



# Tukwila School District 2015 Bond Committee Final Report

August 25, 2015



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## Acknowledgements

On behalf of Tukwila School District, we would like to acknowledge the hard work and dedication brought to the Bond Development Committee by the representatives identified below. These individuals have been focused on improving the condition of the District's existing facilities, planning for new facilities, and giving our students every advantage in their learning opportunities. Thank you for your efforts. It will make a difference!

### 2015 Bond Committee

Jeff Baker, Principal, Cascade View Elementary  
Rebecca Bowlden, Tukwila Education Association  
Kathy Breault, Transportation Supervisor  
Liliana Cardenas, Maint. & Operations Supervisor  
Amanda Chapple, PTA President, Tukwila Elementary  
Brett Christopher, Principal, Showalter Middle School  
Althea Clark, Administration  
Nancy Coogan, Superintendent  
Monica Davalos, Community Member  
Katrina Dohn, Community Member  
Allan Ekberg, Community Member  
Mary Fertakis, School Board Director  
Gladys Fox, Librarian, Showalter Middle School  
Bob Giberson, Dir. of Public Works, City of Tukwila  
Maria Gonzales-Millsap, Exec. Asst. to the Supt  
Mikel Hansen, Sabey Corporation  
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Emily Hunt, Teacher, Tukwila Elementary  
Brian Hutchison, Principal, Thorndyke Elementary  
Abdullahi Jama, Community Member  
Gregory King, Executive Director, S.T.E.A.M.  
Kate Kruller, City Council  
Dave Larson, School Board Director  
Pat Larson, Principal, Foster High School  
Cindy Lewis, Tukwila Education Association

Edna Morris, Community Member  
Steve Mullet, School Board Vice President  
Noemi Navarro, Community Member  
Sara Niegowski, Director of Communication  
Robyn Parker, Student, Foster High School  
Carlos Perez-Navarro, Director of Technology  
Heather Newman, Early Learning Coordinator  
Patty Phavong, Parent, Showalter Middle School  
Carol Pizano, Tukwila Classified Employees Assn.  
Robert Pohl, Teacher, Tukwila Elementary  
Rev. Terrence Proctor, Community Member  
DeSun Quinn, Community Member  
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John Richards, Community Member  
Steve Salisbury, Principal, Tukwila Elementary  
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Anna Tang, Community Member  
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Kevin Vo, Student, Foster High School  
Mark Wahlstrom, School Board President  
Alicia Waterton, School Board Director  
Bob Wolpert, Architect, KMB design groups



## Executive Summary

### Introduction

Recognizing the projected student enrollment growth, programmatic needs, and the condition of the existing facilities, the Tukwila School District elected to undertake a capital improvement bond planning process with the potential of running a bond measure in early 2016. The process outlined herein includes several key elements:

- Completion of a building condition assessment of all District facilities, including non-educational as well as educational facilities.
- Meetings with District Administrative staff and Building Administrators to discuss programmatic needs.
- Analysis of District enrollment projections.
- Review of the District's financial considerations.
- Formation of the 2016 Bond Development Committee ("Committee") to study the issues and advise the District Administration on the feasibility of a 2016 bond measure.

This report is a culmination of the work completed by the Committee over the course of five full committee meetings between April 16<sup>th</sup> and May 28<sup>th</sup> of 2015. The Committee consisted of 32 members representing a wide variety of interests within the District including community representatives, school principals, students, union representatives, district staff, business representatives, local government leaders, and at-large representatives. Members also included representatives from the District's diverse cultures including the African American community, Nepali community, Somali community, Latino community, Burmese community, and Vietnamese community. Each representative on the Committee was a voting member.

The Committee was assisted by a District Technical Team of non-voting members that was composed of the Assistant Superintendent of Finance and Operations, Director of Communications, Maintenance Supervisor, the Executive Assistant to the Superintendent, and K-12 educational facility planners from KMB design groups, inc.

The goal of the Committee was to advise on the feasibility of a 2016 bond measure, including proposed projects, total cost, and the tax impact of a bond measure for District facility and infrastructure needs. Committee parameters were established by the Committee's Charter that stated "the proposed bond will include funding essential to:

- Ensure the Tukwila School District has all of the resources and infrastructure necessary to implement the strategic plan and meet its student learning benchmarks.
- Safely and efficiently maintain facilities and property according to state/district use standards and schedules."

### Content of This Report

What immediately follows is a comprehensive list of the Committee's recommended improvements at each school site, the District's ancillary facilities (District Administration Building, IT/Transportation Building, and District Stadium), and a new Birth-to-Five Center. This list evolved over the course of five Committee meetings and was formally approved at the final meeting held on May 28<sup>th</sup>.

Also included in this summary is more detailed explanation of the two primary considerations that drove the Committee's decision-making process:

- Student capacity of each building in addressing current program needs, effects of the potential of State-mandated class-size reductions, and future enrollment growth needs.
- The building condition evaluations for each building including spatial needs, site considerations, as well as the physical condition of the various building support systems (e.g. exterior envelop, interior finishes, HVAC, plumbing, electrical, fire protection, and low voltage systems).

Beyond the Executive Summary is a tabbed section for each building that includes building and site descriptions, detailed information on the building capacity calculations, building assessment evaluations, IT assessment evaluations, and notes from meetings with District staff. This "background" information then leads to a sequential discussion of the committee's discussion and decision-making process from the initial Springboard Proposal on April 23<sup>rd</sup> to the final consideration and vote on May 28<sup>th</sup>. Conceptual site and floor plans are also included to help illustrate major project considerations. For example, the Committee reviewed three separate options for siting a significant classroom addition to Foster High School. These options are included in the "Foster High School" tabbed section. The intent with the tabbed sections is to present all of the information considered for each District facility during the formation of the final recommendations.

Finally, Appendices A-G provide back-up data to help supplement information contained either in this Executive Summary or in the tabbed sections for each of the buildings.

## Final Committee Recommendations

The following is a summary list of the improvements and associated costs recommended by the Committee. Prior to the listing for each site, is a summary of District-wide improvements including Technology Infrastructure Improvements and Safety and Security Improvements. The Committee concluded that these improvements were recognized as District standards that would be applied to all sites.

### Tech Infrastructure Improvements

As part of the bond planning process, the KMB Team conducted a full assessment of the District's existing district-wide technology infrastructure. David Bultez, P.E. of Hargis Engineers met with Dr. Gregory King to review the age and condition of the existing systems in place, discuss current upgrades, and discuss planning for future needs and upgrades. Following their meeting, they also toured all of the District's buildings to examine the existing building conditions and condition of the existing equipment.

The District has been recently successful in passing Technology levies and intends on continuing with this funding strategy in the near future. In fact, the District is considering a new levy proposal when the existing one expires in 2016. Previous levies have included purchasing chrome books, installing wireless access points, upgrading classroom AV systems, and purchasing equipment such as video projectors, document cameras, and lap top computers.

For the purposes of bond planning, the District and the Committee focused on "infrastructure" improvements – improvements that typically are built into the buildings during new construction of major remodel projects. Infrastructure includes fiber cabling, intercoms, clocks, phone systems, cooling equipment, power requirements, and battery back-up systems.

A copy of the full assessment, including an evaluation of the existing systems and components, is included in Appendix D. Infrastructure items, with an evaluation score of less than “5,” were entered onto the initial Springboard Proposal and brought forward for the Committee’s consideration. At the completion of the bond Committee consideration and voting process, several recommendations were included the Final Springboard Proposal as a “package” for each building (indicated as \* below):

- Replace the existing phone system.
- Replace the existing UPS and battery system.
- Replace the existing Tele-center (head-end) for the intercom-clock system.

### Safety and Security Improvements

A high priority for the Committee was to upgrade site and building security throughout the District. The existing District facilities were constructed or significantly improved after several well-publicized intrusion and shooting incidents at school campuses around the country. New national, state, and local standards are being adopted by school districts that are intended to enhance the security and safety of staff and students on school campuses. The Committee elected to also recommend new, enhanced building standards to supplement the new procedures such as “lock down,” “shelter-in-place,” “visitor sign-in” etc.

As with “Tech Infrastructure Improvements” above, the Committee is proposing a “package” of safety and security improvements for each building (indicated as \* below):

- Add secure vestibules at the main, front entry
- Upgrade the camera surveillance systems to replace aged (analog) equipment and increase the number of view points
- Upgrade intrusion detection systems to replace aged equipment and increase the coverage with new device locations
- Add perimeter security fencing and gates
- Install “shelter-in-place controls to the air distribution systems

Door access control (key card entry or pass code entry systems) was initially included in the listing of new standards. However, the ESD is currently implementing door access control systems in all schools. As a result, this item was not included in the Final Proposal.

### Recommended Building Improvements

The following is a summary of recommended improvements that have been endorsed by the Committee.

#### Birth-to-Five Center

\$29,537,200

Construct new (28) classroom facility to house Birth-to-Three Program, all District Preschool and Kindergarten classes, and the elementary school level self-contained SPED program. All of these programs will be relocated to this new facility. As a result, additional student capacity will instantly be created in the existing elementary schools for future students.

### Cascade View Elementary School

\$3,733,644

#### Area Additions

- Expand the existing Student Cafeteria

#### Remodel Existing Spaces

- Re-purpose existing space to accommodate SPED, specialists, intervention staff with adequate work space
- Re-purpose existing space to add Title I and LAP class space
- Re-purpose existing space to add Family Liaison/Parent Information Center
- Meet class size reduction standards
- Increase building capacity for future students

#### Systems Upgrades/Replacements

- Replace flooring
- Replace roofing in low-slope areas
- Replace aged roof-top air-handling units
- Replace boilers
- Add an emergency generator

#### Site Improvements

- Playground improvements
- Added parking, improve traffic circulation

Tech Infrastructure Improvements (see above)\*

Safety and Security Improvements\*

### Thorndyke Elementary School

\$4,263,982

#### Remodel Existing Spaces

- Re-purpose existing space to accommodate SPED, specialists, intervention staff with adequate work space
- Re-purpose existing space to add Family Liaison/Parent Information Center
- Meet class size reduction standards
- Increase building capacity for future students

#### Systems Upgrades/Replacements

- Replace flooring
- Upgrade exterior finishes
- Replace aged air-handling units
- Upgrade the air distribution control system
- Replace fire alarm system

Site Improvements

- Playground improvements
- Added parking, improve traffic circulation
- Add drainage for grass field
- Enhance trail safety and security

Tech Infrastructure Improvements\*

Safety and Security Improvements\*

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**Tukwila Elementary School**

**\$3,921,565**

Area Additions

- Expand the existing Library to accommodate more students

Remodel Existing Spaces

- Re-purpose existing space to accommodate specialists and intervention staff with adequate work space
- Re-purpose existing space to add small group learning space
- Re-purpose existing space to add Family Liaison/Parent Information Center
- Meet class size reduction standards
- Increase building capacity for future students

Systems Upgrades/Replacements

- Replace flooring
- Replace aged air-handling units

Site Improvements

- Playground improvements
- Added parking, improve traffic circulation
- Enhance trail safety and security

Tech Infrastructure Improvements\*

Safety and Security Improvements\*

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**Showalter Middle School**

**\$19,850,039**

Area Additions

- Add Second Floor Level to Area B (Vocation Building)
- Add area for the Central Kitchen
- Expand the existing Student Commons space
- Expand the existing Gymnasium space

#### Remodel Existing Space

- Remodel First Floor of Area B (Vocation Building)
- Re-purpose existing space to accommodate specialists and itinerant staff with adequate work space
- Re-purpose existing space to add Family Liaison/Parent Information Center
- Re-purpose existing space to enhance learning opportunities
- Meet potential class size reduction standards
- Increase building capacity for future students

#### Systems Upgrades/Replacements

- Replace flooring
- Replace aged roof-top air-handling units
- Upgrade air distribution ductwork to enhance air circulation and indoor air quality
- Upgrade the air distribution control system
- Replace boilers
- Add an emergency generator

#### Tech Infrastructure Improvements\*

#### Safety and Security Improvements\*

### Foster High School

\$34,338,893

#### Area Additions

- New Classroom Addition (16-18 added classrooms)
- Add Auxiliary Gymnasium space
- Expand Weight Room space
- Expand Student Commons area

#### Remodel Existing Spaces

- Re-purpose existing space to expand School Administration
- Re-purpose existing space to expand Student Counselling area and add a Career Center
- Re-purpose existing space to accommodate specialists and itinerant staff with adequate work space
- Re-purpose existing space to add Family Liaison/Parent Information Center
- Re-purpose existing space to enhance learning opportunities
- Meet potential class size reduction standards
- Increase building capacity for future students

#### Systems Upgrades/Replacements

- Replace flooring
- ADA upgrades for code compliance
- Upgrade air distribution system to enhance air circulation and indoor air quality
- Upgrade the air distribution control system

- Replace boiler
- Refurbish existing electrical switchgear
- Replace existing emergency generator

#### Site Improvements

- Increase staff and student parking capacity

#### Tech Infrastructure Improvements\*

#### Safety and Security Improvements\*

### Ancillary Facilities

\$3,134,424

#### District Stadium

- Replace rubber track surface
- Upgrade field lighting
- Add air distribution system to Concessions/Restroom Building

#### District Administration Building

- Replace aged air handling units
- Upgrade air distribution system
- Add emergency generator

#### District IT/Transportation/Maintenance

- Provide a new, common facility

#### Tech Infrastructure Improvements\*

#### Safety and Security Improvements\*

### Site Acquisition Costs

\$2,500,000

Acquire new sites for the following projects:

- New Birth-to-Five Center
- New IT/Transportation/Maintenance Center
- Future Elementary School Site (as budget allows)

## Building Capacities

### Elementary Schools

The existing permanent capacities of the elementary schools were a major consideration of the Committee. "Capacity" is the term used to describe the maximum number of students that attend a school facility, without exceeding class size limitations, and without requiring the need for temporary housing (portable classroom buildings). Essentially, "every seat is taken."

District building capacities are currently based on the CBA agreement language related to maximum “contract” class sizes – a common method used for public schools. Using this standard, the average class size across a District K-5 facility is 24.3 students per classroom. Based on this standard, all three buildings are near, but under capacity.

However, recent proposed State legislation includes much lower class size limitations. Initiative 1351, still under consideration by the State legislature, includes specific class size standards for all grade levels. During the time the Committee met in April and May, they understood that this legislation may be altered or even eliminated during deliberations and final negotiations by State lawmakers. However, the Committee felt the bond planning process should carefully consider the impacts of this voter-approved legislation. As a result, the Committee carefully considered these lower class size standards in their discussions and evaluations of the capacity proposals.

Using Initiative 1351 class size standards, the average class size across a K-5 facility becomes 17.5 students per classroom. Based on this standard, all three elementary schools are significantly over capacity.

The following table of permanent capacity illustrates the difference between considering the District’s current CBA standard and the standard set forth by Initiative 1351:

School	K-5		CBA Over/(Under)	Initiative 1351 Capacity	Initiative1351 Over/(Under)
	Enrollment March 2015	CBA Capacity			
Cascade View	485	535	(50)	385	100
Thorndyke	412	437	(25)	315	97
Tukwila	503	559	(56)	403	100

The Committee concluded that any form of class-size reductions would virtually eliminate the excess capacity provided under the CBA (current) Standard. As a result, the Committee considered three options for increasing the capacities of the existing elementary schools:

1. Classroom Additions to Existing Buildings  
 Construct additions at each of the existing sites to increase the number of general classrooms. Initially, the additions included 3-4 classrooms at Cascade View, 4-6 classrooms at Thorndyke, and 4-8 classrooms at Tukwila. However, during this analysis it was apparent there was little available space on the existing sites to accommodate the size and location of these classroom additions.
2. Construct a New Elementary School  
 In lieu of undertaking projects at all three sites, the Committee suggested that the District build a new, fourth elementary school. A cost model for this option assumed a building size and configuration similar to the District’s recent projects at Thorndyke and Tukwila. Construction Costs were determined to be approximately \$24.7 million and Total Project Costs approximately \$37.2 million. It should be noted here that there is no current dedicated site for the building. At this time, site purchase costs appear in the overall bond program costs as a separate line item allocation.
3. Construct a New Birth to Five Center  
 Initially, this option was introduced as an Early Childhood Center for ages 3-5. After studying the capacity data and considering the potential impacts of state-mandated class-size reductions, the Committee suggested that the Kindergarten level and self-contained SPED program be added to this facility. Counts of

existing preschool, Kindergarten, and SPED program spaces, at current class sizes, yielded a need for (19) classroom spaces.

Early in the Committee deliberation process, the District Administration asked that a Birth-to-Three program be added in the development of this facility. At this point, the project name was changed to “New Birth-to-Five Center,” including Kindergarten. The intent of the approach was to place all early childhood students into the same facility, centralize staff resources, and provide age-appropriate accessories and amenities within the building. For the Birth-to-Three component, a total of four classrooms were added to the net total. Ultimately, a total of (28) classrooms were programmed for this facility after considering the potential for 1351-based class-size reductions.

The Cost Model format for this building was designed very similar to the format developed for the new elementary school model (Item #2) above. The cost per square foot is identical, but since there is no Gymnasium space, the total area of this facility is approximately 8,000 SF less than that of the new elementary school. As with the elementary school above, there is no current dedicated site for the building. At this time, site purchase costs are not included in the specific cost model for this project, but do appear in the overall bond program costs as a separate line item.

For the purposes of completing the project cost model, it was assumed the facility would be located on an undeveloped site, or one that little existing improvements. The site development costs included were for a 6-8 acre site and seen as moderate given the type of building being constructed.

Construction Costs were determined to be approximately \$20.2 million and Total Project Costs approximately \$29.5 million, or approximately \$7.7 million less than a new full-sized elementary school.

At the fifth and final Committee meeting (May 28<sup>th</sup>) the Birth-to-Five Center was formally approved by the Committee to be incorporated into the bond proposal directly address elementary student capacity needs. This action was viewed as enabling the District to meet some key strategic goals for early childhood education.

Related to elementary capacity, this new facility would draw the existing Preschools, Kindergartens, and self-contained SPED program out of the elementary schools and create excess capacity in all three buildings – six (6) classrooms each at Cascade View and Thorndyke, and seven (7) classrooms at Tukwila. Based on the above table, as many as four classrooms are needed in each existing building to meet Initiative 1351 class size standards. In addition, each building is in need of added support space to accommodate SPED, specialists, intervention staff with adequate work space and add Family Liaison/Parent Information Center. As a result, the Committee included line items in the Final Proposal to “re-purpose” existing excess space to house these expanded uses.

Once legislative action is taken, the District will be in a position to determine how many classrooms are needed to accommodate an immediate change in student capacity, determine how to meet future student capacity needs given projected enrollment growth, and assign spaces to the other support space uses identified above.

### **Showalter Middle School**

Showalter’s current student capacity is based on the CBA agreement language related to maximum “contract” class sizes of 30 students per class. Under this standard, Showalter is under capacity. However, the site also includes two double-wide portables due to the lack of available classroom space in the permanent building. This is best explained by assuming many classes are loaded with less than 30 students.

Under Initiative 1351, the class size standards would be reduced to 23 students per class. Based on this standard, the building would be 75 students over capacity, in addition to having the four portable classroom spaces.

Similar to the elementary schools, the Committee concluded that any form of class-size reductions would virtually eliminate the excess capacity provided under the CBA (current) Standard. As a result, the Committee considered adding new classroom spaces to increase the overall capacity of the building. The challenge with this site was locating additional area to the building given the restrictive aspects of a small, confined site. The only available property appeared to be the front grass lawn area along 144<sup>th</sup> Street. However, an alternative plan was developed that included adding a second story to Area B – the building located on the southwest side of the campus, near 144<sup>th</sup> Street. This building was initially constructed as the school’s vocational building - housing music, art, home economics, and shop. Over the years several of the spaces have become obsolete due to educational program changes. The Technical Team formulated a plan to add a second floor to Area B and connect it to the existing second floor of the original 1937 building. This improvement would also require a major remodel/modernization of the first floor spaces. This also provides a unique opportunity to design a modernized facility in support of the District’s STEAM program. The vocational aspect of this existing building could be maintained and updated to include enlarged classrooms for Science labs, Tech Labs, Project Rooms, Art Studio, Math Labs, Music, and student break-out/collaborative spaces. KMB developed a concept plans to illustrate potential uses of the new and modernized areas.

There is a potential net gain of 6-8 classrooms under this approach. This would allow for the removal of the portable classroom buildings. Like the elementary schools, Showalter is also in need of added support space to accommodate SPED, specialists, intervention staff with adequate work space and add Family Liaison/Parent Information Center. The Committee included line items in the Final Proposal to “re-purpose” some of the existing excess space to house these expanded uses.

#### Foster High School

Foster’s current student capacity is based on the CBA agreement language related to maximum “contract” class sizes of 30 students per class. Under this standard, Foster is slightly under capacity. However, the site also includes four double-wide portables due to the lack of available classroom space in the permanent building. This is best explained by assuming many high school classes are loaded with less than 30 students.

Under Initiative 1351, the class size standards would be reduced to 23 students per class. Based on this standard, the building would be 178 students over capacity, or the equivalent of eight (8) classrooms.

Similar to the elementary schools, the Committee concluded that any form of class-size reductions would virtually eliminate what little excess capacity is provided under the CBA (current) Standard. The Committee endorse, the idea of building new classroom space. The proposal included a total 16-18 new classrooms constructed as an “Annex,” either as a separate building, or an addition to the existing building. Similar to Showalter, this also provides a unique opportunity to design additional classrooms in support of the District’s STEAM program. As a result, the following spaces were suggested for the new addition: Earth Science Labs, Lab Science Classrooms, Computer Labs, Math Classrooms, Technical Classrooms, Technical Labs, and an Art Classroom/Studio. Three site concepts were developed to illustrate the possibilities associated with site location and relationship to the existing campus. Once the project is funded, the District should carefully consider its educational program needs and develop educational specifications for the project ahead of beginning design work.

This approach would also allow existing spaces within the building to be re-purposed for other uses. For example, if Computer labs were included in the new space, the existing Computer labs located near the Administration area could available for other uses. At the same time, the Administration might expand into this area to accommodate its need for more area. Another example would be if Science Labs were relocated to the new facility, the existing labs could be converted into project rooms, art rooms, or other uses that require extensive plumbing and storage.

It was not the intent to “design” a solution under this Committee process, but to develop a framework for a solution and provide a reasonable cost expectation for the scope of work. The precise number and type of spaces that will be included in the new addition will be reviewed and determined at a later time. And, the number and type of existing spaces that will be re-purposed will also be determined later, likely as part of the same process. For the purposes of establishing a new capacity for the building, the building would see a net gain of approximately 10-12 classrooms and increase the capacity of the building to 1170 students under the CBA Standard or 900-1000 students under the HB 1351 Standard. Current enrollment is 870 students.

### Enrollment Growth

A report on the District’s “Enrollment, Demographic Trends, and Projections” is included as Appendix E. The report analyzed district enrollment trends, birth trends, population and housing trends. Due to the fact that Tukwila is considered to be a small district within King County, the demographer elected to align the growth trends with those predicted for the Greater King County. However, due to recent increases in the District’s ELL/TBIP population, the demographer also concluded that the District’s enrollment will grow at a slightly faster rate than the County’s, particularly between 2015 and 2025. For the purposes of a 20-year projection, the same rate between 2015 and 2025 was carried out to 2034.

A previous report from 2011 had predicted the District’s enrollment would grow due to larger birth cohorts entering the public school system. However, the District’s enrollment has remained flat in recent years – growing by only 106 students over the past five (5) years, or 0.73% per year. The 2014 report, included in the Appendix, cited a number of reasons this may have occurred including: enrollment in the District’s bilingual programs have not grown as much in recent years, fewer residents moving out of the area which also means fewer newer residents (especially immigrant families) moving in, fewer new housing starts than in years past, and the phenomenon of being a “small” District does not correlate with larger County-wide trends.

The Committee and the Technical Team elected to plan for growth, but not as aggressively as suggested by the demographer, nor as aggressively as assuming state-mandated K-12 class sizes will occur at all grade levels in the near future. The construction of the new Birth-to-Five Center will result in twenty-eight (28) new classrooms that will draw the early childhood students (Preschool through Kindergarten) out of the existing elementary schools and create excess capacity at all three elementary schools. At Showalter, the proposed additional area will result in a net gain of six (6) classrooms, and Foster there will be a net gain of sixteen (16) classrooms. In planning for future growth, the Committee recognized that state-mandated class size reduction would likely occur at the lower grade levels (K-3), were less likely at the intermediate level (4-6), and further into the future for the secondary schools. In the event these reductions do take effect, the District will still have a choices in building added space for smaller classes, or increasing staff levels to deliver instruction in the existing classrooms. For added consideration, the State may participate in funding needed space through a competitive grant process or revising the “unhoused” formulas currently in use.

The Committee’s proposal addresses the perceived needs over the next ten years, leading to consideration of a future bond in 2026, when the District is near to retiring existing debt from previous 1998 capital measure. The District would also maintain several options to address both class size reductions and enrollment growth. These options include accelerating the time for the next bond measure (assuming increased assessed valuation), seeking available State funding, utilizing portable classroom buildings, moving programs to other facilities, seeking temporary facilities, and altering staffing levels.

## Building Condition Evaluations

### General Comments

Early in 2015, KMB and their team of mechanical and electrical engineers performed building condition assessments at each school building as well as the District's ancillary buildings including the IT/Transportation Building, District Stadium, and District Administration Building. During the evaluations, the Team identified several building "systems" in need of major repair or replacement. Major building systems evaluated included site conditions, traffic parking and circulation, exterior envelop (walls, foundations, roofs), interior finishes, mechanical air distribution (HVAC) systems, plumbing systems, fire protection systems, electrical systems, and low voltage systems. Generally, any system that was in need of moderate to major repair, was out of code compliance, an obvious health and safety issue, or had less than ten (10) years of remaining useable life was entered into a summary list of recommended improvements. Each site included finish floor replacements, HVAC upgrades/replacements, plumbing upgrades, electrical upgrades, IT replacements, and security system enhancements.

KMB also meet with several members of the District's staff, including each School Principal, Food Services Supervisor, Maintenance Supervisor, and the representatives from the Transportation Department to gain input into the functional and operational impacts of the existing facilities. During these conversations, KMB learned of program and area shortages that went beyond evaluating the condition of existing building systems.

### Elementary Schools

Lack of sufficient area was a common theme during the meetings with the building principals. Classroom shortages became evident during the capacity analysis previously outlined above. Other area needs consisted of more work space for itinerant staff including SPED, learning specialists, and intervention staff. The District also has a high need to place Family Liaison/Parent Information Centers in each building that include of staff positions, meeting rooms, and reference/resource areas.

All three elementary schools are essentially less than 20 years old. Tukwila and Thorndyke were constructed in 2000 and 2001, respectfully. Neither building is more than 15 years old which is approximately half of the useful life of a building constructed to current OSPI standards. Cascade View was initially constructed in 1958, but was fully modernized in 1996, less than 20 years ago. As previously mentioned, none of these buildings are currently eligible for State-assisted funding. The earliest any of these three buildings will be eligible will be Cascade View in 2026. The condition of these three buildings reinforce the fact that none of them are ready for a major modernization at this time. However, several items were listed in the summary that should be addressed as part of the next bond measure. The summary list is included in the beginning of this Executive Summary. A more comprehensive list is listed under the Tab for each building.

### Showalter Middle School

Lack of sufficient area was also a theme during the meeting with the Principal at Showalter. Classroom shortages were evident after completing the capacity analysis outlined above. Other area needs consisted of more work space for itinerant including SPED, learning specialists, and intervention staff. The District also has a high need to place Family Liaison/Parent Information Centers in each building, including Showalter. The Principal also pointed out two other significant areas shortages: 1) the Student Commons (lunchroom) was overcrowded on a daily basis, and 2) the Gymnasium was the only assembly space available and is grossly under-sized for all-student assemblies.

Showalter is the oldest building in the District. Initial construction occurred in 1937, and building additions were constructed in 1946 and 1965. In 1996, the entire building was modernized and the Library portion of the building was expanded. According to the State, this building is only as old as its last modernization which was 19 years ago. As a result, and like the elementary schools, this building is not eligible for State-assisted funding until 2026.

Several items were listed in the summary that should be addressed as part of the next bond measure. Items include replacing the air handling equipment, upgrading the air distribution system, replacing the boilers, and adding an

emergency generator. The summary list is included in the beginning of this Executive Summary. A more comprehensive list is listed under the Tab for each building.

### Foster High School

Foster High School was constructed as a new building in 1992 to replace an existing, older school facility on the same site. After 23 years, some of the building systems are nearing the end of their useful life including the finish flooring, boilers, air handling equipment, air distribution control system, and electrical switchgear. However, many of the systems were found to be in good repair and expected to last another 12-15 years before needing major refurbishment or replacement.

Beyond the need for more classroom space, the main issues facing Foster were related to the operational and educational program in the building. The Student Commons is significantly under-sized. During each lunch period a large number of students are displaced to other areas of the building including the hallways surrounding the Commons, the connecting bridge above, and outside even during cold or inclement weather. The school has only one Gymnasium space. Members of the Committee recalled when the school was built, there was some controversy associated with providing only one main Gymnasium space. The school Administration area lacks adequate work space for the staff and the areas that are provided are under-sized. The Counseling area consists of three small offices and a waiting area. The Counseling area does not have room for additional conferencing or for a Career Center. Like other buildings in the District, work space is needed to locate Family Liaison/Parent Information Centers in the building and for itinerant including SPED, learning specialists, and intervention staff.

### State Funding Assistance

The State School Construction Assistance Program includes state-funding assistance for new construction projects (including new additions), modernization projects, and “new in lieu” projects that replace old, aged buildings with new school facilities.

State assistance for new construction projects is based on whether the District is facing an “unhoused” condition from the lack of facilities to serve the student enrollment. The condition typically exists in fast-growing District that have a moderate inventory of portable classroom buildings. Upon analysis of the current and projected student enrollment and the total area of Foster High School, the Tukwila School District does have an “unhoused” condition at the high school level. According to OSPI representatives, the 2017 and 2019 enrollment projections for Grades 9-12 calculates to approximately 121,000 SF of need. The existing high school has just under 104,000 SF of total area. As a result, the construction of at least 17,000 SF of new space is eligible for State-assisted funding under the “unhoused” condition. Using the state formulas for calculating the level of assistance this condition equates to approximately \$1,750,000 in State-assisted funding. To capture this funding for the Foster High School project, the District will need to complete the D-form process managed by OSPI. This process would begin once local funding (bond proceeds) are secured by the District.

There is no new construction eligibility at the elementary or middle school level.

The rules for modernization projects and “new in lieu” project are the same. Buildings that opened prior to January 1, 1993 are eligible for state-assisted funding if they are more than 20 years old. Buildings that opened after January 1, 1993 must be 30 years old before they become eligible. Under these rules, Foster High School is eligible for modernization assistance as well since it opened in the fall of 1992. All of the other District schools were modernized or built new after January 1, 1993, thus they are under the 30-year rule. Cascade View and Showalter become eligible in 2026, Tukwila in 2030, and Thorndyke in 2031.

Foster’s eligibility for state-assisted construction funds was considered by the Committee. Calculations indicated that as much as \$11 million would be available for a full 100% modernization. However, after reviewing the building condition assessment information, it was determined that Foster was not in need of a full modernization at this time.

Even though the building is more than 20 years old, many of its building system are in good to fair repair and have a remaining useful life of 12-15 years. The Committee also believed the District will be ready for another major bond improvement program around 2026 as other facilities become eligible for state funding. At that time Foster should also be ready for a full modernization project. The Committee elected to refurbish or replace the systems identified as in poor condition and not subject the improvement project to a full modernization.

## Project Cost Estimates

The Springboard Proposals presented to the Committee at each meeting included costs for each line item.

For full project considerations such as a full modernization of Foster High School, construction of a New Elementary School, or construction of a New Birth-to-Five Center included “cost models” that were driven by total area, unit pricing (cost per square foot), and consideration of non-construction costs and contingencies. Non-construction costs include such things as sales tax, design fees, permit costs, surveys, administrative costs and other project expenses not paid directly to contractors for the construction of an improvement.

In most cases, costs were developed for each line item as they were entered on the Springboard Proposals. Initially, only construction costs were entered, summarized into total costs, then adding a non-construction cost mark-up to the total. This approach was used during the first two meetings as the Committee considered each of the elementary schools. Later, it was determined the best course of action was to generate a construction estimate for each item of work, then apply a mark-up factor to the estimates that included non-construction costs and project contingencies. Most of the line item estimates were marked up 30%. However, if the improvements were to be included in a larger construction project (e.g. Showalter MS and Foster HS), the construction cost was marked-up 40%.

Finally, an escalation factor of 1.12 was added to each estimate. This accounts for a 12% increase in cost over a 3 year time frame, or approximately 4% per year. It was recognized that some projects may be completed earlier, and some will be completed later. The 12% mark-up represents the mid-point of a six year construction program, equally applied to all projects. Once funding is obtained for the bond program, a master schedule of projects should be developed that accomplishes most, if not all, of the projects within this six year time frame.

## Conclusion

Near the conclusion of the May 28<sup>th</sup> meeting, the Committee recognized the cost of the listed improvements was approximately 0.3% over the target rate of \$1.87 per thousand. The Committee recommended that the total project costs be reduced to \$99,158,706 to meet the target, and that the District Administration be given authorization to prioritize the projects accordingly, based on the Committee’s previous discussions/deliberations. It was also recognized that the itemized costs included were estimates for the work and marked up with reasonable percentages for non-construction costs, contingencies, and price escalation factors. The Committee voted and approved a final bond measure recommendation at \$1.87 per thousand for a total amount of \$99,158,706.

A full summary of the Final Springboard Proposal is included in Appendix A.

A summary of all projects is presented under “Final Committee Recommendations,” beginning on page 2 of this Executive Summary.

Title Page

Acknowledgements

Executive Summary

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## Cascade View



**Cascade View Elementary School**  
13601 32<sup>nd</sup> Avenue South, Tukwila, WA 98168

Site Area:	8.93 acres
Total Building Area:	55,848 SF
Total Classrooms (P-5):	24
Enrollment (March 2015): (not including Preschool)	485 students
SF/student:	115 SF/student
Building Capacity:	
• Current Standard	535
• Legislative Standard	385
Potables on-site:	None
State Funding Eligibility:	None until 2026



### Building Description

Cascade View Elementary School is a single-story, wood framed building that was initially constructed in 1958. It is a “campus style” facility consisting of five distinct buildings connected by covered walkways:

- Building “A” consists of the school Administration offices, Staff Room, and a Second Grade Classroom.
- Building “B” consists of the school Cafeteria, Kitchen, and Gymnasium.
- Building “C” is the south classroom wing and includes six classrooms, Grades 1-3.
- Building “D” is the north classroom wing and includes six classrooms, Grades 4-5.
- Building “E” is the west classroom wing and includes nine classrooms, Grades K-1, two Preschool Rooms, the school Library, and Computer Lab.

Buildings “A” - “D” were part of the original construction in 1958. In 1996, all of the existing buildings were modernized. Under the same project, Building “E” was added to the west end of the campus, and the Gymnasium was added to the north side of Building “B.”

It has been 29 years since the facility was modernized and the new facilities were constructed.

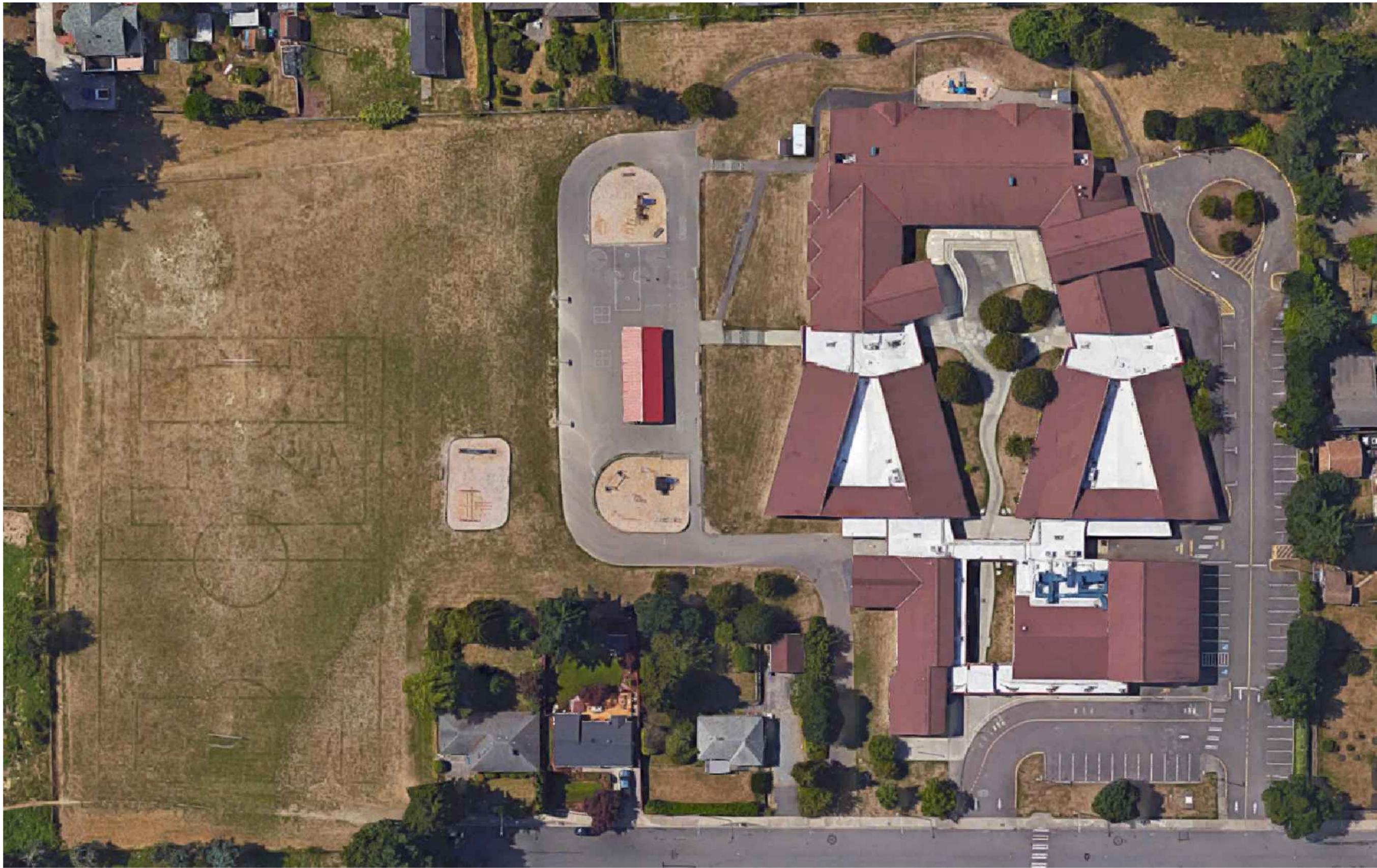
### Site Description

The school facility is located within a residential zone, fronted by 32<sup>nd</sup> Avenue, South. Residential properties are immediately adjacent to the school site, except to the south is a church property. The buildings are generally located in the north half of the property. There is only one vehicular entry onto the site from 32<sup>nd</sup> Avenue located at the northeast corner of the property. Visitor and some staff parking, consisting of (20) stalls, is located in a small parking area along the site frontage. Access to a larger staff parking area of (32) stalls and parent pick-up/drop-off area continues from this front driveway to the “back” of the property with a turn-a-round loop located at the northwest corner of the property.

Immediately south of the school is the open hard-surfaced play and covered play areas. These areas are significantly above the elevation of the building and requires the use of stairs for access. At the south end of the property is a relatively large, open grass field that is not used by the school for recreation and recess activities. 32<sup>nd</sup> Avenue does not fully route along the east side of the property. At the large grassed field, the roadway dead-ends and becomes a walking path that terminates at the church/cemetery property to the south. In addition, three residential properties front 32<sup>nd</sup> Avenue on the school side of the street, between Building “A” and the open grassed field.

The main staff and visitor access to the building is from the front parking area, located on the east side of the building. However, other points of access are from the north parking areas, between Buildings “B” and “D,” and between Buildings “D” and “E.” Access is somewhat controlled by metal fencing and gates. A similar type of access is provided from the play areas at the south side of the building between Buildings “C” and “E.”





# CASCADE VIEW ELEMENTARY SCHOOL

SCALE: NTS



design groups, inc. p.s.  
 architecture  
 education facilities group  
 justice facilities group  
 security design group  
 828-7th Avenue SE  
 Olympia, WA 98501  
 360.352.8883

KMB Project # E1463

**TUKWILA SCHOOL DISTRICT**  
**BOND PLANNING**  
 4242 SOUTH 144TH STREET  
 TUKWILA, WASHINGTON 98168

ORIGINAL SHEET SIZE = 24 x 36  
 HALF-SIZE SHEET = 11 x 17

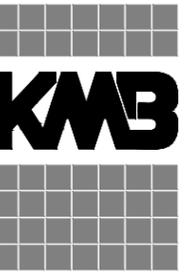
REVISIONS:

DATE:  
 4-3-2015

SHEET NO.

**03**

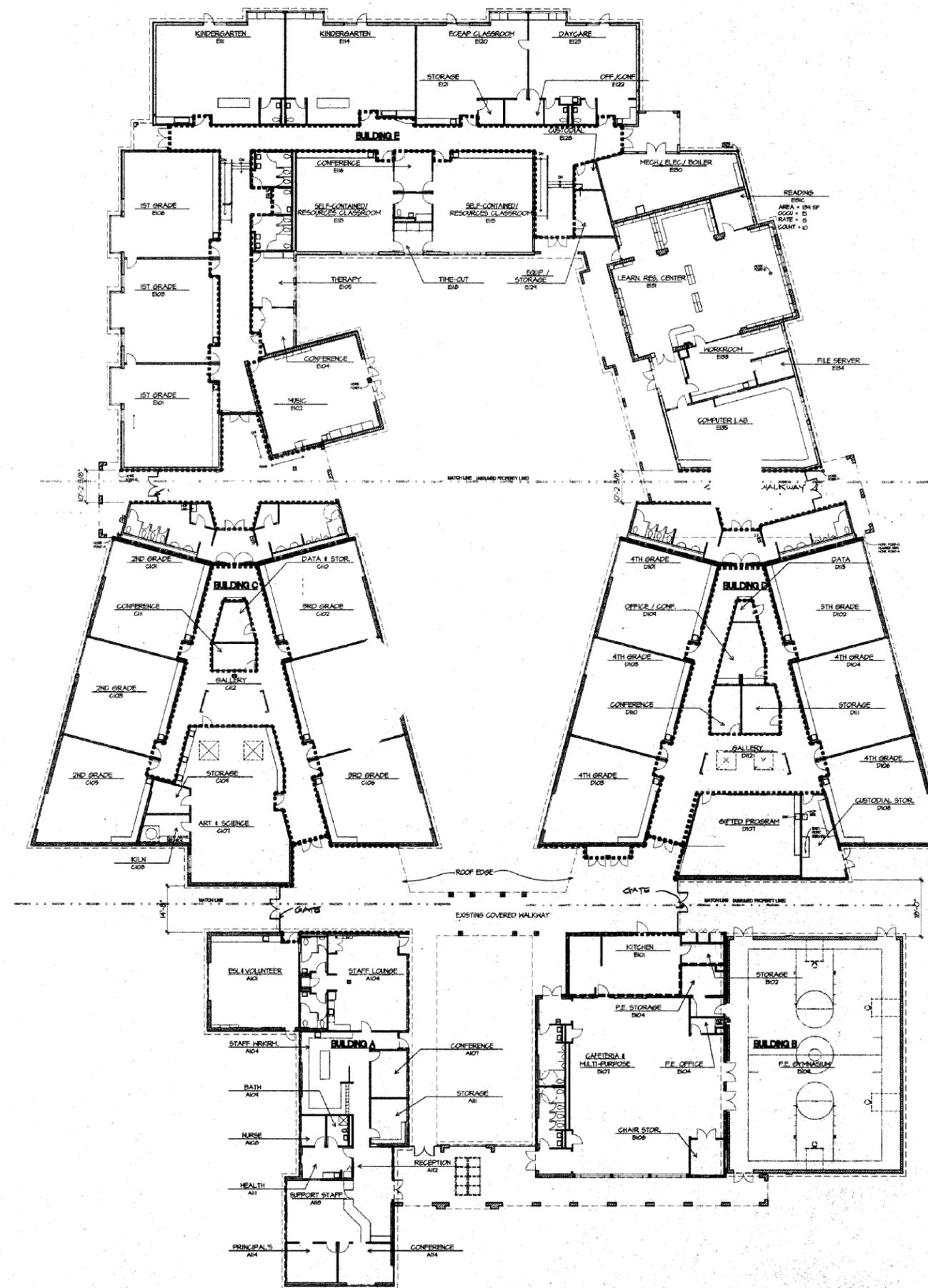




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 architecture  
 education facilities group  
 justice facilities group  
 security design group  
 828-7th Avenue SE  
 Olympia, WA 98501  
 360.352.8883



KMB Project # E1463



**CASCADE VIEW ELEMENTARY SCHOOL FLOOR PLAN**  
 SCALE: 1" = 25'-0"

**TUKWILA SCHOOL DISTRICT**  
**BOND PLANNING**  
 4242 SOUTH 144TH STREET  
 TUKWILA, WASHINGTON 98168

ORIGINAL SHEET SIZE = 24 x 36  
 HALF-SIZE SHEET = 11 x 17

REVISIONS:  
 DATE: 5-21-2015  
 PRE-SCHEMATIC  
 SHEET NO.

**03a**

CVE - 5



### Building Capacity and Current Enrollment

In conducting a building capacity analysis, KMB concluded there were a total of (22) classrooms available for general instruction and (2) classrooms available for SPED preschool and ECEAP:

Kindergarten (w/ toilets)	4	Preschool	2
First Grade	4		
Second Grade	3		
Third Grade	4		
Fourth Grade	3		
Fifth Grade	3		
Unassigned	1		
Total	22		

Using the current District classroom size standard, which is based on the current CBA Agreement, an average class size is (24.3) students, multiplied by the number of classroom spaces available, **the building capacity is 535 students** ( $24.3 \times 22 = 534.6$ ). The current K-5 enrollment at the building is 485, thus the building is (50) students under capacity, or the rough equivalent of (2) classrooms. Special education preschool or the ECEAP classrooms are not included in the overall capacity due to the fact these spaces usually carry, or require, reduced class sizes and usually run half day programs. In the case of Cascade View, the class sizes for both the am and pm programs are (11) students and (18) students in the SPED Preschool and ECEAP, respectively.

In anticipation of future state legislative action associated with class size reductions, the Committee also considered the class size standards contained in the recent Legislative HB 1351. Under this standard, the average class size is only (17.5) students. At this level, **the building capacity is 385 students** ( $17.5 \times 22 = 385$ ). Under this methodology, the building is currently 100 students over capacity.

The building has excess capacity under the current standard. However, the Committee felt that the District needs to plan and prepare for future state-mandated reduced class sizes. If state standards were adopted, any additional students would need to be accommodated in temporary facilities (portables), transported to another nearby school site with excess capacity, build a new facility, and/or re-district school boundaries to address new concentrations of students.

Building Capacity

	Current Condition		Labor Standard		Legislative Standard	
	Current Enrollment	Classrooms Used	CBA Class Size Standard	# Classrooms Required	1351 High Poverty Class Size	# Classrooms Required
Kindergarten	81	4	22	3.7	15	5.4
First	80	4	22	3.6	15	5.3
Second	83	3	24	3.5	15	5.5
Third	84	4	24	3.5	15	5.6
Fourth	76	3	27	2.8	22	3.5
Fifth	81	3	27	3.0	23	3.5
Unassigned *		1		1.0		1.0
No. of Classrooms		22		23		31
Class Size Average			24.3		17.5	
Building Capacity			535		385	
Current Enrollment			485		485	
Current Status			50	under	100	over

\* Note: (1) unassigned space allocated to General Ed or SPED  
 (1) unassigned space allocated to Specialty Instruction Space (Art)

### Building Condition Evaluation – 2015 Study and Survey

Early in 2015, KMB and their team of mechanical and electrical engineers performed a building assessment of the school and identified several building “systems” in need to major repair or replacement. The following list of recommended improvements was shared with the bond planning committee:

#### Exterior Systems

1. Add canopy protection to preschool windows – west face
2. Paint play shed, repair base of columns
3. Upgrade roof ladder access

#### Interior Systems

4. Replace VCT flooring throughout
5. Replace dishwasher at Kitchen
6. Replace student cubbies at classrooms with cubbies that have dividers
7. Upgrade ladder access

#### Plumbing and Fire Protection Systems

8. Dry pipe compressor is rusty and dirty.
9. Replace plumbing fixture trim (flush valves & lavatory faucets) with automatic hard-wired type. Plumbing fixtures are in good condition, but not low-flow type.

