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Community Facilities Task Force Committee

2009-2010 School Year Facilities Report
Quality Schools = Success



The Walla Walla School District is an Equal Opportunity Employer and complies with all requirements of the ADA.

I. Task Force Membership

Dan Reid (Chair), *Opp and Seibold Construction*

Darcey Fugman-Small, *Woodward Canyon Winery*

Mary Koch, *Retired Educator*

Jim Peterson, *Walla Walla Community College*

Pat Johnston, *WWPS - Chief Financial Officer*

Karen Carman, *Parent Representative*

Craig Sievertsen, *Parent Representative - Banner Bank*

Gay Buissink, *Teacher - Wa-Hi Business Education*

Jim Sporleder, *Principal - Lincoln High School*

Allan Gillespie, *Owner, Gillespie Roofing*

Ruth Ladderud, *Whitman College*

Scott Krivoshein, *Investment Broker, Raymond James*

Dan Hess, *Lawyer - School Board Member*

Jerry Zahl, *Walla Walla Farmers Co-Op*

NON-VOTING MEMBERS

Lowell Schneider, *Plant Facilities Director*

Dan Johnson, *Facilities Support Director*

Dr. Rich Carter, *Superintendent*

Mark Higgins, *Communications Director*

John Evans, *Architects West*

Kay Schisler, *Task Force Administrative Assistant*

NON-VOTING OBSERVER

Rob Blethen, *Publisher, Walla Walla Union Bulletin*

II. Introduction

History

The Walla Walla Public Schools Board of Directors established a Community Facilities Task Force Committee in the spring of 1995. In 2002, Superintendent Dr. Rich Carter reconvened the Community Facilities Task Force Committee and, once again, asked members to review facilities within the district in order to provide the Board with an updated list of recommendations. Since that time, several of the recommended projects have been completed. In December of 2009, the Task Force was reconvened once more. It consisted of four returning members and 10 new members representing parents, community leaders, staff, higher education, district administration and area businesses. This group met a total of nine times from December 2009 through May 2010.

Major Task Force recommendations that have been implemented by the district include a new Edison Elementary building and new Transportation/Support Services buildings. These were identified as high priority recommendations from the

2002 Task Force work. A renovated Sharpstein Elementary was identified as a recommendation from the 1996 Task Force work and construction was completed in 2002.

Mission/Process

The Task Force's assigned functions are:

- To identify and prioritize the major facilities needs within the district.
- To hear what students and staff think of the buildings in which they attend school and work.
- To study technology needs, alternative construction delivery systems, district maintenance plans and procedures.
- To better understand the important connection between facilities and learning, as well as trends in education, in order to make relevant and timely recommendations for a long-range facilities plan.

Planning Assumptions

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

- **Instructional program needs should drive capital budget planning.**
- **Citizens of our community care about our children and their school facilities; and they want to be partners with the district in providing a safe and exceptional learning environment.**
- **Quality school facilities are linked to higher student achievement.**
- **Comprehensive community input is critical before facility recommendations go to voters.**
- **Maintenance of existing facilities is a responsible business practice and evidence of good stewardship.**
- **The district will continue to pursue resources for improving energy efficiency.**

III. Recommendations (Top Priorities)

1. High Schools

High school facilities were found to be in greatest need of improvement. The Task Force recommends that the School Board address Walla Walla High School deficiencies in phases, focusing on the highest priorities: science and math classrooms, the commons and overcrowding. Lincoln Alternative High School should be replaced in a single project. Continue to pursue the Southeastern Washington branch of the Tri Tech Skills Center, as this opportunity proceeds through the legislature.

