



Facilities Advisory Committee
Wednesday, December 14, 2016, 5:30 p.m.
Auxiliary Services Center

Minutes

Facilities Advisory Committee Members: • (in attendance)

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|----------------------------|------------------------------------|
| 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
 Revised Information Sheet – Lochburn Middle School
 Revised Information Sheet – Mann Middle School
 Revised Information Sheet – Custer Elementary
 Revised Information Sheet – Dower Elementary
 Revised Information Sheet – Idlewild Elementary
 Revised Information Sheet – Lake Louis Elementary
 Revised Information Sheet – Oakbrook Elementary
 Revised Information Sheet – Tillicum Elementary
 Revised Information Sheet – Tyee Park Elementary
 Revised Information Sheet – Clover Park High School
 Asset Disposition Questionnaire
 Facility Prioritization Packet

District/Capital Facilities Planning Updates – Rick Ring

Meeting convened at 5:35 p.m. Rick thanked everyone for taking time from their busy schedule to participate on this committee and mentioned that our last meeting will be January 11. He reminded the committee that tonight’s information contains cost estimates and these estimates will fluctuate as we review long-term goals (where we want to go) and short-term goals with regards to future bond options. Rick reported that the school board passed a resolution on Monday’s agenda to design a new middle school in the anticipated closure of Woodbrook in June of 2019. In the meantime, Woodbrook will continue to stay open. Funds to rebuild Woodbrook would encompass grants and district capital project funds and not be a bond option.

Facilities Prioritization – Joel Davis

Joel reviewed the five asset management categories as part of the prioritization process. 1) Large Capital; 2) Asset Disposition; 3) Major Maintenance; 4) District Wide Upgrades; and 5) Small Capital. Based on the updated information sheets provided, committee members then participated in an exercise to prioritize the district’s facilities plan under each of the categories mentioned above. Each member received color-coded dots with an identifier number. They were asked to select their highest and lowest priorities for each of the five categories.

Large Capital

	3 High	3 Low
Custer	15, 4, 8, 16, 19, 17, 2, 7, 10, 21, 9, 3, 6, 12	
Dower	4, 6, 7, 9	5, 19, 4, 8, 21, 3, 18, 2
Idlewild		9, 16, 21, 8, 12, 2, 7, 15, 3, 17, 10
Lake Louise	6	5, 9, 19, 16, 2, 7, 12, 4, 10, 17, 15
Lochburn	5, 8, 18, 17, 21, 15, 19, 3, 7, 2, 12, 16, 10	6
Oakbrook	5, 8, 18, 21, 17, 16, 15, 9, 12	
Tillicum	19	5, 21, 18, 6, 9, 3, 12, 7, 8, 10, 17, 15, 4
Tyee Park	5, 2, 4, 10, 3	19, 6, 16, 18

Asset Disposition

One vote for each of the three criteria.

	Yes	No
Consolidation of elementary schools vs standalone, replacements/modernizations	2, 6, 5, 19, 16, 7, 3, 8, 18, 15, 9, 12, 10, 17, 4, 21	
Demolish the Little Red School House but honor the historical features in a future capital project	2, 9, 15, 21, 16, 4, 6, 10, 5, 12, 7, 18, 3, 8, 17	19
Maintain Lake City property for future CPSD facility	2, 5, 9, 19, 4, 15, 6, 16, 12, 10, 21, 7, 18, 3, 8, 17	

Major Maintenance

	4 High	4 Low
Bergin-Sperry House		2, 8, 7, 16, 21, 10, 19, 9, 17, 18, 6, 12
Clover Park HS	5, 7, 8, 17, 21, 9, 19, 6, 2, 16, 18, 12, 15	3, 4
Custer	2, 7, 21, 19, 8, 3, 10, 12, 6, 4	5, 18, 9
Dower	17, 7, 16, 18, 15, 4	5, 18, 9
Early Learning Program	5	8, 7, 2, 21, 15, 10, 12, 19, 17, 6, 16, 4
Harry Lang Stadium		7, 10, 9, 21, 19, 17, 2, 4, 12, 16, 18
Idlewild	9, 18, 16, 12	5, 15, 3
Lake Louise	9, 6	3
Little Red School House		7, 21, 8, 15, 10, 5, 16, 9, 17, 18, 6, 12, 2, 4
Lochburn	5, 17, 7, 21, 8, 15, 3, 10, 6, 16	
Oakbrook	18, 9, 8, 17, 15	3, 19
Tillicum	2, 21, 12, 19, 10, 3, 4	6, 15
Tyee Park	5, 2, 19, 10, 3, 4	

