

Long Range Facility Planning & November `18 Bond Package Recommendation

COMMUNITY FACILITIES TASK FORCE

BOARD OF DIRECTORS MEETING: DECEMBER 19, 2017

Community Facility Task Force

Convened in September, 2016

“Superintendent and Board Establishes a Community Facility Task Force”

- Comprised of 18 community members, representing a diverse group of stakeholders
- Charged with the following:

Walla Walla Public Schools requests the FTFC to convene regularly to complete the work necessary to undergo the technical review and analysis in order to deliver long term capital planning direction for administration and Board of Education consideration. The committee is tasked to deliver a final report and recommendation to the Walla Walla Public Schools on or before December 19, 2017. The recommendation will consist of varying capital programming options for district, parent, and community stakeholder review and input to help inform a possible future bond levy.

Committee Makeup

Paul Schneidmiller, (Chair)

Tony Cabasco – Higher Education

Jim Dumont – City WW

Roger Esparza - Realtor

Darcey Fugman-Small – Business Owner

Chris Garratt – Health Services

Don Holbrook – Corrections

Dean Lodmell – Local Engineer

Linda Newcomb – Local Architect

Dick Moeller – Local Contractor

Jim Peterson – Higher Education/WWCC

Phil Shivell – Local Contractor

Craig Sievertsen – Finance

Casey Waddell - Finance

Jerry Zahl - Agriculture

Peter Swant – Port Commissioner

Randy Glaeser – County WW

Kara Schulke – Parent

Classified Representative: John Keifel

Certificated Representative: Keith Swanson

Guiding Direction

The Walla Walla Public School's charges the committee to use the following criteria in developing its recommendation. The committee's recommendation:

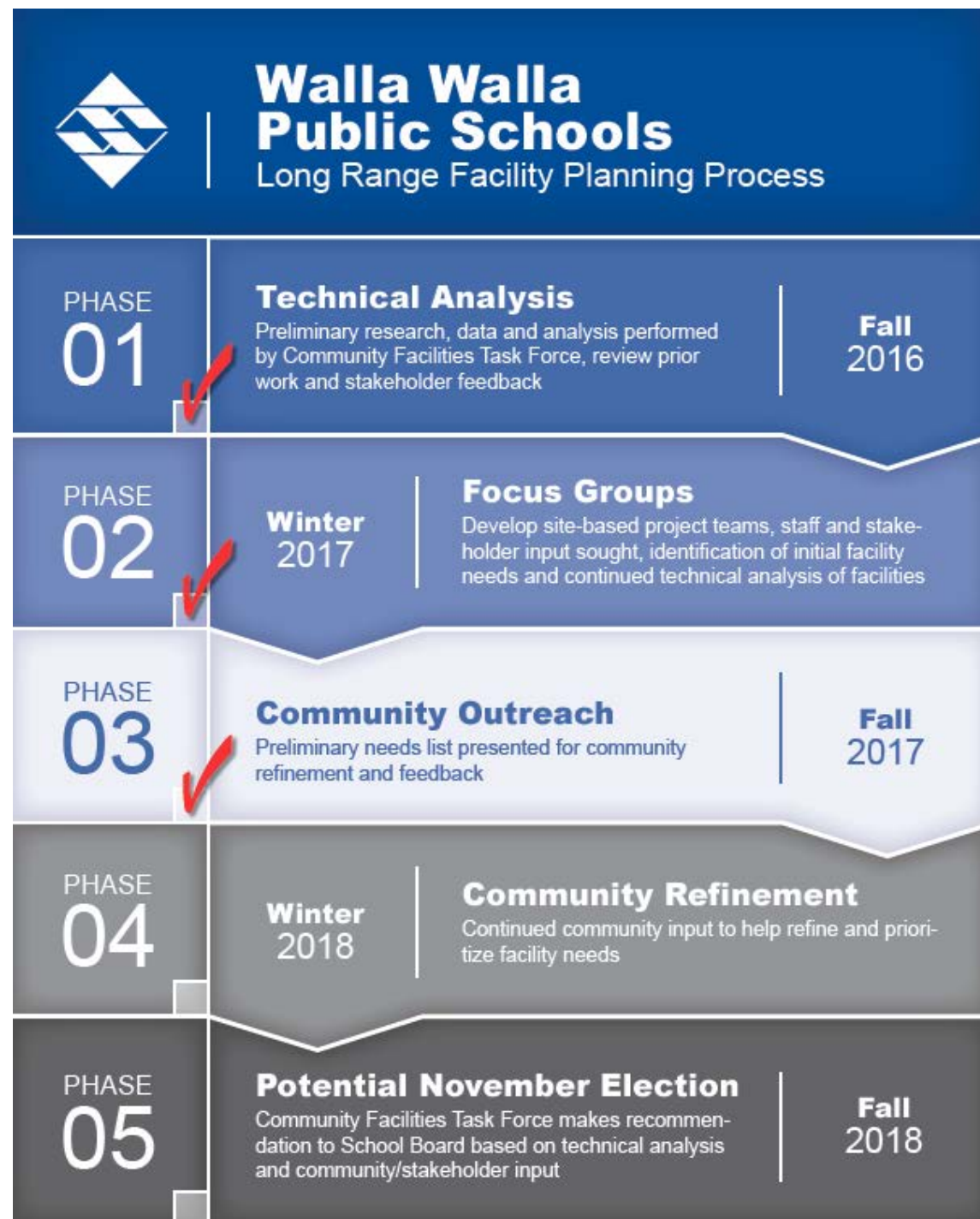
Must,

- prioritize facility needs, addressing the most urgent capital needs first
- address teaching and learning needs before other programming
- address current and projected student population and program needs
- make every attempt to bring student and staff learning/teaching environments up to current standards
- provide long-term facility program planning considerations
- consist of pragmatic solutions that help ensure longevity, durability, and lower long-term maintenance and upkeep costs
- include deliberate opportunities for stakeholder input from certificated and support staff, parents, and community/stakeholders
- capitalize on current infrastructure and historical community investment
- consider student, staff, and community safety considerations

