



West Valley Yakima School District Long Range Facilities Planning

- Planning Committee Meeting #4
- May 6, 2025



WELCOME & INTRODUCTIONS

Dr. Peter Finch, Superintendent

- Welcome
- Introduction of Committee



PURPOSE

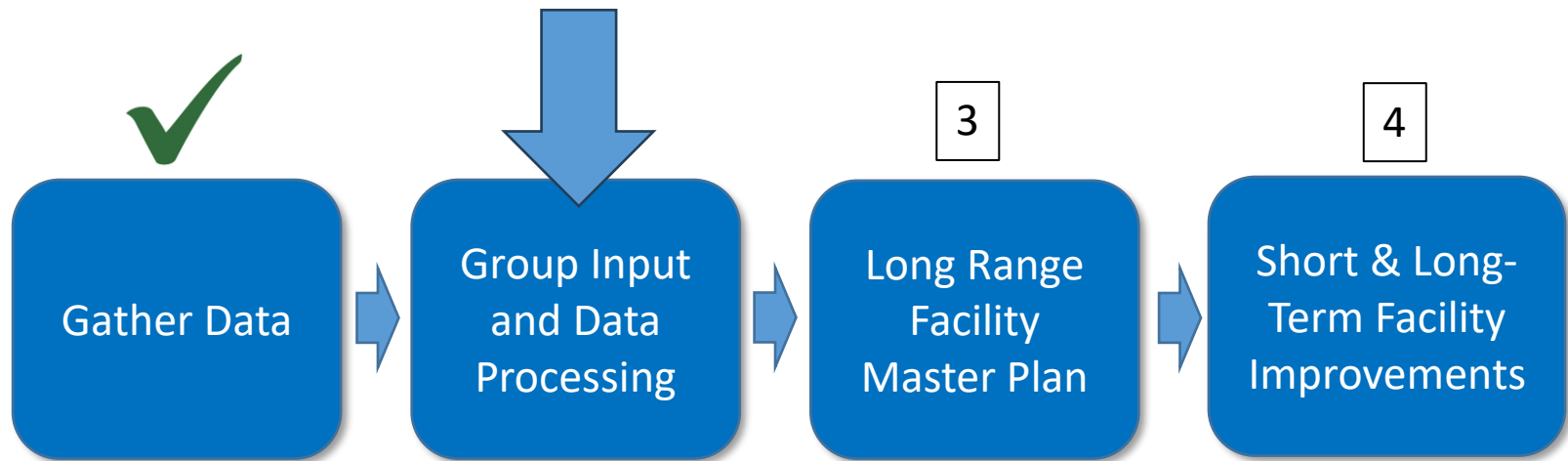
- Update the district's Long-Range Facility Plan
- Bring together a community-representative committee to review enrollment projection data as well as functional adequacy, capacity, and utilization data alongside physical condition data.
- Recommendation to the School Board

OUTCOME

An updated Long-Range Facility Plan grounded in data and educational programming and reflective of the district's progress on the previous plan.



PLANNING PROCESS



Committee Identified Priorities

1. Ahtanum Valley Elementary
2. Mountainview Elementary
3. Middle Level Campus
 - Middle School
 - Junior High



Ahtanum Valley Elementary

	Interior Upgrade	Full Modernization
Carpet (Main & Annex)	139,553	
Gym Floor restoration	45,000	
Roof (main and annex)	500,000	
Parking Lot reconfigured	1,050,000	
TOTAL	1,734,553	
Addition (6 class + cafeteria)	6,572,500	
TOTAL w/ Addition	8,307,053	
Modernization		23,724,031
Modernization w/ Addition		30,296,531

Mountainview Elementary

	Interior Upgrade	Full Modernization
Domestic water upgrades	625,000	
Front & Side parking paving	812,500	
Front sidewalk (access)	78,125	
Playground asphalt replacement	687,500	
S. playground concrete repl.	78,125	
Carpet replacement	90,025	
TOTAL	2,371,275	
Addition (6 class + cafeteria)	6,572,500	
TOTAL w/ Addition	8,943,775	
Modernization		15,304,250
Modernization w/ Addition		21,876,750