#### Mechanical Systems

10. Replace roof-top mounted condensing units, piping, insulation, sleepers on roof. Alternately upgrade to central chilled water system. **Rated in “poor” condition.**
11. Replace heating hot water piping, insulation, sleepers on roof (between Buildings A & B).
12. Install return air ductwork at mechanical mezzanine. Alternately clean, insulate and finish mezzanine per code.
13. Boiler replacement (in 7-10 years)
14. Building is “worst-performing” building in District, from an energy cost and use perspective. Conduct energy audit and improve as recommended, taking advantage of energy grants and rebates.

#### Electrical and Low-voltage Systems

15. Replace failed emergency lighting batteries throughout. Alternately, provide standby diesel generator.
16. Replace T-8 fluorescent lights with LED fixtures.
17. Replace exterior lighting.
18. Add central lighting control.
19. Replace telephone system with VOIP technology.
20. Remove obsolete CATV system.
21. Access control – currently being installed
22. Replace failed CCTV system.
23. Add an intrusion detection system.

#### Site

24. Sewer issue? Annual cleaning by City (reportedly the City is cleaning the on-site lines 1x to 2x each year).

### Additional Assessment Input

KMB also meet with several members of the District's staff to gain input into the condition and operational impacts of the existing facilities including the School Principal, Food Services Supervisor, and the Transportation Department.

#### Meeting with the School Principal

1. Release time is highly congested. On-street parking is only allowed on one side of the street.
2. The play shed is the smallest in the District (it was brought over from Tukwila ES during new construction).
3. Orientation of play areas allows for good supervision of playground and playfields.
4. The building does not have a secure vestibule.
5. A button automatically locks the east and south gates only.
6. The students need to walk through the front gate to gain access to the Cafeteria. The secure perimeter needs to be modified to this circulation pattern.
7. The site needs perimeter fencing.
8. The school has a heavy intervention load with 90% poverty and 61% ELL. Up to (14) staff per day are in the building assisting in various intervention programs (Title I/Math-3, LAP Reading-3, ELL-5, SPED-3). These folks largely are working without assigned space in the building. There are no Title I or LAP classrooms.
9. Very limited central storage in the building.
10. Lack of office space for Behavior Specialist, School Psychologist, Social Worker, PE Specialist, Library Coach, Future Math and Literacy Intervention Specialist.
11. Need additional Conference Space.

#### Meeting with the Food Services Supervisor

1. The Cafeteria is under-sized for the current student population.
2. This school has the smallest Kitchen in the District.
3. For freezer space, the space only has a 2-door reach-in unit. Suggestion that the existing 5 x 8 walk-in refrigerator in the Kitchen be converted into a freezer and the existing exterior walk-in refrigerator be replaced with a new unit.
4. Need additional work station space.
5. Miscellaneous equipment needs include: a steamer, two-burner stove, more warming cabinets.
6. Replace the existing dishwasher.

#### Meeting with the Transportation Supervisor

Existing condition: vehicles dispatched:

- (3) full-sized buses
- (1) SPED bus
- mid-day buses (preschool program)

Buses park in front of the building. Two full-sized buses and a special education bus fill the front driveway. The third full-sized bus will que in the entry (north) driveway.

Buses do not use the north driveway and turn-a-round because it is too small and becomes congested with parent parking.

### Information Technology (IT) Assessment

A full assessment of the District's IT service, conducted by the KMB Team, is included in Appendix D. David Bultez of Hargis Engineers met with Dr. Gregory King and toured all of the District's buildings. IT items for consideration included those classified as "infrastructure" improvements – improvements that provide service or are built into the buildings. Infrastructure includes fiber cabling, intercoms, clocks, phone systems, wireless access points, cooling equipment, power requirements, and UPS batteries. Any items considered as "movable equipment," "devices," "software" were also identified, but will be included in future technology levies.

Any infrastructure item from the assessment, with a score of less than “5,” was entered onto the initial Springboard Proposal. For Cascade View that included the following items:

- Replace the phone system.
- Replace the UPS and battery system.
- Replace the Tele-center (head-end) for the intercom-clock system.
- Replace the fiber optic cable.

#### General Assessment Summary

The above items from the building assessments, added assessments input from District Staff, and considerations from the capacity-enrollment analysis were entered onto the initial “Springboard List” that was presented to the Committee at Meeting No. 2 on April 23, 2015

#### Springboard Proposal – Cascade View Elementary

The initial Springboard Proposal for Cascade View included the following:

Number of Items:	35
Type:	Each item was given a general category title to assist in sorting through the priorities and locations for each item. “Area” addressed the need for added area, whether it directly addressed student capacity, or lack of certain spaces to support the overall program of the building. “Arch” are architectural elements including interior and exterior finishes, roofs, doors, windows, etc. “HVAC” is the abbreviation for heating, ventilating, and air conditioning. “IT” is the abbreviation for Information Technology or Telecommunications. All others should be self-explanatory.
Item:	Brief description of the recommended improvement.
Priority:	To assist in sorting out critical needs from more moderate improvements, KMB labeled each item with a priority of “high,” “medium,” or “low.” Generally, any item not receiving a “high” priority has a useful life of more than 10 years remaining.
Cost:	Initially, the costs presented to the Committee were construction estimates. Later these costs were revised to include all project costs including design, tax, bid costs, permits, and a contingency allowance.

The items listed in the Springboard Proposal include a brief description that identifies the work involved. However, some of the items deserve further explanation:

#### Type: Area

As described above, the existing building is at or over the building capacity given the current level of enrollment. In addition, District staff pointed out that the building also lacks several key spaces: a Conference Room near the Administration area, Title I and Resource Rooms to effectively assist students in small group learning and intervention opportunities, and the lack of work space for special education staff, itinerants, para-educators, and other support staff.

#### Type: Electrical

The Committee felt strongly that all buildings should have emergency power available on-site. Some sites already have this service in place. Those that do not include this item in the proposal.

# Cascade View Elementary School - Springboard Proposal

## Recommended Capital Improvements

April 23, 2015

Total Springboard Cost \$ 4,777,154

No.	Type	Item	Priority	Cost
CV1	Area	Accommodate SPED, specialist, and intervention staff with work space, storage	High	840,000
CV2	Area	Add Conference Room	High	87,500
CV3	Area	Add Title I and/or LAP class space	High	840,000
CV4	Area	Expand area for telecommunications rooms	High	42,000
CV5	Arch	Replace vinyl flooring throughout	High	60,000
CV6	Arch	Replace carpet throughout	High	120,000
CV7	Kitchen	Add new walk-in refrigerator, add/replace misc. equipment	High	85,000
CV8	Roof	Replace roofing at low-sloped areas, upgrade ladder access	High	225,000
CV9	HVAC	Replace roof-top mounted condensing units, piping, insulation, sleepers on roof	High	75,000
CV10	HVAC	Install return ductwork at mechanical mezzanine	High	130,034
CV11	Plumbing	Replace heating hot water piping, insulation, sleepers on roof.	High	20,000
CV12	Electrical	Add an emergency generator. Re-circuit building to add emergency lighting and power.	High	87,773
CV13	Electrical	Replace all lighting with LED fixtures	High	325,085
CV14	Electrical	Replace exterior lighting	High	12,500
CV15	Electrical	Add central lighting control	High	32,508
CV16	Electrical	Add power to support telecommunications	High	16,254
CV17	IT	Replace phone system	High	87,500
CV18	IT	Replace UPS and batteries	High	13,250
CV19	IT	Remove cable TV distribution	High	5,000
CV20	IT	Replace Telecenter head-end and devices (intercom/clocks)	High	100,000
CV21	IT	Replace optical fiber cabling	High	9,000
CV22	Security	Add secure vestibule at front entry	High	85,000
CV23	Security	Upgrade/enhance camera surveillance	High	48,000
CV24	Security	Add perimeter fencing, gates	High	115,000
CV25	Site	Replace the existing play shed	Medium	180,000
CV26	Site	Playground improvements	Medium	300,000
CV27	Arch	Replace student cubbies	Medium	66,000
CV28	Arch	Add canopy protection, west side of building (preschool areas)	Medium	25,000

## Cascade View Elementary School - Springboard Proposal

CV29	Arch	Replace dishwasher at Kitchen	Medium	3,500
CV30	Energy	Upgrade exterior envelop to current standards	Medium	558,480
CV31	HVAC	Replace boilers	Medium	100,000
CV32	Plumbing	Replace plumbing fixture trim w/ automatic hard-wire type	Medium	32,508
CV33	Security	Provide card access for all exterior doors	Medium	26,006
CV34	Security	Add intrusion detection system	Medium	22,756
CV35	Plumbing	Replace existing dry pipe compressor.	Low	1,500

Type: Security

A primary Committee consideration was to enhance the level of security at each site.

Cascade View has some perimeter security at the gates from the north parking area, but the front entry is not secure. The Principal pointed out that students walk outside the existing metal gate to gain access to the Cafeteria every lunch period.

The District is already moving toward door access control (card reader system) camera surveillance system, and interior intrusion detection systems.

The site is not fully fenced at the perimeter of the property.

**The Committee's Work**

At the April 23<sup>rd</sup> meeting, the Committee reviewed the Springboard Proposal in detail and addressed the following issues:

Student Capacity

From the Building Capacity Analysis above, it was apparent there was limited capacity in the building to house the potential for increased enrollment growth within present school boundaries. The problem becomes more acute if the State-mandated class size reductions were to go in effect. Initially, options at this site included adding 3-4 classrooms to meet the Current District Standard, and/or adding 10-12 classrooms to meet the HB 1351 Standard. Given the limited area available to either add permanent classrooms or site future portable buildings, these ideas were later dropped in favor of proposing either a new full-sized elementary school or a new Birth to Five Center to draw students from the existing site and create additional future capacity in the entire building. This approach was adopted first by the District's Technical Team and later endorsed by the Committee. This approach is further discussed under the "New Birth to Five Center" tab.

Building Improvements

At the April 23<sup>rd</sup> meeting, the Committee endorsed the Technical Team's initial list of improvements, but also brought forward ten (10) added work scope items for consideration:

1. Enclose the open space between the buildings. The purpose of this recommendation was twofold: 1) to provide added area for the staff work areas and conference space, and 2) create a permanent, physical barrier within the open areas to serve as an enhanced security measure. One Committee member spoke passionately regarding the need to close the open areas to outside intruders. The current situation presented a supervision nightmare to monitor the access to the school building.
2. Expand the Cafeteria space. The School Principal spoke about the difficulty in seating students in the existing space and the detrimental impacts the current lunch schedule had on the school's day-long schedule.
3. Add staff parking to accommodate up to (30) more vehicles. The size and number of existing stalls at this site is inadequate on a daily basis. Staff, visitor, and parent parking are currently intermixed and results in severe congestion during the start-up and pick-up time frames.
4. Install "shelter-in-place" controls which allow the school administration to immediately shut off the ventilation system in the building with a single control button. Noted as a safety and security issue.
5. The existing Computer Labs can be re-purposed since the District's application of technology is becoming more mobile. This idea was intended to address the need to expand capacity for the building.
6. Some of the listed improvements can be reimbursed by the local utility company. (Note: Agreed, but these items are still included in the proposal as utility funding is not absolute).
7. Replace much of the existing furniture as it was purchased when the building was modernized in 1996.
8. Replace the existing play shed with a larger structure that would be comparable in size to the structures at the other elementary schools. The School Principal reported that the existing structure had been relocated from either Thorndyke or Tukwila elementary school when those schools were replaced over ten years ago.

9. The building needs to be “lock down capable.” However, the school Principal reported this is now possible with the east exterior gates.
10. The existing direct digital control (“DDC”) system should be replaced.

Of these issues, only items #1, #2, #3, #4, and #7 came up for Committee vote. All five of these issues, except Item #7 – replace existing furniture, passed.

Prior to the May 5<sup>th</sup> meeting, KMB developed a building floor plan and site plan to illustrate some of the recommended improvements:

#### Site Plan 03

This plan included the additional parking area to the south of the building. Access to this parking area would be from 32<sup>nd</sup> Avenue, utilizing the existing paved service/fire access driveway. The student playground area would be reconfigured to add the new 40-ft X 60-ft play shed to the south. Existing play structures would be relocated. No improvements were proposed to the existing entry drive and parking along the north side of the building.

#### Floor Plan 03a

This plan illustrates an expansion of the existing Cafeteria of approximately 32% to 3,160 SF total. The space is expanded to the south in place of the existing restrooms. The restrooms are shown to be relocated to the west side of the space, near the main entry from the general classroom areas. This configuration will also provide a direct means of access to the Cafeteria without having to walk through the main entry gate.

Prior to the May 21<sup>st</sup> meeting, the Technical Team conducted further reviews the Springboard Proposal and came to this meeting with several recommended adjustments including cost adjustments, items moved from capital cost items to general fund (maintenance) items, items moved to different priorities, and the creation of a “highest” priority list which was intended to clarify further sorting among the list of recommendations.

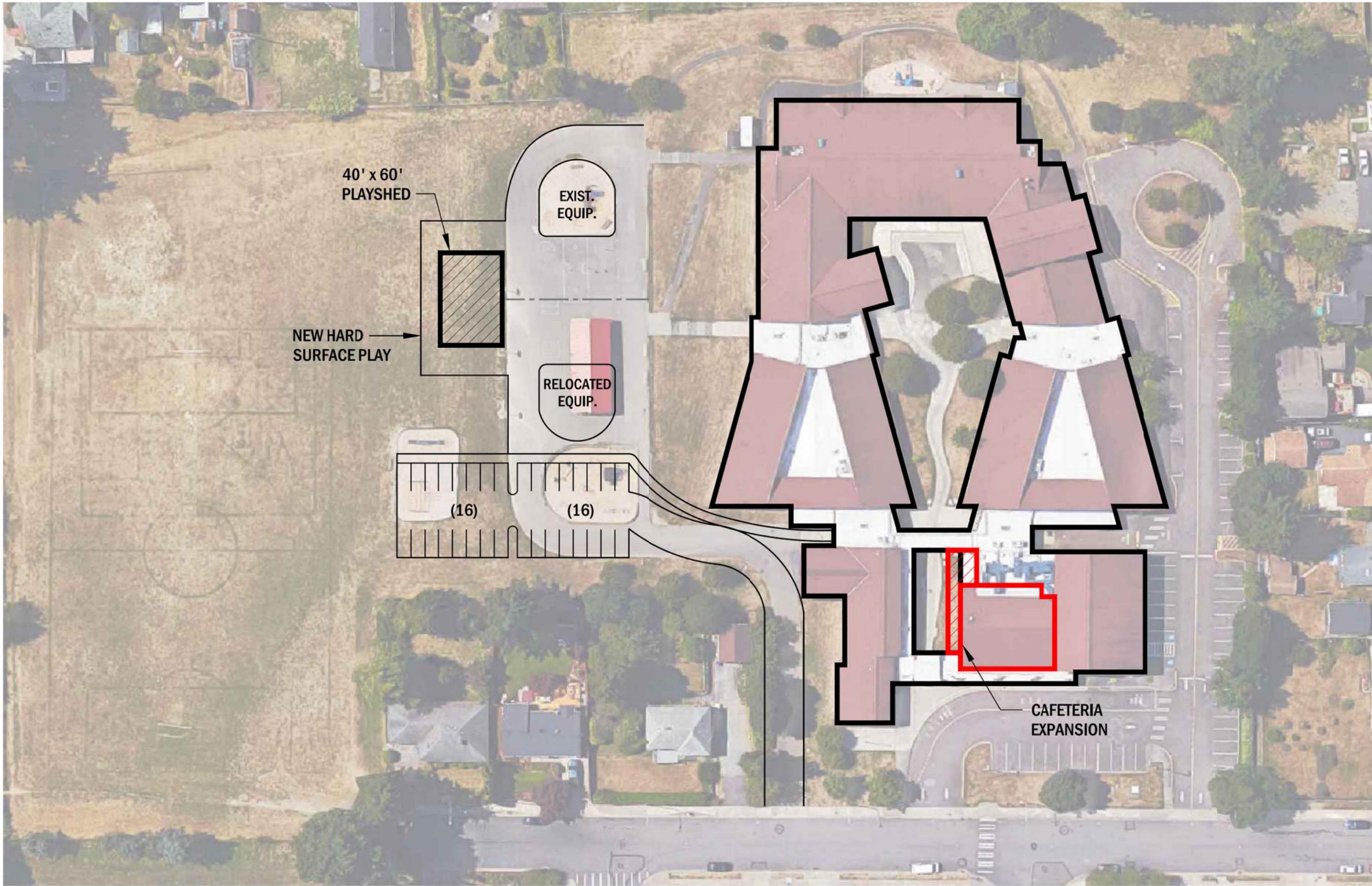
One of the more significant additions was the proposal to “re-purpose” existing space in the building as opposed to building all new square footage to address the staff work space needs. If the overall elementary capacity were to be addressed by building a new facility, some of the existing space that was no longer needed could be re-purposed and subdivided into staff areas at a far less cost than building new additions. At Cascade View, existing Preschool Classrooms (2 total) and Kindergarten classrooms (4 total) could be re-purposed to accommodate the staff special education, itinerant, par-educators, and other staff; add Title I and Resource (LAP) space; and add Family Liaison/Parent Information Center space.

Changes to the Cascade View list was reflected in the 05-21-15 meeting minutes below:

#### “Cascade View Elementary School

- 1) Martin and Bob reviewed the previous list for Cascade View Elementary School. The following elements were noted:
  - a) “Replace existing dry pipe compressor” was removed from the list.
  - b) “Enclose open space between buildings” was removed from the list.
  - c) “Remove cable TV distribution” was removed from the list.
- 2) Martin and Bob recapped the items under ‘Medium’ priority:
  - a) The committee voted *YES* to remove “Upgrade exterior envelope...” from the overall total
  - b) The committee voted *YES* to remove “Replace student cubbies” from the overall total.
  - c) “Replace the existing play shed” was removed from the overall total, but was flagged and put on *HOLD*.





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**TUKWILA SCHOOL DISTRICT**  
**BOND PLANNING**  
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 TUKWILA, WASHINGTON 98168

ORIGINAL SHEET SIZE = 24 x 36  
 HALF-SIZE SHEET = 11 x 17

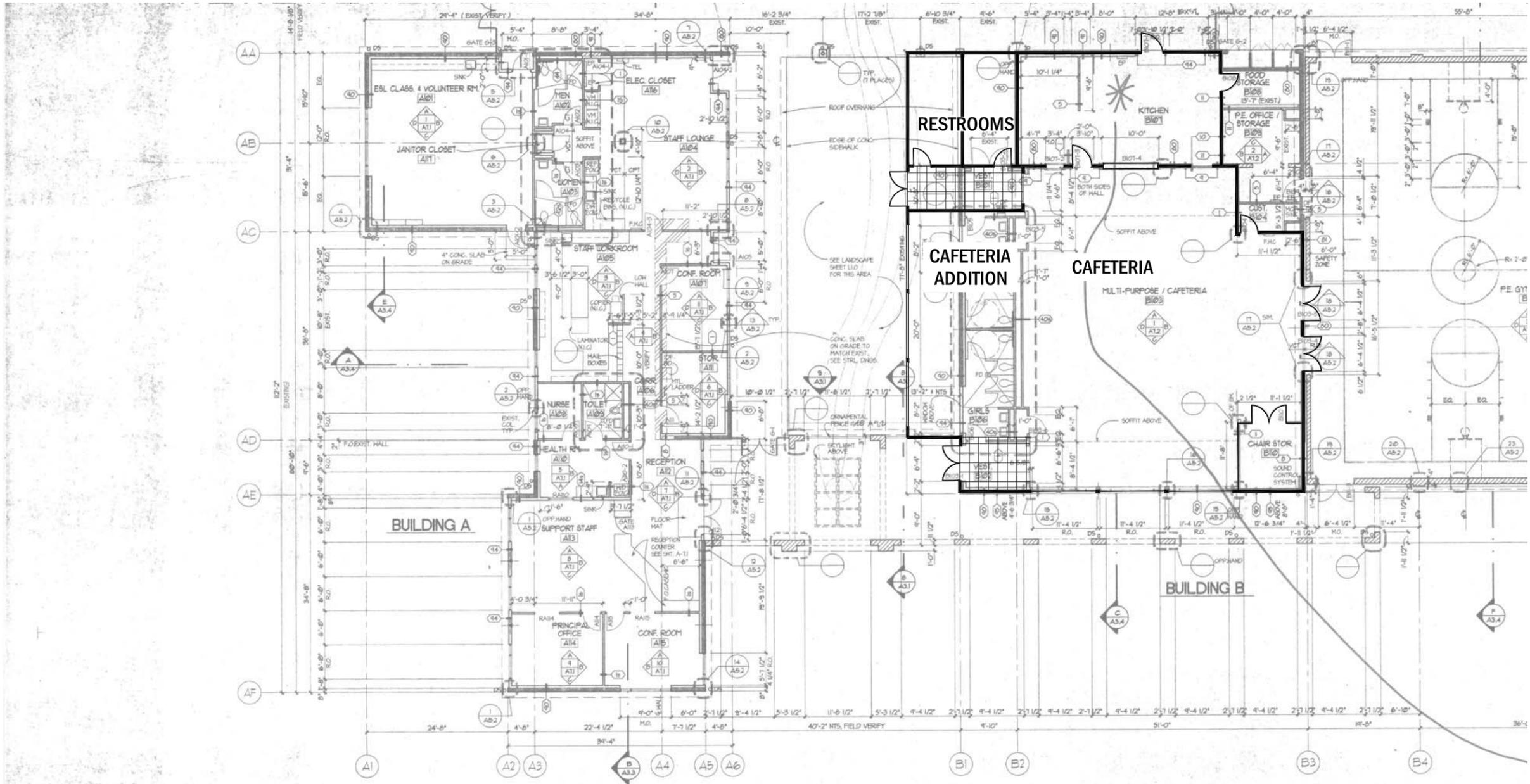
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 SHEET NO.

**03**

NORTH  
**CASCADE VIEW ELEMENTARY SCHOOL**  
 SCALE: 1" = 30'-0"

CVE - 17

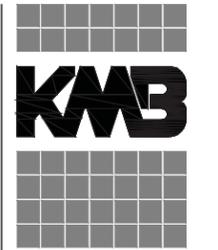




1 FLOOR PLAN BLDGS. A AND B



CASCADE VIEW ELEMENTARY SCHOOL  
SCALE: 1" = 20'-0"



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5-7-2015  
PRE-SCHEMATIC  
SHEET NO.

03a



- 3) Martin and Bob recapped the items under 'High' priority:
  - a) The committee voted *YES* to remove "Replace all lighting with LED fixtures". The committee discussed the desire to pursue this line item by exploring other means of funding (ESCO, rebates, etc.).
  - b) The committee voted *YES* to keep "Shelter-in-place" line item in the overall total.
  - c) The committee voted *YES* to keep "Family Liaison/Parent Info Center" line item in the overall total.
  - d) The committee voted *YES* to keep "Expand cafeteria space" in the overall total.
  - e) The committee voted *YES* to keep "Add staff parking" in the overall total.
  - f) The committee voted *YES* to remove "Replace plumbing fixture trim w/ automatic..." from overall total."

The Springboard Proposal was finalized for the May 28<sup>th</sup> meeting. Removed from the list of final recommendations was replacing the existing play shed structure. Once this adjustment was made, the Committee voted on and passed a final Springboard Proposal. Included in the proposal was the final approved list of recommended improvements, total costs including mark-ups and contingencies, and a list of the original recommendations that were removed from the list.

**Total Cost of All Project Work at Cascade View Elementary School:                    \$3,733,644**

## Cascade View Elementary School Springboard Proposal - Final

### Recommended Capital Improvements

May 28, 2015

Estimated Tax Rate Implication	\$ 0.07
Total Springboard Cost	\$ 3,733,644

No.	Type	Item	Priority	Construction Cost	Non-Constr Factor	Escalation Cost	Total Project
CV1	Area	Accommodate SPED, specialists, invention staff with work space and storage including Conference Room - repurpose existing classrooms (pre K, Kinder, etc.)	Highest	132,000	1.30	1.12	192,192
CV2	Area	Add Title I and/or LAP class space - repurpose existing classrooms (pre K, Kinder, etc.)	Highest	34,650	1.30	1.12	50,450
CV3	Area	Expand area for telecommunications rooms	Highest	30,000	1.30	1.12	43,680
CV4	Area	Add Family Liaison/Parent Information Center - repurpose existing space	Highest	148,500	1.30	1.12	216,216
CV5	Area	Expand Cafeteria Space (includes relocated restrooms)	Highest	523,740	1.00	1.12	586,589
CV6	Site	Add Staff Parking (32 stalls) to the south side of the site	Highest	55,000	1.30	1.12	80,080
CV7	Site	Playground improvements	Highest	300,000	1.30	1.12	436,800
CV8	Arch	Replace vinyl flooring throughout	Highest	60,000	1.30	1.12	87,360
CV9	Arch	Replace carpet throughout	Highest	120,000	1.30	1.12	174,720
CV10	Kitchen	Add new walk-in refrigerator	Highest	50,000	1.30	1.12	72,800
CV11	Roof	Replace roofing at low-sloped areas, upgrade ladder access	Highest	225,000	1.30	1.12	327,600
CV12	HVAC	Replace roof-top mounted condensing units, piping, insulation, sleepers on roof	Highest	75,000	1.30	1.12	109,200
CV13	HVAC	Install return ductwork at mechanical mezzanine	Highest	130,034	1.30	1.12	189,330
CV14	HVAC	Install "Shelter-in-place" Controls	Highest	50,000	1.30	1.12	70,200
CV15	Plumbing	Replace heating hot water piping, insulation, sleepers on roof.	Highest	20,000	1.30	1.12	29,120
CV16	Electrical	Add an emergency generator. Re-circuit building to add emergency lighting and power.	Highest	87,773	1.30	1.12	127,797
CV17	Electrical	Add power to support telecommunications	Highest	16,254	1.30	1.12	23,666
CV18	IT	Replace phone system	Highest	87,500	1.30	1.12	127,400
CV19	IT	Replace UPS and batteries	Highest	13,250	1.30	1.12	19,292
CV20	IT	Replace Telecenter head-end and devices (intercom/clocks)	Highest	100,000	1.30	1.12	145,600
CV21	Security	Add secure vestibule at front entry	Highest	85,000	1.30	1.12	123,760
CV22	Security	Upgrade/enhance camera surveillance	Highest	48,000	1.30	1.12	69,888
CV23	Security	Add intrusion detection system	Highest	22,756	1.30	1.12	33,133
CV24	Security	Add perimeter fencing, gates	Highest	115,000	1.30	1.12	167,440
CV25	Electrical	Add central lighting control	High	32,508	1.30	1.12	47,332
CV26	Arch	Add canopy protection, west side of building (preschool areas)	Medium	25,000	1.30	1.12	36,400
CV27	HVAC	Replace boilers	Medium	100,000	1.30	1.12	145,600

**CASCADE VIEW TOTAL      3,733,644**

Area	Enclose Open Space Between Buildings	Off
Arch	Replace student cubbies	Off
Arch	Replace dishwasher at Kitchen	Off
Energy	Upgrade exterior envelop to current standards	Off
Site	Replace the existing play shed (including added hard surface play area)	Off
Security	Provide card access for all exterior doors	Off
IT	Replace optical fiber cabling	Off
IT	Remove cable TV distribution	Off
Electrical	Replace exterior lighting	Off
Electrical	Replace all lighting with LED fixtures	Off
Plumbing	Replace plumbing fixture trim w/ automatic hard-wire type	Off
Plumbing	Replace existing dry pipe compressor.	Off



Existing Cafeteria – proposed to be expanded.



Parent & Staff Parking, north side of site.



Stairs from playground down to building.



Existing Covered Play Area

## Thorndyke



**Thorndyke Elementary School**  
4415 South 150<sup>th</sup> Street, Tukwila, WA 98168

Site Area:	11.85 acres
Total Building Area:	62,669 SF
Total Classrooms (P-5):	23
Enrollment K-5 (March 2015): (not including Preschool)	412 students
SF/student:	152 SF/student
Building Capacity:	
• Current Standard	437
• Legislative Standard	315
Potables on-site:	None
State Funding Eligibility:	None until 2031



### Building Description

Thorndyke Elementary School is a two-story, wood framed building that was newly constructed in 2001. The new construction fully replaced the existing school that was demolished on the same site immediately after the new building was completed.

The building consists of a two-story "Classroom Wing" oriented in the east-west direction and located in the central portion of the site. Each floor is served by a long, double-loaded hallway that terminates at each end of the building with student restrooms and stairways between floors. In addition to general use classrooms, the second floor also includes an over-sized Art Room and the school Library. To the north is the "Activities Wing" of the building consisting of a Cafeteria, Gymnasium, Kitchen, Music Room, and direct access to an outdoor covered Play Shed. Connecting the Activities Wing to the Classroom Wing is the main entry and a central hallway that leads to an open stairway to the second floor.

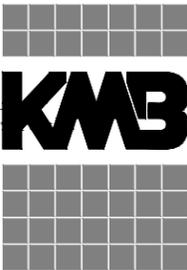
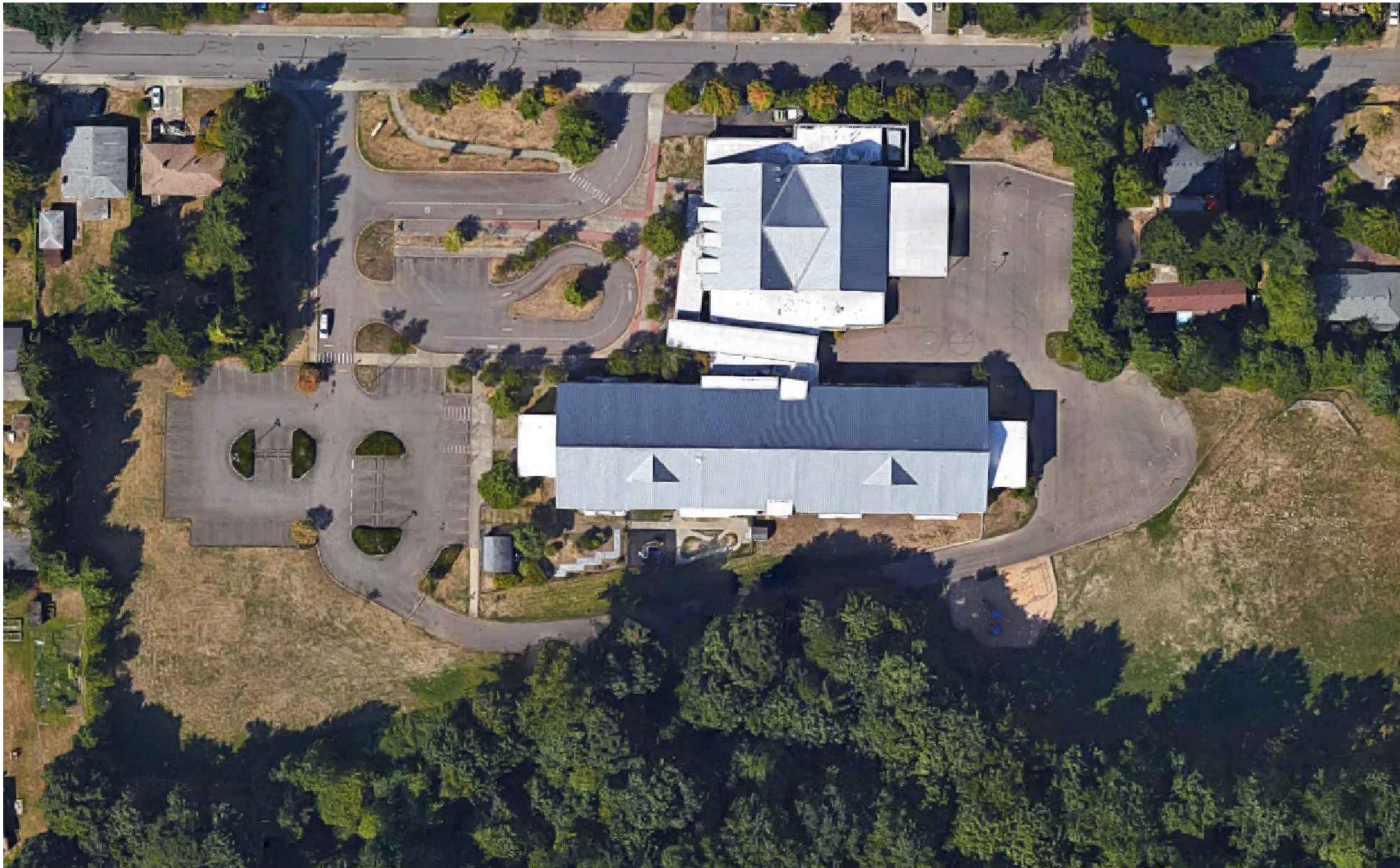
The exterior envelop system consists primarily of concrete fiber board siding or fiber board panels installed over wood furring. This exterior finish system has experienced some recent water intrusion damage, particularly at the flat panel locations. Other problems have been experienced with the window, corner, and building trim which consists of a composite wood, ply material. The exterior walls also include a concrete masonry unit wainscot finish. The roof system is a combination of metal panels in steep-sloped areas and single-ply membrane on the flat-sloped areas.

### Site Description

The school facility is located within a residential zone, fronted by South 150<sup>th</sup> Street along the full north property line. Residential properties of various densities are immediately adjacent to the school site. The building is generally located on the east half of the property. There is only one vehicular entry driveway and one "buses only" exit driveway from 150<sup>th</sup> Street. The entry driveway is located on the northwest corner of the property and is shared by private vehicles, service vehicles, and District buses. District buses enter this same driveway and then immediately turn right into a "buses only" driveway, parallel to 150<sup>th</sup> Street. A visitor parking area is located just beyond the bus area and a larger parking area is located in the southwest area of the site. Originally, a parent pick-up and drop-off driveway was designed for the "front" of the school in conjunction with the visitor parking. However, this has proved to be too small for this activity. As a result, the school community has configured the parent pick-up function to extend through the staff parking area before utilizing the existing pick-up/drop-off driveway. This results in accommodating many more cars on-site, in an attempt to minimize hazardous congestion on 150<sup>th</sup> Street.

Immediately east of the school building is the open hard-surfaced play and covered play area. At the southeast corner of the property is an open, grassed play field. Unfortunately, this field is not under-drained and is unusable for many months out of the year due to saturated soils. The south portion of the school site includes some narrow open field space and a play equipment area. Further south the grades begin to slope up to the multi-family housing area to the south of the property. The sloped area is heavily forested with thick understory. Students are not allowed to play in this area of the site. However, there is an informal pathway leading from the school, up the hill, and into a multi-family housing area immediately adjacent to the site. At the southwest corner of the property is another open, grassed play area that includes a baseball backstop and is used by community groups for baseball activities.





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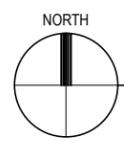
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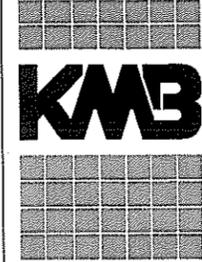
**04**



# THORNDYKE ELEMENTARY SCHOOL

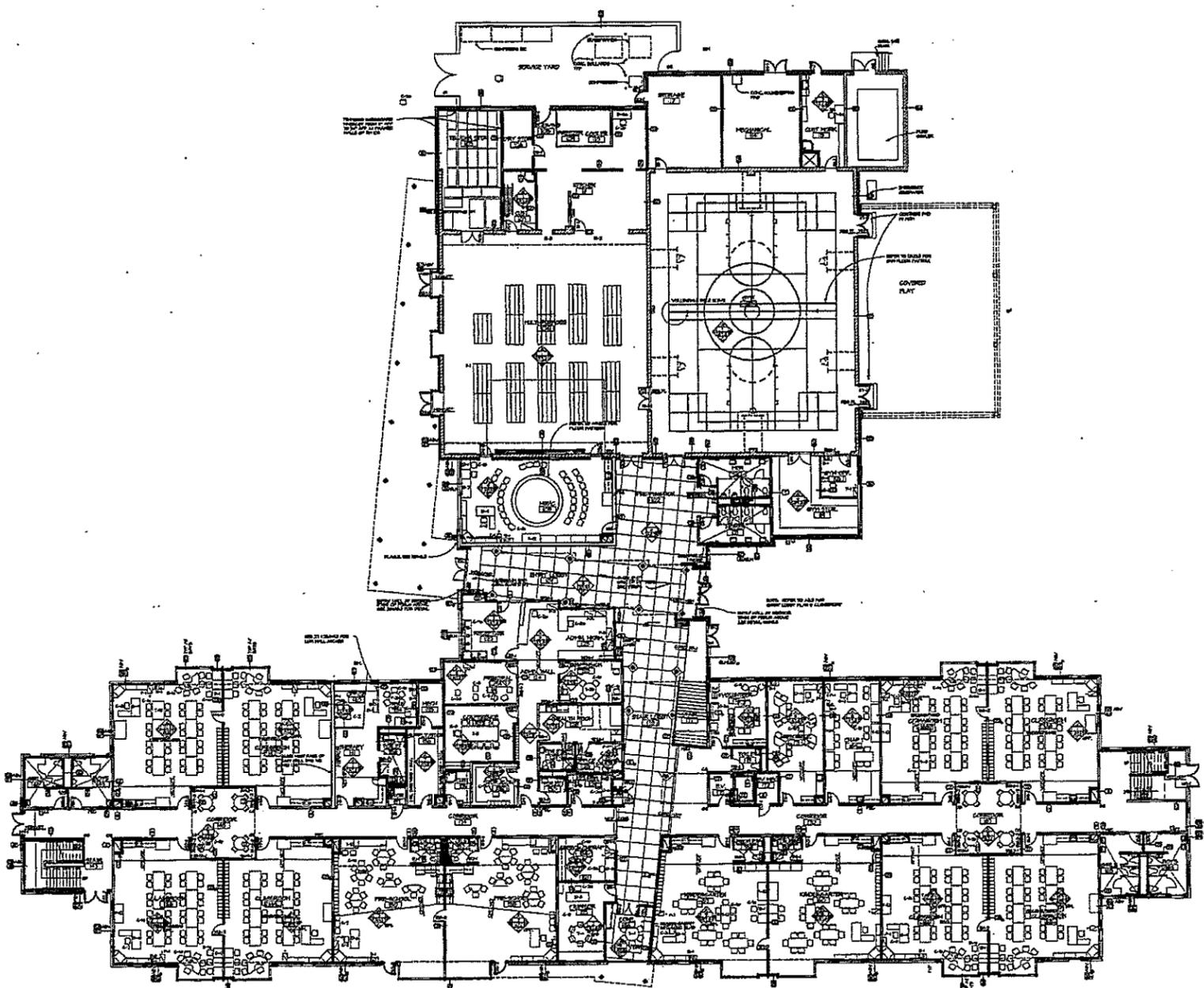
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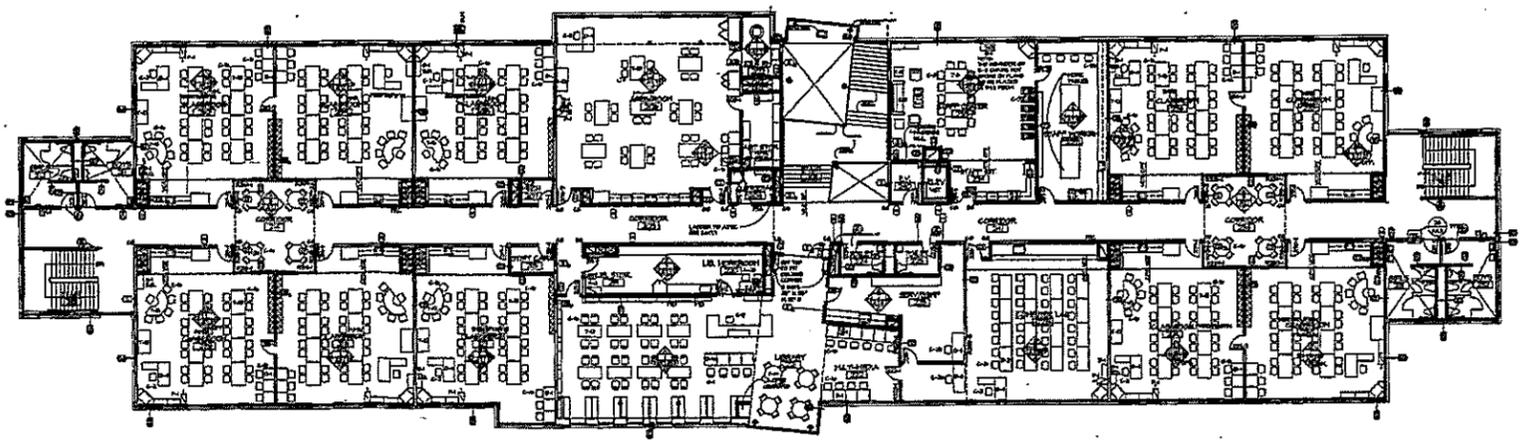


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 THORNDYKE ELEMENTARY SCHOOL - FIRST FLOOR PLAN  
 SCALE: 1" = 20'-0"



 THORNDYKE ELEMENTARY SCHOOL - SECOND FLOOR PLAN  
 SCALE: 1" = 20'-0"

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DATE:  
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**04a**

TDE - 5



### Building Capacity and Current Enrollment

In conducting a building capacity analysis, KMB concluded there were a total of (18) classrooms available for general instruction and (2) classrooms available for preschool:

Kindergarten (w/ toilets)	2		
Kindergarten (w/o toilets)	2	Preschool (w/ toilets)	2
First Grade	3		
Second Grade	3		
Third Grade	3		
Fourth Grade	3		
Fifth Grade	<u>2</u>		
Total	18		

Using the current District classroom size standard, which is based on the current CBA Agreement, an average class size is (24.3) students, multiplied by the number of classroom spaces available, **the building capacity is 437 students** ( $24.3 \times 18 = 437.4$ ). The current K-5 enrollment at the building is 412, thus the building is (25) students under capacity, or roughly the equivalent of one classroom. Special education preschool, Headstart, and ECEAP classrooms are not included in the overall capacity due to the fact these spaces usually carry, or require, reduced class sizes and usually run half day programs. In the case of Thorndyke, the class sizes for both the am and pm programs are (18) students and (17) students in ECEAP and Head Start, respectively.

In anticipation of future state legislative action associated with class size reductions, the Committee also considered the class size standards contained in the recent Legislative HB 1351. Under this standard, the average class size is only (17.5) students. At this level, **the building capacity is 315 students** ( $17.5 \times 18 = 315$ ). Under this methodology, the building is currently 97 students over capacity.

Under either approach in determining capacity, the building is essentially at or over capacity. Beyond an additional 25 students, enrollment growth would need to be accommodated in temporary facilities (portables), transported to another nearby school site with excess capacity, build a new facility, and/or re-district school boundaries to address new concentrations of students.

Building Capacity

	Current Condition		Labor Standard		Legislative Standard	
	Current Enrollment	Classrooms Used	CBA Class Size Standard	# Classrooms Required	1351 High Poverty Class Size	# Classrooms Required
Kindergarten	88	4	22	4.0	15	5.9
First	64	3	22	2.9	15	4.3
Second	69	3	24	2.9	15	4.6
Third	64	3	24	2.7	15	4.3
Fourth	71	3	27	2.6	22	3.2
Fifth	56	2	27	2.1	23	2.4
No. of Classrooms		18		17		25
Class Size Average			24.3		17.5	
Building Capacity			437		315	
Current Enrollment			412		412	
Current Status			25	under	97	over

### Building Condition Evaluation – 2015 Study and Survey

Early in 2015, KMB and their team of mechanical and electrical engineers performed a building assessment of the school and identified several building “systems” in need to major repair or replacement. The following list of recommended improvements was shared with the bond planning committee:

#### Exterior Systems

1. Replace all panel and batten finishes system – south wall at Library, clerestories at Main Entry, classroom bump-outs. Recommend metal cladding material to match work recently completed at east and west stairways.
2. Replace all corner trim and window trim.
3. Clean, pressure-wash, re-caulk, re-seal, and paint entire exterior building. Add exterior lighting to replace damaged ground-mounted fixtures.
4. Rework/replace low-slope roof areas (e.g. the Gym storage area, central circulation area, and classroom wing bay window areas). Correct low counter-flashing, repair gutters/drains.

#### Interior Systems

5. Replace vinyl composition tile (“VCT”) and carpet throughout.
6. Replace Gymnasium flooring.

#### Plumbing and Fire Protection Systems

7. Gas-fired hot water heaters are near the end of their useful life. Replace in 3-5 years.
8. Replace plumbing fixture trim (flush valves & lavatory faucets) with automatic hard-wired type. Plumbing fixtures are in good condition, but not low-flow type.

#### Mechanical Systems

9. Replace (2) boilers - 3-5 years of useful life remaining.
10. Replace WSHPs (water source heat pumps) in 3-7 years with high efficiency equipment.
11. Fully refurbish cooling tower in (5) years.
12. Upgrade direct digital controls (“DDC”) system in conjunction with new WSHPs noted above.

#### Electrical and Low-voltage Systems

13. Replace interior T-8 fluorescent lighting with new LED fixtures.
14. Replace classroom lighting sensors throughout.
15. Inadequate perimeter lighting – particularly to the east and south.
16. Replace the phone system.
17. Need a cell booster system.
18. Surveillance cameras failing and recording equipment obsolete – the ESD studying.
19. Remove abandoned cable TV system.
20. Access control – currently being upgraded to Sonitrol.
21. Replace fire alarm system – 3-5 years. Rated in “poor” condition.

#### Site

22. Add overflow parking.
23. Nature trail – remove all understory and trees, min. 20’ wide; install 6-8 foot high fencing along entire pathway.
24. Install underdrain system in grass playfield.
25. Site irrigation has failed due to vandalism.

### Additional Assessment Input

KMB also meet with several members of the District's staff to gain input into the condition and operational impacts of the existing facilities including the School Principal, Food Services Supervisor, and the Transportation Department.

#### Meeting with the School Principal

1. Release time is highly congested. The parent driveway becomes a bottleneck.
2. No on-street parking is provided in the neighborhood.
3. The playground is highly used, but the smallest one in the District.
4. Need a secure vestibule (anticipated Summer 2015 work).
5. Provide access control at all exterior doors.
6. Replace all lunch tables.

#### Meeting with the Food Services Supervisor

1. Equipment needs: new steamer, steam table, and warming cabinet.
2. Replace the existing dishwasher.

#### Meeting with the Transportation Supervisor

Vehicles Dispatched:

- (2) full-sized buses
- No SPED buses

Site circulation pattern works well for Transportation – the bus parking area is dedicated and has an entry and an exit driveway in the front of the site.

### Information Technology (IT) Assessment

A full assessment of the District's IT service, conducted by the KMB Team, is included in Appendix D. David Bultez of Hargis Engineers met with Dr. Gregory King to review the District's strategies for use of technology and also toured all of the District's buildings. IT items for consideration included those classified as "infrastructure" improvements – improvements that provide service or are built into the buildings. Infrastructure includes fiber cabling, intercoms, clocks, phone systems, wireless access points, cooling equipment, power requirements, and UPS batteries. Any items considered as "movable equipment," "devices," "software" were also identified, but will be included in future technology levies.

