

DRAFT Recommendations language for consideration by the Facilities Advisory Committee

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WHEN WE PLAN

The Facilities Advisory Committee validates the 2015 Task Force's recommendations on how the district projects enrollment and capacity and plans school facilities. The district has a robust method for assessing enrollment and capacity for the 10-year horizon and has engaged an external demographer to perform enrollment projections. The district has witnessed rapid growth in student population between 2010 and 2020. Schools at all levels are seeing growth and have capacity needs. We anticipate this high, uncommon growth will continue through 2030.

These strategies remain relevant:

- Accurately Assess Enrollment and Capacity
- Continue Building Assessment Programs
- Reduce Need for New Schools
- Increase Funding Options Long-Term

WHEN WE BUILD

Background: The Long-Term Facilities Task Force (2015) prioritized additional classroom capacity over addressing aging facilities (with some caveats). While encouraging efficiency and economy, it recommends the mid-range funding option with principles designed to reduce costs where possible without sacrificing quality. The Task Force also advised the district to prioritize building school sites with the least development costs.

FAC Validates: 5e. Select Projects that Increase Capacity

The Task Force recommends the district build new schools at the mid-range investment level to address lack of classroom capacity (including cost reduction and other design principle measures in 5f).

Other findings:

- Portables are aging and costs to install portables is high.

-New classrooms need to be built to accommodate growth. Land parcels appropriate for building new schools are scarce.

FAC Validates: 5f. Create Quality Design that Reduces Costs

FAC Validates: 5g. Build in Best Locations

-District continues existing methodology to determine where new schools are located.

New FAC recommendations: 5h. Recommended Projects to Address Lack of Classroom Capacity and Aging Facilities

5h1. The Facilities Advisory Committee recommends the School Board consider the following project options to meet the 2029-2030 capacity needs as the most reasonable means to address the lack of capacity and aging school issues. (see table) In addition to these projects, the Committee requests the district consider the innovative/alternative approaches identified in Section 5, h2.

I. Juanita Learning Community Projects

High School Findings: The district expects to complete the Juanita High School rebuild/remodel project by fall 2020, which addresses projected 2029-2030 capacity needs for the Juanita Learning Community.

High School Recommendations: The committee recommends refurbishing the Juanita field house and pool located on the high school site and partnering with local government for potential athletic field use.

Middle School Findings: The current data shows that Finn Hill Middle School will have a shortfall of 116 seats (at 118% capacity) in the 10 - year projection. Kamiakin Middle School will be at 92% capacity. The data also shows that Kamiakin Middle School had a Building Condition Assessment Score (BCA) rating of 62.34% in 2018, this is the lowest BCA rating of any school facility in the district.

Middle School Recommendations: Remodel or replace Kamiakin Middle School to raise its BCA score and to help it align with educational design specifications. It is recommended to increase capacity to 900. This extra space can be used to alleviate the capacity issues at Rose Hill MS, by moving Stella Schola Choice School to the Kamiakin campus. Kamiakin is over 30 years old, qualifying it for state construction funding assistance to modernize or replace the school. It is also recommended to look at the boundaries for Finn Hill and Kamiakin to alleviate the capacity issues at Finn Hill Middle School.

Elementary Findings: Capacity shortfall of 75 seats is projected for 2029-30 school year.

Elementary Recommendations: *Move Preschools to Acquired/Rebuilt/Rented/Leased Space.* Existing preschool classes at Bell, Juanita, Muir, and Sandburg elementary schools take classroom space that could be used for meeting K-5 elementary capacity needs. Alternatives could include capital projects, i.e., purchasing or building facilities or they could also include renting or leasing space from other organizations to house the preschools.

The preschool recommendation is the most cost-efficient way to handle the capacity needs in the Juanita Learning Community. One location that could be considered is the High School which has only 85% utilization in the 10-year projection. This model (preschools on high school campuses) is used in several of our neighboring districts and allows for learning opportunities for high school students as well.

II. Lake Washington Learning Community Projects

High School Findings: The recent addition to Lake Washington High School addresses some capacity needs identified by the Task Force in 2015. Capacity shortfall of 506 high school seats is projected for the 2029-30 school year.

High School Recommendations: Create a new choice high school. The addition of a new standalone choice high school could address remaining capacity requirement, cost effectiveness, and demand for additional choice school seats. A choice school sited in Lake Washington learning community could provide up to additional 600 seats to cover the expected gap. Implementation of a choice school could also manage fluctuating capacity demands between Juanita and Lake Washington Learning Communities.

