



CITIZENS' PHASE 2 FACILITY PLANNING COMMITTEE

March 31, 2016
WSD District Office
6:30 p.m.

Meeting Minutes: No. 1

- 1) Superintendent Brian Fones introduced himself and opened the meeting by thanking everyone for attending and for agreeing to serve on the WSD Citizens' Phase 2 Facility Planning Committee. He has great expectations for this committee's involvement in coming up with recommendations to the board for our Phase 2 Facilities Plan. Mr. Fones outlined the work done by the district and consultants, which laid the groundwork leading up to forming the facilities committee.

Superintendent Fones gave a brief agenda review for the evening as follows:

1. Welcome & Phase 2 Improvement Program Background
2. Board's Charge to the Committee
3. Introductions
4. Operating procedures
5. Initial Phase 2 Study Work Areas & Process Overview to Date
6. Introduction of Wenatchee High School Study Report
7. Wenatchee High School Bell Revision Schedule Update

- 2) Supt. Fones summarized the Board's Charge to the Committee: (See full Charge to the Committee on the Google Drive) Committee Focus is to study and make recommendations on:

- Wenatchee High School Facilities
- District Long Term Space Needs & Grade Configuration Alternatives
- Wenatchee High School Athletic Facilities
- Major Maintenance Issues
- School Safety and bus/parent pickup/drop off lanes at schools

- 3) Superintendent Fones asked everyone to introduce themselves.

Those attending:

Consultants and Administration:

David Zeitlin, Hill International
Brian Fitzgerald, TCF Architects
Tom Bassett, Forte Architects
Mike Casey, Hill International
Brian Fones, Superintendent
Les Vandervort, WSD CFO
Jon DeJong, WSD Deputy Superintendent
Gregg Herkenrath, WSD Director of Facilities

Board Member: Walter Newman

Committee Members (principals, employees, students & community members):

Russ Speidel, Matt Wisen, Rick Wray, Brian Vertrees, Joy McCallum-Clark, Larry Cordes, Jennifer Silverman-Newman, Kara Zupke, Claudia De Robles, Tyler Russell, Abby Phipps, Eric Anderson, Kory Kalahar, Rob Cline, Kevin Loomis, Dave Perkins, Jim Beeson, Dennis Conger, Chris Ferrians, Jim Kovach, Graham Stansbery, Bob Swardz, Kris Cameron

Chairman & Co-Chair selection: To be determined

- 4) Supt. Fones introduced Mike Casey, Consultant from Hill International. Mr. Casey outlined the operating procedures of the committee. The committee norms included; being on time; listen to others; stay on topic and transparency. Only the committee members have voting privileges. Consultants and some Administration do not have a vote.

5) David Zeitlin, Hill International covered the following items:

- **Financial Parameters & Implications:**

| | |
|----------------------------------|---------------|
| Approximate OSPI Matching Funds: | \$31 million |
| Approximate Maximum Bond Funds | \$115 million |
| Other Possible Funds | \$4 million |
| Approximate Total | \$150 million |

- **District Wide Inventory Facility Needs**

- Elementary & Middle School Focus:
- District Wide Classroom Assessment Needs
- Elementary School Grades K – 3 Ratio 17:1

Mr. Zeitlin shared the stats required for class size from the McCleary decision. Mr. Zeitlin also explained the ratio (teacher/student) formulas along with our CFO Les Vandervort.

Discussion:

- There's a need for 33 (across the district) and 36 (per # by school) classrooms Powerpoint chart broke down the those numbers by room type, # of classrooms, total # of students per grade, current average # of students per classroom and # of classrooms needed to meet 17:1 ratio.
- Questions asked about projections of growth – seems to flatten
- CFO Vandervort explained how the formulas work, includes all staff, specialist, doesn't get down to the literal ratio numbers
- Enrollment has been flat for several years, trending the same in the future

Enrollment Projections: Outlined in enrollment charts From 11/2011 -11/2015 per school, special ed, and other programs (Skill Source, Grad Alliance, WVTSC) it included increases and decreases. In the last five years enrollment overall in elementary schools has grown by 72 students; middle schools decreased by 30 students; high school enrollment increased by 148 students.

Brian Fitzgerald, TCF Architects & Tom Bassett, Forte Architects gave brief summary of histories of the following scenarios below. They broke out Scenarios that currently apply for the review by the committee.

- 6) They also included the Introduction of Wenatchee High School Study Report, which included the Data Collection Process, the Study Approach, Scenario Development Overview & Considerations, and Product Outcomes Meeting District Parameters & Interests.

Study Approach Study Scenarios included:

- Scenario A: Baseline Modernization of WHS for 1600 to 1800 students
- Scenario B: WHS Modernization for 1600 to 1800 students plus Pioneer Facility for a WHS Annex
- Scenario C: Modernize and Expand WHS for 2600 students
- Scenario D: New 2nd High School & Modernize WHS for 1600 to 1800 students
- Scenario E: Construct mostly New Building at WHS (new-in-lieu) for 2600 students
- Scenario F: WHS Modernization for 1600 to 1800 students plus construct new Junior High for 1200 students
- Scenario G: WHS Modernization for 1600 to 1800 students, Foothills as a new High School for 600 students, New Middle School for 600 students
- Scenario H: WHS Modernization for 1600 to 1800 students, New Classrooms around District

Mr. Fitzgerald, TCF Architects, covered the following in the Powerpoint:

- Schedule Assumptions
- Introduction of WHS Study Report
- Data Collection Process: Physical Conditions of Building and Site
- Facility Needs to Support Learning and Education
- Introduction of WHS Study Report
- Scenario Development Overview and Considerations:
- Product Outcomes Meeting District Parameters and Interests:
- Cost Modeling Results

Mr. Fitzgerald explained that most Scenarios studied exceeded the probable available funds of approximately \$150 million.

