

# Community Outdoor Athletic and Activity Facilities Committee

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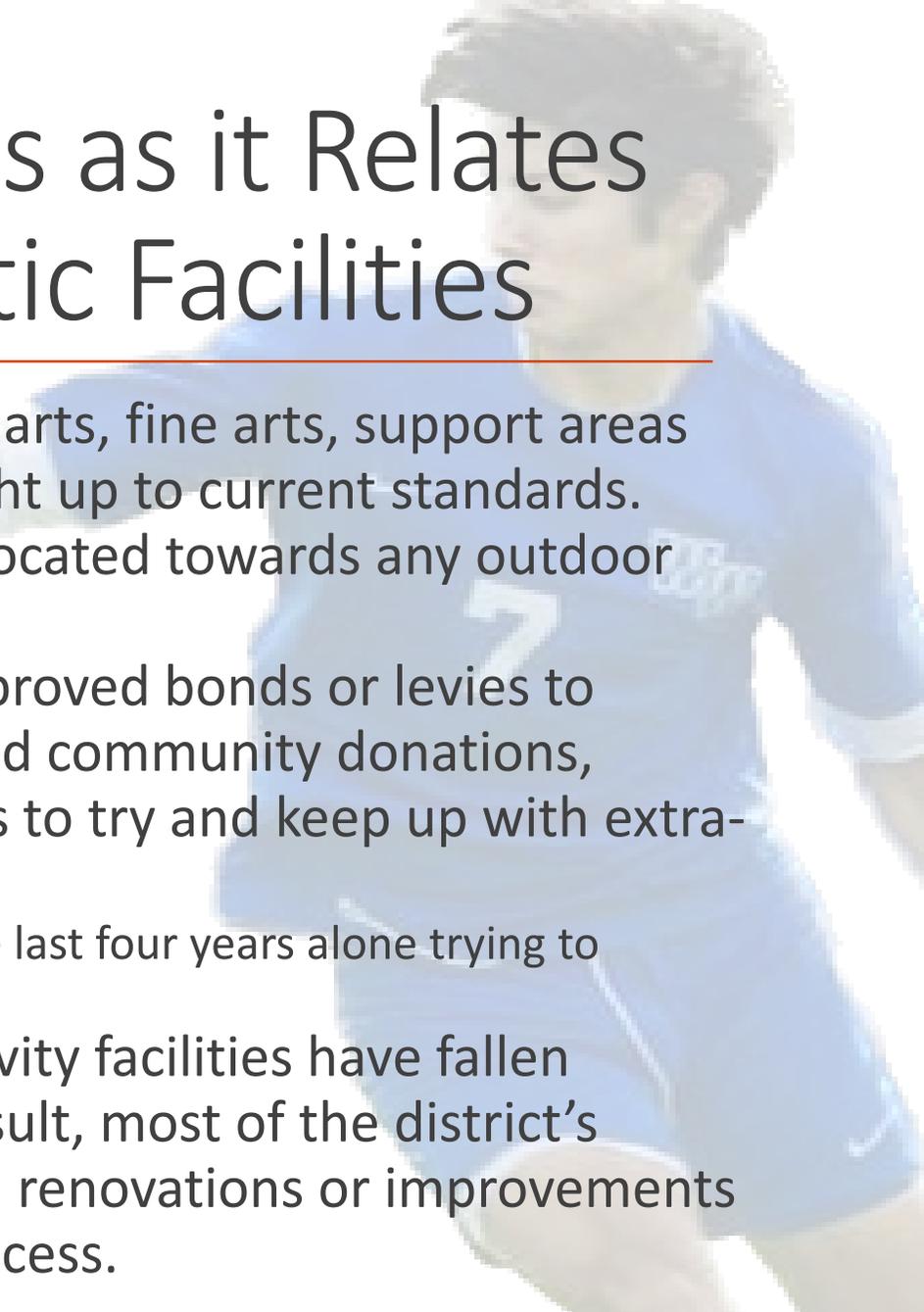
EXECUTIVE SUMMARY AND RECOMMENDATION

JUNE 20, 2023

# Celebrations and Challenges as it Relates to District Outdoor & Athletic Facilities

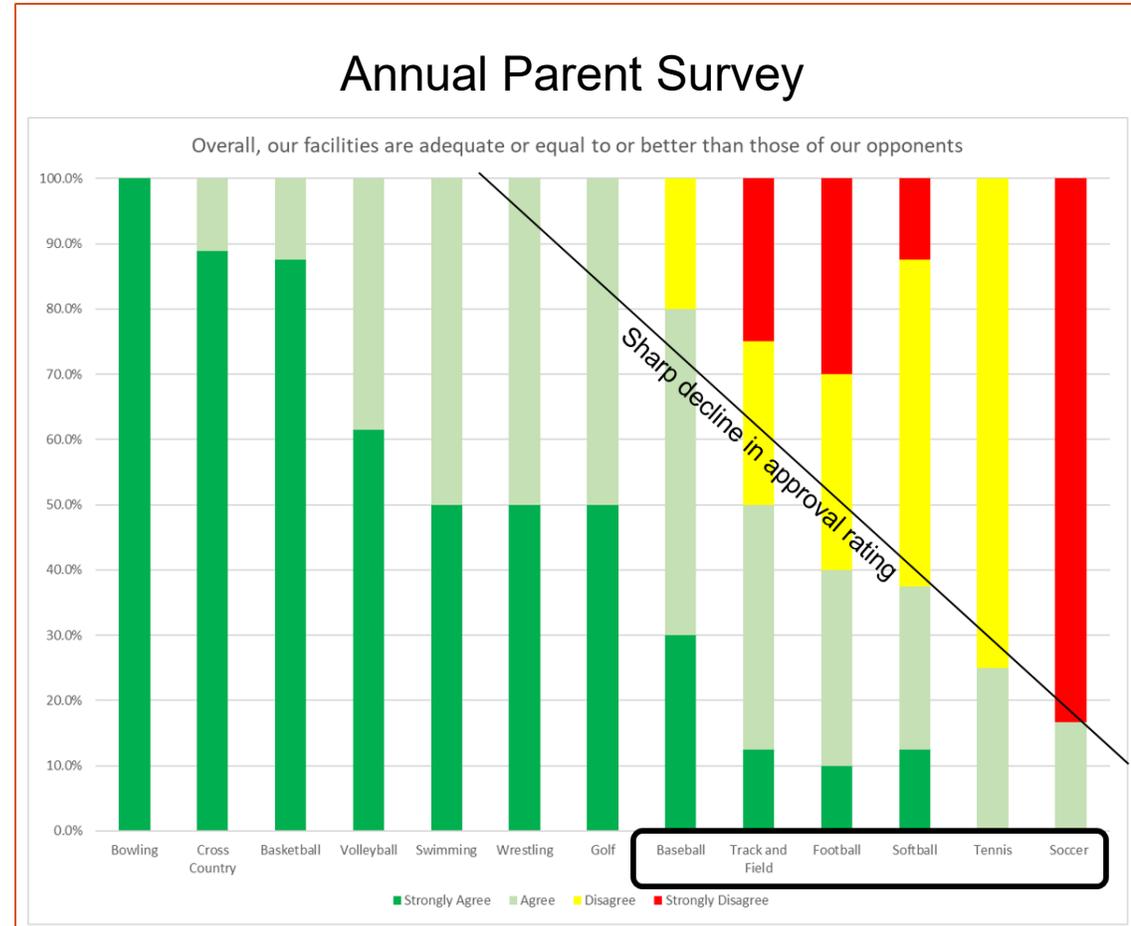
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- The 2018 bond helped ensure classrooms, performing arts, fine arts, support areas and indoor extra-curricular spaces have all been brought up to current standards.
- As promised to voters, recent bond funds were not allocated towards any outdoor athletic or activity amenities or improvements.
- For many, many years, rather than asking for voter-approved bonds or levies to improve outdoor athletic facilities, WWPS has leveraged community donations, Booster Club support and basic ed maintenance dollars to try and keep up with extra-curricular facility improvements.
  - The district has invested over \$1.1M in basic ed dollars over the last four years alone trying to maintain/improve athletic facilities.
- Despite these efforts, WWPS' outside athletic and activity facilities have fallen significantly behind every school in the league. As a result, most of the district's exterior athletic components are in need of substantial renovations or improvements in order to maintain safe, adequate and comparable access.



# March 2023: Coaches & Parents Address the School Board

- Since 2019, WWPS coaches, advisors and staff have been meeting regularly to review current amenities, research league and regional facilities, review parent and athlete feedback and prioritize improvements necessary for student participants.



# Independent Athletic and Activity Community Advisory Group Formed

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- 20-member Committee developed consisting of a broad cross section of parents, alumni, community and business leaders
- Convened 6 different times over the course of the spring to deeply research, review and deliberate the committee's charge:

“Walla Walla Public Schools requests the Committee to convene regularly to complete the work necessary to undergo the technical review and analysis in order to deliver long-term outdoor athletic and activity planning direction for administration.

