



Wenatchee School District Board Study Session

Minutes of April 12, 2011
Sunnyslope Elementary School

Board Members Present	Staff Present
Kevin Gilbert, President	Brian Flonas, Superintendent
Gary Callison, Vice President	Cabinet
Walter Newman	WenEa President
Jesús Hernández	
Laura Jaecks	

School Board Study Session– April 12th, 2011

Facility Long Range Plan Study Session

OPENING & WELCOME:

Board President Kevin Gilbert opened the meeting with a welcome to everyone and handed the meeting over to Jake Walker, Special Projects Coordinator.

Mr. Walker presented the following packet to the board.

PHASE I

1. Space Utilization & Program Capacity
 - State funding eligibility for new schools
2. Facility Assessment Needs for schools
 - Add technology(modernization eligibility for school [10 years])
3. OSPI Site Study & Survey

During the presentation of phase I Mr. Walker provided the following for the board:

- WSD Summary of Capacities which included each school broken out into individual classrooms
 - District Summary Notes
1. The sum of the elementary program capacity compared to OSPI capacity suggests the elementary schools should be able to house 328 more students. Note: Corrections on OSPI Report No. 3 are needed for Castlerock, Lincoln and Washington.
 2. The middle school capacities are nearly equal to OSPI, with an un-housed condition of only 9 students.
 3. OSPI “Matching Funds” are allocated by grade spans K-8 and 9-12. The district’s K-8 program would have to grow by over 320 students to be eligible for state assistance to help build a new elementary school.
 4. The data on WHS may indicate why the high school seems over-crowded. It appears that when the building was converted from an open concept building to separate classrooms adequate corridor space was not provided. The result is; there are more classrooms in the building, which inflates the student capacity.
 5. The discrepancy will be enlarged further by a rule change that is used to calculate a building size. Specifically mechanical penthouses are no longer counted in the building square feet. It is estimated the size of the building will be reduced by approximately 9009 square feet. At 130 square feet per student the OSPI capacity for the building should drop to about 2183 FTE students.
 6. WSHS also presents unique data. The OSPI capacity for WSHS is only 99 students. However approximately 250 students are reported to be enrolled in the day and evening programs combined at the time of this report the FTE enrollment for WHS has not been determined.
 7. Based on the OSPI capacity data the 9-12 FTE population will need to exceed 2311 FTE students before there are “un-housed” students.
 8. An update of the FTE student counts need to be added to this summary to more accurately compare actual student numbers for each school and grade spans. When this data is compared to the OSPI data a more accurate projection of over or under capacity can be developed.
 9. When the new survey and study is approved by OSPI the capacity data will need to be reviewed and modified.
 - Facility Needs Assessment for Schools & Principals Comments Summary
 - Facilities Needs Spreadsheet from M&O
 - Technology Network Flow Chart
 - Survey and Study Summary (with updated changes)

The survey and study is the first step in preparing to apply for the State Match Funds to modernize or build new schools. An analysis of each school has been completed based on the current rules from OSPI.

The most notable changes involve the combination of Washington and Castlerock. OSPI’s report #3 has Washington listed at 50,821 square feet, and Castlerock is 14,782 square feet. The site analysis reveals that Washington is only 32,844 SF, while Castlerock is 17,977 SF. Castlerock was apparently listed as a “stand-alone building” years ago when it was built, with special state assistance for a special education facility. However, over the years it has been integrated into the total square feet for Washington, which is on the same site. But since Castlerock is listed separately it appears the district is being “charged” twice for its square footage. This data will be presented to OSPI for corrections to report #3.

Sunnyslope, Foothills and Orchard have small discrepancies in their square footage. The underlined number indicates the new analysis of their square footage.

- Sunnyslope: 42,384/41,417 SF
- Foothills: 84,140/84,854 SF
- Orchard: 77,969/77,442 SF

Pioneer is listed by OSPI to have 109,500 SF. However, the current analysis shows it to be 112,630 SF. This increase is, in part, due to the 2004 addition to the building.

The final area for consideration is WHS. OSPI has WHS listed a 292,695 SF, the current calculation shows the building to be 283,686 SF. This difference (9009 SF) appears to be the result of having nine large mechanical penthouses, which are no longer counted.

The following chart summarizes the probable changes by grade spans:

Schools	Current OSPI	New Study	Change +/-
Elementary & Castlerock (K-5)	339,600	320,683	-18,917
Middle Schools (6-8)	271,609	274,926	+3,317
Elem. / Castlerock & MS (K-8)	611,209	595,609	-15,600
WHS & WSHS (9-12)	305,500	296,500	- 8,910

CONCLUSION:

State Matching Funds (SMF) to help construct new buildings (not new in lieu of modernization) are allocated by K-8 and 9-12 grade spans. Assuming the above are accepted by OSPI, the district will have a better chance to receive SMF sooner than it would have based on the current OSPI data for both K-8 and 9-12 structures.

PHASE II

Student Populations Demographics

1. City Growth
2. County Growth
3. Versatrans – Mapping Student location
4. Buildings permits to project future housing/students done quarterly
5. District Annual projections/cohort survival

Mr. Walker provided the following in the phase II presentation:

- City of Wenatchee Residential New Construction Map
- Chelan County- Single Family Building Permits 2005-10 Map
- WSD District Map of new construction

PHASE III

Evaluate District’s Land & Future Use

1. Malaga
2. Okanogan
3. Springwater
4. Sunnyslope
5. Red Apple
6. M&O and Transportation

Mr. Walker provided the board with the future construction sites diagrams for the the discussion.

PHASE IV

1. Long Range Plan – Development of 10 years capital facilities plan with individual projected costs and tax rates.
2. Revisit Capital Bond Project – February 2012

The areas of discussion were as follows:

- Summary of why WHS square footage was calculated incorrectly. Mr. Walker agreed to see that it is updated with OSPI
- Reasoning behind the need for K-8 population to increase (300) to qualify for funding
- Timber Funds & dependability of state funds availability - when will we know for sure?
- Front funding projects & taking into consideration future capital projects/look to positive and be prepared
- Matching up building permits to single family homes - are there students, possibly to predict student population
- Transportation software allows us to take info and go forward to build data in population planning therefore that process has begun, but currently there is no data from the past to build a report
- Discussion about the M&O facility needs list

After a short discussion of the suggested changes the board thanked Mr. Walker.

End of Session: Adjourned at 6:55 p.m.

_____ Date _____
 President Superintendent