



School Board Meeting

February 25, 2020

unlimited possibilities



unlimited possibilities



PURPOSE STATEMENT

Ridgefield School District aspires to be the state's premier district, leveraging strong community partnerships to provide each student personalized learning experiences, opportunities, and skills that ensure success and unlimited possibilities.

QUALITY INSTRUCTION

We ensure research-based instructional practices are implemented in every classroom utilizing access to professional growth and collaboration opportunities to reflect on and improve our practices.

EDUCATIONAL PROGRAMS

We deliver a premier educational program dedicated to developing the whole child. We provide students with personalized academic and extracurricular opportunities while increasing student learning.

LEARNING ENVIRONMENTS

We strive to provide safe, well-maintained facilities with 21st century learning environments in which all students can succeed. We will maximize the availability of our facilities to support community use.

COMMUNITY PARTNERSHIPS

We create educational partnerships to promote collaboration, improve communication and provide programs for greater learning opportunities.



unlimited possibilities





Financial Update

February 25, 2020

unlimited possibilities

2019-20 Budget Update

- General Fund revenues are projected to be at 99.7% of budget.
 - District enrollment has been higher than anticipated in the budget.
 - Assessed value has increased which impacts the enrichment levy.
- General Fund expenditures are projected to be at 98.1% of budget
 - This includes the \$650,000 authorized by the Board in January for the RACC Gymnasium and commons fire system improvements.
 - District recognized cost savings from positions that were not filled.
 - Fewer out of district placements for the special education program.
 - Staff leave costs have been lower than projected for first semester.

2019-20 Capital Fund Update

- YTD Impact fee collections through January 2020 are \$1.4 million vs. \$1.1 million for YTD January 2019.
 - County activity - \$223,000
 - City activity - \$1.2 million
- Available impact fees as of January 2020 - \$5.2 million, of which \$1.5 million is currently obligated towards existing projects.

THIS RIDGE **WE** **LOVE**
and **OUR** **SCHOOLS**
FIELD

April 2020 Bond
Information Presentation – February 25, 2020

unlimited possibilities





RIDGEFIELD SCHOOL DISTRICT
UNLIMITED POSSIBILITIES

2020-21 CAPITAL PROJECTS

SCOPE & BUDGET RECOMMENDATIONS

PRESENTED BY:

R&C Management Group

Rick Yeo, Partner

Scott Rose, Senior Project Manager



RE-INTRODUCING R&C MANAGEMENT GROUP

Volume

Over \$1.5 Billion in school projects managed

Over 2 Million square feet in new and renovation projects

Recent Clients

WASHINGTON
Ridgefield
Hammond
Evergreen
Washougal
Toutle Lake

OREGON
Warrenton-

David Douglas
Gaston
Scappoose

On-Staff Diversity

Builders
Architectural
Engineering
Permitting Specialists
Accounting



PROJECT MANAGEMENT TERMS

Budgets: Informed monetary placeholders set to adequately fund known and unknown project conditions.

Estimates: Interpretations of trending market conditions compared to an in-progress design to create an anticipated bid amount.

Bids: Offered prices from contractors to build the completed design - influenced by current market conditions at exact time of bid.

Hard Costs: The contractor's bid price to provide and install the building and site improvements.

Soft Costs: All services and fees incurred by the district to prepare and permit the design documents, bid the work, inspect the construction, and to furnish the finished building and site. This includes not only contracts, but also sales tax and projected costs ("known unknowns").

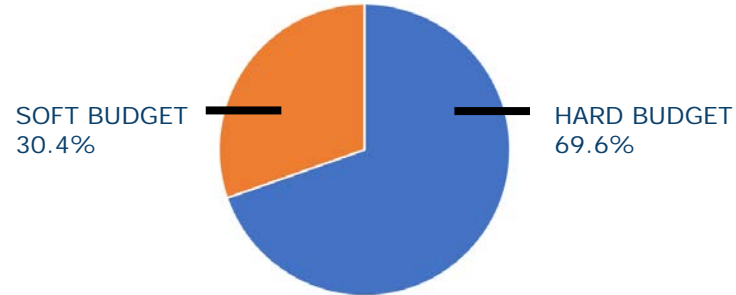
Building Work: All physical work to construct the building only. These costs are often the basis for "cost per square foot" references.

Site Work: All physical work on the district's site, except the building itself.

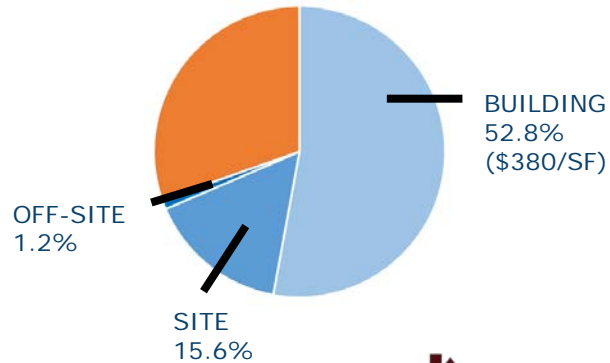
Off Site Work: All physical work not on the District's site but required by local jurisdictions and utility companies.



