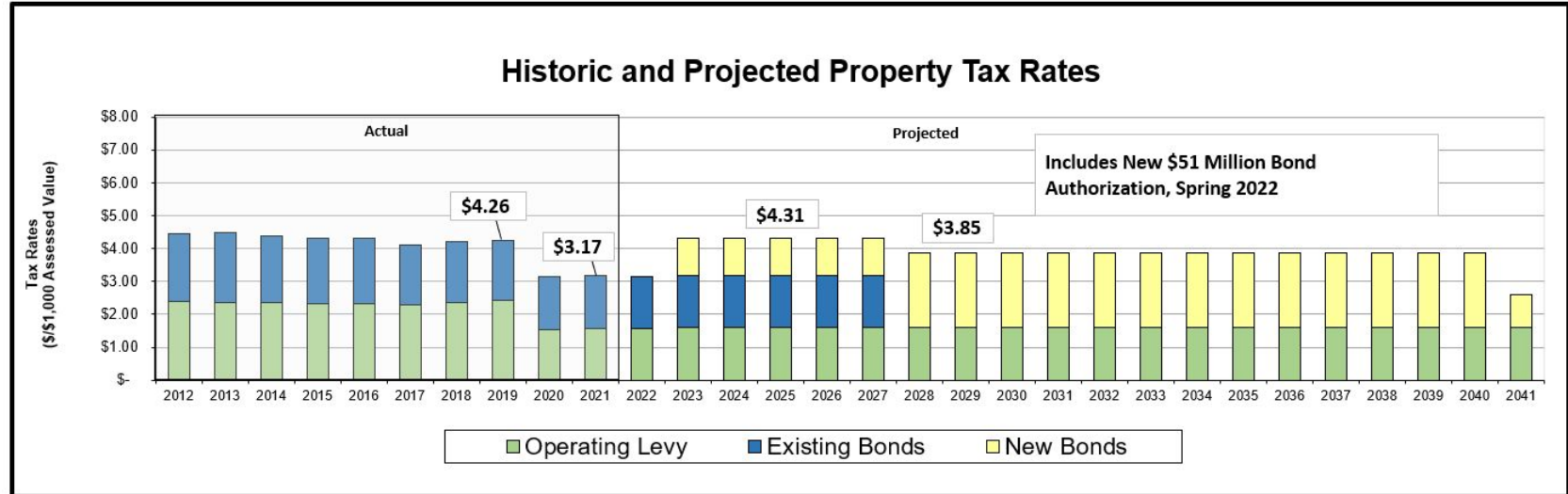


\$51,000,000 Bond
Projected Tax Impact

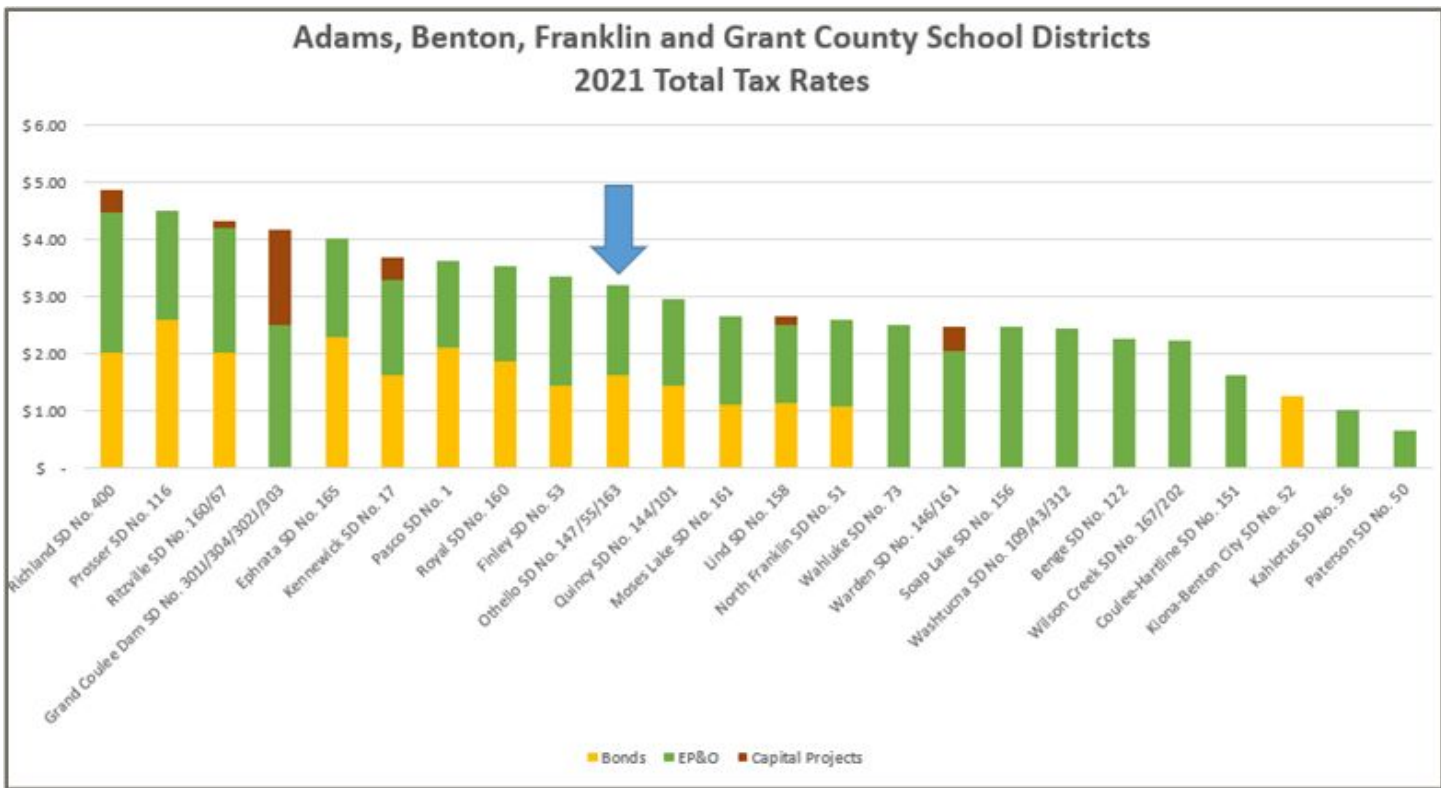
Projected Tax Rate Impact

Summary of Analysis	
Bond Election Date	Feb. 8, 2022
Total Project Costs	
Bond Authorization Amount	\$ 51,000,000
Maximum Bond Term	21 Years
2021 Tax Total Tax Rate (\$/\$1,000 AV)	\$ 3.17
