



**LYNDEN SCHOOL DISTRICT  
CAPITAL FACILITIES PLAN**

UPDATED JUNE 2023

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## Chapter 1- Purpose and Background

The Lynden School Board directed Superintendent VanderYacht in the fall of 2022 to review the district's short- and long-term capital facility needs. A 23-member committee composed of community and staff members was convened in November 2022 to review the work of previous facility planning committees and make recommendations to update district plans based on current information. The committee's recommendations were presented to the school board on January 26, 2023, and included the following recommendations:

- Confirm and communicate a Long-Range Capital Facilities Plan that outlines district needs for current and future capital projects.
- Establish a Bond Planning Task Force (BPTF) made up of a broader community of stakeholders to determine a prioritized list of capital facility projects and the tax rate implications of bond measures at various amounts to make a final recommendation for a Board Resolution in the future.

The purpose of this Capital Facilities Plan is to provide an inventory of current Lynden School District capital facilities, identify future school capital facility needs based upon projected student enrollment through 2031 (Flo Analytics) with a long term look at enrollment through 2040 (LSD Finance & Operations) in relation to facility needs. Components of the Capital Facilities Plan are summarized in the list below.

1. An inventory of existing capital facilities owned public entities, showing the locations and capacities of the capital facilities.
2. A forecast of the future needs for such capital facilities.
3. The proposed locations and capacities of expanded or new capital facilities.
4. A requirement to reassess the land use element if probable funding falls short of meeting existing needs and to ensure that the land use element, capital facilities plan element, and financing plan element with the capital facilities plan element are coordinated and consistent.

To fulfill these purposes, this Capital Facilities Plan is organized into the following sections:

- Executive Summary
- School District Description
- Inventory of School District Capital Facilities
- Level of Service Analysis
- Improvement Projects
- Contingency Plan
- Enrollment Trends (Appendix B)
- School District Map (Appendix A)

## Chapter 2- Executive Summary

The Lynden School District provides public education services for students in Lynden and the surrounding agricultural and rural areas. This Capital Facilities Plan provides an overview of the School District's existing facilities, future needs, planned improvements and financing methods. The Capital Facilities Plan should be reviewed and updated minimally on a biennial basis.

The School District currently operates six schools in Lynden. Five schools are housed in District-owned facilities and one school is located in a leased facility. Additional programs such as pre-school and community Transitions (ages 18-21) are housed in the district owned facilities. This Capital Facilities Plan analyzes the District's capability to serve projected student populations in the years to come. The results indicate that, pending proposed bond approval, with planned capital improvements, and the ability to utilize portables, if necessary, the District will have sufficient classroom space to house the projected students in the District throughout the planning period (until 2040). It is anticipated that by the 2035/2036 school year, or the elementary school population reaches 1,600 students, planning should begin for a fourth elementary school.

A bond will be necessary to be approved by voters. A Study & Survey was completed in 2022 and identified the debt capacity of approximately \$150 million. Currently the state's School Construction Assistance Program (SCAP) funding is anticipated to be approximately \$18.5 million for High School unhoued & modernization or replacement for capital improvements and \$4.3 million for Elementary school modernization.

## Chapter 3- School District Description

Lynden School District No. 504 provides public school services to approximately 3,500 in Pre-kindergarten through age 21 in Whatcom County. The District operates one high school, one middle school, and three elementary schools. The District offers alternative learning experience opportunities through its parent partnership program, Lynden Academy, which serves approximately 400 students, meets in leased space in Lynden. The District operates a developmental pre-school program of approximately 80 students and a community transitions program of 6 to 10 students at the Main Street Campus facility.

An elected, five-member Board of Directors governs the District. The Board appoints a superintendent to oversee the District’s daily operations as well as its approximately 490 employees. For fiscal year 2021/2022, the District had general fund expenditures of approximately \$56.7 million.

The Lynden School District provides public education services for students in the City of Lynden and surrounding areas. In the last decade, school enrollment has increased by approximately 18.30% and the total population residing with the District has increased by almost 18.37%. School enrollment statistics are shown below.