Middle School Findings: The current data shows a shortfall of 224 seats in the Lake Washington Learning Community for middle schools (this is after 249 seats added w/ portables between the two middle schools for 2020). Kirkland Middle School will be at 108% capacity and Rose Hill Middle School will be at 114% capacity. Rose Hill Middle School also has Stella Schola Choice School on its campus, which uses 90 seats.

Middle School Recommendations: Expand Kirkland MS to 800 students to address growth. Redraw boundaries between Rose Hill MS and Kirkland MS. It is also recommended to look at moving Stella Schola Choice School to Kamiakin site to give Rose Hill MS more capacity.

Elementary Findings: Capacity shortfall of 46 seats is projected by 2029-30, after expected completion of classroom additions to Franklin, Rose Hill, and Twain Elementary Schools in fall 2021.

Elementary Recommendation: To alleviate the forecasted shortage of 46 elementary student seats in the Lake Washington learning community, it is recommended to look at changing the boundaries in those areas effected the most.

Special Note: The committee also recommended adding a new elementary school in this region, as the data from the 2015 Task Force showed this region would have a shortfall of 1,541 seats by 2029-2030 school year (see page 30 of Long Term Facilities Planning Task Force Recommendations Report 2015). Since that time only Kirk Elementary, in this region, has been rebuilt so this may account for the large discrepancy in the projections, but the committee may need to re-look at the data presented before making a final recommendation.

III. Redmond Learning Community

Given the feeder patterns of the Redmond and Eastlake learning communities, potential solutions could serve one or both communities.

High School Findings: Capacity shortfall of 429 high school seats is projected for the 2029-30 school year.

High School Recommendations:

Addition to Redmond High School (RHS). Adding classrooms at Redmond High School could increase capacity to 2,500, adding 600 seats to address capacity needs. An addition to the existing school on the current site adds capacity without requiring additional land purchase. An addition would need to address core facilities (e.g., cafeteria, library) and concerns expressed by community over ability of the core facilities to meet needs of the student population.

Add a choice high school to Redmond or Eastlake learning communities. The addition of a choice high school addresses capacity and demand for additional choice seats. A choice high school requires a smaller land parcel, since students interested in athletics access facilities and programs at their home school. Implementation of a choice school, in lieu of addition to Redmond High School, would help manage fluctuating capacity demands projected between the two learning communities.

Middle School Findings: The current data shows a shortfall of 100 seats by 2029-2030. Redmond MS will have a shortfall of 288 seats. Timberline MS will be at 85% capacity.

Middle School Recommendations: Look at redoing boundaries between the middle schools. Replace all old portables – This could be with new portables or permanent structures, depending on available budget.

Elementary Findings: The Long-Term Facilities Task Force in 2015 recommended building three new elementary schools to address projected capacity shortfall of 2,204 seats in 2029-30.

District built two schools, Clara Barton and Ella Baker, to address half of this shortfall. Expected capacity shortfall of 76 remains.

The current data shows elementary schools, as whole, in the Redmond Learning Community being at 99% capacity in the 10-year projection. The data does show that Redmond Elementary will be at 144% capacity in the 10-year projection, Rockwell Elementary will be at 108% capacity in the 10-year projection, and Einstein Elementary will be at 104% capacity in the 10-year projection. The highest need is for Redmond Elementary that will gain 377 students in the next ten years.

Other findings: In 2018 Rockwell Elementary had a BCA (Building Condition Assessment) of 80.15% , the lowest rating in the Redmond Learning Community..

Elementary Recommendations:

To alleviate the overcrowding at Redmond Elementary, this committee recommends building a small elementary school on the site of Redmond Elementary to house some of its students. The school could be split into a K-2 and a 3-5 or some other needed configuration. Another solution may be to expand Redmond Elementary to accommodate expected student enrollment by the 2029-2030 school year. Adding new portables to the site of Redmond Elementary was not recommended by this committee.

The committee also recommends updating and expanding Rockwell Elementary to improve its BCA score and to house its capacity needs.

The committee also recommends adjusting boundaries to help with the over capacity at Einstein.

IV. Eastlake Learning Community

High School Findings: Eastlake High School has 2,361 seats which will meet the 2029-30 enrollment forecast of 2,253 for this learning community.

High School Recommendations: No recommendations.

