



# Long-Range Facilities Planning Committee

## Consensus Recommendations

- Presentation to the School Board
- July 8, 2025



Tony Farina and Natalie Shirzad  
Committee Members

# HISTORY

- West Valley has a long history of community engagement for facilities planning.
- West Valley High School bond was approved in 2006.
- Apple Valley/Summitview bond was approved in 2019.
- Most recent Facilities Master Plan was presented to the Board of Directors in 2020.

# HISTORY

- District initiated a Study and Survey of all facilities, funded by a grant by OSPI.
- Study and Survey was completed in Summer 2024.
- Study and Survey provided updated information regarding a physical condition assessment of each school site.
- Teater-Crocker completed a functional adequacy review in Fall 2024.

# COMMITTEE

The Superintendent resumed the Long-Range Facilities Planning Committee in November 2024.

- Comprised of a cross-section of community members and school/district staff
- Supported by expert consultants



Construction Management and Pre-Bond Planning  
Turner & Townsend Heery



Educational Facility Planning  
Teater-Crocker



# COMMITTEE

The Committee conducted six work sessions over 8 months

- Studied facility, educational program and financial information
- Engaged in a structured planning process
- Determined needs grounded in data analysis and educational programming
- Included consideration of the community's responses to recommendations

# GOALS AND OBJECTIVES

- With the HS bond retiring, keep the bond rate at or below the current rate.
- Keep community assets, such as the JH gym, JH auditorium, and Central Kitchen located at the JH.
- Define the Mid-Level Campus and improve safety for students – create space for all students in Grade 6-8 to be housed at one building.
- Update facilities with the highest needs based on the functional adequacy and physical assessment.
- Address additional districtwide needs as possible, such as additional parking needed for events at the district tennis courts and playfields.

# CONSENSUS RECOMMENDATIONS

## 1. AHTANUM VALLEY ELEMENTARY

*MODERNIZATION AND ADDITION*

## 2. MID-LEVEL CAMPUS

*EXPAND MIDDLE SCHOOL FOR GRADES 6-8,  
UPGRADE HVAC, & REPURPOSE JUNIOR HIGH*

## 3. MOUNTAINVIEW ELEMENTARY

*INTERIOR REFRESH AND UPGRADES FOR SAFETY*

## 4. DISTRICTWIDE CAPITAL IMPROVEMENTS



# AHTANUM VALLEY ELEMENTARY

## MODERNIZATION AND ADDITION

- Modernize the existing building
- Add six classrooms, a cafeteria, and additional specialty spaces
- Similar in form and function to new elementary schools

# AHTANUM VALLEY ELEMENTARY

The 2025 cost for a modernization and expansion of the of the school is estimated to be \$38,021,531.

	Modernization	Addition
Core Building	23,724,031	
Classrooms + Cafeteria		10,697,500
Additional Spaces + Site		3,600,000
	23,724,031	14,297,500
<b>TOTAL</b>	<b>38,021,531</b>	

# MOUNTAINVIEW ELEMENTARY

## INTERIOR REFRESH AND UPGRADES FOR SAFETY

- Safety-related Upgrades
- Interior Repair and Refresh
- Domestic water piping upgrades

The total estimated 2025 cost for these improvements and upgrades is \$2,371,275.

	Refresh & Upgrades
Domestic Water Piping Upgrades	625,000
Front & Side Parking Paving	812,500
Front Sidewalk (Access)	78,125
Playground Asphalt Replacement	687,500
S. Playground Concrete Replacement	78,125
Carpet Replacement + Painting & Interior Refresh	90,025
<b>TOTAL</b>	<b>2,371,275</b>