	<b>2012 Estimate</b>	<b>2022 Estimate</b>	<b>Change</b>	<b>Percentage Change</b>
<b>Lynden School District Enrollment</b>	2,705	3,200	495	18.30%
<b>Total Population</b>	17,746	21,006	3,260	18.37%
<b>Land Area (sq. miles)</b>	68.53	68.53	0	0

Source: Lynden School District, US Census & State office of Financial Management

## Chapter 4- Inventory of School District Facilities

The Lynden School District owns and maintains three elementary schools, a middle school, a high school, program space for community Transitions (ages 18-21), and pre-school (ages 3-4). Information regarding these existing schools and facilities is provided below.

### Classroom Analysis

Building Name	Total Building Area	Number of Classrooms	Avg. Number of Students per classroom	School Building Capacity with 100% occupancy per classroom	Actual 22/23 School Year Attendance Numbers	Avg. Sq. Foot per student	State Median Avg. Sq. Ft. per student	Federal Median Avg. Sq. Ft per student
Isom Elementary	51,810	22	20	440		118	115	135
Isom Portables	6,656	8	20	160		42		
<b>Total</b>	<b>58,466</b>	<b>30</b>		<b>600</b>	<b>426</b>	<b>97</b>		
Vossbeck Elementary	58,145	22	20	440		132	115	135
Vossbeck Portables	6,656	8	20	160		42		
<b>Total</b>	<b>64,801</b>	<b>30</b>		<b>600</b>	<b>482</b>	<b>108</b>		
Fisher Elementary	72,078	29	20	580	487	124	115	135
Middle School	124,093	42	20	840	721	148	148	176
High School	121,628	37	20	740		164	173	179
High School Portables	7,488	9	20	180		42		
<b>Total</b>	<b>129,116</b>	<b>46</b>		<b>920</b>	<b>906</b>	<b>140</b>		
Proposed High School Plan	207,348	62	20	1,240		167	173	179

Portable classrooms are identified in the above classroom analysis. Typically, portable classrooms are not counted as “instructional area” by OSPI as they considered temporary in nature. Portables are typically used as a bridge to support the school until such time as a new addition or a new school is constructed.

The District also operates the Lynden Academy (K-12 enrollment of approximately 400 students), which is a parent partnership program working with families in an alternative learning experience for their children. Lynden Academy utilizes leased space at the former City Bible Church on Main Street.

The Community Transitions program serves students ages 18-21 who are working to develop independent living skills and is operated at the Main Street Campus facility.



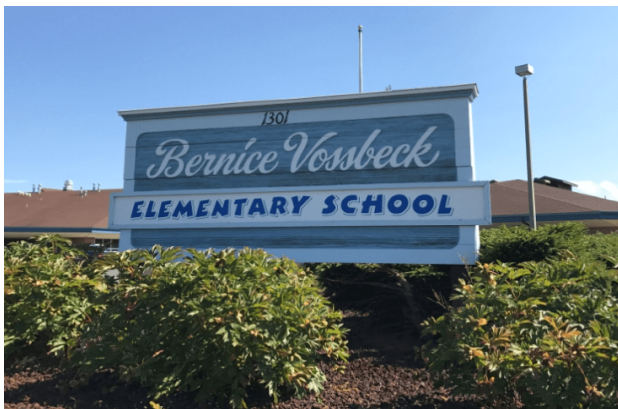
**Isom Elementary School**

8461 Benson Road  
Built in 1989  
51,810 sq. feet  
12.41 acre site  
K- 5<sup>th</sup> grades



**Fisher Elementary School**

501 N 14<sup>th</sup> Street  
Built in 2017  
72,078 sq. feet  
14.05 acre site  
K- 5<sup>th</sup> grades



**Bernice Vossbeck Elementary School**

1301 Bridgeview Drive  
Built 1997  
58,145 sq. feet  
9.06 acre site  
K – 5<sup>th</sup> grades



### **Lynden Middle School**

8750 Line Road  
Built in 2018  
124,093 sq. feet  
30 acre site  
6<sup>th</sup> – 8<sup>th</sup> grades



### **Lynden High School**

1201 Bradley Road  
Built in 1980  
Additions in 1993 and 2002  
121,628 sq. feet  
37.3 acres  
9<sup>th</sup> – 12<sup>th</sup> grades



