



CITIZENS' PHASE 2 FACILITY PLANNING COMMITTEE

April 13, 2016
WSD District Office
6:30 p.m.

Meeting Minutes: No. 2

1. **Opening Remarks:** Brian Flones, WSD Superintendent, welcomed everyone and asked everyone to introduce themselves. He explained that the purpose of this meeting was to address WHS issues and get an idea how we will prioritize modernization.

Introductions of those present:

Consultants and Administration:

David Zeitlin, Hill International
Brian Fitzgerald, TCF Architects
Tom Bassett, Forte Architects
Brian Flones, Superintendent
Les Vandervort, WSD CFO
Jon DeJong, WSD Deputy Superintendent
Gregg Herkenrath, WSD Director of Facilities
Lindee Akers, Recording secretary
Teri Fink, WSD Communications Officer

Board Members: Walter Newman & Robert Sealby

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

Russ Speidel, Matt Wisen, Rick Wray, Joy McCallum-Clark, Larry Cordes, Jennifer Silverman-Newman, Claudia De Robles, Tyler Russell, Abby Phipps, Eric Anderson, Kory Kalahar, Rob Cline, Dave Perkins, Jim Beeson, Dennis Conger, Chris Ferrians, Graham Stansbery, Bob Swardz, Kris Cameron, Brigid Chvilicek, Trisha Craig, Clark Hansen

Superintendent Flones also mentioned that we will be welcoming a Chair and Co-Chair and would like everyone to think who would be willing to serve in that capacity. He would like to have two people of the citizens group serve and lead those positions. Those positions will be working with Brian Flones and David Zeitlin. We are not ready to do that now but as we get down the road it will be good to have individuals in those leadership positions.

2. **Follow-up Items from Meeting No. 1**

David Zeitlin, Hill International, addressed follow-up questions from the first meeting. He asked Les Vandervort to share the research information he received from Piper-Jaffray. Mr. Vandervort explained the handout with the following information.

Tax Rates

VOTED DEBT CAPACITY (amount we can borrow)

2016 Bond Assessed Value	\$3,891,512,468
Statutory Capacity Rate	<u>5.000%</u>
Total Statutory Capacity	\$ 194,575,623
Less: Outstanding Voted Debt (@12/1/16)	\$ -71,635,000
Plus: Debt Service Fund Balance (@2/29/16)	<u>\$ 1,365,976</u>
	\$ 124,306,599
Remaining Capacity	

- The School District can borrow up to 5% of the assessed property value.
- Currently paying off two bonds:
- 2002 Bonds for \$26,700,000 will be paid off in 2021
- 2014 Bonds for \$66,500,000 will be paid off in 2033

Mr. Vandervort emphasized the following:

(Note: as these bonds are paid each year, the debt capacity increases. There is NOT a lump sum of \$26.7 million that gets added to capacity in 2021 or \$66.5 million in 2033)

Current bond debt service levy is \$1.40 per \$1,000 assessed value

Assumptions for new bond estimates: (Each year Mr. Vandervort along with Piper Jaffray makes these debt capacity estimates.)

Numbers are not absolute according to Piper Jaffray:

1. Based on current interest rate and risk environment,
2. 2% increase in assessed valuation per year (adj for Alcoa next year),
3. Splitting bond into issuances of 1/3 of total per year,
4. 20 year bonds,
5. Rate dependent on level or not level “combined tax rate” (bond, tech, M&O)

Mr. Vandervort emphasized that these numbers are not absolute. They will vary based on assessed value, it is based on the current interests rates, which can change.

For a generally level bond debt service:

- An \$80 million bond would increase annual debt service by about \$.85 for total of \$2.25 per \$1,000 of assessed value.
- A \$100 million bond would increase annual debt service by about \$ 1.15 for total of \$2.55 per \$1,000 of assessed value.
- A \$120 million bond would increase annual debt service by about \$ 1.45 for total of \$2.85 per \$1,000 of assessed value

NOTE: these are estimates based on the above assumptions and excludes impact of tech and M&O levies which will change the structure of the bond. Intent is to show the potential levy rate impact of just a bond issue. The actual amounts may vary significantly when all the various factors are combined.