Developed a Thoughtful 2-year Process to Guide Our Work



**COMMUNITY
Facilities Task Force**
planning for our future



Accomplishments to Date - Analysis

- 14 committee meetings, over 40 hours of study and analysis, on-site review and inspection
- Commissioned 13 different reports and studies to inform their recommendations
 - School Safety Onsite Evaluation Report - Sprigeo
 - Bond History Review - WWPS
 - 3rd Party Districtwide Engineer Facility Report - Wenaha
 - Local Safety and Security Review - Chief Beiber & Sheriff Turner
 - Preventive Maintenance Program Review - WWPS
 - Energy Efficiency Audit - Wenaha
 - OSPI Building Condition Analysis - OSPI
 - Tax Rate Analysis – DA Davidson
 - Student Enrollment and Capacity Study - Wenaha
 - Project Cost Estimate Analysis – Wenaha/Architect's West
 - Long Term Facility Preservation Plan - WWPS
 - State-match Review Analysis - OSPI
 - Walla Walla Historic Preservation Commission Consultation – WW Historic Commission

A Few of the More Instrumental Reviews

Walla Walla Public Schools
Walla Walla, WA



COMMUNITY
Facilities Task Force
Bond History & Facilities Condition Report

CORE VALUES: Quality * Integrity * Accountability * Respect * Courtesy * Innovation * Diversity

BCS Evaluation Results

Building and/or Site (Lowest to highest score)	Orig. Const. Year/Major Renovation	BCS Score	BCS Condition	Level of Action	Years Since Major Renovation
Lincoln High School	1926/57(gym)	49.21	Poor	Major Renovation	60+
Walla Walla High School (Disaggregated by Building per OSPI)					
-Academic	1963	57.33	Poor	Major Renovation	54
-Weight Room	1990	60.70	Poor/Fair	Major/Minor Renovation	27
-Gym(Small)	1963	63.27	Fair/Poor	Minor/Major Renovation	54
-Commons	1963	66.11	Fair/Poor	Minor/Major Renovation	54
-Science	1963	68.77	Fair/Poor	Minor/Major Renovation	54
-Music	1963	76.15	Fair	Minor Renovation	54
-Vocational	1984	77.16	Fair	Minor Renovation	33
-Library	1990	77.37	Fair	Minor Renovation	27
-Auditorium	1990	83.15	Fair/Good	Minor Renovation/Maint.	27
-Big Gym	1990	86.04	Good/Fair	Minor Repairs/Minor Ren.	27
-S.	1950/90(Fire)	61.47	Poor/Fair	Major/Minor Renovation	28+
	1978	66.33	Fair/Poor	Minor/Major Renovation	39
	1954/1995	68.76	Fair/Poor	Minor/Major Renovation	22
	1982	75.87	Fair	Minor Renovation	35
	1969	75.78	Fair	Minor Renovation	47
	1905/95	77.07	Fair	Minor Renovation	
	1898/00	82.46	Fair/Good	Minor Renovation/Maint.	
-Edison Elem	2009	95.77	Excellent/Good	Routine Maint./Minor	
SeaTech Skills Center	2014	100	Excellent	Routine Maintenance	

Average years since receiving major renovation (excluding SeaTech, Edison and Sharpstein Elementary): 40 Years

MEMORANDUM

To: Mr. Wade Smith, Superintendent WWPS

From: Sheriff John Turner, Walla Walla Sheriff's Office
Chief Scott Bieber, Walla Walla Police Department

Date: November 1, 2016

Re: School Safety Summary

Finding the correct balance between maintaining an open and inviting school environment and making sure that all reasonable safety and security measures have been taken is no easy task. We applaud you and the Walla Walla Public Schools for your efforts to do just that.

We have had the opportunity to review the School Safety Onsite Evaluation Summary Report prepared by Sprigeo for the School District last spring. Although the report details specific areas of concern for particular schools and we will not go into the pros and cons of each recommendation, we have listed below our general recommendations for all of the Walla Walla Public Schools.