### **Lynden Academy**

1986 Main Street  
10- year lease runs through 2029  
K – 12<sup>th</sup> grades





**Community Transitions**

Housed at District Office  
 516 Main Street  
 Ages 18-21



**Preschool Program**

Housed at District Office  
 516 Main Street  
 Ages 3-4

**Building Condition Scores 2021-2022**

School	Year of Construction	Square Footage	Score
LHS- Main Bldg.	1980	87,523	60.76
LHS- 200 Bldg.	1993	9,082	61.73
LHS- 300 Bldg./Shops	1980	28,301	61.98
LMS	2018	124,093	98.87
Vossbeck	1997	58,145	78.83
Isom	1989	51,810	72.27
Fisher	2017	72,078	98.13

Building scores are based on OSPI rating system. Each component of the building is given a score of Excellent, Good, Fair, Poor, or Unacceptable rating. Each building component is also given an Importance Factor. For example, door hardware would be given a lower importance factor than foundations, and a building foundation would be much more difficult to repair or replace.

## Chapter 5- Level of Service Analysis

A level of service analysis examines the ability of a school district to provide adequate classroom space for students the District serves. The analysis includes both the current and future conditions. The level of service analysis for 2022/23 is shown below.

Note: Design capacity is the capacity for which the school was designed for the educational programs at the time the school was constructed. The projected enrollment is based on an average projection between estimates by Flo Analytics & LSD Finance & Operations found on Page 14 and 15.

### Level of Service Analysis 2022/2023

	Design Capacity	Students	Capacity Surplus
K – 5 <sup>th</sup> Grades	1,300	1,395	-95
6 <sup>th</sup> – 8 <sup>th</sup> Grades	840	721	119
9 <sup>th</sup> – 12 <sup>th</sup> Grades	740	906	-166
<b>Total</b>	<b>2,880</b>	<b>3,022</b>	<b>-142</b>
<i>Note: Enrollment capacities for Fisher Elementary, Lynden Middle School, and Lynden High School. (Exclude portables at Vossbeck, Isom &amp; High School)</i>			

The level of service analysis for the six-year planning period through 2030/2031 and the 20-year planning period through 2040 are shown in the following tables.

### Level of Service Analysis 2030/2031 Enrollment Compared to Current Capacity

	Design Capacity 2022-2023	Student 2030-2031	Capacity Surplus
K – 5 <sup>th</sup> Grades	1,300	1,531	-231
6 <sup>th</sup> – 8 <sup>th</sup> Grades	840	790	50
9 <sup>th</sup> – 12 <sup>th</sup> Grades	740	1,070	-330
<b>Total</b>	<b>2,880</b>	<b>3,391</b>	<b>-511</b>
<i>Note: Enrollment capacities for Fisher Elementary, Lynden Middle School, and Lynden High School. (Exclude portables at Vossbeck, Isom &amp; High School)</i>			

**Level of Service Analysis  
2040 Enrollment Compared to Current Capacity**

	<b>Design Capacity 2022-2023</b>	<b>Student 2040</b>	<b>Capacity Surplus</b>
K – 5 <sup>th</sup> Grades	1,300	1,700	-400
6 <sup>th</sup> – 8 <sup>th</sup> Grades	840	900	-60
9 <sup>th</sup> – 12 <sup>th</sup> Grades	740	1,250	-510
<b>Total</b>	<b>2,880</b>	<b>3,850</b>	<b>-970</b>
<i>Note: Enrollment capacities for Fisher Elementary, Lynden Middle School, and Lynden High School. (Exclude portables at Vossbeck, Isom &amp; High School)</i>			

It is projected that classroom capacity will need to be expanded to provide instructional space over the 20-year planning period, as shown above. Capacity projects to meet these needs are presented in Chapter 6 for the 5-10 year, and Chapter 7 for the 10-20 plan.

