



Board of Directors, Workshop/Special Meeting Minutes, Tuesday, September 15, 2020
RICHLAND SCHOOL DISTRICT NO. 400
BENTON COUNTY, RICHLAND, WASHINGTON

The Board of Directors of Richland School District No. 400 met for a workshop/special meeting Tuesday, September 15, 2020, via Zoom, Richland, Washington. School Board President Rick Jansons presided. Board members present: Heather Cleary, Kari Williams and Jill Oldson.

Mr. Jansons called the meeting to order at 6:35 P.M.

1.0 Construction Project Update

Dr. Redinger introduced Richard Krasner, Executive Director of Operations, and Caren Johnson, Director of Capital Projects, to share project details, timelines, and budget information. Due to COVID-19 regulations on Board meeting agenda topics, there have been no recent updates to the Board.

Teaching, Learning and Administrative Center (TLAC):

Ms. Johnson reported construction is in its final stages with only minor finishing touches, punch lists, and commissioning taking place. The Certificate of Occupancy should be received soon. The plan is to start moving repurposed furniture (desks, chairs, etc.) into the building on Monday, 9/21. Staff move-in will occur after furniture installations are complete. The goal is to have the first Board meeting in the new building on October 27, 2020, if in-person meetings are allowed at that time.

RHS Auditorium:

Reroofing has started and is roughly 60% complete. Ms. Johnsons reported interior demolition is complete and underground plumbing is ready for inspection. Footings and foundations for the new lobby restrooms has started. The new front entry foundation has been poured, and the interior of auditorium work is underway on fire sprinklers and lighting. During their work, a time capsule was discovered and given Mr. Praino, Richland High School Principal.

Tapteal Elementary:

Ms. Johnson advised progress is being made after a few setbacks. The project is still experiencing material and shipping impacts. The roofing is 90% complete, the landscape grade is in final stages, and asphalt is complete in most parking areas and playground. The first floor classrooms are roughly 80% complete, with second floor and admin/library areas to follow. The gym floor is painted and sealed, and bleachers are being installed. Kitchen flooring will start next week, followed by hoods and equipment.

Badger Mountain Elementary:

The Badger Mountain Elementary project is permitted and ready for bidding. Ms. Johnson explained the bid market is looking good for public works projects with very eager general

contractors looking to secure jobs for next year. She believes there will be very competitive bids and significant cost savings if the project goes out to bid later this year or early next year.

Hanford High School Field Project:

Ms. Johnson stated this project is moving along in design. The team is looking forward to bidding the project in early 2021. This project has a nine-month construction timeline.

Fran Rish Stadium Home-Side Project:

As Hanford's field project wraps up, design discussions will begin for Fran Rish Stadium.

Facility Planning:

Ms. Johnson explained the Facilities Planning Committee was put on hold earlier this Spring. Meetings with NAC will begin in November to brainstorm options for restarting this process.

Timelines:

Mr. Krasner reported the elementary on Belmont was completed with final acceptance at the last Board meeting. The school is being used to house Tapteal Elementary students during construction of the new Tapteal, then will be housing Badger Mountain Elementary students during construction of that new building. Tapteal construction is due for completion in November.

Staff members are getting ready to move into the new Teaching, Learning and Administrative Center (TLAC) with the first Board meeting to take place on October 27, 2020, if in-person meetings are allowed.

The Richland High School Auditorium will be completed in June of 2021

Badger Mountain Elementary is schedule for completion July of 2022.

Hanford High School Field project will go out to bid shortly with a completion date of October 2021.

Fran Rish Stadium Home-Side Project will begin design work after the first of the year. The project is scheduled to begin in June of 2022 and be completed in October of 2023.

Elementary No. 12 has been postponed since the District enrollment numbers need to be higher to receive state match funds for this project.

Fran Rish Stadium was discussed. No state match will be used for this project. Both Hanford and Richland High Schools will need to use Hanford fields while Fran Rish is under construction. Board members encouraged staff to take advantage of the bid climate to reduce costs of projects whenever possible.

Budget:

- Elementary near Belmont: ≈ \$23M - eligible for \$11.5M state match
- Early Learning Center: ≈ \$1.8M (received \$800K grant-waiting for funds) - no state match
- TLAC: ≈ \$16M - eligible for \$2.5M state match

- Tapteal Elementary: ≈ \$ 26.5M – eligible for \$7M state match
- RHS Auditorium: ≈ \$10.9M – eligible for \$5.5M state match
- Badger Mountain Elementary: ≈ \$27.2M – no state match, funded locally
- HHS Field: ≈ \$7.2M due to additional requirements (number of bathrooms, bleachers seats, code requirements) – no state match
- Fran Rish Stadium Home-Side Improvements: ≈ \$10M -this may increase after design phase is complete.
- Property procurement: \$4.2M
- Allowance for demolition of Administration Building: \$150,000
- Total project costs: ≈ \$127.7M (with \$26.34M state match); District costs \$101,424,772

Board discussion followed. Mr. Jansons stated, based on information presented, the District will still be under budget for completing all projects. He stated the District will also be working to increase the area cost allowance from the state legislature. A meeting is planned to speak with Melissa Gombosky, Lobbyist, on Friday to discuss legislative priorities.

Board members agreed to hold a Board Executive Session on September 23, 2020 from 4:00-5:30 P.M. Mr. Jansons thanked all for their work on capital projects and tonight's presentation.

ADJOURNMENT

The meeting adjourned at 7:22 P.M.

RICHLAND SCHOOL DISTRICT NO. 400

SECRETARY, BOARD OF DIRECTORS