The committee was tasked to deliver a final recommendation to the Superintendent no later than June 20, 2023. The recommendation will consist of capital improvement recommendations to outdoor athletic and activity facilities, accompanying cost estimates to perform the work, and potential funding mechanisms sufficient to address the list of improvements.”



# ATHLETIC & ACTIVITY FACILITIES REVIEW



## Community leaders team with district to find solutions to address aged outdoor athletic & activity facilities needs

Some of Walla Walla's most prominent business, community leaders, parent representative and alumni have stepped up to volunteer to serve on the district's Outdoor Athletic and Activity Facility Committee to work with the community to find solutions to improve the district's outdoor athletics and activities facilities. This spring the district is putting the finishing touches on the historic 2018 bond program which focused on indoor facilities needs and now the district is shifting its focus to outdoor spaces.

"As promised, our highly successful 2018 bond program focused on taking care of classrooms, science labs, performing arts, fine arts, and other indoor critical facility needs across the district, said Superintendent Dr. Wade Smith. "This is what our voters told us to focus on and that is exactly what we did. However, that does not mean the need to address outdoor amenities went away."

A comprehensive analysis of facility comparisons and

research has been performed of all district schools in the Mid-Columbia Conference (MCC). Committee members are reviewing this study, conducting additional research and prioritizing needs. They are also charged with identifying costs to make improvements, researching funding options and providing a recommendation to the school district.

*"We have a lot of work ahead of us. Our focus will be to develop pragmatic improvement solutions that attempt to deliver equitable and comparable outdoor athletic and activity facilities with similar-sized schools to maximize student access, safety, engagement and pride."*

-Committee Chair Don Davis.

### Committee Membership

Name	Affiliation
Doug Hayes	Soccer, Track, MS FB
Scott Shields	Soccer, FB
Julio Tapia	Youth Soccer
Stephenie Bowen	Softball
Lawson Knight	Soccer, Track
Dewight Hall	Softball, Baseball
Denise Isenhower	Tennis
Kelly Belcher	Baseball, Football
Robert King	Soccer, Football, Track, Baseball, Booster Club Treasurer
Mark Thompson	At Large
Mike Monahan	At Large
Phil Shivell	Football, Track
Scott Krivoshein	At Large
Stacy Bergevin	Softball
(Chair) Don Davis	Parent, Booster Club President
(Vice-Chair) Andy Coleman	City Representative
Colby Burke	Soccer, Softball, Booster Club Secretary
Tim Wooster	JROTC
Jaime Tiscareno	Youth Soccer
<b>Support/Advisory Members</b>	
Dr. Wade Smith	Superintendent
Heath Gardner	Consultant
Chris Ferez	Athletic Director
Robert Foster	Facilities Director
Michael Kay	Former Director/Advisor
Dean Lodmell	Volunteer Consultant
Kathy Mulkerin	School Board Representative

# Highlights of Core Committee Charge

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The committee's recommendation must include a thorough review of current outdoor athletic and activity facility amenities and conditions across the district's middle schools and high school campus, and:

1. Compare and contrast WWPS outdoor athletic and activity facilities to similar-sized schools in our athletic league/region
2. Research and report funding mechanisms utilized by league/regional schools
3. Provide pragmatic capital improvement solutions that attempt to deliver equitable and comparable outdoor athletic and activity facilities with similar-sized schools. In doing so, prioritize outdoor athletic and activity facility improvements considering the following criteria in the recommendation:
  - those that maximize student and spectator safety; those that are deemed most deficient from comparison schools; those that maximize student access, engagement and involvement; those that promote community and stakeholder access and use; those that address current and future programming needs; those that promote regional hosting of events, providing positive economic impact; and those that minimize instructional time loss for students

# Charge #1: Compare and contrast WWPS outdoor athletic and activity facilities to similar-sized schools in our athletic league/region

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- The Committee performed deep analysis of all middle and high school programs across the league.
  - Richland (Hanford High School & Richland High School), Kennewick (Kamiakin High School, Kennewick High School & Southridge High School), Pasco (Pasco High School & Chiawana High School) and Hermiston High School.
  - Analyzed core facilities including Football, Tennis, Soccer, Baseball/Softball and Track amenities



Chiawana



Hanford



Hermiston



Kamiakin



Kennewick



Pasco



Richland



Southridge



Walla Walla

# Multipurpose Stadium Facility (Track, Football, Soccer, Lacrosse & Community)

School	Stadium Location(s)	Bond/Levy Funded	Lights	Artificial Turf	Bleacher Capacity	Restrooms	Locker Rooms	Concessions
Hanford	(2): High School + Fran Rish	√	√	√	2,200	√	√	√
Richland	Fran Rish	√	√	√	9,000	√	√	√
Kamiakin	(2): High School + Lampson	√	√	√	2,500	√	√	√
Kennewick	(2): High School + Lampson	√	√	√	7,000	√	√	√
Southridge	(2): High School + Lampson	√	√	√	7,000	√	√	√
Pasco	Edgar Brown	√	√	√	5,300	√	√	√
Chiawana	(2)High School +Edgar Brown	√	√	√	5,300	√	√	√
Hermiston	High School	Grant & Private Funds	√	√	2,500	√	√	√
Walla Walla	Borleske (off site)	~\$100K/yr. fee to operate	√		2,000	√		√

# Hanford High School

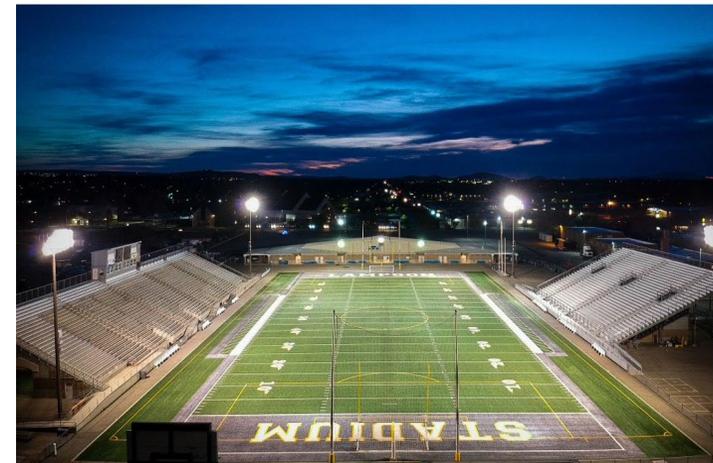


# Richland High School



# Kennewick High School (2 on-site stadiums)

# Kamiakin High School



## Southridge HS (in addition to Lampson)



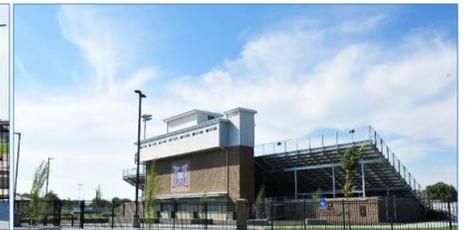
## Chiawana (Edgar Brown & High School)



## Pasco (Edgar Brown)



## Hermiston



# Walla Walla (Borleske)



# Soccer Facilities

## Walla Walla Soccer



School	Artificial Turf Competition Fields	Bond/Levy Funded	Lights
Hanford	√ (Two Fields: One Grass and One Turf)	√	√
Richland	√ (Two Fields: One Grass and One Turf)	√	√
Kamiakin	√ (Two Fields: Both Turf)	√	√
Kennewick	√ (Two Fields: Both Turf)	√	√
Southridge	√	√	√
Pasco	√	√	√
Chiawana	√ (Two Fields: Both Turf)	√	√
Hermiston	√	√	√
<b>Walla Walla</b>			

## Hanford High School Soccer Example



# Tennis Facilities

School	Location	Number of Courts	Bond/Levy Funded	Lights	Bleachers
Hanford	High School	8	✓	✓	✓
Richland	High School	8	✓		✓
Kamiakin	High School	8	✓		✓
Kennewick	High School	8	✓		
Southridge	High School	8	✓	✓	✓
Pasco	High School	8	✓		
Chiawana	High School	8	✓	✓	✓
Hermiston	High School	4	✓	✓	✓
<b>Walla Walla</b>	<b>High School</b>	<b>5</b>			