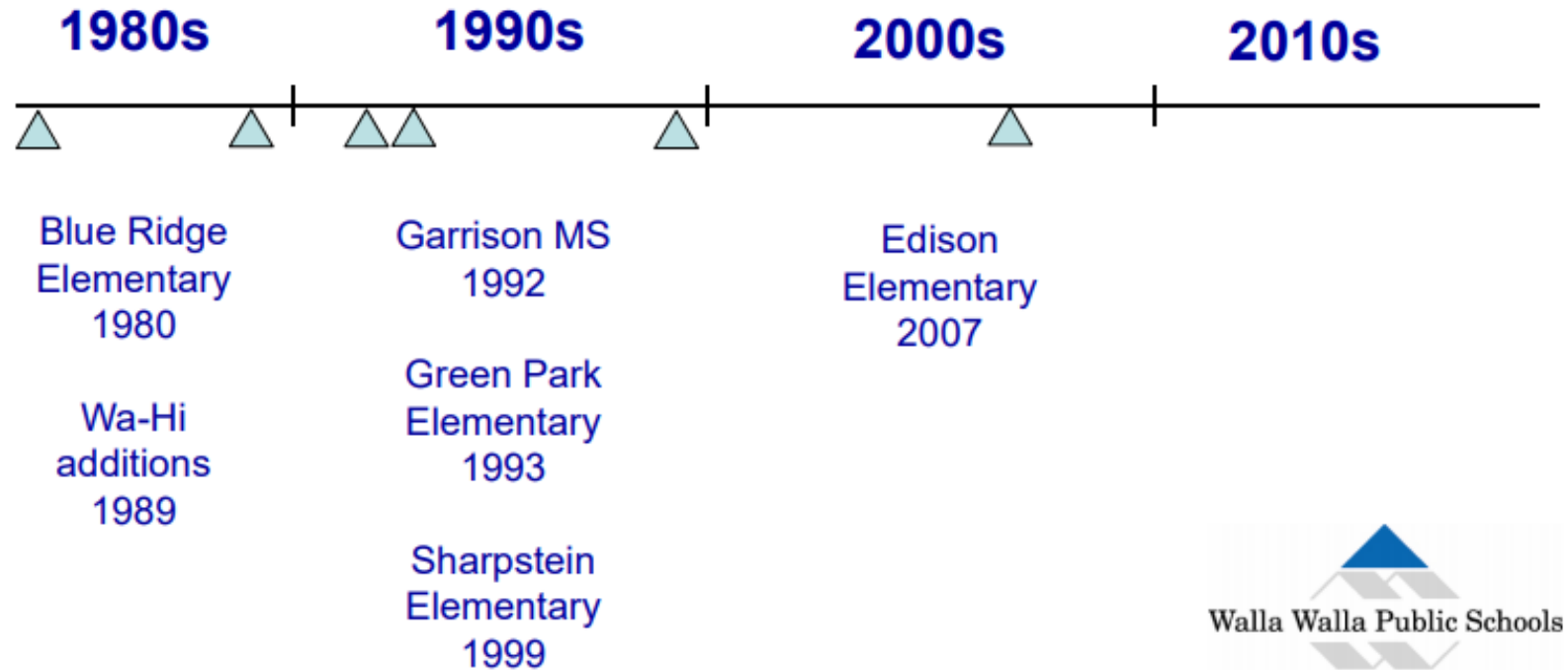
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- Entry into a school should be through one main entry point – where the office is located. If at all possible, the visitor check-in area should be a vestibule type entry area.
- All other exterior doors should remain closed and locked, allowing exit only. Any doors requiring entry should be equipped with cardkey entries.
- Doors that need to be opened for class passing times should be monitored to only allow students and staff entry.
- Signage at all doors should direct visitors to the main entrance to check in.
- A standardized, district-wide check-in procedure and visitor badge system should be used.
- Visitors allowed to move about inside the school should have a visitor badge readily visible. When possible, visitors should be escorted to their destination or at the very least, the receiving staff

Bond History in Walla Walla Public Schools



Walla Walla Bond Success By the Decades Summary



Commissioned OSPI Building Condition Report



BCS Score	BCS Condition	Level of Action
95-100	Excellent	Routine Maintenance
85-94	Good	Minor Repairs, Routine Maintenance
62-84	Fair	Minor Renovation
30-61	Poor	Major Renovation
0-29	Unsatisfactory	Complete Replacement

**Performed by OSPI Certified Building Condition Evaluators in 2016. Standardized Washington School facility rating that evaluates building envelope and core conditions (e.g. roof, foundation, electrical, plumbing, HVAC, accessibility). Does not take into account "teaching conditions" or "learning suitability." Does not evaluate if structure meets learning or program needs.*

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Lincoln High School	1927/64(gym)	49.21	Poor	Major Renovation	53+
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Blue Ridge Elem	1982	75.87	Fair	Minor Renovation	35
Prospect Point Elem	1969	75-78	Fair	Minor Renovation	48
Green Park Elem	1905/95	77.07	Fair	Minor Renovation	22
Sharpstein Elem	1898/00	82.46	Fair/Good	Minor Renovation/Maint.	17
Edison Elem	2009	95.77	Excellent/Good	Routine Maint./Minor	8
SeaTech Skills Center	2014	100	Excellent	Routine Maintenance	3

STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
2016-2017 BUILDING CONDITION RATING SUMMARY
WALLA WALLA SCHOOL DISTRICT (36140)

LINCOLN HIGH SCHOOL - MAIN BUILDING

Profile Name: Classroom Building - Multi-Story
Inventory Status: Recognized
Condition Rating: 49.21 %

Currently BCA Certified: Yes
Last BCA Certify: 7/21/2016
Last District Review: 1/1/2013

Sub-Assembly	Component	Condition Rating						Component Score	Priority		
		E	G	F	P	U	N/A		L	M	H
Foundations											
A1010	Standard Foundation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	90 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Subgrade Enclosures											
A2020	Walls for Subgrade Enclosures	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	90 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water and Gas Mitigation											
A6010	Building Subdrainage	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	90 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Superstructure											
B1010	Floor Construction	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	90 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B1020	Roof Construction	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	90 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B1080	Stairs	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	90 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Exterior Vertical Enclosures											
B2010	Exterior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	62 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B2020	Exterior Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	30 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B2050	Exterior Doors and Grilles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	62 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B2070	Exterior Louvers and Vents	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	90 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Exterior Horizontal Enclosures											
B3010	Roofing	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	90 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B3020	Roof Appurtenances	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	90 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B3060	Horizontal Openings	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	90 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B3080	Overhead Exterior Enclosures	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	90 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Interior Construction											
C1010	Interior Partitions	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	62 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C1020	Interior Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	62 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C1030	Interior Doors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	30 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C1070	Suspended Ceiling Construction	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	62 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Interior Finishes											
C2010	Wall Finishes	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	62 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C2020	Interior Fabrications	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	62 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C2030	Flooring	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	62 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C2040	Stair Finishes	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	62 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C2050	Ceiling Finishes	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	62 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Plumbing											
D2010	Domestic Water Distribution	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	0 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D2020	Sanitary Drainage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	30 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D2030	Building Support Plumbing Systems	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	0 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
2016-2017 BUILDING CONDITION RATING SUMMARY
WALLA WALLA SCHOOL DISTRICT (36140)

