

Community Facilities Task Force Committee

Final Report and Recommendations

September 2002

I. Task Force Membership

Dan Reid - Opp & Seibold Construction

Rich Carter – Superintendent, Walla Walla Public Schools

Pat Johnston – Business Manager, Walla Walla Public Schools

Jim Dumont – Walla Walla Parks & Recreation

Kathy Covey – Blue Mountain Action Council

Darcey Fugman-Small – Woodward Canyon Winery

Dan Johnson – Director of Facilities Support, Walla Walla Public Schools

Mary Meeker – Homemaker/Community Volunteer

Paul Meier – State Farm Insurance

Jim Peterson – Walla Walla Community College

Lowell Schneider – Plant Facilities Director, Walla Walla Public Schools

Ken Seibold – Opp & Seibold Construction

Mary Koch – Retired Teacher

II. Introduction

Mission

The Walla Walla Public Schools Board of Directors established a Community Facilities Task Force Committee in the spring of 1995. The mission to the Committee was to assess the needs of each of the facilities within the District and make recommendations to the Board of Directors for a long-range facilities management plan, without primary concern for funding. In 2002 Superintendent Dr. Rich Carter reconvened the Community Facilities Task Force Committee. Dr. Carter asked the Committee to again review the facilities within the District in order to provide the Board with an updated list of recommendations. Nine of the original Task Force committee members returned to serve again. In addition to the returning members two new community members joined the group.

Process

Each Task Force member had the opportunity to visit the District's twelve facilities during May and June of 2002. During the site visits, each school district facility administrator prepared a facilities needs assessment, from their perspective, and provided a site tour. This list was incorporated in the comprehensive "Ten Year Facility Plan" (Defined in Appendix A and is attached).

In addition to visiting the facilities, the committee met on six different occasions to hear presentations from city, county, and school district personnel regarding city/county growth, debt and bond status, technology planning, Americans with Disabilities Act building requirements, student growth projections, national curriculum trends, and facilities needs for students with disabilities.

On June 25, 2002, the Task Force began to review and summarize their findings.

The committee adopted the 1995 committee's report format and planning assumptions.

Planning Assumptions

The following planning assumptions and related goals were considered in assessing needs for Walla Walla schools over the next five to twenty years and provided a foundation for the final recommendations:

- The citizens of this community care about school facilities and children. They want to be considered partners with the School District in providing good schools and are able to understand and respond thoughtfully to important school issues. They understand that without adequate school facilities, it is difficult to meet the academic and extra curricular needs of our children.

- District professionals provide information openly, fully, and without over simplification regarding school finances, policies, and programs, so that citizens can make informed decisions while they fulfill committee membership roles.
- Community input is sought before facility decisions become final.
- The future is guaranteed to hold change for school buildings and school programs.
- School facilities need to be designed with as much flexibility as possible to accommodate changes in programs, technology, ages and numbers of students.
- Economy of scale in larger schools is recognized. There may be options of smaller units to increase parent/student choices in an era of change (i.e. competing in an era that might include voucher systems).
- Neighborhood schools serve as a focus for community spirit and parental involvement and are encouraged by the school district.
- Local interest for historical restoration and renovation of older facilities will be considered, whenever possible and cost-effective.
- Good maintenance of existing facilities is responsible business practice as well as evidence of good stewardship. Citizens who support and help finance expect a responsible maintenance program. Routine maintenance also reflects attitudes about facilities and the people who use them daily.

III. General Recommendations

Four of the District's twelve facilities have been upgraded, remodeled, replaced, and/or maintained to the extent that only minimal consideration is given in this report. These facilities are Central Administration Office, Green Park Elementary School, Sharpstein Elementary School, and Prospect Point Elementary School.

Recommendations

The school projects listed below are considered to be of equal priority.

- Survey the community regarding Wa-Hi campus infrastructure upgrades and future facility needs (see Appendix B)
- Survey the community about building a new gym at Pioneer Middle School (see Appendix B)
- Appoint a facilities advisory committee to review the proposed Wa-Hi sports facility needs (see Appendix B)
- Renovate or replace the Support Services Facility (see Appendix B)

Further Recommendations

The members of this Task Force invested considerable time and effort to educate themselves about the current status of Walla Walla Public School’s facilities, as well as their history and future trends. It is essential that the whole community become aware of these recommendations and the basis for making them, as well as have an opportunity to give the Board of Directors input on these issues before decisions are made that will ultimately have to be funded by the community. It is strongly recommended that some form of community survey be administered to inform and solicit input. It is also recommended that an ongoing building advisory committee be appointed by The Board to monitor progress in implementing these recommendations.

It is recommended that the Walla Walla School District continue to maintain and repair existing facilities. Walla Walla Public School buildings must be code compliant, secure and safe, and equipped with necessary technical support. It is recommended that at least 2% of the yearly General Fund budget be designated for facility repairs and projects.

IV. Major Facility Maintenance Projects

Resources for Washington school districts have become more limited recently. Funding for maintaining existing facilities has often been diverted to the urgent needs of staffing and students. This may be very desirable from a short-range view, but responsible facilities management requires a longer-range view, and the means to maintain them on a schedule basis, rather than as demanded by a crisis—usually a much more expensive solution.