Kamiakin HS



Kennewick



Southridge



Richland



Hanford HS



Pasco HS



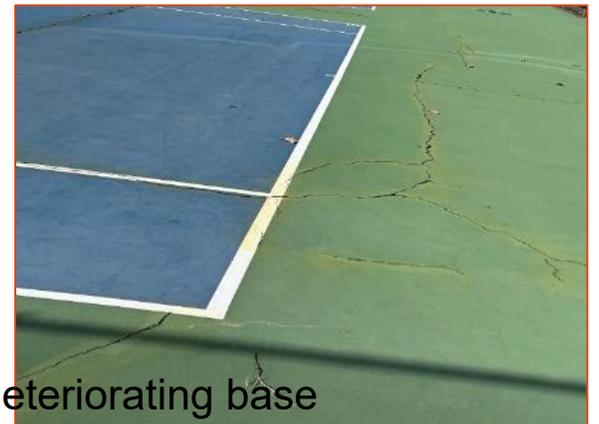
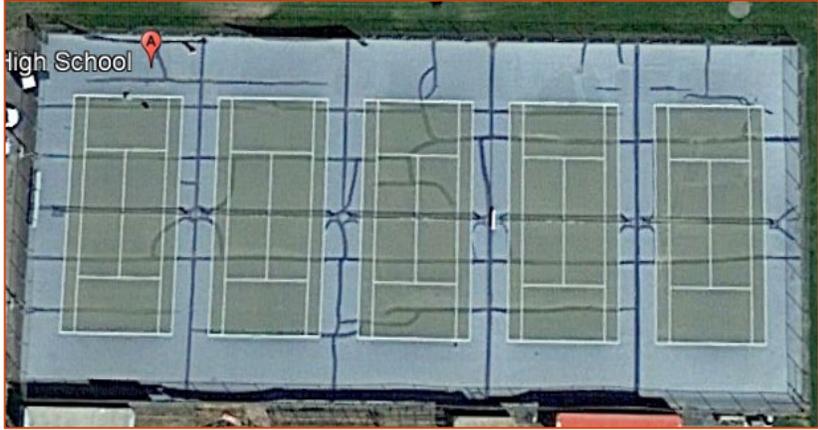
Chiawana



Hermiston



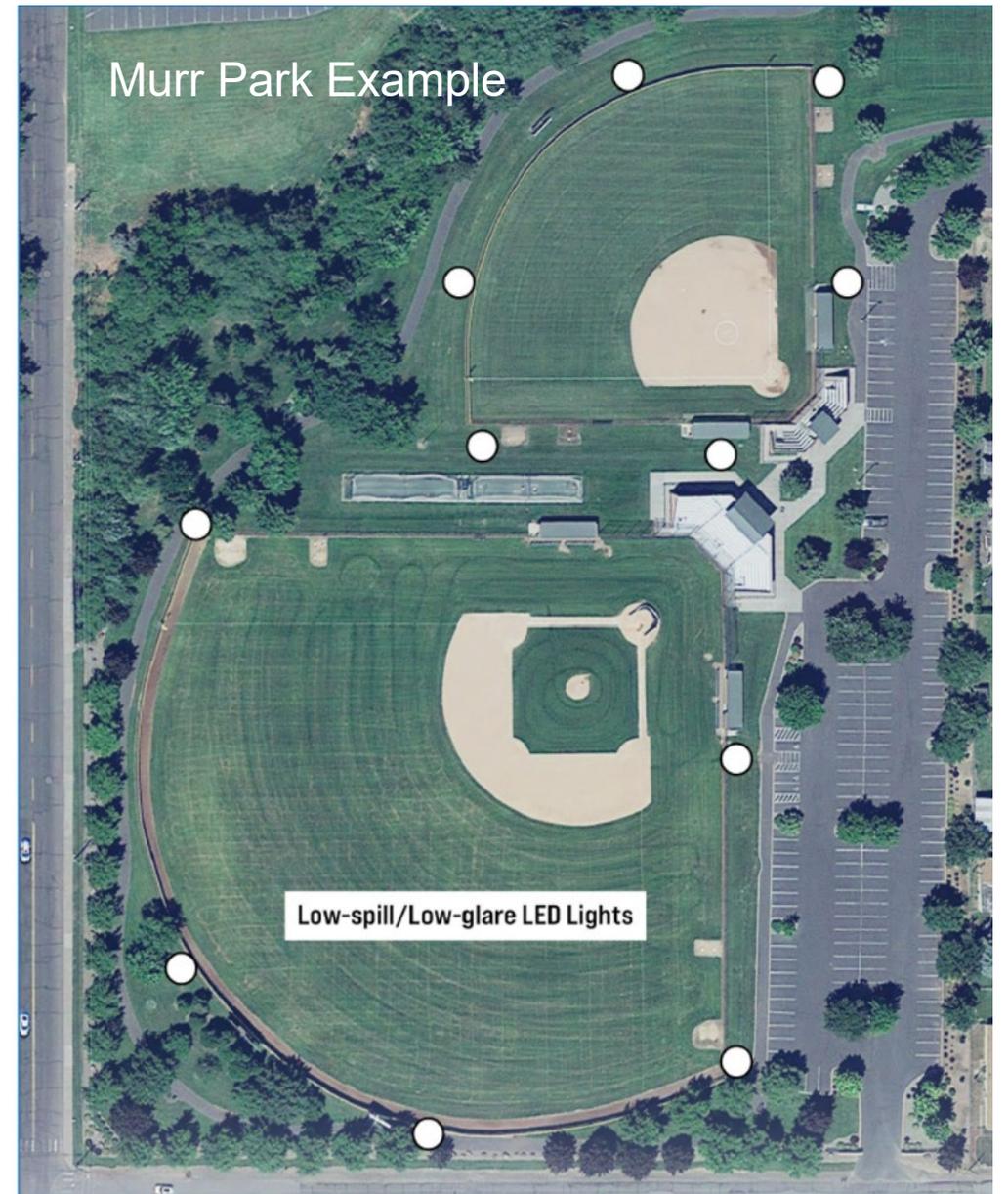
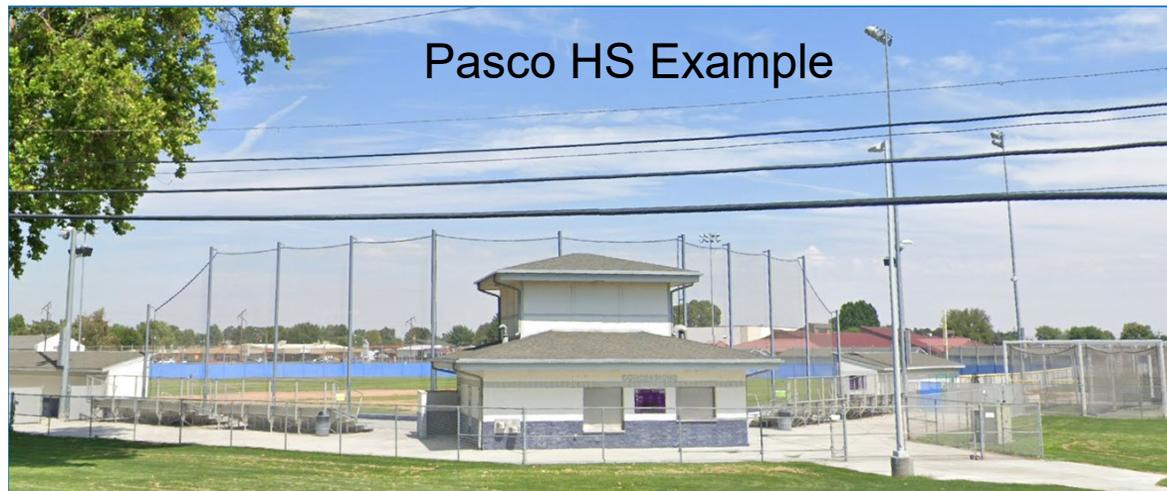
# Walla Walla High School



Courts recently resurfaced 3 years ago for \$100K - already failed due to deteriorating base

# Baseball & Softball

School	Baseball Lights	Softball Lights
Hanford	✓	✓
Richland	✓	✓
Kamiakin	✓	✓
Kennewick	✓	✓
Southridge	✓	✓
Pasco	✓	✓
Chiawana	✓	✓
Hermiston	✓	✓
<b>Walla Walla</b>		



Walla Walla Baseball and Softball players miss a combined 100 days of class time in the spring

# Track Facilities

School	Bond/Levy Funded	Lights	Spectator Seating	Restrooms	Announcing & Timing Booth
Hanford	√	√	√	√	√
Richland	√	√	√	√	√
Kamiakin	√	√	√	√	√
Kennewick	√	√	√	√	√
Southridge	√	√	√	√	√
Pasco	√	√	√	√	√
Chiawana	√	√	√	√	√
Hermiston	Grant & Private Funds	√	√	√	√
Walla Walla	Private Funds and District Basic Ed Funds	⊘	⊘	⊘	⊘



# Middle School Track Comparisons

District	School	Bond/Levy Funded	All Weather Track
Richland	Chief Joseph	√	√
	Enterprise	√	√
	Leona Libby	√	√
	Carmichael (At Fran Rish)	√	√
Kennewick	Chinook	√	√
	Desert Hills	√	√
	Highland	√	√
	Horse Heaven	√	√
	Park	√	√
Pasco	Mcloughlin	√	√
	Ochoa	√	√
	Reynolds	√	√
	Stevens	√	√
Walla Walla	Pioneer	⊘	⊘
	Garrison	⊘	√