Any infrastructure item from the assessment, with a score of less than "5," was entered onto the initial Springboard Proposal. For Thorndyke that included the following items:

- Replacing the phone system.
- Replacing the UPS and battery system.
- Replacing the Tele-center (head-end) for the intercom-clock system.
- Replacing the fiber optic cable.

### General Assessment Summary

The above items from the building assessments, added assessments input from District Staff, and considerations from the capacity-enrollment analysis were entered onto the initial "Springboard List" that was presented to the Committee at Meeting No. 2 on April 23, 2015

### Springboard Proposal – Cascade View Elementary

The initial Springboard Proposal for Cascade View included the following:

Number of Items:	37
Type:	Each item was given a general category title to assist in sorting through the priorities and locations for each item. “Area” addressed the need for added area, whether it directly addressed student capacity, or lack of certain spaces to support the overall program of the building. “Arch” are architectural elements including interior and exterior finishes, roofs, doors, windows, etc. “HVAC” is the abbreviation for heating, ventilating, and air conditioning. “IT” is the abbreviation for Information Technology or Telecommunications. All others should be self-explanatory.
Item:	Brief description of the recommended improvement.
Priority:	To assist in sorting out critical needs from more moderate improvements, KMB labeled each item with a priority of “high,” “medium,” or “low.” Generally, any item not receiving a “high” priority has a useful life of more than 10 years remaining.
Cost:	Initially, the costs presented to the Committee were construction estimates. Later these costs were revised to include all project costs including design, tax, bid costs, permits, and a contingency allowance.

The items listed in the Springboard Proposal include a brief description that identifies the work involved. However, some of the items deserve further explanation:

#### Type: Area

Depending on the standard utilized, the existing building is at or over the building capacity given the current level of enrollment. In addition, District staff pointed out that the building also lacks work space for special education staff, itinerants, para-educators, and other support staff.

#### Type: Site

The site is extremely confined and has limited opportunities for the circulation of traffic. There is only one entry/exit driveway that serves all traffic: private vehicles, service vehicles, and District buses. There is no on-street parking along 150<sup>th</sup> Street. As a result, the pick-up activity at the end of the school day is highly congested.

Throughout the day the existing parking lot is usually full. Stalls need to be added to accommodate the typical loading at the building. Unfortunately, access to the parking area is a dead-end driveway that compounds the congestion problems as vehicles need to drive back through the parking area if stalls are not available.

The entire south side of the site includes a natural sloped area that is heavily forested with thick understory. There is an on-site pathway used by students for access/egress that present safety concerns as this area is difficult to supervise.

#### Type: Architectural

The exterior envelop system consists primarily of concrete fiber board siding or fiber board panels installed over wood furring. This exterior finish system has experienced some recent water intrusion damage, particularly at the flat panel locations. Other problems have been experienced with the window, corner, and building trim which consists of a composite wood, ply material.

The membrane roofing used for the low slope areas over the main entry, central hallway, Kitchen/Storage area, and the classroom bump-outs will need to be replaced in the near future.

# Thorndyke Elementary School Springboard Proposal

## Recommended Capital Improvements

April 23, 2015

**Total Springboard Cost \$ 5,055,432**

No.	Type	Item	Priority	Cost
TH1	CRs	Add (2-3) double-wide portable classroom buildings	High	350,000
TH2	Area	Accommodate SPED, specialist, and intervention staff with work space, storage	High	840,000
TH3	Area	Expand area for telecommunications rooms	High	42,000
TH4	Site	Add overflow parking	High	82,500
TH5	Site	Improve natural trail to surrounding neighborhood	High	20,000
TH6	Site	Install underdrain system in grass play field area	High	72,000
TH7	Arch	Replace vinyl flooring throughout	High	60,000
TH8	Arch	Replace carpet throughout	High	120,000
TH9	Arch	Replace Gymnasium flooring	High	45,240
TH10	Arch	Replace exterior finish system - south side of building, classroom bump-outs.	High	60,000
TH11	Arch	Replace all exterior corner and window trim	High	350,000
TH12	Arch	Repaint exterior finishes, complete	High	89,348
TH13	Arch	Reroof low-slope roof areas, reflash	High	264,315
TH14	Kitchen	Add/replace misc. equipment	High	25,000
TH15	Plumbing	Replace hot water heaters	High	22,500
TH16	HVAC	Replace boilers (2)	High	90,000
TH17	HVAC	Replace WSHPs with high efficiency equipment	High	400,000
TH18	HVAC	Upgrade the direct digital control (DDC) system	High	95,709
TH19	Elect	Replace exterior lighting	High	12,500
TH20	Elect	Replace all lighting with LED fixtures	High	319,030
TH21	Elect	Replace classroom lighting sensors throughout	High	47,854
TH22	Elect	Replace fire alarm system	High	159,515
TH23	Elect	Add cell booster system	High	31,903
TH24	Elect	Add power to support telecommunications	High	15,951
TH25	IT	Replace phone system	High	87,500
TH26	IT	Replace UPS and batteries	High	13,250
TH27	IT	Remove cable TV distribution	High	5,000

# Thorndyke Elementary School Springboard Proposal

TH28	IT	Replace Telecenter head-end and devices (intercom/clocks)	High	100,000
TH29	IT	Replace optical fiber cabling	High	9,000
TH30	Security	Upgrade/enhance camera surveillance	High	48,000
TH31	Security	Add secure vestibule at front entry	High	44,500
TH32	Security	Add perimeter fencing, gates	High	115,000
TH33	Site	Playground improvements	Medium	300,000
TH34	Energy	Upgrade exterior envelop to current standards, replace exterior finishes	Medium	638,060
TH35	Plumbing	Replace plumbing fixture trim w/ automatic hard-wire type	Medium	31,903
TH36	Security	Provide card access for all exterior doors	Medium	25,522
TH37	Security	Add intrusion detection system	Medium	22,332

Type: Heating, Ventilating, Air Conditioning (“HVAC”) System

The existing heat pump units are close to the end of their useful life – 14 years old.

The digital control software system that operates the HVAC equipment needs to be upgraded – also 14 years old.

Type: Security

A primary Committee consideration was to enhance the level of security at each site.

The District is already moving toward door access control (card reader system) camera surveillance system, and interior intrusion detection systems.

The site is not fully fenced at the perimeter of the property.

### The Committee’s Work

At the April 23<sup>rd</sup> meeting, the Committee reviewed the Springboard Proposal in detail and addressed the following issues:

#### Student Capacity

From the Building Capacity Analysis above, it was apparent there is limited additional capacity in the building to house the potential for increased enrollment growth within present school boundaries. The problem becomes more acute if the State-mandated class size reductions were to go in effect. Initial options considered for this site included adding 2-4 classrooms to meet the Current District Standard, and/or adding up to (2) double-wide portable classroom buildings to meet the HB 1351 Standard. Adding new permanent classroom space was problematic given the limited space in which to locate a building addition. Portables could be added, but not with close adjacency to the building. These ideas were later dropped in favor of proposing either a new full-sized elementary school or a new Birth to Five Center to draw students from the existing site and create additional future capacity in the existing building. This approach was adopted first by the District’s Technical Team and later endorsed by the Committee. This approach is further discussed under the “New Birth to Five Center” tab.

#### Building and Site Improvements

At the April 23<sup>rd</sup> meeting, the Committee endorsed the Technical Team’s initial list of improvements, but also brought forward three added work scope items for consideration:

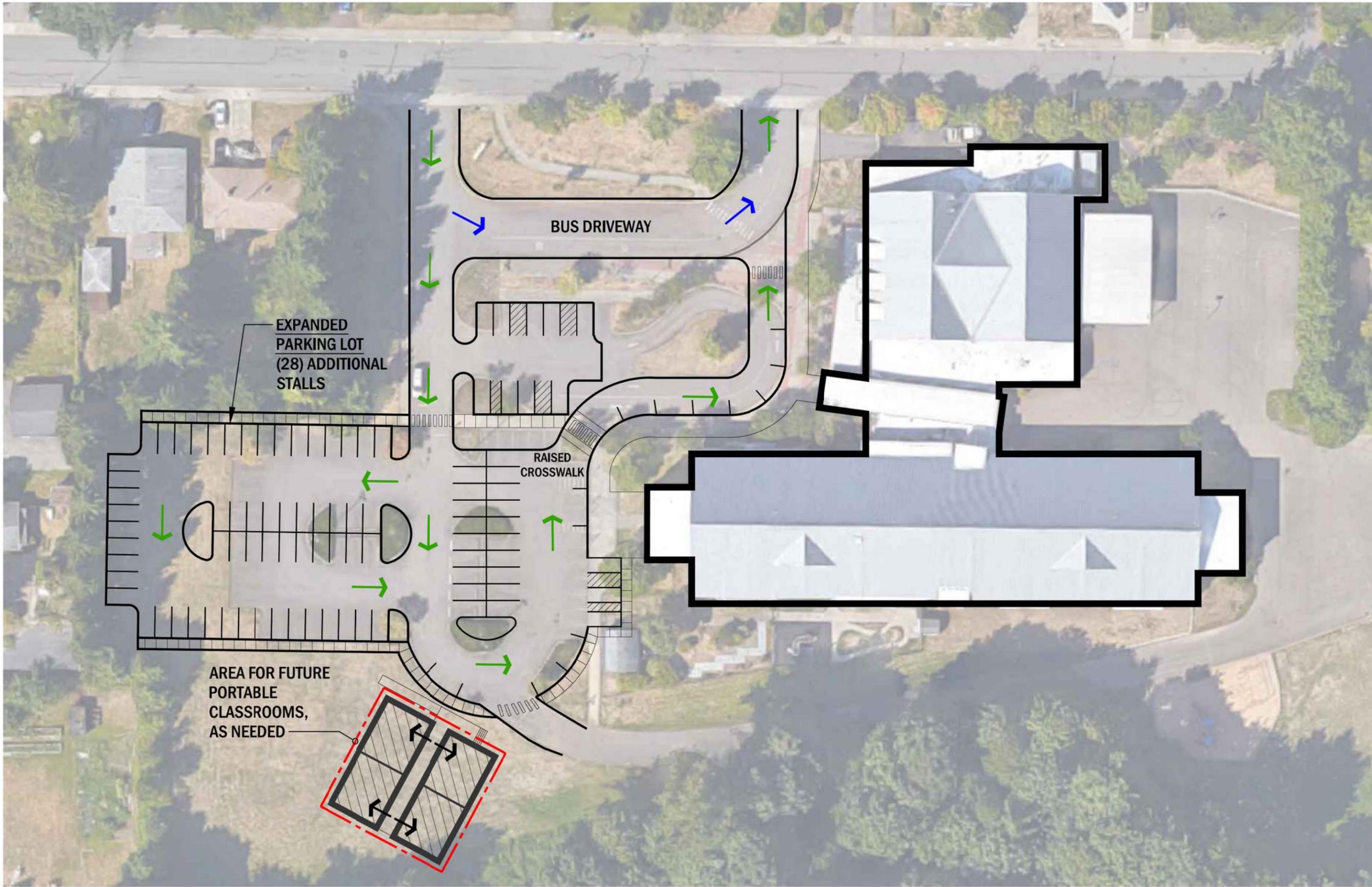
1. A new parking area plan was presented by KMB illustrating adding (30) stalls to the south of the existing parking area. The plan also eliminated the small drop-off/pick-up loop in the front of the building and added a larger circulation loop within the parking area. Buses were still in the dedicated parking driveway located along 150<sup>th</sup> Street. Committee members requested that handicapped stalls be included in this design.
2. Install “shelter-in-place” controls which allow the school administration to immediately shut off the ventilation system in the building with a single control button. Noted as a safety and security issue.
3. The condition of the nature trails west of the building be addressed to enhance safety of students walking to and from school. Bob Wolpert commented that this item was already included in the Springboard Proposal.

Items #1 and #2 were brought forward to the membership, voted on, and passed.

Prior to the May 5<sup>th</sup> meeting, KMB developed a site plan to illustrate some of the recommended improvements:

#### Site Plan 04

This plan included the additional parking area on the south end of the property, circulation routing for the parent pick-up function, added curbside drop-off area, and three handicapped parking stalls located to eliminate the need to cross the vehicular driveway for access. The bus only exit would be reconfigured to allow for the exit of vehicle traffic from this driveway. This creates one “entry only” driveway and one “exit only” driveway. service/fire access driveway.



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KMB Project # E1463

**TUKWILA SCHOOL DISTRICT**  
**BOND PLANNING**  
 4242 SOUTH 144TH STREET  
 TUKWILA, WASHINGTON 98168

ORIGINAL SHEET SIZE = 24 x 36  
 HALF-SIZE SHEET = 11 x 17

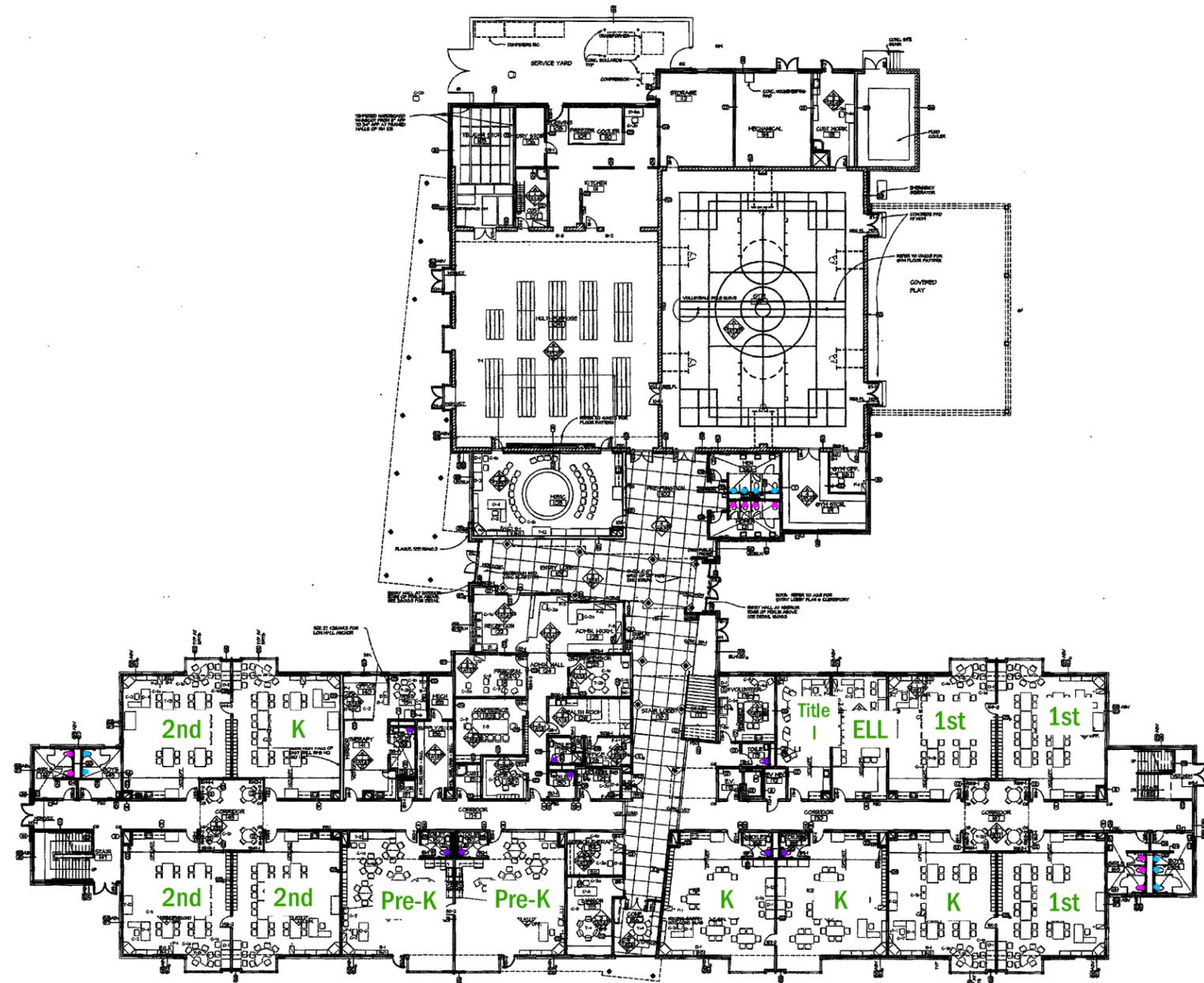
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 DATE:  
 7-14-2015  
 PRE-SCHEMATIC  
 SHEET NO.

**04**

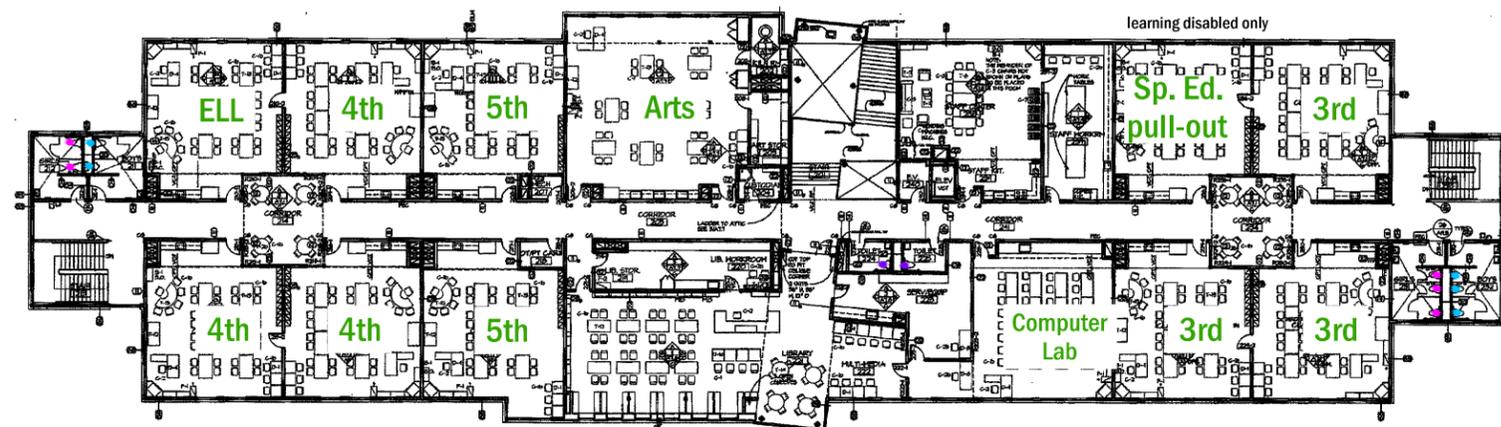
NORTH  
  
**THORNDYKE ELEMENTARY SCHOOL**  
 SCALE: 1" = 25'-0"

TDE - 15





NORTH  
 THORNDYKE ELEMENTARY SCHOOL - FIRST FLOOR PLAN  
 SCALE: 1" = 20'-0"



NORTH  
 THORNDYKE ELEMENTARY SCHOOL - SECOND FLOOR PLAN  
 SCALE: 1" = 20'-0"

**Thorndyke Elementary School**

**Expansion:**

**Option 1:** Add up to (2) double-wide portables (4) classrooms.

**Option 2:** Add (2) double-wide portables at existing play area

(note: play area will need to be moved and sanitary sewer will need to be re-routed).

**Original Design:**

**First Floor**

- (2) Preschools w/ restrooms
- (2) Kindergartens w/ restrooms

**Current Use:**

**First Floor**

- (5) Kindergartens
  - (2) w/ restrooms
  - (3) w.o. restrooms
- (0) Preschools
- (1) 2nd Grade w/ restroom
- (2) Sp. Ed. rooms w/ restrooms (self-contained)

Required number of parking is based on number of staff:

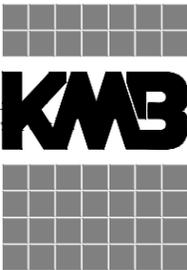
1.5 stalls for every staff member.

Req'd Plumbing fixtures:

Male - 1:50 Female - 1:30

412 enrolled students (40 Sp. Ed.)

Lunch room is 3,300 S.F.



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REVISIONS:  
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 SHEET NO.

**04a**



Prior to the May 21<sup>st</sup> meeting, the Technical Team conducted further reviews the Springboard Proposal and came to this meeting with several recommended adjustments including cost adjustments, items moved from capital cost items to general fund (maintenance) items, items moved to different priorities, and the creation of a “highest” priority list which was intended to clarify further sorting among the list of recommendations.

One of the more significant additions was the proposal to “re-purpose” existing space in the building as opposed to adding new square footage to address the need for Family Liaison/Parent Information Center and for staff work space. If the overall elementary capacity were to be addressed by building a new facility, some of the existing space that was no longer needed could be re-purposed and subdivided into staff areas at a far less cost than building new additions. At Thorndyke, some of the existing Kindergarten classrooms (4 total) and Preschool Classrooms (2 total) could be re-purposed to accommodate the staff (special education, itinerant, par-educators, and volunteers) and add Family Liaison/Parent Information Center space.

Changes to the Thorndyke list was reflected in the 05-21-15 meeting minutes below:

#### “Thorndyke Elementary School

- 1) Martin and Bob reviewed the previous list for Thorndyke Elementary School. The following elements were noted:
  - a) “Add (2-3) double-wide portable classroom buildings” was removed from the list.
  - b) “Add secure vestibule at front” was removed from the list.
- 2) Martin and Bob recapped the items under ‘Medium’ priority. These items were similar to previous discussions. The committee voted *YES* to remove these two items from the overall total.
- 3) Martin and Bob recapped the items under ‘High’ and ‘Highest’ priorities:
  - a) The committee voted *YES* to remove “Replace boilers” from the overall total.
  - b) The committee voted *YES* to remove “Replace all lighting with LED fixtures”. The committee discussed the desire to pursue this line item by exploring other means of funding (ESCO, rebates, etc.).
  - c) The committee voted *YES* to keep “Family Liaison/Parent Info Center” line item in the overall total.
  - d) The committee voted *YES* to keep “Shelter-in-place” line item in the overall total.
  - e) The committee voted *YES* to keep “Add overflow parking” in the overall total.”

Once these adjustments were made, the Committee voted on and passed a final Springboard Proposal on May 28<sup>th</sup>. Included in this proposal is the final approved list of recommended improvements, total costs including mark-ups and contingencies, and a list of the original recommendations that were removed from the list.

**Total Cost of All Project Work at Thorndyke Elementary School:   \$4,263,982**

# Thorndyke Elementary School Springboard Proposal - Final

## Recommended Capital Improvements

May 28, 2015

Estimated Tax Rate Implication	\$	0.08
Total Springboard Cost	\$	4,263,982

No.	Type	Item	Priority	Construction Cost	Non-Constr Factor	Escalation Cost	Total Project
TH1	Area	Accommodate SPED, specialists, invention staff with work space and storage including Conference Room - repurpose existing classrooms (pre K, Kinder, etc.)	Highest	148,500	1.30	1.12	216,216
TH2	Area	Expand area for telecommunications rooms	Highest	30,000	1.30	1.12	43,680
TH3	Area	Add Family Liaison/Parent Information Center - repurpose existing space	Highest	99,000	1.30	1.12	144,144
TH4	Site	Add overflow parking, improve traffic flow	Highest	150,000	1.30	1.12	218,400
TH5	Site	Improve natural trail to surrounding neighborhood	Highest	20,000	1.30	1.12	29,120
TH6	Site	Install underdrain system in grass play field area	Highest	72,000	1.30	1.12	104,832
TH7	Site	Playground improvements	Highest	300,000	1.30	1.12	436,800
TH8	Arch	Replace carpet throughout	Highest	120,000	1.30	1.12	174,720
TH9	Arch	Replace exterior finish system - south side of building, classroom bump-outs.	Highest	60,000	1.30	1.12	87,360
TH10	Arch	Replace all exterior corner and window trim	Highest	350,000	1.30	1.12	509,600
TH11	Arch	Repaint exterior finishes, complete	Highest	89,348	1.30	1.12	130,091
TH12	Arch	Reroof low-slope roof areas, reflash	Highest	264,315	1.30	1.12	384,843
TH13	Plumbing	Replace hot water heaters	Highest	22,500	1.30	1.12	32,760
TH14	HVAC	Replace WSHPs with high efficiency equipment	Highest	400,000	1.30	1.12	582,400
TH15	HVAC	Upgrade the DDC system	Highest	95,709	1.30	1.12	139,352
TH16	HVAC	Install "Shelter-in-place" Controls	Highest	50,000	1.30	1.12	70,200
TH17	Elect	Replace classroom lighting sensors throughout	Highest	47,854	1.30	1.12	69,675
TH18	Elect	Replace fire alarm system	Highest	159,515	1.30	1.12	232,254
TH19	Elect	Add cell booster system	Highest	31,903	1.30	1.12	46,451
TH20	Elect	Add power to support telecommunications	Highest	15,951	1.30	1.12	23,225
TH21	IT	Replace phone system	Highest	87,500	1.30	1.12	127,400
TH22	IT	Replace UPS and batteries	Highest	13,250	1.30	1.12	19,292
TH23	IT	Replace Telecenter head-end and devices (intercom/clocks)	Highest	100,000	1.30	1.12	145,600
TH24	Security	Upgrade/enhance camera surveillance	Highest	48,000	1.30	1.12	69,888
TH25	Security	Add intrusion detection system	Highest	40,000	1.30	1.12	58,240
TH26	Security	Add perimeter fencing, gates	Highest	115,000	1.30	1.12	167,440

**THORNDYKE TOTAL      4,263,982**

<i>CRs</i>	<i>Add (2-3) double-wide portable classroom buildings</i>	<i>Off</i>
<i>Arch</i>	<i>Replace vinyl flooring throughout</i>	<i>Off</i>
<i>Arch</i>	<i>Replace Gymnasium flooring</i>	<i>Off</i>
<i>Kitchen</i>	<i>Add/replace misc. equipment</i>	<i>Off</i>
<i>HVAC</i>	<i>Replace boilers (2)</i>	<i>Off</i>
<i>Elect</i>	<i>Replace exterior lighting, add additional fixtures</i>	<i>Off</i>
<i>Elect</i>	<i>Replace all lighting with LED fixtures</i>	<i>Off</i>
<i>IT</i>	<i>Remove cable TV distribution</i>	<i>Off</i>
<i>IT</i>	<i>Replace optical fiber cabling</i>	<i>Off</i>
<i>Energy</i>	<i>Upgrade exterior envelop to current standards, replace exterior finishes</i>	<i>Off</i>
<i>Plumbing</i>	<i>Replace plumbing fixture trim w/ automatic hard-wire type</i>	<i>Off</i>
<i>Security</i>	<i>Provide card access for all exterior doors</i>	<i>Off</i>
<i>Security</i>	<i>Add secure vestibule at front entry</i>	<i>Off</i>



Exterior finish, south side.



Exterior finish – wood trim is failing.



Exterior finish – wood trim is failing.



Roof membrane over central hallway.



Roof membrane over central hallway.



Parent pick-up / drop-off lane.



Bus Driveway



Informal path south of school, on school property.

## Tukwila



### Tukwila Elementary School

5939 South 149<sup>th</sup> Street, Tukwila, WA 98168

Site Area:	8.16 acres
Total Building Area:	62,798 SF
Total Classrooms:	24
Enrollment K-5 (March 2015): (not including Preschool)	503 students
SF/student:	125 SF/student
Building Capacity:	
• Current Standard	559
• Legislative Standard	403
Potables on-site:	None
State Funding Eligibility:	None until 2030



### Building Description

Tukwila Elementary School is a two-story, wood framed building that was newly constructed in 2000. The new construction fully replaced the existing school that was demolished on the same site immediately after the new building was completed.

The building is designed with an east-west orientation, in a concave curvilinear shape, facing 149<sup>th</sup> Street to the north. At the far west end of the building is the “activities Wing” consisting of the Cafeteria, Gymnasium, Kitchen, and direct access to an outdoor covered Play Shed. To the east, the remaining school is laid out in three “blocks” of buildings, all connected by a wedge-shaped expanded hallway and stairways to the second floor. On the first floor the first “block” includes the school administration areas, school Library, and four classrooms. The next “block” is eight classrooms and the last “block” is four classrooms. On the second floor, the first “block” consists of four classrooms and an enlarged classroom initially designed as an Art Room. The space has been subdivided and re-purposed to support other school programs. Like the first floor, the second “block” consists of eight classrooms. The third “block” is not usable floor space – only attic space over the first floor.

The exterior envelop system consists of concrete fiber board siding and concrete masonry unit wainscot finish. The window, corner, and building trim, which consists of a wood composite, ply material, has experienced some recent water intrusion damage. The roof system consists primarily of metal panels in steep-sloped areas and single-ply membrane on the flat-sloped canopy areas.

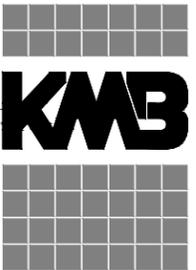
### Site Description

The school facility is located within a residential zone, fronted by South 149<sup>th</sup> Street along the full north property line. Residential properties of various densities are immediately adjacent to the school site. The building is generally located on the central portion of the property. There is a driveway for District buses, service deliveries and emergency vehicle access at the northwest corner of the property. The driveway includes a loop near the Gymnasium/Cafeteria and is used by District buses to park prior to release time. The emergency access drive continues around the back of the building to a paved turn-a-round area at the east end of the building.

A staff and visitor parking lot is located immediately in front of the school. This area was where the original school was located prior to construction of the new building. Access to the parking is from 149<sup>th</sup> Street at an “entry only” driveway east of the service driveway. The driveway loops across the front of the school and provides a long pick-up/drop-off lane immediately in front of the school. The driveway continues to the east end of the building and then banks to the north and returns to 149<sup>th</sup> Street to an “exit only” driveway.

Immediately south of the school is the open hard-surfaced play, designated playground equipment area, and covered play area. At the southwest corner of the property is an open, grassed play field including a backstop and skinned infield for recreation baseball. Further south the grades slope up to the multi-family housing area beyond the south property line. The sloped area is heavily forested with thick understory. Students are not allowed to play in this area of the site. However, there is an informal pathway through this area that students between the school property and the housing units.





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KMB Project # E1463

**TUKWILA SCHOOL DISTRICT**  
**BOND PLANNING**  
 4242 SOUTH 144TH STREET  
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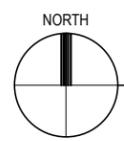
ORIGINAL SHEET SIZE = 24 x 36  
 HALF-SIZE SHEET = 11 x 17

REVISIONS:

DATE:  
 4-3-2015

SHEET NO.

**05**



# TUKWILA ELEMENTARY SCHOOL

SCALE: NTS







### Building Capacity and Current Enrollment

In conducting a building capacity analysis, KMB concluded there were a total of (23) classrooms available for general instruction and (2) classrooms available for the SPED self-contained program.

Kindergarten (w/ toilets)	2	SPED – self-contained	2
Kindergarten (w/o toilets)	3		
First Grade	4		
Second Grade	4		
Third Grade	3.5		
Fourth Grade	3.5		
Fifth Grade	<u>3</u>		
Total	23		

Using the current District classroom size standard, which is based on the current CBA Agreement, an average class size is (24.3) students, multiplied by the number of classroom spaces available, [the building capacity is 559 students](#) ( $24.3 \times 23 = 558.9$ ). The current K-5 enrollment at the building is 503, thus the building is (56) students under capacity, or the rough equivalent of two classrooms. Self-contained special education classrooms are not included in the overall capacity due to the fact these spaces usually carry, or require, reduced class sizes. In the case of Tukwila Elementary School, the class sizes for both the am and pm programs are (20) students and (21) students, respectively.

In anticipation of future state legislative action associated with class size reductions, the Committee also considered the class size standards contained in the recent Legislative HB 1351. Under this standard, the average class size is only (17.5) students. At this level, [the building capacity is 403 students](#) ( $17.5 \times 23 = 402.5$ ). Under this methodology, the building is currently (100) students over capacity.

The building has additional capacity under the current standard. However, the Committee felt that the District needs to plan and prepare for future state mandated reduced class sizes. If state standards were adopted, any additional students would need to be accommodated in temporary facilities (portables), transported to another nearby school site with excess capacity, build a new facility, and/or re-district school boundaries to address new concentrations of students.

Building Capacity

	Current Condition		Labor Standard		Legislative Standard	
	Current Enrollment	Classrooms Used	CBA	#	1351 High Poverty Class Size	#
			Class Size Standard	Classrooms Required		Classrooms Required
Kindergarten	83	5	22	3.8	15	5.5
First	85	4	22	3.9	15	5.7
Second	95	4	24	4.0	15	6.3
Third	78	3.5	24	3.3	15	5.2
Fourth	85	3.5	27	3.1	22	3.9
Fifth	77	3	27	2.9	23	3.3
No. of Classrooms		23		21		30
Class Size Average			24.3		17.5	
Building Capacity			559		403	
Current Enrollment			503		503	
Current Status			56	under	100	over

### Building Condition Evaluation – 2015 Study and Survey

Early in 2015, KMB and their team of mechanical and electrical engineers performed a building assessment of the school and identified several building “systems” in need to major repair or replacement. The following list of recommended improvements was shared with the bond planning committee:

#### Exterior Systems

1. Replace corner trim and window trim.
2. Clean, pressure-wash, re-caulk, re-seal, and paint entire exterior building. Correct miscellaneous flashing issues.
3. Add exterior wall-mounted lighting to replace damaged ground fixtures.
4. Clean and recoat canopy membranes.

#### Interior Systems

5. Repair or replace damaged kitchen freezer system

#### Plumbing and Fire Protection Systems

No comments.

#### Mechanical Systems

6. Boiler replacement (in 7-10 years)
7. Water source heat pump (WSHP) replacement (in 3-5 years)
8. Investigate reportedly high energy cost (\$1.20/sf) at this school – inconsistent with low EUI of 45
9. Replace plumbing fixture trim (flush valves & lavatory faucets) with automatic hard-wired type. Plumbing fixtures are in good condition, but not low-flow type.

#### Electrical and Low-voltage Systems

10. Replace diesel generator (in 7-10 years).
11. Replace obsolete lighting and controls at Entry and Cafeteria.
12. Replace aging telephone system with VOIP technology.
13. Install amplified cell phone antenna system.
14. CCTV cameras failing and recording equipment obsolete – ESD is currently studying.
15. Demolish abandoned CATV system.
16. Access control – currently being upgraded to Sonitrol.
17. Replace classroom lighting sensors throughout.
18. Replace ground-mounted exterior light fixtures with wall-mounted LED fixtures.

#### Site

19. Enlarge parking lot by 20-30 stalls
20. Trail to apartments – clear out all understory and trees; install 6-8 foot high fence; pathway clear – 20'
21. Trail to development – same as above, but need to negotiate with adjacent property owner to take same action
22. Repair/replace failed irrigation system, if desired

### Additional Assessment Input

KMB also meet with several members of the District’s staff to gain input into the condition and operational impacts of the existing facilities including the School Principal, Food Services Supervisor, and the Transportation Department.

#### Meeting with the School Principal

1. Release time is highly congested.
2. Lack of adequate number of parking stalls.

3. Need a secure entry vestibule.
4. Need perimeter fencing to secure play areas.
5. Computer Lab has been re-purposed as a general classroom.
6. Need additional break-out space.
7. There is only one Conference Room for the whole building.
8. Need work space for staff assigned to the building.

#### Meeting with the Food Services Supervisor

1. Existing refrigerator space is small. Need larger space.
2. Equipment needs: new warming cabinets, rice cooker, and steamer.
3. Replace the existing dishwasher.

#### Meeting with the Transportation Supervisor

Vehicles Dispatched:

- (3) full-sized buses
- (3) SPED buses

Two SPED buses pull to area at the east end of the building to serve the self-contained SPED program located at that end of the building. Buses get caught up in the parent pick-up traffic and are slow to leave the site.

Other buses use the west loop area adjacent to the Gymnasium and Cafeteria to que prior to release time. Buses stay in loop and pull forward as students are released and make it out to the curb. Taxis currently pick-up students at the same area.

Supervision of the pick-up activity is very limited.

#### Information Technology (IT) Assessment

A full assessment of the District's IT service, conducted by the KMB Team, is included in Appendix D. David Bultez of Hargis Engineers met with Dr. Gregory King to review the District's strategies for use of technology and also toured all of the District's buildings. IT items for consideration included those classified as "infrastructure" improvements – improvements that provide service or are built into the buildings. Infrastructure includes fiber cabling, intercoms, clocks, phone systems, wireless access points, cooling equipment, power requirements, and UPS batteries. Any items considered as "movable equipment," "devices," "software" were also identified, but will be included in future technology levies.

Any infrastructure item from the assessment, with a score of less than "5," was entered onto the initial Springboard Proposal. For Tukwila Elementary School that included the following items:

- Replacing the phone system.
- Replacing the UPS and battery system.
- Replacing the Tele-center (head-end) for the intercom-clock system.
- Replacing the fiber optic cable.

#### General Assessment Summary

The above items from the building assessments, added assessments input from District Staff, and considerations from the capacity-enrollment analysis were entered onto the initial "Springboard List" that was presented to the Committee at Meeting No. 2 on April 23, 2015

### Springboard Proposal – Tukwila Elementary School

The initial Springboard Proposal for Cascade View included the following:

Number of Items:	37
Type:	Each item was given a general category title to assist in sorting through the priorities and locations for each item. “Area” addressed the need for added area, whether it directly addressed student capacity, or lack of certain spaces to support the overall program of the building. “Arch” are architectural elements including interior and exterior finishes, roofs, doors, windows, etc. “HVAC” is the abbreviation for heating, ventilating, and air conditioning. “IT” is the abbreviation for Information Technology or Telecommunications. All others should be self-explanatory.
Item:	Brief description of the recommended improvement.
Priority:	To assist in sorting out critical needs from more moderate improvements, KMB labeled each item with a priority of “high,” “medium,” or “low.” Generally, any item not receiving a “high” priority has a useful life of more than 10 years remaining.
Cost:	Initially, the costs presented to the Committee were construction estimates. Later these costs were revised to include all project costs including design, tax, bid costs, permits, and a contingency allowance.

The items listed in the Springboard Proposal include a brief description that identifies the work involved. However, some of the items deserve further explanation:

Type: Area

Depending on the standard utilized, the existing building is near or over the building capacity given the current level of enrollment.

District staff pointed out that the building also lacks conference space and work space for special education staff, itinerants, para-educators, and other support staff.

District staff also pointed out that the building lacks “break-out” space for small group instruction.

Type: Site

The parent pick-up activity at the end of the school day is highly congested.

The existing parking lot is usually full. Stalls need to be added to accommodate the typical loading at the building.

The entire south side of the site includes a natural sloped area that is heavily forested with thick understory.

There are also two on-site pathways used by students for access/egress to the south that present safety concerns as these areas are difficult to supervise.

Type: Architectural

The exterior finish trim (window, corner, and building trim) has experienced some recent water damage,

The membrane roofing used for the exterior canopy areas needs to be replaced.

Type: Heating, Ventilating, Air Conditioning (“HVAC”) System

The existing heat pump units are close to the end of their useful life – 15 years old.

Type: Electrical

The existing diesel generator needs to be replaced.

# Tukwila Elementary School Springboard Proposal

## Recommended Capital Improvements

April 23, 2015

**Total Springboard Cost** \$ 5,508,354  
**Estimated Tax Rate Implication** \$ 0.10

No.	Type	Item	Priority	Cost
TK1	CRs	Add (2-3) double-wide portable classroom buildings	High	350,000
TK2	Area	Add space to regain Computer Lab	High	420,000
TK3	Area	Add Break-out space	High	420,000
TK4	Area	Add Conference Room	High	87,500
TK5	Area	Accommodate specialists and intervention staff with work space, storage	High	840,000
TK6	Area	Expand area for telecommunications rooms	High	42,000
TK7	Site	Add overflow parking	High	82,500
TK8	Site	Improve natural trails to surrounding neighborhood	High	70,000
TK9	Arch	Replace carpet throughout	High	120,000
TK10	Arch	Replace all exterior corner and window trim	High	350,000
TK11	Arch	Repaint exterior finishes, complete	High	95,032
TK12	Arch	Reroof low-slope canopy areas	High	64,692
TK13	Kitchen	Replace Kitchen freezer	High	28,000
TK14	Kitchen	Add refrigeration space	High	52,000
TK15	Kitchen	Add/replace misc. equipment	High	25,000
TK16	HVAC	Replace boilers	High	90,000
TK17	HVAC	Replace WSHPs with high efficiency equipment	High	400,000
TK18	Elect	Replace diesel generator	High	50,000
TK19	Elect	Replace obsolete lighting and controls at Entry, Commons	High	15,000
TK20	Elect	Replace all lighting with LED fixtures	High	317,740
TK21	Elect	Add cell booster system	High	31,774
TK22	Elect	Replace classroom lighting sensors throughout	High	47,661
TK23	Elect	Add power to support telecommunications	High	15,951
TK24	IT	Replace phone system	High	87,500
TK25	IT	Replace UPS and batteries	High	13,250
TK26	IT	Remove cable TV distribution	High	5,000

# Tukwila Elementary School Springboard Proposal

TK27	IT	Replace Telecenter head-end and devices (intercom/clocks)	High	100,000
TK28	IT	Replace optical fiber cabling	High	9,000
TK29	Security	Upgrade/enhance camera surveillance	High	48,000
TK30	Security	Add secure vestibule at front entry	High	8,500
TK31	Security	Add perimeter fencing, gates	High	115,000
TK32	Site	Playground improvements	Medium	300,000
TK33	Site	Replace irrigation system	Medium	75,000
TK34	Energy	Upgrade exterior envelop to current standards, replace exterior finishes	Medium	635,480
TK35	Plumbing	Replace plumbing fixture trim w/ automatic hard-wire type	Medium	31,774
TK36	Security	Provide card access for all exterior doors	Medium	25,000
TK37	Security	Add intrusion detection system	Medium	40,000

Type: Security

A primary Committee consideration was to enhance the level of security at each site.

The District is already moving toward door access control (card reader system) camera surveillance system, and interior intrusion detection systems.

The site is not fully fenced at the perimeter of the property.

**The Committee's Work**

At the April 23<sup>rd</sup> meeting, the Committee reviewed the Springboard Proposal in detail and addressed the following issues:

Student Capacity

From the Building Capacity Analysis above, it was apparent there is limited additional capacity in the building to house the potential for increased enrollment growth or address potential state-mandated class size reductions. Options at this site included constructing (4) additional classrooms above the east classroom "block" and extending the second floor hallway, and/or adding up to (2) double-wide portable classroom buildings to meet the HB 1351 Standard. These ideas were later dropped in favor of proposing either a new full-sized elementary school or a new Birth to Five Center to draw students from the existing site and create additional future capacity in the existing building. This approach was adopted first by the District's Technical Team and later endorsed by the Committee. This approach is further discussed under the "New Birth to Five Center" tab.

Building and Site Improvements

At the April 23<sup>rd</sup> meeting, the Committee endorsed the Technical Team's initial list of improvements, but also brought forward added work scope items for consideration:

1. Expand the Library space to accommodate more than one class at a time.
2. Restroom tiles and vinyl floors are cracking and need to be replaced.
3. The condition of the nature trail south of the building needs to be addressed to enhance safety of students walking to and from school. Bob Wolpert commented that this item was already included in the Springboard Proposal.
4. The field irrigation system has not been in working condition for some time.
5. Traffic circulation is highly congested.
6. Remove the item "add space to regain the Computer Lab" from the list.

Of these issues, only items #1 and #6 came up for Committee vote. Both of these issues passed.

Prior to the May 5<sup>th</sup> meeting, KMB developed a building floor plan and site plan to illustrate some of the recommended improvements:

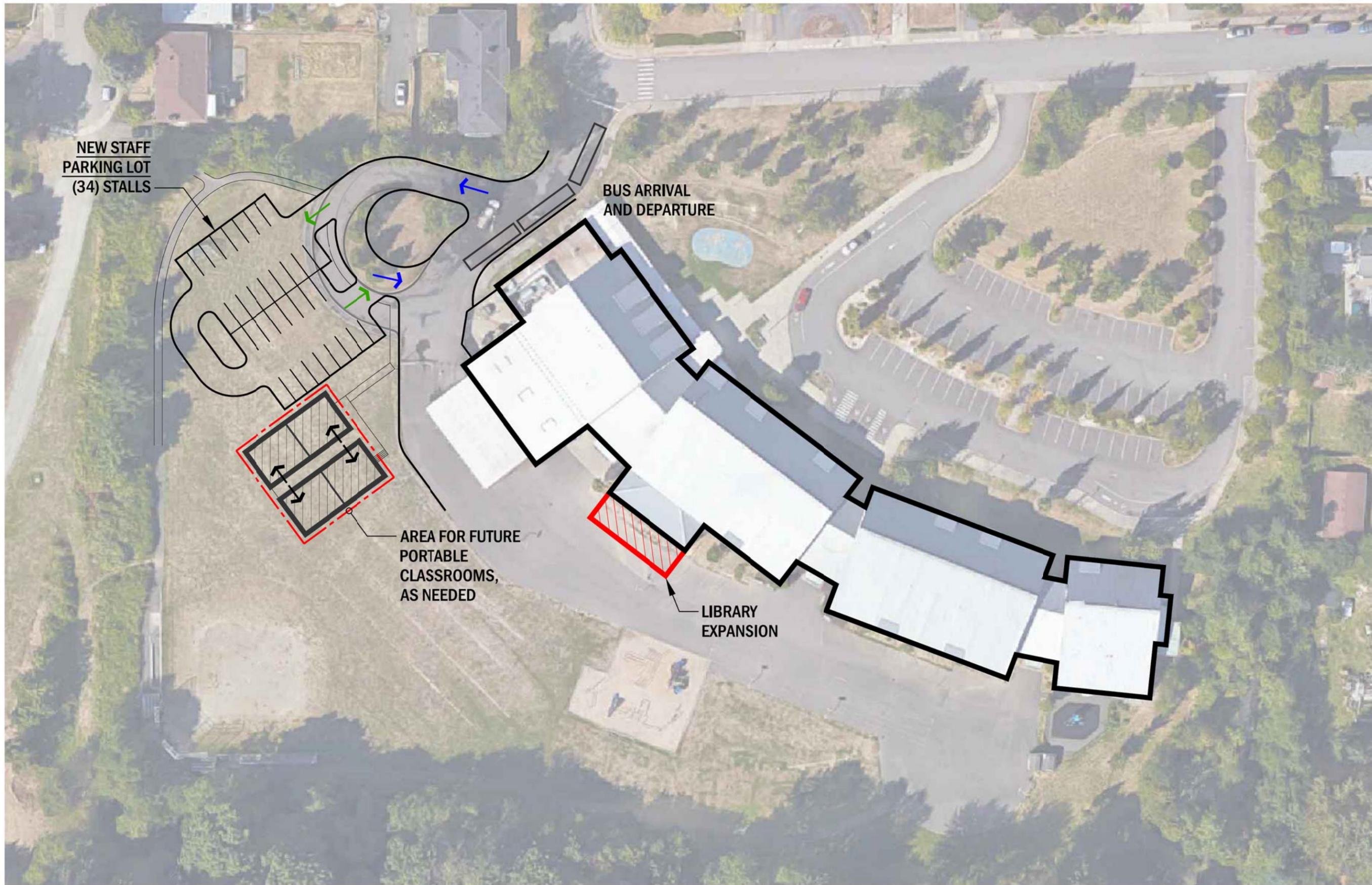
Site Plan 05

This plan included the additional staff parking (34 stalls) area on the west side of the property, to address the over-crowded condition of the front parking area. The plan also illustrated the siting of two, double-wide portable classroom buildings near the west end, adjacent to the new parking lot. The plan also illustrated the expansion of the existing Library space by adding space to the south.

Floor Plan 05a

The plan illustrated the construction of four additional classrooms over the existing single-story classroom "block" located at the east end of the building.