***High School Rationale:** The district focus on facilities upgrades in recent years has been on elementary facilities. Prior to that, Garrison and Pioneer were extensively remodeled. Now is the time to put the spotlight on our high school facilities. As our students move through grades K – 12, they encounter less adequate facilities. We need to correct that trend.*

***Wa-Hi Rationale:** The science building classrooms and labs are undersized and outdated to the point of being a safety hazard. The math classrooms are undersized. Antiquated electrical/data systems prohibit the use of modern teaching technology. Poor HVAC systems directly affect the ability to teach and learn. The commons can't house all students for lunch in spite of three shifts.*

***Lincoln Rationale:** Lincoln (formerly Paine) is an important component of Walla Walla Public Schools. The facility was built as an elementary school in 1927 and cannot be made into an appropriate structure for high school students. The growing student population requires a facility that will support learning needs and safety, and show that they are valued and respected.*

***Skills Center Rationale:** The state-funded construction of a Skills Center facility will provide local and regional high school students with expanded vocational educational opportunities. The Task Force endorses this innovative partnership with Tri-Tech and Walla Walla Community College..*

2. Pioneer Middle School

Replace an antiquated boiler system and expand the air conditioning system to the entire building. Expand and remodel the existing gym and construct an additional gym. Add classroom space to relieve overcrowding.

***Pioneer Rationale:** Only a portion of Pioneer was updated with air conditioning after the fire in 1990. The existing, aged boiler system is inefficient and has outlived its expected usefulness. The small size of the gym limits physical education opportunities and negatively impacts class scheduling for the entire facility.*

3. Blue Ridge/Preschool Facility

Relocate the preschool to a different site and return Blue Ridge to a neighborhood elementary school.

***Blue Ridge Rationale:** This facility has had continuing issues due to its design. However, the current limiting issues are centered on overpopulation as a result of housing the preschool program. Moving the preschool would open the space for remodel or renovation to meet elementary population needs.*

4. Comprehensive Facility Maintenance Program

Task Force members feel strongly that the district should continue to have a strong facility maintenance program. The program should be based on research and data. Consider using outside resources and a combination of school district personnel and community experts to help develop and monitor a district-wide facilities maintenance plan.

***Comprehensive Facility Maintenance Rationale (recommendation from the 2002 Task Force, reinforced by the 2010 Task Force):** 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. Maintaining buildings and systems on a scheduled basis, rather than responding to a crisis, is usually a much less expensive solution.*

The condition of some of the district's older facilities makes it difficult for staff and students to perform to the best of their abilities.

IV. Secondary Priorities (capital repair and maintenance)

Note: These are based on observations by Task Force members, students and principals of the schools. They are separated into three categories: safety, optimum teaching and learning environment, and physical plant needs. Some of the items detailed below should be addressed by the facilities maintenance plan.

Berney Elementary School

1. Safety

- Student drop off/pick up areas
- Pathway from kindergarten rooms to kindergarten playground
- Sidewalk along east side of large playfield
- Upgrade phone system

2. Optimum teaching and learning environment

- Technology upgrades
- Enhanced lighting (ideally some kind of natural lighting) for the classrooms
- Additional space for small group instruction

3. Physical Plant needs

- Replace carpet
- Storage space
- Replace portion of sidewalk on west side of building along playground area
- Continued upgrade of playground areas
- Upgrade irrigation south of main building; renovate turf on sports field
- Seal coat or overlay asphalt play area and parking lot; restripe parking lot

Blue Ridge Elementary School

In addition to what was listed in Section III, there was a stated need for an updated HVAC system, as well as playground and technology updates.

Physical Plant needs also include:

- Replace south entry sidewalk
- Seal coat or overlay asphalt play area and parking lot; restripe parking lot
- Repair front sidewalk and replace curbing in the north parking lot
- Repaint all outside doors

Edison Elementary School

Work is being done to problem solve parking lot and student drop-off/pick-up issues. Otherwise, it's a brand new building. Thank you voters!!