The District intends to be a good steward of the financial resources provided by the community for education. This means that the District must maintain flexibility to address changing conditions as they occur over the 20-year planning period. The District recognizes the need to consider adding classroom and educational space if student enrollment growth exceeds projections. The District would likely meet the need by adding portable classrooms to address any deficits in classroom space. It should be noted that portable classrooms are not counted as “instructional area” by OSPI as they are considered temporary in nature. Portables are typically used as a bridge to support the school until such a time as a new addition or a new school is constructed. It must be emphasized that it is difficult to project student enrollment 20 years from now. The District will continually monitor enrollment figures to ensure that adequate classroom space is provided for the students of the District.

This is especially true considering changing demographics and educational options such as Alternative Learning Programs, the Running Start programs at Whatcom Community College and Bellingham Technical college, and online classes. Therefore, current student enrollment figures will be monitored on a regular basis to determine if future enrollment projections should be reevaluated.

## Chapter 6- Long Range Facilities Plan

### 5 – 10 years

The 5-10 year Long Range Facilities Plan is generally described as follows:

#### **Lynden High School Renovate Gym and Construct New School:**

The current High School was designed for 800 students, and currently has an enrollment of 870 students in the 21/22 school year. Enrollment projection for the year 2026 is 1,011 and projections for 2031 at 1,199. In anticipation of this projected growth, and for other reasons outlined below, it is recommended the District construct a new High School building to house 1,140 students.

It is recommended that the existing gym be renovated, and a new high school be built on existing Bradley Road property. Improvements are needed to accommodate building systems obsolescence and wear, and to better accommodate the teaching/learning program. The practical capacity of this school is very limited. Overcrowding in traditional academic areas and core facilities is a significant issue and needs to be addressed. Though the overall area exceeds the amount of space allocated by OSPI for the student population, the space devoted to classrooms, student resources, administration and other core facilities is deficient. School Security is a concern at the existing school, as all of the existing classrooms have exterior access doors. This creates difficulty in managing access and controlling responses. The new school will be designed to have limited main entry points with access control features. It is essential that the new school has a large commons area/central entry, collaboration spaces and interior circulation corridors. It is strongly recommended a new performing arts center be provided at the high school to replace Judson Hall for school district and community presentations and use.

#### **Isom Elementary School Improvements:**

Improvements are recommended as follows:

- Address building systems/components obsolescence and wear
  - Replace roofing.
  - Replace existing HVAC systems.
  - New floor coverings.
- Playground & parking lot improvements.
- Renovations are recommended to better facilitate programmatic changes to the educational program. This includes renovations to existing classrooms to meet the needs of early childhood programs, collaborative learning spaces, specialized services, and core restroom facilities. Creating spaces to better serve these uses will increase the functional use of the school.
- A six (6) classroom addition, cafeteria expansion, expansion of the existing gym and new covered play area are recommended to reduce the dependency of the existing portable classrooms and provide common areas matched to size of enrollment.

### **Bernice Vossbeck Elementary School Improvements:**

Improvements are recommended as follows:

- Address building systems/components obsolescence and wear
  - Replace roofing.
  - Replace existing HVAC systems.
  - New floor coverings.
- Playground & parking lot improvements.
- Renovations are recommended to better facilitate programmatic changes to curriculum for specialty programs such as the TK program which was added to the elementary school. This includes renovations to existing classrooms to better house the Transitional Kindergarten & Early Learning programs, including additional de-escalation rooms, break-out/tutoring rooms and core restroom facilities. Creating spaces to better serve these uses will increase the functional use of the school.
- A six (6) classroom addition and cafeteria expansion are recommended to reduce the dependency of the existing portable classrooms and provide common areas matched to size of enrollment.

### **Fisher Elementary School Improvements:**

- Recommend security camera and access control improvements to maintain at highest industry standard.
- Recommend playground improvements.

### **Lynden Middle School Improvements:**

- Recommend HVAC system improvements to provide cooling to upper floor library and classroom spaces.

