



Facilities Advisory Committee  
Wednesday, October 12, 2016, 5:30 p.m.  
Auxiliary Services Center

## Minutes

Facilities Advisory Committee Members: • (in attendance)

- Ron Banner CPSD Assist. Superintendent
- Dale Brewer CPSD Operations
- Dave Bugher City of Lakewood
- Craig Cook CPSD Information Technology
- Bill Coon CPSD Capital Projects
- Moureen David CPSD Assist. Superintendent
- Joel Davis/Dennis Erwood Facilitators
- Michael Forsythe CPSD Operations
- Bruce Gardner CPSD Operations
- Doreen Gavin Engineering
- James Guerrero Architect
- James Hairston Citizen
- Choi Halladay Pierce College
- Carrie Prudente Holden Boys & Girls Club
- Ron Irwin Real Estate
- John Korsmo Construction Management/Contractor
- Brian Laubach CPSD Deputy Superintendent
- Nate Lemings Citizen
- Kristy Magyar CPSD Finance
- Charlie Maxwell Business
- Norma Melo JBLM
- Rick Ring CPSD Business Services
- Kim Prentice CPSD Community Relations
- Deb Shanafelt CPSD Planning Principal
- Lisa Stults Citizen
- Joe Vlaming CPSD Board of Directors
- Stephanie Walsh Business
- Larry Woods Citizen
- Debbie LeBeau CPSD Superintendent

Handouts: Meng PowerPoint Presentation  
Small Group Discussion Information Sheet – Lochburn MS  
Small Group Discussion Information Sheet – Mann MS  
Small Group Discussion Information Sheet – Custer Elementary  
Small Group Discussion Information Sheet – Dower Elementary

#### District/Capital Facilities Planning Updates – Rick Ring

Meeting convened at 5:35 p.m. From discussions at previous meetings, the committee recommended that Woodbrook MS should not remain open in the future. The committee will need to determine how the other middle schools in the district should be renovated/upgraded to accommodate the displaced Woodbrook students as well as what other short-term and long-term improvement projects should be planned at all the other schools in the district.

Some potential upgrade projects at four schools will be reviewed this evening and additional schools at the next meeting in November. The role of the FAC is to make recommendations to the school board and the board will make the final decision with regard to future capital projects.

#### Facilities Condition Assessment (FCA)/EA Prioritization Update – Joel Davis

Joel reminded the FAC the school board charge to the committee is to provide “data driven options” to identify and prioritize potential facility improvements. Improvements can be accomplished through a capital program or by a major maintenance program. Options for prioritization include educational adequacy, facility condition index scores, weighted average condition scores, systems or subsystems deficiency condition scores, urgency or grade level needs. Data was presented related to several of these prioritization factors. A bond planning option graphic was also shown with approximate cost amounts for FCA priorities, Woodbrook solutions, capital projects and special projects.

#### A/E Special Facilities Studies – Bill Coon

Bill explained that four architectural firms recently performed pre-design analysis studies at nine district schools to review options to address deficiencies and identify potential improvements to enhance the learning environments at the schools. The nine schools are those with the poorest facility condition scores and highest amount of observed deficiencies as identified in the Facility Condition Assessment study. The schools are Lochburn, Mann, Custer, Dower, Oakbrook, Tillicum, Tyee Park, Idlewild and Lake Louise. Tonight we will review the planning concepts developed for Lochburn, Mann, Custer and Dower and the remaining schools will be reviewed at the November 16<sup>th</sup> FAC workshop along with potential projects at Clover Park High School and other district-wide improvements.

Rough budget costs for potential projects will be presented but due to the limited bonding capacity of the district, it might take several future bonds to address all the needs at all the schools. The FAC will need to prioritize all the projects for board consideration. Bill and Rick also advised that at some schools the cost of the recommended projects may be so excessive that the design teams may recommend replacement of the school rather than extensive renovation.

Planning concept information sheets were handed out for each of the four schools being reviewed with information such as current square footage and student capacities as well as data from the Facility Condition Assessment study including facility condition scores and observed deficiency costs. The various optional pre-design study conceptual plan scopes are also recapped

with a narrative and rough project costs. It is also noted on the information sheets that the information presented is preliminary only and the costs are very rough and subject to change. Once the FAC makes a recommendation to the school board, the board will authorize district staff to further study any project scopes and budget costs for recommended projects.

After the project presentations the FAC will breakout into two groups for discussion. Lochburn and Mann information will be presented first followed by a group discussion. Then Custer and Dower information will be presented followed by another group discussion. The two groups are:

1. Brian Laubach/Facilitator with group members Bill Coon, Craig Cook, Joel Davis, Doreen Gavin, James Guerrero, Choi Halladay, Ron Irwin, Deb Shanafelt, Lisa Stults, Joe Vlaming and Larry Woods.
2. Michael Forsythe/Facilitator with group members Debbie LeBeau, Ron Banner, Dale Brewer, Dave Bugher, Dennis Erwood, Bruce Gardner, Jim Hairston, Carrie Prudente Holden, Stephanie Walsh and Kim Prentice.

#### Planning Concepts for Lochburn MS – Bill Coon

Bill presented the project concepts that were developed by TCF Architecture for Lochburn. Three project phases are proposed in order to allow the school to remain open during each phase. This also spreads out the cost in the event that multiple bonds are needed to complete all the proposed work. If the committee recommendation is to perform all the work scope in one bond and at one time, then additional interim school facilities will need to be provided.

