

Facilities Planning Task Force
Meeting Minutes
Nov. 9, 2012

Attending Members: Leslie Adamson, Mike Anderson, Pam Behee, Alex Brede, Steve Clarke, Paul Clement, Ron Cowan, Marilyn Grams, Tim Hall, Hale Hanaway, Laura Johanson, Rob McElroy, Teri McIntyre, Lisa McKay, Mark Peterson, Rick Qualls, Zoe Roberts, Evan Schmitt, Phyllis Textor, Rachel Williams, Doug Nichols

Co-Chairs: Jim and Linden Darling

Ex-Officio: Executive Director of Communications and Community Relations Tanya Rowe

Union Representatives: Kris Craker and Peggy Shepherd, BASE; Bill Stuckrath, BAO; Matt Read, SEIU; David Vanderyacht, Teamsters

Welcome: Co-Chair Jim Darling welcomed the group. He explained the handouts from the previous meeting.

- Visual of cards
- Comments from cards
- Small group comments
- Think tank worksheets
- Initial thinking

What's our story? (Why are we doing this?)

Co-Chair Jim Darling asked the group to think about the key reasons why we are making these recommendations? What is the inspiring reason to rebuild a school, for example, Sehome?

What are the compelling/inspirational reasons to rebuild?

- Sehome High School
 - Excellence
 - Equity for students
 - Unacceptable condition
 - School pride
 - Effective learning and teaching environment
 - Create a future legacy
 - Opportunity – construction cost
 - Job and career ready
 - Technology education
 - Imagine what we could do
 - Time is right, if not now, when?
 - Wasteful facility
 - Safety
 - 40 acres of possibilities
- Fourth High School/Options
 - Flexible options for high school
 - Innovative
 - Equity for all kids
 - Flexible service
 - Learning style
 - Place for kids to grow

- Safety net for some kids
 - Options is a launching pad for students
 - Not the last option for students
 - Called Options but there is only one option, need to provide more opportunity and flexibility
 - Needs to be thought of differently than an alternative school
 - Programs offered
 - The power of small (350), a lot of innovation that you can do with that
 - Career opportunities for students
 - Right sized
 - Career/technical opportunities
- Happy Valley and Larrabee Elementary Schools
 - Jim Darling suggested thinking about program options for a rebuilt Happy Valley, such as International Baccalaureate (IB).
 - A member said they weren't sure promoting an IB school there would inspire people as much as a new facility. This idea could be divisive. Could magnify an equity issue with some schools having IB and others do not.
 - Could the school tell an environmental story? Promote sustainability.
 - Consider combining Happy Valley and Larrabee so it doesn't feel Larrabee is gone.
 - Happy Valley needs to be rebuilt and since Larrabee is incredibly insufficient, why not build one school to suit everyone?
 - Happy Valley is the lowest rated school after Sehome.
 - There is potential to see growth in the southside someday.
 - District standard for elementary schools is enrollment near 450; to allow for optimal learning environments and programs for children. Larrabee is less than 200 now.
 - It's not that we don't love Larrabee, it is about the future and providing opportunities for our students.
 - The money needed to make Larrabee function is quite a bit different than other schools.
 - Proximity and collaboration with Western Washington University.
 - Three-section school is the goal.
 - It is more fiscally responsible to build a new school with capacity of 450.
 - Again, if not now, when? When will we discuss doing something with Larrabee to be functional?
 - If a new Happy Valley is built, will Larrabee families want to be there?
 - Is Larrabee going to be repurposed or closed? Repurposing is more attractive.
 - We have a true opportunity for a partnership with Western or other community groups.
 - When we take a school and build it together, it belongs to both Happy Valley and Larrabee. Engage the community.
 - This is at least the second time a rebuild has been recommended; we need to think about what is best for the students.
- Miscellaneous Projects
 - Everyone is going to have something done at their school.
 - This will save money down the road, it will protect the community's investment.
 - All school maintenance initiative.
 - Energy efficient upgrades.