### **Lynden School District Facilities:**

- Recommend decommission of Judson Hall or seek community partnerships if new theater is constructed at the high school site. If not decommissioned, there will be a need to spend a considerable amount to upgrade and modernize this facility.
- Existing gymnasiums at the Main Street campus are anticipated to remain. The committee recommends the school district review the cost of ownership vs. revenue. These buildings will need ongoing maintenance.
- Recommend conversion of the old gymnasium into district Warehouse.
- The Transportation Department facilities located at Fisher Elementary school site should be studied as part of the next Capital Facilities Plan review.

### **Lynden Academy (K-12):**

The current lease expires at the 1986 Main Street site in 2029. The site has capacity for approximately 300 students. This is a very popular program and there is currently a waitlist for students who are wanting to enroll in the program. Existing building capacity limits the

number of students that can be accepted. Leading up to 2029, it is recommended that the board look into future possibilities of securing a long-term lease or purchase this property. Future renovation and expansion possibilities should be investigated to better facilitate and expand the Lynden Academy program.

**Fourth Elementary Site:**

With a long-term goal to reduce the number of portable classrooms at Isom and Bernice Vossbeck Elementary schools, and to accommodate future growth, it is recommended that a new fourth elementary school be considered once the elementary school population at three traditional schools reaches 1,600 students. Site considerations should be reviewed. If the current site south of the current Middle School is preferred, then there are no cost implications. If a different site is desired there would need to be site acquisition costs that would need to be allocated.

## **Chapter 7- Long Range Facilities Plan 10-20 years**

The 10-20 year Long Range Facilities Plan is generally described as follows:

### **Fourth Elementary School:**

It is anticipated that by the 2035/2036 school year, when the elementary school student population reaches 1,600 students, planning should begin for the fourth elementary school. It is anticipated that by the 2039/2040 school year, there could be 1,600-1,800 students in the elementary grades. This would alleviate the overcrowding at Isom and Vossbeck and eliminate the need for portable classrooms. It is recommended to construct the new elementary school on the existing property owned by the district at the existing Middle School site on Line Road. Re-districting would be needed to ensure equal distribution of students to all four schools.

### **Bernice Vossbeck & Isom Elementary School Improvements:**

It is anticipated that by 2039-2040 school year, replacement or complete renovations/modernizations to areas not completed in the 5-10 year renovations would be needed at both elementary schools.