Pioneer is the only middle school without an all weather track



# JROTC – Raiders Course

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12' monkey bars



Log Hops



Log Bridge



Weaver



6', 8', 10' Walls



Reverse Ladder



Traverse Wall



Monkey Bars



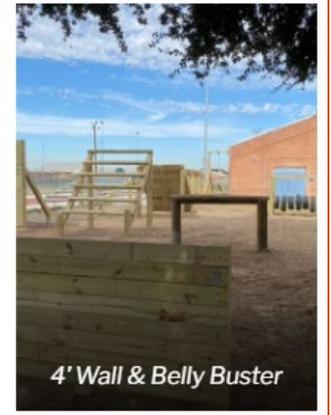
6' x 8' Log-hop Wall



Tire Wall



Through, Under, Over



4' Wall & Belly Buster

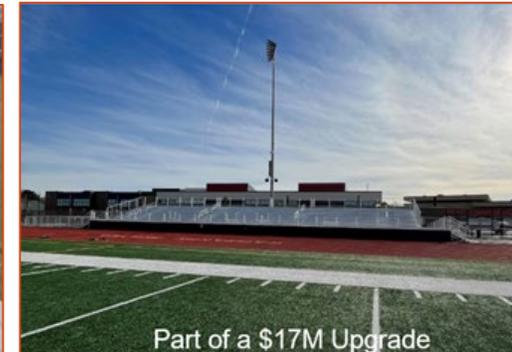
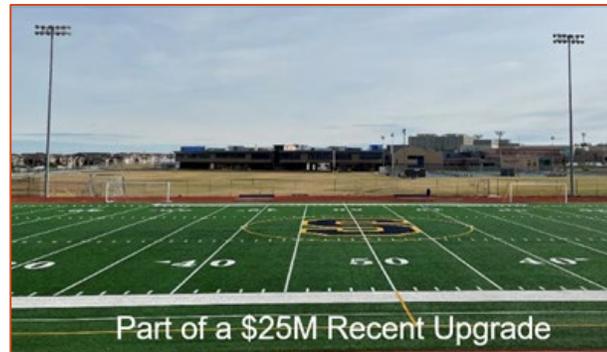
The lack of a JROTC Raider Course does not allow our students to train and compete in numerous events

# Charge #2: Research and report funding mechanisms utilized by league/regional schools

The primary funding mechanisms utilized by regional and league schools to make larger scale athletic improvements over the last two decades have been bond/levy funded improvements. The Committee found only one exception in Hermiston, where the Kennison Field Renovation Project was primarily paid for by grants, municipal donations and private fundraising in 2012

## Primary Funding:

- Kennewick:
  - 2019, 2015, and 2009 Bond/levies
- Richland:
  - 2017, 2013 and 2003 Bond/levies
- Pasco
  - 2023, 2017 and 2005 Bond/levies
- Hermiston
  - 2019 Bond, 2021 Fundraising and 2008 Bonds



# Committee's Unanimous Conclusion: Transition Away From Borleske

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- While Borleske has served the district's needs for nearly a century (1926), the committee found it is long overdue to transition away from the facility in order to address a much needed **multi-sport/multi-use complex approach** - where football, soccer, track, marching band and other youth/community activities can access and participate year-round on an artificial turf field in order to maximize utilization and participation.
- Other Key Findings:
  - As Whitman and the Sweets continue to enhance the baseball field amenities, it becomes more problematic and prohibitive to convert the baseball stadium into a football field for 5 varsity games per year. **The use of Borleske costs the district \$100,000 per year in fees and associated costs (\$5,000 a football quarter).**
  - Whitman desires ownership of the complex in order to support baseball enhancements and further investments.
  - The locker rooms were condemned nearly 50 years ago so teams are forced to change in busses, batting cages and a small community meeting room.
  - The field is not accessible for practice or other athletic performances as such use would damage the grass for spring and summer baseball.
  - The spectator experience has become compromised as additional baseball safety enhancements are made.
  - Spectator restrooms, concessions and ADA access is limited.



# Charge #3: Provide pragmatic capital improvement solutions that attempt to deliver equitable and comparable outdoor athletic and activity facilities with similar-sized schools

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## Committee Identified Priority Needs:

- Construct an adequate multi-purpose complex that complements the current Klicker track that can accommodate soccer, football, marching band, cheer/dance, lacrosse, PE, youth sports, permit year-around field utilization, and be sufficient to host playoff competition and events for regional schools
- Consistent with every school in our league, install artificial turf playing surfaces to maximize field utilization, participation and post season play
- Replace failing 60yr old original tennis courts at WaHi and relocate the new tennis/pickle ball courts to Murr Sports Park for improved community access
- Repair the 43yr old Garrison tennis courts (Chubb Courts) and resurface the 20yr old track
- Install an all-weather track at Pioneer for athlete, school and community access
- Consistent with all league schools, install low spill/low glare outdoor lighting for early evening play in order to minimize instructional loss and maximize family participation for baseball and softball players
- Provide adequate access to restrooms and locker rooms for high school athletes
- Construct a JROTC “raider course” for student, first responder and community use
- Ensure facility improvements support hosting of regional and community events for local economic impact

# Committee Deliberations

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- We've Contemplated Three Different Models
  - “Extended, 2-phase Plan”
    - Relies on 2, 4-year levies to address core facility requirements that meet the minimum threshold of the committee's charge to deliver comparable facilities. Addresses the multi-sport complex first. All other improvements delayed until 2028-29 after 2<sup>nd</sup> levy approval.
  - “Comparable Plan”
    - Relies on a one-time, 38 cent short-term levy(6yr), to address core facility requirements that meet the minimum threshold of the committee's charge to deliver comparable facilities.
  - “Comprehensive Plan”
    - Relies on a one-time, 49 cent short-term levy(6yr), to address core facility requirements with additional enhancements.

# Committee Does Not Recommend the Extended 2-Phase Plan

- Drawbacks to the Extended 2-Phase Approach
  - Requires 2 consecutive levies and 8 years of tax collections
  - Delays most of the projects out until at least 2028-29
  - Inflation results in more expensive projects, costing taxpayers more
  - Results in phasing challenges

4 Year Levy: February 2024 Election and Replacement Levy February 2028 Election

Improvements	Summer 2024	2024-25 School Year	2025-26 School Year	2026-27 School Year	2027-28 School Year	Summer 28	2028-29 School Year
General	Finalize Funding, Prep, Pre-order and Bids				L e v y  R e n e w a l		
Tennis							Construct Tennis Courts at Murr (Fall)
Track		Construct Throwing Events Area	Utilize Throwing Events				Finalize Throwing Events
JV Soccer						Improve Multi-use JV Field	Occupy Multi-use JV Field for Soccer
West Field Restrooms and Team Room		Construct West Field Bathrooms and Team Room (Available by spring)					
Softball/Baseball Lights						Grant Application (June 25 Award)	Baseball and Softball Lights
Multi-Sport Stadium		Finalize contracts, orders, permits and Permitting	Stadium Construction	Occupy Stadium			
West Multi Use Field						Artificial Turf	
JROTC Raider Course							Construct Raider Course
Garrison West Tennis Courts							Construct Tennis Courts

