

## Timeline for Development of District Property for Teacher Housing

- ❖ **1990:** Board purchases 2.39 acre parcel from Margaret Cameron for \$26,000. The parcel was adjacent to the Shaw Island Library on Ben Nevis Loop. The minutes from November 13, 1990 state that the land “will be used by the school for a playing field, open space, and/or expansion as needed”.
- ❖ **1990-1992:** Expanding the school was approved and the second classroom/kitchen room was built.
- ❖ **1995-1998:** Boards continued to look into using the property, possibly as a playground, going so far as to have the property appraised, assessed by a landscape architect, and then by an excavator.
- ❖ **2001:** At the April 10, 2001 meeting, a board director requested the board consider developing the property for teacher housing. The board directed staff to talk with the county. Additionally, staff was directed to have a well drilled and to have a septic plan and a site plan prepared. The following is from the July 17, 2001, minutes:

### **BUSINESS MANAGER’S REPORT**

The business manager gave the board a breakdown of the costs involved for site prep, septic system, power and water on the vacant parcel owned by the district. Along with this report the board also received a comparison of the reserve fund, by year, since 1985. She also noted that any monies the board might transfer to the capital projects fund to build a rental house for a teacher could never go back into the general fund to run the school if the property were sold at a later date. Annette Smith also prepared for the board an analysis of the construction costs, monthly cost of ownership, and minimum monthly rent needed to recover those costs. After further discussion the board decided to table the project for the present time.

- ❖ **2002:** The board began discussions with Representative David Quall and OSPI concerning rental proceeds from a district owned teacherage. The board continued to discuss teacher housing that year, culminating with the motion below at the September 17, 2002 meeting:

### **GENERAL**

The Board and staff discussed at length the building of a teacher cottage. Projected capital costs and the estimated ongoing costs of ownership were reviewed.

*Phil moved that the board commit to building a teacher residence in order to address the lack of affordable housing on the island for our teachers, with the condition that a law be passed allowing investment and income from this project to pass back into our general fund. Jody seconded and the motion passed unanimously.*

- ❖ **2003:** The board continued to work with Representative Quall and OSPI, including traveling to Olympia during the legislative session. Their work culminated with the following Washington State Law:

 [RCW 28A.335.240](#)

### **Schoolhouses, teachers' cottages—Purchase of realty for district purposes.**

(1) The board of directors of a second-class school district shall build schoolhouses and teachers' cottages when directed by a vote of the district to do so and may purchase real property for any school district purpose.

(2) The board of directors of a second-class nonhigh school district that is totally surrounded by water and serves fewer than forty students also may authorize the construction of teachers' cottages without a vote of the district using funds from the district's capital projects fund or general fund. Rental and other income from the cottages, including sale of the cottages, may be deposited, in whole or in part, into the school district's general fund, debt service fund, or capital projects fund as determined by the board of directors.

- ❖ **2004:** The board continued to discuss teacher housing.
- ❖ **2005:** The board began the process of trading the parcel on Ben Nevis Loop owned by the district with a parcel on Blind Bay Road owned by the San Juan Preservation Trust.
- ❖ **2006:** After over a year of working on the project, a boundary line modification was approved leaving the district with the parcel it currently owns on Blind Bay Road. In the March 20, 2006 minutes, the following motion is recorded:

**GENERAL**

The board and staff met to further discuss options for developing the parcel the district obtained through a boundary line modification with the San Juan Preservation Trust. Prior to discussion those present walked the site to become more familiar with the property.

Options discussed for the property included a teacher cottage, playfield, preschool, and a possible future school site if we outgrew our present site.

*Ron moved to proceed with planning for both playfield and teacher's cottage with priority given to a teacher's cottage. Phil seconded and motion carried.*

It was decided to set up a planning committee composed of Annette, Phil, Joanne, Diane, Chris and Carolyn to gather estimates and material in order to make a recommendation to the board. While Annette is out of the country Ron will take her place.

Throughout 2006, the board continued with the process to build teacher housing, including having a planning subcommittee, obtaining a septic design and permit, obtaining an estimate from OPALCO, and sending a well filing fee to the Department of Ecology. The following is from the December 12, 2006 minutes:

**BUSINESS MANAGER'S REPORT**

The planning committee for the teacher cottage met previous to the board meeting. A subcommittee consisting of Bill Reeve, Phil Deane and Annette Smith has formed to research, in depth, the building choices. The planning committee recommended that the board proceed with having the well drilled.

*Bill moved to proceed with having the well drilled. Terri seconded and motion carried.*

April 18, 2006 Minutes:

**BUSINESS MANAGER'S REPORT**

The planning committee met prior to the board meeting to discuss what information Diane had obtained regarding building a teacher cottage. Their discussion was shared with the board. The board asked the planning committee to develop a proposed plot plat of the property for the board to review at the May board meeting. The plot plan would include the location of a proposed teacher cottage and a play field.

