



Wenatchee School District

Minutes of Sept. 19th, 2011

FACILITIES BOARD WORKSHOP

DISTRICT OFFICE

6:00 p.m. – 8:15 p.m.

Board Members Present

Gary Callison, V.P.
Jesús Hernández
Laura Jaecks
Walter Newman

Staff Present

Brian Flonos, Superintendent
Cabinet

The meeting was opened with Board V.P. Gary Callison leading the pledge of allegiance at 6 pm. Superintendent Flonos welcome everyone to the meeting and he explained that this meeting was intended to update everyone on the latest recommendations put together by the WSD Facilities Committee. Mr. Flonos outlined the following agenda for the meeting and asked those present to introduce themselves.

- REVIEW OF PROJECTS & MEETING OBJECTIVES -
BRIAN FLONES
- ASSIGNED MAJOR & MINOR PROJECTS - TCF ARCHITECTS,
BRIAN FITZGERALD
- ASSIGNED MAJOR & MINOR PROJECTS - FORTE ARCHITECTS,
TOM BASSETT
- POTENTIAL LONG-TERM USE FOR PROPERTIES: MALAGA, OKANOGAN/
CRAWFORD, WSU TREE FRUIT, RED APPLE ROAD -
BRIAN FLONES
- SEATTLE NORTHWEST SECURITIES PROJECTED BOND ESTIMATES -
LES VANDERVORT
- DISCUSSION & NEXT STEPS

Mr. Flonos introduced Brian Fitzgerald, TCF Architects, Tacoma WA. Mr. Fitzgerald presented the following materials to the board.

WENATCHEE SCHOOL DISTRICT 2011 LONG RANGE FACILITY PLAN

- 1 Washington Elementary School
- 2 Castle Rock Preschool
- 3 Wenatchee High School Campus Master Plan
- 4 Recreation Field

Mr. Fitzgerald demonstrated on the google map where the four locations are that he will be working on for the district. He also showed artists rendering of the buildings. Mr. Fitzgerald said he started with a site visit and then made the site plan. His goals were to make state of art buildings with easy transition while school was in session, he worked closely with Keith Collins, principal at Washington Elementary. 28.3 Million (building, site and demolition)

- The challenge for Washington was to keep building in open floor plan going from 3 track to 4 track.
- Open for community facility – Activity spaces with Multi-purpose rooms & gym
- Separate car/bus lanes for pickup and drop off loop
- Service access
- Admin entrance and Library for single entry
- Two story building for six classrooms and pod each section, two sections
- From 28 parking spaces to 108
- 72,000 sq ft
- Additional restrooms for less movement
- Portable platforms available but not needed now
- Play areas ok'd by engineer and inspector
- Emergency exits are up to code

Castlerock Wing/building separate: 18,776 sf

- Three tiered costs:
 - Option 1: Minimal work = .3 million
 - Option 2: Partial Remodel = 2.7 million

- Option 3: Full Modernization = 5.9 million
- Bring in the utility service
- Starting over price ½ million more for 17,000 sf
- Able to consolidate all pre-schools into one location