HVAC

D3010	Facility Fuel Systems	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	0 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D3020	Heating Systems	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	0 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D3050	Facility HVAC Distribution Systems	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	0 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D3060	Ventilation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	0 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Electrical

D5020	Electrical Services and Distribution	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	62 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D5030	General Purpose Electrical Power	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	62 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D5040	Lighting	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	62 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Communications

D6010	Data Communications	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	90 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D6020	Voice Communications	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	62 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D6030	Audio-Visual Communications	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	62 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D6060	Distributed Communications and Monitoring	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	62 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Electronic Safety and Security

D7010	Access Control and Intrusion Detection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	90 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D7030	Electronic Surveillance	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	90 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D7050	Detection and Alarm	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	90 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

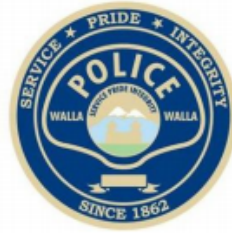
Furnishings

E2010	Fixed Furnishings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	62 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E2050	Movable Furnishings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	62 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Unused Components

D1010	Vertical Conveying Systems	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	0 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D4010	Fire Suppression	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	0 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D4030	Fire Protection Specialties	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	0 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D5010	Facility Power Generation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	0 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D8010	Integrated Automation Facility Controls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	0 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

National & Local School Safety Reviews



MEMORANDUM



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









Accomplishments to Date – Needs Input

- On-site engagement and staff priority needs identification process (all school sites and departments)
 - Staff Survey-Monkey Input
 - Grade/department and student prioritization process
- Comprehensive school-based committees established for WaHi, Lincoln and Pioneer
- Parent/Community/staff/Student Thought-Exchange in Spring 17
- Wapato and Davis HS site visit
- 3 priority schools refine draft needs list in spring 17
- Fall 17 comprehensive staff/community/student survey to test and affirm draft needs list
- Over a dozen interactions through patron tours, community advisory luncheons, and feedback sessions
- Finalized concepts late fall 17 for Task Force Rec.

Walla Walla Public Schools
Site-based Facility Needs Identification Form

 Priority 1 - Critical	 Priority 2 - Important	 Priority 3 - Best practices
Correcting fundamental deficiencies: "What MUST be addressed?"	Addressing issues: "What SHOULD be addressed?"	Pragmatic improvements: "What IDEALLY would be addressed?"

Name/Group:	[Redacted]
School:	Walla Walla High School
Department/Grade Level:	Grade
What is your relationship with the District? (please list all, e.g. teacher, assistant, extracurricular coach, advisor, parent, community member, etc.)	Student

Issue	Location	Description of Need	Suggested solution (if available)
Priority 1   	Parking lot	I think we need more parking spots and wider aisles to prevent rucks in the parking lot.	Widen the gym parking lot into the soccer field area.
Priority 1   	Bathrooms	stalls without gaps, and new locks on all doors. More staff bathrooms	Redo all the bathrooms up grading stalls designate staff bathrooms
Priority 1   	Heating and cooling	Some classrooms do not have either or both Heat or AC making class's uncomfortable environments	MAKE SURE each class has both Heat and AC to satisfy the weather gear round.
Priority 1   	Security and lighting	Places on campus lack security and lighting	Place new security and lighting around campus.
Priority 1   	Locker rooms	Many lockers are broken and the lockerrooms are very cramped.	New lockers and layout of lockerrooms for girls and boys
Priority 1   	STOP light @ 4 way stop @ Abbott	Need a stop light for the protection of walking students many times I have seen close accidents w/ students and cars	put a stop light for the protection of walkers.

Please attach extra pages as necessary.

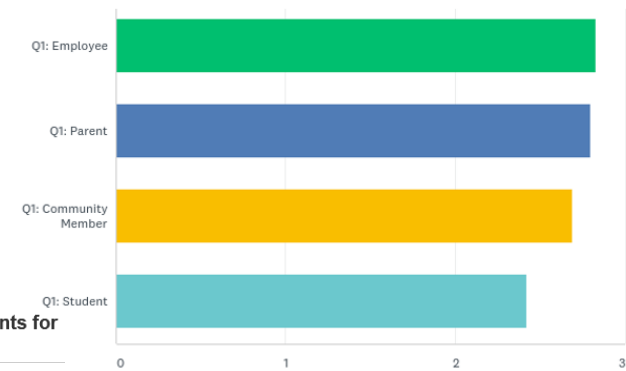
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Fall 17 Survey Results

- 569 Respondents
- Used a 1-3 scale (hi to low priority)
- Tested every proposed renovation and/or improvement
- Strong support (above 2) for every WaHi, Lincoln, Pioneer and districtwide recommended improvements

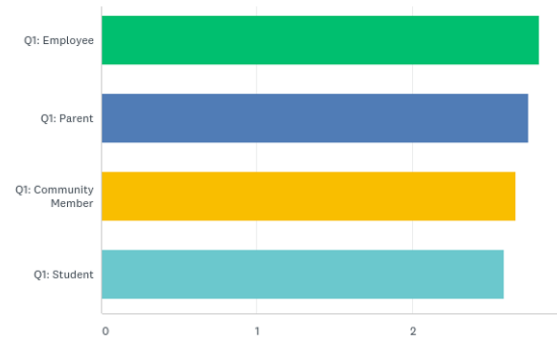
Q2: Please identify the level of need associated with the proposed pragmatic improvements for Walla Walla High School as identified by initial staff, parent, and student feedback.