Prior to the May 21<sup>st</sup> meeting, the Technical Team conducted further reviews the Springboard Proposal and came to this meeting with several recommended adjustments including cost adjustments, items moved from capital cost items



design groups, inc. p.s.  
 architecture  
 education facilities group  
 justice facilities group  
 security design group  
 828-7th Avenue SE  
 Olympia, WA 98501  
 360.352.8883



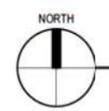
KMB Project # E1463

**TUKWILA SCHOOL DISTRICT**  
**BOND PLANNING**  
 4242 SOUTH 144TH STREET  
 TUKWILA, WASHINGTON 98168

ORIGINAL SHEET SIZE = 24 x 36  
 HALF-SIZE SHEET = 11 x 17

REVISIONS:  
 DATE:  
 7-14-2015  
 PRE-SCHEMATIC  
 SHEET NO.

**05**



**TUKWILA ELEMENTARY SCHOOL**

SCALE: 1" = 30'-0"







to general fund (maintenance) items, items moved to different priorities, and the creation of a “highest” priority list which was intended to clarify further sorting among the list of recommendations.

One of the more significant additions was the proposal to “re-purpose” existing space in the building as opposed to adding new square footage to address the need for Family Liaison/Parent Information Center and for staff work space. If the overall elementary capacity were to be addressed by building a new facility, some of the existing space that was no longer needed could be re-purposed and subdivided into staff areas at a far lesser cost than building new additions. At Tukwila Elementary School, existing Kindergarten classrooms (five total) and the self-contained SPED classrooms (2 total) could be re-purposed to accommodate the staff (special education, itinerant, par-educators, and volunteers) and add Family Liaison/Parent Information Center space.

Changes to the Tukwila Elementary School list was reflected in the 05-21-15 meeting minutes below:

“Tukwila Elementary School

- 1) Martin and Bob reviewed the previous list for Tukwila Elementary School. The following elements were noted:
  - a) “Add (2-3) double-wide portable classroom buildings” was removed from the list.
  - b) “Add space to regain Computer Lab” was removed from the list.
- 2) Martin and Bob recapped the items under ‘Medium’ priority. These items were similar to previous discussions. The committee voted *YES* to remove these three items from the overall total.
- 3) Martin and Bob recapped the items under ‘High’ and ‘Highest’ priorities:
  - a) The committee voted *YES* to remove “Reroof low-slope canopy areas” from the overall total.
  - b) The committee voted *YES* to remove “Replace boilers” from the overall total.
  - c) The committee voted *YES* to remove “Replace diesel generator” from the overall total.
  - d) The committee voted *YES* to remove “Replace all lighting with LED fixtures”. The committee discussed the desire to pursue this line item by exploring other means of funding (ESCO, rebates, etc.).
  - e) The committee voted *YES* to keep “Family Liaison/Parent Info Center” line item in the overall total.
  - f) The committee voted *YES* to keep “Add overflow parking” in the overall total.
  - g) The committee voted *YES* to keep “Shelter-in-place” line item in the overall total.

Once these adjustments were made, the Committee voted on and passed a final Springboard Proposal on May 28<sup>th</sup>. Included in this proposal is the final approved list of recommended improvements, total costs including mark-ups and contingencies, and a list of the original recommendations that were removed from the list.

**Total Cost of All Project Work at Tukwila Elementary School:        \$3,921,565**

# Tukwila Elementary School Springboard Proposal - Final

**Recommended Capital Improvements**

May 28, 2015

Total Springboard Cost \$ 3,921,565

No.	Type	Item	Priority	Construction Cost	Non-Constr Factor	Escalation Cost	Total Project
<b>TUKWILA</b>							
TK1	Area	Add Break-out space - repurpose existing space	Highest	49,500	1.30	1.12	72,072
TK2	Area	Add Conference Room - repurpose existing space	Highest	16,500	1.30	1.12	24,024
TK3	Area	Accommodate specialists and intervention staff with work space, storage	Highest	148,500	1.30	1.12	216,216
TK4	Area	Add Family Liaison/Parent Information Center - repurpose existing space	Highest	99,000	1.30	1.12	144,144
TK5	Area	Expand area for telecommunications rooms	Highest	30,000	1.30	1.12	43,680
TK6	Area	Expand the Existing Library	Highest	240,000	1.30	1.12	349,440
TK7	Site	Add overflow parking	Highest	82,500	1.30	1.12	120,120
TK8	Site	Improve natural trails to surrounding neighborhood	Highest	70,000	1.30	1.12	101,920
TK9	Site	Playground improvements	Highest	300,000	1.30	1.12	436,800
TK10	Arch	Replace carpet throughout	Highest	120,000	1.30	1.12	174,720
TK11	Arch	Replace all exterior corner and window trim	Highest	350,000	1.30	1.12	509,600
TK12	Arch	Repaint exterior finishes, complete	Highest	95,032	1.30	1.12	138,367
TK13	Kitchen	Replace Kitchen freezer	Highest	28,000	1.30	1.12	40,768
TK14	Kitchen	Add refrigeration space	Highest	52,000	1.30	1.12	75,712
TK16	HVAC	Replace WSHPs with high efficiency equipment	Highest	400,000	1.30	1.12	582,400
TK17	HVAC	Provide "Shelter-in-place" Controls	Highest	50,000	1.30	1.12	70,200
TK18	Elect	Add cell booster system	Highest	31,774	1.30	1.12	46,263
TK19	Elect	Replace classroom lighting sensors throughout	Highest	47,661	1.30	1.12	69,394
TK20	Elect	Add power to support telecommunications	Highest	15,951	1.30	1.12	23,225
TK21	IT	Replace phone system (VoIP phones & PoI Switches)(1)	Highest	87,500	1.30	1.12	127,400
TK22	IT	Replace UPS and batteries (6-3KVA UPSs)(2)	Highest	13,250	1.30	1.12	19,292
TK23	IT	Replace Telecenter head-end and devices (intercom/clocks)	Highest	100,000	1.30	1.12	145,600
TK24	Security	Upgrade/enhance camera surveillance	Highest	48,000	1.30	1.12	69,888
TK25	Security	Add secure vestibule at front entry	Highest	65,000	1.30	1.12	94,640
TK26	Security	Add perimeter fencing, gates	Highest	115,000	1.30	1.12	167,440
TK27	Security	Add intrusion detection system	Highest	40,000	1.30	1.12	58,240

**TUKWILA TOTAL 3,921,565**

## Tukwila Elementary School Springboard Proposal - Final

<i>CRs</i>	<i>Add (2-3) double-wide portable classroom buildings</i>	<i>Off</i>
<i>Area</i>	<i>Add space to regain Computer Lab</i>	<i>Off</i>
<i>Arch</i>	<i>Reroof low-slope canopy areas</i>	<i>Off</i>
<i>Kitchen</i>	<i>Add/replace misc. equipment</i>	<i>Off</i>
<i>HVAC</i>	<i>Replace boilers</i>	<i>Off</i>
<i>Elect</i>	<i>Replace diesel generator</i>	<i>Off</i>
<i>Elect</i>	<i>Replace all lighting with LED fixtures</i>	<i>Off</i>
<i>Elect</i>	<i>Replace obsolete lighting and controls at Entry, Commons</i>	<i>Off</i>
<i>IT</i>	<i>Remove cable TV distribution</i>	<i>Off</i>
<i>IT</i>	<i>Replace optical fiber cabling</i>	<i>Off</i>
<i>Site</i>	<i>Replace irrigation system</i>	<i>Off</i>
<i>Security</i>	<i>Provide card access for all exterior doors</i>	<i>Off</i>
<i>Energy</i>	<i>Upgrade exterior envelop to current standards, replace exterior finishes</i>	<i>Off</i>
<i>Plumbing</i>	<i>Replace plumbing fixture trim w/ automatic hard-wire type</i>	<i>Off</i>



Front Entry – no secure vestibule.



Exterior finish – wood trim is failing.



Exterior finish – wood trim is failing.



Informal pathway south of school, on school property.

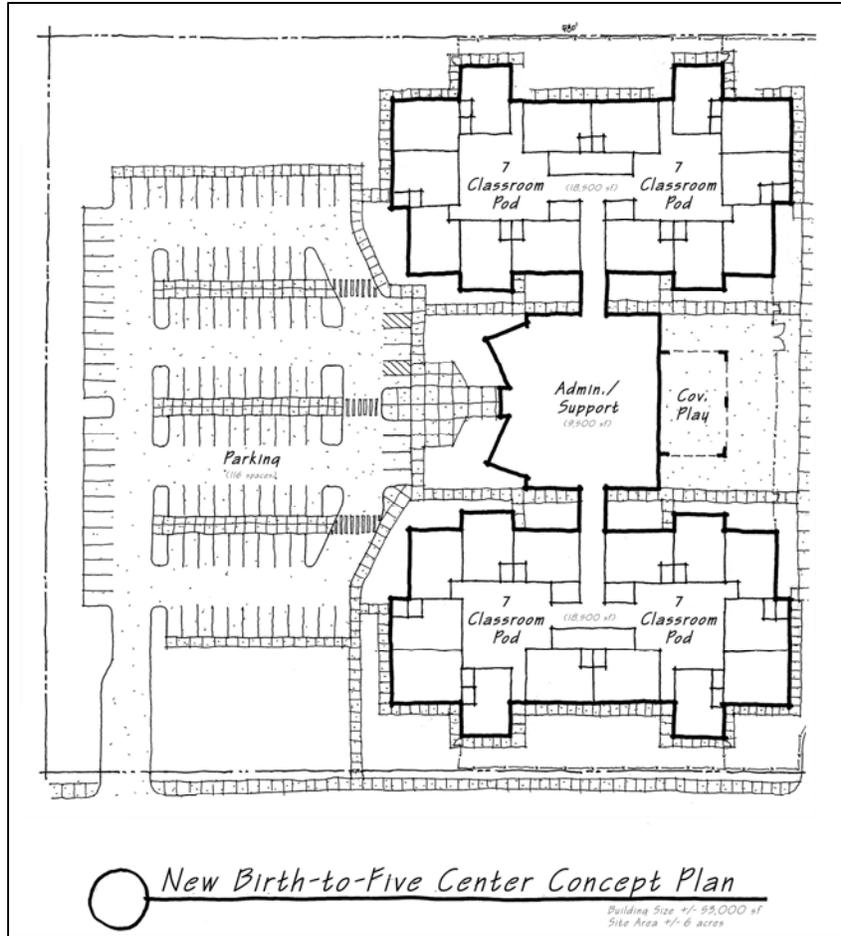


Existing play equipment area.



Existing Library – proposed to be expanded.

## New B – 5 Center



**Birth-to-Five Center**  
 Location to be Determined

Projected Building Area:	56,500 SF
Total Classrooms:	28
Building Capacity:	440
State Funding Eligibility:	None



**Overview**

The existing permanent capacities of the elementary schools were a major consideration of the Committee. “Capacity” is the term used to describe the maximum number of students that attend a school facility, without exceeding class size limitations, and requiring the need for temporary housing (portable classroom buildings).

District building capacities are currently based on the CBA agreement language related to maximum class sizes – a common method in determining capacities for public schools. District class size limitations are as follows:

Kindergarten	22 students
First Grade	22 students
Second Grade	24 students
Third Grade	24 students
Fourth Grade	27 students
Fifth Grade	27 students

The average class size across a K-5 facility becomes 24.3 students per classroom. Based on this standard, all three buildings are near, but under capacity.

However, recent proposed Washington State legislation includes much lower class size limitations. Initiative 1351, still under consideration by the State legislature, includes specific class size standards for all grade levels. During the time the Committee met in April and May, they understood that the legislation may be altered or even eliminated during deliberations and negotiations by State lawmakers. However, the Committee felt the bond planning process should carefully consider the impacts of this legislation. As a result, the Committee included these reduced standards in their discussion and evaluations of the capacity proposals.

These standards included in Initiative 1351 for high poverty school districts are as follows:

Kindergarten	15 students
First Grade	15 students
Second Grade	15 students
Third Grade	15 students
Fourth Grade	22 students
Fifth Grade	23 students

Under this standard, the average class size across a K-5 facility becomes 17.5 students per classroom. Based on this standard, all three buildings are significantly over capacity.

The following table of permanent capacity illustrates the difference between considering the District’s current CBA standard and the standard set forth by Initiative 1351:

School	K-5		CBA Over/(Under)	Initiative 1351 Capacity	Initiative 1351 Over/(Under)
	Enrollment March 2015	CBA Capacity			
Cascade View	485	535	(50)	385	100
Thorndyke	412	437	(25)	315	97
Tukwila	503	559	(56)	403	100

### The Committee's Work

The Committee concluded that any form of class-size reductions would virtually eliminate the excess capacity under the CBA (current) Standard at the elementary level. As a result, the Committee considered three primary options for increasing the capacities of the existing elementary schools:

1. Additions to Existing Buildings

Construct additions at each of the existing sites to increase the number of general classrooms. Initially, the additions included 3-4 classrooms at Cascade View, 4-6 classrooms at Thorndyke, and 4-8 classrooms at Tukwila. However, during this analysis it was apparent there was little available space on the existing sites to accommodate classroom additions. For new permanent additions, it is preferable to connect these facilities to the existing buildings by expanding existing hallway patterns to prevent outside circulation to other buildings

At Cascade View, the site area is limited by the existing topography and existing improvements. Filling in the existing courtyard would virtually eliminate existing daylighting opportunities and would not be an efficient use of an awkward-shaped space. Consideration was also given to adding a second floor over Area E (new addition in 1996), but later discarded after recognizing this approach would also impact the first floor spaces.

Thorndyke is more difficult than Cascade View. This site virtually has no room for permanent expansion without major impacts to the site. The Technical Team did examine the location of future portables and was able to illustrate the placement of two double-wide portables, if needed.

Tukwila is the only school that has a "built-in" opportunity to expand the existing building. The eastern-most section of the building is only a single-story structure with four classrooms clustered around an expanded hallway. All other sections of the classroom wing are already two-story. The Technical Team illustrated a four classroom addition could be placed on the second floor level with a new hallway extended to the existing hallway. In addition, the Team also examined the location of portable classrooms and was able to illustrate the placement of two double-wide portables, if needed.

2. Construct a New Elementary School

In lieu of undertaking projects at all three sites, the Committee suggested that the District build a new, fourth elementary school. A cost model for this option was developed by KMB assuming a building size and configuration similar to the recent projects at Thorndyke and Tukwila. The model included a building area of 63,000 SF that would provide 20-22 classrooms, a Gymnasium, Multi-purpose Room, Library, and Administration area. The model included moderate site development costs, even though there is not a designated site for a new building. Construction Costs were determined to be approximately \$24.7 million and Total Project Costs approximately \$37.2 million. An advantage to this approach was instantly adding overall capacity to the elementary level while minimizing, if not preventing, any construction impacts on the three existing sites. The primary disadvantage cited was the need to re-district the school boundaries.

3. Construct a New Birth to Five Center

Initially, this option was introduced as an Early Childhood Center for ages 3-5, with the possibility of adding Kindergarten and SPED self-contained programs as well. After studying the capacity data and considering the potential impacts of state-mandated class-size reductions, the Committee suggested that the Kindergarten level and self-contained SPED program at Tukwila Elementary School be added to this facility.

The Technical Team performed an analysis of the number of classrooms required based on the application of current District Class Size (CBA) Standards and the application of the 1351 Initiative Standards:

**Project Cost Model**  
**New K-5 Elementary School**

Tukwila School District

May 4, 2015

Building Area		63,000	s.f.	Comparable to TKES and TDES
Current Cost of New Construction, 2015	\$	275.00	/s.f.	

**Project Data**

Assume Bond Authorized in February 2016  
 Assume Construction Start Date of July 1, 2018  
 Assume Twelve (12) Month Construction Duration  
 Construction End Date of July 2019

**Building Data**

New Construction  
 Single or Two-story Building  
 Built to Similar Standards as TKES and TDES

**Site Data**

Purchase New Property  
 Moderate Development Costs

	<u>Costs</u>	<u>Comments</u>
<b>A. Construction Costs</b>		
<b>New Construction</b>	17,325,000	
<b>Site Development</b>	4,000,000	Allowance
On-site Work		
Water system improvements - fire protection and hydrants		
Drainage improvements - on-site treatment for impervious areas		
Sewer system improvements		
Asphalt paving for parking		
Concrete sidewalks		
Earthwork - moderate, some import fill		
Site clearing - as needed		
Erosion control		
Landscaping and Irrigation		
Miscellaneous site improvements		



Off-site Work - frontage Improvements		750,000	Allowance
Street frontage improvements - per City of Tukwila			

Subtotal of Construction Costs		\$ 22,075,000
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Cost Escalation to July 2018 bid	12.00%	<u>\$ 2,649,000</u>
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CONSTRUCTION BID COSTS		\$ 24,724,000
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Construction Contingency @ 7.50%	7.50%	<u>\$ 1,854,300</u>
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TOTAL CONSTRUCTION COST		\$ 26,578,300
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<b>B. Non-construction Costs</b>	40.00%	<u>\$ 10,631,320</u>
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<b>C. Total All Project Costs</b>		<b>\$ 37,209,620</b>
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NOTE: Does not include cost of site purchase



	Current # of Classrooms	Current Enrollment	(22 students per room) CBA Standard # of Classrooms	(15 students per room) 1351 Standard # of Classrooms
Cascade View-classrooms				
Preschool	2	29	2	2
Kindergarten	4	81	3.7	5.4
Thorndyke-classrooms				
Preschool	2	35	2	2.3
Kindergarten	4	88	4	5.9
Tukwila-classrooms				
Kindergarten	5	83	3.8	5.5
SPED - Self Contained	2	41	2	2
Total Classrooms Required	19		18	23

Early in the Committee deliberation process, the District Administration asked that a Birth-to-Three program be added to the development of this facility. At this point the project name was changed to “New Birth-to-Five Center,” including Kindergarten.

The intent of the approach was to place all early childhood students into the same facility, centralize staff resources, and provide age-appropriate accessories and amenities within the building. For the Birth-to-Three component, a total of four classrooms were added to the net total. Ultimately, a total of (28) classrooms were programmed for this facility. It is assumed that these classrooms would support full-day Kindergarten, full-day SPED self-contained, and double-loaded am/pm classes at the Preschool level.

KMB developed a Spatial Summary, Cost Model, and Conceptual Site Plan for this facility. The Spatial Summary identified a total of (28) Classrooms; Instructional Support consisting of a school Psychologist, SLPs, and OT/PTs; fairly typical school administration space; and Building Support space consisting of a Family Support Center. It is envisioned that the facility would include a Kitchen, but meals would likely be served in the classrooms “family style.” A major difference in this facility and a typical elementary school is a single Multi-purpose Room, with no Gymnasium space. The Multi-purpose room would primarily serve as an indoor play area and serve the need for assembly space. It would not necessarily serve as a student lunch room. The total programmed area for the new facility is approximately 55,800 SF.

The Cost Model format was very similar to the format developed for the new elementary school. The cost per square foot is identical, but since there is no Gymnasium space, the total area of this facility is less by about 8,000 SF. As with the elementary school above, there is no current dedicated site for the building. At this time, site purchase costs are not included in the specific cost model for this project, but appear in the overall bond program costs.

For the purposes of completing the project cost model, it was assumed the facility would be located on an undeveloped site, or one that little existing improvements. The site development costs included were for a 6-8 acre site and seen as moderate given the type of building being constructed.

Construction Costs were determined to be approximately \$20.2 million and Total Project Costs approximately \$29.5 million or approximately \$7.7 million less than a new full-sized elementary school.



Spatial Summary							
Birth to Five (Kindergarten) Center							
Tukwila School District							
May 13, 2015							
Revised August 20, 2015							
	No. Rooms	s.f.	students/ classm.	capacity	Total s.f.	Subtotals	Comments
<b>A. Classrooms</b>							
Birth-to-Three							
Classroom	4	950	17	68	3,800		
Restrooms (1 per room)		75			300		
Preschool							
Classroom	4	950	17	68	3,800		
Restrooms (1 per room)		75			300		
Kindergarten							
Classroom	18	950	15	270	17,100		
Restrooms (1 per room)		75			1,350		
SPED - self-contained							
Classroom	2	950	17	34	1,900		
Restrooms (1 per room)		75			150		
Subtotals - A	28			440	28,700	28,700	s.f.
<b>B. Instructional Support</b>							
SPED							
Psychologist ("Pysch")	2	200			400		
Speech-Language Pathologist ("SLP")	6	80			480		
Occupational Therapy/Physical Therapy ("OT/PT")	1	420			420		
Pod Centers	4	800			3,200		
Conferencing/Testing Rooms	4	100			400		
Subtotals - B					4,900	4,900	s.f.
<b>C. Administration</b>							
Reception/Waiting	1	200			200		
Secretarial Area	1	300			300		
Health Room							
Cot Area	1	175			175		
Office/Exam Room	1	100			100		
Restroom/Shower	1	60			60		
Director's Office	1	180			180		
Conference Rooms							
Large (12-15 occupancy)	1	300			300		
Small (6-8 occupancy)	1	175			175		
Staff Workroom	1	250			250		
Staff Room	1	450			450		
Subtotals - C					2,440	2,440	s.f.



<b>D. Building Support</b>									
Family Support Center									
	Parent Reception	1	450			450			
	Family Support Staff	6	80			480			
	Conference Room	1	175			175			
	Volunteer Room	1	125			125			
Multi-purpose Room									
	Multi-purpose Room	1	1,800			1,800			
	General Storage	1	300			300			
Food Services									
	Kitchen	1	800			800			
	Dry Storage Room	1	150			150			
	Staff Restroom	1	50			50			
	Staff Restrooms	6	70			420			
Custodial Rooms									
	Main	1	200			200			
	Satellites	2	75			150			
	Mechanical/Electrical	1	1,200			1,200			
	MDF/IDF (total allocation)	1	100			100			
	Subtotals - D					6,400	6,400	s.f.	
	Building Subtotals - A, B, C, and D						42,440	s.f.	
	Building Circulation @ 33%						14,005	s.f.	
	<b>TOTAL AREA</b>						<b>56,445</b>	<b>s.f.</b>	



**Project Cost Model**  
**New Birth-to-Five (Kindergarten) Facility**  
 Tukwila School District  
 May 13, 2015  
 Revised August 20, 2015

Building Area (See Spatial Summary dated 05-07-15)	56,500 s.f.	See Spatial Summary
Current Cost of New Construction, 2015	\$ 275.00 /s.f.	Current Unit Cost

**Project Data Assumptions**

Bond Authorized in February 2016  
 Construction Start Date of July 1, 2018  
 Twelve (12) Month Construction Duration  
 Construction End Date of July 2019

**Building Data**

New Construction  
 Single-story Building  
 Built to Similar Standards as TKES and TDES

**Site Data**

Purchase New Property  
 Moderate Development Costs

**A. Construction Costs**

**New Construction**

Building assumptions  
 Standard spread footings  
 Slab-on-grade construction  
 Wood frame construction

**Site Development**

On-site Work (Approximately 6 acres)  
 Water system improvements - fire protection and hydrants  
 Drainage improvements - on-site treatment for impervious areas  
 Sewer system improvements  
 Asphalt paving for parking

Costs	Comments
<b>15,537,500</b>	
<b>2,000,000</b>	Allowance based on outlined Scope of Work New System New System per local regulations Extension of main adjacent to site Parking as allowed per city muni code



Concrete sidewalks  
 Earthwork - moderate, some import fill for building slabs and foundations  
 Site clearing - as needed  
 Erosion control  
 Landscaping and Irrigation  
 Miscellaneous site improvements

Assume moderate amount of grading,  
 use of native soils

Playfield and minimal landscaping

**Off-site Work - Frontage Improvements**

500,000

Allowance

Street frontage improvements - per City of Tukwila  
 Moderate Utility Extensions

Subtotal of Construction Costs

\$ 18,037,500

Cost Escalation to July 2018 bid

12.00%

\$ 2,164,500

Escalation to Summer, 2018

CONSTRUCTION BID COSTS

\$ 20,202,000

Construction Contingency

7.00%

\$ 1,414,140

**TOTAL CONSTRUCTION COST**

\$ 21,616,140

**B. Non-construction Costs**

36.00%

\$ 7,921,060

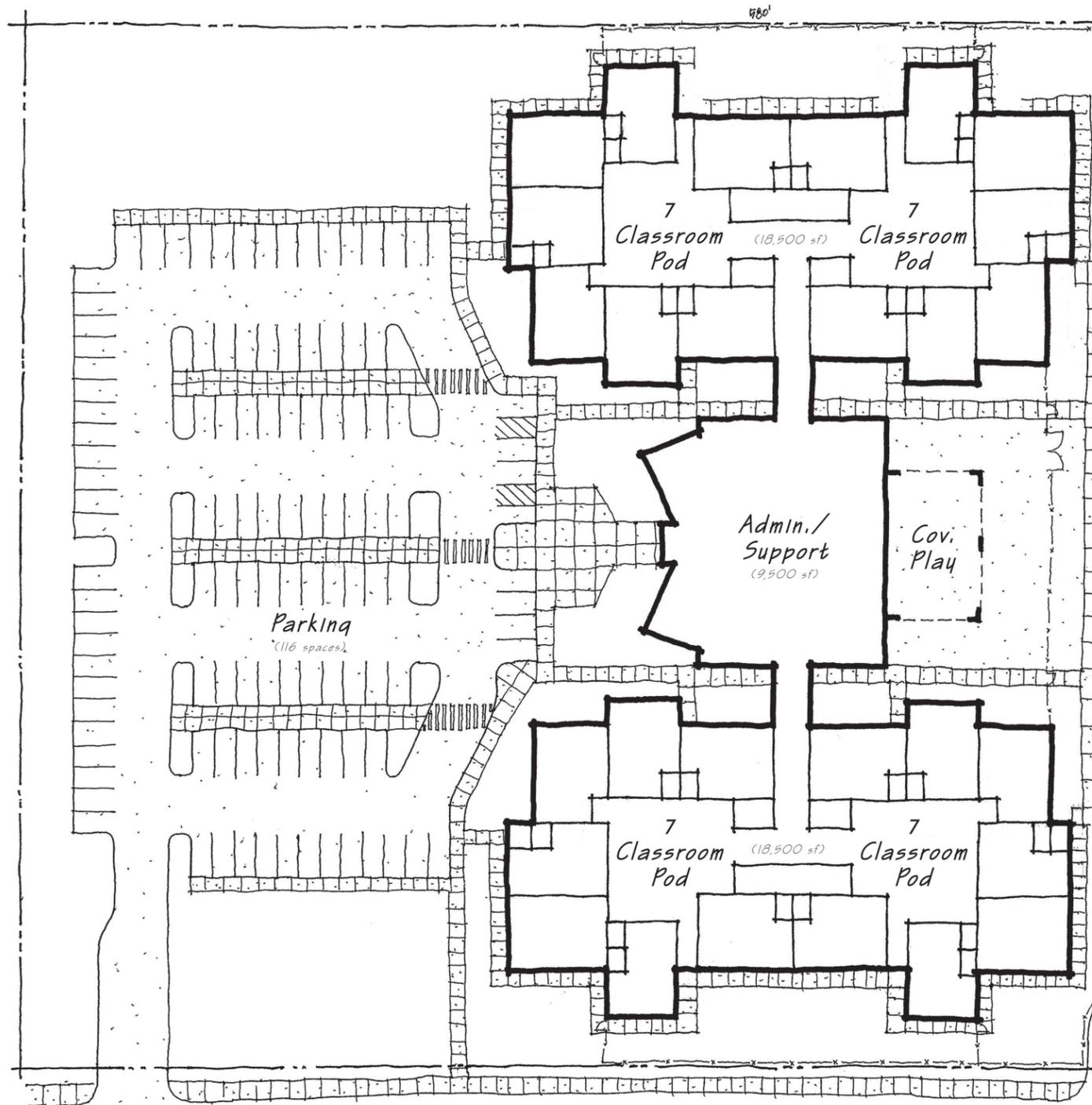
Not an OSPI-regulated project

**C. Total All Project Costs**

\$ 29,537,200

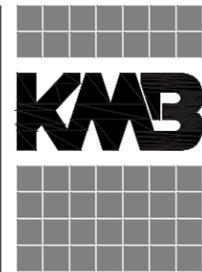
NOTE: Does not include cost of site purchase



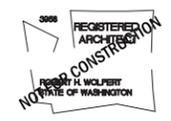


New Birth-to-Five Center Concept Plan

Building Size +/- 53,000 sf  
 Site Area +/- 6 acres



design groups, inc. p.s.  
 architecture  
 education facilities group  
 justice facilities group  
 security design group  
 828-7th Avenue SE  
 Olympia, WA 98501  
 360.352.8883



KMB Project # E1463

**TUKWILA SCHOOL DISTRICT**  
**BOND PLANNING**  
 4242 SOUTH 144TH STREET  
 TUKWILA, WASHINGTON 98168

ORIGINAL SHEET SIZE = 24 x 36  
 HALF-SIZE SHEET = 11 x 17

REVISIONS:  
 DATE:  
 5-21-2015  
 PRE-SCHEMATIC  
 SHEET NO.



The Committee favored Option #3 – New Birth-to-Five Center as the solution for increasing capacity at the elementary level for several reasons:

- a. Building the New Center would draw students of very young age groups to a centralized facility for specialized learning opportunities.
- b. The building could be designed with young age-appropriate amenities, e.g. play structures, restrooms and other fixtures, reduced heights for common constructed elements, common curricular materials.
- c. These young age groups would be less likely to have established residence at their neighborhood schools.
- d. Centralized resources for parents, particularly Family Support Services.
- e. Less costly than constructing a new elementary school.
- f. Avoid district-wide boundary adjustments.
- g. Minimizes construction impacts across the District by not building new additions at all elementary schools.

### Building Capacity

The Technical Team developed a space program for the facility based on capturing the current preschools, self-contained SPED programs, and Kindergarten programs from all three elementary schools. In addition, space was included for the new Birth-to-Three component. A Spatial Summary dated May 7<sup>th</sup>, was developed for the Birth-to-Five Center and included the classroom spaces listed below. Also included in this summary if the anticipated student per class loading and the total number of students served to calculate the overall capacity of the building:

<u>Spaces</u>		<u>Students per Room</u>	<u>Totals</u>
Birth-to-Three Program	(4) classrooms	17	68
Preschool	(4) classrooms	17	68
Kindergarten	(18) classrooms	15	270
SPED – self-contained	(2) classrooms	17	<u>34</u>
Total	(28) classrooms		440

### Springboard Proposal – New Birth-to-Five Center

At the May 28<sup>th</sup> meeting, the Committee heard a presentation from Dr. Heather Newman, Director of Early Learning regarding the reasons for adding an early learning center to the District's bond proposals. Following the presentation, the Committee deliberated whether to include a fourth, new elementary school or a Birth-to-Five Center to develop additional student capacity at the elementary level. The Committee voted to include a new Birth-to-Five Center in the proposal.

**Total Cost of a New Birth-to-Five Center:**                    \$29,537,200 (without site acquisition costs)

## Showalter



### Showalter Middle School

4628 South 144<sup>th</sup> Street, Tukwila, WA 98168

Site Area:	14 acres
Total Building Area:	87,896 SF
Total Teaching Stations:	32
Enrollment 6-8 (March 2015):	673 students
SF/student:	131 SF/student
Building Capacity:	
• Current Standard	780
• Legislative Standard	598
Potables on-site:	(2) double-wide portables (4) teaching stations total
State Funding Eligibility:	None until 2026



## Building Description

Showalter Middle School is comprised of six distinct areas:

Area A: Typically referred to as the “original building.” This area is a two-story structure and served as the original school constructed in 1937. This section of the building has a variety of classrooms and is the location of the main entry and school administration on the first floor. The Student Commons (Cafeteria) is located on the backside of the building, facing west.

Area B: This area was constructed in 1946 and is a square-shaped building located to the west of Area A, near the 144<sup>th</sup> Street frontage. This area has five large classroom areas and was initially designed to accommodate old programs for Music, Choral, Home Economics, Art and Shop. Three of these spaces have been fully re-purposed for other program uses and one has been reduced in size to accommodate the District’s print shop.

Area C: This area is located on the north end of the building and comprises the Locker Rooms and Weight Room. The building was constructed in 1965.

Area D: This area comprises the Gymnasium Building which was initially constructed in 1965, under the same project as the Locker Room/Weight Room Building.

Area E: This area was newly constructed in 1996 and serves as the District’s Central Kitchen. This space is located between Area B and the Student Commons space (Area A).

Area F: This area was also newly constructed in 1996 and is the location of the expanded school Library.

The areas are all connected together as a single building. However, students and staff must exit some portions of the building to gain access to others. For example, a covered walkway connects Buildings A and B. There is no internal circulation in either Building C or D, thus all access originates from the exterior of the building. The only two-story element of the building is included in Area A – the original building.

The following is a summary of the teaching stations included in the building:

General Classrooms	16
Science Classrooms	6
SPED Classrooms	2
ELL Classroom	1
Computer Lab	1
Art	1
Band and Choir	1
Gymnasium	1
Weight Room	1
WICAT	1
Total Stations	32

The exterior envelop system consists of either precast concrete aggregate panels or cement plaster with a concrete foundation wall/wainscot. The roof system consists primarily of a single-ply membrane on the low-sloped roof.

## Site Description

The school facility is located within a residential zone, fronted by South 144<sup>th</sup> Street along the full south property line. The school is part of a larger District campus that includes the District Administration Building to the east, and the District Stadium and Foster High School to the west. The main entry is located on the east side of the building immediately adjacent to the front parking lot. Staff and visitor parking is accessed by a single driveway from 144<sup>th</sup> Street. The parking lot is often congested since it serves both the District’s Administration Building and the school, particularly during morning drop-off and afternoon release time. The school community has configured an effective way for parents to pick-up students by devising two lanes of traffic: one for curb-side pull-up and one for through-traffic.

A second driveway is located further west up 144<sup>th</sup> Street and is intended to serve the Central Kitchen deliveries and the loading/unloading zone for District buses. However, according to school staff, some parents also utilize this driveway for the pick-up and drop-off of students raising safety concerns due to traffic conflicts and congestion. The driveway dead-ends on the property and includes a 180-degree turn-a-round loop. The school building is roughly configured in a U-shape with an exterior courtyard located in the center of the U-shape. This courtyard, which serves as a hard-surface recreation area for the students during lunch periods and after school, is also located immediately adjacent to the turn-a-round loop. The close proximity of these two uses presents the safety concerns, particularly during the presence of District bus traffic.

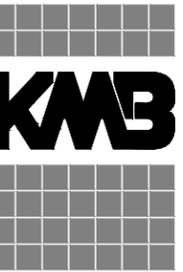
The District Stadium is located immediately to the west of the site and is frequently used by middle school students for physical education activities and extra-curricular activities after school. To the north of the school are two ballfields – a baseball field and fast pitch field, both with skinned infields, backstops and team benches. Neither field includes outfield fencing. Both of these fields are used almost exclusively by the high school. The middle school Principal reported that neither field is used by the middle school for general play purposes. During lunch periods students only use the courtyard located just outside of the Student Commons.

The area to the east of the two ballfields is a steeply sloped, heavily forested, and unusable.



# SHOWALTER MIDDLE SCHOOL CAMPUS

SCALE: NTS



design groups, inc. p.s.  
 architecture  
 education facilities group  
 justice facilities group  
 security design group  
 828-7th Avenue SE  
 Olympia, WA 98501  
 360.352.8883

KMB Project # E1463

**TUKWILA SCHOOL DISTRICT**  
**BOND PLANNING**  
 4242 SOUTH 144TH STREET  
 TUKWILA, WASHINGTON 98168

ORIGINAL SHEET SIZE = 24 x 36  
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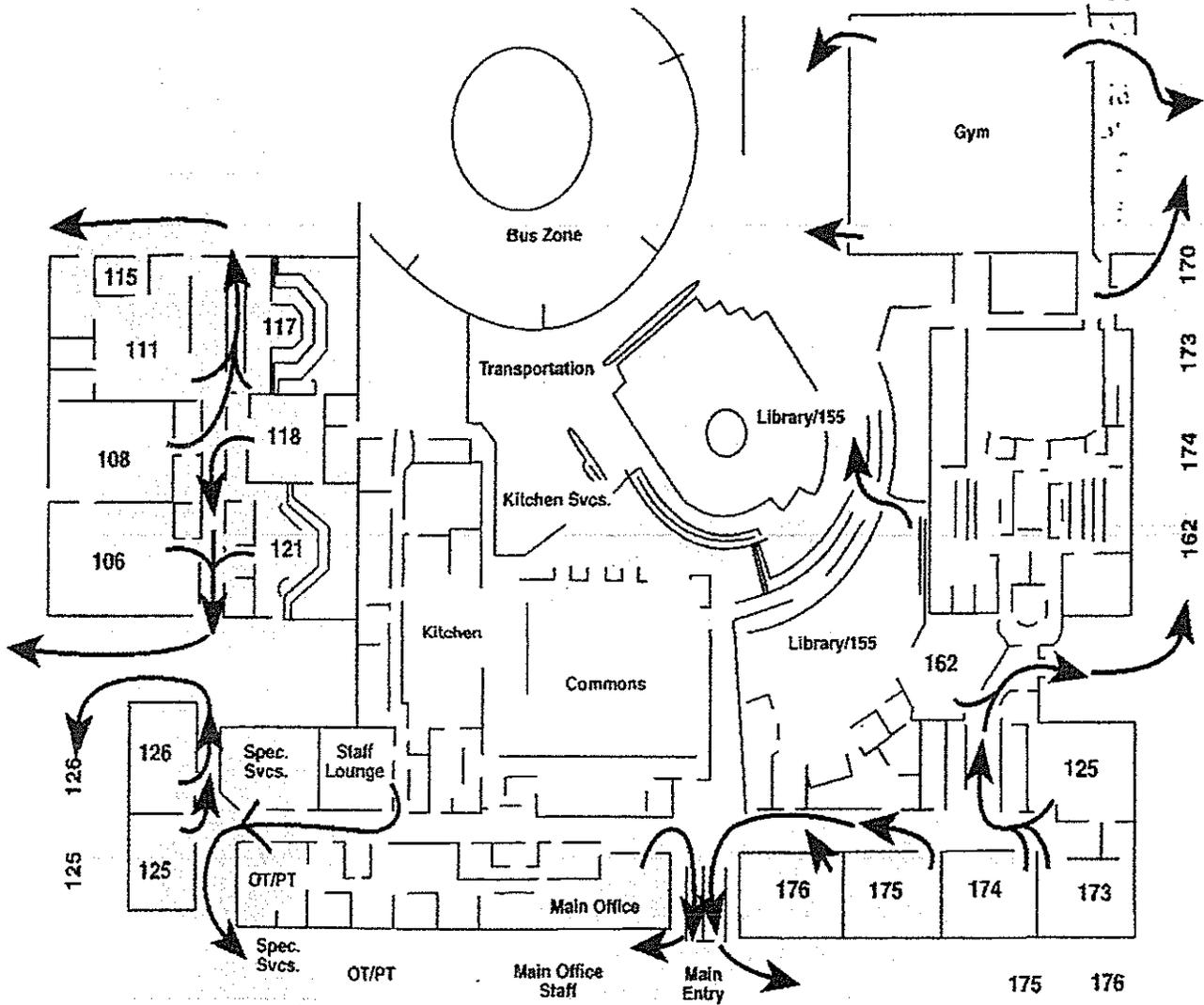
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**02**

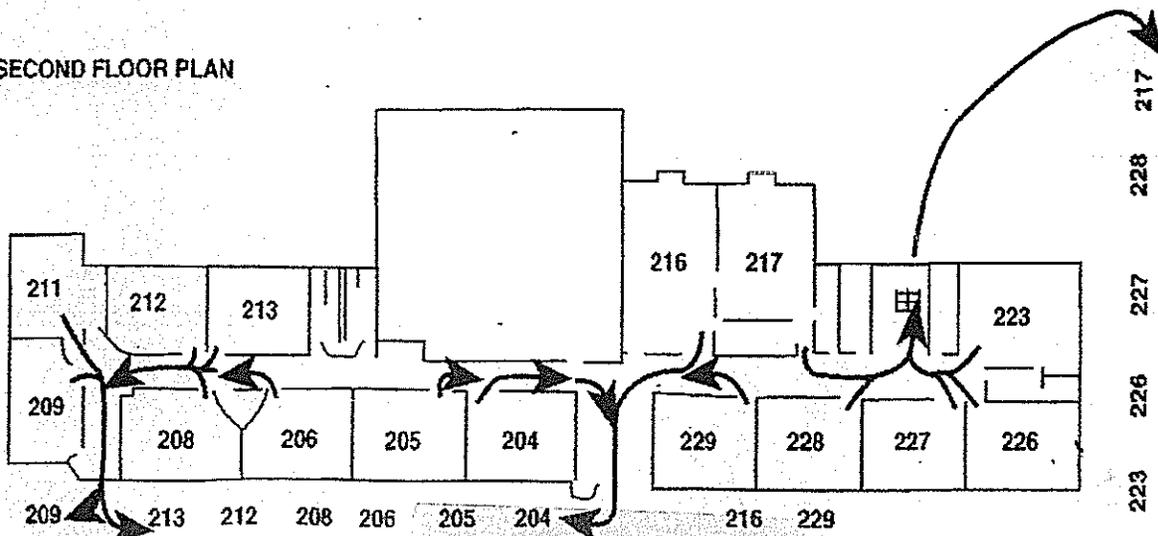


**FIRE DRILL/EMERGENCY EXITS**  
 4628 S. 144 Street  
 Tukwila, WA 98168  
 Phone # (206) 901-7800 Fax # (206) 901-7807

**SHOWALTER MIDDLE SCHOOL  
 FIRST FLOOR PLAN**



**SECOND FLOOR PLAN**





### Building Capacity and Current Enrollment

In conducting a building capacity analysis, KMB concluded there were a total of (32) classrooms (“teaching stations”) available for general instruction. In calculating the building capacity for a secondary school (middle and high school), a utilization factor is typically used to account for classrooms being used by teachers during their contract planning period. The 83% utilization factor applied here assumes a classroom is actively used for teaching five (5) out of six (6) periods during the normal school day. With an 83% utilization factor, a total of 26 classrooms (32 classrooms X 83% = 26 classrooms) are available for instruction during any one period during the normal school day.

Using the current District classroom size standard, which is based on the current CBA Agreement, an average class size is thirty (30) students, multiplied by the number of classroom spaces available, **the building capacity is 780 students** (30 X 26 = 780). The current 6-8 enrollment at the building is 673, thus the building is (107) students under capacity, or the rough equivalent of four classrooms. Unlike elementary schools, all secondary instructional spaces are considered in the capacity calculation as the typical schedule for students involves special instruction, electives, as well as general instruction during a “period.” Students move to multiple classrooms throughout the day, thus all spaces that serve as “instructional stations” are considered in the capacity analysis.

In anticipation of future state legislative action associated with class size reductions, the Committee also considered the class size standards contained in the recent Legislative HB 1351. Under this standard, the average class size is only (23) students. At this level, **the building capacity is 598 students** (23 students per class X 26 instructional stations = 598). Under this methodology, the building is currently (75) students over capacity.

The building has additional capacity under the current standard. However, the Committee felt that the District needs to also plan and prepare for future state mandated reduced class sizes. Since this is the only middle school serving the District, the options to address capacity issues are limited. If state class-size reduction standards were adopted, any additional students would need to be accommodated in temporary facilities (portables) or build a new facilities to accommodate the added student population.

Permanent Building Capacity

	Current Condition		Labor Standard		Legislative Standard	
	Current Enrollment	Classrooms Used	CBA Class Size Standard	# Classrooms Required	1351 High Poverty Class Size	# Classrooms Required
Sixth Grade	232		30	7.7	23	10.1
Seventh Grade	240		30	8.0	23	10.4
Eighth Grade	201		30	6.7	23	8.7
No. of Classrooms		32		23		29
Utilization Factor (83%)*		0.83		0.83		0.83
Available Teaching Stations		26		19		24
Building Capacity			780		598	
Current Enrollment			673		673	
Current Status			107	under	75	over

\* Utilization Factor (83%): Assumes teaching staff utilize their teaching stations during planning periods.

### Building Condition Evaluation – 2015 Study and Survey

Early in 2015, KMB and their team of mechanical and electrical engineers performed a building assessment of the school and identified several building “systems” in need of major repair or replacement. The following list of recommended improvements was shared with the bond planning committee:

#### Exterior Systems

1. Reroof all canopy roofs.
2. Paint entire building (under contract for summer 2015).
3. Add accessible route to Boys and Girls Locker Rooms from interior.

#### Interior Systems

4. Replace acoustical treatment at Gymnasium.
5. Replace or retrofit basketball backboards at Gymnasium with power operated equipment.
6. Replace selected windows – thermal and air leakage issues with some existing units.
7. Replace carpet.

#### Plumbing and Fire Protection Systems

No comments.

#### Mechanical Systems

8. Replace aging, noisy roof-top condensing units (providing HVAC A/C). Alternately, install a chilled water system.
9. Replace roof-top piping, insulation, supports.
10. Upsize HVAC air distribution ductwork; upsize associated equipment if needed to provide adequate thermal comfort and indoor air quality.
11. Add return ductwork to existing return air plenum space per current code.
12. Replace heat recovery and fan coil units as needed.
13. Controls system is (19) years old. Should be upgraded along with equipment upgrades noted above. Include lighting controls, energy metering, fire alarm, security, and other systems as part of a comprehensive control program.
14. Plumbing fixtures – replace older fixtures with new; replace trim (lavatory faucets and flushing fixture flush valves) with hard-wired automatic trim.
15. Replace existing boilers with new high efficiency units.
16. ECI is \$1.10/sf/yr. which is the second worst performing school, energy-wise.

#### Electrical and Low-voltage Systems

17. Emergency generator – currently not at this building.
18. Replace existing T-8 fluorescent fixtures with LED light fixtures.
19. Exterior lighting needs to be upgraded
20. Remove existing CATV system
21. Clock system – upgrade from old analog system to integrated clock & bell, public address, and intercom
22. Access control system – currently being upgraded to Sonitrol.
23. CCTV interior cameras failing – ESD is currently studying. .

#### Site

24. Exterior play areas are small, interfere with site traffic (e.g bus and food services circulation and parking).

### Additional Assessment Input

KMB also meet with several members of the District's staff to gain input into the condition and operational impacts of the existing facilities including the School Principal, Food Services Supervisor, and the Transportation Department.

#### Meeting with the School Principal

1. Three lunch periods that are 30 minutes each.
2. Students only use outside courtyard area during lunch periods. Do not use the north fields.
3. Site circulation is limited. Deliveries sometimes occur during student recess/lunch.
4. Parents are occasionally use back driveway for pick-up which causes further site congestion/issues.
5. The existing Gymnasium bleachers will only hold 400-450 students. Building enrollment is approaching 700.
6. Next school year the District is adding intervention staff, but there is limited are for them to work.
7. The mechanical system is not performing well – several complaints regarding hot/cold areas in the building.
8. Hot water is not available is some portions of the building.
9. Carpeted areas are severely worn.

#### Meeting with the Food Services Supervisor

1. This is the District's Central Kitchen site. This is the central reception for all food services deliveries, e.g. five milk deliveries/week and three produce deliveries/week.
2. Serves three lunches, approximately 20 minutes apart.
3. Equipment needs: new prep tables, steam tables, dishwasher, warming cabinets, (2) salad carts.
4. The newly installed refrigerator is already full.
5. There is limited area for future expansion. Currently build breakfast meals in the school cafeteria space. Occasionally have to move the school Staff Room if the Cafeteria has a morning event.
6. Need additional storage space.

#### Meeting with the Transportation Supervisor

Vehicles Dispatched:

- (6) full-sized buses – shared with Foster High School
- (2) SPED buses

The primary concern at this site is the bus parking is adjacent to the student courtyard area in the back of the building, adjacent to the Student Commons (Cafeteria). Parents also use this area for pick-up and drop-off of students because the front parking lot is usually congested with traffic.

### Information Technology (IT) Assessment

A full assessment of the District's IT service, conducted by the KMB Team, is included in Appendix D. David Bultez of Hargis Engineers met with Dr. Gregory King to review the District's strategies for use of technology and also toured all of the District's buildings. IT items for consideration included those classified as "infrastructure" improvements – improvements that provide service or are built into the buildings. Infrastructure includes fiber cabling, intercoms, clocks, phone systems, wireless access points, cooling equipment, power requirements, and UPS batteries. Any items considered as "movable equipment," "devices," "software" were also identified, but will be included in future technology levies.