- Other Focus Elementary Schools
 - Jim Darling asked the task force what are the priority capital improvements for Parkview, Sunnyland, etc.

- Transportation Shop
 - Safety for staff who work there and support schools
 - Student transportation center
 - Safe buses mean safe students
 - Environmental considerations, they work with hazardous materials

- District Office
 - Productivity and professional development for staff.
 - Accessibility for families, ADA.
 - Safety, seismic upgrades needed.
 - If there is a flood in the basement which has happened before, the network system is gone.
 - This building is the hub of the district, if it does not function, that affects everyone.
 - How unsafe does it have to get before we address this space?
 - Think about it as a learning center.
 - We have put off upgrades as long as we can, this is the only building in the district that hasn't been upgraded.
 - Energy efficiency is lost in this building, a lot of unusable square footage, for example large hallways.
 - This building has potential to function as a district office but it needs to be redone. It is 48,000 square feet.
 - If district office is upgraded, the staff will have to be relocated for a few years.
 - More parking would be needed, it is already difficult. How would it be with professional development spaces?
 - Could this site be Options High School? Moving district office could help students.
 - We do all kind of things to make an older building adapt to make it usable, we have to revise it to make it work as an office building. We spend a lot of money making it something it isn't.

Project Cost Information

Assistant Superintendent Ron Cowan introduced Doug Nichols from Educational Service District (ESD) 112. Ron Cowan said they would be presenting some information on cost estimates. Doug Nichols began the presentation discussing priority projects the task force has been considering.

- Caveats
 - Financial assumptions can change as we move forward.
 - Cost estimates are based on comparable projects, not on specific educational specification projects.

- Initial Cost Estimating Assumptions
 1. State funding assistance ratio: 37.21 percent on eligible projects
 2. Cost/Square foot
 3. Escalation
 4. Building area, project specific
 5. Offsite improvements
 6. Design fees

7. Construction management, value engineering, constructability review, commissioning
 8. Furniture, fixtures and equipment
 9. Project contingencies:
 - o Scope
 - o Change orders
- Initial Project Scope
 - o **Sehome High School**
 - New-in-lieu replacement on current site
 - 175,000 square feet (same as existing)
 - New synthetic track, football, baseball, softball fields
 - Some temporary housing
 - No offsite improvements
 - o **Innovative/4th High School**
 - New building on undesignated existing district site
 - 23,000 square feet
 - No offsite improvements
 - (No ed. spec.)
 - o **Learning Center/District Office**
 - New building on undesignated existing district site
 - 48,000 square feet
 - o **Happy Valley/Larrabee**
 - New-in-lieu replacement on existing Happy Valley site
 - 48,7000 square feet
 - Increase from 2 to 3 section school
 - Build adjacent
 - o **Transportation**
 - Allowance for replacement based on existing structures on existing site
 - o **Miscellaneous Projects**
 - Possible bond projects list presented by Mike Anderson
 - o **Parkview**
 - Minor modernization
 - Add 3,500 square foot gym
 - Summary of Cost for All Priority Projects
 - o Estimated cost of all projects under consideration at this point would be \$132 million

Initial Bond Scenario Charts presented by Assistant Superintendent Ron Cowan

There are several possible options currently under consideration, including selling all of the bonds in a single sale or sell half at one time and then again in two years.

Scenario 1. Includes only one sale. Total tax rate over the life of the bonds would be the same for taxpayers if it were structured as a level total tax rate.

Scenario 2. Includes two sales, the tax rate would remain level.

Scenario 3. Includes three equal sales, the tax rate would be level.

There are different ways to put a bond together. You have to pay the interest rate, but there are different ways that it can be done.

Scenario 4. Includes a single sale, you repay the same amount over the course of each bond.

Scenario 5. Includes two sales, based off the level debt service so tax rates would fluctuate.

Scenario 6. Includes three equal sales and would be level debt service so tax rates would fluctuate.

Questions

- Does bond money need to be spent right away?
You cannot accept bond money and not spend it. It must be spent within 36 months.

Next Meeting: Wednesday, Nov. 14, 8 a.m. District Office Board Room