Middle School

	Interior Upgrade	Full Modernization
Gym Floor restoration	56,250	
Gym curtain replacement	25,000	
TOTAL	81,250	
HVAC Total Upgrade		11,328,694

Junior High

	Interior Upgrade	Full Modernization
Window upgrade/replacement	281,250	
Exterior Doors upgrade/replacement	156,250	
Gym floor refinish + curtain replacement	112,500	
Bathrooms Renovation	700,000	
Auditorium Seating & ADA upgrade	187,500	
Auditorium stage surface upgrades	93,750	
Auditorium stage ADA lift	187,500	
Domestic water piping upgrades*	937,500	
Interior Upgrades	14,633,750	
FF&E Replacement/Upgrade	1,875,000	
Additional Classrooms for 7 th Grade	8,000,000	
TOTAL	27,165,000	
Modernization		70,193,438

* May require addressing prior to Bond or Levy



Other Projects

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	Tennis court	371,875
	TOTAL	1,050,932

From December 2020 Long Range Plan:

Long Term (7-12 years)

District Office Replacement + Stadium and Fields Parking Improvements

Estimated cost **\$10,000,000**



Total Costs (current)

	OPTION 1	+	OPTION 2
	Interior Upgrade	Addition	Full Modernization
Ahtanum Valley	1,734,553	6,572,500	23,724,031
Mountainview	2,371,275	6,572,500	15,304,250
Middle School	81,250		11,328,694
Junior High	27,165,000		70,193,498
Cottonwood	232,500		232,500
Wide Hollow	321,869		321,869
Innovation Center	55,938		427,813
High School	68,750		68,750
District	371,875		
TOTAL	32,403,010	13,145,000	121,601,405

+

District Office + Fields Parking

\$10,000,000



Escalation Costs

Annual escalation costs of 5% for planning purposes

	Interior Upgrades	Additions	Full Modernization
2025 (baseline)	32,403,009	13,145,000	121,601,405
2026	34,023,160	13,802,250	127,681,475
2027	35,724,318	14,492,363	134,065,549
2028	37,510,534	15,216,981	140,768,826
2029	39,386,060	15,977,830	147,807,268
2030	41,355,363	16,776,721	155,197,631

Matching Funds (SCAP)

For Projects Related to the Middle School after 2026
State Match funds of up to \$31,297,902 are available

For Projects Related to the Junior High
State Match funds of up to \$34,364,494 are available

EXAMPLES

Project	Bond/District	State Match	Total Project
MS - Interior Upgrades	\$40,625	\$40,625	\$81,250
MS - Full Modernization	\$5,664,347	\$5,664,347	\$11,328,694
JH - Interior Upgrades	\$13,582,500	\$13,582,500	\$27,165,000
JH - Full Modernization	\$35,829,004	\$34,364,44	\$70,193,498



Estimated Tax Impacts

Year	Bond Rate	EP&O Rate	Current Tax / Notes
2025	1.52	1.25	2.77
2026	1.54	1.25	2.79
2027	0.69	1.50	(2/2026 renewal = + 0.25)
2028	0.69	1.50	

0.85 step down when HS bond comes off in 2027

	2027 Rate	EP&O	Total Tax
\$40MM	1.06	1.50	2.56
\$70MM	1.33	1.50	2.83
\$100MM	1.60	1.50	3.10
\$130MM	1.87	1.50	3.37

Break even with no added tax, including increase in levy

- \$65-70MM Bond

To stay under \$3.00

- \$85-\$90MM Bond



Use of Current Bond Funds

Remaining Funds from the Current Bond including state Matching Funds

- Approximately \$2,000,000 - \$6,000,000 may remain available to address this committee's priority recommendations
- Consider priority recommendations that might utilize these remaining funds to accelerate addressing the committee's overall recommendations



QUESTIONS - CLARIFICATIONS



Next Meeting

Tuesday September 16, 2025

5:30pm – 7:00pm

Junior High Library