- Scenario A-1 is approximately \$150 million but does not address overcrowding at WHS.
- Scenario H is the only approach that can stay with available funds and remodel WHS plus deal with district-wide facility needs.

He discussed the various scenarios, based on budget numbers. He didn't spend time on ones that could not work due to the budget constraints.

Mr. Fitzgerald shared with the committee that only one fits the district budget and it is Scenario H as follows:

Scenario H

Limited WHS Modernization for 1600 to 1800

Build New Classrooms around District

No Transportation Facility Modernization

Expand Westside High School and Wenatchee & WVTSC to take 300 students each

WHS Limited Modernization:

- Floor Plan Configuration remains essentially unchanged
- Full Modernized infrastructure (MEP and Technology)
- General Remodeling as budget allows (finishes etc.)
- No Site Improvements, except limited infrastructure

Build New Classrooms around District:

- Westside HS: Add approximately 10 classrooms to house +/- 300 students
- WVT: Add classrooms to house +/- 300 students
- Add other classrooms (permanent or portable) around district if needed

Westside High School – Mr. Bassett, Forte Architects, shared the areas that WSHS can expand. (See Powerpoint for artists' rendering)

Wenatchee High School Bell Revision Schedule Update: Eric Anderson, WHS Principal, gave a brief summary of the process that is taking place currently in the evaluation of bell schedules to help address the overcrowding issue.

Discussion points and questions during the meeting:

- Debt Retirement schedule explained
- Bottom line for the taxpayer – what will it be?
- Bonding company/Maximum capacity
- Clarification of McCleary Decision and how it defines class size and where we stand, currently good, meeting ratio by hiring 2 teachers and a specialist
- Study approach = Scenarios A-H Summary by Brian Fitzgerald, TCF Architects & Tom Bassett, Forte Architects –
- Committee reminded that all the reports & scenarios are posted on the google drive file in the Facilities Long Range Plan Phase 2 along with agendas and meeting minutes.
- What we have and what we want are unfortunately not the same thing
- Where are we?
 - Demolishing existing school is not an option, replacing the infrastructure options discussed
 - Currently looking at WHS bell schedule as it relates to curriculum
 - Deciding the # of classrooms needed
 - 2 yrs of design, permitting and bidding plus 2-3 years in construction – 2021 completed WHS
 - Staying within the footprint of the existing WHS is the most likely option
 - Scenario H does not include any of the Athletic Facilities
 - Bond paying for portables? 30 years to pay off – is that wise?
 - How much research on other scenarios like B – it did not pencil out, very expensive
 - Adding a second story to WHS is very expensive, foundation not built to hold a second story
 - Hard construction costs 58%, soft 42%
 - Costs at least 100 M on just WHS
 - Must spend 86 M to get state match
 - We need to keep courtyard – light is necessary
 - Scenario H – Minimum if going for State Match
 - WHS tour is necessary for committee to visualize what needs to happen
- WSHS possible additions shared by Tom Bassett, Forte Architects & Principal Kory Kalahar
 - Addition of 10 more classrooms
 - 3-Teir growth to increase the programs
 - First layer = Alternative day
 - Cap sizing 80-90 students

- Adding more CORE teachers
- Grow slowly to keep small school feel
- Recruit students to attend WSHS
- Take away the “wait” list
- Our students first priority to choose WSHS
- Identify students at 8th grade level instead of waiting until the 9th grade and beyond
- WSHS and Tech Center will give us many more options
- How can Running Start help lowering class size – won’t change around 180 students consistently in Running Start
- WVTSC can take some of the overcrowding
 - Additional property - allowing growth
 - \$9.5 M grant money for Phase 1
 - Anticipating needing \$13-18 M for Phase 2
 - Accommodate additional 300 students
 - What Goal is in place for WVTSC population: currently 150 students
 - 2nd story building would need to look at Master Plan
 - Would need to build more for 200-300 students
- How many students participate in Athletics?
- Piloting 50-75 students (9th-10th) over next year to WVTSC & WSHS and up to 150 students next two years
- Will get a more definite number for the next meeting of %’s needed
- High schools students appreciate being included in this process
- Explanation of the eco friendly guidelines - we are following guidelines in adding facilities – doesn’t cost more, not an issue

7) Bell schedule is two years in the making, complicated, keeping in line with the CORE 24 requirements

- Graduation Rate – 90%, we need more options for the students
- Not many districts in nation using this model, one in Minnesota, visited Federal Way, a variation of the block schedule
- We have met with community, staff, parents and students
- Issue of the need for sleep for the kids should be considered
- Bussing will become the real issue for moving students to all the buildings in use

Superintendent Flones closed the meeting by thanking everyone again for attending and reminded them about the next meeting and schedule below.

Next Meeting Focus

Wenatchee High School: Tour and meeting on April 13th, we will meet in the WHS Library to start.

Meeting schedule is as follows: (5 – 7 meetings)

6:30 – 8:00 p.m. at WHS, April 13, 2016

- April 27, 2016
- May 11, 2016
- May 25, 2016
- June 08, 2016
- June 22, 2016 (if needed)

Meeting Locations: Meetings will be at School District Office as the main meeting site and will move to school sites as needed.

Adjourned: 8:20 pm