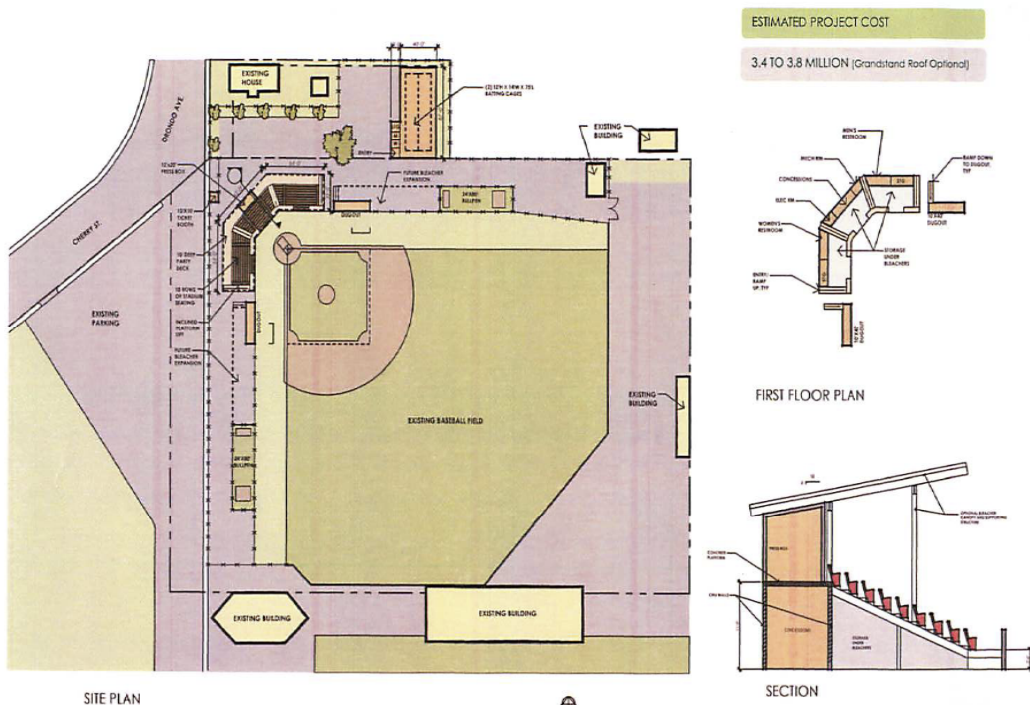


Wenatchee High School: Option A – Site Plan 14.7 million

- Campus Master Plan included 3 tennis courts including sidewalks, and handicap assessable
 - Baseball fields – 1.2 million
 - Track upgraded to house regional meets
 - Stands will seat 1400
 - Resurfaced & lighting, fencing, sidewalks, restroom and concession stand – 3.9 million
 - Portables wet– infrastructure (10) 1.5 million
 - New parking – 200 stalls
 - New softball fields – restroom, batting cages, concession stand
 - Soccer fields possibility
 - Challenge with field lighting 7.2 million
 - Prioritize 9.5 acres for Vocational program, field used for agriculture program
 - Staging area needed for construction time, up to 2 years
- He also shared the site plan for option B for the high school.

Recreation Field: Needs to be totally replaced – 3.4-3.8 million

- Grandstands
- Concessions



ESTIMATED PROJECT COSTS

1	Washington Elementary School =	28.3 MILLION
2	Castle Rock Preschool =	0.3 MILLION TO 5.9 MILLION
3	Wenatchee High School Campus Master Plan =	14.4 MILLION TO 14.7 MILLION
4	Recreation Field =	3.4 MILLION TO 3.8 MILLION
	TOTAL RANGE =	46.4 MILLION TO 52.7 MILLION

Mr. Tom Bassett of Forte Architects presented the portion of his work for the district.
Lincoln Elementary Site Plan – maintain integrity of building not noticing an addition: 28,500 sf
– \$22,617,117

- 12 new classrooms
- single-point entry - security
- full size gym
- Library
- Computer Lab
- Music & Art rooms
- Office space
- Small group study classroom
- Restrooms additions
- Connect all classrooms
- Isolate large room extra-curricular activities
- Revised parking, adding additional spots
- Reconfigure playground
- Maintain wet portable pads for future
- Double parking capacity/bus and drop off area maintained/

Lincoln Elementary School

A 28,500 sf addition includes one new wing with eight new regular (1,000 sf) classrooms; a new gymnasium; new entry; new office with single point entry; new library; and circulation space, restrooms, janitor closets.

Modernization of existing area to include conversion of existing library to two full size classrooms; conversion of one classroom in east wing to specialist rooms; computer labs; music rooms; and other specialist rooms and offices.

Entire existing building including existing toilet rooms will be made handicap accessible. New surfaces including rubber floors, limited carpet, paint, ceilings etc. will be installed. New window systems and doors and hardware to be installed throughout the existing facility. New electrical service and distribution will be provided. Latest district standard for data distribution to be installed.

Site work will include reconfigured play areas, new sidewalks, revised parking and drop-off areas and new bus lane.

Costs

New construction

- 28,500 sf \$7,125,000

Modernization

- 34,812 sf \$6,266,160
- 15,200 sf \$2,228,000

Sitework \$395,000

Total Construction Cost \$16,014,160

- Contingency 12% \$1,921,699
- Sales Tax 8.1% \$1,452,804
- Fees 18% \$3,228,454

Total Project Cost \$22,617,117

Determination of Eligibility of State Matching Funds (Based on current state numbers)

