



CITIZENS' PHASE 2 FACILITY PLANNING COMMITTEE

May 25, 2016

Wenatchee School District Office

6:30 p.m.

Meeting Minutes: No. 5

1. Opening Remarks

Brian Flones

- a. Accepted meeting minutes from Meeting No. 4.

Those present:

Consultants and Administration:

David Zeitlin, Hill International

Brian Fitzgerald, TCF Architects

Tom Bassett, Forte Architects

Brian Flones, Superintendent

Jon DeJong, WSD Deputy Superintendent

Les Vandervort, WSD CFO

Gregg Herkenrath, WSD Director of Facilities

Traci Thompson, WSD Facilities Secretary

Tina Herron, WSD Technology

Board Members: Walter Newman & Robert Sealby

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

Jim Beeson, Kris Cameron, Michael Casey, Dennis Conger, Larry Cordes, Clark Hansen, Kory Kalahar, Steve King, Kevin Loomis, John McQuaig, Oscar Mendoza, Abby Phipps, Tyler Russell, Jennifer Silverman-Newman, Russ Speidel, Graham Stansbery, Bob Swardz, Brian Vertrees, Matt Wisen, Rick Wray, Kara Zupke

2. High School Discussion

Review High School Options A-H with associated costs for each

- a. Most Pressing Needs:

- i. Addressing Overcrowding

1. Options:

- a. Expand Wenatchee High School

- b. Wenatchee Valley Technical Skill Center

- c. Westside High School

- d. New Smaller High School (Choice High School?)

- e. Foothills Middle School to a High School, build new Middle School

- ii. STEM / STEAM Classrooms
- iii. Facility Needs
 - 1. Classroom physical size
 - 2. Number of Classrooms
 - 3. Classroom Acoustics
 - 4. Special Education
 - 5. Commercial Kitchen
 - 6. Dining space
 - 7. Natural Light
- iv. Building Systems Infrastructure
 - 1. Mechanical
 - 2. Electrical
 - 3. Lighting
 - 4. Fire Alarm
 - 5. Public Address System
 - 6. Security

3. Scenarios

- a. Develop scenarios for bond and future study

Brian Fitzgerald spoke about the Study previously done and talked about the various scenarios.

Q: What is the cost to modernize the Transportation Facility? It would be \$15 million.

Diagram of Scenario H – \$150 million – WHS Modernization does not solve all the needs but would work. It doesn't get the student count from 2200 down to 1600 students. We would still need to get 600 students out of WHS.

The square footage of classrooms would be smaller. How many teachers would have to move out of the building? This scenario would not leave any money for any other remodeling.

Westside remodel would be out of state bond money and could cost 15-17 million. WVTSC comes from state money.

David Zeitlin talked about the most pressing needs at WHS. Some options to deal with this would be:

Addressing overcrowding:

Increase the students at WVTSC by 300

Increase the students at Westside High School by 300

Q: What type of students would move to Westside? Some kids it is their only option due to alternative environment for graduation requirements; also younger kids who are credit deficient and will need to go there for graduating on time; some kids benefit from a smaller learning environment. There will be some marketing involved with getting kids to switch over to Westside. It's more one on one and it would be a more proactive approach for opportunities to be given to the kids. It is a school of choice and fits different needs such as a night time schedule as well. There has always been a waiting list to get into Westside. Kids who may have been bullied or struggling with anxiety issues choose Westside as their preferred school.

Currently running at 300 students. Q: Can Westside handle more kids at this time?

Kory Kalahar talked about expanding the current programs to add more kids. He thinks this would take approx. 5 years to make a great small school to be a great “bigger” school. He looked at the numbers of students and how to create a better curriculum for the students while increasing the number of students.

Q: Currently Westside is at capacity so how can “choice” students be accounted for?
Kory talked about having “Wenatchee” students counted first prior to other adjoining cities.

Q: Portables – Yes, portables are being talked about currently. Portables may be added to WHS to help alleviate the crowding during a phased construction project.

Q: If portables are added will passing times be increased?

Q: How many “choice” students are at the high school? Very little “choice” students are at WHS.

David Zeitlin spoke about a 5 year plan is right in line with construction timelines.

OR build a smaller High School for Freshman to Senior holding approx. 600 students (cost would be approximately \$82 million for building and site) but build it on a larger piece of land so it could be added on to in the future.

Possibility of converting Foothills Middle School but there are certain types of spaces that are not in a middle school and would need to be incorporated such as science classrooms.