# MID-LEVEL CAMPUS

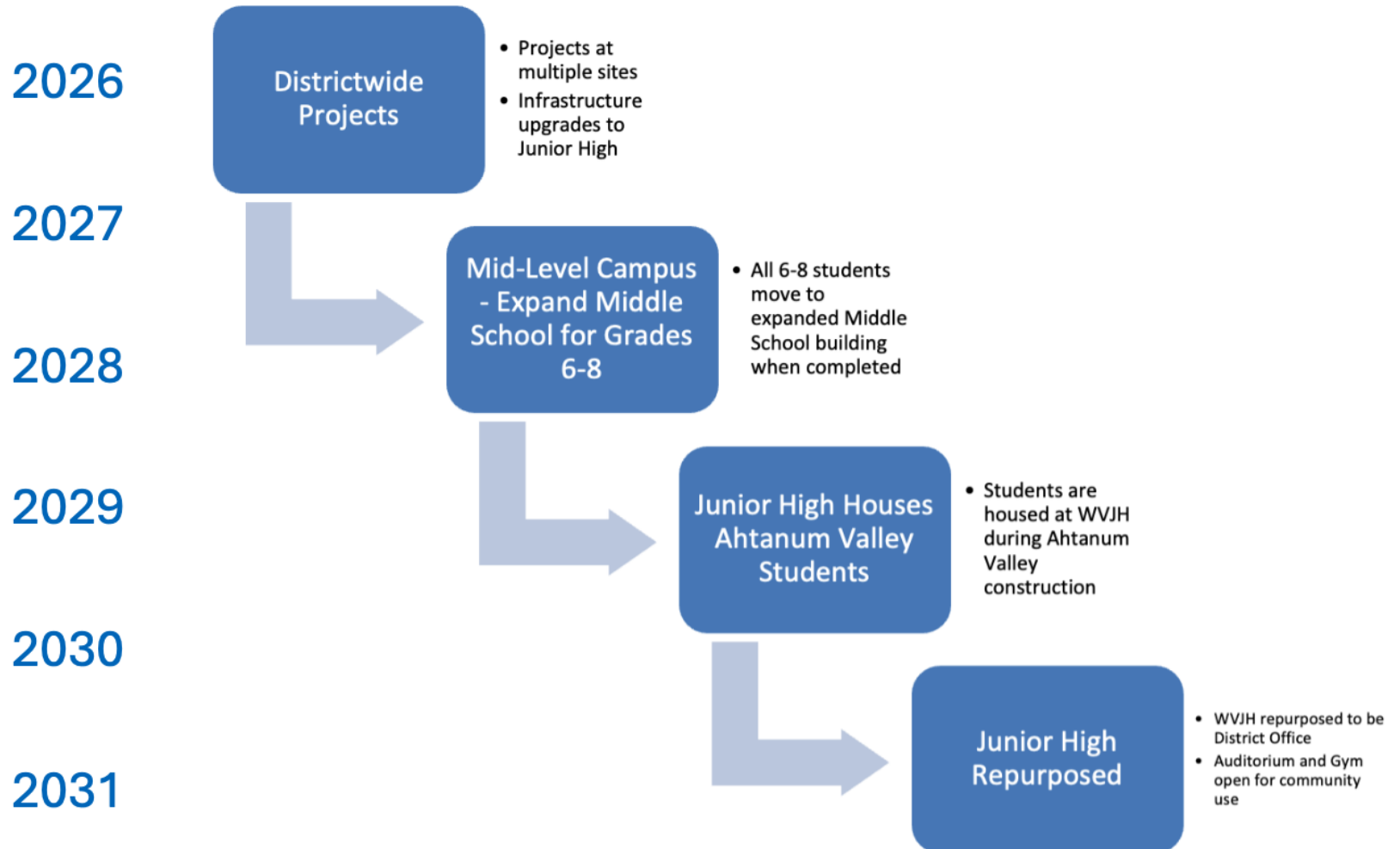
## **EXPAND MIDDLE SCHOOL FOR GRADES 6-8, UPGRADE HVAC, & REPURPOSE JUNIOR HIGH**

Single school building for Grades 6-8

- Improve student safety
- Broader access to educational programming
- Maximize use of State Matching Funds

Repurpose Junior High for District Administration offices, Retain Central Kitchen, and provide Community Use (Gym/Auditorium).

# TIMELINE



# MID-LEVEL CAMPUS

## MIDDLE SCHOOL

- HVAC Upgrade
- 85,000 SF Addition

The estimated 2025 cost of the HVAC upgrades and addition is \$71,328,694.

	HVAC + Addition
HVAC Total Upgrade	11,328,694
Addition to accommodate 6-8	60,000,000
<b>TOTAL</b>	<b>71,328,694</b>

# MID-LEVEL CAMPUS

## JUNIOR HIGH SCHOOL

- Multiple projects for maximizing use during construction
- Repurpose for District Administration offices and Community Use of Gym and Auditorium

	Repurposing
Gym floor refinish + curtain replacement	112,500
Auditorium Seating & ADA upgrade	187,500
Auditorium stage surface upgrades	93,750
Auditorium stage ADA lift	187,500
Domestic water piping upgrades	937,500
District Administration offices	1,800,000
<b>TOTAL</b>	<b>3,318,750</b>

# CAPITAL IMPROVEMENTS

## FIVE LOCATIONS DISTRICTWIDE

- Emphasize student, staff, and community safety
- Align with maintenance plan
- Bring long-term value to district properties

Location	Upgrades / Repairs	Cost
Cottonwood	Foundation cracks, gym floor restoration	232,500
Wide Hollow	Flooring, Staff lot sidewalks, gym floor	321,869
Innovation Center	Gym floor, locker rooms floors	55,938
High School	Gym floor refinish and restripe	68,750
District	Convert existing district admin to parking	6,900,000
District	Tennis court	371,875
	<b>TOTAL</b>	<b>7,950,932</b>





# RECOMMENDATION COSTS

The committee's recommendations are estimated to cost a total of **\$141,349,895** utilizing the midpoint of construction method and including escalation.