RIDGEFIELD'S NEW ELEMENTARY BUDGET

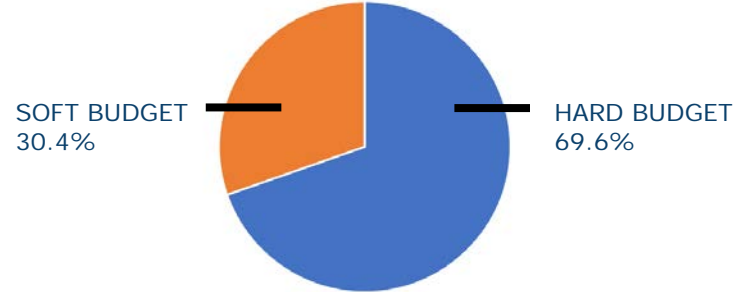


HARD BUDGET

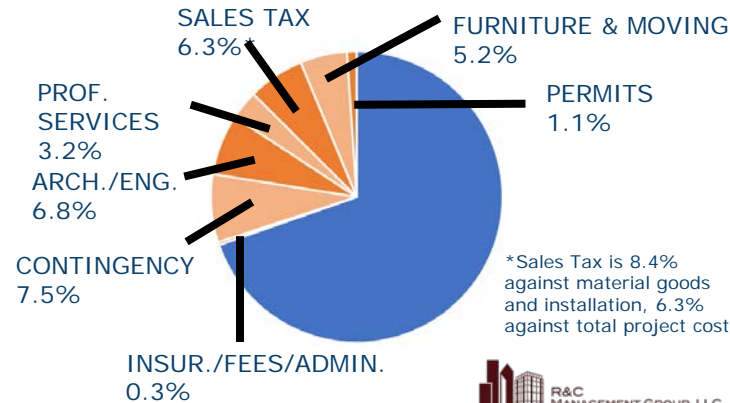




RIDGEFIELD'S NEW ELEMENTARY BUDGET



SOFT BUDGET





R&C MANAGEMENT GROUP
RECOMMENDATIONS

RIDGEFIELD - NEXT STAGE SCOPE

New Elementary School

Elementary Playground Improvements for Inclusion
and Accessibility (South Ridge & Union Ridge)

Intermediate / Middle School Site Purchase

Early Design for Intermediate & High School Projects

RIDGEFIELD - NEXT STAGE BUDGET

\$58.465 Million:

LOCAL BOND - \$40.465 Million

STATE MATCH - \$12.3 Million

IMPACT FEES - \$5.7 Million



CONSIDERATIONS FOR
RIDGEFIELD'S NEW ELEMENTARY BUDGET

Professionally updated estimate reflecting the current market & completed design

Evergreen 2019 Bids & 2020 Bids:

Reduced inflation rate from 2019 to 2020

Remaining volatility:

January 2020 – 6 bidders

February 2020 – 3 bidders & 5% cost/sf increase

Partnerships and negotiations to waive signaled intersection & refine off-site costs

Permit reviews now complete, so estimating contingency reduced to reflect less unknowns.

Spring 2020 funding minimizes inflation & retains state matching dollars.

RECOMMENDATION FOR
RIDGEFIELD'S NEW ELEMENTARY BUDGET

Reconciliation of all known data by professionals that live it every day.



RIDGEFIELD SCHOOL DISTRICT
UNLIMITED POSSIBILITIES



| 2020 Bond Program

- New 75,000 square foot K-4 Elementary School that will open as a K-6 School
- Accessible and inclusive playgrounds at South Ridge Elementary School and Union Ridge Elementary School
- Land purchase for future 5th-6th Grade Intermediate & 7th-8th Grade Middle School Complex
- Early design for Intermediate School and RHS project (vocational education building and general education classrooms)

| 2020 Bond Program

- Cost \$58,465,000
- Revenue \$58,465,000
 - Local \$40,465,000
 - State Assistance \$12,300,000
 - Impact Fees \$5,700,000
- Tax rate \$0.34/\$1000 of assessed value
- For a home valued at \$466,000 the tax impact is \$158.44 annually, or \$13.20 monthly.

