



Plan to renovate 1927 Lincoln High School

Local architect Henry Osterman designed Lincoln High School as well as the Liberty Theater and Walla Walla Carnegie Library.

After thorough analysis, technical review and input from staff, students, parents, and community professionals, the Community Facilities Task Force is recommending renovation rather than replacement of Lincoln High School. Formerly Paine Elementary, the site now features a nationally-recognized trauma-sensitive alternative high school experience, serving nearly 200 students in grades 9-12. Lincoln partners with agencies at the new Teen Center adjacent to the school campus.

The Task Force engaged in an engineering study last spring concluding the facility is structurally sound. The study also found it to be more cost effective to renovate rather than replace with a new structure. The decision to renovate Lincoln High School is also aligned with a recommendation from the City of Walla Walla Historic Preservation Commission to preserve the 90-year-old school.

Scope of Projects Renovate vs. Replace

WA-HI Renovation

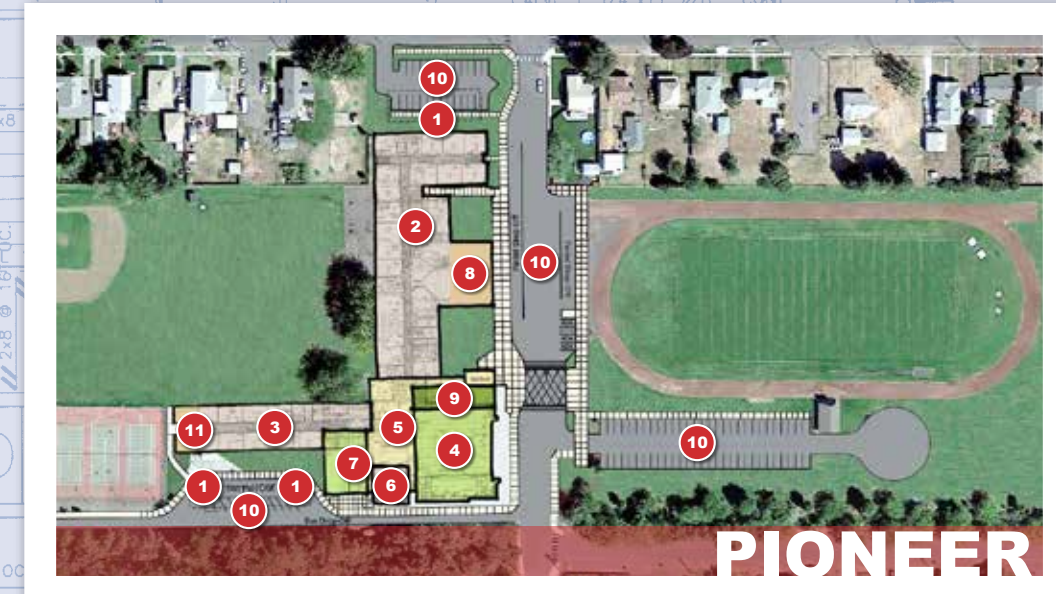
- Minor improvements to vocational building/covered student work area
- Remove all 16 portable classrooms
- Minor improvements to auditorium
- Modest addition to support band/choir/orchestra needs
- Repurpose 1963 music building into small performance area for theater/performing arts needs
- Renovate 1963 existing classrooms
- Replace non-code compliant fitness shed with permanent structure
- Renovate lockers and classrooms in original 1963 building
- Modest improvements to 1963 gym
- Minimal improvements to main gym
- Renovate 1963 commons and kitchen
- Minor improvements to media center
- Two additional classrooms to accommodate culinary arts/CTE
- New science wing to match existing architecture
- Improved ADA accessibility
- Parking lot traffic flow improvements
- Commons addition and student hub
- Renovate greenhouse
- Parking & service area improvements
- Parking addition
- Improved parking and access
- Renovate existing classrooms
- Partner with County on intersection and road improvements

Pioneer Renovation

- Remove all 8 portable classrooms
- Minor renovation of classroom wing
- Renovation of 1950 classroom wing
- Renovate 1950 gym and lockers
- Commons expansion for growth
- Renovation of original kitchen
- Physical education and activity center
- Fine arts/classroom expansion
- Improved safety and access
- Improved parking and traffic flow
- Minor addition to replace portables

