



Board of Directors, Special Meeting Minutes, Tuesday, July 16, 2019  
RICHLAND SCHOOL DISTRICT NO. 400  
BENTON COUNTY, RICHLAND, WASHINGTON

The meeting was called to order by Dr. Schulte at 3:01 P.M. Board members present were Rick Jansons, Heather Cleary, Brett Amidan, Jill Oldson and Rick Donahoe.

***Workshop Topic:***

**1.0 Richland High School Auditorium Project**

Brandon Wilm, Design West Architects, reported several outreach meetings were held about a year ago to gain input from the community, music and drama staff, maintenance and operations staff, and to review new code compliance requirements. Mr. Donahoe advised this project was included in the 2017 Bond approved by voters. The original auditorium was built in 1980 and was updated in 2008. The new auditorium will seat 1,250. The timeline for construction is ten months, beginning in June of 2020, with completion planned for April 2021. A soft opening is planned from April through November. The entire building will need to be vacated during construction.

Eliot Black, Design West Architects, reported among the features that have been incorporated into the design, based on user input, bond planning, and general building systems needs are these improvements:

- Add handicap seating and access at both upper and lower levels
  - Make all ADA and code compliant-ten wheelchair spaces
- Add center aisle, and section seating with aisles, with aisle lighting
- Add restrooms, especially for women
  - Improve existing restrooms - add family restroom
- Replace stage curtains, riggings, and wood floor
- Replace theater sound and lighting systems
- Modernize all mechanical and electrical systems
  - Allow flexibility for future additions or changes (conduit)
- Add new vestibule area
- Ramps instead of stairs to stage area
- Add fire sprinkler system
- Add storage capacity
- Upgrade house doors for sound proofing and door hardware
- Install higher quality, more comfortable seating

State match was estimated at \$4 million. Based on square footage and new calculations, state match is now \$5.4 million. The total amount available for the project is \$9.4 million.

Design alternates were discussed including:

- Replacing existing roof with TPO roof
- Adding tint to entry glazing to reduce light entering theater

- ADA lift in lobby

Additional funding could also provide a motorized orchestra pit, upgraded seats, reader board and additional A/V equipment. Several fundraising ideas mentioned were the sale of old seats, “selling” of new seats, sponsorship of a reader board, or naming rights to the building. Board discussion followed and members of the public shared their ideas and questions.

Rick Donahoe reviewed items that were not able to be included in the project due to budget constraints. Several items mentioned were a ticket office, fly space, additional seating, and improved lobby flow.

Dr. Schulte asked Rich Puryear, Executive Director of Finance, to review additional fund options. Mr. Puryear reported the District could use the remaining Payment in Lieu of Taxes (PILT) funds \$1.9 million, realizing that those funds will not be available for other unknown needs for future projects or for unexpected needs as they arise. Dr. Schulte reported the project does have a construction contingency, but the District will not commit that other than for typical change orders before the project is almost complete. He advised there also may be funds left over from the Chief Joseph Middle School roof project that could be added to the PILT funds.

Dr. Schulte stated he would like to incorporate a motorized pit into the project base bid, as it might be less expensive. He also suggested adding a new roof as an alternate bid. Board members agreed. Mr. Jansons asked if it was possible to add more women’s restrooms. Mr. Black will look into that addition. Dr. Schulte stated Schematic Design Board approval is needed at the July 23, 2019 meeting.

Members of the audience thanked the Board for giving them the opportunity to share input on this project.

### **ADJOURNMENT**

The meeting adjourned at 4:14 P.M.

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SECRETARY, BOARD OF DIRECTORS