Projected Tax Rates

Key Inputs

- Bond election date:
 - April 2020
- Bond Authorization:
 - \$40,465,000
 - 21 year maximum term
- Operating levy
 - \$1.50/\$1,000
- Assessed value growth:
 - 2020 11.77% (Actual)
 - 2021: 6.00%
 - 2022: 5.00%
 - 2023 and later: 4.00%
- Bonds are sold in one series to meet construction cash flow needs
- Interest rates
 - 2020 Issue: Current rates +.25%
- Bond payments are structured to minimize tax rate impact

| Summary of Analysis

Election Date	April 28, 2020
Bond Authorization Amount	\$40,465,000
Bond Sale Date/Amount – June 1, 2020	\$40,465,000
Maximum Bond Term	21 Years
2020 Total Tax Rate	\$3.35
2021 Total Tax Rate (Projected)	\$3.69
Projected Change in Tax Rate	\$0.34
Median Home Value	\$466,000
Projected Cost Per Year	\$158.44
Projected Cost Per Month	\$13.20

| The Truth On Property Taxes

Tax Rate Comparison for two homes in the Ridgefield School District (2013-2020)

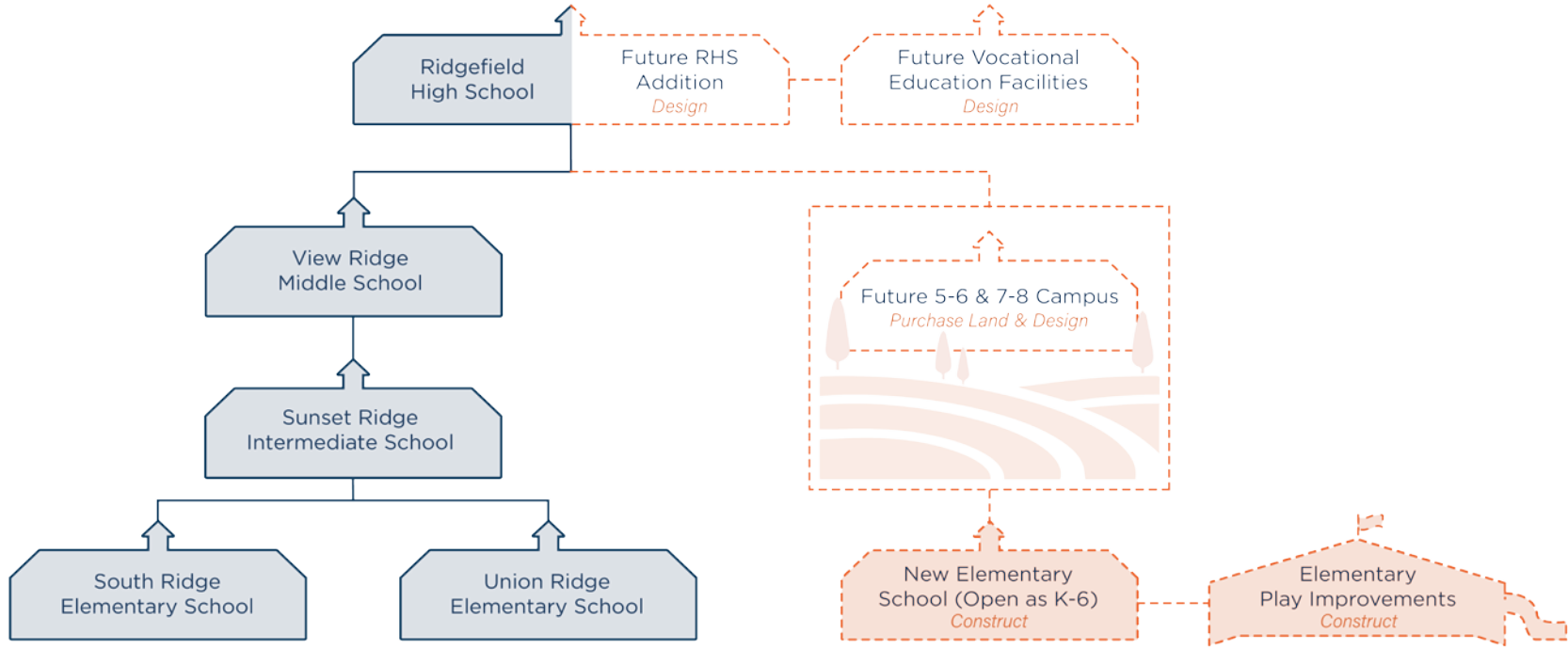
Property	2013	2014	2015	2016	2017	2018	2019	2020
City	\$11.79	\$11.27	\$10.64	\$10.18	\$9.76	\$11.53	\$9.95	\$10.05
County	\$12.71	\$12.04	\$11.32	\$10.81	\$10.34	\$12.10	\$10.47	\$10.59

The Truth On Property Taxes

K-12 Clark County School District 2020 Tax Rates

School District	Tax Rate / \$1000 Assessed Valuation
Camas	\$5.56
La Center	\$4.41
Washougal	\$4.10
Evergreen	\$3.79
Hockinson	\$3.40
RIDGEFIELD	\$3.35
Vancouver	\$3.34
Battle Ground	\$3.08

Envisioning the 2020 Bond





School Board Meeting

February 25, 2020

unlimited possibilities