# Committee Recommends “Comparable” or “Comprehensive” Plan

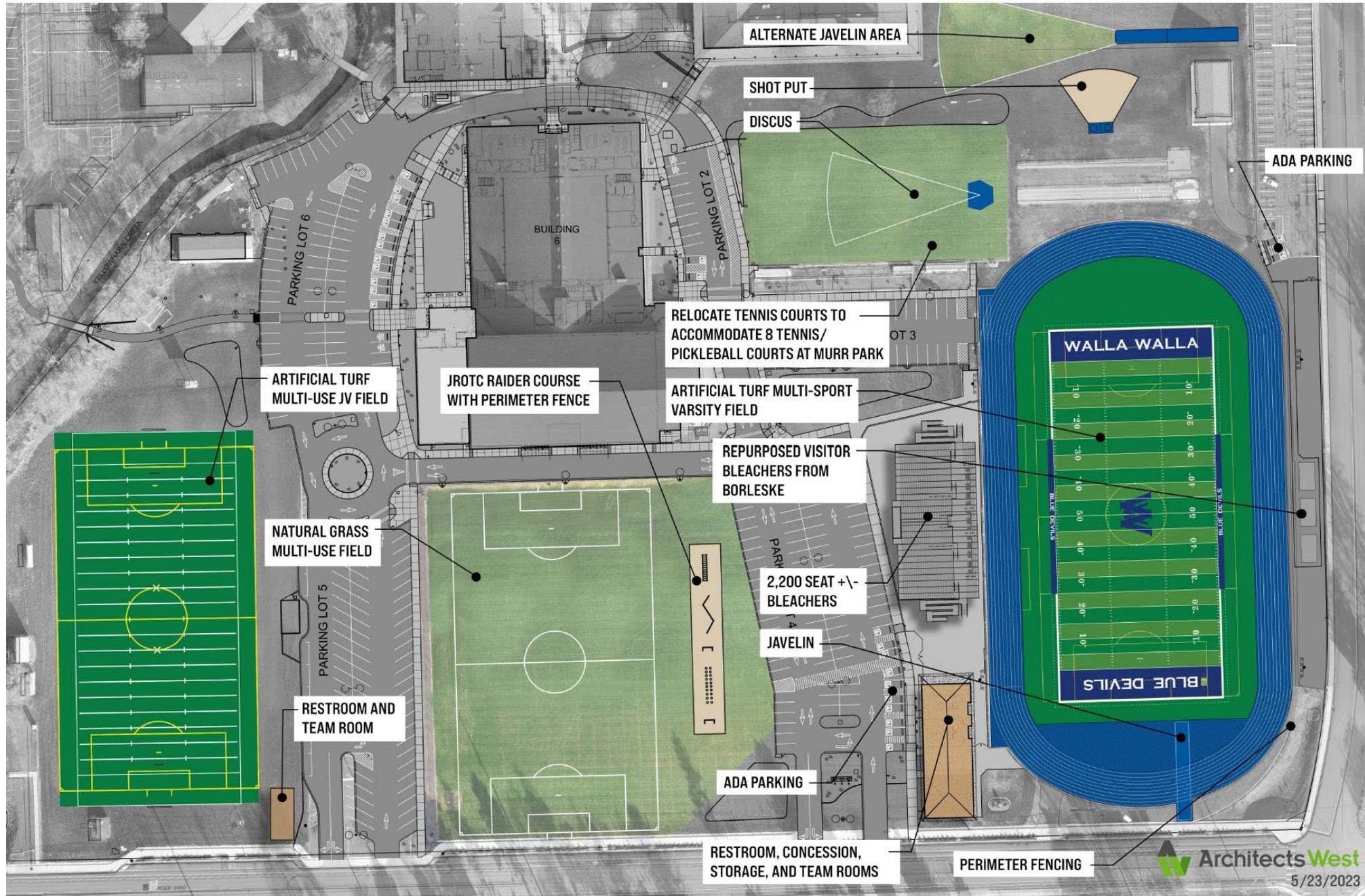
- Relies on a one-time short-term levy (at either 38 cents or 49 cents)
- Both deliver on core facility improvements over a 2 year construction window
- Projects completed by fall 2026

Improvements	Summer 2024	2024-25 School Year	2025-26 School Year	2026-27 School Year
General	Finalize Funding, Prep, Pre-order and Bids			
Tennis		Construct Tennis Courts at Murr(Spring Start)	Occupy Tennis	
Track		Construct Throwing Events Area	Utilize Throwing Events	
Multi Use Grass Field		Improve Multi-use Grass Field		
Multi-Use JV Field		Construct Bathrooms and Team Room (Available by spring)		Artificial Turf Install
Softball/Baseball Lights		Grant Application (June 25 Award)	Install Lights- Baseball and Softball	
Multi-Sport Stadium		Finalize contracts, orders, permits and Permitting	Stadium Construction	Occupy Stadium
JROTC Raider Course		Construct Raider Course		

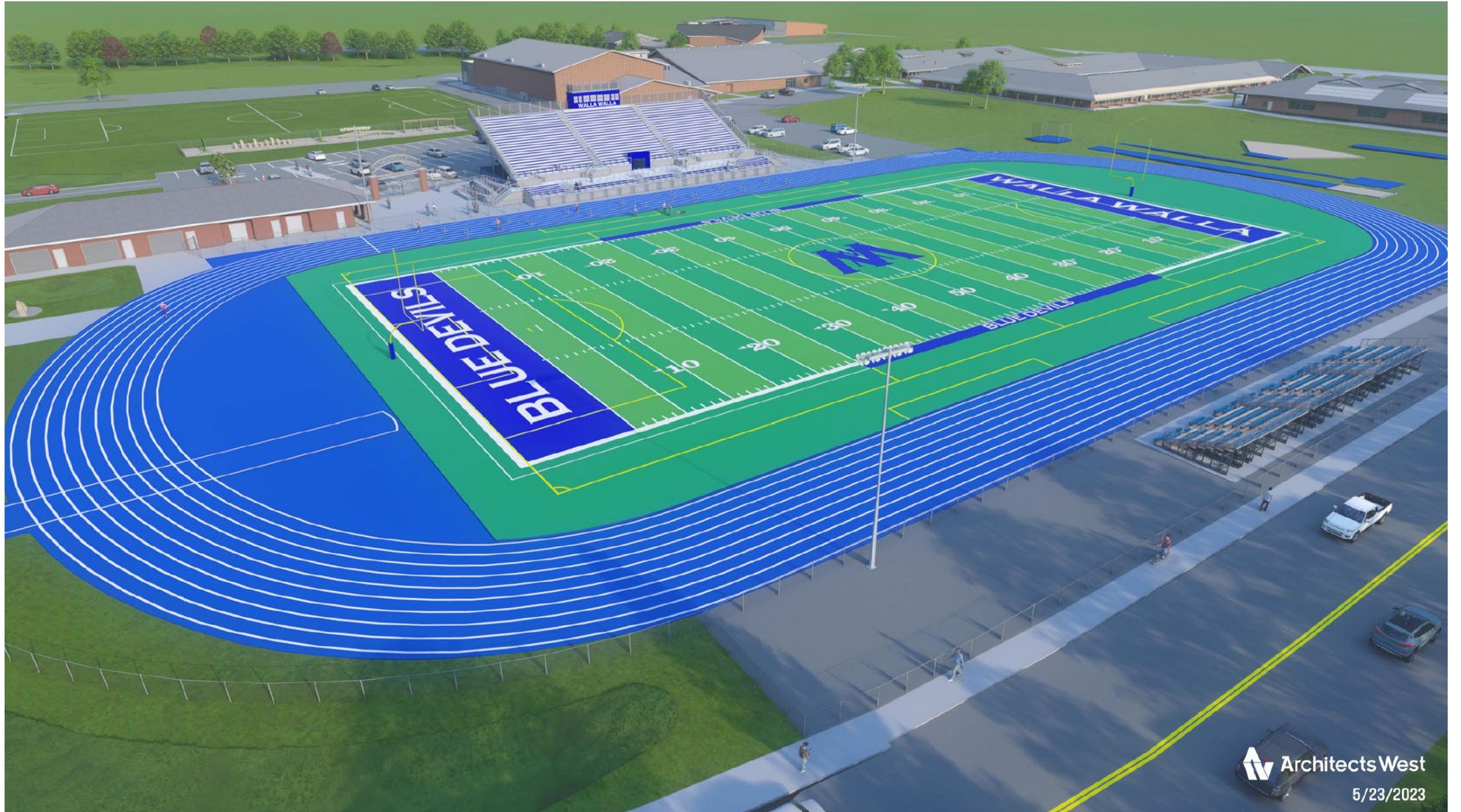
# “Comparable Plan” Recommendation

- Addresses core facility requirements that are furthest behind league standards
- Addresses priority needs identified by coaches, parents and athletes
- Provides pragmatic solutions and approaches to improvements
- Includes local/state grants and appraised Borleske value
- Relies on a one-time short term, \$0.38 levy

Wa-Hi Multi Sport Complex	\$ 8,918,476
Wa-Hi JV Field Artificial Turf w/ Restrooms & Team Room	\$ 2,174,389
Wa-Hi Tennis/Pickle Ball Courts	\$ 1,086,342
Pioneer All Weather Track	\$ 1,523,216
Garrison Track Repair and Resurface	\$ 382,406
Garrison Tennis Repair and Resurface (Chubb Courts)	\$ 34,302
Low Spill/Low Glare Softball/Baseball Lighting	\$ 925,989
JROTC Raider Course	\$ 213,052
<b>Total Cost</b>	<b>\$ 15,258,172</b>
Borleske Appraised Value	\$ 400,000
Local and State Grants	\$ 550,000
6 yr Levy @ \$0.38	\$ 14,275,947
<b>Total Revenue</b>	<b>\$ 15,225,947</b>