Lincoln Renovation

- Renovate 1927 classrooms
- Minor renovation to 1964 wing
- ADA entrance
- Elevator for handicap accessibility
- Parking improvements
- Walking path to new teen center
- Drama/fine arts addition
- Remove existing 4-classroom portable



Community Facilities Task Force Membership

- Paul Schneidmiller (Chair) - *Business*
 Tony Cabasco - *Higher Education*
 Jim Dumont - *City WW*
 Roger Esparza - *Realtor*
 Darcey Fugman-Small - *Business*
 Chris Garratt - *Health Services*
 Randy Glaeser - *County WW*
 Don Holbrook - *Corrections*
 John Keifel - *Classified Rep*
 Dean Lodmell - *Local Engineer*
 Dick Moeller - *Local Contractor*
 Linda Newcomb - *Local Architect*
 Jim Peterson - *Higher Education*
 Kara Schulke - *Parent*
 Phil Shivell - *Local Contractor*
 Craig Sievertsen - *Finance*
 Keith Swanson - *Certificated Rep*
 Peter Swant - *Port Commissioner*
 Casey Waddell - *Finance*
 Jerry Zahl - *Agriculture*

Board of Directors:

- Dr. David Hampson
 Ruth Ladderud
 Jaenemy Perez de Luengas
 Derek Sarley
 Sam Wells

Walla Walla Public Schools

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Planning for the Future

Long-Range Facilities Master Plan maintains one of the region's lowest school bond rates

Although bond rates have been as high as \$1.80 in the mid 2000's, the rate has dropped to approximately \$1.23/\$1,000, one of the lowest school bond rates in the valley (approximately \$2.79 in Touchet, \$2.60 in

College Place & \$1.34 in Waitsburg). The district's approach with its Long-Range Facilities Master Plan is to maintain a consistent rate for taxpayers with replacement bonds approximately every 15 years.

2018 Replacement Bond <i>(Example of Basic Option)</i>	2033 Replacement Bond Renovation Projects	2047 Replacement Bond Minor Renovations
<ul style="list-style-type: none"> » Wa-Hi » Pioneer MS » Lincoln HS » School infrastructure projects (roofs, HVAC and safety improvements) 	<ul style="list-style-type: none"> » Berney (54-yrs-old) » Prospect Pt. (63-yrs-old) » Blue Ridge (51-yrs-old) » Garrison MS & Green Park minor renovation (38 yrs since remodels) 	<ul style="list-style-type: none"> » Sharpstein (45 years since remodel) » Edison (38-yrs-old) » SEATech (33-yrs-old)
EACH REPLACEMENT BOND Maintains existing bond tax rate of approximately \$1.23/\$1,000		

Walla Walla Public Schools
 364 S. Park St.
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Walla Walla High School students and staff dedicate the new flagpole as the school opens during the 1963-64 school year.

Walla Walla Public Schools 2018 Bond Planning...

District seeks community's priorities for facilities improvements

Walla Walla Public Schools is seeking input on facilities improvement package options developed by the Community Facilities Task Force as it targets November 2018 for a bond election. Renovations of Walla Walla High School, Pioneer Middle School and Lincoln High School are at the top of the needs list developed by the Task Force. Other needs across the district such as roofing, HVAC and school safety have also been identified as priorities. The Community Facilities Task Force, chaired by local businessman Paul Schneidmiller, has been meeting since the fall of 2016 and

is looking at low-cost options to renovate existing schools rather than build new. This renovation-based approach aims to preserve the district's existing buildings and infrastructure while renovating them to meet today's educational needs.

All existing bond debt will be paid off in December 2018.

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

\$65.6M Bond Package (Local Cost)

Replacement Bond
 Replaces current rate of approx. \$1.23/\$1,000

School Infrastructure - \$6.68M
Lincoln Renovation - \$5.71M
Pioneer Renovation - \$16.05M
Wa-Hi Renovation - \$37.18M

NO TAX RATE INCREASE

OPTION 2

\$73.9M Bond Package (Local Cost)

15¢ tax increase to current rate. Approximately \$1.38/\$1,000 (Estimated \$3.13 per month, or \$37.50 a year for a \$250,000 home)

School Infrastructure - \$15.05M
Lincoln Renovation - \$5.71M
Pioneer Renovation - \$16.05M
Wa-Hi Renovation - \$37.18M