Construct a 10-classroom science wing off of the current academic building that matches existing campus architecture in order to replace 16 temporary classrooms with permanent infrastructure



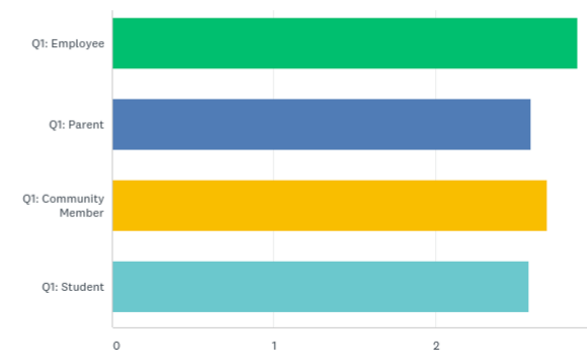
Q3: Please identify the level of need associated with the proposed pragmatic improvements for Pioneer Middle School as identified by staff, parent, and student feedback.

Renovate existing 1950 classroom wing and address failing sub-floor



Q4: Please identify the level of need associated with the proposed pragmatic improvements for Lincoln High School as identified by staff, parent, and student feedback.

Interior remodel of the original 1927 building (e.g. heating/cooling, ADA bathrooms, windows, plumbing, electrical) while ensuring exterior facade maintains historic building appeal



Greatest Campus Needs Based on Facility Analysis and Needs Input

WaHi (1963/1984/1990)

Pioneer Middle School (1950/1990(fire))

Lincoln High School (1927/64)

Select District-wide Infrastructure

- Safety & Security
- Roofs
- HVAC



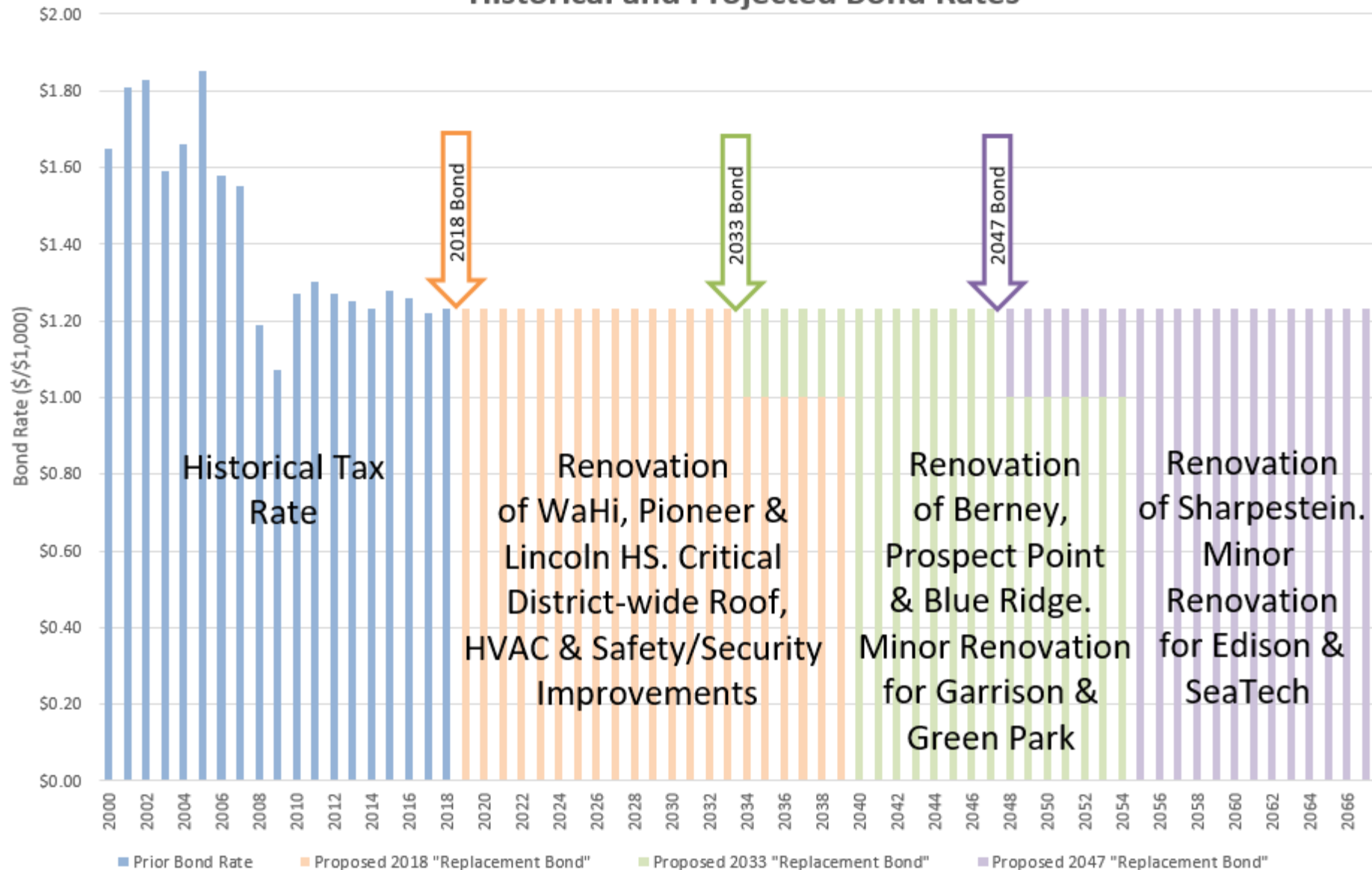
WWPS Long-Term Facility Master Plan Summary



Funding Source	2018 Draft Bond Proposal	2030-35 Time Frame	2045-50 Time Frame
District General Fund Maintenance and Operations Budget	District continues to fund preventive maintenance projects, temporary facility needs if applicable (e.g. modular classroom acquisition, facility leases) and critical Small Works Roster* projects <i>(*\$300,000 and less)</i>		
Bond and/or Capital Levy	<ul style="list-style-type: none"> • WaHi Renovation • Pioneer MS Renovation • Lincoln HS Renovation • Large-scope capital repair projects 	<ul style="list-style-type: none"> • Berney Renovation (52+ years old) • Prospect Point Renovation (61+ years old) • Blue Ridge Renovation (48+ years old) • Garrison and Green Park Minor Renovation (35+ years old since remodel) • Large-scope capital repair projects 	<ul style="list-style-type: none"> • Sharpstein Renovation (45+ years old since remodel) • Edison Elementary Minor Renovation (36+ years old) • SeaTech Skills Center Minor Renovation (31+ years old) • Large-scope capital repair projects
Community, Grant, & Other Resources	Common sources of revenue often used to support program specific improvements such as new athletic facilities/complexes and other non-curricular enhancements		