- Current Construction Cost Allowance \$188.55/sf
- WSD match ratio 68.57%

Lincoln Elementary School (Eligible sf) 34,812 sf

- Eligible SF x Bid Cost x match ratio
- \$6,266,160 x 68.57% = \$4,296,705

Local Dollars \$18,320,411

September 12, 2011

Construction Cost Allocation as of July, 2012 \$188.55

Wenatchee SD current District Funding Assistance Percentage 68.57%

Using the 2012 CCA

The **minimum allowable** for modernization is 40% of the CCA or approximately \$80/sf.
 SQ x (CCA x 40%) or 281,217sf x \$80 = \$22,497,360 total construction cost.
 \$22,497,360 + \$9,000,000 (aprox. 40% soft costs) = \$31,621,172 total project cost

\$22,497,360 x 68.57% = \$15,426,440 + \$3,500,000 soft costs = \$18,926,440 (state portion)
 \$22,497,360 x 31.43% = \$7,070,920 + \$5,500,000 soft costs = \$12,570,920 (local portion)

To **maximize** the state match or 100% of the CCA
 SQ x CCA or 281,217 sf x \$188.55 = \$53,023,465 total construction cost
 \$53,023,465 + 21,000,000 (aprox. 40% soft costs) = \$74,023,465

Construction Cost
 \$53,023,465 x 68.57% = \$36,358,190 + \$8,500,000 soft costs = \$44,858,190 (state portion)
 \$53,023,465 x 31.43% = \$16,665,275 + \$12,500,000 soft costs = \$29,165,275 (local funds)

Pioneer Middle School

Refurbish gymnasium, including reconfigured entry; conversion of mezzanine and stage to teaching spaces; paint; modernization of locker rooms including configuration of space for visiting teams and middle school use and new access to Apple Bowl; repair and replace Apple Bowl seating platform and bleachers including handicap access; reroof over bleachers.

Existing to be demolished	\$267,500
New locker rooms, gym, entry	\$3,930,000
New bleacher system	\$285,000
Site modifications	\$105,000
Total Construction Cost	\$4,587,500
Contingency 12%	\$550,500
Sales Tax 8.1%	\$416,178
Fees 14%	<u>\$719,320</u>
Total Project Costs	\$6,273,498

Apple Bowl Turf

Remove existing grass turf to -10"; replace with new subsurface materials and new FieldTurf system.

Total Construction Cost	\$1,000,000
Contingency 5%	\$50,000
Sales Tax 8.1%	\$85,050
Fees 6%	<u>\$60,000</u>
Total Project Costs	\$1,195,050

Modernization -Eligible			68.57%	
281,217 sf	188.55	\$53,023,465	\$36,358,190	\$16,665,275
Contingency	12%	\$6,362,816		\$6,362,816
Sales Tax	8.10%	\$4,810,289	\$3,711,643	\$1,098,646
Total Construction Cost w/ WSST		\$64,196,570	\$40,069,833	\$24,126,737
Fees				
A/E Fees	10%	\$5,938,628.12	\$4,226,640	\$1,711,989
Ed Specs		\$100,000	\$90,895	\$9,105
ECRR		\$40,000	\$8,228	\$31,772
Value Engineering		\$150,000	\$145,433	\$4,567
Constructability Review		\$150,000	\$17,187	\$132,813
Commissioning		\$150,000	\$145,433	
Construction Management		\$250,000		\$250,000
Testing and Inspections		\$296,931.41	\$203,606	\$93,326
Furniture and Equipment (FF&E)		\$1,500,000		\$1,500,000
Permits		\$593,862.81		\$593,863
Legal		\$296,931.41		\$296,931
Survey		\$15,000		\$15,000
Insurance		\$296,931.41		\$296,931
Moving, Phasing		\$225,000		\$225,000
Total Soft Costs		<u>\$10,003,285</u>	<u>\$4,837,422</u>	<u>\$5,161,296</u>
Total Project Costs		\$74,199,855	\$44,907,254	\$29,288,033

Columbia Elementary

Removal of existing EIFS system from walls, soffits and fascia, replace with new exterior finish system.
Remove existing tile roofing system, replace with new 40 year composition roof.

Demo (Includes dump fees)

- Existing wall area 23,700 sf at \$1.25 per sf \$29,625
- Existing soffit area 7,107 sf at \$1.25 per sf \$8,883
- Existing roof area 41,556 sf at \$1.15 per sf \$51,945

Replacement

- Wall finishes 23,700 sf at \$10.85 per sf \$257,145
- Soffit finishes 7,107 sf at \$9.90 per sf \$70,359
- New roof 420 squares at \$275 per square \$115,500

Total Construction Cost	\$533,457
Contingency 8%	\$42,676
Sales Tax 8.1%	\$46,666
Fees 12%	<u>\$64,014</u>
Total Project Costs	\$686,813

Foothills Middle School

New hydraulic pumps; cooling tower bypass; replace steel/copper connections; replace heat pumps; install solenoids to isolate heat pumps. Includes some repair work to ceilings, lighting etc.