Districtwide Upgrades

	2 High	2 Low
Code upgrades	5, 16, 18	7, 19, 9, 21, 12
Environmental needs	9	2, 5, 15, 8, 16, 18, 6, 12, 7, 10, 3, 4
Equity needs	2, 8, 15, 19, 7, 6, 17	5
Safety & security	2, 8, 19, 18, 7, 21, 6, 10, 16, 4, 12, 3, 17	
Site issues		2, 15, 19, 8, 6, 17, 16, 21, 18, 10, 9, 3, 4
Technology infrastructure	15, 5, 9, 21, 12, 10, 3, 4	

Small Capital Projects

	1 High	1 Low
Clover Park HS Gym	5, 18, 16, 7	
Clover Park HS PAC	2, 4, 8, 12, 21, 15, 9, 6, 10, 17, 19	3
Harry Lang Stadium	3	2, 8, 7, 6, 16, 15, 21, 9, 10, 12, 17, 19, 5, 4, 18

Small Group Discussions/Asset Disposition Questionnaire

Each group discussed the prioritization options. Discussion items included:

Lake City property: 40-50 years a community staple, community upset when torn down, suggest keeping property – value will increase, prime property for future school. Little Red School House, committee member part of City’s Historical Preservation Committee consisting of many long time Lakewood residents who would like to see the school house embraced by the district and somehow incorporated into the curriculum. Consolidation is being considered due to limited capital funds and future capacity. JBLM focus is long term planning. City of Lakewood has indicated that a developer is interested in residential housing development for the Lake City property. It is a struggle to keep vacated property for long term and lost cash for short term upgrades. There is more need than ability to pay for all projects. Before considering a bond measure, need to develop a package. An option to consider is a partnership to maximize resources.

Asset Disposition Questionnaire

Consolidation of Elementary Schools vs. Stand Alone Replacements/ Modernizations (14 yes/0 no)

Get the most efficiency possible.

I encourage.

Maximize utilization of combining where necessary.

Provides cost savings (Custer/Dower and Tillicum/Tyee Park)

I think this is the best option for smaller sites and allows for “swing space” when building future consolidated sites. Our model of 650 elementary schools is most efficient and cost effective.

Tax base and demographics make affordability tough.

Seen benefits of consolidation – my belief that it makes the District more marketable into the future.

Need to build the school bigger; therefore, consolidation is a much better option.

Consolidation allows for better stewardship of public funds

Demolish the Little Red School House but Honor the Historical Feature in a future Capital Project (13 yes/1 no)

Too expensive for value.

I believe this property is a liability under risk management, it should be demolished.

The funding required is understood. If this building is demolished, it is imperative that CPSD turn this into a future opportunity for partnership. Do NOT just demolish and move on. Be forward thinking relative to preservation for the next generation.

Use what can be used to preserve history value.

I like the idea of preserving some aspect of the former school in a future project. Like Stephanie said tonight, we shouldn't ignore situations like this in the future. Our city and/or historical society to have an opportunity to do something with it.

Maintain Lake City property for future CPSD Facility (14 yes/0 no)

Tough choice but good site for consolidation.

This is difficult – revenue would be great but I recommend against disposing of a site for a future school.

This is important to maintain flexibility as you move through your future growth and changes.

TL/TP

We will not be able to purchase this type of property easily in the future. We need to reserve a property for a future school. There is little cost to us to maintain ownership of the property.

As the density rises in the area, value of this property for the district will rise. The community of Lake City is looking to keep a school in this area.

Land is difficult to find in Lakewood.

This property is a prime site for future use.

Don't sell!!! Other: Look for "partners" for the next bond. Previous "partners" were B&G Club and CPTC.

Good location for a school and it's always about location!

Rick thanked the FAC for their feedback and reminded the group that the next meeting is December 14, 2016. Topics will be six-year plan and long term planning.

Meeting adjourned at 7:15 p.m. Next meeting is January 11, 2017.