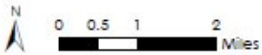
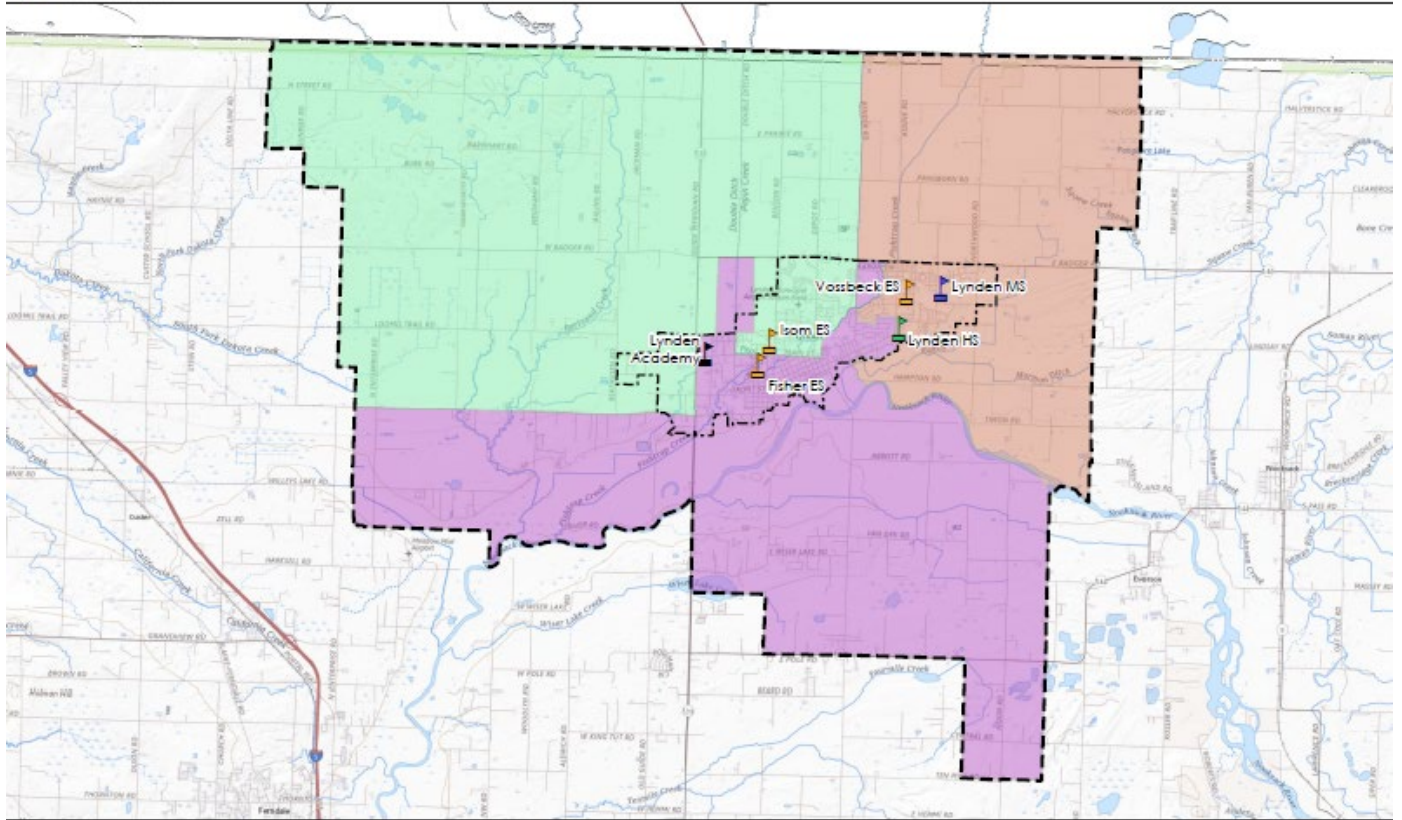
### **Future School Property- West Lynden**

In anticipation of future needs beyond 2040, there should be consideration for additional school property on the west side of Lynden. Discussion on acquisition of property should begin soon as development will be occurring in the near future.

# Appendix A School District Map



## District Overview



- |  |  |
|--|--|
| <p><b>School Locations</b></p> <ul style="list-style-type: none"> <li> ES</li> <li> MS</li> <li> HS</li> <li> Other</li> </ul> | <p> Lynden City Limits</p> <p> District Boundary</p> <p><b>Elementary School Attendance Areas</b></p> <ul style="list-style-type: none"> <li> Fisher ES</li> <li> Isom ES</li> <li> Vossbeck ES</li> </ul> |
|--|--|

**Figure 1**  
2022-23 to 2031-32 Enrollment Forecasts:  
Based on October 2021 Enrollment

Lynden MS and Lynden HS serve the entire district.



**Appendix B**  
**Enrollment Summary- Flo Analytics**

**Figure 20: Building Attendance Enrollment Forecasts by School/Program**

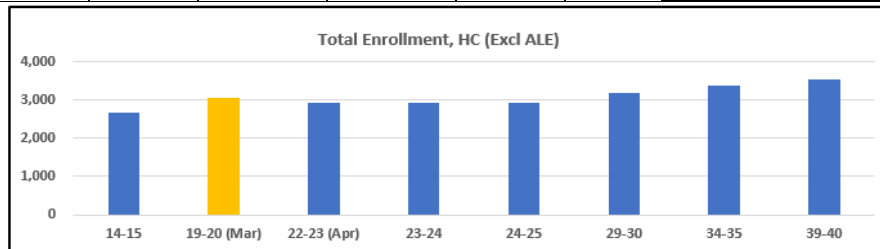
<b>Building Attendance</b>							
<b>Building</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2031</b>
Fisher Elementary	472	484	487	486	488	489	499
Isom Elementary	412	405	426	436	435	447	535
Bernice Vossbeck Elementary	442	469	482	484	502	507	514
Lynden Middle School	654	666	721	739	757	759	871
Lynden High School	870	918	906	931	984	1,011	1,199
Lynden Academy MS	100	96	96	96	96	96	96
Lynden Academy HS	100	120	120	120	120	120	120
<b>K-12</b>	<b>3,260</b>	<b>3,340</b>	<b>3,419</b>	<b>3,472</b>	<b>3,563</b>	<b>3,610</b>	<b>4,015</b>

