



CITIZENS' PHASE 2 FACILITY PLANNING COMMITTEE

June 8, 2016

Wenatchee School District Office

6:30 p.m.

Meeting Minutes: No. 6

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

Gregg Herkenrath, WSD Director of Facilities

Traci Thompson, WSD Facilities Secretary

Tina Herron, WSD Technology

Board Members: not present

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

Eric Anderson, Michael Casey, Brigid Chvilicek, Rob Cline, Dennis Conger, Chris Ferrians, Clark Hansen, Kory Kalahar, Kevin Loomis, Joy McCallum-Clark, Oscar Mendoza, Tyler Russell, Jennifer Silverman-Newman, Russ Speidel, Graham Stansbery, Bob Swardz, Brian Vertrees, Matt Wisen, Kara Zupke

Items Discussed:

1. **Opening Remarks** Brian Flones
 - a. Accepted meeting minutes from Meeting No. 5.
2. **High School Discussion**
 - a. **Overview of Overcrowding v. Modernization Options & Prioritization** - David Zeitlin talked about the last meeting and the potential options that were previously presented.
 - b. **Scenario J Presentation – follow up of partial new construction with partial modernization** - Brian Fitzgerald provided a recap of the scenarios presented at the last meeting and presented a new Scenario J – partial new construction, partial modernization for 1600 to 1800, moving 600 +/- students between the Wenatchee Valley Technical Skill Center and Westside High School. Allocating 11 million? Adding a 2 story expansion of approximately 80,000 sf. This option would entail heavier remodel work than a light remodel including new HVAC, electrical system and windows making most of the classroom spaces new. Currently the

school is 283,000 sf but this would add approx. 18,000 more square feet. This scenario J could also add some STEM classrooms.

- c. **Q:** Why introduce a new scenario when the first options were not feasible? David Zeitlin stated that scenario J is feasible and was developed from input from the committee to see an option that brings more light into the classrooms and enlarges some of the classrooms. Ultimately the committee will present to the school board a recommendation on how to allocate the available funds. This can be a combination of projects on one single project.
- d. The committee was presented with three overarching options to consider. These were meant as a starting point for discussion.
 - OPTION 1:** Invest full bond and State Match of \$150M on WHS: assumes high school stays at its current capacity.
 - OPTION 2:** Invest the full amount on WHS and WSHS. Spend a minimum of \$85M on WHS in order to get the State Match, and build a classroom addition that includes STEM at WSHS for approximately \$15.2M. The balance of the funds, approximately \$49.8M would either be used at WHS or could be used on other projects.
 - OPTION 3:** Use bond funds only, no State Match to address overcrowding by building a smaller choice high school and address other projects around the District. This options assumes a bond of between \$85M and \$115M, the exact number to be determined depending on which other projects the district chooses to pursue. Spend minimum funds on WHS as needed to keep school functioning as is.

3. Potential Bond Recommendations

- a. Options for Potential Bond Recommendations –
 - 1. Options Menu was passed out and discussed. The options menu outlines the various projects identified throughout the district needing to be addressed.
 - 2. The menu includes three elementary schools, which are, or will soon be eligible for State Match. Given the other priorities of the District, and the relative good shape of the schools, it is recommended to defer modernization of these schools in order to focus the available funds on modernizing the high school to alleviate the overcrowding issue.
 - 3. Facility Maintenance – deferring maintenance could cause current problems to increase. Costs can be covered with either bond or levy funds.
 - 4. Classrooms – The menu identifies five elementary schools which may need additional classroom space; four of which are using the stage as art classrooms. This summer portables will be moving around to help alleviate some of the overcrowding at Columbia Elementary, WHS and WSHS.

5. Athletic Facilities – The menu outlines the six athletic facility needs identified for the WHS and Recreation Park.
- b. Construction on most of the options would not begin until 2019 and would take approximately 18 to 30 months to construct. The costs to construct these facilities will be roughly 12%-19% higher than today's construction costs.
- c. **Small Group Development of Bond Recommendations –**
The committee broke into three small groups for discussion – a teacher, parent, and administrator were grouped together so discussion could be held with various questions and answers with the three (3) potential recommendations in mind.
- d. **Group Presentation of Recommendations –**

Group A Suggestions:

The group would like to explore more options to renovating the high school.