15¢ TAX RATE INCREASE



Superintendent's Message

Renovation plans prioritize classroom, infrastructure and school safety needs

The 18-member Community Facilities Task Force reconvened in the fall of 2016 with a charge to prioritize educational, safety and facility preservation needs through the development of a Long-Range Facilities Master Plan. Local businessman Paul Schneidmiller serves as the Task Force chair. The Task Force has developed two options for consideration which focus on renovation rather than replacing schools. The Task Force has keyed in on the November 2018 election, as it aligns with the last remaining payment of all existing bond debt. The School Board and Community Facilities Task Force will openly engage with all stakeholders over the next three months to seek input on the two options. The School Board is expected to approve one of the options in May to be placed on the November 2018 ballot.

Wade Smith, Superintendent
(509) 527-3000 / wsmith@wwps.org
Twitter: @WallaWallaSup

The Journey...

Long-Range Facilities Planning Process

Community Facilities Task Force commissioned 13 reports and studies to inform their recommendations

- » National School Safety Onsite Evaluation Report
- » Bond History Review
- » Third Party Districtwide Engineer Facility Report
- » Local Safety and Security Review - Chief of Police Scott Bieber & Sheriff John Turner
- » Preventive Maintenance Program Review
- » Energy Efficiency Audit
- » OSPI Building Condition Analysis
- » Tax Rate Analysis
- » Student Enrollment and Capacity Study
- » Project Cost Estimate Analysis
- » Long-term Facility Preservation Plan
- » State-match Review Analysis
- » Walla Walla Historic Preservation Commission Consultation

Accountability to Taxpayers

A Bond Oversight Committee, comprised of 10 community members, will be formed to monitor project costs and ensure bond dollars and state match funds are spent only on voter-approved projects.

Facilities Planning Timeline

Board eyes November 2018 bond election

- ✓ **PHASE 1** (completed)..... Technical Analysis.....Fall 2016
- ✓ **PHASE 2** (completed)..... Focus Groups.....Winter 2016/17
- ✓ **PHASE 3** (completed)..... Community Outreach.....Fall 2017
- ☐ **PHASE 4** (in progress)..... Community Refinement.....Winter 2017/18
- ☐ **PHASE 5**..... Potential Election.....November 2018

Next Steps...

Jan-Apr 2018

Walla Walla Public Schools seeks community input on option packages

May 2018

School board makes final decision on bond package

May-Nov 2018

Walla Walla Public Schools informs community about bond proposal

OPTION 1

\$65.6M Bond Package (Local Cost)

Replacement bond
(Replaces current bond tax rate of approximately \$1.23/\$1,000)

School Renovation Projects:
\$58.94M Local + \$52.63M State Match

Walla Walla High School Renovation

(Built in 1963 / additions in 1984 & 1990)

- » \$37.18M Local + \$40.07M State Match
- » \$129/sq ft local cost to taxpayer
- *(\$268/sq ft total facility construction costs)

Pioneer Middle School Renovation

(Built in 1950 / partial fire remodel completed in 1992)

- » \$16.05M Local + \$7.30M State Match
- » \$185/sq ft local cost to taxpayer
- *(\$270/sq ft total facility construction costs)

Lincoln High School Renovation

(Built in 1927 / addition added in 1964)

- » \$5.71M Local + \$5.26M State Match
- » \$132/sq ft local cost to taxpayers
- *\$254/sq ft total facility construction costs)

*All facility construction costs including seismic upgrades, inflation adjustments, contingency, design/engineering fees, abatement costs, permitting fees and taxes.

School Infrastructure Projects:
\$6.68M Local

All Campuses - \$890,000

Safety, security and communication/technology network improvements - per safety audit recommendation:

- » Unified emergency messaging system, necessary cabling and select communications/intercom upgrades
- » Enhanced security camera coverage
- » Communications and data connectivity backbone and redundancy (e.g., network ring)
- » Limited fencing improvements and access control/emergency lockdown accommodations

Green Park Elementary - \$172,900

(Built in 1905 / remodel completed in 1995-96)

- » Replace composition roof

Blue Ridge Elementary - \$1,367,000

(Built in 1982)

- » Replace roof membrane
- » Backup power for emergencies and communications

Garrison Middle School - \$37,000

(Built in 1954 / remodel completed in 1995)

