



Board of Directors, Special Meeting/Workshop, Tuesday November 17, 2020
RICHLAND SCHOOL DISTRICT NO. 400
BENTON COUNTY, RICHLAND, WASHINGTON

The Board of Directors of Richland School District No. 400 met for a special meeting/workshop Tuesday, November 17, 2020 P.M. via Zoom, Richland, Washington. School Board President Rick Jansons presided. Board members present: Heather Cleary, Kari Williams, Jill Oldson, and Ken Gosney.

The Board meeting was called to order at 2:01 P.M.

1.0 TOPIC:

Facility Update

Richard Krasner, Executive Director of Operations, introduced Caren Johnson, Director of Capital Projects, who stated staff members are highly motivated to start the Badger Mountain Elementary project. She explained, as we have progressed through construction projects during this pandemic, adjustments have been needed to continue construction in a safe manner while following state and local guidelines. Ms. Johnson stated the need to continue to take steps that ensure successful completion of future school construction projects. The previously planned construction schedule for Badger Mountain was early July 2021 through end of July 2022. This is no longer feasible due to the duration of abatement, demolition and new construction. A 12-month construction window is not long enough to complete this project. She explained there are too many unknowns and potential impacts. Staff has been meeting and discussing possible options as follows:

1) Early 2021 Construction:

This consideration includes moving Badger Mountain Elementary staff and students to Elementary #11 over Spring Break 2021. This will allow construction to begin in April 2021 and end in August 2022 with both new Badger Mountain and Elementary #11 ready for the beginning of school year 2022-2023. This scenario indicates that Tapteal Elementary also move and vacate Elementary #11 during Spring Break 2021. This will impact staff and students prior to Spring Break and right after Spring Break with packing, unpacking and classroom set up. This also requires bus routes for Tapteal and Badger Mountain Elementary to change mid-year. Alternately, we could wait to move Badger Mountain staff and students to the new Tapteal Elementary until summer break, so we do not need to facilitate two school moves over Spring Break. Lastly, it will allow the District to bid the project in early January 2021 and possibly see significant savings in the bid amounts.

2) Extended into 2022 School Year Construction:

This option has Badger Mountain bidding in early Spring 2021 with construction beginning in July 2021. Construction would be completed in late Fall of 2022, after the 2022-2023 school year has already begun. This scenario presents different outcomes;

- a) New Badger Mountain Elementary remains empty for the remainder of the school year, until Summer 2023.

- b) Move Badger Mountain staff and students mid-year to their new building and Elementary #11 remains empty until Summer 2023. This would include mid-year bus route changes.
- a. An empty school building; either new Badger Mountain or Elementary #11 can be available for other uses for the duration of the school year.
- c) New Badger Mountain and Elementary #11 open in late Fall 2022 after construction is complete. Elementary #11's new student body is established with boundary adjustments occurring mid-school year, including adjusting bus routes. Adjustments with bus routes for Badger Mountain relocating back to their home neighborhoods also occurs mid-school year.

3) Extended Construction Schedule:

This option would allow Tapteal Elementary and Badger Mountain Elementary to move schools during the summer of 2021, with old Badger Mountain being empty at the start of SY 2021-2022 and ready for demolition. Construction would be from Fall 2021 through Spring 2023. Badger Mountain staff and students would move back to their newly completed school over the summer and Elementary #11 would be available for its new student body at the beginning of the school year 2023-2024. This option extends the construction schedule to be more than adequate for completion of the project. Bidding later in the calendar year might see moderate changes in the bid amounts, as well as more general condition costs for the longer schedule.

Board discussion and concerns followed including:

- financial impacts
- bid climate uncertainty if construction is delayed
- labor constraints during holiday periods
- transportation challenges mid-year
- boundary changes mid-year
- ventilation concerns at Badger Mountain Elementary
- possibility of temporarily moving students from Badger and White Bluff Elementaries

Mr. Jansons shared there seems to be consensus around Option 1, but details discussed need to be explored. Mr. Krasner asked to bring further information to the December 8, 2020 Board meeting for further review. Board members agreed.

Hanford High School Field Project

Ms. Johnson shared the construction documents are going to review and permitting at the City of Richland and AHJs. Any amendments from the reviews will be incorporated in the last set of documents that will be available to bidders in January. On December 8, 2020, staff will request the Board take action on the final phase of construction documents and request authorization to bid the project. The construction schedule will roughly be February 2021 through October 2021. Ms. Jonson stated some concerns regarding the location of the long jump pit have been addressed.

Old Administration Building at 615 Snow Avenue

Ms. Johnson reported documents and specifications are being prepared by CKJT Architects for the demolition of the existing old Administration Building at 615 Snow Avenue in Richland. She anticipates bidding the project in December with demolition starting in January/February 2021. The area will be returned to a grass field with landscape. The parking lot connected to the Marcus

Whitman parking lot will remain, as well as the parking lot in front of the Information Technology (IT) Building.

In closing, Mr. Jansons stated details of the Badger Mountain Elementary timeline and will be presented at the December 8 2020 meeting for Board review.

ADJOURNMENT

The meeting adjourned at 2:42 P.M.

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SECRETARY, BOARD OF DIRECTORS