Walla Walla Public Schools Long Term Facility Master Plan

Historical and Projected Bond Rates



Tax Implications / Cost to Taxpayers



All outstanding bond debt (~\$1.23/\$1,000 rate) will be paid off in 2018 (e.g. “the mortgage is set to be paid off for the first time in recent history”)

Based on conservative estimates/market standards, if the community approved a bond election in November of 2018:

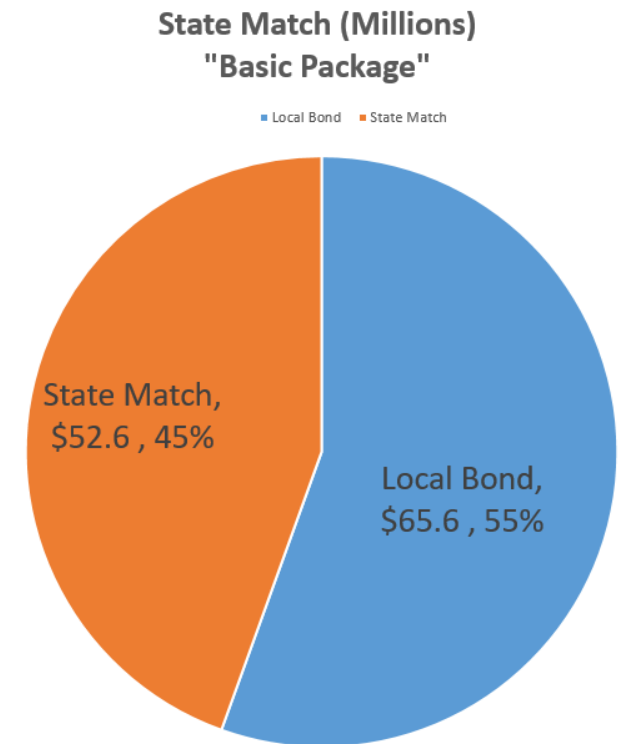
- A replacement rate of ~\$1.23 would yield ~\$65.6M local resources
- A 15 cent increase to current rates (costing a \$250,000AV homeowner an additional ~\$3/month) would yield ~\$73.9M local resources

If the community voted for a “replacement bond” Walla Walla would maintain one of the lowest school bond tax rates in the county (Dixie has no bond payment and Prescott is ~\$1.00). At 15 cents, Walla Walla would be about median county-wide.

Walla Walla County School Districts Estimated 2019 Total Tax Rates ⁽¹⁾							
District	Assessed Value ⁽²⁾ (\$)	Bonds (\$)	Enrichment (\$)	Capital (\$)	Trans. (\$)	State Tax	Total (\$)
Prescott School District No. 402	357,559,523	0.9916	1.5000	0.0000	0.0000	2.7900	5.2816
Dixie School District No. 101	94,437,118	0.0000	0.4700	0.7942	0.0000	2.7900	4.0542
Waitsburg School District No. 401	130,494,661	1.3639	1.5000	0.0000	0.0000	2.7900	5.6539
Walla Walla School District No. 140	3,359,961,870	1.2300	1.5000	0.0000	0.0000	2.7900	5.5200
Columbia School District No. 400	676,406,695	1.3790	1.5000	0.0000	0.0000	2.7900	5.6690
College Place School District No. 250	980,495,428	2.6324	1.5000	0.0000	0.0000	2.7900	6.9224
Touchet School District No. 300	220,168,989	2.7340	1.5000	0.0000	0.0000	2.7900	7.0240

Unprecedented State Match

- 26 years since WWPS has claimed state match for secondary schools (1992 Garrison remodel)
- Pragmatic approach
 - renovate rather than add new square footage
 - maximize current square foot usage
 - apply state match directly to the 3 priority projects
- Results:
 - Over 100% match at WaHi (over a dollar-for-dollar match)
 - Over 90% match at Lincoln (e.g. ~91 cents for every local dollar)
 - ~50% match for Pioneer



November `18 Bond Recommendation

OPTION #1: NO TAX RATE INCREASE

AND

OPTION #2: 15 CENT TAX RATE INCREASE

2 Options

OPTION #1: NO TAX RATE INCREASE PACKAGE

\$65.6M local bond (~\$1.23/\$1,000)

- W/ state match: \$52.6M (applied entirely to the three priority projects)

Project Scope

- WaHi Renovation
- Pioneer Renovation
- Lincoln Renovation
- Select district-wide school projects
 - \$6.68M school infrastructure projects (HVAC, Roofs & School Safety)

OPTION #2: 15 CENT TAX RATE INCREASE PACKAGE

\$73.9M local bond (~\$1.38/\$1,000)

- W/ same state match: \$52.6M (applied entirely to the three priority projects)

Project Scope

- WaHi Renovation
- Pioneer Renovation
- Lincoln Renovation
- Additional district-wide school projects
 - Option #1 projects plus \$8.3M in additional school projects

Facilities Improvement Package Options:

(Both packages are eligible for \$52.6 million in State Match funds. All State Match funds will be applied to these projects.)

OPTION 1

Bond Package

Replacement Bond:

NO tax increase.

Replaces current
rate of approx.