	2025 Estimated Cost	Escalated Estimated Cost
1. Ahtanum Valley Elementary	\$38,021,531	\$44,014,675
2. Middle Level Campus		
Middle School	\$71,328,694	\$81,917,879
Junior High	\$3,318,750	\$3,841,868
3. Mountainview Elementary	\$2,371,275	\$2,371,275
4. Districtwide Capital Improvements	\$7,950,932	\$9,204,198
<b>TOTAL</b>	<b>\$122,991,182</b>	<b>\$141,349,895</b>

*If 2026 Bond then 2028 Midpoint of Construction*



# STATE MATCH (SCAP)

	Escalated Cost	Estimated SCAP
1. Ahtanum Valley Elementary	\$44,014,675	(\$18,462,570)
2. Middle Level Campus		
Middle School	\$81,917,879	(\$25,423,866)
Junior High	\$3,841,868	
3. Mountainview Elementary	\$2,371,275	
4. Districtwide Capital Improvements	\$9,204,198	
<b>TOTAL</b>	<b>\$141,349,895</b>	<b>(\$43,866,436)</b>
<b>TOTAL WITH SCAP</b>	<b>\$97,483,459</b>	

With inclusion of up to \$43,866,436 in state matching funds the recommended projects would require a Bond request of approximately  
**\$97,483,459**

# EXISTING BOND FUNDS

Committee tasked with recommending elements of the Facilities Plan that could be addressed with \$2 to \$6 million in existing Bond funds.

- \$4.9 million in Facilities Plan recommendations can be addressed
- Reduces escalation cost of these projects
- Safety-related and mechanical systems items addressed sooner
- Allows the required Bond request to be reduced

# EXISTING BOND FUNDS

Location	Project Element	2025 Cost
Junior High	Auditorium ADA compliance	468,750
	Gym floor and curtain	112,500
	Water pipe updates	937,500
Mountainview	Refresh & Upgrades	2,371,275
Cottonwood	Foundation cracks, gym floor restoration	232,500
Wide Hollow	Flooring, Staff lot sidewalks, gym floor	321,869
Innovation Center	Gym floor, locker rooms floors	55,938
High School	Gym floor refinish and restripe	68,750
District	Tennis court	371,875
	<b>TOTAL</b>	<b>4,940,957</b>

# TOTAL COST

	Escalated Cost	Estimated SCAP
1. Ahtanum Valley Elementary	\$44,014,675	(\$18,462,570)
2. Mid-Level Campus		
Middle School	\$81,917,879	(\$25,423,866)
Junior High	\$3,841,868	
3. Mountainview Elementary	\$2,371,275	
4. Districtwide Capital Improvements	\$9,204,198	
<b>TOTAL</b>	<b>\$141,349,895</b>	<b>(\$43,866,436)</b>
<b>APPLICATION OF REMAINING BOND FUNDS</b>	(\$4,542,502)	
<b>TOTAL ESTIMATED COST</b>	<b>\$92,542,502</b>	

# BOND TERM AND RATE

Tax Rates/\$1,000	2025	2026	2027
2006 HS Bond	\$0.95	\$0.86	-
2019 Apple Valley & Summitview Bond	\$0.57	\$0.68	\$0.69
2026 Proposed Bond			\$0.84
Total	\$1.52	\$1.54	\$1.53

The 2026 Proposed Bond for \$92.5 million will result in no increase in the bond tax rate.

# RECOMMENDATION

- Run a bond for \$92.5 million in Feb. 2026
- Generate \$43.8 million in matching funds
- Address facilities needs as presented:
  - Ahtanum Valley Elementary – Modernization and Addition
  - Mid-Level Campus – Expand Middle School for Grades 6-8, Upgrade HVAC, & Repurpose Junior High
  - Mountainview Elementary – Interior Refresh and Upgrades for Safety
  - Districtwide Capital Projects