Total Construction Cost	\$620,000
Contingency 8%	\$49,600
Sales Tax 8.1%	\$54,237
Fees 12%	<u>\$74,400</u>
Total Project Cost	\$798,237

Columbia and Foothills stats were discussed as above.

Mr. Bassett explained the locker room dilemma at Pioneer and the need to completely repair and replace. He shared the artists rendering of the Apple Bowl facility.

- Teams separate
- Moveable gates
- Access to fields
- New ramps for handicapped
- Enclose dangerous railing
- Structural integrity maintained

- Bleachers replaced
- 1800 seating
- Press Box improvements
- Artificial turf – new state of the art – BJ is working with the company & Tom met with the company and walked the area
- Relocate current sod, in good shape
- Both architects discussed the false drop in building costs

Brian and the board discussed future site development and funding State-Match assistance with Mr. Bassett. He shared all the site plans and locations:

- Malaga – K-8
- Okanogan –Middle School
- Springwater – High School
- Sunnyslope –

They discussed the problems to overcome with each property before going forward with new sites. The board thanked Mr. Bassett for his presentation.

Mr. Vandervort, WSD CFO presented the following project cost estimates and answered questions. He also provided the Projected Bond Tax Rates sheets from SNW and Bond Sale Options, in two forms- conservative and less conservative. Discussion followed.

@9/09/2011

PROJECT COST ESTIMATES

		Project Cost	Local Project Cost	Local Project Cost	STATE MATCH	
			Minimum	Maximum	Minimum	Maximum
1. MAJOR PROJECTS						
Lincoln Elem	New / Modernization	22,617,117	18,320,412	18,320,412	(4,296,705)	(4,296,705)
Washington Elem	New (Replacement)	28,282,523	23,231,223	23,231,223	(5,051,300)	(5,051,300)
Castle Rock	New Heat & Elec on Modernization (Basic)	350,974	2,722,879	2,722,879		
	Modernization			3,219,103		
Total Castle Rock		350,974	2,722,879	5,941,982	0	0
Pioneer Middle School	Locker Rooms/ <i>Apple Bowl Bleachers</i>		6,273,498	6,273,498		
Wenatchee High School	Minimum allowable	31,497,360	12,570,920		(18,926,440)	
	Maximum allowable	74,023,465		29,165,275		(44,858,190)
TOTAL MAJOR PROJECTS			63,118,932	82,932,390	(28,274,445)	(54,206,195)
2. MINOR PROJECTS						
WHS Site Improvements	Tennis Courts		941,583	941,583		
	Track and Field		3,857,369	3,857,369		
	9th Grade Baseball		1,240,220	1,240,220		
	Portables		1,507,165	1,507,165		
	Softball complex		7,141,789	7,141,789		
			14,688,126	14,688,126		
Apple Bowl	Turf		1,195,050	1,195,050		
Columbia Elem	Maintenance (Soffits/Roof)		686,813	686,813		
Lewis & Clark Elem	Maintenance (Soffits/Roof)		686,813	686,813		
Mission View Elem	Maintenance (Soffits/Roof)		686,813	686,813		
Foothills Middle School	Maintenance (HVAC)		798,237	798,237		
Recreation Field Improvements			3,756,728	3,756,728		
TOTAL MINOR PROJECTS			22,498,580	22,498,580	0	0
GRAND TOTAL ALL PROJECTS			85,617,512	105,430,970	(28,274,445)	(54,206,195)

Superintendent Flones ended the meeting with discussion on the “Next Steps”.

- Prioritization of projects
- Decide on amounts
- Get timing down
- Talk about possible bond election dates
- Look at Long Range Plan
- Watch economy
- What is a comfortable level of projects
- Board wants to tell public “We listened”

It was decided to discuss this subject at the next board meeting, Sept. 27th, and have Dr. Newman and Jake Walker report on the School Elections Conference they recently attended. The board thanked Mr. Fitzgerald and Mr. Bassett for the very informative presentations.

Meeting Adjourned at 8:15 p.m.

President

Superintendent

Date