Discussion points:

- Alcoa’s impact on local market (Do we lose \$58 M on Alcoa this year, 2017?)
- Why dramatic drop for Alcoa? Property is still there and equipment, why not taxed? Possibly not producing product – probably a good county assessor question
- Average tax on \$250,000 median home - \$80 M – Mr. Vandervort will give more detail next time.
- 20 year bonds fluctuation
- Tech Levy and M&O Levy impact
- We can have Trevor Carlson, Piper Jaffray, come and answer some of these questions in more detail at the next meeting
- State Match – is variable – based on square footage, changes every year now \$200 sq ft. You don’t get full amount we have to spend \$55M get us \$31 M in OSPI State Match money. Rate of poverty may have element, there is a formula for determining this.

Construction and Project Costs

Mr. Zeitlin, Hill International, presented square footage cost estimates of other comparable schools - 9 schools to 2019 compared to WHS, so comparing apples to apples

Range with a lot of variable, some unknowns possible in these numbers that may sway them one way or another.

- By comparison with Option A:

	School / District	Project Type	Square Footage	Bid Cost*	Hard Cost per Sq.Ft.*
	Eisenhower HS (Yakima SD)	New	332,000	\$ 107,274,563	\$ 323
	Sammamish HS (Issaquah SD)	New/Minor Ren	286,236	\$ 104,810,787	\$ 366
	Auburn HS (Auburn SD)	New/Minor Ren	261,409	\$ 92,174,308	\$ 353
	Woodland HS (Woodland PS)	New	148,295	\$ 55,837,047	\$ 377
	Federal Way HS (Federal Way SD)	New	235,698	\$ 76,959,749	\$ 327
	North Creek HS (Northshore SD)	New	265,295	\$ 105,672,000	\$ 398
	Northshore HS (Northshore SD)	New	233,575	\$ 90,033,509	\$ 385
	Tahoma HS (Tahoma SD)	New	310,165	\$ 111,564,746	\$ 360
	Lakewood HS (Lakewood SD)	New	160,922	\$ 57,569,510	\$ 358
	Average				\$ 361

Option	WSD Project	Project Type	Square Footage	Estimate	Hard Cost per Sq.Ft.
From A	WHS Modernization / Expansion with Full Site Work	Mod/Addition	314,277	\$ 122,633,182	\$ 328
From A1	WHS Modernization within Footprint, Limited Site Work	Modernization	283,192	\$ 99,706,010	\$ 308
From B1	Limited WHS Modernization within Footprint, Limited Site Work	Modernization	283,192	\$ 47,885,664	\$ 168
From B1	New Middle School	New	116,000	\$ 57,952,326	\$ 365
From F1	New Junior High School	New	181,000	\$ 82,719,926	\$ 364
From D	New High School	New	302,000	\$ 153,514,237	\$ 391
From B	Modernize Transportation Facility	Modernization	41,220	\$ 10,733,076	\$ 241
From C	New Transportation Facility	New	46,600	\$ 18,756,978	\$ 278

*Costs escalated to 2019 dollars for comparison

Discussion:

- Possible to build an industrial designed school to cut price – Mr. Zeitlin explained it would not change the cost by very much to change the design.
- Much of the cost is in bringing the building up to current code.
- Look at projects that are 3 years old or newer.
- Building codes change every 3 years.
- It is approximately 5-10% increase in construction costs each year.
- These are construction costs - hard cost, another 40% in the sq. ft. costs for soft costs.
- What is the difference in new schools costs on some of the comparison schools as compared to our numbers for WHS – much smaller school although sq. ft. costs are still in same range.

WestSide High School and Wenatchee Valley Technical Skills Center: Supt. Flones shared the following information about the expansion plans for the other locations.