Building STEM/STEAM classrooms – perhaps an annex to WHS

Scenario H-1

Any scenario this committee chooses is going to have some risks. Get as creative as possible to have children get the right education they need.

Facility Needs:

Classroom Physical Size (currently at 700 sf should be 900 sf)

Number of Classrooms (currently overcrowded at 2,200 students)

Classroom Acoustics

Special Education Spaces (too small, most not designed for SPED)

Commercial Kitchen (needs replacement)

Dining Space (overcrowded at 2,200 students)

Natural Light / Windows (very lacking in current building)

Building Systems Infrastructure:

Mechanical

(pressing need – Domestic water piping & lighting replacement \$9.8 million)

Plumbing

Electrical – power

Lighting

Fire Alarm

Public Address System

Technology

Security

Other District Needs:

Stucco Replacement for Mission View Elementary, Columbia Elementary, Lewis and Clark Elementary along with;

Foothills Middle School – HVAC and lighting replacement - Approx cost would be 12.89 million

Columbia and Lewis & Clark parking lots are becoming worse also.

Levy's can be run but we won't get the full amount all at once so the whole project cannot be done at once. The money comes in yearly.

Athletics – included in the \$150 million Scenario H

Develop scenarios for bond (options) – given this much money where does the committee want the money to go to?

Ultimately tonight we want to get to some options that would ultimately become recommendations to the school board.

M&O Levy needs to happen in Feb. 2017 for the Renewal.

Cap Project Tech Levy may happen at the same time.

The next date would be November.

It would not matter if the bond and the levy's were done at the same time.

Q: Could we look at properties that the district does not own? Yes, land swaps could also happen.

Q: Are there any pieces of land that the District owns that we don't need?

District owns:

70 acres – Springwater – (only about 40 acres usable) could do a high school and/or middle school

40 acres Methow/Okanogan/Crawford – could do a small high school

26 acres in Malaga at the south end – could do a middle school.

Elementary School takes 10-12 acres

Middle school takes 20 acres

High school takes 40 acres

John McQuaig mentioned adding on a 3 story wing to the current high school. This could take 80% of the cost of new construction. It is possible but from a code stand point it could force you to upgrade all systems to meet current code. The financing would have to be broken out to complete in thirds every ten years.

Scenario H-1 take the shaded red part and build wings.

Brian Fitzgerald talked about Scenario C – take that idea and balance it out with 2 story wings. You may have to do some new and some modernized to get OSPI state match dollars. Perhaps building every 8 years completing the phasing.

John McQuaig talked about future schooling – the running start program and the online schooling is big but where will it be in 50 years. It's hard to estimate what the schooling options will look like.

WSD is growing by approx. 25 students a year. City of Wenatchee may be projecting a different growth rate.

Q: Is putting money into an old footprint wise? Maybe we should see private funds to be sought out so the projects can be completed, including the athletic facilities. Sports fields create private/public partnerships and bring in more tourism too. Recreation Dept. could run a levy and put money into the WSD land and then be able to schedule city run events when school is not using.

Jon DeJong talked about a suggestion that Eric Anderson mentioned previously about building an AVID school (Advancement Via Individual Determination). A conference was attended in Texas and the AVID school is about 400 students and is a single path school for students who want to attend college. It is a stripped down facility and is a lower cost program partially funded through grants. Possibly 400 could go to AVID, 100 to Westside and 100 to WVTSC. The numbers could work with this scenario. Could be a 6-12 school. Taking tours of these types of schools and getting to know the programs may be beneficial to determine what the needs are.

Choice schools are very popular. Teachers, parents and students benefit from them.

Building Sites:

Olds station – empty grocery store formerly The Fair Market

PUD wants a new building – could PUD “gift” their building to WSD?

Q: What about federal dollars to help? Yes, some grants were sought out but those really only provide “seed money”.

Q: What about private donors? Yes, you could seek private donors to help.

Next Steps:

Brian Flones talked about the next meeting needs to address a good scenario for the future needs of WSD.

We may not be able to get this into a bond in November. It may need to be in February.

Jon DeJong mentioned maybe we need to have a priority committee to seek the highest priority instead of spinning our wheels. He thinks the committee has a very, very tough job in coming up with a solution.

Get as much money as we can and build out as much as we can. Getting to the sweet spot is pretty tough to get to.

Graham Stansbery mentioned a Google Doc to get everyone collaborating with priorities: athletics, WHS, WSHS, WVTSC, other.

Meeting was adjourned

**The next meeting will be June 8, 2016 at the Wenatchee School
District Office at 6:30pm.**