- » Backup power for emergencies and communications

Prospect Point Elementary - \$586,900

(Built in 1970)

- » Roof repairs and venting improvements
- » Campus access/safety improvements
- » Kitchen improvements
- » Backup power for emergencies and communications

Berney Elementary - \$3,629,600

(Built in 1979)

- » Replace roof membrane
- » HVAC systems (controls/energy efficiency)
- » Replace cooling tower
- » Kitchen plumbing renovation and minor kitchen improvements
- » Backup power for emergencies and communications

Bond History

Approved Bonds over the past 40 years

1980'S - Two bonds:

- » Blue Ridge Elementary.....1980
- » Wa-Hi (gym, library, auditorium).....1989

1990'S - Three bonds:

- » Garrison Middle School remodel.....1992
- » Green Park Elementary remodel.....1993
- » Sharpstein Elementary remodel.....1999

2000'S - One bond (in past 18 years):

- » Edison Elementary.....2007

OPTION 2

\$73.9M Bond Package (Local Cost)

15¢ tax increase to current bond tax rate - Approximately \$1.38/\$1,000
(Estimated \$3.13 per month, or \$37.50 a year for a \$250,000 home)

School Renovation Projects:
(Same as Option 1 Package)

- » Address foundation cracking and water intrusion
- » Renovate restrooms
- » HVAC systems (controls/energy efficiency)
- » Address courtyard access

School Infrastructure Projects:
\$15.05M Local

All Campuses - \$890,000

Safety, security and communication/technology network improvements - per safety audit recommendation:

- » Unified emergency messaging system, necessary cabling and select communications/intercom upgrades
- » Enhanced security camera coverage
- » Communications and data connectivity backbone and redundancy (e.g., network ring)
- » Limited fencing improvements and access control/emergency lockdown accommodations

Green Park Elementary - \$1,425,694

(Built in 1905 / remodel completed in 1995-96)

- » Replace composition roof
- » Address drainage issues/ground water intrusion
- » Address settlement issues
- » Replace flooring
- » HVAC systems (controls/energy efficiency)
- » Replace 20+ year-old boilers with energy efficient systems
- » Enhanced front entry security and access control measures for safety

Sharpstein Elementary - \$1,080,600

(Built in 1898 / remodel completed in 2002)

- » Replace composition roof
- » Replace commons, hallway and classroom flooring
- » HVAC systems (controls/energy efficiency)
- » Lighting efficiency upgrade

Blue Ridge Elementary - \$2,022,400

(Built in 1982)

- » Replace roof membrane
- » Backup power for emergencies and communications

Garrison Middle School - \$2,105,150

(Built in 1954 / remodel completed in 1995)

- » Backup power for emergencies and communications
- » Repair roof and partial replacement
- » HVAC systems (controls/energy efficiency)
- » Renovate restrooms (not already completed)
- » Replace flooring
- » Enhanced access control measures for safety
- » Lighting efficiency upgrade

Prospect Point Elementary - \$2,700,900

(Built in 1970)

- » Roof repairs and venting improvements
- » Campus access/safety improvements
- » Kitchen improvements
- » Backup power for emergencies and communications
- » Insulate non-insulated exterior walls
- » Address site drainage issues
- » HVAC systems (controls/energy efficiency)
- » Replace flooring
- » Enhanced site security measures
- » Renovate restrooms (ADA compliance)

Berney Elementary - \$4,825,935

(Built in 1979)

- » Replace roof membrane
- » HVAC systems (controls/energy efficiency)
- » Replace cooling tower
- » Kitchen plumbing renovation and minor kitchen improvements
- » Backup power for emergencies and communications
- » Replace exterior siding
- » Lighting efficiency upgrade
- » Renovate restrooms (not already completed)
- » Replace flooring
- » Sidewalk and exterior access improvements

We need your input on the two options!

Please take time to review these options and share your feedback via a survey posted on the district webpage.

www.wwps.org

Tours & Information

VIRTUAL TOURS

Don't have time to visit in person? Visit the district website to see detailed virtual tours of the three schools being proposed for renovation.

SCHOOL TOURS

Contact the WWPS District Office for a guided tour - 509.527.3000

INFORMATION

For more details and information please visit the district webpage.
www.wwps.org

NO TAX RATE INCREASE

15¢ TAX RATE INCREASE