- Looking at this issue since 2007-09 by the committee. They recommendation to look at options at these sites to include more students and to help relieve the overcrowding.
- Just finished a major modernization of WVTSC
- Purchased land to expand at WVTSC
- Purchased portables to help take pressure off WHS overcrowding
- Waiting List now at WSHS, if we can expand we can eliminate the waiting list
- With the expansion of both sites we can take up to 400 + students from WHS
- We plan to relocate students in 3-5 years, with the students making the choice, best educational choice for them
- Start the students at 8th grade to visit the campus of each location so they can make the right decision with the help of their parents.
- We have a lot of students wanting those alternative programs and currently not able to provide it to them, those classrooms would probably fill up quickly right now.
- We need to communicate the opportunities at WSHS and WVTSC prior to them attending WHS
- Having prior success stories of graduates, they graduate and go into a careers right after high school, we can do a better job of that, we now take groups out to Skill Center on tours

- Currently don't have ability to get all credits at those sites, if we change that we can keep them there
- Acquisition of a new building, can create a whole campus – but they will all go back to WHS for Athletics
- CTE Project Based Learning program at the skill center for 9th graders, usually they do not go out there until their junior year.
- The whole stigma of alternative schools is that a student must fail at the high school and then go to the alternative schools, that needs to change to open those opportunities before they experience failure
- *Business After School* meeting for the students with the business community today for them to see what opportunities are out there
- CTE meets with 8th graders to help them see what vocational opportunities are available every year.
- WSHS and Skill Center students will eventually need a lottery to go there, parents will want their students there, but currently it is in its infancy. It will take about 5 years, which will coincide with building those programs and facilities.

Students in Athletics: Jim Beeson, Athletic Director shared the following chart and answered questions about student participation in sports. The chart shows how busy they are in spring with 390 participating. He explained that these numbers are from this year's participation.

Sport	Level	Males	Females	Sport Total
Cross Country	Varsity & JV	39	25	64
Football	Varsity/JV	72	0	116
	Frosh	44	0	
Girls Soccer	Varsity	0	16	48
	JV	0	15	
	C	0	17	
Girls Swim & Dive	Varsity & JV	0	45	45
Volleyball	Varsity	0	12	45
	JV	0	10	
	C	0	12	
	Frosh	0	11	
Fall Totals		155	163	318

Boys & Girls Basketball	Varsity	10	10	85
	JV	11	10	
	Frosh	10	12	
	C	10	13	
Boys Swim & Dive	Varsity/JV	40		40
Girls Bowling	Varsity/JV	0	25	25
Wrestling	Varsity/JV	48	7	55
Unified Basketball		15	5	20
Winter Total		144	82	225

Baseball	Varsity	14		42
	JV	14		
	C	14		
Boys Golf	Varsity/JV	16		16
Boys Soccer	Varsity	19		62
	JV	19		
	C	24		
Girls Golf	Varsity/JV		12	12
Softball	Varsity		15	30
	JV		15	
Tennis	Varsity/JV	27	42	69
Track	Varsity/JV	80	67	147
Unified Soccer		7	5	12
Spring Totals		234	156	390
Cheerleading	Varsity	1	12	13
Dance	Varsity		12	23
	JV		11	
Total		1	35	36
Total Participants		534	436	969

Mr. Beeson also showed the numbers of Middle Schools participation at 1845 in 2014-15, he shared the following breakdown.

Middle School Athletic Program
Three Year Participation Comparison Report

Sports	2013-2014	2014-2015	2015-2016
	Actual Participants	Actual Participants	Actual Participants
6th Flag Football	66	74	
7/8 Football	157	180	
6th Volleyball	70	54	
7/8 Volleyball	147	178	
6/7/8 Tennis	54	55	
6th Boys Cross Country	8	10	
7/8th Boys Cross Country	18	16	
6th Girls Cross Country	13	11	
7/8th Girls Cross Country	9	20	
6th Boys Basketball	68	42	
7/8 Boys Basketball	188	178	
6th Girls Basketball	85	67	
7/8 Girls Basketball	169	156	
6th Wrestling	36	26	
7/8 Wrestling	84	79	
6/7/8 Girls Swimming	65	82	
6th Boys Track	38	34	
6th Girls Track	39	40	
7/8th Boys Track	106	117	
7/8th Girls Track	68	76	
6/7/8 Boys Swimming	29	10	
7/8 Fastpitch Softball	45	56	
7/8 Boys Soccer	141	157	
7/8 Girls Soccer	156	127	
TOTAL STUDENT PARTICIPATION	1859	1845	0