Projected 2023 Total Tax Rate	\$ 4.31
Projected Change from 2021 Rate	\$ 1.14
Example Home Value	\$ 250,000
Projected Cost Per Year	\$ 285.00
Projected Cost Per Month	\$ 23.75

Projected Tax Rate Impact



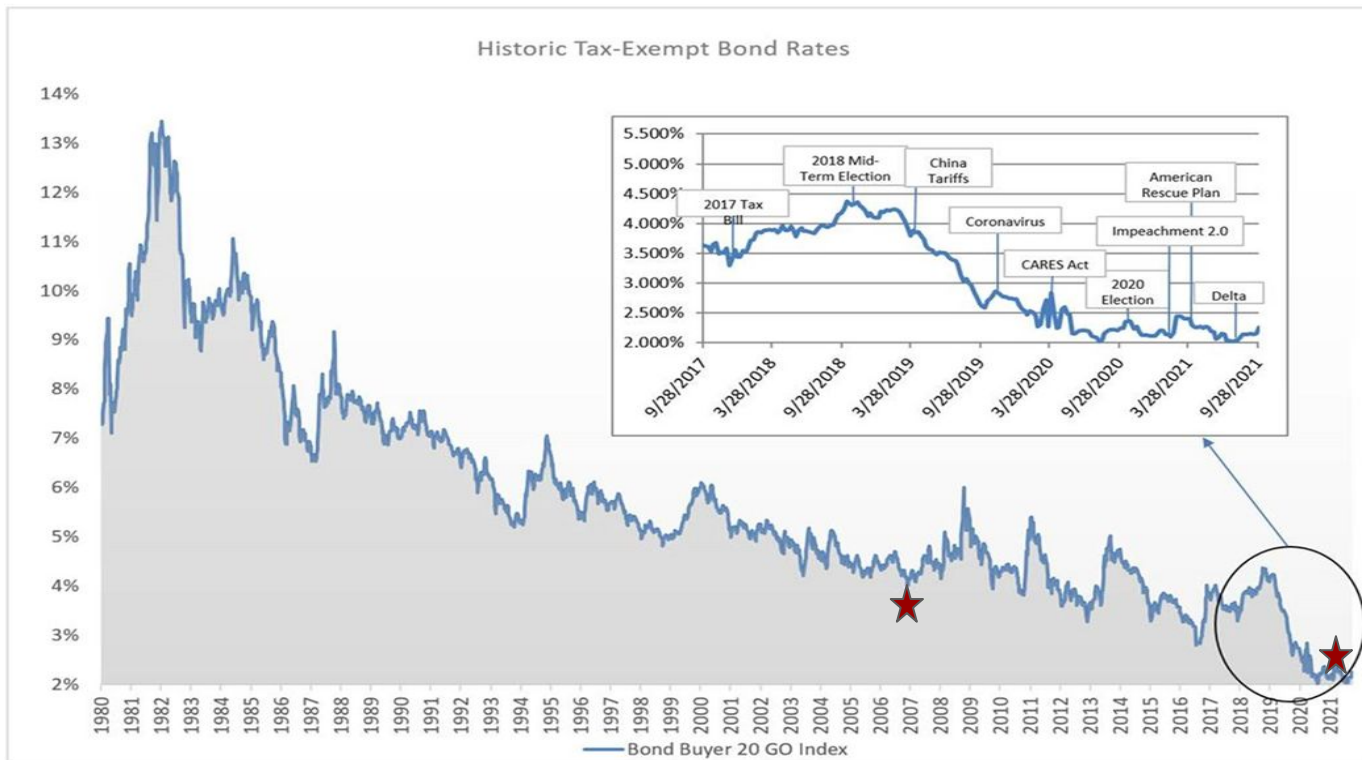
Tax Rate Comparison to other area districts