Any infrastructure item from the assessment, with a score of less than "5," was entered onto the initial Springboard Proposal. For Showalter Middle School that included the following items:

- Replace the phone system.
- Replace the UPS and battery system.
- Replace the Tele-center (head-end) for the intercom-clock system.
- Replace the fiber optic cable.

### General Assessment Summary

The above items from the building assessments, added assessments input from District Staff, and considerations from the capacity-enrollment analysis were entered onto the initial "Springboard List" that was presented to the Committee at Meeting No. 3 on May 5, 2015

### Springboard Proposal – Showalter Middle School

The initial Springboard Proposal for Showalter included the following:

Number of Items:	37
Type:	Each item was given a general category title to assist in sorting through the priorities and locations for each item. "Area" addressed the need for added area, whether it directly addressed student capacity, or lack of certain spaces to support the overall program of the building. "CRs" is an abbreviation for Classrooms. Closely related to "Area" these items are specific to classrooms and maintaining or achieving capacity-related goals. "Arch" are architectural elements including interior and exterior finishes, roofs, doors, windows, etc. "HVAC" is the abbreviation for heating, ventilating, and air conditioning. "IT" is the abbreviation for Information Technology or Telecommunications. All others should be self-explanatory.
Item:	Brief description of the recommended improvement.
Priority:	To assist in sorting out critical needs from more moderate improvements, KMB labeled each item with a priority of "high," "medium," or "low." Generally, any item not receiving a "high" priority has a useful life of more than 10 years remaining.
Cost:	Beginning with the Showalter proposal, the costs presented to the Committee included construction estimates, non-construction costs (design, tax, bid costs, permits, administrative costs, etc.), and an escalation factor to address projects completed well after the bond election.

The items listed in the Springboard Proposal include a brief description that identifies the work involved. However, some of the items deserve further explanation:

#### Type: Area

Depending on the standard utilized, the existing building is near or over the building capacity given the current level of enrollment.

District staff pointed out that the building also lacks Family Resource space and work space for special education staff, itinerants, para-educators, and other support staff.

#### Type: Classrooms ("CRs")

To add capacity space, the Committee recognized there was not sufficient space for a new classroom expansion beyond the current footprint of the building. The Technical Team recommended, and the Committee endorsed the idea of building new space within the existing footprint by adding a second floor to an existing building. This approach would also allow for space within the existing building to be re-purposed to serve other needs such as staff work space or Family Resource space, as noted above.

#### Type: Heating, Ventilating, Air Conditioning ("HVAC") System

The existing air distribution system does not perform well. The roof-top mounted condensing units that serve the air-conditioning system are noisy and near the end of their useful life. The air distribution ductwork on the

## Showalter Middle School Springboard Proposal

### Recommended Capital Improvements

May 7, 2015

Total Springboard Cost \$ 27,101,115  
Estimated Tax Rate Implication \$ 0.51

No.	Type	Item	Non-Constr			Total Project Costs
			Construction Cost	Costs Factor	Escalation Factor	
<b>HIGH PRIORITY</b>						
SMS1	Area	Add refrigeration space for the Kitchen.	\$ 600,000	1.00	1.08	\$ 648,000
SMS2	Area	Provide itinerant staff with work space, storage	\$ 375,000	1.00	1.08	\$ 405,000
SMS3	Area	Provide Family Resources space	\$ 250,000	1.00	1.08	\$ 270,000
SMS4	Area	Expand area for telecommunications rooms	\$ 42,000	1.00	1.08	\$ 45,360
SMS5	Area	Construct exterior play shed.	\$ 250,000	1.00	1.08	\$ 270,000
SMS6	CRs	Remodel Lower Floor - Area B into STEAM Classrooms : Music, Art, Tech Labs	\$ 5,602,500	1.00	1.08	\$ 6,050,700
SMS7	CRs	Add Upper Floor - Area B into STEAM Classrooms:	\$ 6,615,000	1.00	1.08	\$ 7,144,200
SMS8	CRs	Re-purpose CR Space in Existing Building	\$ 5,000,000	1.00	1.08	\$ 5,400,000
SMS9	Arch	Replace carpets throughout.	\$ 175,792	1.30	1.08	\$ 246,812
SMS10	Arch	Replace acoustical treatment in the Gymnasium.	\$ 45,000	1.30	1.08	\$ 63,180
SMS11	Arch	Replace or retrofit backboards in the Gymnasium with power operated equipment.	\$ 9,000	1.30	1.08	\$ 12,636
SMS12	Arch/Energy	Replace exterior windows	250,000	1.30	1.08	\$ 351,000
SMS13	Kitchen	Replace miscellaneous equipment (e.g. prep tables, steam tables, dishwasher, warming carts, salad carts.	\$ 50,000	1.30	1.08	\$ 70,200
SMS14	Roof	Replace all canopy roofs	\$ 9,000	1.30	1.08	\$ 12,636
SMS15	Plumbing	Replace old fixtures with new units.	\$ 131,844	1.30	1.08	\$ 185,109
SMS16	HVAC	Replace noisy roof-top mounted condensing units, piping, insulation, supports.	\$ 150,000	1.30	1.08	\$ 210,600
SMS17	HVAC	Upsize air distribution ductwork; upsize associated equipment if needed to provide adequate thermal comfort and indoor air quality.	\$ 219,740	1.30	1.08	\$ 308,515
SMS18	HVAC	Add return ductwork to existing return air plenum space per current code.	\$ 153,818	1.30	1.08	\$ 215,960
SMS19	HVAC	Replace heat recovery and fan coil units as needed.	\$ 150,000	1.30	1.08	\$ 210,600
SMS20	HVAC	Replace DDC system. Include monitoring of lighting controls, energy metering, fire alarm, security, and other systems.	\$ 263,688	1.30	1.08	\$ 370,218
SMS21	HVAC	Replace (2) existing gas-fired boiler with new 90% efficiency boilers.	\$ 170,000	1.30	1.08	\$ 238,680
SMS22	Electrical	Add an emergency generator. Re-circuit building to add emergency lighting and power.	\$ 131,844	1.30	1.08	\$ 185,109
SMS23	Electrical	Replace all lighting with LED fixtures	\$ 439,480	1.30	1.08	\$ 617,030
SMS24	Electrical	Upgrade exterior lighting	\$ 15,000	1.30	1.08	\$ 21,060
SMS25	Electrical	Add power to support telecommunications	\$ 21,974	1.30	1.08	\$ 30,851
SMS26	IT	Replace Telecenter head-end and devices (intercom/clocks)	\$ 153,818	1.30	1.08	\$ 215,960
SMS27	IT	Remove cable TV distribution	\$ 8,790	1.30	1.08	\$ 12,341
SMS28	IT	Replace optical fiber cabling	\$ 21,974	1.30	1.08	\$ 30,851
SMS29	IT	Replace UPS and batteries	\$ 10,000	1.30	1.08	\$ 14,040
SMS30	IT	Replace phone system	\$ 145,028	1.30	1.08	\$ 203,620
SMS31	Security	Upgrade/enhance camera surveillance	\$ 70,317	1.30	1.08	\$ 98,725
SMS32	Security	Add secure vestibule at front entry	\$ 100,000	1.30	1.08	\$ 140,400
SMS33	Security	Add perimeter fencing, gates	\$ 75,000	1.30	1.08	\$ 105,300
<b>MEDIUM PRIORITY</b>						
SMS34	Energy	Upgrade exterior envelop to current standards	\$ 1,757,920	1.30	1.08	\$ 2,468,120
SMS35	Plumbing	Replace plumbing fixture trim w/ automatic hard-wire type	\$ 43,948	1.30	1.08	\$ 61,703
SMS36	Security	Provide card access for all exterior doors	\$ 57,132	1.30	1.08	\$ 80,214
SMS37	Security	Add intrusion detection system	\$ 61,527	1.30	1.08	\$ 86,384

second floor level is under-sized and needs to be replaced to significantly improve the air flow within the building. The existing plenum space above the ceiling should be properly ducted to meet current building and energy codes.

The existing boilers are near the end of their useful life and should be replaced.

Type: Electrical

The Committee felt strongly that all buildings should have emergency power available on-site. Some sites already have this service in place. Showalter does not have an emergency generator, thus this item is included in the proposal.

Type: Security

A primary Committee concern was to enhance the level of security at each site.

The District is already moving toward door access control (card reader system) camera surveillance system, and interior intrusion detection systems.

The site is not fully fenced at the perimeter of the property.

### The Committee's Work

At the May 5th meeting, the Committee reviewed the Springboard Proposal in detail and addressed the following issues:

Student Capacity

From the Building Capacity Analysis above, it was apparent there is limited additional capacity in the building to house the potential for increased enrollment growth or address potential state-mandated class size reductions. Two double-wide portables have already been placed at this site. As mentioned above, the Technical Team proposed, and the Committee endorsed the idea of building new square footage within the existing building footprint by providing a second floor to Area B. This area currently includes enlarged classroom areas for Music, Art, Shop, ELL, and a Computer Lab. Originally, this Area was designed to accommodate the Vocational Arts (e.g. Home Economics, Art, Shop) and Music (Band and Choral). The spaces were modernized almost 20 years ago, and are in need of upgrades to meet program needs. The proposal is to construct a second story onto this building and connect the new hallway system to the second floor of the adjoining original building (Area A). The building would potentially house the primary elements of the District's STEAM curriculum, including Science Labs, Math Classrooms, Art, Technical Labs and Project Rooms for hands-on learning activities. The new construction would allow some existing program elements in the existing building to relocate to Area B. This would also allow for some of these existing spaces to be re-purposed for other program and school administration needs such as Family Resource. Under this approach, it is believed the two existing double-wide portables could be removed from the site.

Building and Site Improvements

At the May 5th meeting, the Committee endorsed the Technical Team's initial list of improvements, but also brought forward added work scope items for consideration:

1. The existing Gymnasium is undersized. The student body has to sit on the floor during major school assemblies. It was suggested that the gym size be increased to accommodate the full student body in the bleachers.
2. The Student Commons is undersized for the student body.
3. The HVAC system needs major improvements as complaints are pretty constant.
4. Better interior and exterior lighting is needed.
5. The plans presented seem to indicate the Copy Center is moving. Martin commented that the center would likely remain at the existing site given its convenient location.
6. Committee members suggested that the second floor space be infilled around where a second elevator is shown to infill an unused area and gain added classroom space.

7. A question was asked regarding the portables shown on the Site Plan. Bob commented that these are intended to serve the Administration Building, not the school. If the STEAM classrooms were constructed, the existing portables serving Showalter could be relocated to other district sites to serve other purposes.

None of the above items were voted on during this meeting.

Prior to the May 21st meeting, KMB developed several building floor plans and site plans to illustrate some of the recommended improvements:

#### Site Plan 02

The Site Plan primarily served as a summary for the floor plan proposals. However, this plan also illustrated that the two double-wide portables were no longer needed at Showalter and could be re-purposed as added District Administration office space and relocated to an area on site that can be served by existing parking.

#### Floor Plan 06a

This is a plan of the existing first floor of Area B. It was developed without the benefit of full educational specifications and District input. It is intended to illustrate the possible use of space and how classrooms might be configured within the existing footprint. Spaces included on this plan were three Science Rooms/Labs, an Art Room, and Music Room.

This plan also includes a 900 SF addition onto the existing Central Kitchen to address the need for added storage space. This area could be designed for added dry storage, refrigeration/freezer space, or both.

#### Floor Plan 06b

This is a plan of the proposed new second floor at Area B. As with the first floor, it was developed without the benefit of full educational specifications and District input. Spaces included on this plan were Technical Labs, Project Rooms, and Math Classrooms. The Hallway is extended from the existing original building, through this new floor space and connects to a new exit stairway. An elevator is also included to accommodate handicap accessibility in this area of the building. The additional classroom suggested by the Committee is adjacent to the elevator location.

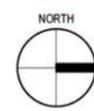
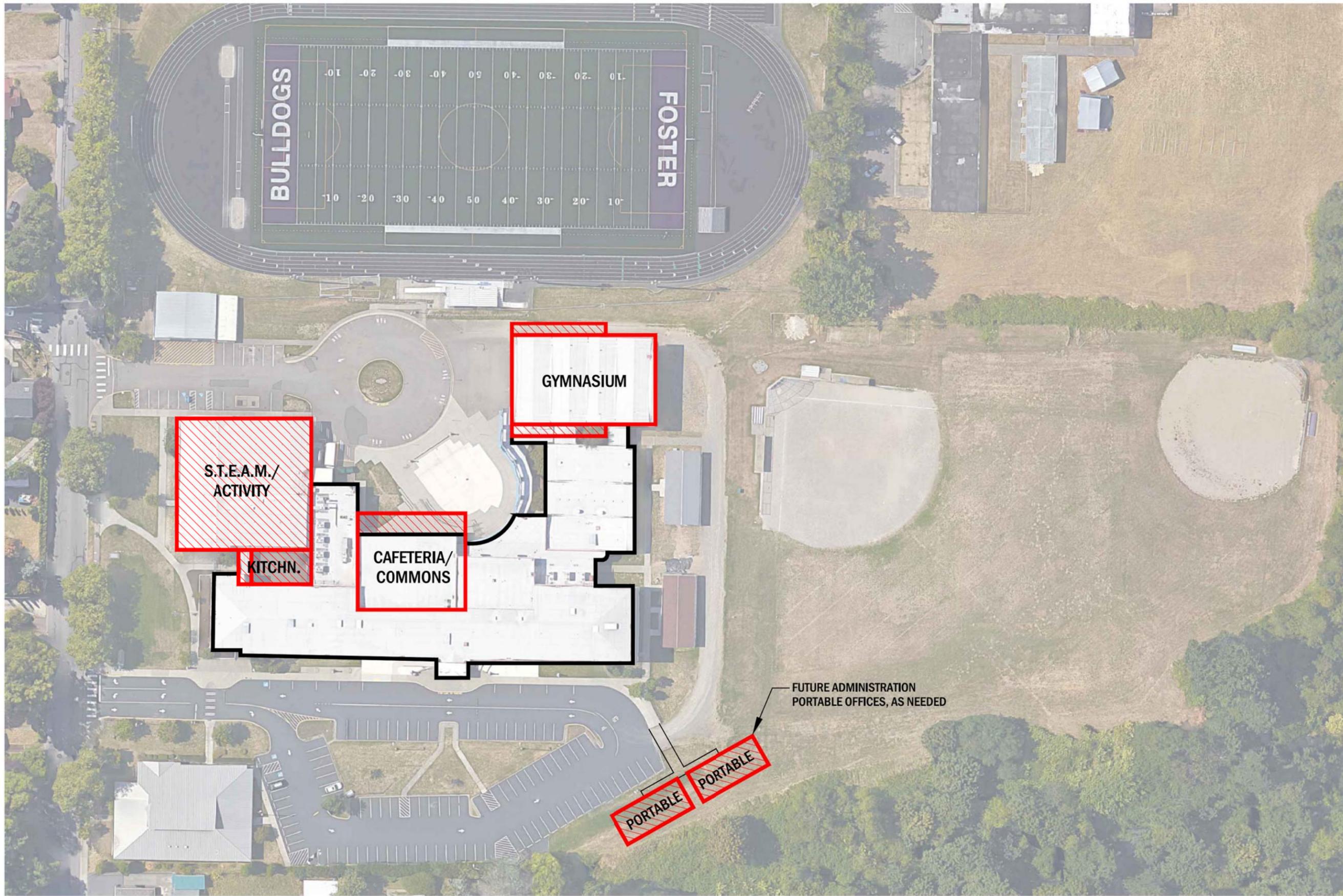
#### Floor Plan 06c (Addressing Item #2 above)

This plan illustrates the expansion of the existing Student Commons (Cafeteria). Structure is present in the existing exterior wall to support a beam across the space at the wall location. The existing exterior wall would be demolished and replaced with a new wall located further west toward the courtyard. This expansion would also allow for increased serving area for the Food Services program.

#### Floor Plan 06d (Addressing Item #1 above)

This plan illustrates the proposed expansion of the Gymnasium to accommodate the full student body in an all-school, assembly use. The area increase was determined by incorporating a bleacher system that would seat 750 students. Given the limited space available in which to expand, the bleachers would be placed on both the east and west walls, requiring that these walls be relocated to accommodate the added space. New area is created to the west. To the east the new wall location would narrow the existing lobby/hallway between the Gymnasium and the adjoining Locker Room/Weight Room Building.

These plans were reviewed at the May 21<sup>st</sup> meeting and several items of the Springboard proposal for Showalter were discussed and voted on as follows:



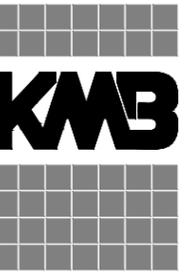
**SHOWALTER MIDDLE SCHOOL CAMPUS**

SCALE: 1' = 40'-0"





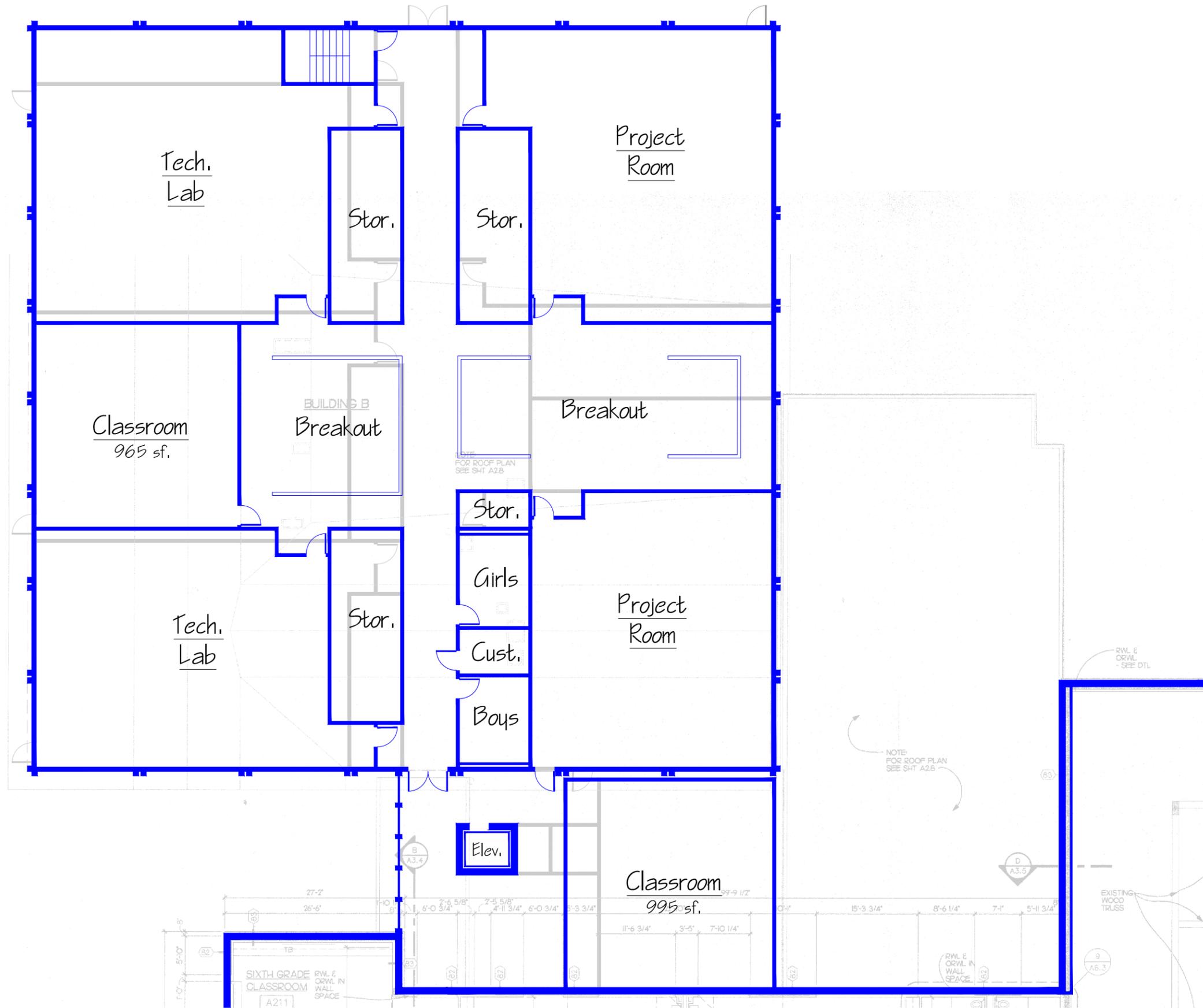




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KMB Project # E1463



**SHOWALTER MIDDLE SCHOOL - SECOND FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"

**TUKWILA SCHOOL DISTRICT**  
**BOND PLANNING**  
 4242 SOUTH 144TH STREET  
 TUKWILA, WASHINGTON 98168

ORIGINAL SHEET SIZE = 24 x 36  
 HALF-SIZE SHEET = 11 x 17

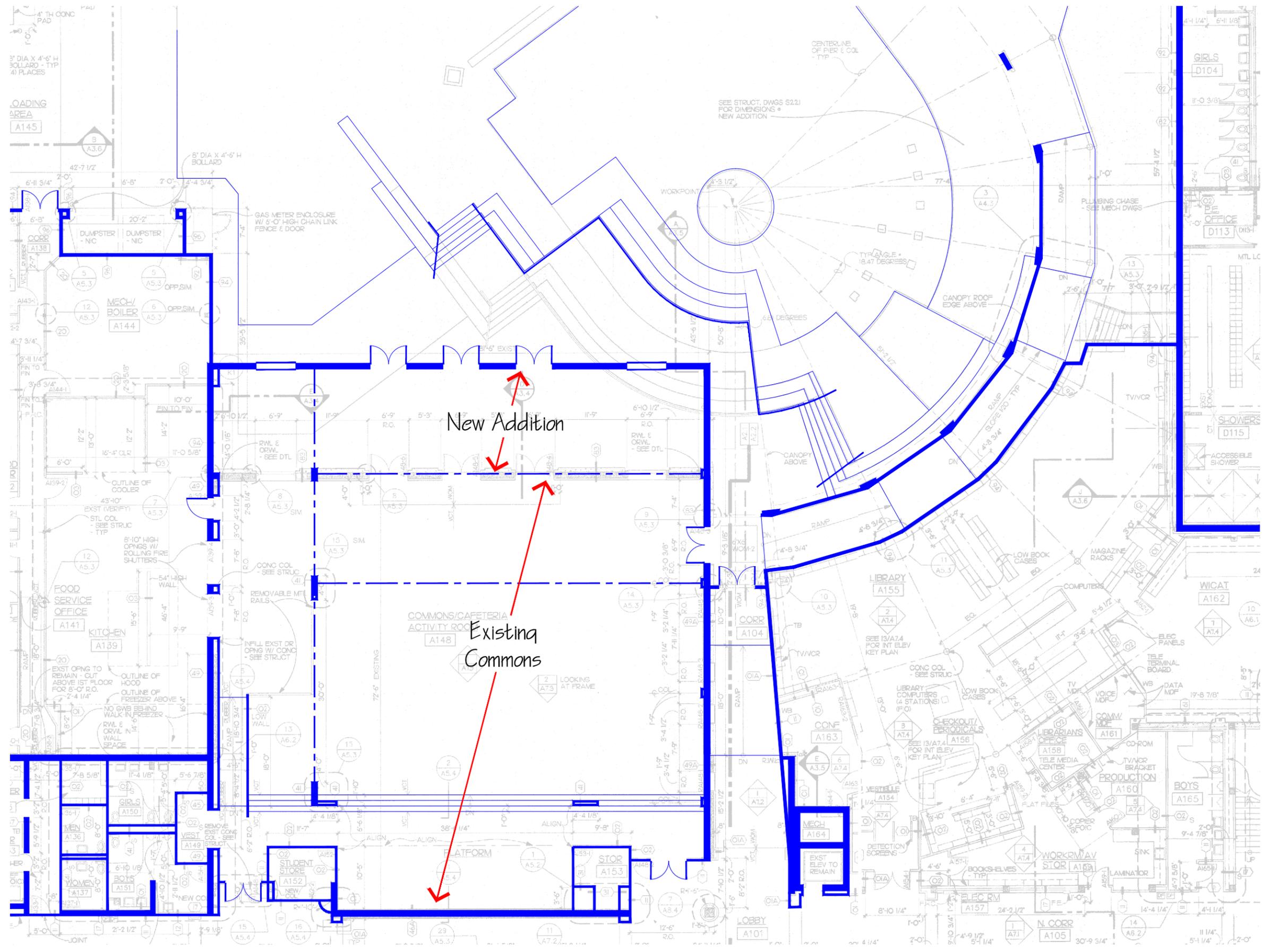
REVISIONS:  
 DATE: 5-21-2015  
 PRE-SCHEMATIC  
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**06b**

SWMS - 19

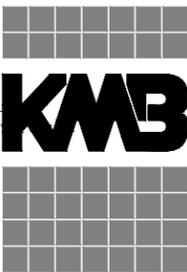


SWMS - 21



**SHOWALTER MIDDLE SCHOOL - CAFETERIA / COMMONS ADDITION**

SCALE: 1/8" = 1'-0"



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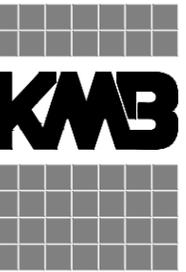
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**06c**

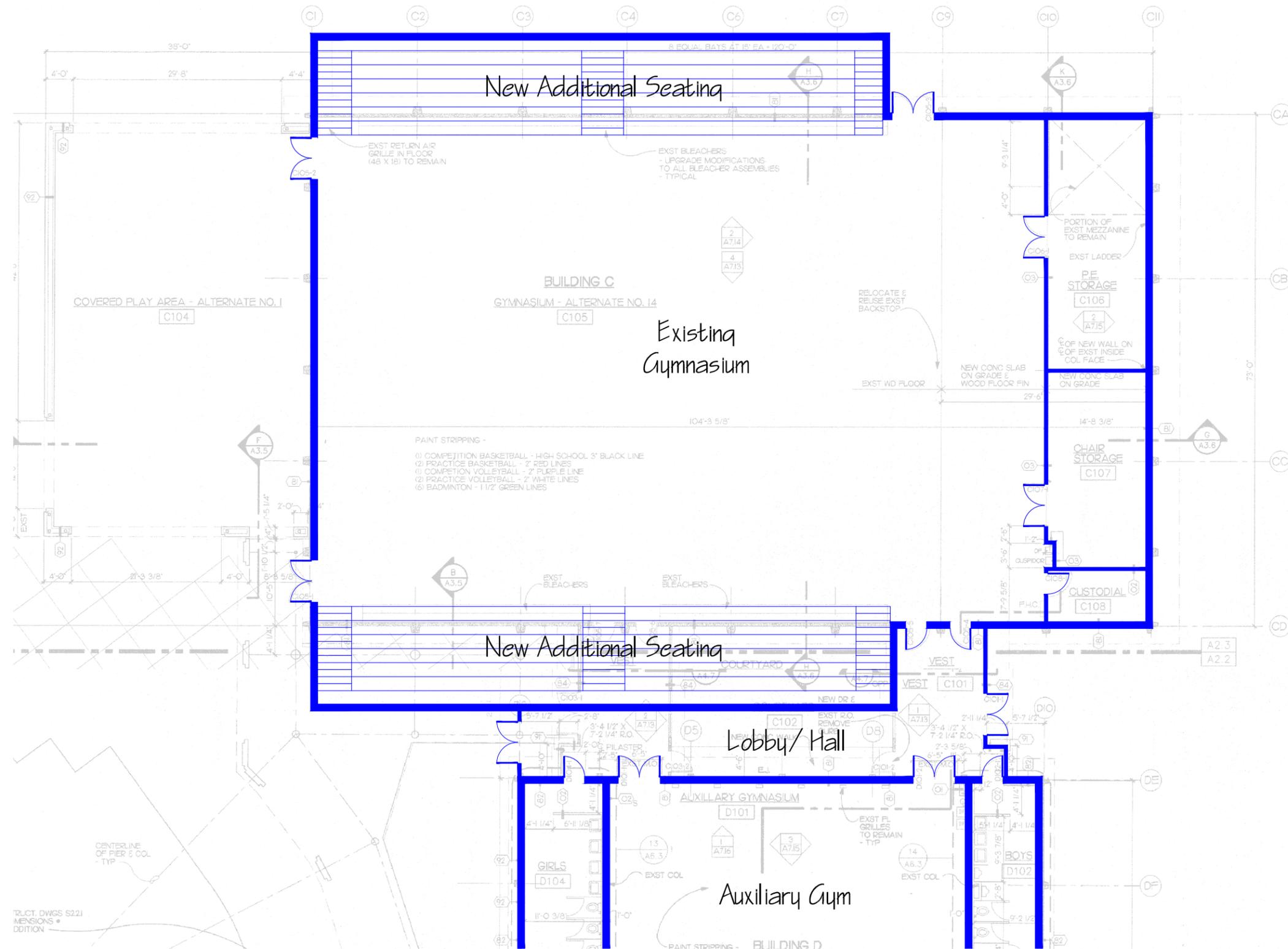




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06d



SHOWALTER MIDDLE SCHOOL - GYMNASIUM SEATING EXPANSION

SCALE: 1/8" = 1'-0"



### “Showalter Middle School

- 1) Martin and Bob reviewed the previous list for Showalter Middle School. The following elements were noted:
  - a) “Construct exterior play shed” was removed from the list.
  - b) “Provide card access for all exterior doors” was removed from the list.
  - c) “Add intrusion detection system” was removed from the list.
- 2) Bob recapped the items under ‘Medium’ priority: “Upgrade exterior envelope...” and “Replace plumbing fixture trim w/ automatic...”
  - a) The committee voted *YES* to remove both ‘Medium’ priority items from the overall total.
- 3) Bob recapped the items under ‘High’ priority: “Replace exterior windows” and “Replace all lighting with LED fixtures”
  - a) The committee voted *YES* to remove these two ‘High’ priority items from the overall total. The committee discussed the desire to pursue this line item by exploring other means of funding.
- 4) The committee agreed to review the newly proposed items on the ‘Highest’ priority list first.
- 5) Bob presented schematic floor plans for the newly proposed items:
  - a) In addition to expanding the Kitchen space, the second floor space above this expansion could be utilized as a new classroom. This item was voted *YES* to be included in the overall total.
  - b) Expansion of the gymnasium, based on the estimated cost, included an entirely new roof structure. The committee discussed the school’s desire for school-wide assemblies, lack of assembly space and other potential solutions for seating all the school’s students. This item was flagged and placed on *HOLD* to be revisited and discussed further.
  - c) Expansion of the cafeteria includes extending the space by another ‘bay’ and rebuilding the outdoor courtyard to accept the new space. Discussion included the fact that this space is used by the student body every day. This item was voted *YES* to be included in the overall total.”

The Springboard Proposal was finalized for the May 28<sup>th</sup> meeting. Added to the list of final recommendations was expanding the existing Gymnasium building. Once this adjustment was made, the Committee voted on and passed a final Springboard Proposal. Included in the proposal was the final approved list of recommended improvements, total costs including mark-ups and contingencies, and a list of the original recommendations that were removed from the list.

**Total Cost of All Project Work at Showalter Middle School:                    \$19,850,039**

# Showalter Middle School Springboard Proposal - Final

## Recommended Capital Improvements

May 28, 2015

Estimated Tax Rate Implication	\$ 0.38
Total Springboard Cost	\$ 19,850,039

No.	Type	Item	Priority	Construction Cost	Non-Constr Costs Factor	Escalation Factor	Total Project Costs
SMS1	CRs	Remodel Lower Floor - Area B into STEAM Classrooms : Music, Art, Tech Labs	Highest	\$ 3,217,500	1.40	1.12	\$ 5,045,040
SMS2	CRs	Add Upper Floor - Area B into STEAM Classrooms:	Highest	\$ 3,932,500	1.40	1.12	\$ 6,166,160
SMS3	Area	Add refrigeration space for the Kitchen.	Highest	\$ 235,125	1.40	1.12	\$ 368,676
SMS4	CRs	Re-purpose CR Space in Existing Building (10,000 sf)	Highest	\$ 1,650,000	1.40	1.12	\$ 2,587,200
SMS5	Area	Provide itinerant staff with work space, storage - <i>re-purpose existing space (1,200 sf)</i>	Highest	\$ 132,000	1.40	1.12	\$ 206,976
SMS6	Area	Add Family Liaison/Parent Information Center - <i>re-purpose existing space (900 sf)</i>	Highest	\$ 99,000	1.40	1.12	\$ 155,232
SMS7	Area	Expand area for telecommunications rooms - <i>re-purpose existing space</i>	Highest	\$ 30,000	1.40	1.12	\$ 47,040
SMS8	Area	Enclose Courtyard completely by adding a Second Floor Classroom	Highest	\$ 371,250	1.40	1.12	\$ 582,120
SMS9	Area	Expand Gymnasium to accommodate seating for student body	Highest	\$ 660,000	1.40	1.12	\$ 1,034,880
SMS10	Area	Expand the Student Cafeteria	Highest	\$ 315,000	1.40	1.12	\$ 493,920
SMS11	Arch	Replace carpets throughout.	Highest	\$ 175,792	1.40	1.12	\$ 275,642
SMS12	Kitchen	Replace miscellaneous equipment (e.g. prep tables, steam tables, dishwasher, warming carts, salad carts.	Highest	\$ 50,000	1.30	1.12	\$ 72,800
SMS13	HVAC	Replace noisy roof-top mounted condensing units, piping, insulation, supports. Upsize air distribution ductwork; upsize associated equipment if needed to provide adequate	Highest	\$ 150,000	1.40	1.12	\$ 235,200
SMS14	HVAC	thermal comfort and indoor air quality.	Highest	\$ 222,948	1.40	1.12	\$ 349,582
SMS15	HVAC	Add return ductwork to existing return air plenum space per current code.	Highest	\$ 156,063	1.40	1.12	\$ 244,707
SMS16	HVAC	Replace heat recovery and fan coil units as needed. Replace DDC system. Include monitoring of lighting controls, energy metering, fire alarm, security,	Highest	\$ 150,000	1.40	1.12	\$ 235,200
SMS17	HVAC	and other systems.	Highest	\$ 267,537	1.40	1.12	\$ 419,498
SMS18	HVAC	Replace (2) existing gas-fired boiler with new 90% efficiency boilers.	Highest	\$ 170,000	1.40	1.12	\$ 266,560
SMS19	Electrical	Add an emergency generator. Re-circuit building to add emergency lighting and power.	Highest	\$ 133,769	1.40	1.12	\$ 209,750
SMS20	IT	Replace Telecenter head-end and devices (intercom/clocks)	Highest	\$ 156,063	1.40	1.12	\$ 244,707
SMS21	IT	Replace UPS and batteries	Highest	\$ 10,000	1.40	1.12	\$ 15,680
SMS22	IT	Replace phone system	Highest	\$ 147,145	1.40	1.12	\$ 230,723
SMS23	Security	Upgrade/enhance camera surveillance	Highest	\$ 71,343	1.40	1.12	\$ 111,866
SMS24	Security	Add secure vestibule at front entry	Highest	\$ 85,000	1.40	1.12	\$ 133,280
SMS25	Security	Add perimeter fencing, gates	Highest	\$ 75,000	1.40	1.12	\$ 117,600

## Showalter Middle School Springboard Proposal - Final

<i>Area</i>	<i>Construct exterior play shed.</i>	<i>Off</i>
<i>Arch</i>	<i>Replace acoustical treatment in the Gymnasium.</i>	<i>Off</i>
<i>Arch</i>	<i>Replace or retrofit backboards in the Gymnasium with power operated equipment.</i>	<i>Off</i>
<i>Arch/Energy</i>	<i>Replace exterior windows</i>	<i>Off</i>
<i>Electrical</i>	<i>Upgrade exterior lighting</i>	<i>Off</i>
<i>Electrical</i>	<i>Add power to support telecommunications</i>	<i>Off</i>
<i>Electrical</i>	<i>Replace all lighting with LED fixtures</i>	<i>Off</i>
<i>Roof</i>	<i>Replace all canopy roofs</i>	<i>Off</i>
<i>IT</i>	<i>Replace optical fiber cabling</i>	<i>Off</i>
<i>IT</i>	<i>Remove cable TV distribution</i>	<i>Off</i>
<i>Energy</i>	<i>Upgrade exterior envelop to current standards</i>	<i>Off</i>
<i>Plumbing</i>	<i>Replace plumbing fixture trim w/ automatic hard-wire type</i>	<i>Off</i>
<i>Plumbing</i>	<i>Replace old fixtures with new units.</i>	<i>Off</i>
<i>Security</i>	<i>Provide card access for all exterior doors</i>	<i>Off</i>
<i>Security</i>	<i>Add intrusion detection system</i>	<i>Off</i>



Front Entry – exterior of building is being repainted Summer, 2015.



Gymnasium (Area D) – proposed expansion to accommodate full student body.



Roof-top mechanical equipment  
– air handlers and condensers.



Bus turn-a-round adjacent to  
student courtyard.



North end baseball field – used  
by the High School program.



Front Entry – no secure vestibule.



Student Commons – proposed to be expanded.

## Foster



## Foster High School

4242 South 144<sup>th</sup> Street, Tukwila, WA 98168

Site Area:

Total Building Area: 103,996 SF

Total Teaching Stations: 36

Enrollment 9-12 (March 2015): 845 students

SF/student: 123 SF/student

Building Capacity:

- Current Standard 870
- Legislative Standard 667

Potables on-site: (4) double-wide portables  
(8) teaching stations total

State Funding Eligibility: Yes, modernization funds only



### Building Description

Foster High School consists of two distinct buildings: the Academic Building and the Activities Building. Both buildings were newly constructed in 1992 to replace an existing, older school facility on the same site. The Academic Building is a two-story structure and consists of the school Administration, Counseling Center, General Classrooms, SPED Classrooms, Science Rooms, Computer Labs, and the school Library. The Activities Building is a single-story structure with a mechanical mezzanine and includes the Student Commons, Serving Kitchen, Gymnasium, Locker Rooms, Music Room, an Auditorium with a stage, and a Multi-purpose space.

The building was designed as part of a design competition in 1990. The floor plan of the winning design was created around the theme of an open book with the brick façade of the Academic Building being the front cover and the brick façade of the Activities Building being the back cover, and the front courtyard acting as the book's binding. The classrooms are intended to relate to the pages in a book.

The following is a summary of the teaching stations included in the building:

General Classrooms	15
Science Classrooms	5
SPED Classrooms	3
ELL Classroom	4
Computer Lab	3
Art	1
Band and Choir	1
Gymnasium	2
Multi-purpose Room	1
Stage	1
Total Stations	36

The exterior envelop system consists of either brick veneer façade along the street frontages or exterior cement plaster with a series of horizontal metal band feature strips. The roof system includes metal roof panels on the steep-sloped areas and a single-ply membrane on a low-sloped roof areas. The single-ply system was recently replaced.

### Site Description

The school facility is fronted by South 144<sup>th</sup> Street along the full south property line and 42<sup>nd</sup> Avenue, South along the full west property line. The school is part of a larger District campus that includes the District Stadium and Showalter Middle School, and the District Administration Building to the east.

The main school entry is oriented toward the intersection of 144<sup>th</sup> Street and 42<sup>nd</sup> Avenue as the building is essentially V-shaped with each leg running parallel to the adjoining right-of-way. There is an open concrete courtyard directly in the front of the school. As one approaches from the street intersection, the Academic Building is on the left and the Activities Building is on the right. Adjacent to the courtyard, on the first floor of the Academic Building, is the School Administration. On the first floor of the Activities Building is the Student Commons. Beyond both of these spaces is an enclosed circulation bridge that connects the Academic Building to the Activities Building. Beyond the bridge, the building opens into a second exterior courtyard that widens as one moves west toward the back east parking area.

Bus parking is provided along a dedicated driveway that parallels 42<sup>nd</sup> Avenue. Buses park along a curb, directly in front of the Academic Building. The driveway entry is near the street intersection. The driveway exit is at the north end of the building. The exit driveway is also the entry/exit driveway for a staff parking lot located directly north of the building. This is the only driveway that serves this parking area and is often congested with private cars and buses during the student release time.

Service access is provided along a dedicated driveway that parallels 144<sup>th</sup> Street. Services vehicles enter at the east end of the Activities Building and exit near the street intersection. This driveway fronts the south side of the building and provides clear access to the school Kitchen, mechanical and electrical service areas.

Immediately east of the Activities Building is the student parking lot that includes both an entry and exit driveway. This parking lot is also shared with the Community Pool facility that is located between the high school and the District Stadium.

On the north, central portion of the property is a baseball field, tennis courts, and an open grassy area. Also located in this area are (4) double-wide portable buildings that serve as General Classrooms. Access to these portable buildings is from the back central courtyard or exit hallways at each end of the Academic Building. As mentioned in the Showalter description before, there are two ballfields located on the north end of the middle school campus. These fields are primarily used by the high school for fast pitch and baseball.

The District Stadium is located immediately to the east of the site and is frequently used by high school students for physical education activities and extra-curricular activities after school.



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KMB Project # E1463

**TUKWILA SCHOOL DISTRICT**  
**BOND PLANNING**  
 4242 SOUTH 144TH STREET  
 TUKWILA, WASHINGTON 98168

ORIGINAL SHEET SIZE = 24 x 36  
 HALF-SIZE SHEET = 11 x 17

REVISIONS:

DATE:  
 4-3-2015

SHEET NO.

