



Facilities Advisory Committee
Wednesday, June 22, 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 |
| • Gary Sabol | CPSD Community Relations |
| • Deb Shanafelt | CPSD Planning Principal |
| • Lisa Stults | Citizen |
| • Joe Vlaming | CPSD Board of Directors |
| • Stephanie Walsh | Business |
| • Larry Woods | Citizen |
| • Dr. Marty Schafer | CPSD Board of Directors (Guest) |

Handouts: MENG Powerpoint Presentation
CPSD 2014-15 Report to the Community
CPSD At A Glance Information Sheet

Welcome/Introductions – Rick Ring

Rick convened the meeting at 5:40 p.m. and thanked everyone for agreeing to be part of the FAC.

CPSD Board’s Charge – Dr. Marty Schafer

Dr. Schafer reviewed the board’s charge and the purpose of the committee. Current FAC is to update the capital facilities master plan and make recommendations to the school board related to the district’s deferred maintenance, educational adequacy of schools, safety and security and the use of district property. Dr. Schafer explained that he was involved with the Citizens Advisory Committee 15 years ago and many successes have resulted from the recommendations of that committee as well as past FACs including the construction of Harrison Prep that incorporates an International Baccalaureate program. Furthermore, CPSD has built more new schools than any other district in the state in the last nine years and five of them won Schools of Distinction awards. He noted that the committee will be presented with a lot of data to review and analyze over the next few months in order to make recommendations for consideration of a future capital bond and he thanked the FAC in advance for their efforts.

FAC Norms – Dennis Erwood

Dennis went over the FAC norms and stressed that all members should communicate openly and that all opinions should be respected. He also emphasized that there are no bad ideas so people should feel free to bring up any and all views. Sometimes good solutions result from what may be initially considered a bad or crazy idea.

Capital Planning Facilities Update – Rick Ring

The goals and accomplishments of the previous FAC were reviewed and Rick explained that 10 of the 13 recommended goals had been accomplished. The other three goals continue to be reviewed: 1) Align with the City of Lakewood’s Tillicum Neighborhood Plan; 2) Pursue a partnership with Ft. Lewis to relocate Woodbrook MS on Ft. Lewis; and 3) Consider Custer Elementary for reconstruction. These goals should be re-visited by this FAC. The CPSD At-A-Glance information was presented to provide members with background information on the district. Gary Sabol displayed the district website on the screen to show the members how to locate the monthly Construction Zone updates that go back to 2010. Rick provided an overview of the OEA grants the district has received for the five new schools on JBLM with Evergreen currently under construction. He recapped the amount of funds received from the 2006 and 2010 construction bonds and also from the OSPI school construction assistance program used to improve many of the district’s facilities. We have come a long way but the district still has considerable needs that need to be addressed by the FAC.

The FAC meeting schedule was discussed with the next meeting on June 29 then meetings again in September, October, November, December and early January 2017 with the intent to make a presentation of recommendations to the school board on January 23, 2017. The key areas of focus for the FAC will be the future of Woodbrook MS, the use of the Lake City property and an analysis of the data in the Facility Condition Assessment study (FCA) that Meng Analysis performed for the district. In addition to the data generated by the FCA study, the committee will focus on and consider educational adequacy, safety & security, technology and capacity/enrollment figures. Since the district has limited future bonding capacity a representative from the district's bond counsel, D.A. Davidson, will be invited to attend a future meeting. Dave Bugher from the City of Lakewood will address the committee at the next meeting on June 29 to review the City's land use and economic development polices as they relate to the future of Woodbrook Middle School.

Facility Condition Assessment Report – Joel Davis

Joel recapped the process of how Meng gathered data for the Facility Condition Assessment study starting in early 2015. Meng coordinated with district maintenance personnel including Bruce Gardner and Dale Brewer to visit 31 schools and other district facilities to survey the building and site infrastructure systems to provide a qualitative score for each system and building. Eighty-seven (87) systems and sub-systems were analyzed and scored for each building and site. A total of 157 facilities were analyzed. This number includes individual permanent and portable buildings as well as the site infrastructure at each of the 31 district facility locations. Meng also reviewed and rated the district schools for educational adequacy as compared to the district standards for elementary, middle and high schools. In addition, Meng analyzed the district schools and made recommendations for security improvements based on eight security measures. Joel advised that the data in the FCA study is a living system that the district maintenance and capital staff can access and update as facility conditions change over the years. The data will also feed into the district's School Dude maintenance program.

