



## **CITIZENS' PHASE 2 FACILITY PLANNING COMMITTEE**

**September 7, 2016**

**Wenatchee School District Office**

**6:30 p.m.**

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### **Meeting Minutes: No. 8**

Those present:

**Consultants and Administration:**

David Zeitlin, Hill International

Brian Fitzgerald, TCF Architects

Tom Bassett, Forte Architects

Brian Fones, Superintendent

Jon DeJong, WSD Deputy Superintendent

Les Vandervort, WSD CFO

Gregg Herkenrath, WSD Director of Facilities

Traci Thompson, WSD Facilities Secretary

Jim Tweden, WSD Technology

**Board Members:** Robert Sealby

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

Kathleen Allen, Eric Anderson, Jim Beeson, Kris Cameron, Brigid

Chvilicek, Dennis Conger, Larry Cordes, Chris Ferrians, Clark Hanson,

Kory Kalahar, Kevin Loomis, Joy McCallum-Clark, John McQuaig, Dave

Perkins, Tyler Russell, Jennifer Silverman-Newman, Russ Speidel,

Graham Stansbery, Brian Vertrees

#### Items Discussed:

#### **1. Opening Remarks – Brian Fones**

- a. Accept meeting minutes from Meeting No 7
- b. Recap work to date and Meeting No. 7 recommendations  
Last meeting two scenarios were decided.

#### **2. Wenatchee High School:**

- a. Option J-1 presentation – Floor 1 and Floor 2  
Another cost estimating company looked at the project and came up with an estimate of \$147 million so we are in the same ballpark. This model does not address overcrowding and leaves 6 or 7 million for athletic facilities. This model addresses more of the fundamental needs. If you went with J or J-1 you would still need to move students to WVTSC and Westside High School. The assumption is you open at

student capacity. Original scenario J was for 1600 students and assumed moving 500 to 600 students to a combination of WVTSC and WSHS. The same is true if the school district were to acquire the Federal Building. If you build the J-1 with a capacity of 1800 students it would reduce the number of the students that would need to be moved.

- b. Federal Building and Limited WHS modernization \$150 Million plus state match (similar to Scenario H).
- c. Cost Scenario – the current WHS is aging and we have too many students in it. The estimated construction cost to modernize the Federal Building \$343.00/sf which is similar to Washington Elementary which is roughly \$350.00. The dollars are similar per square foot for a remodel vs. new construction.

### 3. Wenatchee Federal Building Opportunity

- a. Presentation
- b. On July 15, the Federal Building opportunity came up.
- c. It comes with “strings attached” by the Federal government. - One string is to keep it as education use for 30 years. If you don’t, then you are fined a percentage of the building per month at that time.
- d. It would take approx. 36 months to renovate this building and it could be extended if need be.
- e. Tom Bassett spoke about the Federal Building tour last week. It was built in 1973. It is centrally located and closely located to some of the city services such as fire and police training. The building is in very good shape. Building has a basement, main level (used to be the post office) is a two story space, a mezzanine level, 25 x 35’. There are 125 parking spaces and with modifications you could pick up about 25 to 30 more. In order to use it for educational purposes it would need to be brought up to current codes. Energy codes would take affect and mechanical and electrical same as WHS. Environmental engineer has looked at it and we know some asbestos flooring exists as well as caulking around the windows.
- f. Architecturally it has good “bones” and could be converted to educational use. The basement is currently occupied by Homeland Security but there is some usable space down there.
- g. The electrical, mechanical, chillers are all in good shape and usable. The data and phone systems would need to be redistributed throughout the building to accommodate a school. The roof is good and is comprised of pavers which has about another 10-15 years on it. The marble could be cut to put in windows and skylights or light tubes could be put in also. All in all the building is in good shape. \$45 to 53 million to bring this up to educational use for approximately 600 students. It would alleviate the crowding at WHS. There could be STEAM classroom spaces along with general education requirements for 11 or 12 grade students. Most students have their own transportation. Curriculum development is still in the early stages. Joy asked could we “try” and if it doesn’t work due to

voting not going forward and not get punitive damages or not? The answer is No. There is a default clause in the contract but it is not clearly defined. The district has asked several questions from the Department of Education but have not received anything back to date. If the district did proceed with a new high school are there any additional funds available? No.

#### 4. Discussion

- a. WSHS has approx. 300 students (more than they've ever had) there is still a waiting list of about 45 students. They will be bringing in more students around 9/15 of about 35 students.
- b. WHS has decreased from approx. 2100 to 2047.
- c. WVTSC numbers are about the same as last year approx. 188.
- d. Joy presented a scenario of students who were in STEM or STEAM and needing to get to the Tech center and then back to WHS for a sporting event.
- e. **John McQuaig moved that we continue with J-1 and Kris Cameron 2<sup>nd</sup> the motion, discussion was held.** We did take a hard look at the Federal Building vs. the J-1 Scenario. Dennis Conger respectively disagreed as he thought we should share the cost with the Federal Building with other public entities and it would bring our students closer to the downtown core. We just don't have time as the deadline is September 30, 2016 to turn in our application. Steve King talked about the City possibly turning in an application for the Federal Building and perhaps partnering with the school district to use a portion of it.
- f. Graham Stansbery talked about the idea of partnering with the City.
- g. Russ Speidel supports J-1 Scenario and it would be a great investment by our community.
- h. Kathleen Allen spoke about moving into a school that is already at capacity and it worries her that the community will not support a bond for J-1 Scenario.
- i. Jon DeJong mentioned we should go out and get informational criteria prior to giving a recommendation to the Board. Do we do SurveyMonkey to get some additional ideas?
- j. Jim Beeson questioned if we know that we have the number of students to occupy a STEM or STEAM building.
- k. Dennis Conger mentioned doing the Federal Building now then waiting for the high school so we deliver a project to the community that says "wow".
- l. The high school has been the priority for a long time and it needs to be addressed. John McQuaig mentioned we need to move forward.
- m. Chris Ferrians mentioned we have put off the high school which is aging and maintenance has been put off and it would be great to equalize this space compared to renovated middle schools and elementary schools.

- n. David Zeitlin asked a question, if we took a modest amount of money (approximately 8 million dollars) to build a small addition at Westside would it make the community be more on board?
- o. Nobody really wants a portable city during construction. Is there a way to add on to the current WHS and keep the students in with phasing ideas.
- p. **Joy McCallum-Clark amended the motion that we not acquire the Federal Building this was 2<sup>nd</sup> and motion was approved.**
- q. **Motion was made to move forward with J-1, it was 2<sup>nd</sup> and voted – motion passed.**

5. Next Steps

- a. Bond Recommendations - Prioritize Recommendations
- b. Committee Recommendations to the School Board
- c. Community Survey & Feedback

Meeting was adjourned

**The next meeting will be held Wednesday, September 21, 2016 at 6:30pm at the District Office**