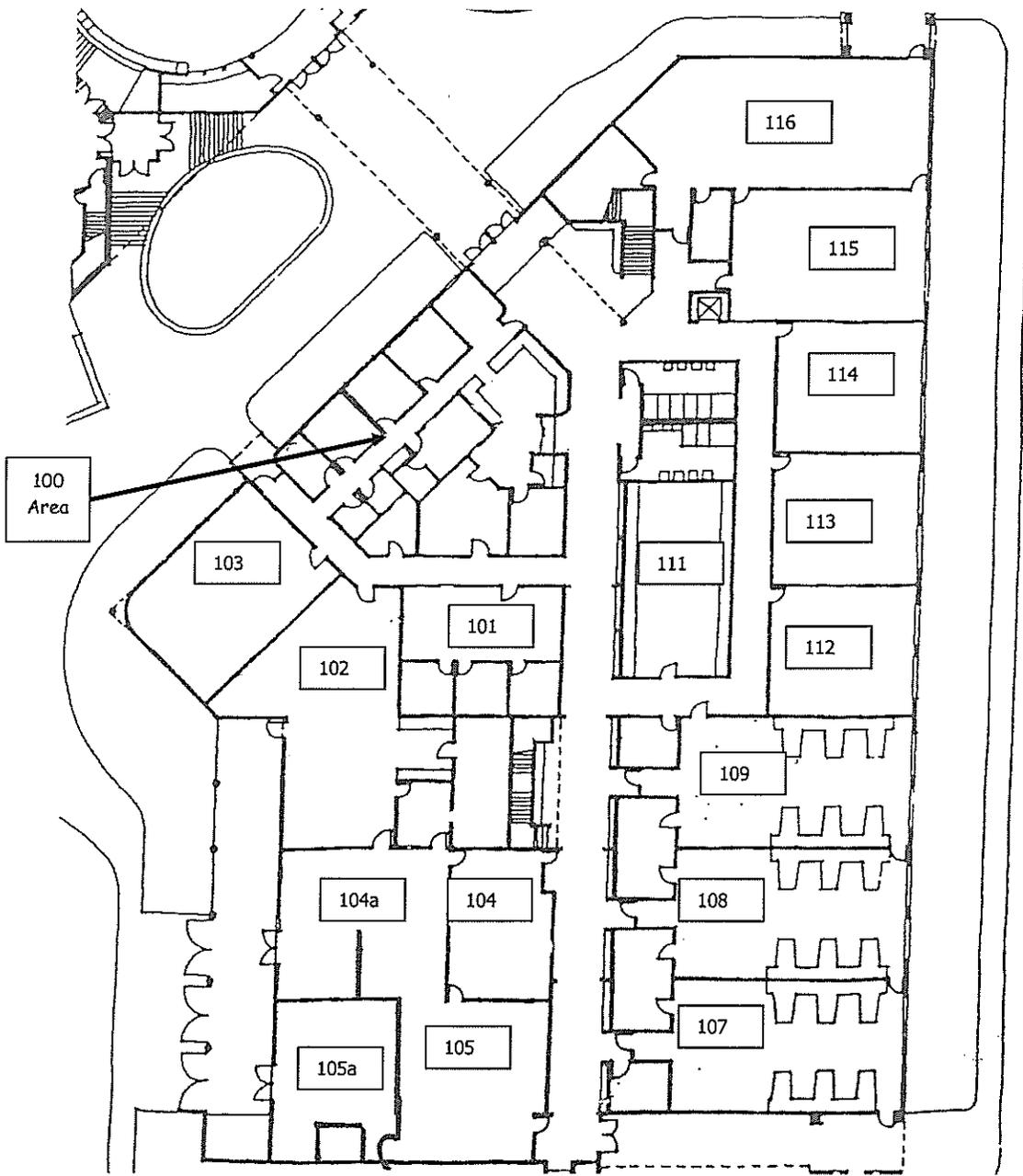
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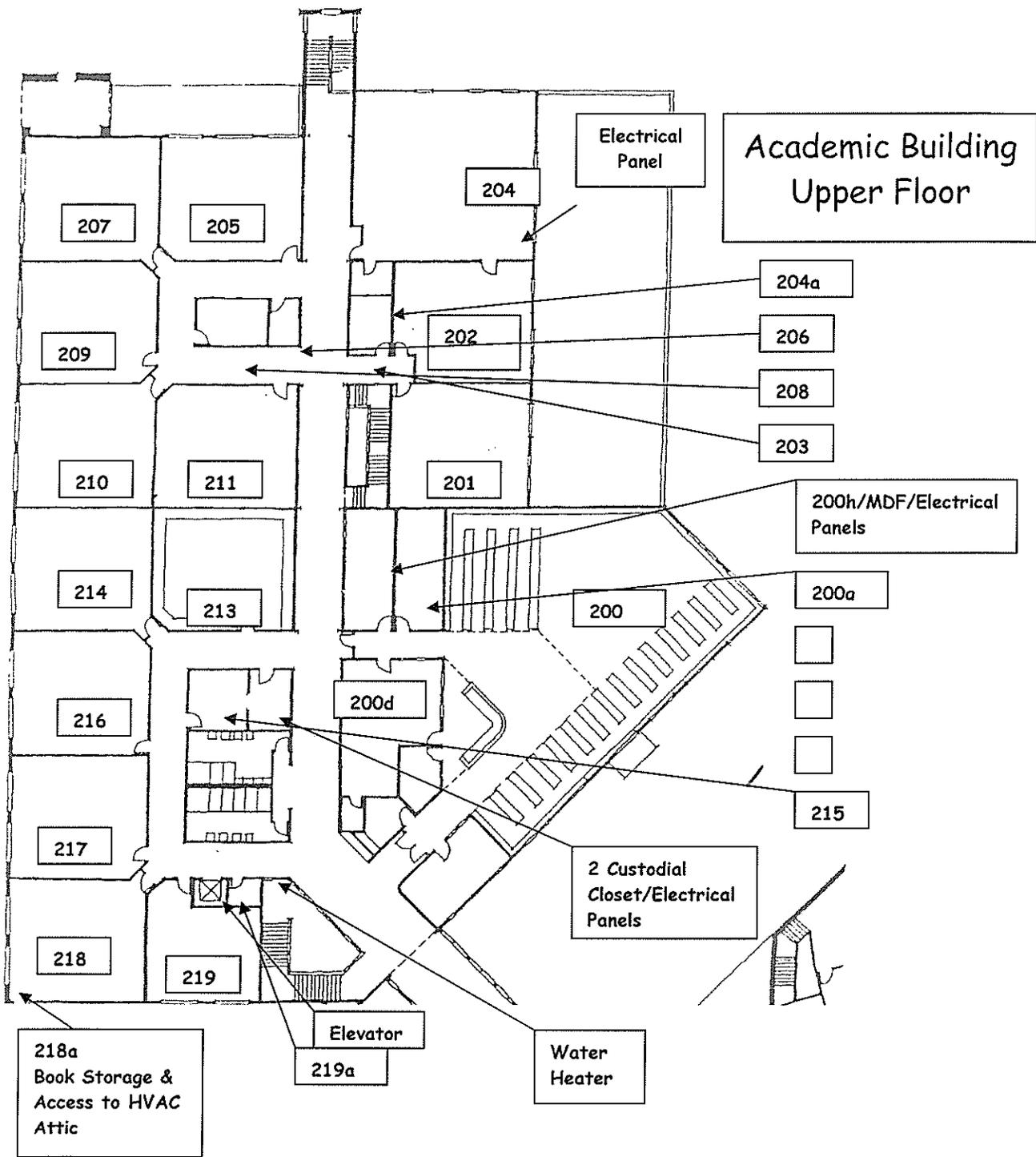
**FOSTER HIGH SCHOOL CAMPUS**

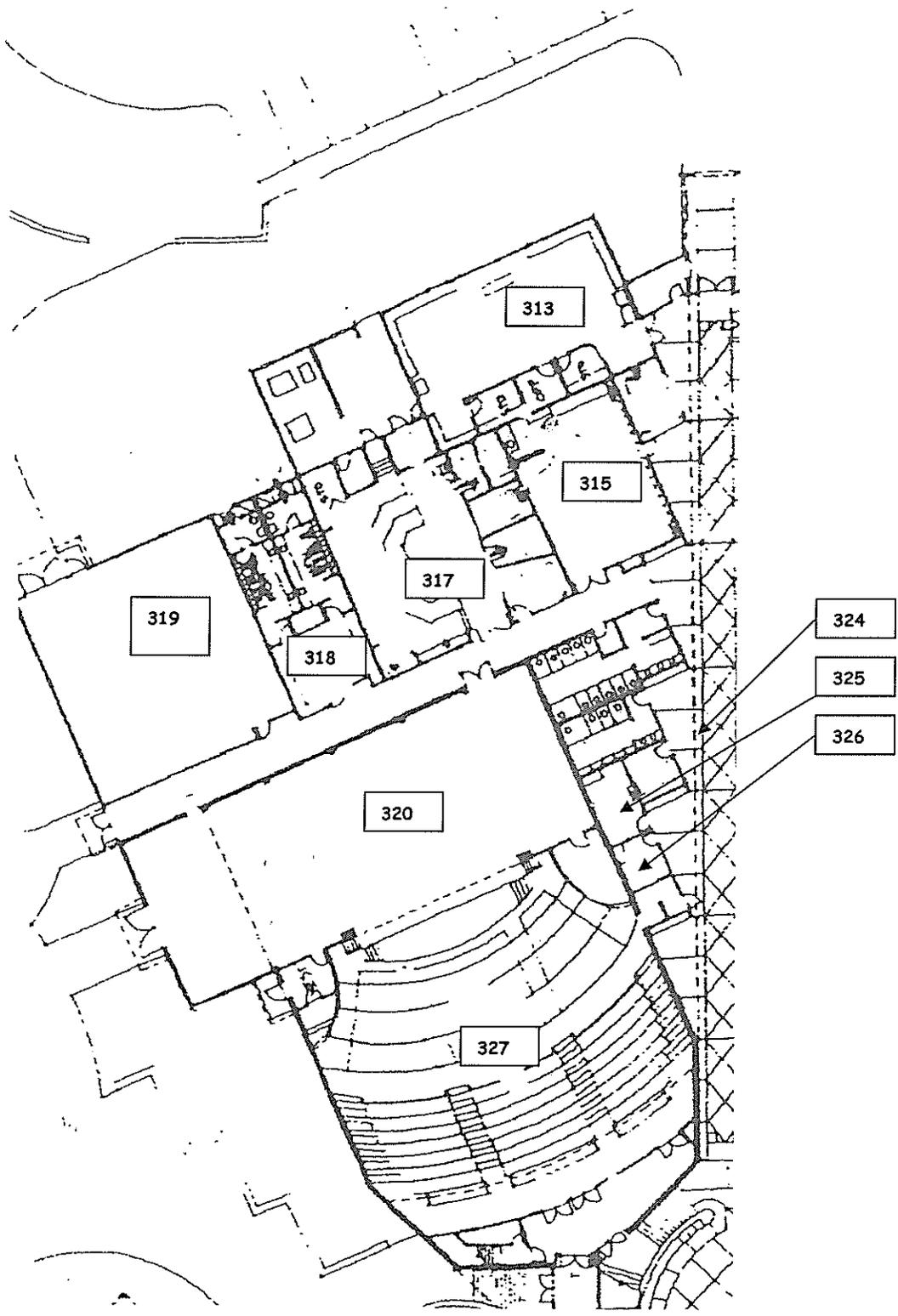
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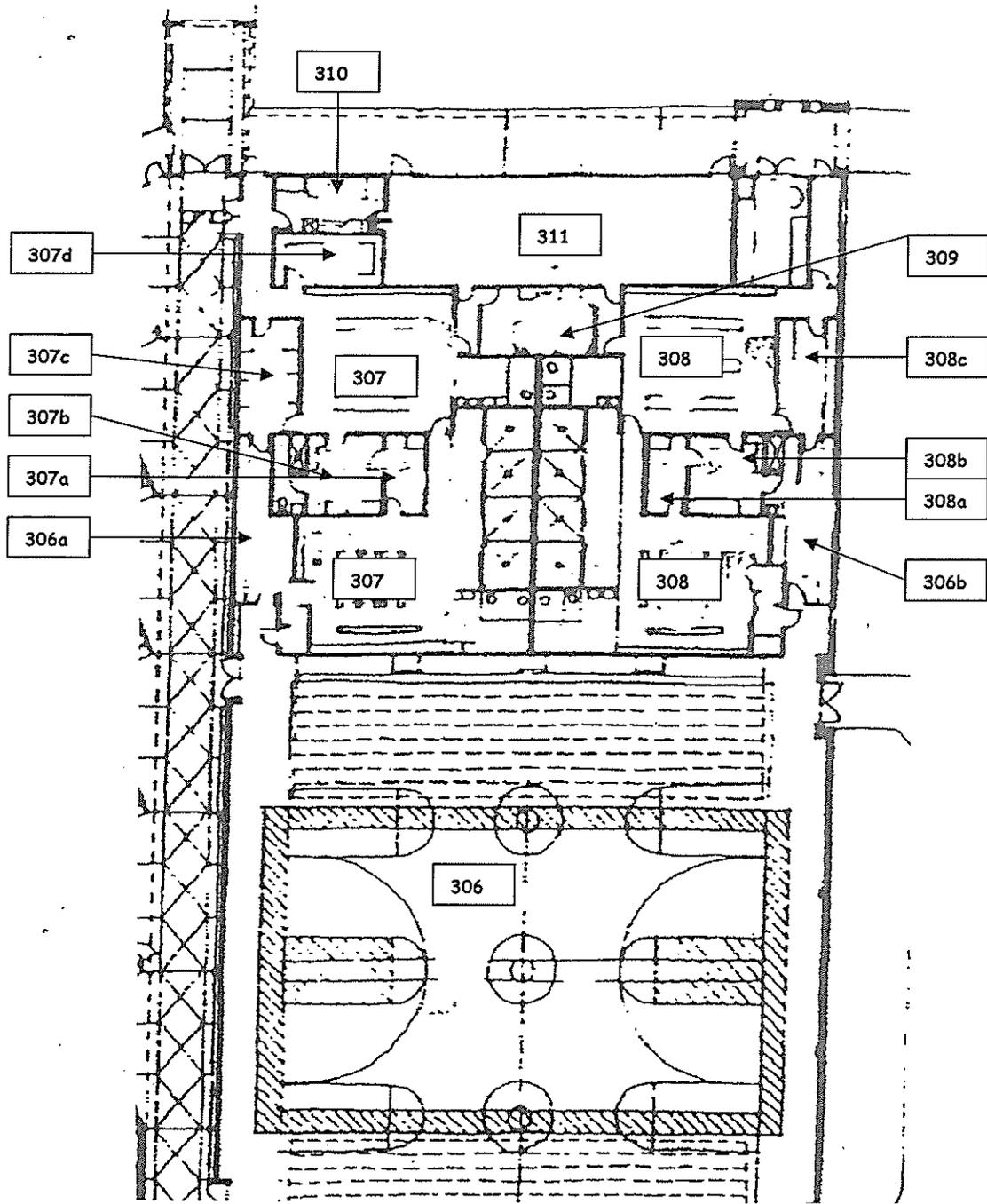


**Foster High School  
Lower Academic Floor**





**FHS Arts Complex**



### Building Capacity and Current Enrollment

In conducting a building capacity analysis, KMB concluded there were a total of (36) classrooms (“teaching stations”) available for general instruction. In calculating the building capacity for a secondary school (middle and high school), a utilization factor is typically used to account for classrooms being used by teachers during their contract planning period. The 83% utilization factor applied here assumes a classroom is actively used for teaching five (5) out of six (6) periods during the normal school day. With an 83% utilization factor, a total of 29 classrooms (36 classrooms X 83% = 29 classrooms) are available for instruction during any one period during the normal school day.

Using the current District classroom size standard, which is based on the current CBA Agreement, an average class size is thirty (30) students, multiplied by the number of classroom spaces available, **the building capacity is 870 students** (30 X 29 = 870). The current 9-12 enrollment at the building is 845, thus the building is (25) students under capacity, or the rough equivalent of one classroom. Unlike elementary schools, all secondary instructional spaces are considered in the capacity calculation as the typical schedule for students involves special instruction, electives, as well as general instruction during a “period.” Students move to multiple classrooms throughout the day, thus all spaces that serve as “instructional stations” are considered in the capacity analysis.

In anticipation of future state legislative action associated with class size reductions, the Committee also considered the class size standards contained in the recent Legislative HB 1351. Under this standard, the average class size is only (23) students. At this level, **the building capacity is 667 students** (23 students per class X 29 instructional stations = 667). Under this methodology, the building is currently (178) students over capacity.

The building has very little additional capacity under the current standard. However, the Committee felt that the District needs to also plan and prepare for future state mandated reduced class sizes. Since this is the only high school serving the District, the options to address capacity issues are limited. If state class-size reduction standards were adopted, any additional students would need to be accommodated in temporary facilities (portables) or build a new facilities to accommodate the added student population.

## Permanent Building Capacity

	Current Condition		Labor Standard		Legislative Standard	
	Current Enrollment	Classrooms Used	CBA Class Size Standard	# Classrooms Required	1351 High Poverty Class Size	# Classrooms Required
Ninth Grade	244		30	8.1	23	10.6
Tenth Grade	218		30	7.3	23	9.5
Eleventh Grade	184		30	6.1	23	8.0
Twelfth Grade	199		30	6.6	23	8.7
No. of Classrooms		36		28		38
Class Size Average			30		23	
Utilization Factor (83%)*		0.83		0.83		0.83
Available Teaching Stations		29				
Building Capacity			870		667	
Current Enrollment			845		845	
Current Status			25	under	178	over

\* Utilization Factor (83%): Assumes teaching staff utilize their teaching stations during planning periods.

### Building Condition Evaluation – 2015 Study and Survey

Early in 2015, KMB and their team of mechanical and electrical engineers performed a building assessment of the school and identified several building “systems” in need to major repair or replacement. The following list of recommended improvements was shared with the bond planning committee:

#### Exterior Systems

1. Reseal and paint the exterior of the buildings with a special coating system.

#### Interior Systems

2. Add an Auxiliary Gymnasium – only have the one gym.
3. Add Classrooms – (4) double-wide portables currently on site.
4. Add Science Rooms – spaces are currently shared by science teachers.
5. Add Administrative Offices – storage rooms being used as offices, work stations are tightly packed.
6. Expand the Student Commons (Cafeteria) – too small, tables placed outside and in hallways.
7. Replace/fix leaking windows throughout the school – some have leaked since construction.
8. Replace score boards at the Gymnasium.
9. Replace portable band risers in the Auditorium – current ones are old heavy and difficult to set up.
10. Upgrade toilet partitions and accessories throughout to meet accessibility requirements.
11. Add elevator to the Activities Building.

#### Plumbing and Fire Protection Systems

12. Provide a water pressure reducing valve for building’s domestic water system.
13. Replace battery infrared flush valves with hard-wired trim, including automatic lavatory faucets.
14. The Stage area does not have an automatic fire protection (sprinkler) system.
15. Replace drinking fountains throughout with high/low accessible units.
16. Provide proper recessed fire extinguisher cabinets throughout, with proper signage.

#### Mechanical Systems

17. Replace the original boiler in 3-5 years.
18. Waste piping in Activities Building tends to plug up on a regular basis.
19. Modify or replace Academic Building HVAC system service classroom wing/area.
20. Refurbish or replace HVAC fan coil units and heat recovery units at Academic Building. Refurbish Activities Building air handling units.
21. Add A/C to all areas of the building – currently only Cafeteria, Auditorium, and Administration have A/C.
22. DDC controls system is (23) years old and should be replaced. Include lighting controls, energy metering, fire alarm, security, and other systems. **Rated as in “poor” condition.**
23. Conduct energy audit and make improvements as recommended.

#### Electrical and Low-voltage Systems

24. Reconfigure standby generator diesel engine exhaust to avoid air intake into the Activities Building, specifically to the Student Commons area.
25. Replace main electrical switchgear or fully renew in place.
26. Add TVSS to electrical power distribution system to improve power quality.
27. Upgrade lighting in the Auditorium and Student Commons to LED fixtures.
28. Replace stage lighting in the Auditorium.
29. Replace damaged and obsolete exterior lighting with high efficiency LED lighting.
30. Upgrade lighting controls throughout.
31. Add additional conduit/pathway between the Academic and Activities Buildings for future low voltage applications (communications/surveillance/data). The existing conduits are full.
32. Remove obsolete CATV system.

33. Replace/upgrade sound system at the Gymnasium.
34. Provide first responder antenna system.
35. Integrate fire door control into new fire alarm system.
36. Replace existing clock/intercom system. The analog clock system not working well
37. Access control system – currently being upgraded to Sonitrol. **Rated as in “poor” condition.**
38. CCTV interior cameras failing – ESD is currently studying. **Rated as in “poor” condition.**

#### Site

39. Add exterior handicapped access to the Auditorium – currently have to go through the building and come in the side of the Auditorium instead of through the box office/main entry.
40. Upgrades to secure campus from direct access from the street – the public currently has free access through the grounds from the street.
41. The irrigation system has been abandoned.
42. Poor storm drainage to the southeast of the site.

#### Additional Assessment Input

KMB also meet with several members of the District’s staff to gain input into the condition and operational impacts of the existing facilities including the School Principal, Food Services Supervisor, and the Transportation Department.

#### Meeting with the School Principal

1. Parking is an issue. Students attending the Skills Center programs park in the north staff lot. Student parking is currently shared with the City Park’s Pool facility.
2. The school needs an Auxiliary Gymnasium.
3. The intersection of South 144<sup>th</sup> Street and 42<sup>nd</sup> Avenue South is highly congested during school start-up and release times. Currently this intersection is a four-way stop. Many parents avoid this intersection by using the north staff parking area for student pick-up and drop-off. The buses also use the same driveway which compounds the problem.
4. There are four (4) double-wide portable buildings on-site. Classes include two (2) world language classes and six (6) math classes.
5. Student are required to take one PE class to graduate. Usual class sizes are 90 students.
6. There is no site security. The campus is wide open and has numerous instances of general public walking through the middle of the campus during the school day. Thus far, instances have been minor. Many of the existing cameras intended to enhance site security do not operate.

#### Summary of Spatial Needs:

- i. Additional administrative office space. The main office is severely under-sized.
- ii. Additional itinerant office space/work stations. Need a minimum of (5) additional stations.
- iii. Only one Conference Room for the entire building. Need additional Conference Rooms for administration, SPED, and Counselling.
- iv. Counselling area is severely under-sized.
- v. Three (3) Science Labs were designed for the building. However a total of (24) science credits are required for graduation. Existing original lab space is used for chemistry, biology, and physics. Other Science classes meet in rooms originally designed as general classrooms. An additional three (3) labs are needed.
- vi. Special Education consists of two (2) Resource Rooms, and one (1) Life Skills class.
- vii. Computer Lab 115 is not a dedicated lab.
- viii. Current ELL needs are being met with the spaces provided. These spaces are not configured well to serve this program.
- ix. Music Rooms have been reduced to one (1) as the program was cut in a recent budget cycle. Only one (1) section of band is offered.

- x. The Weight Room is severely under-sized.
- xi. Need an Auxiliary Gymnasium.
- xii. The Student Commons has an authorized capacity of only 253 occupants. Currently serve three (3) lunches to as many as 845 students. The school cannot place enough tables in the existing space. Tables have been placed outside, in the adjacent hallway, and on the second floor to alleviate the over-crowding.
- xiii. The Kitchen is small for the population that it serves.

#### Meeting with the Food Services Supervisor

1. Currently serve two lunches. May need to schedule three lunches next school year (2015-16).
2. Recently converted a refrigerator/freezer to just a refrigerator. Installed a new refrigerator unit on the loading dock.
3. Existing Kitchen space is tight. Recent expansion occurred out on the loading dock.
4. Cafeteria is far under-sized causing lunch tables to be placed outside, in the hallways, and upstairs.
5. Original stand-up bars at windows are not used by students at all.
6. Equipment needs: new steamer, expanded prep area, more warming cabinets, steam tables, and refrigeration space.
7. Replace the existing dishwasher.
8. Deliveries include milk delivery 3x per week, produce 3x per week, supplies delivery 1x per week.

#### Meeting with the Transportation Supervisor

Vehicles Dispatched:

- (6) full-sized buses – shared with Showalter Middle School
- (1) SPED bus

Full-sized buses park along 42<sup>nd</sup> Street, the SPED bus parks in the back parking area.

Parents are supposed to pick-up students on the east (back) side of the school, but many avoid this area due to the congestion in the parking lot and at the intersection. Some parents will enter the site at the driveway located along 42<sup>nd</sup> Street and pick up students in the north (staff) parking lot. However, buses use this same driveway to exit the site. As a result, there is a significant traffic bottleneck at the 42<sup>nd</sup> Street driveway.

#### Information Technology (IT) Assessment

A full assessment of the District's IT service, conducted by the KMB Team, is included in Appendix D. David Bultez of Hargis Engineers met with Dr. Gregory King to review the District's strategies for use of technology and also toured all of the District's buildings. IT items for consideration included those classified as "infrastructure" improvements – improvements that provide service or are built into the buildings. Infrastructure includes fiber cabling, intercoms, clocks, phone systems, wireless access points, cooling equipment, power requirements, and UPS batteries. Any items considered as "movable equipment," "devices," "software" were also identified, but will be included in future technology levies.

Since the District's Data Center is located at Foster, the assessment was conducted for the District's Data Center, as well as the infrastructure serving just Foster High School. Any infrastructure item from the assessment, with a score of less than "5," was entered onto the Springboard Proposal. The items included in the initial Springboard Proposal for Foster High School include both the school and the District's Data Center:

- Replace the phone system.
- Replace the UPS and battery system.
- Replace the Tele-center (head-end) for the intercom-clock system.
- Replace the fiber optic cable.

- Replace the existing fire suppression system with a dry-type system.
- Add cooling equipment to the IT Rooms.

### General Assessment Summary

The above items from the building assessments, added assessments input from District Staff, and considerations from the capacity-enrollment analysis were entered onto the initial “Springboard List” that was presented to the Committee at Meeting No. 3 on May 5, 2015

### Springboard Proposal – Foster High School

The initial Springboard Proposal for Showalter included the following:

Number of Items:	55
Type:	Each item was given a general category title to assist in sorting through the priorities and locations for each item. “Area” addressed the need for added area, whether it directly addressed student capacity, or lack of certain spaces to support the overall program of the building. “CRs” is an abbreviation for Classrooms. Closely related to “Area” these items are specific to classrooms and maintaining or achieving capacity-related goals. “Arch” are architectural elements including interior and exterior finishes, roofs, doors, windows, etc. “HVAC” is the abbreviation for heating, ventilating, and air conditioning. “IT” is the abbreviation for Information Technology or Telecommunications. All others should be self-explanatory.
Item:	Brief description of the recommended improvement.
Priority:	To assist in sorting out critical needs from more moderate improvements, KMB labeled each item with a priority of “high,” “medium,” or “low.” Generally, any item not receiving a “high” priority has a useful life of more than 10 years remaining.
Cost:	Beginning with the Showalter proposal and continuing with the Foster proposal, the costs presented to the Committee included construction estimates, non-construction costs (design, tax, bid costs, permits, administrative costs, etc.), and an escalation factor to address projects completed well after the bond election.

The items listed in the Springboard Proposal include a brief description that identifies the work involved. However, some of the items deserve further explanation:

#### Type: Area

- Depending on the standard utilized, the existing building is at or over the building capacity given the current level of enrollment.
- Area increases were initially proposed for the school Administration, Counselling Center, itinerant work space.
- A significant new addition was proposed for the Student Commons to house most of the student body during two lunch periods. The Committee commented that this space would also become the “social heart” for the building and encourage collaboration, small work groups, social activities.
- District staff pointed out that the building also lacks Family Resource space and work space for special education staff, itinerants, para-educators, and other support staff.

# Foster High School Springboard Proposal

**Recommended Capital Improvements**

May 7, 2015

Total Springboard Cost \$ 45,107,141  
Estimated Tax Rate Implication \$ 0.85

No.	Type	Item	Construction Cost	Non-Constr Costs Factor	Escalation Factor	Total Project Costs
<b>HIGH PRIORITY</b>						
FHS1	Area	Expand Student Commons Space	\$ 3,150,000	1.00	1.08	\$ 3,402,000
FHS2	Area	Relocate and Expand Administrative Office Space	\$ 1,250,000	1.00	1.08	\$ 1,350,000
FHS3	Area	Relocate and Expand Counselling Space	\$ 375,000	1.00	1.08	\$ 405,000
FHS4	Area	Provide itinerant staff with work space, storage	\$ 375,000	1.00	1.08	\$ 405,000
FHS5	Area	Provide Family Resources space	\$ 250,000	1.00	1.08	\$ 270,000
FHS6	Area	Expand area for telecommunications rooms	\$ 90,000	1.00	1.08	\$ 97,200
FHS7	CRs	Build New STEAM Annex	\$ 16,900,000	1.00	1.08	\$ 18,252,000
FHS8		Provide 16-18 new classrooms/labs				
FHS9		Replace existing portables.				
FHS10		Add (8) classrooms to meet the 1351 class size standard.				
FHS11	CRs	Re-purpose CR Space in Existing Building	\$ 10,000,000	1.00	1.08	\$ 10,800,000
FHS12	Site	Upgrade irrigation system.	\$ 50,000	1.30	1.08	\$ 70,200
FHS13	Site	Increase staff and student parking capacity.	\$ 175,000	1.30	1.08	\$ 245,700
FHS14	Arch	Upgrade the exterior envelop. Replace the exterior skin, upgrade insulation to current energy codes	\$ 2,599,900	1.30	1.08	\$ 3,650,260
FHS15	Arch	Replace exterior windows.	\$ 350,000	1.30	1.08	\$ 491,400
FHS16	Arch	ADA upgrades as required to meet current codes.	\$ 100,000	1.30	1.08	\$ 140,400
FHS17	Arch	Add elevator to the Activities Building.	\$ 125,000	1.30	1.08	\$ 175,500
FHS18	Arch	Replace Carpets	\$ 207,992	1.30	1.08	\$ 292,021
FHS19	Arch	Add exterior ramp access to the performing Arts Center.	\$ 85,000	1.30	1.08	\$ 119,340
FHS20	Kitchen	Miscellaneous equipment needs (e.g. steamer, prep table, warming cabinets, refrigeration space	\$ 75,000	1.30	1.08	\$ 105,300
FHS21	Plumbing	Add water pressure reducing valve for building system.	\$ 1,500	1.30	1.08	\$ 2,106
FHS22	Plumbing	Add sprinkler system to Stage area.	\$ 20,000	1.30	1.08	\$ 28,080
FHS23	Plumbing	Upgrade existing drinking fountains to current ADA standards.	\$ 25,000	1.30	1.08	\$ 35,100
FHS24	Plumbing	Resolve piping issues - plugs up on a regular basis.	\$ 25,000	1.30	1.08	\$ 35,100
FHS25	HVAC	Replace both boilers with new high-efficiency units.	\$ 150,000	1.30	1.08	\$ 210,600
FHS26	HVAC	Replace system in the Academic Building including fan coil and heat recovery units. Include redesign of system, particularly for the air intake measures.	\$ 244,536	1.30	1.08	\$ 343,329
FHS27	HVAC	Refurbish air handling system at the Activities Building. Air distribution zones is poorly designed	\$ 109,728	1.30	1.08	\$ 154,057
FHS28	HVAC	Add air conditioning to all areas of the building.	\$ 363,986	1.30	1.08	\$ 511,036
FHS29	HVAC	Replace DDC system. Include monitoring of lighting controls, energy metering, fire alarm, security, and other systems	\$ 311,988	1.30	1.08	\$ 438,031
FHS30	HVAC	Add cooling equipment to telecommunications area.	\$ 10,000	1.30	1.08	\$ 14,040
FHS31	HVAC	Add "Shelter-in-Place" controls	\$ 50,000	1.30	1.08	\$ 70,200
FHS32	Elect	Replace the existing generator. Reconfigure generator exhaust.	\$ 50,000	1.30	1.08	\$ 70,200
FHS33	Elect	Replace main electrical switchgear.	\$ 75,000	1.30	1.08	\$ 105,300
FHS34	Elect	Add TVSS to electrical power distribution.	\$ 77,997	1.30	1.08	\$ 109,508
FHS35	Elect	Replace all lighting with LED Fixtures	\$ 519,980	1.30	1.08	\$ 730,052
FHS36	Elect	Install centralized lighting control.	\$ 77,997	1.30	1.08	\$ 109,508
FHS37	Elect	Upgrade exterior lighting.	\$ 25,000	1.30	1.08	\$ 35,100
FHS38	Elect	Add conduit/pathway between the Academic and Activities Buildings.	\$ 25,000	1.30	1.08	\$ 35,100
FHS39	Elect	Replace Gymnasium sound system.	\$ 15,000	1.30	1.08	\$ 21,060
FHS40	Elect	Add integrated fire door control to fire alarm system.	\$ 9,000	1.30	1.08	\$ 12,636
FHS41	Elect	Add power to support telecommunications	\$ 25,999	1.30	1.08	\$ 36,503
FHS42	IT	Replace optical fiber cabling	\$ 25,999	1.30	1.08	\$ 36,503
FHS43	IT	Replace Telecenter head-end and devices (intercom/clocks)	\$ 181,993	1.30	1.08	\$ 255,518
FHS44	IT	Remove cable TV distribution	\$ 10,400	1.30	1.08	\$ 14,601



## Foster High School Springboard Proposal

FHS45	IT	Replace UPS and batteries	\$	12,500	1.30	1.08	\$	17,550
FHS46	IT	Replace phone system	\$	171,593	1.30	1.08	\$	240,917
FHS47	IT	Replace existing fire suppression system with dry-type system.	\$	244,536	1.30	1.08	\$	343,329
FHS48	Security	Upgrade/enhance camera surveillance	\$	83,197	1.30	1.08	\$	116,808
FHS49	Security	Add secure vestibule at front entry	\$	75,000	1.30	1.08	\$	105,300
FHS50	Security	Add perimeter fencing, gates	\$	110,000	1.30	1.08	\$	154,440
FHS51	Security	Add First Responder antennae system.	\$	103,996	1.30	1.08	\$	146,010
<b>MEDIUM PRIORITY</b>								
FHS52	Plumbing	Replace plumbing fixture trim w/ automatic hard-wire type	\$	51,998	1.30	1.08	\$	73,005.19
FHS53	Elect	Replace scoreboards in the Gymnasium.	\$	20,000	1.30	1.08	\$	28,080.00
FHS54	Security	Provide card access for all exterior doors	\$	67,597	1.30	1.08	\$	94,906.75
FHS55	Security	Add intrusion detection system	\$	72,797	1.30	1.08	\$	102,207.27

Type: Classrooms (“CRs”)

- A significant new addition was proposed as a “STEAM Annex” that would be designed and constructed to meet the goals and objectives of the District’s adopted Strategic Plan and Curriculum Plan. It was envisioned that this new area would include teaching stations for math, science labs, technical labs, project rooms, computer labs, and art.
- The Technical Team recommended, and the Committee endorsed, the idea of building new space and re-purposing existing space to better accommodate current program needs. For example, if the new Annex were to house all of the Science Lab space, the existing labs could be remodeled into other uses such as Project Rooms or Computer Labs.

Type: Architectural

- The Technical Team proposed several upgrades to the existing exterior envelop of the building including added insulation to meet current energy codes, new exterior finishes, and replacement of the existing dual-paned windows with low-E glazing.

Type: Heating, Ventilating, Air Conditioning (“HVAC”) System

- The existing air distribution system does not perform well, particularly in the Academic Building. There have been long-term issues associated with where outside air is drawn into the building, and how the building is zoned for heating and ventilation. Many of the existing air handling units are at the end of their useful life (23 years old) and need to be replaced.
- The existing boilers are near the end of their useful life and should be replaced.

Type: Electrical

- The main electrical switchgear needs to be fully refurbished or replaced with new equipment.
- The digital control software system that operates the HVAC equipment needs to be upgraded – also 23 years old.
- The existing emergency generator should be replaced and the exhaust system needs to be reconfigured as it currently allows small amounts of exhaust into the Student Commons.
- A future “pathway” for potential low voltage systems should be added between the Academic Building and the Activities Building. The existing underground conduit system is at capacity and has no room for future expansion/additions.

Type: Security

- A primary Committee concern was to enhance the level of security at each site.
- The District is already moving toward door access control (card reader system) camera surveillance system, and interior intrusion detection systems.
- The site is not fenced at the perimeter of the property. There is no control of members of the general public from entering the site at any point along both street frontages.

**The Committee’s Work**

At the May 5th meeting, the Committee reviewed the Springboard Proposal in detail and addressed the following issues:

Student Capacity

From the Building Capacity Analysis above, it was apparent there is little additional capacity remaining in the building to house the potential for increased enrollment growth or address potential state-mandated class size reductions. As mentioned above, the Technical Team proposed, and the Committee endorsed, the idea of building new classroom space. The proposal included a total 16-18 new classrooms constructed as an “Annex” north of the Academic

Building and in place of the existing portable buildings. Under this proposal, the following spaces were suggested for the new addition:

- Earth Science Labs
- Lab Science Classrooms
- Computer Labs
- Math Classrooms
- Technical Classrooms
- Technical Labs
- Art Classroom/Studio

Once the project is funded, the District should carefully consider its educational needs and develop educational specifications for the project ahead of beginning design work.

This approach would also allow existing spaces within the building to be re-purposed for other uses. For example, if Computer labs were included in the new space, the existing Computer labs located adjacent to the Administration area could be available for other uses. At the same time, the Administration might expand into this area to accommodate its need for more area. Another example would be if Science Labs were relocated to the new facility, the existing labs could be converted into project rooms, art rooms, or other uses that require extensive plumbing and storage.

There was no intent to “design” a solution under this Committee process. Rather, the Committee wanted to develop a framework for a solution and provide a reasonable cost expectation for the scope of work. The number and type of spaces that will be included in the new addition will be reviewed and determined at a later time. And, the number and type of existing spaces that will be re-purposed will also be determined later, likely as part of the same process. For the purposes of establishing a new capacity for the building, the building would see a net gain of approximately 10-12 classrooms and increase the capacity of the building to 1170 students under the CBA Standard or 900 students under the HB 1351 Standard. Current enrollment is 870 students.

#### Building and Site Improvements

At the May 5th meeting, the Committee endorsed the Technical Team’s initial list of improvements, but also brought forward added work scope items for consideration:

1. The initial list did not include expansion of the Kitchen. This area is extremely small for a high school operation.
2. Add an Auxiliary Gymnasium space.
3. Add a Weight Room space. One suggestion for a location was the Stadium.
4. Add a “Career Center” and locate near the Counselling area.
5. The STEAM Annex could be an addition or infill project, in lieu of a separate building as shown on the Site Plan presented.
6. Suggestions for the new Student Commons space included a retractable door and an exterior canopy for protection against the weather as student want to eat and socialize outside.
7. There were questions concerning the perimeter security fencing. Bob Wolpert commented that the cost estimates included full perimeter fencing except at the street front side of the building. The cost included gates for both vehicle and pedestrian access.
8. Other comments included providing expanded Locker Room facilities and storage at the Stadium.

These items were not voted on during this meeting.

Prior to Meeting #4 on May 21st, KMB developed several building floor plans and site plans to illustrate some of the improvements contained in the initial Springboard Proposal and others recommended for consideration by the Committee:

### Site Plan 01

Three options to the Campus Site Plan were developed to illustrate the possible locations of the new Classroom Addition (“Annex”). Each option included modifications to the north parking area to gain added parking stalls, the addition of a parking area in the grass area south of the tennis courts (likely serving the Stadium in lieu of the high school), expansion of the existing Weight Room, the addition of an Auxiliary Gymnasium, expansion of the existing Student Commons, and expansion of the existing Kitchen by re-purposing the existing Staff Room space. The location of the Commons is intended to unify the building, create added space to accommodate student lunches, and also create a secure, permanent barrier from the street frontage. In addition to this strategy, the Committee believed the entire site should be fenced to control access onto the site, and new security systems should be significantly upgraded or installed new including camera surveillance, door access control, and intrusion detection.

Under each of the options outlined below, the Annex is a two-story building.

Option 01A: Locates the Annex north of the Activities Building in the same area as the portable classroom buildings. Its placement would create a more formal courtyard that is defined on all sides by school facilities. The existing Technology/IT Building would be demolished and removed to increase the parking capacity of the north parking area. This option would require relocation of the portable classroom buildings, but has minimal impact on the remaining portions of the school site.

Option 01B: Connects the new addition the north end of the Academic Building, basically extending the same building fenestration and circulation pattern north with the new addition. The existing Technology/IT Building would be demolished and removed to increase the parking capacity of the north parking area and allow for the reconfiguration of the driveway serving this parking area.

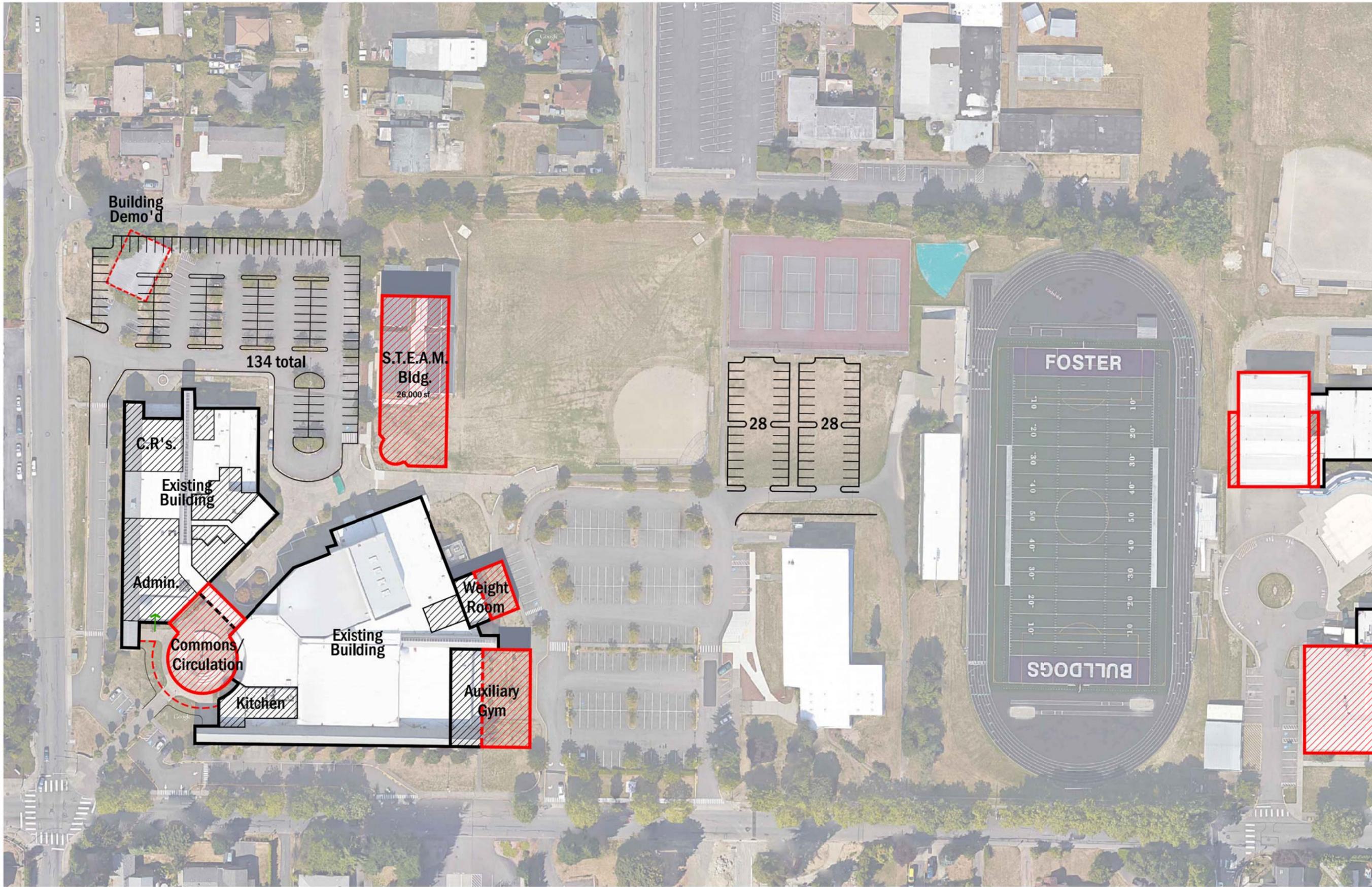
Option 01C: locates the new addition at the open end of the existing building essentially “closing the book” on the original design theme. The placement of this new space would connect to both the Academic Building and the Activities Building. A central hallway would be maintained to connect the now fully enclosed courtyard to the student parking area east of the building. Under this scheme, the opportunity for natural daylighting would be diminished compared with the other two options.

### Floor Plan 01

This is a floor plan of the existing first floor both buildings illustrating some of the possible improvements if the new Annex were constructed. In addition to showing the new Auxiliary Gymnasium, expanded Weight Room, expanded Kitchen, new Student Commons, this plan also illustrated the possible re-purposing of the first floor’s existing spaces. Note that the Administration area has been relocated to the “front” of the building for better accessibility and supervision opportunities. This allows the space to truly serve as the building’s “gate-keeper.” The Counselling area has moved to the existing Administration area and includes a Counselling and Career Center. The existing science rooms have been converted to other uses that might require plumbing and storage.

These plans were developed without the benefit of full District input and an educational specifications process. These plans only illustrate the possible use of the site and how classrooms might be configured within the existing footprint.

These plans were reviewed at the May 21<sup>st</sup> meeting. Several items from the Springboard proposal for Foster High School were discussed and voted on as follows:



design groups, inc. p.s.  
 architecture  
 education facilities group  
 justice facilities group  
 security design group  
 828-7th Avenue SE  
 Olympia, WA 98501  
 360.352.8883



KMB Project # E1463

**TUKWILA SCHOOL DISTRICT**  
**BOND PLANNING**  
 4242 SOUTH 144TH STREET  
 TUKWILA, WASHINGTON 98168

ORIGINAL SHEET SIZE - 24 x 36  
 HALF-SIZE SHEET - 11 x 17

REVISIONS:

DATE:  
 7-14-2015  
 PRE-SCHEMATIC  
 SHEET NO.

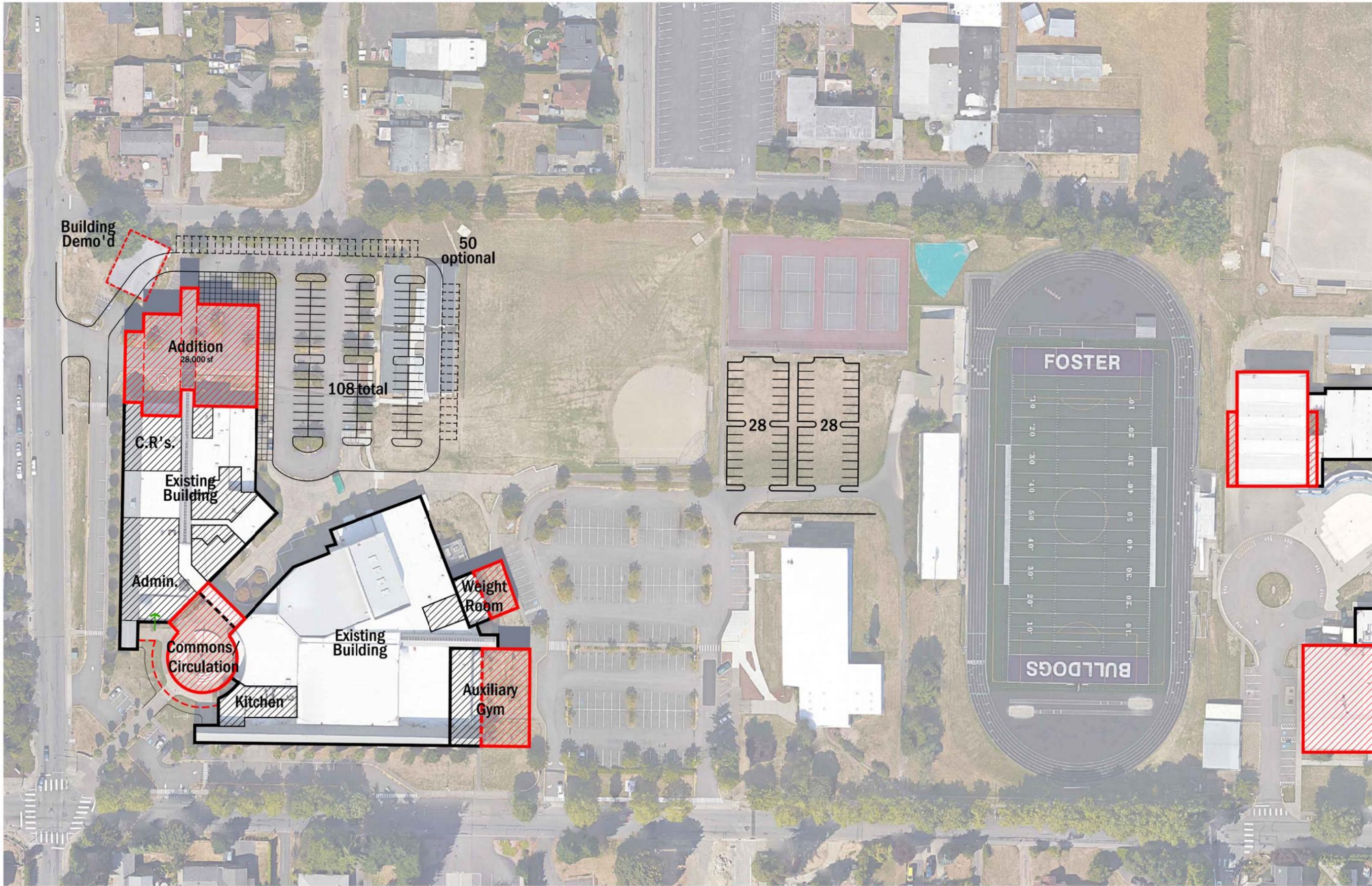
**01A**



**FOSTER HIGH SCHOOL CAMPUS - OPTION A**

SCALE: 1' = 50'-0"





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ORIGINAL SHEET SIZE = 24 x 36  
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REVISIONS:  
 DATE:  
 7-14-2015  
 PRE-SCHEMATIC  
 SHEET NO.

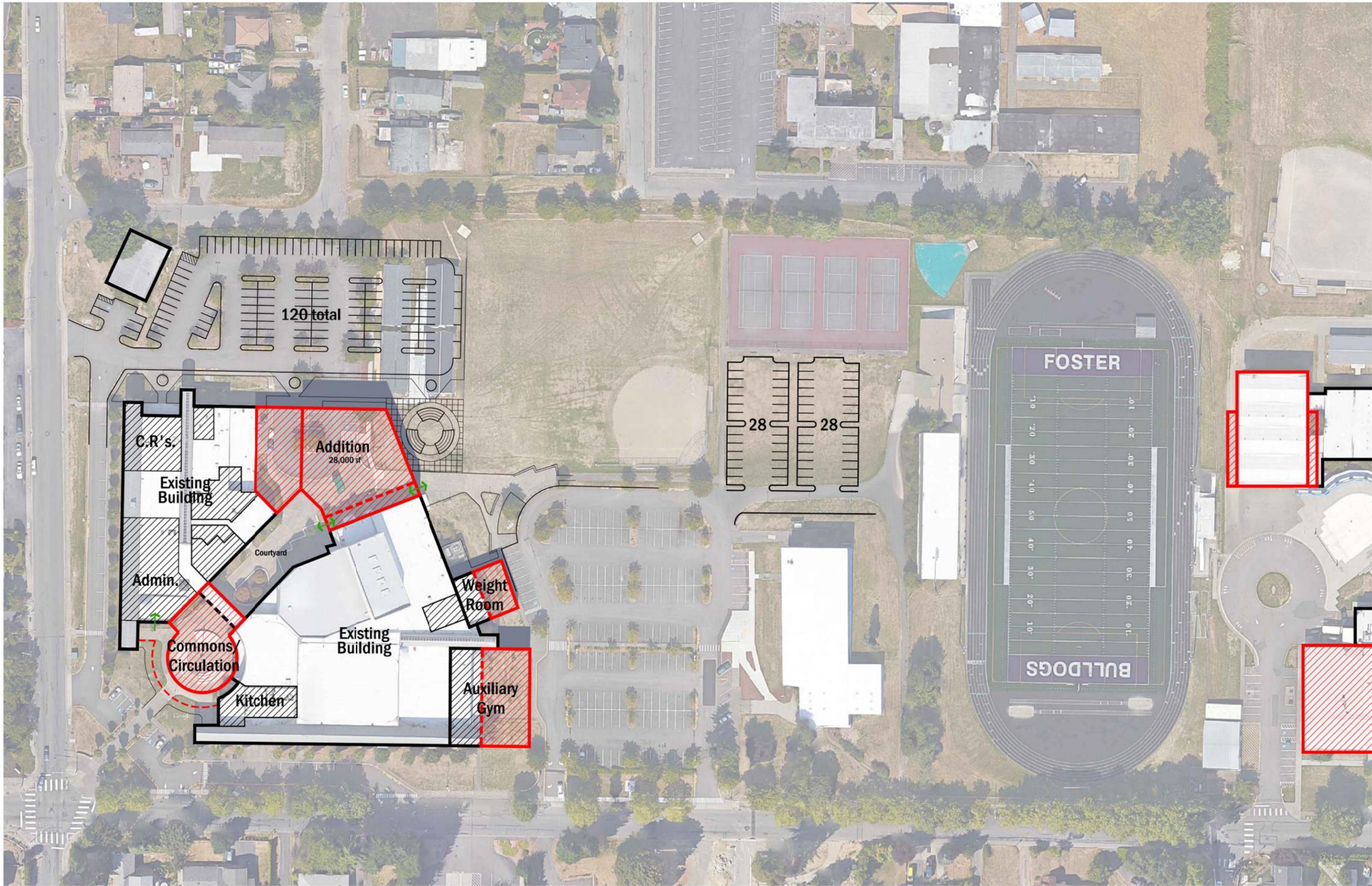
**01B**



**FOSTER HIGH SCHOOL CAMPUS - OPTION B**

SCALE: 1" = 50'-0"





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**TUKWILA SCHOOL DISTRICT**  
**BOND PLANNING**  
 4242 SOUTH 144TH STREET  
 TUKWILA, WASHINGTON 98168

ORIGINAL SHEET SIZE = 24 x 36  
 HALF-SIZE SHEET = 11 x 17  
 REVISIONS:

DATE:  
 7-14-2015  
 PRE-SCHEMATIC  
 SHEET NO.