\$1.23/\$1,000

COST: \$65.6M Local

School Infrastructure - **\$6.68M**

Lincoln Renovation - **\$5.71M**

Pioneer Renovation - **\$16.05M**

Wa-Hi Renovation - **\$37.18M**

School Infrastructure - **\$15.05M**

Lincoln Renovation - **\$5.71M**

Pioneer Renovation - **\$16.05M**

Wa-Hi Renovation - **\$37.18M**

OPTION 2

Bond Package

15¢ tax increase
to current rate.

Approximately
\$1.38/\$1,000

COST: \$73.9M Local

WaHi – Summary Project Needs

- Extend lifespan of the facility by approximately 50 years
- Improve student, staff and visitor safety measures as identified in local safety and security audit (e.g. access control measures, increased security camera coverage, communication system improvements, emergency lockdown provisions, installation of shatterproof/tinted glass when replacing original windows, adjust window height to improve student and staff safety, improved visitor entrance, improved site fencing and bollards, parking and traffic flow enhancements, life-safety alert system upgrades, signage and visibility improvements, backup power for core communications)
- Maintain current campus "look and feel" while bringing classrooms up to current standards
- Improve energy efficiency and reduce maintenance and operating costs
- Renovate HVAC, plumbing, and electrical systems
- Comply with ADA requirements
- Asbestos/hazardous materials abatement
- Provide additional space for performing arts programs
- Meet science instructional needs
- Renovate and modest expansion to cafeteria/commons area
- Remove reliance on temporary modular buildings





LEGEND

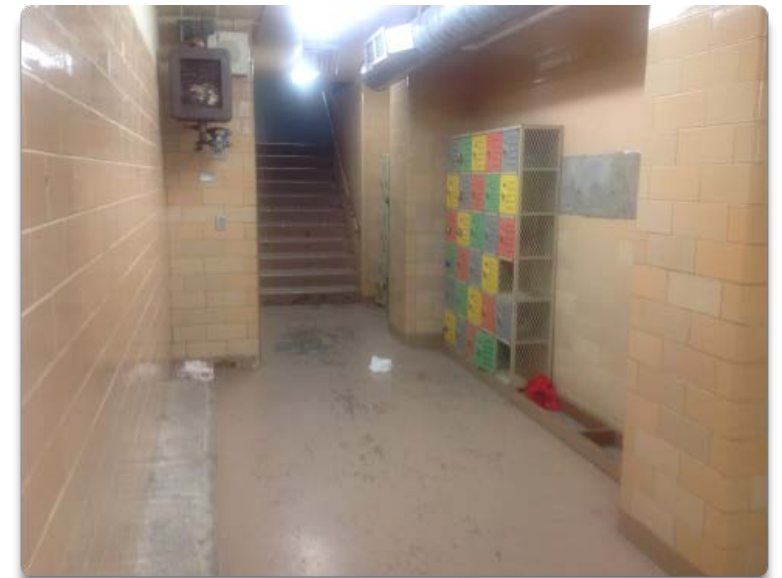
- ① Minor Improvements to Vocational Building/Classrooms
- ② Remove Modular Classrooms
- ③ Minor Improvements to Auditorium
- ④ Modest Addition to Support Band/Choir/Orch Needs
- ⑤ Re-Purpose 1963 Music Building into Small Performance Area and Theater/Performing Arts Needs
- ⑥ Renovate 1963 Existing Classrooms
- ⑦ Replace Non-Code Compliant Fitness Shed with Permanent Structure
- ⑧ Renovate Lockers and Classrooms in Original 1963 Building
- ⑨ Modest Improvements to 1963 Gym
- ⑩ Minimal Improvements to Main Gym and Facility
- ⑪ Renovate 1963 Commons and Kitchen
- ⑫ Minor Improvements to Media Center
- ⑬ Two Classroom Addition to Accommodate Culinary Arts/CTE
- ⑭ New Science Wing to Match Existing Architecture
- ⑮ Improved ADA Accessibility
- ⑯ Parking Lot Traffic Flow Improvements
- ⑰ Commons Addition/Student Center & Student Store
- ⑱ Reconditioned Greenhouse
- ⑲ Parking and Service Area Improvements
- ⑳ Parking Addition
- ㉑ Improved Parking and Access
- ㉒ Renovate Existing Classrooms
- ㉓ Partner with County on Intersection and Road Improvements

<ul style="list-style-type: none"> ① Classrooms ② Support Spaces 	<ul style="list-style-type: none"> ③ Science ④ Admin/Office Student Services
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Pioneer – Summary Project Needs

- Extend lifespan of the facility by approximately 50 years
- Improve student, staff and visitor safety measures as identified in local safety and security audit (e.g. access control measures, increased security camera coverage, communication system improvements, emergency lockdown provisions, improved visitor vestibule/entrance, improved site fencing and bollards, parking and traffic flow enhancements, life-safety alert system upgrades, signage and visibility improvements, backup power for core communications)
- Improve energy efficiency and reduce maintenance and operating costs
- Renovate HVAC, plumbing, and electrical systems
- Bring classrooms up to current standards
- Provide additional space for music and fine arts programs
- Comply with ADA requirements
- Expand and renovate cafeteria/commons area to accommodate increased student population
- Asbestos/hazardous materials abatement
- Include additional activity space to accommodate student population and physical education requirements
- Remove reliance on temporary modular buildings





- LEGEND**
- ① Remove Existing Modular Classrooms
 - ② Minor Renovation of Classroom Wing
 - ③ Renovation of 1950 Classroom Wing
 - ④ Renovate 1950 Gym and Locker Rooms
 - ⑤ Commons Expansion to Accommodate Growth
 - ⑥ Renovation of Original Kitchen
 - ⑦ Physical Education and Activity Area
 - ⑧ Fine Arts / Classroom Expansion
 - ⑨ Improved Safety and Access
 - ⑩ Improved Parking and Traffic Flow
 - ⑪ Minor Addition to Replace Modular Needs