- Mr. Beeson also shared that the total at Foothills this year participation has been 635, at Pioneer it has been 729 participants and at Orchard it has been 483 participants.
- Some are repeats but we had 969 spots filled with our athletics this year.
- Three times opportunities at the Middle Schools because there are three schools/only one school at the high school
- These numbers include the cheerleaders and dance team
- We need to provide more opportunities for our female population, we are underperforming there

Modernization Definition for WHS: (Only in cost model we are using)

Brian Fitzgerald, TCF Architects, explained these three options in remodeling:

- Light Remodeling: Floor plan configuration remains the same. Ceilings are replaced, walls are painted, floor finishes are generally replaced, plus other minor improvements and some structural upgrades.
- Moderate Remodeling: Floor plan configuration remains generally the same, with limited reconfiguration in selected areas; Some structural upgrades; All new wall, floor and ceiling finishes throughout; Some replacement of casework and other built-in items.
- Heavy Remodeling: Full demolition of all interior building elements down to structure, structural upgrades, and full replacement in a new floor plan configuration

Mr. Fitzgerald shared this information for the Cost Model, he emphasized that this is just a cost model of the scenario H, a lot of costs have not been finalized, design work hasn't been done etc.

Scenario H: Limited WHS Modernization for 1,600 to 1,800 & Other Work
Around the School District

CATEGORY OF WORK:	APPROX. COST
WHS Light Remodeling:	\$ 43,800,000
WHS Moderate Remodeling:	\$ 44,800,000
WHS Heavy Remodeling:	\$ 2,600,000
WHS Other Costs: Phasing, Kitchen Eqp., Theater	\$ 8,400,000
WHS Limited Campus Improvements (most omitted at this time)	\$ 400,000
WHS Exterior Athletic Facility Improvements (currently not included)	\$ 0

Other Projects Around the District	\$ 47,500,000
Phasing Costs (portables, etc.) at WHS	\$ 2,500,000
Current Scenario H Total	\$150,000,000

Overview: Total hard bid costs plus the soft costs.

Note: Final amounts to be allocated to each category requires further study.

Above numbers are a cost model of a possible scenario, not a cost estimate.

Discussion:

- Everything is just too small we need space.
- Athletics is at least another \$8 M possible for improvements and not included in this model.
- We are staying within our limit, not including athletics.
- Other projects haven't been determined.
- This is not judgment on what needs to happen – just a scenario.
- Includes soft costs.
- Positives:
 - Structure in good
 - Building looks good but lacking windows
 - Good mix of offerings for the student population, general education, CTE programs
 - Some do not require heavy remodeling
 - Pool in good shape, with a few improvements
 - Theater in good shape but may need some improvement, a consultant helped us look at that
 - Adequate cafeteria space for 1600 students
 - Office space is in good shape
- Cons:
 - Layout is a challenge, depth
 - Small classrooms
 - Lack of window and light
 - Classroom acoustics a challenge
 - Temporary wall a problem
 - 7 different floor levels
 - Lack of handicap access
 - Corridors a problem
 - Lack of restrooms, waiting line to use the bathroom
 - Worn out infrastructure, need to replace
 - Not energy efficient - a lot of work to get it there
 - Exterior outside athletic
 - Code upgrades
 - STEAM/Project Based learning needs
 - Needs a new kitchen, worn out
- What about workspace for teachers they don't have a space or classroom. We have looked at that issue.