Middle School Findings: The current data shows Inglewood MS at a shortfall of 21 seats by 2029. Evergreen MS will only be at 68% Capacity. Evergreen was originally built in 1983. Evergreen MS has a BCA of 65.15% from 2018. Evergreen currently has 13 portables, several rated in fair condition and two rated in poor condition. Evergreen is more than 30 years old qualifying it for state construction funding assistance to modernize or replace the school.

Middle School Recommendations: Replace or remodel Evergreen MS to increase capacity its permanent capacity to at least 900 and address the aging facility.

Redo boundaries to send students from Blackwell Elementary to Evergreen MS to give immediate relief to Inglewood MS.

Elementary Findings:

The current data shows elementary schools in the Eastlake Learning Community will have a shortfall of 44 seats in the 10-year projection (101% Capacity). Smith Elementary has the largest capacity of 118% in the 10-year projection and Carson has a capacity of 111% in the 10-year projection, and finally Alcott and Mead Elementary will be at 100% capacity in the 10-year projection. *Alcott's capacity takes into account that they have 12 portables on site, which the committee felt was too many portables for an elementary school. However, the committee thought the newer portables design on their campus was better (there are 4 of the newer design).

Smith Elementary received a BCA score of 72.09% and Alcott Elementary received a BCA score of 74.69% in 2018. These are the two lowest BCA scores of all the elementary schools in the district.

Special Note: Dickinson Elementary was moved to the Eastlake Learning Community, it was previously in the Redmond Learning Community. The 2015 task force data showed the portables assessed as poor in accordance with the State Asset Preservation Program criteria. However, the 2018 BCA didn't assess any of the portables as "poor" but rather "fair. The committee may need to re-look at the data presented before making a final recommendation.

Elementary Recommendations:

To alleviate the capacity issues for Alcott Elementary the committee recommends looking at redoing the boundaries for Alcott and Dickinson, sending more students to Dickinson which will only be at 91% capacity in the 10-year projection.

To address the failing buildings of Smith Elementary and Alcott Elementary the committee recommends both schools being replaced and built with larger capacity. Smith and Alcott both became eligible in 2016 for state construction fund assistance to help with the cost.

To address the issue of the failing portables at the Dickinson site, as part of Explorer Choice School, it is recommended to replace, refurbish, or relocate Explorer Choice School. Some of the portables on this site are 30 years old.

FAC Validates 5h2. The Task Force encourages the district to evaluate and consider these alternative size, program, and building/built project possibilities over the planning period.

Explore Non-Traditional Locations and Alternatives

Consider Leasing or Converting Commercial facilities

Partnerships with Public/Private entities

Multi-Building Campus Opportunities

Explore Innovative Program Approaches

Leverage Virtual, Online, and Off-Campus programs

Multi-Age Schools

E.g. Kamiakin Middle School could be rebuilt to house elementary and middle school students

Home School Support

Double-Shifted Choice High Schools

IF WE CAN'T BUILD QUITE ENOUGH OR FAST ENOUGH

FAC Validates: 5i. Use temporary strategies

-Move district-wide non-school community-based programs (such as Quest, Special Education Learning Centers and Preschool) within the district as possible to take advantage of available capacity

-Add teacher planning rooms in middle and high school where needed so classrooms can be used all periods of the day (exception: science laboratories)

-Temporarily increase portable classrooms

-Change school attendance boundaries in order to use any available capacity

-Temporarily increase class size

IF WE CAN'T BUILD AT ALL

The Committee validates the Task Force's recommendation to consider year-round multi-track school as a viable solution to meet the capacity needs in the case of no capital funding.

Ongoing Coordination and Engagement

The Committee learned a great deal about the district's long-term facility challenges and the complexity of planning and managing a capital program. The group strongly believes the broader community should be kept informed and consulted as the district continues to make difficult choices about facility needs.

FAC Validates: 5k Engage the community

1. District should provide transparency and opportunities for additional feedback from community on two long-term challenges: lack of classroom capacity and aging facilities.
2. District should consider working with small advisory group to review design and construction of funded projects.
3. District should continue engaging community members in dialogue about long-term facilities planning issues. Active, multi-channel engagement with the community is necessary to build trust and educate about facilities choices.
4. Transparency should continue to be a value demonstrated by the district in its capital planning to demonstrate impact of funds used and to show rationale behind facilities choices.

Where do we include this idea? Implement (or raise, if one already exists) business impact fee to support funding of schools