Lynden Monthly Enrollment Report (P223 Headcount) October 2021-2022 enrollment and FLO 2022-2023 to 2031-2032 enrollment forecasts (medium-growth, or preferred, scenario). Enrollment values exclude students attending full-time Running Start and PS. Slight differences may exist between the grade group total reported above and the value reported in the “Building Attendance Enrollment Forecasts by Individual Grade” figure. This is due to rounding during the allocation of students to schools/programs.

## Appendix C

### Enrollment Summary- LSD Finance and Operations 22/23 Forecasting

Lynden School District- Finance & Operations- 2022/2023								
Operations (Facilities Task Force)								
Enrollment, Design Capacity, Focus for Team								
Exhibit A3								
Enrollment, K-12	14-15	19-20 (Mar)	22-23 (Apr)	23-24	24-25	29-30	34-35	39-40
Isom Elementary	452	531	412	412	408	490	573	604
Designed Capacity	440	440	440	440	440	440	440	440
Above (Below) Capacity	12	91	(28)	(28)	(32)	50	133	164
# Classrooms	25	25	25	25	25	25	25	25
# Portables in Use	8	8	8	8	8	8	8	8
Enrollment, K-12	14-15	19-20 (Mar)	22-23 (Apr)	23-24	24-25	29-30	34-35	39-40
Vossbeck Elementary	435	548	456	451	448	493	524	555
Designed Capacity	440	440	440	440	440	440	440	440
Above (Below) Capacity	(5)	108	16	11	8	53	84	115
# Classrooms	24	24	24	24	24	24	24	24
# Portables in Use	8	8	8	8	8	8	8	8
Enrollment, K-12	14-15	19-20 (Mar)	22-23 (Apr)	23-24	24-25	29-30	34-35	39-40
Fisher Elementary	381	459	517	527	535	531	500	469
Designed Capacity	580	580	580	580	580	580	580	580
Above (Below) Capacity	(199)	(121)	(63)	(53)	(45)	(49)	(80)	(111)
# Classrooms	30	30	30	30	30	30	30	30
# Portables in Use	0	0	0	0	0	0	0	0
Enrollment, K-12	14-15	19-20 (Mar)	22-23 (Apr)	23-24	24-25	29-30	34-35	39-40
LMS	596	706	666	703	712	741	804	836
Designed Capacity	840	840	840	840	840	840	840	840
Above (Below) Capacity	(244)	(134)	(174)	(137)	(128)	(99)	(36)	(4)
# Classrooms	38	38	38	38	38	38	38	38
# Portables in Use	0	0	0	0	0	0	0	0
Enrollment, K-12	14-15	19-20 (Mar)	22-23 (Apr)	23-24	24-25	29-30	34-35	39-40
LHS	791	822	861	847	837	925	973	1,063
Designed Capacity	740	740	740	740	740	740	740	740
Above (Below) Capacity	51	82	121	107	97	185	233	323
# Classrooms	39	39	39	39	39	39	39	39
# Portables in Use	9	9	9	9	9	9	9	9
Total Enrollment, HC (Excl ALE)	2,655	3,066	2,912	2,939	2,940	3,180	3,374	3,527
Enrollment, Other								
ALE, Total	193	301	409	390	390	390	390	390



Lynden Academy lease expiring in 2029

School(s) above design capacity per projection or actual (LHS)