# Walla Walla High School



Walla Walla High School

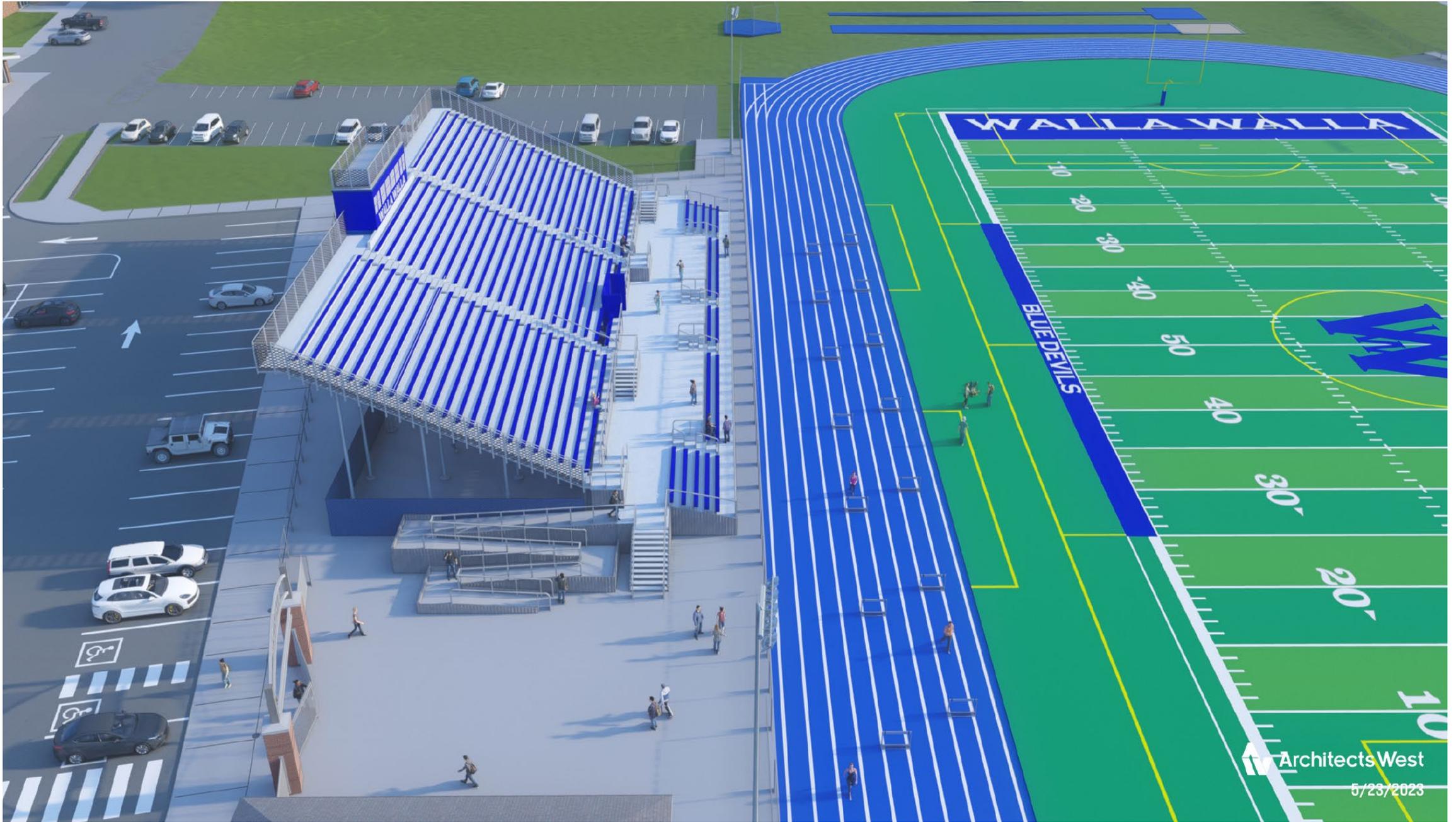




 Architects West

5/23/2023

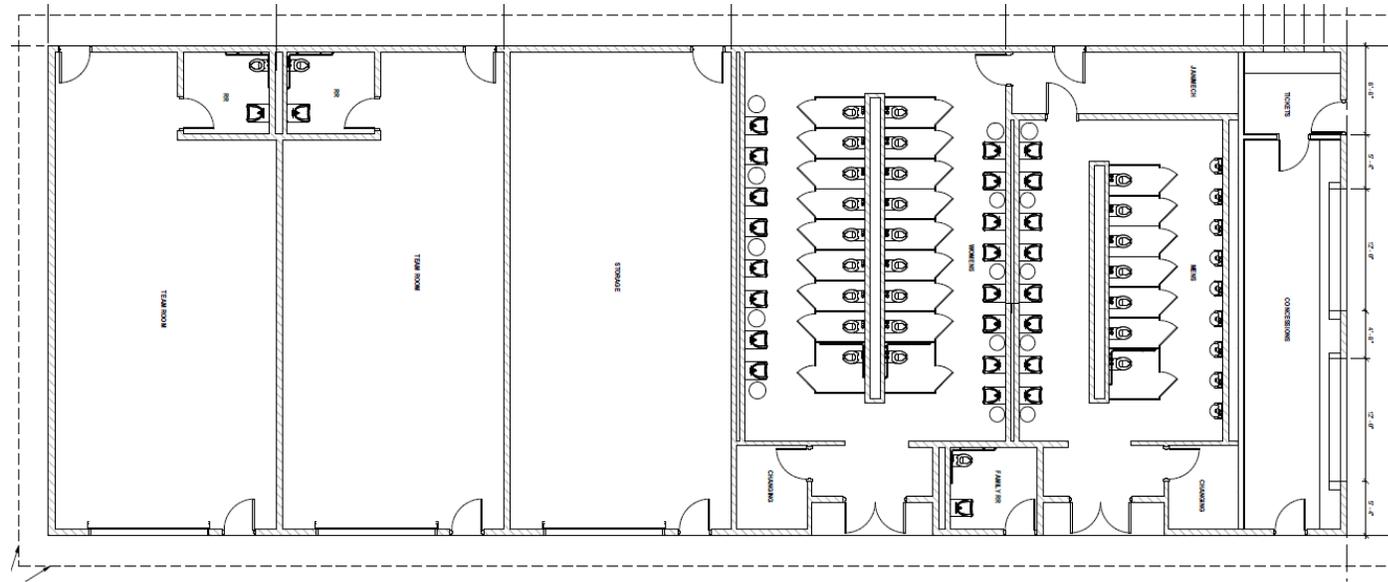
Walla Walla High School



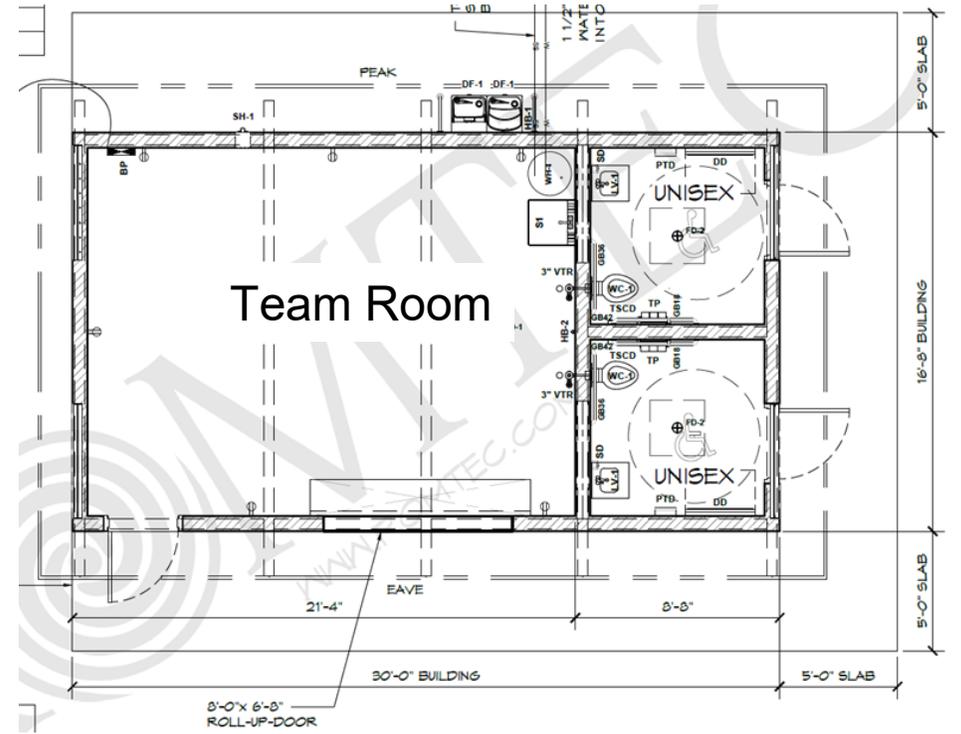
Architects West  
5/23/2023

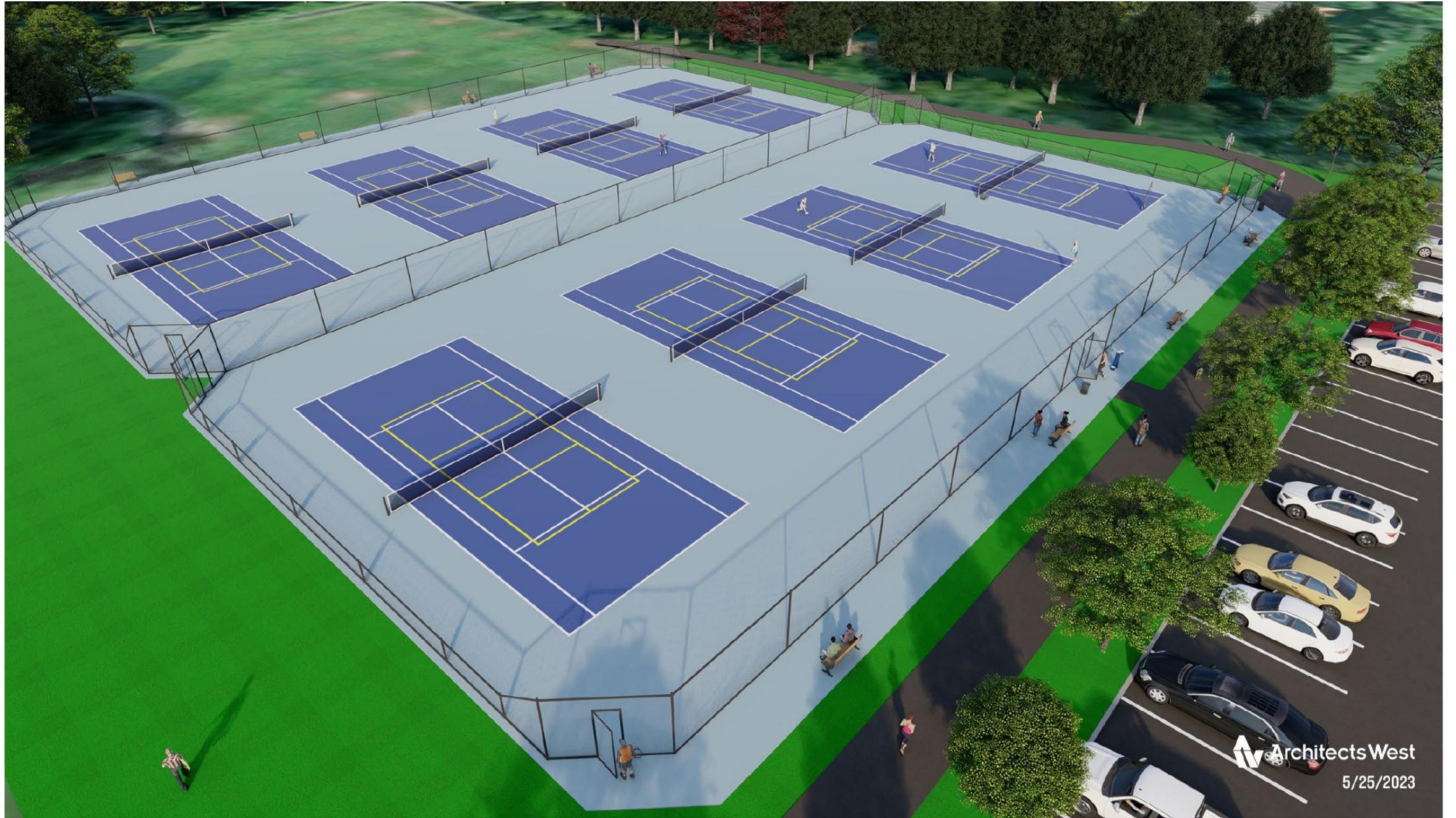
Walla Walla High School

# Varsity Multi-Sport Building (Restrooms, Concessions, Storage and 2 Team Rooms)



# JV Field Restroom and Team Room





 Architects West

5/25/2023

Murr Sports Park



 Architects West

5/25/2023

Murr Sports Park

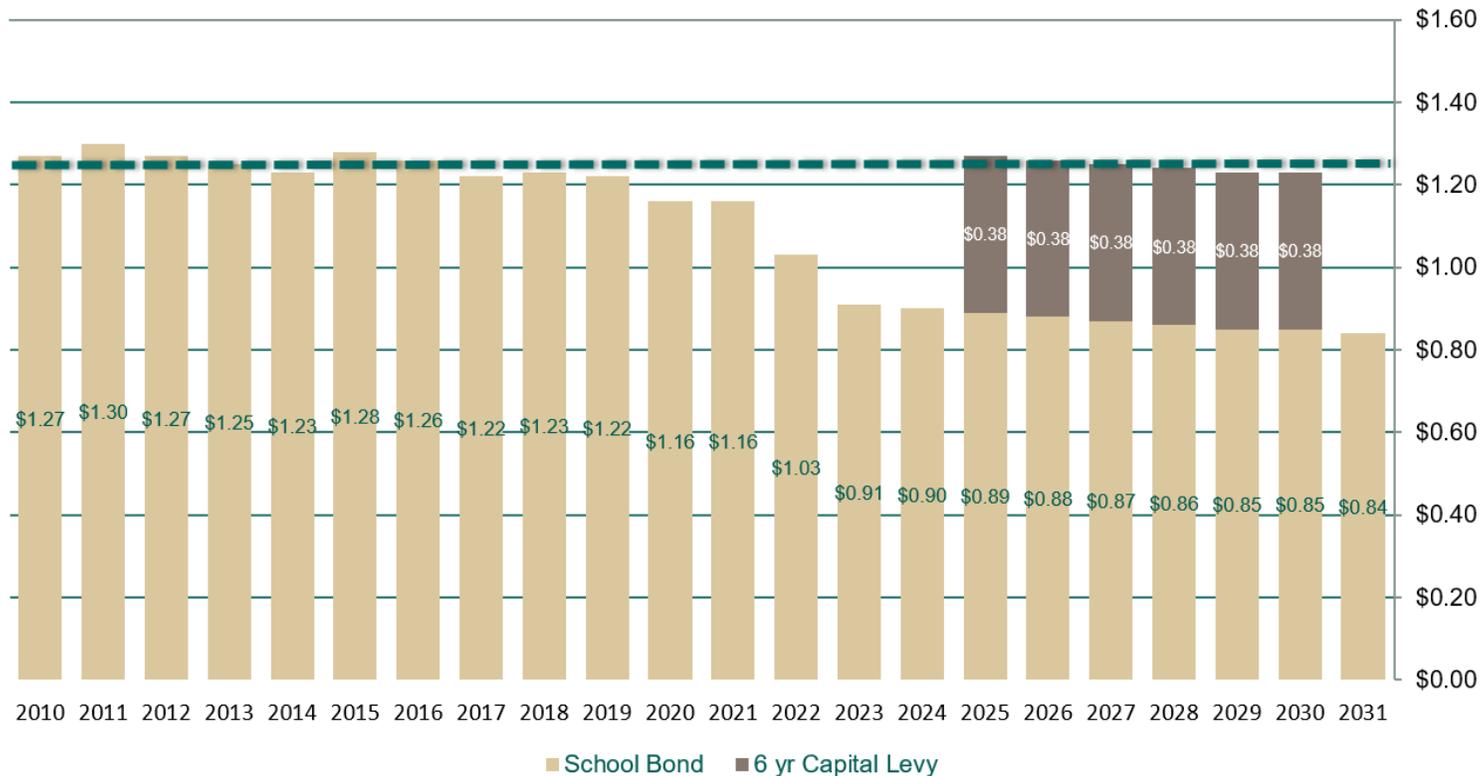


**NEW 8 LANE RUBBER TRACK TO REPLACE GRAVEL TRACK**

**EXISTING FIELDS TO GET MODEST IMPROVEMENTS**

# “Comparable Plan” (\$0.38/\$1,000)

Also comparable to tax rates approved by voters in 2018



	<b>\$275,000 Assessed Home</b> (Avg. Taxable Home Value per city- data.com)	<b>\$411,000 Assessed Home</b> (Median Home Resale Price per EWU Data)
Levy Rate at \$0.38	\$8.71/month (\$105/yr)	\$13.02/month (\$156/yr)
Levy Rate at \$0.49	\$11.25/month (\$135/yr)	\$16.75/month (\$201/yr)

# “Comprehensive Plan”

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- In addition to the core components in the “Comparable Plan,” the “Comprehensive Plan” includes:
  - Multi-sport Complex
    - Includes 800 additional seating capacity in the multi-sport complex(3,000 seats on home side)
    - Larger announcers/press box (12X50) vs (8x24) with elevator access
    - Permanent structure under bleachers (Equipment Storage, Sports Med/Trainer Room & Gear Room)
  - Low spill/low glare field lights on JV multi-sport field
  - Replaces 55yr old west tennis courts at Garrison MS (Cobain Courts)