- i. What we have isn't working and we need to address overcrowding. Want to do the high school the right way the first time. Modernize inside the high school to improve but wait until the right funding is available to correctly do the high school.
- ii. High School is #1 Priority.
- iii. Wait to modernize WHS until there is more bond capacity.
- iv. Purchase the Old Food Pavilion and turn it into a high school to address overcrowding.
- v. Create a Choice or magnet high school.
- vi. Address smaller projects:
 1. Foothills Middle School
 2. Technology
 3. Athletics

Group B Suggestions:

- i. No consensus on a scenario.
- ii. Overcrowding #1 Priority
- iii. Address with alternate programs at other sites

Group C Suggestions:

- i. One person was in favor of option 1, 2-1/2 people for option 2 and 3-1/2 people for option 3
- ii. The community will support fixing the high school facility.
- iii. Skeptical if the District can pass a bond for \$115 Million
- iv. Add onto WHS using bond money only. Add a humanities wing. Preserve State Match funding for when a larger bond can be passed.
- v. Create magnet school by Using Foothills as a high school or use Pioneer as a 9th grade campus; both options would require building a new middle school.

4. No clear option rose to the top of the agenda, there was not a consensus reached.
5. Kory Kalahar and Eric Anderson spoke about the planning to decrease the enrollment at WHS by increasing the enrollment at WSHS. Mr. Kalahar said WSHS could increase by 300 students without a new addition.
6. The committee would like to discuss:
 - a. Size of the bond.
 - b. Construction Inflation rate v. property value as it relates to waiting to pass a bond for WHS.
 - c. How do we get the public behind passing a bond?
7. Other suggestions and discussion points:
 - a. Create a Magnet school – Foothills was mentioned as a high school. Current options are not the right answer.
 - b. Have the 9th grade at Pioneer and build a new middle school.
 - c. Build a two story Humanity classroom wing at WHS for \$20M, then save the bond capacity and dollars which would get kids out of the current school but still on campus. Then it could be part of the remodel in a few more years (2021). It's hard to tie up all the money and have it potentially not meet our needs.
 - d. The committee is all over the map at this time. Basically Option C gives various uses for the money. Over the course of 5-7 years we would be building the Westside and the WVTSC capacity so the overcrowding issue is going to diminish over time.
 - e. The WHS is a static building and the WSHS and WVTSC are in progress right now so continue investing in what we currently have.
 - f. Breaking into groups was what this committee needed. It gave time for each member to talk to each other and the value of this was great.
 - g. Option 1 – Committee not too sure.
 - h. Option 2 – Committee is more on board.
 - i. Option 3 – Committee has more questions.
 - j. A tech levy will most likely still be run concurrent to the bond.
 - k. If there wasn't overcrowding at the high school would people be on board for Option 1? Consensus was YES but there still isn't enough money to modernize the high school the way we all envision it.
 - l. How much money can we affordably expect? \$115M would come from the bond and \$35 is state match to create the \$150M.
 - m. Reframe option 1 – allowing some money to be spent on WSHS to get more capacity for students there. In the next 2-3 years students are moving anyway from WHS to WSHS and to the WVTSC so more students will be out of WHS.
 - n. There is risk in each scenario and we cannot guarantee the systems that need to be replaced will continue to keep running.
 - o. Moving 9th grade to Pioneer would mean you would still have to build another school at \$85M.
 - p. Items to be discussed later:
 - i. Inflation v. \$ property value = bond capacity?
 - ii. Would the community get on board with \$115M bond?

4. Next Steps

- a. **Prioritize Recommendations**
- b. **Community Feed Back**
- c. **Informational Board Presentation**

Meeting was adjourned

**The next meeting will be June 22, 2016 at the Wenatchee School
District Office at 6:30pm.**