- ❖ **2007:** Discussion on teacher housing continued.

**February 28, 2007 minutes:**

**DISCUSSION OF COSTS RELATED TO TEACHER COTTAGE PROJECT** – Bill Reeve and Diane Dallas lead the Board in a discussion reviewing the history of the land development project. Further review and action will take place at the March 13, 2007 Regular School Board meeting.

**March 13, 2007 Minutes:**

**BUSINESS MANAGER'S REPORT**

Bill outlined the discussion which had taken place at the special board meeting on February 28<sup>th</sup> with regard to developing the vacant parcel owned by the school. The board, along with Carolyn and Diane, had reviewed the history of purchasing the first piece of property, the quest for a playfield, either on leased land or on our property, and the need for housing for teachers. In the end, it was the consensus of the board that, though there is a need for housing, the legal aspects of being a landlord and the drain on the districts cash reserves were the deciding factors in the decision to not proceed with building a teacher cottage. It was decided to explore other options for the property that would benefit the island youngsters.

❖ **2008**

As part of Five-Year Capital Projects Plan, the transferred funds from the Capital Fund to the General Fund.

**May 14, 2008 Minutes:**

A discussion of use of property and the funds that were set aside for the site, in the Capital Projects Funds took place. It was decided not to do anything further to the property and to return Capital Projects funds to the General Fund. A resolution was written regarding these decisions. *Ron moved that Resolution 2008-01 be approved as written. The resolution was passed unanimously.*

❖ **2022:**

**January 18, 2022 special board meeting:**

It was decided to look into the feasibility of teacher housing on the school owned property: 2.27 acres; Tax Parcel #262834006000.



**March 15, 2022:**

Superintendent McVeigh started the process by putting out a request for proposals to find an architectural firm to develop a conceptual plan for teacher housing.

**May 17, 2022 regular board meeting:**

Superintendent McVeigh led a discussion on the two proposals for Shaw teacher housing which had been received, lessons learned from the Lopez Village housing project, and financing options and

opportunities. Board approved contracting with PBW Architects for a Shaw Teacher Housing Conceptual Plan (to include site analysis, floor plans, site plan, and one 3-D view to aid in fundraising) not to exceed \$25,000.

**July 22, 2022 special board meeting:**

Board and Superintendent McVeigh discussed funding options, types of housing, permitting, and community support.

**August 16, 2022 regular meeting:**

Board approved survey proposal.

**September 13, 2022 regular meeting:**

The board and Superintendent McVeigh discussed email from Shaw Island Library to explore the library sharing well and septic system with the district's parcel. Consensus was to schedule a meeting to present the project to the public.

**November 17, 2022 special board meeting:**

PBW Architect presented initial conceptual plans for Shaw teacher housing. Just prior to the meeting, the architects heard from San Juan County that for permitting purposes, the housing would have to be a duplex with units connected by a breezeway rather than the main house and an additional dwelling unit (ADU) proposed in the initial concept. They would be adjusting the conceptual plan accordingly. Board decided on having a special meeting on December 9, 2022 for the community to have an opportunity to provide input.

**December 9, 2022 special board meeting:**

PBW Architects presented updated plans with community invited to make comments. Questions and comments were collected. The board approved moving forward with discussions with the Shaw Island Library and Historical Society whose property is nearby on the possibility of shared septic and water systems.

**December 13, 2022 regular board meeting:**

The updated plan from PBW Architects (which had been presented at the December 9<sup>th</sup> special meeting) was discussed. The Board voted to have PBW Architects move forward with formal architectural plans not to exceed \$24,000. The Board also approved creating an ad hoc business/finance plan committee; Directors Criss and Klohr will work with Ms. McVeigh on this committee which will also include community members, yet to be determined. This ad hoc committee will explore the possibility of sharing septic and water systems with the Shaw Island Library.

**January 31, 2023 special meeting:**

Structural engineering services approved.

**March 14, 2023 regular meeting:**

Ad hoc Teacher Housing Committee had met and determined two questions: "What do we need to know?" and "Based on that, what do we need to do?". The committee had discussed community support, opportunities to connect community to school, year-round rentals on Shaw, contacting other school districts with teacher housing.

**April 18, 2023 regular meeting:**

Ad hoc Teacher Housing Committee report: an open house was planned for May 19<sup>th</sup> with a presentation by students on current school activities and a presentation on the teacher housing project. The board previewed the PowerPoint presentation that had been prepared for the open house.

**May 16, 2023 regular meeting:**

Superintendent McVeigh had contacted Pacifica Law Group to discuss teacher housing and school finance.