The terminology and acronyms used in the FCA study were reviewed. This included an explanation of terms such as Observed Deficiencies (OD), Predicted Renewals (PR), Facility Condition Index (FCI) and Weighted Average Condition Scores (WAC). Observed Deficiencies are building systems or components that observation determines are in need of short term maintenance or repair in order to maintain functionality. The cost of addressing Observed Deficiencies are analyzed over a five-year period. The original study was started in 2015 so costs were recently revised to roll-up the 2015 and 2016 costs into 2017. It was noted that the peak years by cost for addressing Observed Deficiencies are 2017 and 2018. This is mainly due to rolling up the costs for 2015 and 2016. The primary sub-system ODs are electrical, HVAC, interior finishes and roofing. Predicted Renewals are the cost to renew or replace a facility sub-system as it reaches the end of its predicted lifecycle. The cost to repair or replace these systems are analyzed over a longer 20-year period. The Facility Condition Index and Weighted Average Condition Scores are benchmarks used to compare the condition of a building relative to all the facilities in the district. The terms Backlog in Maintenance & Repair (BMAR), Current Replacement Value (CRV) and Energy Use Intensity (EUI) were also reviewed.

Examples were presented for some of the various data summary reports and charts/graphs generated in the FCA study.

Meng explained that district budgets must include Maintenance Reserve Funds and there are several ways to use those funds. One way is to annually spend approximately 2% of the current replacement value of all district facilities. The current replacement value at Clover Park is approximately \$671 million so 2% would be about \$13.42 million per year. Bruce Gardner advised that the current maintenance budget is about \$4.8 million per year so the district falls further behind every year.

Q&A

In reference to the more than 1,300 Observed Deficiencies, is that a high number compared to other school districts? Most of these deficiencies were reported in the older district facilities and the number appears high because of the number of individual buildings in the district. Deficiencies were evaluated for each of the many systems at each of the 157 buildings and sites throughout the district so the total number of ODs is not out of line. The complete FCA study will be reviewed in future FAC meetings and the breakout of the 157 facilities is in the study.

Ron Irwin noted that he was on the FAC committee last time and wondered if the focus had changed for this committee. Rick clarified that the district has limited capital funds this time and the FCA study data will show that many of our older buildings have substantial needs. The previous FAC focused on building new schools, however if we continue that focus there will not be enough funds to address the aging systems in many of our schools.

James Hairston expressed that he was more concerned about improving the school buildings for the education of the children and that maybe we should not be as focused on the school sites, playgrounds and parking lots. Joel Davis explained that school sites also support the educational environment and that a healthy site infrastructure promotes the district's educational program. The FAC should consider improvements to both the district's school buildings and sites.

Stephanie Walsh questioned the typical and adjusted lifecycle factors used in the Predicted Renewals. Why does Lakes High School score so poorly when it is relatively new? Joel Davis explained that high school students are generally tougher on schools than elementary and middle school students. In addition, design standards have changed since Lakes was designed.

Lisa Stults would like more information on school capacity and district demographics. This will be addressed in the September FAC meeting.

Larry Woods asked if Lake City Elementary was included in the FCA study. Lake City property was not included in the study.

Kristy Magyar recommended that district boundary maps be provided. Boundary maps will be provided at the next meeting and that a large boundary map will also be displayed.

Next Steps – Rick Ring

Next meeting is June 29. Dave Bugher will review the City's land use and economic development polices as they relate to the future of Woodbrook. Michael Forsythe will present some general options for the future use of Woodbrook so that the committee can begin discussions in smaller groups. It was mentioned that the current bonding capacity of the district is around \$90 million which limits the amount of projects we can do.

Meeting adjourned at 7:40 p.m.