Tax Rate Comparison to other area districts

Adams, Benton, Franklin and Grant County School Districts 2021 Total Tax Rates						
District	Assessed Value	Bonds	EP&O	Capital Projects	Trans.	Total
Richland SD No. 400	\$ 9,973,947,997	\$ 2.00	\$ 2.46	\$ 0.41	\$ -	\$ 4.87
Prosser SD No. 116	1,663,360,031	2.59	1.92	-	-	4.50
Ritzville SD No. 160/67	404,021,490	2.01	2.18	0.12	-	4.32
Grand Coulee Dam SD No. 301J/304/302	307,789,488	-	2.50	1.65	-	4.15
Ephrata SD No. 165	996,730,435	2.30	1.71	-	-	4.01
Kennewick SD No. 17	9,948,260,395	1.63	1.66	0.40	-	3.70
Pasco SD No. 1	8,631,934,628	2.11	1.50	-	-	3.61
Royal SD No. 160	818,702,599	1.85	1.67	-	-	3.53
Finley SD No. 53	589,877,305	1.45	1.91	-	-	3.36
Othello SD No. 147/55/163	1,499,576,521	1.61	1.57	-	-	3.18
Quincy SD No. 144/101	5,112,844,188	1.44	1.52	-	-	2.96
Moses Lake SD No. 161	4,504,072,377	1.11	1.54	-	-	2.65
Lind SD No. 158	359,768,912	1.12	1.38	0.14	-	2.64
North Franklin SD No. 51	1,212,439,555	1.08	1.50	-	-	2.58
Wahluke SD No. 73	777,029,654	-	2.50	-	-	2.50
Warden SD No. 146/161	527,964,286	-	2.05	0.42	-	2.47
Soap Lake SD No. 156	236,296,480	-	2.46	-	-	2.46
Washtucna SD No. 109/43/312	58,496,350	-	2.43	-	-	2.43
Benge SD No. 122	21,730,781	-	2.26	-	-	2.26
Wilson Creek SD No. 167/202	96,032,187	-	2.21	-	-	2.21
Coulee-Hartline SD No. 151	229,126,699	-	1.61	-	-	1.61
Kiona-Benton City SD No. 52	908,861,448	1.24	-	-	-	1.24
Kahlotus SD No. 56	73,195,145	-	1.02	-	-	1.02
Paterson SD No. 50	514,113,344	-	0.65	-	-	0.65
Star SD No. 54	31,469,514	-	-	-	-	-

Historic low rates



Debt Capacity

VOTED DEBT - 5% OF ASSESSED VALUE

Under Washington law, school districts have a legal debt capacity limit equal to 5.00% of district's assessed value of all real and personal property within the District.

Debt capacity is increased by:

- Increases in the District's assessed value
- Payments on outstanding bonds

Debt capacity declines from:

- Declining assessed value
- Additional borrowing

Othello School District Projected Debt Capacity

(\$ in 1,000's)

Date	Assessed Valuation	Change in A.V.	Debt Capacity (5% of A.V.)	Outstanding Debt		Available Capacity	Percent
1/1/2021	\$ 1,499,577	5.21%	\$ 74,979	\$ 15,160	2021	\$ 59,819	79.78%
1/1/2022	1,559,560	4.00%	77,978	13,425	2022	64,553	82.78%
1/1/2023	1,606,346	3.00%	80,317	11,580	2023	68,737	85.58%
1/1/2024	1,638,473	2.00%	81,924	9,590	2024	72,334	88.29%
1/1/2025	1,671,243	2.00%	83,562	7,445	2025	76,117	91.09%
1/1/2026	1,704,668	2.00%	85,233	5,135	2026	80,098	93.98%

Summary

Project Scope:

- OHS - New addition/upgrades
- MMS - New additions
- Central Warehouse - new
- 3 Gymnasiums - new

Bond Amount \$51 Million

Projected Tax Impact: \$1.14/\$1,000 Assessed Value

Bond Date: February 8, 2022

Estimated project timeline: March 2022 - August 2026

Questions?



Next Steps

- **Board consideration to approve the facilities recommendation**
- Begin process for a February 2022 bond
- November 16th - Board Work Study Session with Jim McNeil, OSD
Bond Counsel - The Bond Planning Process
- November 22nd - Approve Bond Resolution
- December 10th - filing date with Adams County
- Communicate Facility Plan and Bond to Othello Community
 - November - February
- February 8, 2022 - Bond Election Date



Thank you!