**July 3, 2023 community celebration:**

Teacher Housing Finance Committee members manned an informational table at the 4<sup>th</sup> of July celebration. Official fund raising begins.

**July 18, 2023 regular meeting:**

Teacher Housing Finance Committee begins work on finding anchor donors. A donation of \$20,000 had been committed to move forward with permitting and septic and water systems.

**Fall 2023**

The board approved moving forward with the permitting and planning, using the \$20,000 donation which had been received.

The Finance Committee sponsored an Ice Cream Social at the school to include the community in the housing project.

Pledges and donations by the December board meeting were \$226,000, and the septic design had been submitted to San Juan County.

**First Quarter 2024**

At the February board meeting, the board approved a contract to hire John Bingham as project manager. Fundraising continued and total pledges and donations by the February board meeting were \$871,000 and gifts in kind were valued at \$3,700. Permitting was in process with San Juan County. It was determined that sharing a well and septic with the Shaw Island Library was not feasible. At the March board meeting, the board directed the superintendent to solicit bids to drill the well.

**Second Quarter 2024**

At the April board meeting, the board directed the project manager to solicit bids for driveway access and moving forward with drilling the well was approved. At the June meeting, it was approved to construct an access road for well drilling.

**Third Quarter 2024**

PBW Architects began creating bid documents. The bidding process and a timeline for going to bid was discussed. Fundraising continued.

**Fourth Quarter 2024**

At a special meeting in November, the board approved Livermore & Son to drill the well. Well drilling was completed at the end of December. By the end of 2024, pledges and donations totaled over \$971,000.

**First Quarter 2025**

Initiated bid process for two homes. Bids were opened at a public meeting on March 18, 2025, and went to the board for review. Bids were higher than expected.

**Second Quarter 2025**

At the May 13, 2025, regular meeting, the board voted to reject all bids which exceeded funds raised to that time. Discussions of fundraising and how to proceed continued. At the June 17, 2025 regular board meeting approved reissuing the bid package so that contractors would provide costs for one 2 bedroom home, one 3 bedroom home, and a breezeway.


**Third Quarter 2025**

The building permit had been approved by the July 14, 2025 regular meeting. The bid package was reissued with an opening set for a special meeting on October 1, 2025. The Board was approached by community members concerning moving a house located on Shaw to the teacher housing parcel.

**Fourth Quarter 2025**

The following bid was submitted and opened at the October 1, 2025 special meeting:

Project: Teacher Housing  
 Deadline to submit: 10-1-2025 2:50 PM  
 Bid opening date: 10-1-2025



**Bids Receipt and Opening**

Contractor	Date received	Time received	Delivery method (in-person, email, mail)	Received by (Initials)	Before Deadline? (yes/no)	Bid Bond?
1) <u>Swal'Lech</u>	<u>10/1/25</u>	<u>2:45</u>	<u>in-person</u>	<u>NTS</u>	<u>yes</u>	<u>Yes</u>
2)						
3)						

**Base Bid: 2 bedroom, site prep, breezeway. Commercial prevailing wage rate.**

Contractor	Bid
1) <u>Swal'Lech</u>	<u>\$72,612.08</u>
2)	
3)	

**Alternate #1: 2 bedroom, site prep, breezeway. Residential prevailing wage rate.**

Contractor	Bid
1) <u>Swal'Lech</u>	<u>\$51,483.78</u>
2)	
3)	

**Alternate #2: 3 bedroom, site prep, breezeway. Commercial prevailing wage rate.**

Contractor	Bid
1) <u>Swal'Lech</u>	<u>1,042,133.79</u>
2)	
3)	

**Alternate #3: 3 bedroom, site prep, breezeway. Residential prevailing wage rate.**

Contractor	Bid
1) <u>Swal'Lech</u>	<u>992,188.21</u>
2)	
3)	

**Alternate #4: breezeway only**

Contractor	Bid
1) <u>Swal'Lech</u>	<u>\$3,035.75</u>
2)	
3)	

Board Directors present for Bid Opening:  
 1) Shirley Lange  
 2) Sharon Kitch  
 3) Jon Standaen  
 4) \_\_\_\_\_  
 5) \_\_\_\_\_

Others present for Bid Opening:  
 1) Amber Barber  
 2) Timmy Rorer  
 3) Alan Dibona  
 4) Robert Van Arsdale  
 5) John Bingham (ZOOM)

Staff members present for Bid Opening:  
 1) Becky Bell (ZOOM)  
 2) Debra Shannon  
 3) \_\_\_\_\_

Additional notes:  
The bid award will be made within 45 days

At the October 30, 2025 special meeting, the board accepted Alternate 3 (see above) in the amount of \$992,188.21 from Swal'lech Construction based on Lopez Island.

**First Quarter 2026**

Construction began with excavation at the end of January.