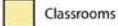
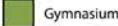



Lincoln – Summary Project Needs

- Extend lifespan of the facility by approximately 50 years
- Improve student, staff and visitor safety measures as identified in local safety and security audit (e.g. access control measures, increased security camera coverage, communication system improvements, emergency lockdown provisions, improved visitor vestibule/entrance, improved site fencing and bollards, parking and traffic flow enhancements, life-safety alert system upgrades, signage and visibility improvements, backup power for core communications)
- Maintain historic character and appearance of the building through a pragmatic renovation
- Improve energy efficiency and reduce maintenance and operating costs
- Renovate HVAC, plumbing, and electrical systems
- Bring classrooms up to current standards
- Provide dedicated space for drama/fine arts program
- Comply with ADA requirements
- Asbestos/hazardous materials abatement
- Remove reliance on temporary modular buildings



LEGEND

- ① Renovate 1927 Classrooms
- ② Minor Renovation to 1957 Wing
- ③ ADA Entrance
- ④ Elevator for Handicap Accessibility
- ⑤ Parking Improvements
- ⑥ Walking Path to New Teen Center
- ⑦ Drama/ Fine Arts Addition
- ⑧ Remove Existing Four-Classroom Portable

- | | |
|---|---|
|  Classrooms |  Gymnasium |
|  Circulation |  Kitchen |
|  Addition | |



District-wide List

- Despite investing over \$4.7M annually (over 6% of the district's general fund) preserving nearly 1.0 million square feet of facilities through a comprehensive preventive maintenance program, many core infrastructure components have outlasted their useful lives due to the age of the infrastructure.
- Task Force categorized needs as
 - Critical - (what must be addressed within the next three-five years)
 - \$6.68M total in projects identified
 - Preventive - (what will need to be addressed within the next five-ten years)
 - An additional ~\$8.3M in projects identified
 - Best Practice – (Projects identified based on third-party analysis)
 - In addition to critical and preventive list, an additional ~\$28M in projects (primarily Berney and Prospect Point) identified

OPTION #1 – \$6.68M TOTAL

All Campuses - \$890,000

Safety, Security, and Communication/Tech Backbone Improvements

Green Park - \$172,900

Composition roof replacement

Blue Ridge - \$1,367,000

Roof membrane replacement; Backup power for emergency lighting, safety, and communications

Garrison Middle School - \$37,000

Backup power for emergency lighting, safety, and communications

Prospect Point - \$586,900

Roof repairs and venting improvements; Campus access/safety improvements; Kitchen improvements; Backup power for emergency lighting, safety, and communications

Berney - \$3,629,600

Roof membrane replacement; HVAC renovation, music room ventilation, air conditioning improvements and energy efficiency upgrades; Replace aged cooling tower; Kitchen plumbing renovation and minor kitchen improvements; Backup power for emergency lighting, safety, and communications

OPTION #2 – \$6.68M(OPTION #1) & \$8.3M ADDITIONAL PROJECTS

(In addition to the Option #1 list):

Green Park - \$1,252,694 Preventive: Total School = \$1,425,694

Address drainage issues/ground water intrusion; Address settlement issues; Replace flooring; HVAC controls upgrades/energy efficiency improvements; Replace 20+ year old boilers with energy efficient systems; Enhanced front entry security and access control measures for safety

Sharpstein – Total School = \$1,080,600

Replace composition roof; Replace commons, hallway and classroom flooring; HVAC controls upgrades/energy efficiency improvements; Lighting efficiency upgrade

Blue Ridge - \$655,400 Preventive: Total School = \$2,022,400

Address foundation cracking and water intrusion; Restroom restoration; HVAC controls upgrades/energy efficiency improvements; Address courtyard access

Garrison Middle School - \$2,068,150 Preventive: Total School = \$2,105,150

Roof repairs and partial replacement; HVAC controls upgrades/energy efficiency improvements; Restroom renovation for remaining restrooms not already completed; Replace VCT flooring; Enhanced access control measures for safety; Lighting efficiency upgrade

Prospect Point - \$2,114,000 Preventive: Total School = \$2,700,900

Insulate non-insulated exterior walls; Address site drainage issues; HVAC controls upgrades/energy efficiency; Flooring replacement; Enhanced site security measures; Restroom renovation/Restroom ADA compliance

Berney - \$1,196,335 Preventive: Total School = \$4,825,935

Replace exterior siding; Lighting efficiency upgrade; Restroom renovation for remaining restrooms not already completed; Flooring replacement; Sidewalk and exterior access improvements

2 Options

OPTION #1: NO TAX RATE INCREASE PACKAGE

\$65.6M local bond (~\$1.23/\$1,000)

- W/ state match: \$52.6M (applied entirely to the three priority projects)

Project Scope

- WaHi Renovation
- Pioneer Renovation
- Lincoln Renovation
- Select district-wide school projects
 - \$6.68M school infrastructure projects (HVAC, Roofs & School Safety)

OPTION #2: 15 CENT TAX RATE INCREASE PACKAGE

\$73.9M local bond (~\$1.38/\$1,000)

- W/ same state match: \$52.6M (applied entirely to the three priority projects)

Project Scope

- WaHi Renovation
- Pioneer Renovation
- Lincoln Renovation
- Additional district-wide school projects
 - Option #1 projects plus \$8.3M in additional school projects

Recommendation & Next Steps

- The Board of Directors and staff perform significant community outreach between December through March through information sharing, surveying, and engagement to seek input on both options
- A statistically reliable phone survey of registered voters be performed by non-district advocacy group to help inform community priorities between the two options
- The Community Facilities Task Force will reconvene in March to review data and feedback to inform final recommendation
- April 17th Board Meeting: The Task Force will recommend the bond package to be placed on the November `18 ballot
- May 15th Board Meeting: Board of Directors approves Task Force recommendation for November 6, 2018 election