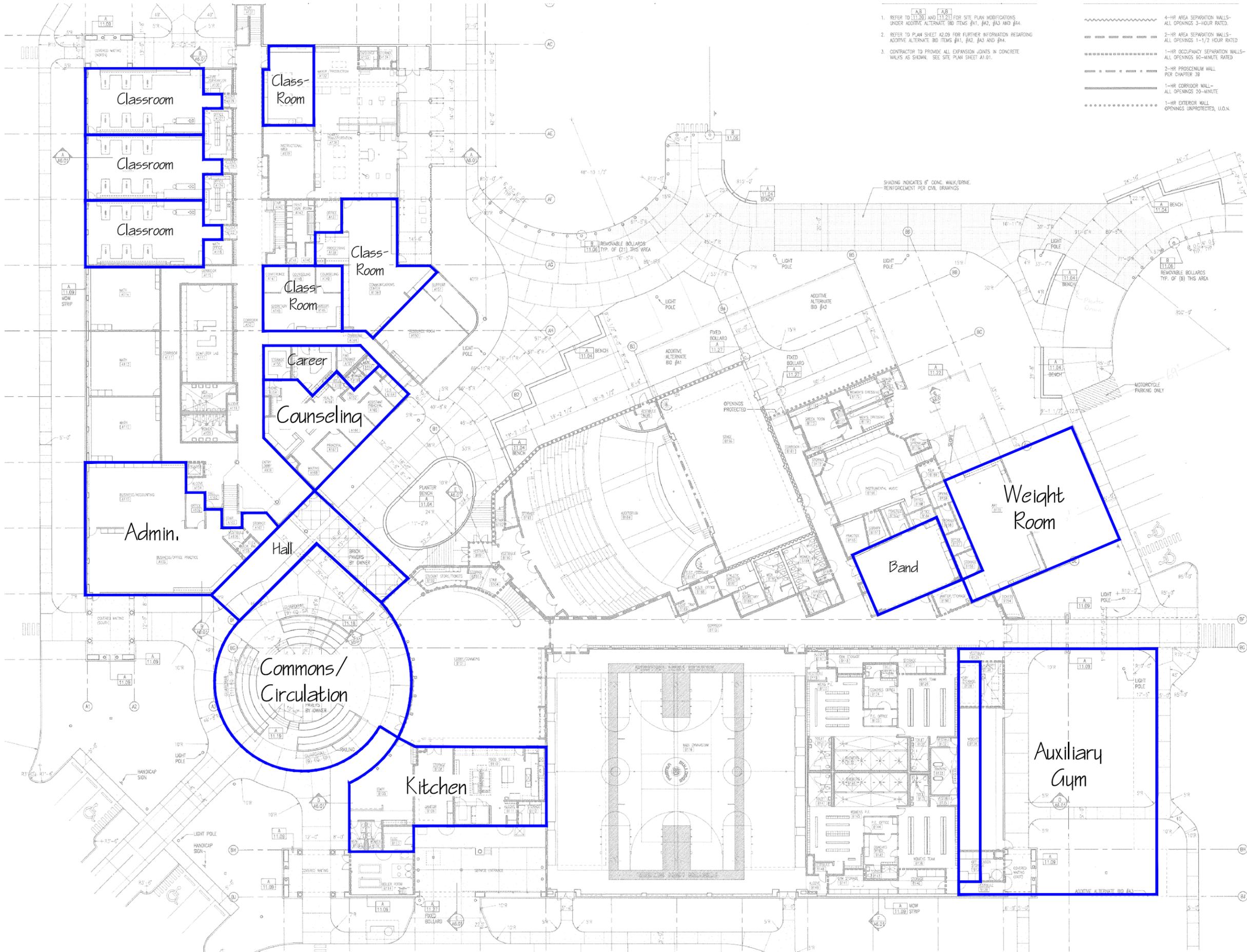
**01C**



**FOSTER HIGH SCHOOL CAMPUS - OPTION C**

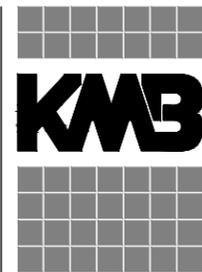
SCALE: 1" = 50'-0"





- REFER TO 11.20 AND 11.21 FOR SITE PLAN MODIFICATIONS UNDER ADDITIVE ALTERNATE BID ITEMS #A1, #A2, #A3 AND #A4.
- REFER TO PLAN SHEET A2.09 FOR FURTHER INFORMATION REGARDING ADDITIVE ALTERNATE BID ITEMS #A1, #A2, #A3 AND #A4.
- CONTRACTOR TO PROVIDE ALL EXPANSION JOINTS IN CONCRETE WALKS AS SHOWN. SEE SITE PLAN SHEET A1.01.

- 4-HR AREA SEPARATION WALLS- ALL OPENINGS 3-HOUR RATED.
- 2-HR AREA SEPARATION WALLS- ALL OPENINGS 1-1/2 HOUR RATED.
- 1-HR OCCUPANCY SEPARATION WALLS- ALL OPENINGS 60-MINUTE RATED.
- 2-HR PROSCENIUM WALL PER CHAPTER 39.
- 1-HR CORRIDOR WALL- ALL OPENINGS 20-MINUTE.
- 1-HR EXTERIOR WALL OPENINGS UNPROTECTED, U.O.N.



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 justice facilities group  
 security design group  
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KMB Project # E1463

**TUKWILA SCHOOL DISTRICT**  
**BOND PLANNING**  
 4242 SOUTH 144TH STREET  
 TUKWILA, WASHINGTON 98168

ORIGINAL SHEET SIZE = 24 x 36  
 HALF-SIZE SHEET = 11 x 17

REVISIONS:  
 DATE: 5-21-2015  
 PRE-SCHEMATIC  
 SHEET NO.

**01**

FHS - 27

**FOSTER HIGH SCHOOL - FIRST FLOOR PLAN**  
 SCALE: 1" = 20'-0"



### “Foster High School

- 1) Martin and Bob reviewed the previous list for Foster High School. The following elements were noted:
  - a) “Resolve piping issue...” was deemed as a maintenance improvement and was removed from the list.
  - b) “Upgrade irrigation system” was removed from the list.
  - c) “Provide card access for all exterior doors” was removed from the list.
  - d) “Add air conditioning to all areas of the building” was moved from ‘High’ to ‘Medium’ priority.
  - e) “Add intrusion detection system” and “Add card access system for all exterior doors” were both moved from ‘Medium’ to ‘Highest’ priority.
- 2) Martin and Bob recapped the items under ‘Medium’ priority:
  - a) The air conditioning in the building was discussed. Poor ventilation adds to the heat and humidity in the building. Item has been flagged and placed on *HOLD* to be revisited.
- 3) Martin and Bob recapped the items under ‘High’ priority:
  - a) The committee voted *YES* to postpone the upgrade of the exterior envelope and to remove it from the overall total.
  - b) The committee voted *YES* to postpone the replacement of windows and to remove it from the overall total.
  - c) The committee voted *YES* to remove “Replace all lighting with LED fixtures”. The committee discussed the desire to pursue this line item by exploring other means of funding (ESCO, rebates, etc.).
- 4) Bob presented schematic plans for the newly proposed items:
  - a) Three options for the new STEAM spaces were presented. While the options themselves were not voted upon, the committee voted *YES* to include the new STEAM space to the overall total.
  - b) The committee voted *YES* to include the new Auxiliary Gym addition to the overall total.
  - c) The committee voted *YES* to include the Weight Room addition to the overall total.
  - d) The committee voted *YES* to include the Kitchen expansion to the overall total.

The Springboard Proposal was finalized for the May 28<sup>th</sup> meeting. Removed from the list of final recommendations was providing air-conditioning to all areas of the building. Once this adjustment was made, the Committee voted on and passed a final Springboard Proposal. Included in the proposal was the final approved list of recommended improvements, total costs including mark-ups and contingencies, and a list of the original recommendations that were removed from the list.

**Total Cost of All Project Work at Foster High School:        \$34,338,893**

# Foster High School Springboard Proposal - Final

## Recommended Capital Improvements

May 28, 2015

Estimated Tax Rate Implication	\$ 0.65
Total Springboard Cost	\$ 34,338,893

No.	Type	Item	Priority	Construction	Non-Constr		Total Project
				Cost	Costs	Escalation	
FHS1	Area	Expand Student Commons Space	Highest	\$ 2,317,500	1.40	1.12	\$ 3,633,840
FHS2	Area	Relocate and Expand Administrative Office Space	Highest	\$ 770,000	1.40	1.12	\$ 1,207,360
FHS3	Area	Relocate and Expand Counseling Space, <a href="#">Add Career Center - re-purpose existing space</a>	Highest	\$ 577,500	1.40	1.12	\$ 905,520
FHS4	Area	Provide itinerant staff with work space, storage - <a href="#">re-purpose existing space</a>	Highest	\$ 173,250	1.40	1.12	\$ 271,656
FHS5	Area	Add Family Liaison/Parent Information Center - <a href="#">re-purpose existing space</a>	Highest	\$ 173,250	1.40	1.12	\$ 271,656
FHS6	Area	Expand area for telecommunications rooms	Highest		1.40	1.12	\$ -
FHS7	CRs	Re-purpose CR Space in Existing Building	Highest	\$ 2,079,000	1.40	1.12	\$ 3,259,872
FHS8	CRs	<b>Option 1 - Build New STEAM Annex Building</b> Provide 16-18 new classrooms/labs Replace existing portables. Add (8) classrooms to meet the 1351 class size standard.	Highest	\$ 10,570,560	1.40	1.12	\$ 16,574,638
FHS9	CRs	<b>Option 2 - Infill Between Existing Buildings with New STEAM Space</b> Infill between the Two Buildings	Highest	\$ 10,570,560	1.40	1.12	
FHS10	CRs	<b>Option 3 - Build New Two-story STEAM Wing Addition to North Wing, Academic Building</b> Build New Two-story Wing Addition to North Wing, Academics Building Modify Existing Driveway and Parking Lot	Highest	\$ 10,570,560	1.40	1.12	
FHS11	Area	Add Auxiliary Gymnasium	Highest	\$ 2,398,000	1.40	1.12	\$ 3,760,064
FHS12	Area	Expand Weight Room	Highest	\$ 394,000	1.40	1.12	\$ 617,792
FHS14	Site	Increase staff and student parking capacity.	Highest	\$ 175,000	1.40	1.12	\$ 274,400
FHS15	Arch	ADA upgrades as required to meet current codes, <a href="#">upgrade existing drinking fountains</a>	Highest	\$ 50,000	1.40	1.12	\$ 78,400
FHS16	Arch	Replace Carpets	Highest	\$ 207,992	1.40	1.12	\$ 326,131
FHS17	Arch	Add exterior ramp access to the performing Arts Center.	Highest	\$ 85,000	1.40	1.12	\$ 133,280
FHS18	Plumbing	Add water pressure reducing valve for building system.	Highest	\$ 1,500	1.40	1.12	\$ 2,352
FHS19	Plumbing	Add sprinkler system to Stage area.	Highest	\$ 20,000	1.40	1.12	\$ 31,360
FHS20	HVAC	Replace 1993 boiler with a new high-efficiency unit.	Highest	\$ 75,000	1.40	1.12	\$ 117,600
FHS21	HVAC	Replace system in the Academic Building including fan coil and heat recovery units. Include redesign of system, particularly for the air intake measures.	Highest	\$ 244,536	1.40	1.12	\$ 383,432
FHS22	HVAC	Refurbish air handling system at the Activities Building. Air distribution zones is poorly designed Replace DDC system. Include monitoring of lighting controls, energy metering, fire alarm, security, and other systems	Highest	\$ 109,728	1.40	1.12	\$ 172,053
FHS23	HVAC	Add cooling equipment to telecommunications area.	Highest	\$ 376,209	1.40	1.12	\$ 589,896
FHS24	HVAC	Add "Shelter-in-Place" controls	Highest	\$ 10,000	1.40	1.12	\$ 15,680
FHS25	HVAC	Reconfigure generator exhaust.	Highest	\$ 20,000	1.40	1.12	\$ 31,360
FHS26	HVAC	Reconfigure generator exhaust.	Highest	\$ 20,000	1.40	1.12	\$ 31,360
FHS27	Elect	Replace main electrical switchgear.	Highest	\$ 75,000	1.40	1.12	\$ 117,600
FHS28	Elect	Add TVSS to electrical power distribution.	Highest	\$ 94,052	1.40	1.12	\$ 147,474
FHS29	Elect	Add integrated fire door control to fire alarm system.	Highest	\$ 9,000	1.40	1.12	\$ 14,112
FHS30	Elect	Add power to support telecommunications	Highest	\$ 31,351	1.40	1.12	\$ 49,158
FHS31	IT	Replace Telecenter head-end and devices (intercom/clocks)	Highest	\$ 219,455	1.40	1.12	\$ 344,105

FHS - 30

## Foster High School Springboard Proposal - Final

FHS32	IT	Replace UPS and batteries	Highest	\$	12,500	1.40	1.12	\$	19,600
FHS33	IT	Replace phone system	Highest	\$	206,915	1.40	1.12	\$	324,443
FHS34	Security	Upgrade/enhance camera surveillance	Highest	\$	100,322	1.40	1.12	\$	157,305
FHS35	Security	Add secure vestibule at front entry	Highest	\$	30,000	1.40	1.12	\$	47,040
FHS36	Security	Add First Responder antennae system.	Highest	\$	125,403	1.40	1.12	\$	196,632
FHS37	Security	Add intrusion detection system	Highest	\$	87,782	1.40	1.12	\$	137,642
FHS38	Elect	Replace the existing generator.	Medium	\$	30,000	1.40	1.12	\$	47,040

Site	Upgrade irrigation system.	Off
Arch	Add elevator to the Activities Building.	Off
Arch	Upgrade the exterior envelop. Replace the exterior skin, upgrade insulation to current energy codes	Off
Arch	Replace exterior windows.	Off
Area	Expand the Existing Kitchen	Off
Elect	Replace all lighting with LED Fixtures	Off
Elect	Replace Gymnasium sound system.	Off
Elect	Install centralized lighting control.	Off
Elect	Upgrade exterior lighting.	Off
Elect	Add conduit/pathway between the Academic and Activities Buildings.	Off
Elect	Replace scoreboards in the Gymnasium.	Off
Kitchen	Miscellaneous equipment needs (e.g. steamer, prep table, warming cabinets, refrigeration space	Off
HVAC	Add air conditioning to all areas of the building.	Off
IT	Remove cable TV distribution	Off
IT	Replace existing fire suppression system with dry-type system.	Off
IT	Replace optical fiber cabling	Off
Plumbing	Resolve piping issues - plugs up on a regular basis.	Off
Plumbing	Replace plumbing fixture trim w/ automatic hard-wire type	Off
Security	Add perimeter fencing, gates	Off
Security	Provide card access for all exterior doors	Off



Front entry from street frontage.



Front Entry



Front Courtyard



Bus parking along 42<sup>nd</sup> Avenue.



Service driveway along 144<sup>th</sup> Street.



Student Parking



Portable Classrooms



North field and tennis courts.



District Data Center within Foster High School.



Student Commons – proposed to be expanded.



Bridge over main entry.



School Library

## Ancillary Facilities

- District Administration
- District Stadium
- IT / Transportation
- Maintenance / Grounds / Custodial

## District Ancillary Facilities

IT/Transportation Building  
District Stadium  
District Administration Building

### Overview

KMB and their team of mechanical and electrical engineers performed building assessments for the District's three ancillary (non-educational) facilities and identified several building "systems" in need of major repair or replacement. Included with this tab are the recommended capital improvements associated with each of the existing buildings.

#### IT/Transportation Building

Initially designed as a County-owned Library Building, this building occupies the northwest corner of the Foster High School site. The assessment team noted an extraordinary amount of deficiencies associated with this building and recommend that the building either be removed or used for non-occupied uses such as central warehousing or surplus storage. Surplus is currently housed in the old Wood Shop at Showalter Middle School.

Whole systems in the building are beyond their useful life and will require full replacement. Virtually nothing is in compliance with current building codes, seismic codes, and energy codes. This is not an unsafe building, but will require a huge investment of funds to correct all of the noted deficiencies.

It should be noted that two of the site plan options presented for the area expansions at Foster High School, included the demolition and removal of this building.

System improvements for this building were not noted on the Springboard Proposal brought forward to the Committee at their May 28<sup>th</sup> meeting. Instead, a new facility was proposed. See below.

#### District Stadium

The Stadium recently underwent a series of improvements including new field turf, new concessions, restrooms, and storage buildings. The largest recommended improvement is the replacement of the existing rubberized track surface. There are some existing "rough" area near the starting blocks on the west side, south of the grandstand. The existing track surface has only about 2-3 years of useful life remaining.

Another major concern is the overall security of the property. The existing fencing is only 6-feet high and does not prevent intruders from climbing over the fence. Included in the list of recommendations is the installation of 8-foot fencing and added cameras for enhanced surveillance.

The field lighting system appears to be in good working condition. However, this system is fed from a metal building located on the Showalter campus. It is recommended that the power for the field lighting be relocated to the Concessions/Storage Building located within the facility.

#### District Administration Building

The District Administration is located in the southeast corner of the Showalter campus and shares the entry driveway and parking facilities with Showalter Middle School. The building was newly constructed in 2004. The building is in

District Technology/IT Building  
 Recommended Capital Improvements  
 May 7, 2015

Last modernization: 1998

No.	Type	Item
<b>HIGH PRIORITY</b>		
Noted Deficiencies:		
Arch		Not compliant with current seismic design codes
Arch		Exterior brick masonry is not insulated at all
Arch		Single-glazed windows
Arch		Finishes are generally aged and worn.
Arch		Roof surface is failing. Roof drain is plugged. Debris on roof. Patching is evident.
Arch		Roof insulation is damaged from roof leaks.
Arch		No loading dock for Technology.
Energy		Building is far out of compliance with current energy codes.
Plumbing		No backflow prevention.
Plumbing		Lack of fixture (toilets and sinks) for drivers.
Plumbing		Chronic sewer back-up.
HVAC		Replace furnace.
HVAC		Replace condensing unit.
HVAC		No cooling in IDF closet.
HVAC		Floor grills are blocked by furniture and blocked by construction debris.
HVAC		All new HVAC should be considered.
Fire		No sprinkler system.
Elect		No emergency generator.
Elect		No capacity for added power.
Elect		Lighting fixtures are aged.
Elect		Fire Alarm system is non-addressable.
IT		Telecommunications equipment is located in a closet. No cooling equipment.
IT		Data cabling is Category 5e throughout.
IT		Replace ethernet switches.
IT		Need to replace optic fiber cabling.
IT		Telephone system is aged, but still functional.
IT		Analog clock system is aged.
IT		No CCTV surveillance system.
IT		Intrusion detection system is aged.
Site		Abandoned Underground Storage tank (UST) not properly decommissioned.

District Stadium  
 Recommended Capital Improvements  
 May 7, 2015

No.	Type	Item
<b>HIGH PRIORITY</b>		
	Area	Construct Team Rooms and Storage
	Arch	Reseal exposed ends of wood beams over Concessions/Restroom Building.
	Elect	Service for field lights originates from Maintenance Building. Power should be relocated to Concessions/Restroom Building.
	Security	Provide 8-foot high perimeter fencing.
	Security	Expand CCTV surveillance system to include site perimeter.
	Site	Replace rubberized track surface.
	Arch	Paint restroom walls with a high performance system. Existing walls are stained.
	Arch	Provide fixed access to roof of Grandstand.
	HVAC	Add heating and ventilation Restrooms, concessions, ticket booth, and storage room.
	HVAC	Add heating for all pressbox spaces.
<b>MEDIUM PRIORITY</b>		
	HVAC	Upgrade controls system for Concessions/Restroom Building

District Administration Building  
 Recommended Capital Improvements  
 May 7, 2015

Initial Construction: 2004

No.	Type	Item
<b>HIGH PRIORITY</b>		
	Area	Expand area for telecommunications rooms
	HVAC	Redesign condensing unit "well" at NE corner of the building to allow for adequate air flow.
	HVAC	Replace all (4) condensing units located in the "well."
	HVAC	Upgrade HVAC air distribution system zoning.
	HVAC	Add cooling equipment to Telecomm space.
	Elect	Add emergency generator.
	Elect	Add power to support telecomm equipment.
	IT	Replace optical fiber cabling.
	IT	Replace UPS and batteries.
	IT	Replace phone system.
	IT	Replace ethernet switches.
	Elect	Replace all lighting with LED fixtures.
<b>MEDIUM PRIORITY</b>		
	HVAC	Replace existing HVAC System with high-efficiency VRF system with heat recovery.
	Security	Add CCTV surveillance system.
	HVAC	Re-commission Controls System

good condition, but has some issues associated with the mechanical and air distribution system. It is also recommended that the building be outfitted with an emergency generator, consistent with the Committee's proposal for all sites to have emergency generators.

Initial comments at Committee meetings were that this facility was too small to serve the district administration needs. However, as discussions took place regarding the placement of staff support itinerants in the buildings be re-purposing existing space, this concern seemed to be alleviated. Another approach that was explored was relocating the existing double-wide portables at Showalter to the east, near the parking lot, once the middle school project was complete. This facility could be utilized by one or more departments to lessen over-crowding in the main building.

#### Maintenance and Operations

There is no Maintenance and Operations office in the District. The Supervisor currently uses the AV Storage Room at Tukwila Elementary School as her office. Maintenance workers are home-based from the metal building located behind Showalter Middle School. This building is essentially a place to park vehicles and includes a work bench. Lacking are secure facilities for district keys, adequate shop space for minor repairs, and storage for tools.

#### **Proposal for a New Facility**

On the May 28<sup>th</sup> Springboard Proposal List was a New Technology/Transportation/Maintenance Facility. Included in this section is a Spatial Summary that itemizes the areas for the new building. The Summary stipulates a total of 8,400 SF is needed to house the current staffing levels of all three departments.

A centralized facility has the potential to provide inherent efficiencies. Common areas can serve all three uses such as Reception/Secretarial, Conference Rooms, Staff Break Room, Staff Restrooms. Jobs might even be shared to create full-time time positions serving all three departments.

The facility also includes a Transportation Work Bay for minor bus repair such as brake checks, oil change, and upholstery repairs. For Maintenance, included is a secure Key Room for the District locksmith and two General Purpose Shops – one for general carpentry, and one for grounds maintenance.

Site purchase costs are not included in the specific cost model for this project, but appear in the overall bond program costs.

Centralized Support Services  
 Recommended Capital Improvements  
 April 20, 2015

New Centralized Support Services Building - new construction  
Note: Commons areas to be shared by all users shown in RED.

**Transportation**

**Building Areas**

Administration/Driver Areas

1	Reception/Secretarial Area	250 s.f.
1	Supervisor Office	175
1	Dispatcher Office - two stations	175
1	Training Room - small	125
1	Staff Break Room/ Training Room - large	600
2	Staff Restrooms	300
	Circulation @ 35%	569

Maintenance

1	Work Bay	1,200
1	Mechanic	150
1	Tool and Supply Storage	250
	Subtotal - Area	<hr/> 3,794 s.f.

**Site Area**

Parking

4	Staff
12	Full-size buses
5	Short-size buses
2	Vans
1	District Vehicle

**Maintenance**

**Building Areas**

Administration

1	Reception/Secretarial Area	common
1	Supervisor Office	175
1	Staff Break Room	common
2	Staff Restrooms	common
1	Document Storage Room	300
	Circulation @ 35%	166
	Subtotal - Area	<hr/> 641 s.f.

Maintenance Shop

2	General Purpose Shops	2,000
	General Carpentry Shop	
	Grounds Shop	
1	Key Room	200
1	Tool and Equipment Storage	500
		<hr/>

2,700 s.f.

Site Area

Parking

4	Staff Parking
2	Mowers
3	Pick-ups
1	Backhoe
	Man-lifts

Information Technology

Building Areas

Administration

6	Staff Work Stations @ 80 sf ea.	480
1	Supervisor's Office	125
1	Conference Room	common
1	Work Area	125
1	Storage Room	200
	Circulation @ 35%	326
		<hr/>

1256 s.f.

Site Area

7	Staff Parking
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TOTAL SQUARE FOOTAGE

8,391 S.F.

## Appendix

### A Estimated Tax Rate

Final Springboard Proposal May 28<sup>th</sup>

### B Bond Development Committee Meeting Minutes & Handouts

- April 16th
- April 23rd
- May 5th
- May 21st
- May 28th

### C District Facility Information

- District Site Map
- Facility Area Summary
- Aerial Site Plans
- Building Floor Plans

### D Technology Assessment

### E District Enrollment Information

- Enrollment Report, March 2015
- Enrollment Projection's, November 2014

### F Financial Information Summary

### G Energy Use Data



# Appendix A

Estimated Tax Rate

Final Springboard Proposal May 28<sup>th</sup>

### Estimated Tax Rate

Elementaries	\$	0.83	\$	43,956,391
Middle School	\$	0.38	\$	19,850,039
High School	\$	0.65	\$	34,338,893
Stadium/Support Services	\$	0.06	\$	3,134,424
<b>Cumulative Est Tax Rate</b>	<b>\$</b>	<b>1.91</b>	<b>\$</b>	<b>101,279,748</b>
<b>TARGET</b>	<b>\$</b>	<b>1.87</b>	<b>\$</b>	<b>99,158,706</b>
<b>Variance From Target</b>	<b>\$</b>	<b>(0.04)</b>	<b>\$</b>	<b>2,121,042</b>

\*Final approved amount - Items to be done by priority

## Cascade View Elementary School Springboard Proposal - Final

### Recommended Capital Improvements

May 28, 2015

Estimated Tax Rate Implication	\$ 0.07
Total Springboard Cost	\$ 3,733,644

No.	Type	Item	Priority	Construction Cost	Non-Constr Factor	Escalation Cost	Total Project
CV1	Area	Accommodate SPED, specialists, invention staff with work space and storage including Conference Room - repurpose existing classrooms (pre K, Kinder, etc.)	Highest	132,000	1.30	1.12	192,192
CV2	Area	Add Title I and/or LAP class space - repurpose existing classrooms (pre K, Kinder, etc.)	Highest	34,650	1.30	1.12	50,450
CV3	Area	Expand area for telecommunications rooms	Highest	30,000	1.30	1.12	43,680
CV4	Area	Add Family Liaison/Parent Information Center - repurpose existing space	Highest	148,500	1.30	1.12	216,216
CV5	Area	Expand Cafeteria Space (includes relocated restrooms)	Highest	523,740	1.00	1.12	586,589
CV6	Site	Add Staff Parking (32 stalls) to the south side of the site	Highest	55,000	1.30	1.12	80,080
CV7	Site	Playground improvements	Highest	300,000	1.30	1.12	436,800
CV8	Arch	Replace vinyl flooring throughout	Highest	60,000	1.30	1.12	87,360
CV9	Arch	Replace carpet throughout	Highest	120,000	1.30	1.12	174,720
CV10	Kitchen	Add new walk-in refrigerator	Highest	50,000	1.30	1.12	72,800
CV11	Roof	Replace roofing at low-sloped areas, upgrade ladder access	Highest	225,000	1.30	1.12	327,600
CV12	HVAC	Replace roof-top mounted condensing units, piping, insulation, sleepers on roof	Highest	75,000	1.30	1.12	109,200
CV13	HVAC	Install return ductwork at mechanical mezzanine	Highest	130,034	1.30	1.12	189,330
CV14	HVAC	Install "Shelter-in-place" Controls	Highest	50,000	1.30	1.12	70,200
CV15	Plumbing	Replace heating hot water piping, insulation, sleepers on roof.	Highest	20,000	1.30	1.12	29,120
CV16	Electrical	Add an emergency generator. Re-circuit building to add emergency lighting and power.	Highest	87,773	1.30	1.12	127,797
CV17	Electrical	Add power to support telecommunications	Highest	16,254	1.30	1.12	23,666
CV18	IT	Replace phone system	Highest	87,500	1.30	1.12	127,400
CV19	IT	Replace UPS and batteries	Highest	13,250	1.30	1.12	19,292
CV20	IT	Replace Telecenter head-end and devices (intercom/clocks)	Highest	100,000	1.30	1.12	145,600
CV21	Security	Add secure vestibule at front entry	Highest	85,000	1.30	1.12	123,760
CV22	Security	Upgrade/enhance camera surveillance	Highest	48,000	1.30	1.12	69,888
CV23	Security	Add intrusion detection system	Highest	22,756	1.30	1.12	33,133
CV24	Security	Add perimeter fencing, gates	Highest	115,000	1.30	1.12	167,440
CV25	Electrical	Add central lighting control	High	32,508	1.30	1.12	47,332
CV26	Arch	Add canopy protection, west side of building (preschool areas)	Medium	25,000	1.30	1.12	36,400
CV27	HVAC	Replace boilers	Medium	100,000	1.30	1.12	145,600

**CASCADE VIEW TOTAL      3,733,644**

Area	Enclose Open Space Between Buildings	Off
Arch	Replace student cubbies	Off
Arch	Replace dishwasher at Kitchen	Off
Energy	Upgrade exterior envelop to current standards	Off
Site	Replace the existing play shed (including added hard surface play area)	Off
Security	Provide card access for all exterior doors	Off
IT	Replace optical fiber cabling	Off
IT	Remove cable TV distribution	Off
Electrical	Replace exterior lighting	Off
Electrical	Replace all lighting with LED fixtures	Off
Plumbing	Replace plumbing fixture trim w/ automatic hard-wire type	Off
Plumbing	Replace existing dry pipe compressor.	Off

# Thorndyke Elementary School Springboard Proposal - Final

## Recommended Capital Improvements

May 28, 2015

Estimated Tax Rate Implication	\$	0.08
Total Springboard Cost	\$	4,263,982

No.	Type	Item	Priority	Construction Cost	Non-Constr Factor	Escalation Cost	Total Project
TH1	Area	Accommodate SPED, specialists, invention staff with work space and storage including Conference Room - repurpose existing classrooms (pre K, Kinder, etc.)	Highest	148,500	1.30	1.12	216,216
TH2	Area	Expand area for telecommunications rooms	Highest	30,000	1.30	1.12	43,680
TH3	Area	Add Family Liaison/Parent Information Center - repurpose existing space	Highest	99,000	1.30	1.12	144,144
TH4	Site	Add overflow parking, improve traffic flow	Highest	150,000	1.30	1.12	218,400
TH5	Site	Improve natural trail to surrounding neighborhood	Highest	20,000	1.30	1.12	29,120
TH6	Site	Install underdrain system in grass play field area	Highest	72,000	1.30	1.12	104,832
TH7	Site	Playground improvements	Highest	300,000	1.30	1.12	436,800
TH8	Arch	Replace carpet throughout	Highest	120,000	1.30	1.12	174,720
TH9	Arch	Replace exterior finish system - south side of building, classroom bump-outs.	Highest	60,000	1.30	1.12	87,360
TH10	Arch	Replace all exterior corner and window trim	Highest	350,000	1.30	1.12	509,600
TH11	Arch	Repaint exterior finishes, complete	Highest	89,348	1.30	1.12	130,091
TH12	Arch	Reroof low-slope roof areas, reflash	Highest	264,315	1.30	1.12	384,843
TH13	Plumbing	Replace hot water heaters	Highest	22,500	1.30	1.12	32,760
TH14	HVAC	Replace WSHPs with high efficiency equipment	Highest	400,000	1.30	1.12	582,400
TH15	HVAC	Upgrade the DDC system	Highest	95,709	1.30	1.12	139,352
TH16	HVAC	Install "Shelter-in-place" Controls	Highest	50,000	1.30	1.12	70,200
TH17	Elect	Replace classroom lighting sensors throughout	Highest	47,854	1.30	1.12	69,675
TH18	Elect	Replace fire alarm system	Highest	159,515	1.30	1.12	232,254
TH19	Elect	Add cell booster system	Highest	31,903	1.30	1.12	46,451
TH20	Elect	Add power to support telecommunications	Highest	15,951	1.30	1.12	23,225
TH21	IT	Replace phone system	Highest	87,500	1.30	1.12	127,400
TH22	IT	Replace UPS and batteries	Highest	13,250	1.30	1.12	19,292
TH23	IT	Replace Telecenter head-end and devices (intercom/clocks)	Highest	100,000	1.30	1.12	145,600
TH24	Security	Upgrade/enhance camera surveillance	Highest	48,000	1.30	1.12	69,888
TH25	Security	Add intrusion detection system	Highest	40,000	1.30	1.12	58,240
TH26	Security	Add perimeter fencing, gates	Highest	115,000	1.30	1.12	167,440

**THORNDYKE TOTAL      4,263,982**

<i>CRs</i>	<i>Add (2-3) double-wide portable classroom buildings</i>	<i>Off</i>
<i>Arch</i>	<i>Replace vinyl flooring throughout</i>	<i>Off</i>
<i>Arch</i>	<i>Replace Gymnasium flooring</i>	<i>Off</i>
<i>Kitchen</i>	<i>Add/replace misc. equipment</i>	<i>Off</i>
<i>HVAC</i>	<i>Replace boilers (2)</i>	<i>Off</i>
<i>Elect</i>	<i>Replace exterior lighting, add additional fixtures</i>	<i>Off</i>
<i>Elect</i>	<i>Replace all lighting with LED fixtures</i>	<i>Off</i>
<i>IT</i>	<i>Remove cable TV distribution</i>	<i>Off</i>
<i>IT</i>	<i>Replace optical fiber cabling</i>	<i>Off</i>
<i>Energy</i>	<i>Upgrade exterior envelop to current standards, replace exterior finishes</i>	<i>Off</i>
<i>Plumbing</i>	<i>Replace plumbing fixture trim w/ automatic hard-wire type</i>	<i>Off</i>
<i>Security</i>	<i>Provide card access for all exterior doors</i>	<i>Off</i>
<i>Security</i>	<i>Add secure vestibule at front entry</i>	<i>Off</i>

# Tukwila Elementary School Springboard Proposal - Final

**Recommended Capital Improvements**

May 28, 2015

Total Springboard Cost \$ 3,921,565

No.	Type	Item	Priority	Construction Cost	Non-Constr Factor	Escalation Cost	Total Project
<b>TUKWILA</b>							
TK1	Area	Add Break-out space - repurpose existing space	Highest	49,500	1.30	1.12	72,072
TK2	Area	Add Conference Room - repurpose existing space	Highest	16,500	1.30	1.12	24,024
TK3	Area	Accommodate specialists and intervention staff with work space, storage	Highest	148,500	1.30	1.12	216,216
TK4	Area	Add Family Liaison/Parent Information Center - repurpose existing space	Highest	99,000	1.30	1.12	144,144
TK5	Area	Expand area for telecommunications rooms	Highest	30,000	1.30	1.12	43,680
TK6	Area	Expand the Existing Library	Highest	240,000	1.30	1.12	349,440
TK7	Site	Add overflow parking	Highest	82,500	1.30	1.12	120,120
TK8	Site	Improve natural trails to surrounding neighborhood	Highest	70,000	1.30	1.12	101,920
TK9	Site	Playground improvements	Highest	300,000	1.30	1.12	436,800
TK10	Arch	Replace carpet throughout	Highest	120,000	1.30	1.12	174,720
TK11	Arch	Replace all exterior corner and window trim	Highest	350,000	1.30	1.12	509,600
TK12	Arch	Repaint exterior finishes, complete	Highest	95,032	1.30	1.12	138,367
TK13	Kitchen	Replace Kitchen freezer	Highest	28,000	1.30	1.12	40,768
TK14	Kitchen	Add refrigeration space	Highest	52,000	1.30	1.12	75,712
TK16	HVAC	Replace WSHPs with high efficiency equipment	Highest	400,000	1.30	1.12	582,400
TK17	HVAC	Provide "Shelter-in-place" Controls	Highest	50,000	1.30	1.12	70,200
TK18	Elect	Add cell booster system	Highest	31,774	1.30	1.12	46,263
TK19	Elect	Replace classroom lighting sensors throughout	Highest	47,661	1.30	1.12	69,394
TK20	Elect	Add power to support telecommunications	Highest	15,951	1.30	1.12	23,225
TK21	IT	Replace phone system (VoIP phones & PoI Switches)(1)	Highest	87,500	1.30	1.12	127,400
TK22	IT	Replace UPS and batteries (6-3KVA UPSs)(2)	Highest	13,250	1.30	1.12	19,292
TK23	IT	Replace Telecenter head-end and devices (intercom/clocks)	Highest	100,000	1.30	1.12	145,600
TK24	Security	Upgrade/enhance camera surveillance	Highest	48,000	1.30	1.12	69,888
TK25	Security	Add secure vestibule at front entry	Highest	65,000	1.30	1.12	94,640
TK26	Security	Add perimeter fencing, gates	Highest	115,000	1.30	1.12	167,440
TK27	Security	Add intrusion detection system	Highest	40,000	1.30	1.12	58,240

**TUKWILA TOTAL 3,921,565**

## Tukwila Elementary School Springboard Proposal - Final

<i>CRs</i>	<i>Add (2-3) double-wide portable classroom buildings</i>	<i>Off</i>
<i>Area</i>	<i>Add space to regain Computer Lab</i>	<i>Off</i>
<i>Arch</i>	<i>Reroof low-slope canopy areas</i>	<i>Off</i>
<i>Kitchen</i>	<i>Add/replace misc. equipment</i>	<i>Off</i>
<i>HVAC</i>	<i>Replace boilers</i>	<i>Off</i>
<i>Elect</i>	<i>Replace diesel generator</i>	<i>Off</i>
<i>Elect</i>	<i>Replace all lighting with LED fixtures</i>	<i>Off</i>
<i>Elect</i>	<i>Replace obsolete lighting and controls at Entry, Commons</i>	<i>Off</i>
<i>IT</i>	<i>Remove cable TV distribution</i>	<i>Off</i>
<i>IT</i>	<i>Replace optical fiber cabling</i>	<i>Off</i>
<i>Site</i>	<i>Replace irrigation system</i>	<i>Off</i>
<i>Security</i>	<i>Provide card access for all exterior doors</i>	<i>Off</i>
<i>Energy</i>	<i>Upgrade exterior envelop to current standards, replace exterior finishes</i>	<i>Off</i>
<i>Plumbing</i>	<i>Replace plumbing fixture trim w/ automatic hard-wire type</i>	<i>Off</i>

# Showalter Middle School Springboard Proposal - Final

## Recommended Capital Improvements

May 28, 2015

Estimated Tax Rate Implication	\$ 0.38
Total Springboard Cost	\$ 19,850,039

No.	Type	Item	Priority	Construction Cost	Non-Constr Costs Factor	Escalation Factor	Total Project Costs
SMS1	CRs	Remodel Lower Floor - Area B into STEAM Classrooms : Music, Art, Tech Labs	Highest	\$ 3,217,500	1.40	1.12	\$ 5,045,040
SMS2	CRs	Add Upper Floor - Area B into STEAM Classrooms:	Highest	\$ 3,932,500	1.40	1.12	\$ 6,166,160
SMS3	Area	Add refrigeration space for the Kitchen.	Highest	\$ 235,125	1.40	1.12	\$ 368,676
SMS4	CRs	Re-purpose CR Space in Existing Building (10,000 sf)	Highest	\$ 1,650,000	1.40	1.12	\$ 2,587,200
SMS5	Area	Provide itinerant staff with work space, storage - <i>re-purpose existing space (1,200 sf)</i>	Highest	\$ 132,000	1.40	1.12	\$ 206,976
SMS6	Area	Add Family Liaison/Parent Information Center - <i>re-purpose existing space (900 sf)</i>	Highest	\$ 99,000	1.40	1.12	\$ 155,232
SMS7	Area	Expand area for telecommunications rooms - <i>re-purpose existing space</i>	Highest	\$ 30,000	1.40	1.12	\$ 47,040
SMS8	Area	Enclose Courtyard completely by adding a Second Floor Classroom	Highest	\$ 371,250	1.40	1.12	\$ 582,120
SMS9	Area	Expand Gymnasium to accommodate seating for student body	Highest	\$ 660,000	1.40	1.12	\$ 1,034,880
SMS10	Area	Expand the Student Cafeteria	Highest	\$ 315,000	1.40	1.12	\$ 493,920
SMS11	Arch	Replace carpets throughout.	Highest	\$ 175,792	1.40	1.12	\$ 275,642
SMS12	Kitchen	Replace miscellaneous equipment (e.g. prep tables, steam tables, dishwasher, warming carts, salad carts.	Highest	\$ 50,000	1.30	1.12	\$ 72,800
SMS13	HVAC	Replace noisy roof-top mounted condensing units, piping, insulation, supports. Upsize air distribution ductwork; upsize associated equipment if needed to provide adequate	Highest	\$ 150,000	1.40	1.12	\$ 235,200
SMS14	HVAC	thermal comfort and indoor air quality.	Highest	\$ 222,948	1.40	1.12	\$ 349,582
SMS15	HVAC	Add return ductwork to existing return air plenum space per current code.	Highest	\$ 156,063	1.40	1.12	\$ 244,707
SMS16	HVAC	Replace heat recovery and fan coil units as needed. Replace DDC system. Include monitoring of lighting controls, energy metering, fire alarm, security,	Highest	\$ 150,000	1.40	1.12	\$ 235,200
SMS17	HVAC	and other systems.	Highest	\$ 267,537	1.40	1.12	\$ 419,498
SMS18	HVAC	Replace (2) existing gas-fired boiler with new 90% efficiency boilers.	Highest	\$ 170,000	1.40	1.12	\$ 266,560
SMS19	Electrical	Add an emergency generator. Re-circuit building to add emergency lighting and power.	Highest	\$ 133,769	1.40	1.12	\$ 209,750
SMS20	IT	Replace Telecenter head-end and devices (intercom/clocks)	Highest	\$ 156,063	1.40	1.12	\$ 244,707
SMS21	IT	Replace UPS and batteries	Highest	\$ 10,000	1.40	1.12	\$ 15,680
SMS22	IT	Replace phone system	Highest	\$ 147,145	1.40	1.12	\$ 230,723
SMS23	Security	Upgrade/enhance camera surveillance	Highest	\$ 71,343	1.40	1.12	\$ 111,866
SMS24	Security	Add secure vestibule at front entry	Highest	\$ 85,000	1.40	1.12	\$ 133,280
SMS25	Security	Add perimeter fencing, gates	Highest	\$ 75,000	1.40	1.12	\$ 117,600

## Showalter Middle School Springboard Proposal - Final

<i>Area</i>	<i>Construct exterior play shed.</i>	<i>Off</i>
<i>Arch</i>	<i>Replace acoustical treatment in the Gymnasium.</i>	<i>Off</i>
<i>Arch</i>	<i>Replace or retrofit backboards in the Gymnasium with power operated equipment.</i>	<i>Off</i>
<i>Arch/Energy</i>	<i>Replace exterior windows</i>	<i>Off</i>
<i>Electrical</i>	<i>Upgrade exterior lighting</i>	<i>Off</i>
<i>Electrical</i>	<i>Add power to support telecommunications</i>	<i>Off</i>
<i>Electrical</i>	<i>Replace all lighting with LED fixtures</i>	<i>Off</i>
<i>Roof</i>	<i>Replace all canopy roofs</i>	<i>Off</i>
<i>IT</i>	<i>Replace optical fiber cabling</i>	<i>Off</i>
<i>IT</i>	<i>Remove cable TV distribution</i>	<i>Off</i>
<i>Energy</i>	<i>Upgrade exterior envelop to current standards</i>	<i>Off</i>
<i>Plumbing</i>	<i>Replace plumbing fixture trim w/ automatic hard-wire type</i>	<i>Off</i>
<i>Plumbing</i>	<i>Replace old fixtures with new units.</i>	<i>Off</i>
<i>Security</i>	<i>Provide card access for all exterior doors</i>	<i>Off</i>
<i>Security</i>	<i>Add intrusion detection system</i>	<i>Off</i>

# Foster High School Springboard Proposal - Final

## Recommended Capital Improvements

May 28, 2015

Estimated Tax Rate Implication	\$ 0.65
Total Springboard Cost	\$ 34,338,893

No.	Type	Item	Priority	Construction	Non-Constr		Total Project
				Cost	Costs	Escalation	
FHS1	Area	Expand Student Commons Space	Highest	\$ 2,317,500	1.40	1.12	\$ 3,633,840
FHS2	Area	Relocate and Expand Administrative Office Space	Highest	\$ 770,000	1.40	1.12	\$ 1,207,360
FHS3	Area	Relocate and Expand Counseling Space, <a href="#">Add Career Center - re-purpose existing space</a>	Highest	\$ 577,500	1.40	1.12	\$ 905,520
FHS4	Area	Provide itinerant staff with work space, storage - <a href="#">re-purpose existing space</a>	Highest	\$ 173,250	1.40	1.12	\$ 271,656
FHS5	Area	Add Family Liaison/Parent Information Center - <a href="#">re-purpose existing space</a>	Highest	\$ 173,250	1.40	1.12	\$ 271,656
FHS6	Area	Expand area for telecommunications rooms	Highest		1.40	1.12	\$ -
FHS7	CRs	Re-purpose CR Space in Existing Building	Highest	\$ 2,079,000	1.40	1.12	\$ 3,259,872
FHS8	CRs	<b>Option 1 - Build New STEAM Annex Building</b> Provide 16-18 new classrooms/labs Replace existing portables. Add (8) classrooms to meet the 1351 class size standard.	Highest	\$ 10,570,560	1.40	1.12	\$ 16,574,638
FHS9	CRs	<b>Option 2 - Infill Between Existing Buildings with New STEAM Space</b> Infill between the Two Buildings	Highest	\$ 10,570,560	1.40	1.12	
FHS10	CRs	<b>Option 3 - Build New Two-story STEAM Wing Addition to North Wing, Academic Building</b> Build New Two-story Wing Addition to North Wing, Academics Building Modify Existing Driveway and Parking Lot	Highest	\$ 10,570,560	1.40	1.12	
FHS11	Area	Add Auxiliary Gymnasium	Highest	\$ 2,398,000	1.40	1.12	\$ 3,760,064
FHS12	Area	Expand Weight Room	Highest	\$ 394,000	1.40	1.12	\$ 617,792
FHS14	Site	Increase staff and student parking capacity.	Highest	\$ 175,000	1.40	1.12	\$ 274,400
FHS15	Arch	ADA upgrades as required to meet current codes, <a href="#">upgrade existing drinking fountains</a>	Highest	\$ 50,000	1.40	1.12	\$ 78,400
FHS16	Arch	Replace Carpets	Highest	\$ 207,992	1.40	1.12	\$ 326,131
FHS17	Arch	Add exterior ramp access to the performing Arts Center.	Highest	\$ 85,000	1.40	1.12	\$ 133,280
FHS18	Plumbing	Add water pressure reducing valve for building system.	Highest	\$ 1,500	1.40	1.12	\$ 2,352
FHS19	Plumbing	Add sprinkler system to Stage area.	Highest	\$ 20,000	1.40	1.12	\$ 31,360
FHS20	HVAC	Replace 1993 boiler with a new high-efficiency unit.	Highest	\$ 75,000	1.40	1.12	\$ 117,600
FHS21	HVAC	Replace system in the Academic Building including fan coil and heat recovery units. Include redesign of system, particularly for the air intake measures.	Highest	\$ 244,536	1.40	1.12	\$ 383,432
FHS22	HVAC	Refurbish air handling system at the Activities Building. Air distribution zones is poorly designed Replace DDC system. Include monitoring of lighting controls, energy metering, fire alarm, security, and other systems	Highest	\$ 109,728	1.40	1.12	\$ 172,053
FHS23	HVAC	Add cooling equipment to telecommunications area.	Highest	\$ 376,209	1.40	1.12	\$ 589,896
FHS24	HVAC	Add "Shelter-in-Place" controls	Highest	\$ 10,000	1.40	1.12	\$ 15,680
FHS25	HVAC	Reconfigure generator exhaust.	Highest	\$ 50,000	1.40	1.12	\$ 78,400
FHS26	HVAC	Reconfigure generator exhaust.	Highest	\$ 20,000	1.40	1.12	\$ 31,360
FHS27	Elect	Replace main electrical switchgear.	Highest	\$ 75,000	1.40	1.12	\$ 117,600
FHS28	Elect	Add TVSS to electrical power distribution.	Highest	\$ 94,052	1.40	1.12	\$ 147,474
FHS29	Elect	Add integrated fire door control to fire alarm system.	Highest	\$ 9,000	1.40	1.12	\$ 14,112
FHS30	Elect	Add power to support telecommunications	Highest	\$ 31,351	1.40	1.12	\$ 49,158
FHS31	IT	Replace Telecenter head-end and devices (intercom/clocks)	Highest	\$ 219,455	1.40	1.12	\$ 344,105