#### Lochburn Phase 1 (\$2.67 million)

Expand parking at west side of campus, add parking spaces in the existing parking loop between the trees, add a separate bus loop between the east parking lot and track, add site fencing to better secure the site and increase campus security, provide several outdoor courtyards for learning spaces, social commons or outdoor seating/dining areas and construct a new Administration wing on west end of Building 100 to provide a more visible and secure entrance to the school.

#### Lochburn Phase 2 (\$11.34 million)

Replace west classroom buildings with a new Admin/Classroom Building to encompass a new Administration area, main entry and replacement classrooms. This consolidation would allow for additional parking on site.

#### Lochburn Phase 3 (\$26.25 million)

Demolish Building 500 and construct a new 2-story classroom building to the center of campus. As an option, Building 600 could also be replaced if additional classrooms are required. If additional parking is needed, then Building 100 could be demolished and replaced with parking.

#### Planning Concepts for Mann MS – Dennis Erwood

Dennis presented the project concepts that were developed by Studio Meng Strazzara for Mann and noted that the original facility has not been significantly improved over the lifetime of the school. Most systems are outdated and require an upgrade to meet minimum district standards.

### Mann Option 1 (\$7.06 million)

Perform interior improvements to the existing buildings, add portable classrooms and perform minor site renovations to accommodate additional bus capacity.

### Mann Option 2 (\$8.06 million)

Construct a new library addition in an existing courtyard and perform other interior improvements to the existing buildings.

### Mann Option 3 (\$50.13 million)

Construct a new school building on the existing site with a three phased construction schedule.

### Small Group Discussions for Lochburn and Mann Middle Schools

Each group discussed the presentations and posted their comments.

#### Observations

- Lochburn has had recent capital repairs to HVAC and roof
- Mann has had very little in capital repairs

#### Lochburn Concerns / Questions / Comments

- The Lochburn plan separates buses from parent drop off and provides a more unified structure
- Classroom ratio vs. parking increases
- Parking may be excessive / should not be focus
- Removing trees at Lochburn creates site issues and can be an issue with some groups
- Outdoor learning spaces should be limited
- Demolition of buildings 200, 300 and 400 will be difficult with students
- Phase 1 at Lochburn is not too sexy / not a great selling point
- Lochburn emergency vehicle access on north side of campus (Flett Creek side)
- Politics of closing Woodbrook and a 3-phase bond issue to build the needed capacity
  - Messaging of a master plan
  - Careful to not over promise and under deliver
  - Placing portables after passing a bond issue

#### Mann Concerns / Questions / Comments

- Cost of replacing Mann compared to phasing renovations

#### General Middle School Concerns / Questions / Comments

- What is the ideal size for a MS (750/800/850) vs capacity?
- Prioritizing phasing with capacity and closure of Woodbrook / with true target capacities of existing schools
- Does this phasing to 862 students at Lochburn, Mann and Hudtloff accommodate the closure of Woodbrook?
- Is the phasing at Lochburn and Mann happening at the same time? / Can they be in parity?
- What systems are we touching in each phases (HVAC/electrical)?
- Construction spread out over many years at both sites / impact on education

- Can the order of phasing be changed?
- Phased approach will hopefully keep a level tax rate
- Phase noisy construction to summer to mitigate noise issues
- Phased construction is a tough sell to property owners / messaging is very important
- Should not be just a band aid approach
- How long would portables be onsite?
- How can we make portables attractive?
- Look at permanent modulars

#### Planning Concepts for Custer Elementary – Dennis Erwood

Dennis presented the project concepts that were developed by Studio Meng Strazzara for Custer and noted, similar to Mann, that the original facility has not been significantly improved over the lifetime of the school. Most systems are outdated and require an upgrade to meet minimum district standards.

##### Custer Option 1 (\$3.3 million)

Add portable classrooms as well as a portable gym facility.

##### Custer Option 2 (\$22.92 million)

Construct a new school building addition including a gymnasium.

#### Planning Concepts for Dower Elementary – Dennis Erwood

Dennis presented the project concepts that were developed by Studio Meng Strazzara for Dower and noted that the buildings at Dower are in fair condition but the overall infrastructure of the buildings and site are dated and it has limited capacity to facilitate current or future educational requirements.

##### Dower Option 1 (\$2.66 million)

Short-term proposed development strategies include minimal improvements to address capacity by adding portable classrooms and a portable gym. Long-term solution is to replace the aged facility.

#### Small Group Discussions for Custer & Dower

Each group discussed the presentations and posted their comments.

##### Observations

- Custer site very large which allows many options
- Dower site small and triangular

##### Custer Concerns / Questions / Comments

- The Little Red Schoolhouse may be too far gone for repair but the district should make a strong effort to look for interest
- Phasing at Custer still leaves part of the campus near Steilacoom Boulevard
- Should Custer be totally replaced or phased with renovations and additions / more cost effective to replace

#### Dower Concerns / Questions / Comments

- Does not make sense to invest \$2.6 M in mostly portable classrooms and portable gym
- Difficult to rebuild Dower on its site / would it make more sense to consolidate
- Rebuilding Dower would require a swing school

#### General Elementary School Concerns / Questions / Comments

- 650 student capacity design provides maximum efficiency
- Should we consolidate Custer/Dower in 650 capacity school similar to Rainier, Lakeview, Four Heroes and Evergreen
- Consolidation would need the right messaging and historical value
- Logical to consolidate / less cost
- Adding capacity to elementary schools requires boundary revisions to reduce overflow at other elementary schools
- Does adding portables to increase capacity sell a bond issue in addition to boundary changes

#### Wrap-up / Next Steps / Q&A – Rick Ring

Rick thanked the FAC for their feedback and reminded the group that the next meeting is November 16, 2016 where potential projects at additional schools will be reviewed and discussed. Meeting adjourned at 7:30 p.m.