Green Park Elementary School

1. Safety

- Replace fall protection under playground equipment – bark compacts and becomes hard
- Security cameras

2. Optimum teaching and learning environment

- SMART Boards for each classroom
- Improve phone system (answering machine capabilities) and Caller ID

3. Physical Plant needs

- Improved/integrated clock system
- Repair uneven concrete surface around dry wells on lower playground area
- Install landscape wall along Clinton Street parking lot
- Seal coat, repair or overlay asphalt play area
- Replace some areas of sidewalk
- Repaint outside handrails and borders around handicap ramp
- Renovate turf on sports fields
- Repaint all outside doors

Prospect Point Elementary School

1. Safety

- Fencing
- Bus drop off and parent drop (note: this is being addressed Spring 2010)
- Install gutters on all buildings to prevent pooling water and ice

2. Optimum teaching and learning environment

- Ceiling mounting of projectors (avoid cord- trips)
- Improved technology (including wireless access and drops for electricity)

3. Physical Plant needs

- Larger gym for family nights, concerts, etc.
- Repaint all buildings
- Upgrade irrigation system on large play field
- Renovate turf on sports fields
- Reseal parking lot; restripe

Sharpstein Elementary School

1. Safety

- Parent drop off/pick up
- Securing the building during community activities
- Dark parking lot/areas

2. *Optimum teaching and learning environment*

- Technology upgrades

3. *Physical Plant needs*

- Seal coat, repair or overlay asphalt play area
- Reseal parking lot; restripe
- Re-landscape several areas on the site
- Repaint black iron fence
- Repaint all outside doors

Garrison Middle School

1. *Safety*

- More structured student drop-off/pick up area
- Separate bus loading/unloading area

2. *Optimum teaching and learning environment*

- Updated bandwidth to support technology needs
- Phone system update (need voice messaging, additional lines, etc.)

3. *Physical Plant needs*

- Upgrade irrigation system and renovate turf on sports fields
- Three (3) new tennis courts (replacements)
- Install new baseball backstop and spectator fencing
- Repair and repaint all weather track
- Seal coat, repair or overlay asphalt play area
- Reseal parking lot; restripe
- Repaint outside handrails and borders around handicap ramp
- Repaint all outside doors

Pioneer Middle School

In addition to what was listed in Section III, there was a stated need for new locker rooms, acoustics in the existing gym, replacement of science classroom portables with actual classrooms and improved technology/phone system.

Physical Plant needs also include:

- Seal coat or overlay asphalt play area and parking lot; restripe parking lot
- Redesign irrigation system and renovate turf on sports fields
- Patch and overlay existing tennis courts
- Replace some sidewalks and curbing
- Repaint all outside doors

Lincoln High School

In addition to what was listed in Section III, there were some outdoor and painting improvements, as noted below:

- Remove all playground equipment and install outside lunch area
- Seal coat or overlay asphalt parking lot; restripe
- Renovate turf on sports fields and reseed turf areas near Third Avenue entrance
- Finish repainting all outside doors and window frames

** Note: These are seen as necessary measures between now and the time that a new school is constructed.*

Walla Walla High School

In addition to what was listed in Section III, there was a stated need for updated technology, additional video surveillance, effective communication between all buildings (intercom system), central location for student services, improved bathroom facilities throughout the campus and improved ADA compliance in all buildings.

Physical Plant needs also include:

- North side drainage and grounds issues near library
- Landscaping in front of main office portables, bridge area north of gym parking lot and the front of the Auditorium/Music Building.
- Seal coat or overlay asphalt parking lots; restripe
- Patch and overlay tennis courts
- Repair asphalt walkway from weight room to the large gym
- Replace parking lot curbing in science parking lot
- Repaint all outside doors and trim

Murr Sports Park

Physical Plant needs

- Seal coat, repair or overlay asphalt parking lot; restripe
- Repair and seal coat asphalt jogging paths
- Repaint backstops fences, and handrails/doors in both grandstands
- Clean and reseal brick on grandstands and front gate

Support Services Building

Work is proceeding on new site and building

Administration Building

Physical Plant needs

- Seal coat or overlay asphalt parking lot; restripe
- Redesign and upgrade irrigation system