# Side by Side: Comparable vs Comprehensive

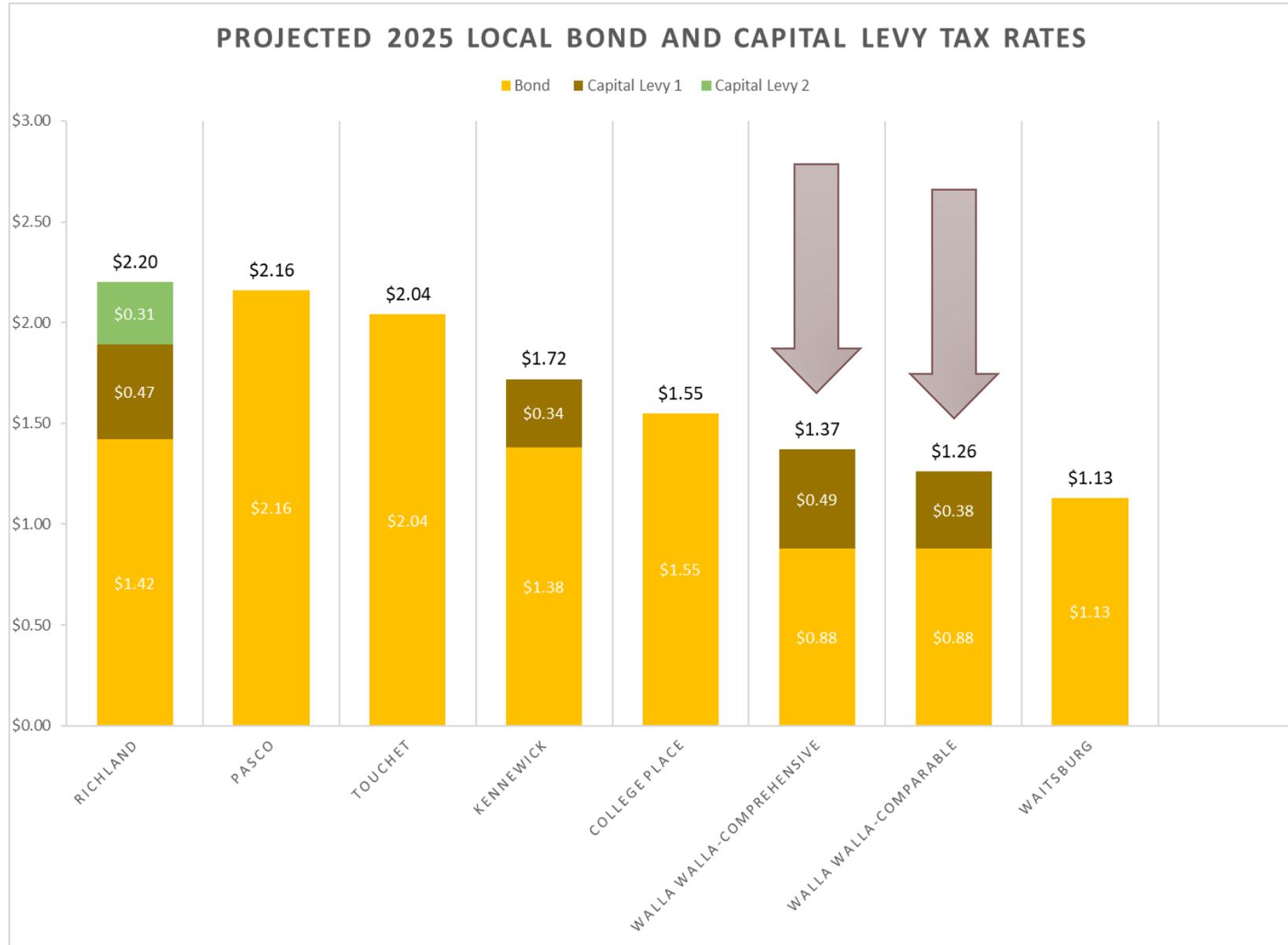
## “COMPARABLE PLAN”

Wa-Hi Multi Sport Complex	\$ 8,918,476
Wa-Hi JV Field Artificial Turf w/ Restrooms & Team Room	\$ 2,174,389
Wa-Hi Tennis/Pickle Ball Courts	\$ 1,086,342
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Low Spill/Low Glare Softball/Baseball Lighting	\$ 925,989
JROTC Raider Course	\$ 213,052
<b>Total Cost</b>	<b>\$ 15,258,172</b>
Borleske Appraised Value	\$ 400,000
Local and State Grants	\$ 550,000
6 yr Levy @ \$0.38	\$ 14,275,947
<b>Total Revenue</b>	<b>\$ 15,225,947</b>

## “COMPREHENSIVE PLAN”

Wa-Hi Multi Sport Complex: <b>Includes 3,000 bleacher capacity, Larger Announcers/Press Box with Elevator Access and Permanent Structure Under Bleachers (Equipment Storage, Sports Med Room &amp; Gear Room)</b>	\$ 11,960,335
Wa-Hi JV Field Artificial Turf: <b>Includes Low Spill/Low Glare Field Lights</b>	\$ 2,749,291
Wa-Hi Tennis/Pickle Ball Courts	\$ 1,086,342
Pioneer All Weather Track	\$ 1,523,216
Garrison Track Repair and Resurface	\$ 382,406
Garrison Tennis Repair and Resurface(Chubb Courts <b>and West Court Replacement</b> )	\$ 585,336
Low Spill/Low Glare Softball/Baseball Lighting	\$ 925,989
JROTC Raider Course	\$ 213,052
<b>Total Expenses</b>	<b>\$ 19,425,968</b>
Borleske Appraised Value	\$ 400,000
Local and State Grants	\$ 550,000
6 yr Levy @ \$0.49	\$ 18,448,000
<b>Total Revenue</b>	<b>\$ 19,398,000</b>

Remains one of the region's lowest bond/capital tax rates



# Final Committee Recommendation

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- “There has not been a more important time in our district’s history that we ensure our children are engaged, active and connected with each other. As a community, we have stepped up with the 2018 bond improvements and fully met the needs of students who find their passion with music, theater, arts, and sciences. Now is the time to address the need of over 1,000 of our children whose connection, character and pride is honed on the field, on the court, on the track, on the course and on the pitch”

*-Outdoor Athletic and Activity Facilities Committee*

- It is Recommend Administration and School Board perform outreach and engagement to determine which of the two approaches (Comparable or Comprehensive) most resonates with stakeholders when taking into account scope and tax sensitivity.
- Based on feedback, include either the Comparable or Comprehensive short-term capital levy plan on the February 2024 ballot to accompany the district’s EP & O renewal levy.

# More Information:

## [www.wwps.org/oaafc](http://www.wwps.org/oaafc)

### ■ Questions?

The screenshot shows the website for the Outdoor Athletic and Activity Facilities Committee. The header includes the Walla Walla Public Schools logo and navigation links: A-Z, DISTRICT, SCHOOLS, DEPARTMENTS, PROGRAMS, NEWS, and RESOURCES. Below the header is a secondary navigation bar with links for Directory, Jobs, Calendar, Strategic Plan, Equity, COVID, and Help/Asistencia, along with a language selector set to 'Español'. The main content area features a sidebar with links to the Committee, Photos & Research, and Recommendation. The main heading is 'Outdoor Athletic and Activity Facilities Committee' with a 'Print, Email' link. A 'Background' section explains that since 2019, WWPS coaches and staff have been meeting to review outdoor athletic and activity amenities across district secondary schools, research league and regional facilities, and prioritize improvements necessary for student participants. It also mentions a comprehensive analysis presented to the Walla Walla School Board in March 2023. A list of summary information follows, detailing the impact of the 2018 bond and recent bond funds. An image of a baseball player is visible on the right side of the page.

Committee Membership	
Name	Affiliation
Doug Hayes	Soccer, Track, MS FB
Scott Shields	Soccer, FB
Julio Tapia	Youth Soccer
Stephenie Bowen	Softball
Lawson Knight	Soccer, Track
Dewight Hall	Softball, Baseball
Denise Isenhower	Tennis
Kelly Belcher	Baseball, Football
Robert King	Soccer, Football, Track, Baseball, Booster Club Treasurer
Mark Thompson	At Large
Mike Monahan	At Large
Phil Shivell	Football, Track
Scott Krivoshein	At Large
Stacy Bergevin	Softball
(Chair) Don Davis	Parent, Booster Club President
(Vice-Chair) Andy Coleman	City Representative
Colby Burke	Soccer, Softball, Booster Club Secretary
Tim Wooster	JROTC
Jaime Tiscareno	Youth Soccer
Support/Advisory Members	
Dr. Wade Smith	Superintendent
Heath Gardner	Consultant
Chris Ferenz	Athletic Director
Robert Foster	Facilities Director
Michael Kay	Former Director/Advisor
Dean Lodmell	Volunteer Consultant
Kathy Mulkerin	School Board Representative