Mr. Fitzgerald explained that this is a basic summary of some of the needs as we get more into the actual plan it will be more detailed and more communication will take place with all the stakeholders:

- Administration and Counseling, need to be closer and more space
- Classrooms (English, International Languages, Math, Social Studies) Overcrowded
 - The number to build the school for -1600-1800 students
 - Classrooms 750 sq. ft. not large enough
 - Project Based Learning space
- Science Classrooms:
 - More space needed, Project 8 – needs more study (1600-1800 students)
 - STEAM Design need
- Business ED needs to relocate to English or Math department, currently in CTE
- SPED: needs larger space but want to be throughout building

Mr. Fitzgerald quickly moved through the slides due to the time.

Other areas in need of modernizations

- Career and Technical Education (CTE)
 - Ag classrooms
 - *Project Lead the Way*
 - Ag Mechanics Lab
 - Ag Barn
 - Greenhouse
- Art- needs space and student gallery space
- Photography needs updating
- Journalism needs to relocate need Photography

Auditorium:

- A whole set of rooms that do not exist right now, they have a lot of needs.

Music Department:

- Complete reconfiguration needed, more space

Athletics and Fitness:

- Weight Room expand
- Girls athletic locker room (Title 9)
- 3rd Gym

Mr. Fitzgerald touched on the needs of the Health and Sports Medicine areas, need expansion and the Exterior Athletics is in great need of renovation; track, baseball field, tennis courts, concessions and many other areas that need to be addressed.

Discussion:

- Does it meet code in case of fire with crowded corridors? Yes; we have plenty of doors for exiting, we get out in a hurry and are inspected frequently, the school has a good plan to evacuate students and staff.
- 2100 students currently goal to get back to around 1600
- Meeting with students to make list – it will get longer
- Project Based Learning spaces are needed
- Lab space needed
- Storage space for projects is needed
- Moving toward small group project based learning is the way education is moving.
- Color coded map shown - made by Tom Bassett to show how it is organized, how the departments are broken up all over the school
 - Example of Math, is spread all over the building

30 MINUTE TOUR THROUGHOUT SCHOOL: Split up into groups

David Zeitlin and Brian Fitzgerald continued the meeting upon returning.

- We will breakout into small groups next time.
- Now we will go to the Scenario H, which is the only one in our budget
 - To stay in \$100 M – we are going to light remodeling, moderate and heavy
 - Green – Light
 - Blue – Moderate
 - Red – Heavy (Kitchen only)
 - Challenge is where do we prioritize, the tour gave you an idea what things look like
- Shared map below of prioritized areas so far.
- The areas should all be Red (heavy) – but it is cost prohibitive.
- This is a cost overlay, not design
- Science needs remodeling to meet *Project Leads the Way*
- Hard Costs are bid day, bricks and mortar

- Soft Costs include Washington State Sales tax, architects, engineers, project management, and other specialty consultants, surveys and investigations permits, testing and inspections, furniture, equipment, cost to purchase bonds, legal fees, etc.
- Hard and soft costs are proportional regardless of if the construction are light or heavy.
- Will having student attend WSHS and Tech Center give us enough room in this building? – Yes that is the intention



- Scenario A – Dealing with only WHS and not any of the other issues in the district, it would take all the money we would have and still have the overcrowding problem.
- Portables could help and that is why we are looking at using them.
- Not all the existing walls will be replaced.
- \$150M – would put all the District “eggs” into one basket if all the money is spent on WHS.
- What can we do the next time a Bond retires?
- One challenges is state is lowering student/teachers ratios so that is problematic at K-3 so we have to meet that requirement, statewide problem. State Legislature has calculated this it would take over 1.2 billion dollars in new classroom space alone.
- We will start looking at the other building needs at the upcoming meetings including: Mechanical systems, Electrical systems, roofing, etc.
- Classroom needs – No additional dollars available – limited to K-3
- School buildings are eligible for State-Match every 30 years, can’t break up that money for different parts of school
- Bond Passed: approximately 5 years for high school from start of design to completion of construction.
- Cost Estimator – bid during recession is good for districts if costs go up – Discussion about these possibilities
- Now economy is pretty stable

Meeting adjourned at 8:30 p.m.