The condition of some of the District’s older facilities makes it difficult for faculty and students to perform to the best of their abilities.

A facility maintenance project that is considered “**very important**” should be completed within the next three years. A project that is considered “**important**” is less crucial than urgent and should be completed within the next ten years. Order does not represent priority.

WALLA WALLA HIGH SCHOOL

Recommendations

VERY IMPORTANT

Upgrade HVAC in five original buildings

IMPORTANT

Upgrade science-building labs

Construct additional classrooms (10-12)

Repair two asphalt parking lots

Upgrade infrastructure for new technology and telecommunications – *(TBD)*

Reroof new gym and portable classrooms

Rationale

Walla Walla High School is a 40 year old facility, with community use as well as staff and students.

PROSPECT POINT ELEMENTARY SCHOOL

Recommendations

IMPORTANT

Continue upgrading carpet and window blinds

Continue upgrading playground equipment

Rationale

Prospect Point Elementary School is a 30-year-old facility. Except for some carpet, window blinds and playground equipment, the school is in good condition.

BLUE RIDGE ELEMENTARY SCHOOL

Recommendations

IMPORTANT

Upgrade playground equipment

Exterior painting

Repair roof affecting exterior walls on south elevation

Continue upgrading HVAC controls

Continue upgrading carpet/vinyl

Repair concrete parking lot

Rationale

Blue Ridge Elementary School is a 20 year old school and has ongoing maintenance needs.

BERNEY ELEMENTARY SCHOOL

Recommendations

IMPORTANT

Upgrade carpet

Exterior paint or install metal siding

Upgrade some sections of concrete sidewalks

Repair asphalt

Repair door hardware

Continue upgrading playground equipment

Rationale

Berney is a 25 year old school and has ongoing maintenance needs.

SHARPSTEIN ELEMENTARY SCHOOL

Recommendations

Renovation completed 2002

Rationale

Sharpstein was renovated in 2001.

GREEN PARK ELEMENTARY SCHOOL

Recommendations

IMPORTANT

Upgrade PA system in the gym

Upgrade playground equipment

Install 2" asphalt overlay in parking lot

Rationale

Green Park was renovated in 1995.

GARRISON

Recommendations

IMPORTANT

Three new tennis courts

Upgrade irrigation on soccer field

Rationale

Garrison was renovated in 1992. Except for some of the playfields and three tennis courts, the school is in good condition.

PIONEER MIDDLE SCHOOL

Recommendations

IMPORTANT

Continue upgrade and complete HVAC system

Correct the dust extractor noise problem outside of the shop area

Address additional gym as noted in the “General Recommendation” section of this report

Upgrade acoustics in the old gym

Upgrade football field irrigation

Repair vinyl flooring throughout building

Repair some areas of existing concrete sidewalk

Rationale

Pioneer Middle School burned in 1990 and was reconstructed with insurance money.

EDISON ELEMENTARY SCHOOL

Recommendations

IMPORTANT

Continue window upgrade

Continue to upgrade carpet

Consider to upgrade HVAC, entire building

Upgrade playground and playfields

Repair or reroof main building

Rationale

Edison was built originally in 1936 and has had an addition since then. This site is a desirable location for a smaller neighborhood school, but is in need of further upgrading and maintenance. However, limited growth in this area of town makes us question the long-term need for this facility.

LINCOLN ALTERNATIVE (PAINE)

Recommendations

IMPORTANT

Continue exterior paint & roof repair

Continue to repair asphalt

Consider upgrading HVAC

Repair brick tuck point

Rationale

Paine was built in 1927. It houses the alternative learning programs of the District.

REMODEL/REPLACEMENT PROJECTS

The two facilities noted above (Edison and Paine) have long been in need of attention. They were both addressed by a Building Facilities Study Committee in 1982 and 1996.

These two schools have needs that must be addressed if the District intends to continue using Edison as a neighborhood school and Paine as an alternative education facility.

The following is considered to be of equal priority to the previously mentioned school projects.

MAINTENANCE, TRANSPORTATION, WAREHOUSE, PRINT SHOP AND FOOD SERVICE FACILITY

Recommendations

Remodel or replace the facilities

Rationale

The task force is very concerned with the inadequacies of the present facility for the essential functions of district maintenance, transportation, warehouse, print shop and food services. Located across the street from the YMCA on Park Street, this building was originally built in the 1920's as a grocery store. The current condition of this facility presents a safety hazard to the employees as well as gross inadequacies of space for all of these essential functions, making it both inefficient and not cost effective to operate. About one-third of the District's thirty buses have covered parking with the remaining two-thirds in limited outdoor spaces. More space in the transportation area would allow more bus maintenance to be done on site.

It is recommended that the District begin the process of major renovation or reconstruction of these facilities. Relocation of the facility to another site should be considered, as the existing land is site restrictive. Also, it is not necessary for all of the current functions to be at the same location. For example, the bus parking and maintenance could be separate from the warehouse and Food Services.