## Foster High School Springboard Proposal - Final

FHS32	IT	Replace UPS and batteries	Highest	\$	12,500	1.40	1.12	\$	19,600
FHS33	IT	Replace phone system	Highest	\$	206,915	1.40	1.12	\$	324,443
FHS34	Security	Upgrade/enhance camera surveillance	Highest	\$	100,322	1.40	1.12	\$	157,305
FHS35	Security	Add secure vestibule at front entry	Highest	\$	30,000	1.40	1.12	\$	47,040
FHS36	Security	Add First Responder antennae system.	Highest	\$	125,403	1.40	1.12	\$	196,632
FHS37	Security	Add intrusion detection system	Highest	\$	87,782	1.40	1.12	\$	137,642
FHS38	Elect	Replace the existing generator.	Medium	\$	30,000	1.40	1.12	\$	47,040

<i>Site</i>	<i>Upgrade irrigation system.</i>	<i>Off</i>
<i>Arch</i>	<i>Add elevator to the Activities Building.</i>	<i>Off</i>
<i>Arch</i>	<i>Upgrade the exterior envelop. Replace the exterior skin, upgrade insulation to current energy codes</i>	<i>Off</i>
<i>Arch</i>	<i>Replace exterior windows.</i>	<i>Off</i>
<i>Area</i>	<i>Expand the Existing Kitchen</i>	<i>Off</i>
<i>Elect</i>	<i>Replace all lighting with LED Fixtures</i>	<i>Off</i>
<i>Elect</i>	<i>Replace Gymnasium sound system.</i>	<i>Off</i>
<i>Elect</i>	<i>Install centralized lighting control.</i>	<i>Off</i>
<i>Elect</i>	<i>Upgrade exterior lighting.</i>	<i>Off</i>
<i>Elect</i>	<i>Add conduit/pathway between the Academic and Activities Buildings.</i>	<i>Off</i>
<i>Elect</i>	<i>Replace scoreboards in the Gymnasium.</i>	<i>Off</i>
<i>Kitchen</i>	<i>Miscellaneous equipment needs (e.g. steamer, prep table, warming cabinets, refrigeration space</i>	<i>Off</i>
<i>HVAC</i>	<i>Add air conditioning to all areas of the building.</i>	<i>Off</i>
<i>IT</i>	<i>Remove cable TV distribution</i>	<i>Off</i>
<i>IT</i>	<i>Replace existing fire suppression system with dry-type system.</i>	<i>Off</i>
<i>IT</i>	<i>Replace optical fiber cabling</i>	<i>Off</i>
<i>Plumbing</i>	<i>Resolve piping issues - plugs up on a regular basis.</i>	<i>Off</i>
<i>Plumbing</i>	<i>Replace plumbing fixture trim w/ automatic hard-wire type</i>	<i>Off</i>
<i>Security</i>	<i>Add perimeter fencing, gates</i>	<i>Off</i>
<i>Security</i>	<i>Provide card access for all exterior doors</i>	<i>Off</i>

### Estimated Cost of Improvements

Elementaries	\$	43,956,391
Middle School	\$	19,850,039
High School	\$	34,338,893
Stadium/Support Services	\$	3,134,424

**Total Cost of Improvements** \$ **101,279,747**

**Final Approved Amount** \$ **99,158,706** \*Items to be completed by priority

**Estimated State Assistance** \$ **1,750,000**

**Total of Approved Amount & State Assistance** \$ **100,908,706**

**Variance** \$ **371,041**

### Priority Sequence

FIRST - Highest Priority - Schools	\$	97,868,952
SECOND - High Priority - Schools	\$	47,332
THIRD - Highest Priority - Stadium/Support	\$	3,090,016
FOURTH - Medium Priority - Schools	\$	229,040
FIFTH - High Priority - Stadium/Support	\$	44,408

**\$ 101,279,748**

## Elementary School - Committee Recommendation

### Recommended Capital Improvements

May 28, 2015

= Committee Addition

No.	Type	Item	Priority	Construction Cost	Non-Constr Factor	Escalation Cost	Total Project
<b>CAPACITY ALTERNATIVE - ALL ELEMENTARY LOCATIONS</b>							
CAP1	CRs	Relocate preschool and K classrooms to new "Birth-to-5 Center" - (24) CRs	Highest	18,837,500	1.40	1.12	29,537,200
		Site Acquisition	Highest				2,500,000
<b>Total Capacity</b>							<b>32,037,200</b>
<b>CASCADE VIEW</b>							
		Accommodate SPED, specialists, invention staff with work space and storage including Conference Room - repurpose existing classrooms (pre K, Kinder, etc.)	Highest	132,000	1.30	1.12	192,192
CV1	Area	repurpose existing classrooms (pre K, Kinder, etc.)	Highest	132,000	1.30	1.12	192,192
CV2	Area	Add Title I and/or LAP class space - repurpose existing classrooms (pre K, Kinder, etc.)	Highest	34,650	1.30	1.12	50,450
CV3	Area	Expand area for telecommunications rooms	Highest	30,000	1.30	1.12	43,680
CV4	Area	Add Family Liaison/Parent Information Center - repurpose existing space	Highest	148,500	1.30	1.12	216,216
CV5	Area	Expand Cafeteria Space (includes relocated restrooms)	Highest	523,740	1.00	1.12	586,589
CV6	Site	Add Staff Parking (32 stalls) to the south side of the site	Highest	55,000	1.30	1.12	80,080
CV7	Site	Playground improvements	Highest	300,000	1.30	1.12	436,800
CV8	Arch	Upgrade vinyl flooring throughout	Highest	60,000	1.30	1.12	87,360
CV9	Arch	Upgrade carpet throughout	Highest	120,000	1.30	1.12	174,720
CV10	Kitchen	Add new walk-in refrigerator	Highest	50,000	1.30	1.12	72,800
CV11	Roof	Upgrade roofing at low-sloped areas, upgrade ladder access	Highest	225,000	1.30	1.12	327,600
CV12	HVAC	Upgrade roof-top mounted condensing units, piping, insulation, sleepers on roof	Highest	75,000	1.30	1.12	109,200
CV13	HVAC	Install return ductwork at mechanical mezzanine	Highest	130,034	1.30	1.12	189,330
CV14	HVAC	Install "Shelter-in-place" Controls	Highest	50,000	1.30	1.12	70,200
CV15	Plumbing	Upgrade heating hot water piping, insulation, sleepers on roof.	Highest	20,000	1.30	1.12	29,120
CV16	Electrical	Add an emergency generator. Re-circuit building to add emergency lighting and power.	Highest	87,773	1.30	1.12	127,797
CV17	Electrical	Add power to support telecommunications	Highest	16,254	1.30	1.12	23,666
CV18	IT	Upgrade phone system	Highest	87,500	1.30	1.12	127,400
CV19	IT	Upgrade UPS and batteries	Highest	13,250	1.30	1.12	19,292
CV20	IT	Upgrade Telecenter head-end and devices (intercom/clocks)	Highest	100,000	1.30	1.12	145,600
CV21	Security	Add secure vestibule at front entry	Highest	85,000	1.30	1.12	123,760
CV22	Security	Upgrade/enhance camera surveillance	Highest	48,000	1.30	1.12	69,888
CV23	Security	Add intrusion detection system	Highest	22,756	1.30	1.12	33,133
CV24	Security	Add perimeter fencing, gates	Highest	115,000	1.30	1.12	167,440
CV25	Electrical	Add central lighting control	High	32,508	1.30	1.12	47,332
CV26	Arch	Add canopy protection, west side of building (preschool areas)	Medium	25,000	1.30	1.12	36,400
CV27	HVAC	Upgrade boilers	Medium	100,000	1.30	1.12	145,600
<b>CASCADE VIEW TOTAL</b>							<b>3,733,644</b>

<i>Area</i>	<i>Enclose Open Space Between Buildings</i>	<i>Off</i>
<i>Arch</i>	<i>Upgrade student cubbies</i>	<i>Off</i>
<i>Arch</i>	<i>Upgrade dishwasher at Kitchen</i>	<i>Off</i>
<i>Energy</i>	<i>Upgrade exterior envelop to current standards</i>	<i>Off</i>
<i>Site</i>	<i>Upgrade the existing play shed (including added hard surface play area)</i>	<i>Off</i>
<i>Security</i>	<i>Provide card access for all exterior doors</i>	<i>Off</i>
<i>IT</i>	<i>Upgrade optical fiber cabling</i>	<i>Off</i>
<i>IT</i>	<i>Remove cable TV distribution</i>	<i>Off</i>
<i>Electrical</i>	<i>Upgrade exterior lighting</i>	<i>Off</i>
<i>Electrical</i>	<i>Upgrade all lighting with LED fixtures</i>	<i>Off</i>
<i>Plumbing</i>	<i>Upgrade plumbing fixture trim w/ automatic hard-wire type</i>	<i>Off</i>
<i>Plumbing</i>	<i>Upgrade existing dry pipe compressor.</i>	<i>Off</i>

**THORNDYKE**

		Accommodate SPED, specialists, invention staff with work space and storage including Conference Room -					
TH1	Area	repurpose existing classrooms (pre K, Kinder, etc.)	Highest	148,500	1.30	1.12	216,216
TH2	Area	Expand area for telecommunications rooms	Highest	30,000	1.30	1.12	43,680
TH3	Area	Add Family Liaison/Parent Information Center - repurpose existing space	Highest	99,000	1.30	1.12	144,144
TH4	Site	Add overflow parking, improve traffic flow	Highest	150,000	1.30	1.12	218,400
TH5	Site	Improve natural trail to surrounding neighborhood	Highest	20,000	1.30	1.12	29,120
TH6	Site	Install underdrain system in grass play field area	Highest	72,000	1.30	1.12	104,832
TH7	Site	Playground improvements	Highest	300,000	1.30	1.12	436,800
TH8	Arch	Upgrade carpet throughout	Highest	120,000	1.30	1.12	174,720
TH9	Arch	Upgrade exterior finish system - south side of building, classroom bump-outs.	Highest	60,000	1.30	1.12	87,360
TH10	Arch	Upgrade all exterior corner and window trim	Highest	350,000	1.30	1.12	509,600
TH11	Arch	Repaint exterior finishes, complete	Highest	89,348	1.30	1.12	130,091
TH12	Arch	Reroof low-slope roof areas, reflash	Highest	264,315	1.30	1.12	384,843
TH13	Plumbing	Upgrade hot water heaters	Highest	22,500	1.30	1.12	32,760
TH14	HVAC	Upgrade WSHPs with high efficiency equipment	Highest	400,000	1.30	1.12	582,400
TH15	HVAC	Upgrade the DDC system	Highest	95,709	1.30	1.12	139,352
TH16	HVAC	Install "Shelter-in-place" Controls	Highest	50,000	1.30	1.12	70,200
TH17	Elect	Upgrade classroom lighting sensors throughout	Highest	47,854	1.30	1.12	69,675
TH18	Elect	Upgrade fire alarm system	Highest	159,515	1.30	1.12	232,254
TH19	Elect	Add cell booster system	Highest	31,903	1.30	1.12	46,451
TH20	Elect	Add power to support telecommunications	Highest	15,951	1.30	1.12	23,225
TH21	IT	Upgrade phone system	Highest	87,500	1.30	1.12	127,400
TH22	IT	Upgrade UPS and batteries	Highest	13,250	1.30	1.12	19,292
TH23	IT	Upgrade Telecenter head-end and devices (intercom/clocks)	Highest	100,000	1.30	1.12	145,600
TH24	Security	Upgrade/enhance camera surveillance	Highest	48,000	1.30	1.12	69,888
TH25	Security	Add intrusion detection system	Highest	40,000	1.30	1.12	58,240
TH26	Security	Add perimeter fencing, gates	Highest	115,000	1.30	1.12	167,440

**THORNDYKE TOTAL 4,263,982**

CRs	Add (2-3) double-wide portable classroom buildings	Off
Arch	Upgrade vinyl flooring throughout	Off
Arch	Upgrade Gymnasium flooring	Off
Kitchen	Add/Upgrade misc. equipment	Off
HVAC	Upgrade boilers (2)	Off
Elect	Upgrade exterior lighting, add additional fixtures	Off
Elect	Upgrade all lighting with LED fixtures	Off
IT	Remove cable TV distribution	Off
IT	Upgrade optical fiber cabling	Off
Energy	Upgrade exterior envelop to current standards, Upgrade exterior finishes	Off
Plumbing	Upgrade plumbing fixture trim w/ automatic hard-wire type	Off
Security	Provide card access for all exterior doors	Off
Security	Add secure vestibule at front entry	Off

**TUKWILA**

TK1	Area	Add Break-out space - repurpose existing space	Highest	49,500	1.30	1.12	72,072
TK2	Area	Add Conference Room - repurpose existing space	Highest	16,500	1.30	1.12	24,024
TK3	Area	Accommodate specialists and intervention staff with work space, storage	Highest	148,500	1.30	1.12	216,216
TK4	Area	Add Family Liaison/Parent Information Center - repurpose existing space	Highest	99,000	1.30	1.12	144,144
TK5	Area	Expand area for telecommunications rooms	Highest	30,000	1.30	1.12	43,680
TK6	Area	Expand the Existing Library	Highest	240,000	1.30	1.12	349,440
TK7	Site	Add overflow parking	Highest	82,500	1.30	1.12	120,120
TK8	Site	Improve natural trails to surrounding neighborhood	Highest	70,000	1.30	1.12	101,920
TK9	Site	Playground improvements	Highest	300,000	1.30	1.12	436,800
TK10	Arch	Upgrade carpet throughout	Highest	120,000	1.30	1.12	174,720
TK11	Arch	Upgrade all exterior corner and window trim	Highest	350,000	1.30	1.12	509,600
TK12	Arch	Repaint exterior finishes, complete	Highest	95,032	1.30	1.12	138,367
TK13	Kitchen	Upgrade Kitchen freezer	Highest	28,000	1.30	1.12	40,768
TK14	Kitchen	Add refrigeration space	Highest	52,000	1.30	1.12	75,712
TK16	HVAC	Upgrade WSHPs with high efficiency equipment	Highest	400,000	1.30	1.12	582,400
TK17	HVAC	Provide "Shelter-in-place" Controls	Highest	50,000	1.30	1.12	70,200
TK18	Elect	Add cell booster system	Highest	31,774	1.30	1.12	46,263
TK19	Elect	Upgrade classroom lighting sensors throughout	Highest	47,661	1.30	1.12	69,394
TK20	Elect	Add power to support telecommunications	Highest	15,951	1.30	1.12	23,225
TK21	IT	Upgrade phone system (VoIP phones & PoI Switches)(1)	Highest	87,500	1.30	1.12	127,400
TK22	IT	Upgrade UPS and batteries (6-3KVA UPSs)(2)	Highest	13,250	1.30	1.12	19,292
TK23	IT	Upgrade Telecenter head-end and devices (intercom/clocks)	Highest	100,000	1.30	1.12	145,600
TK24	Security	Upgrade/enhance camera surveillance	Highest	48,000	1.30	1.12	69,888
TK25	Security	Add secure vestibule at front entry	Highest	65,000	1.30	1.12	94,640
TK26	Security	Add perimeter fencing, gates	Highest	115,000	1.30	1.12	167,440
TK27	Security	Add intrusion detection system	Highest	40,000	1.30	1.12	58,240

**TUKWILA TOTAL 3,921,565**

CRs	Add (2-3) double-wide portable classroom buildings	Off
Area	Add space to regain Computer Lab	Off
Arch	Reroof low-slope canopy areas	Off
Kitchen	Add/Upgrade misc. equipment	Off
HVAC	Upgrade boilers	Off
Elect	Upgrade diesel generator	Off
Elect	Upgrade all lighting with LED fixtures	Off
Elect	Upgrade obsolete lighting and controls at Entry, Commons	Off
IT	Remove cable TV distribution	Off
IT	Upgrade optical fiber cabling	Off
Site	Upgrade irrigation system	Off
Security	Provide card access for all exterior doors	Off
Energy	Upgrade exterior envelop to current standards, Upgrade exterior finishes	Off
Plumbing	Upgrade plumbing fixture trim w/ automatic hard-wire type	Off

## Showalter Middle School - Committee Recommendation

### Recommended Capital Improvements

May 28, 2015

= Committee Addition

No.	Type	Item	Priority	Non-Constr			Total Project Costs
				Construction Cost	Costs Factor	Escalation Factor	
SMS1	CRs	Remodel Lower Floor - Area B into STEAM Classrooms : Music, Art, Tech Labs	Highest	\$ 3,217,500	1.40	1.12	\$ 5,045,040
SMS2	CRs	Add Upper Floor - Area B into STEAM Classrooms:	Highest	\$ 3,932,500	1.40	1.12	\$ 6,166,160
SMS3	Area	Add refrigeration space for the Kitchen.	Highest	\$ 235,125	1.40	1.12	\$ 368,676
SMS4	CRs	Re-purpose CR Space in Existing Building (10,000 sf)	Highest	\$ 1,650,000	1.40	1.12	\$ 2,587,200
SMS5	Area	Provide itinerant staff with work space, storage - <i>re-purpose existing space (1,200 sf)</i>	Highest	\$ 132,000	1.40	1.12	\$ 206,976
SMS6	Area	Add Family Liaison/Parent Information Center - <i>re-purpose existing space (900 sf)</i>	Highest	\$ 99,000	1.40	1.12	\$ 155,232
SMS7	Area	Expand area for telecommunications rooms - <i>re-purpose existing space</i>	Highest	\$ 30,000	1.40	1.12	\$ 47,040
SMS8	Area	<i>Enclose Courtyard completely by adding a Second Floor Classroom</i>	Highest	\$ 371,250	1.40	1.12	\$ 582,120
SMS9	Area	<i>Expand Gymnasium to accommodate seating for student body</i>	Highest	\$ 660,000	1.40	1.12	\$ 1,034,880
SMS10	Area	<i>Expand the Student Cafeteria</i>	Highest	\$ 315,000	1.40	1.12	\$ 493,920
SMS11	Arch	Upgrade carpets throughout. Upgrade miscellaneous equipment (e.g. prep tables, steam tables, dishwasher, warming carts, salad	Highest	\$ 175,792	1.40	1.12	\$ 275,642
SMS12	Kitchen	carts.	Highest	\$ 50,000	1.30	1.12	\$ 72,800
SMS13	HVAC	Upgrade noisy roof-top mounted condensing units, piping, insulation, supports. Upsize air distribution ductwork; upsize associated equipment if needed to provide adequate	Highest	\$ 150,000	1.40	1.12	\$ 235,200
SMS14	HVAC	thermal comfort and indoor air quality.	Highest	\$ 222,948	1.40	1.12	\$ 349,582
SMS15	HVAC	Add return ductwork to existing return air plenum space per current code.	Highest	\$ 156,063	1.40	1.12	\$ 244,707
SMS16	HVAC	Upgrade heat recovery and fan coil units as needed. Upgrade DDC system. Include monitoring of lighting controls, energy metering, fire alarm, security,	Highest	\$ 150,000	1.40	1.12	\$ 235,200
SMS17	HVAC	and other systems.	Highest	\$ 267,537	1.40	1.12	\$ 419,498
SMS18	HVAC	Upgrade (2) existing gas-fired boiler with new 90% efficiency boilers.	Highest	\$ 170,000	1.40	1.12	\$ 266,560
SMS19	Electrical	Add an emergency generator. Re-circuit building to add emergency lighting and power.	Highest	\$ 133,769	1.40	1.12	\$ 209,750
SMS20	IT	Upgrade Telecenter head-end and devices (intercom/clocks)	Highest	\$ 156,063	1.40	1.12	\$ 244,707
SMS21	IT	Upgrade UPS and batteries	Highest	\$ 10,000	1.40	1.12	\$ 15,680
SMS22	IT	Upgrade phone system	Highest	\$ 147,145	1.40	1.12	\$ 230,723
SMS23	Security	Upgrade/enhance camera surveillance	Highest	\$ 71,343	1.40	1.12	\$ 111,866
SMS24	Security	Add secure vestibule at front entry	Highest	\$ 85,000	1.40	1.12	\$ 133,280
SMS25	Security	Add perimeter fencing, gates	Highest	\$ 75,000	1.40	1.12	\$ 117,600

Area	Construct exterior play shed.	Off
Arch	Upgrade acoustical treatment in the Gymnasium.	Off
Arch	Upgrade or retrofit backboards in the Gymnasium with power operated equipment.	Off
Arch/Energy	Upgrade exterior windows	Off
Electrical	Upgrade exterior lighting	Off
Electrical	Add power to support telecommunications	Off
Electrical	Upgrade all lighting with LED fixtures	Off
Roof	Upgrade all canopy roofs	Off
IT	Upgrade optical fiber cabling	Off
IT	Remove cable TV distribution	Off
Energy	Upgrade exterior envelop to current standards	Off
Plumbing	Upgrade plumbing fixture trim w/ automatic hard-wire type	Off
Plumbing	Upgrade old fixtures with new units.	Off
Security	Provide card access for all exterior doors	Off
Security	Add intrusion detection system	Off

## Foster High School - Committee Recommendation

### Recommended Capital Improvements

May 28, 2015

= Committee Addition

No.	Type	Item	Priority	Construction	Non-Constr	Escalation	Total Project
				Cost	Costs		
FHS1	Area	Expand Student Commons Space	Highest	\$ 2,317,500	1.40	1.12	\$ 3,633,840
FHS2	Area	Relocate and Expand Administrative Office Space	Highest	\$ 770,000	1.40	1.12	\$ 1,207,360
FHS3	Area	Relocate and Expand Counseling Space, <a href="#">Add Career Center - re-purpose existing space</a>	Highest	\$ 577,500	1.40	1.12	\$ 905,520
FHS4	Area	Provide itinerant staff with work space, storage - <a href="#">re-purpose existing space</a>	Highest	\$ 173,250	1.40	1.12	\$ 271,656
FHS5	Area	Add Family Liaison/Parent Information Center - <a href="#">re-purpose existing space</a>	Highest	\$ 173,250	1.40	1.12	\$ 271,656
FHS6	Area	Expand area for telecommunications rooms	Highest		1.40	1.12	\$ -
FHS7	CRs	Re-purpose CR Space in Existing Building	Highest	\$ 2,079,000	1.40	1.12	\$ 3,259,872
FHS8	CRs	<b>Option 1 - Build New STEAM Annex Building</b> Provide 16-18 new classrooms/labs Upgrade existing portables. Add (8) classrooms to meet the 1351 class size standard.	Highest	\$ 10,570,560	1.40	1.12	\$ 16,574,638
FHS9	CRs	<b>Option 2 - Infill Between Existing Buildings with New STEAM Space</b> Infill between the Two Buildings	Highest	\$ 10,570,560	1.40	1.12	
FHS10	CRs	<b>Option 3 - Build New Two-story STEAM Wing Addition to North Wing, Academic Building</b> Build New Two-story Wing Addition to North Wing, Academics Building Modify Existing Driveway and Parking Lot	Highest	\$ 10,570,560	1.40	1.12	
FHS11	Area	<a href="#">Add Auxiliary Gymnasium</a>	Highest	\$ 2,398,000	1.40	1.12	\$ 3,760,064
FHS12	Area	<a href="#">Expand Weight Room</a>	Highest	\$ 394,000	1.40	1.12	\$ 617,792
FHS14	Site	Increase staff and student parking capacity.	Highest	\$ 175,000	1.40	1.12	\$ 274,400
FHS15	Arch	ADA upgrades as required to meet current codes, <a href="#">upgrade existing drinking fountains</a>	Highest	\$ 50,000	1.40	1.12	\$ 78,400
FHS16	Arch	Upgrade Carpets	Highest	\$ 207,992	1.40	1.12	\$ 326,131
FHS17	Arch	Add exterior ramp access to the performing Arts Center.	Highest	\$ 85,000	1.40	1.12	\$ 133,280
FHS18	Plumbing	Add water pressure reducing valve for building system.	Highest	\$ 1,500	1.40	1.12	\$ 2,352
FHS19	Plumbing	Add sprinkler system to Stage area.	Highest	\$ 20,000	1.40	1.12	\$ 31,360
FHS20	HVAC	Upgrade 1993 boiler with a new high-efficiency unit.	Highest	\$ 75,000	1.40	1.12	\$ 117,600
FHS21	HVAC	Upgrade system in the Academic Building including fan coil and heat recovery units. Include redesign of system, particularly for the air intake measures.	Highest	\$ 244,536	1.40	1.12	\$ 383,432
FHS22	HVAC	Refurbish air handling system at the Activities Building. Air distribution zones is poorly designed Upgrade DDC system. Include monitoring of lighting controls, energy metering, fire alarm, security, and other systems	Highest	\$ 109,728	1.40	1.12	\$ 172,053
FHS23	HVAC		Highest	\$ 376,209	1.40	1.12	\$ 589,896
FHS24	HVAC	Add cooling equipment to telecommunications area.	Highest	\$ 10,000	1.40	1.12	\$ 15,680
FHS25	HVAC	Add "Shelter-in-Place" controls	Highest	\$ 50,000	1.40	1.12	\$ 78,400

FHS26	HVAC	Reconfigure generator exhaust.	Highest	\$	20,000	1.40	1.12	\$	31,360
FHS27	Elect	Upgrade main electrical switchgear.	Highest	\$	75,000	1.40	1.12	\$	117,600
FHS28	Elect	Add TVSS to electrical power distribution.	Highest	\$	94,052	1.40	1.12	\$	147,474
FHS29	Elect	Add integrated fire door control to fire alarm system.	Highest	\$	9,000	1.40	1.12	\$	14,112
FHS30	Elect	Add power to support telecommunications	Highest	\$	31,351	1.40	1.12	\$	49,158
FHS31	IT	Upgrade Telecenter head-end and devices (intercom/clocks)	Highest	\$	219,455	1.40	1.12	\$	344,105
FHS32	IT	Upgrade UPS and batteries	Highest	\$	12,500	1.40	1.12	\$	19,600
FHS33	IT	Upgrade phone system	Highest	\$	206,915	1.40	1.12	\$	324,443
FHS34	Security	Upgrade/enhance camera surveillance	Highest	\$	100,322	1.40	1.12	\$	157,305
FHS35	Security	Add secure vestibule at front entry	Highest	\$	30,000	1.40	1.12	\$	47,040
FHS36	Security	Add First Responder antennae system.	Highest	\$	125,403	1.40	1.12	\$	196,632
FHS37	Security	Add intrusion detection system	Highest	\$	87,782	1.40	1.12	\$	137,642
FHS38	Elect	Upgrade the existing generator.	Medium	\$	30,000	1.40	1.12	\$	47,040

Site	Upgrade irrigation system.	Off
Arch	Add elevator to the Activities Building.	Off
Arch	Upgrade the exterior envelop. Upgrade the exterior skin, upgrade insulation to current energy codes	Off
Arch	Upgrade exterior windows.	Off
Area	Expand the Existing Kitchen	Off
Elect	Upgrade all lighting with LED Fixtures	Off
Elect	Upgrade Gymnasium sound system.	Off
Elect	Install centralized lighting control.	Off
Elect	Upgrade exterior lighting.	Off
Elect	Add conduit/pathway between the Academic and Activities Buildings.	Off
Elect	Upgrade scoreboards in the Gymnasium.	Off
Kitchen	Miscellaneous equipment needs (e.g. steamer, prep table, warming cabinets, refrigeration space	Off
HVAC	Add air conditioning to all areas of the building.	Off
IT	Remove cable TV distribution	Off
IT	Upgrade existing fire suppression system with dry-type system.	Off
IT	Upgrade optical fiber cabling	Off
Plumbing	Resolve piping issues - plugs up on a regular basis.	Off
Plumbing	Upgrade plumbing fixture trim w/ automatic hard-wire type	Off
Security	Add perimeter fencing, gates	Off
Security	Provide card access for all exterior doors	Off

## Stadium/Support Services - Committee Recommendation

### Recommended Capital Improvements

May 28, 2015

= Committee Addition

Item	Priority	Construction Cost	Non-Constr Factor	Escalation Cost	Total Project
<b>STADIUM</b>					
Service for field lights originates from Maintenance Building. Power should be relocated to concessions/Restroom Building.	Highest	30,000	1.30	1.12	43,680
Expand CCTV surveillance system to include site perimeter.	Highest	10,000	1.30	1.12	14,560
Upgrade rubberized track surface.	Highest	220,000	1.30	1.12	320,320
Provide fixed access to roof of Grandstand.	High	12,500	1.30	1.12	18,200
Add heating and ventilation Restrooms, concessions, ticket booth, and storage room.	High	18,000	1.30	1.12	26,208
<b>IT / TRANSPORTATION / ADMIN</b>					
New Technology/Transportation/Maintenance Facility	Highest	2,437,000	1.00	1.00	2,437,000
Expand area for telecommunications rooms	Highest	22,000	1.30	1.12	32,032
Redesign condensing unit "well" at NE corner of the building to allow for adequate air flow.	Highest	10,000	1.30	1.12	14,560
Upgrade all (4) condensing units located in the "well."	Highest	24,000	1.30	1.12	34,944
Upgrade HVAC air distribution system zoning.	Highest	10,000	1.30	1.12	14,560
Add emergency generator.	Highest	35,000	1.30	1.12	50,960
Upgrade phone system.	Highest	87,500	1.30	1.12	127,400



## Appendix B

### Bond Development Committee Meeting Minutes & Handouts

- April 16th
- April 23rd
- May 5th
- May 21st
- May 28th



## **AGENDA**

### **Bond Development Committee**

April 16, 2015

Tukwila School District

5:30pm – 7:30pm

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**Welcome and Introductions** – *Martin Turney & Bob Wolpert*

**Committee Information** - *Sara Niegowski & Martin Turney*

- Process
- Meeting Outlines
- Charter / Norms & Procedures
- Strategic Plan

**Bond & Levy Basics** - *Sara Niegowski & Martin Turney*

- What is a Bond?
- What is a Levy?
- School Finance Overview

**District Finance Picture** - *Martin Turney & Bob Wolpert*

- Debt Capacity
- Tax Rate Information
- Historical Election Results
- State Match Eligibility

**Enrollment Projections** - *Martin Turney*

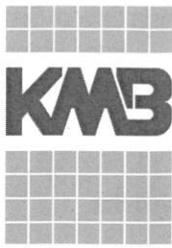
- Demographer Report
- Class Size Reduction

**Site Specific Information** – *Bob Wolpert*

- Site Summaries
- Building Capacities & Current Use

**Next Steps and Closure**





## Tukwila School District Bond Planning Committee Meeting #1 - Minutes

**Project:** Tukwila School District  
Bond Planning  
Tukwila, Washington

**Meeting Date:** 4/16/2015 – 5:30 PM

**Meeting Location:** Tukwila School District Administration Building

**Purpose of Meeting:** Tukwila School District Bond Planning Introduction

April 2015						
Sun	Mon	Tues	Wed	Thurs	Fri	Sat
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

May 2015						
Sun	Mon	Tues	Wed	Thurs	Fri	Sat
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

### 1. Introduction

- A. Martin Turney commenced the meeting and all in attendance were introduced.
- B. Sara Niegowski and Martin Turney outlined the basic Committee information, processes, norms and procedures.
  - 1) It was accepted that 75 percent of members in attendance would pass a vote and 75 percent of the membership is required to be in attendance to pass the final committee recommendation.
- C. Meeting Dates and General Meeting Agenda
  - April 16, 2015, 5:30 pm Meeting #1: Introduction and Overview
  - April 23, 2015, 5:30 pm Meeting #2: Elementary Schools
  - May 7, 2015, 5:30 pm Meeting #3: Secondary Schools
  - May 21, 2015, 5:30 pm Meeting #4: Costs and Conceptual Plans
  - May 28, 2015, 5:30 pm Meeting #5: Summary and Review of Draft Recommendation

### 2. Bonds and Levies

- 1) Martin Turney and Sara Niegowski explained the basic information: Bonds for building, levies for learning.
- 2) February 2016 ballot will include both bonds and levies.

### 3. Tukwila School District Financial Picture

- 1) Tukwila School District's current levies and bonds were outlined.
- 2) The current bond debt will be completely paid off in the next three years.

- 3) Past, present and projected assessed value and tax rates were presented.
  - 4) Historical bond elections for May '98 and February '98 were presented. The results displayed the percentage outcome 62.50% (Passed), and 59.45% (Failed), respectively.
    - a) It was asked by a committee member what the numbers of Yes and No votes were.  
With further research, only the May '98 election data was found: 835 votes Yes to 501 votes No, for a total of 1,336 votes.
  - 5) Enrollment Projections and class sizes for Tukwila School District was presented.
- 4. Basic Policy of OSPI (Office of Superintendent of Public Instruction)**
- 1) Bob Wolpert presented the OSPI School Construction Assistance Program, refer to the OSPI handout for Chapter 2 of the School Facilities Manual.
  - 2) It was emphasized that "Local funding authorization for project is required prior to receiving state funding assistance."
  - 3) Based on the current eligibility requirements, Foster High School is eligible for State funding assistance.
  - 4) Eligible Area, Construction Cost Allocation, and State Funding Assistance Percentage was explained.
  - 5) Tukwila School District currently has a State Funding Assistance Percentage of 41.65%.
- 5. Facility Data**
- 1) Bob Wolpert presented the Building Data handout for each school.
  - 2) The data for each facility includes building square footage, list of building spaces, current enrollment, capacity calculations based on standards and current conditions, and an overview of the study and survey improvements list.
  - 3) Committee members were invited to review these data sheets for any corrections or additional information pertinent to future discussions.
- 6. Next Meeting:**
- A. Next meeting is scheduled for Thursday, April 23, 2015 at 5:30 pm at the Tukwila School District Administration Building. The general agenda for this meeting will include discussion focusing on the Elementary Schools.

These Meeting Notes are not a transcript, but are intended to accurately reflect the key items of discussion and any decisions reached or commitments made at the meeting. Any attendee noting a material error or inaccuracy in these Meeting Notes is requested to bring such item(s) to our attention at the next scheduled meeting, or contact KMB directly. Appropriate corrections will be made and recorded in the next published Meeting Notes.

# 2016 Bond Development Committee Charter

## Authorization

Superintendent Nancy Coogan, who will report her recommendation to the school board for final authorization.

## Purpose

To advise the Superintendent and school board as they prepare a bond measure for the February 2016 ballot.

## Time Frame

- April – May, 2015: Bond Development Committee meets on Thursday evenings: April 16 and 23 and May 7, 21, and 28 (more to be scheduled into June if necessary).
- June, 2015: Committee presents recommendation to the Superintendent and school board members.
- Summer 2015: The school board analyzes recommendation.
- Fall 2015: The school board adopts the final ballot resolution.
- February 2016: The ballot measure goes before voters.

## Goals

Advise on the feasibility of a 2016 bond measure, including the proposed content, total cost, and tax impact of a bond measure for district facility and infrastructure needs spanning from 2016-2036.

## Parameters:

Recognizing the projected enrollment growth and programmatic needs of the Tukwila School District, the proposed bond will include funding essential to:

- Ensure the Tukwila School District has all the resources and infrastructures necessary to implement the strategic plan and meet its student learning benchmarks;
- Safely and efficiently maintain facilities and property according to state/district use-standards and schedules.

## Membership

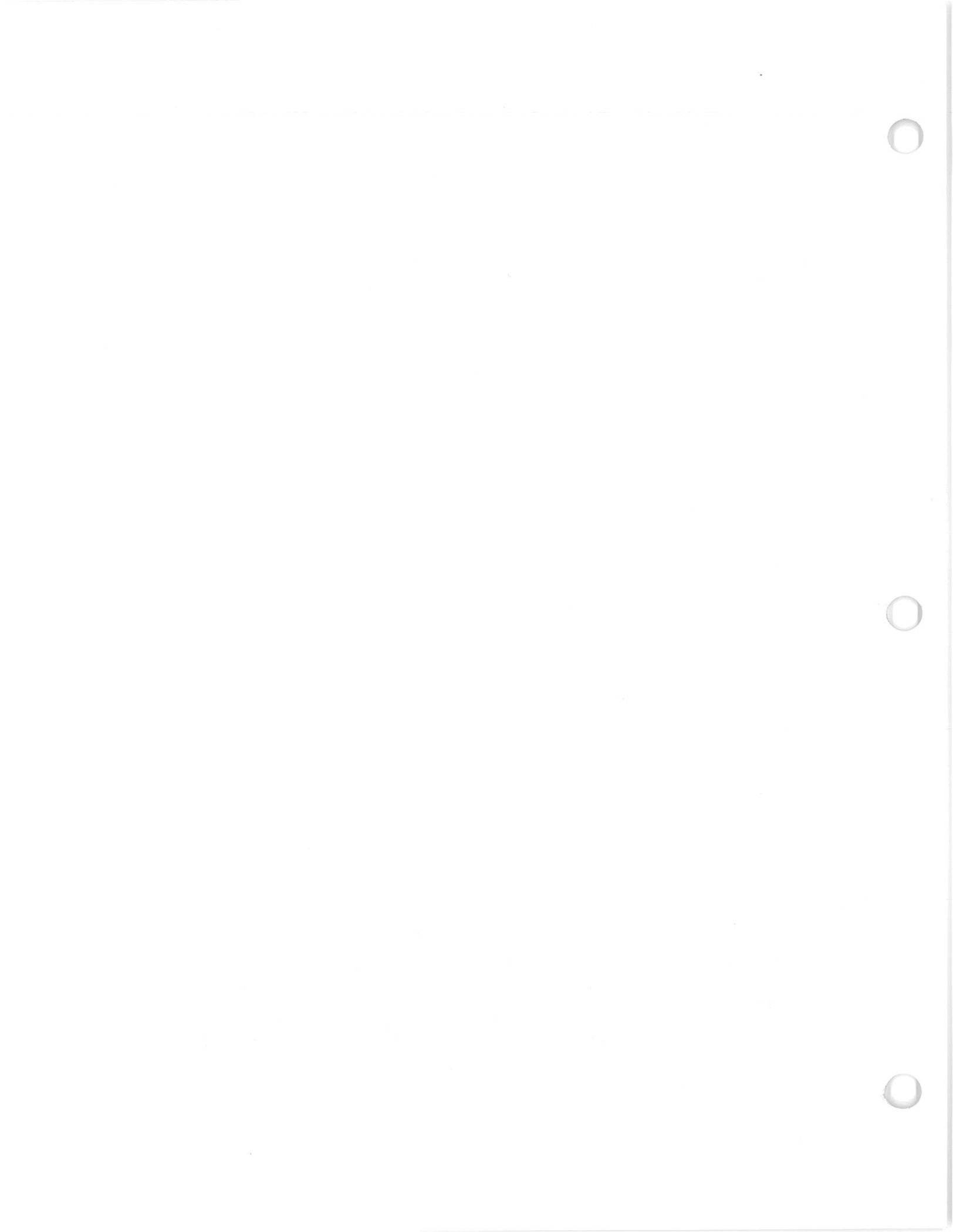
- Community representatives from each school
- Principals (or designee) from each school
- Students
- Union representatives
- Business representatives
- Local-government leaders
- At large, including senior representatives
- Representatives from our diverse cultures, including the African American community, Burmese community, Nepali community, Somali community, Latino community, and Vietnamese community

## Selection Criteria

Balanced representation; ability to represent constituency effectively; willingness to attend meetings and contribute to consensus process. The leadership team will select each school's representative; administrators will work with each of the other groups to select its representative(s).

## Technical Team

A technical team composed of the Assistant Superintendent of Finance and Operations, Director of Communications, Maintenance Supervisor, and Executive Assistant to the Superintendent will provide facilitation, secretarial support, and guidance with all technical information and data.

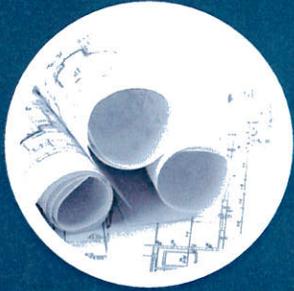


## **2016 Bond Development Committee Norms and Procedures**

*How we agree to work together as a committee:*

1. Students' learning needs and safety are our top priority when making decisions.
2. Our guiding documents will include the committee charter and the district's strategic plan.
3. We will make the meeting room a safe place for all members to contribute to the conversation.
4. We will seek to understand different viewpoints and treat each other with respect.
5. We will review and have the ability to amend the agenda at the beginning of each meeting.
6. Our voting will be done through raised hands.
7. We will pass a vote when at least 75 percent of members in attendance agree.
8. To pass the final committee recommendation, we will have at least a 75-percent quorum of the membership in attendance.





# Bonds are for Building

- Specifically for construction, including renovation, maintenance, repairs, new building, and property acquisition.
- Require a supermajority to pass (at least 60% voter approval).
- Similar to bank loans, bonds are sold to financiers and paid back with interest over a series of years by taxpayers.



# Levies are for Learning

- Fund three main things in TSD: programs and operations, school buses, and educational technology.
- Require a simple majority to pass (at least 50% voter approval).
- Districts collect levy dollars from tax payers and directly pay the cost for levy projects.



## *School Programs and Operations*

This is the only locally approved ballot measure that can be used for basic classroom operations and programs such as curriculum, staff salaries, and utilities. The yearly maximum TSD can currently collect in its Programs and Operations Levy is equal to about 37 percent of its state and federal revenues.

## *School Bus Levy*

This levy is for bus purchases only (not fuel or driver costs). The state does provide some funding to offset the cost of buses if a district follows the state's replacement schedule. In other words, a district must first generate local funds to purchase the new buses to get the matching funds for replacement.

## *Educational Technology Levy*

This is the levy that districts rely on to pay for the majority of technology, including computers, printers, servers, Internet and network connections, audio/visual equipment, software, and hardware as well as the professional development and technicians to ensure it all works correctly.



## School funding: What is a levy? What is a bond?

Public education funding is a complicated system. The majority of a school's day-to-day operating funds are provided by the state, based on a student-enrollment formula. The federal government provides an additional layer of funding for specific groups of students, including those with special needs and those who are living in poverty.

However, the state and federal governments provide little or no resources to pay for several specific school necessities, including construction and maintenance of facilities, educational technology, and school buses; instead, school districts ask local voters to approve levies and bonds to pay for them. If no levy or bond dollars are available to fund these items, a school district must use its operations budget—the state and federal funding meant to pay for classroom operations—to do the work (e.g., repair a broken boiler) or make a purchase (e.g., replace a broken-down bus). For example, if a failing school roof costs about \$250,000 to replace, that would be equivalent to the cost of funding three teachers out of the operations budget for the year.

### BONDS

School bonds specifically provide funding for construction—including renovations, maintenance, and new building—to ensure students learn in a safe, secure, modern, capacity-appropriate classroom. Bond measures require a supermajority (more than 60 percent) of voter approval to pass.

The bond process works much like a typical bank loan. When a school district is ready to get to work on a construction project funded through a bond measure, it sells bonds for the amount of the project to financiers; the district taxpayers pay back the amount of the bond with interest to the financiers over the next several years. This allows the cost of large projects to be spread out in a manageable way for taxpayers.

### LEVIES

The Tukwila School District has three main levies: To fund operations, to fund school buses, and to fund educational technology. Unlike bonds, school levies require a simple majority (more than 50 percent) of voter approval to pass. Also unlike bonds, levies are paid immediately by taxpayers with no interest. When a school district needs to pay for a levy-funded project, it collects the funds from taxpayers and directly pays the cost.

- **School Programs and Operations Levy:** The state recognizes that it does not fully fund the cost of paying for operations of schools so it allows district to collect more through the Programs and Operations Levy. This is the only locally approved ballot measure that can be used for basic classroom needs such as curriculum, staff salaries, and utilities. Districts are capped at how much they can raise in a Programs and Operations Levy because the state does not want school operations over reliant on a local tax. The maximum a typical district can collect in a Programs and Operations Levy each year is equal to about 30 percent of its state and federal revenues. (TSD's levy authority was 37.54 percent in 2014.)
- **School Bus Levy:** This levy is for bus purchases only (not for fuel or driver costs). The state does provide some funding to offset the cost of bus purchases if a district follows the state's replacement schedule. In other words, a district must first generate local funds to purchase the new buses to get the matching funds for replacement.
- **Educational Technology Levy:** The state and federal government provide no specific funding for technology, and districts rely on local tax payers to pay for things such as computers, printers, servers, Internet and network connections, audio/visual classroom equipment, software, and hardware as well as the professional development and staff to make sure the technology is working correctly. In a dynamic 21<sup>st</sup>-century environment, this technology is becoming more and more essential to basic education.

### TAX RATE

The exact amount of money each taxpayer owes for a bond or levy depends on their property value. The tax rate is expressed as a certain dollar amount per \$1,000 of assessed valuation. For example, a tax rate of \$1 per \$1,000 of assessed valuation means that the owner of a \$250,000 home would pay \$250 per year for the bond or levy.

# Property Tax 101

## The basics

When voters approve a school district bond or levy, they set the overall amount of tax dollars that the district will be able to collect to pay for the projects approved in the bond/levy ballot measure. The total dollar amount of the bond/levy is divided by the district's overall property value, and that results in a tax rate—the amount of money each individual property owner will actually pay in school taxes. The tax rate is expressed as a dollar amount per thousand dollars of assessed valuation. For instance, the owner of a \$100,000 home would pay \$111 in taxes if the tax rate were \$1.11/\$1,000. People with higher property values will pay more; people with lower property values will pay less; but the tax rate remains the same.

## Frequent misconceptions about tax rates

**Increases in home value will NOT increase school district tax collections.**

- Changes in property values don't change the amount of taxes voters authorized the district to collect.
- Local school taxes can *only* be increased by a vote of the people.
- Changing property values will change tax rates, but *not* tax collections.

**Increases in the tax rate will NOT necessarily increase the actual amount of taxes a property owner pays.**

Example: Assume in tax year 2014, all assessed value for property in your school district increased by 20 percent. What would happen to your taxes if your property value:

	Year	Property Value	Tax Rate	Tax Bill
LAST YEAR (baseline)	2013	\$100,000	\$5.00/\$1,000	\$500
Increased 20% (average)?	2014	\$120,000	\$4.17/\$1,000	\$500
Increased only 10% (less than the average)?	2014	\$110,000	\$4.17/\$1,000	\$459
Increased 30% (more than the average)?	2014	\$130,000	\$4.17/\$1,000	\$542

**Decreases in the tax rate will NOT necessarily decrease the actual amount of taxes a property owner pays.**

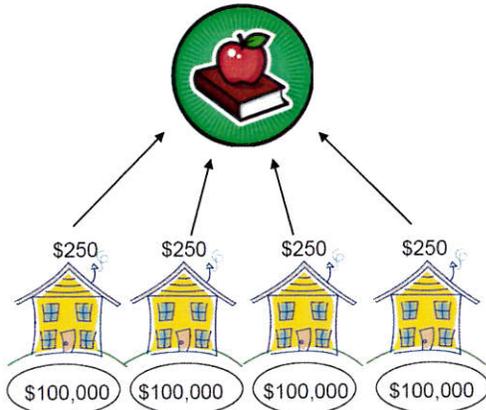
Example: Assume in tax year 2014, all assessed value for property in your school district decreased by 10 percent. What would happen to your taxes if your property value:

	Year	Property Value	Tax Rate	Tax Bill
LAST YEAR (baseline)	2013	\$100,000	\$5.00/\$1,000	\$500
Decreased 10% (average)?	2014	\$90,000	\$5.55/\$1,000	\$500
Decreased only 5% (less than the average)?	2014	\$95,000	\$5.55/\$1,000	\$528
Decreased 20% (more than the average)?	2014	\$80,000	\$5.55/\$1,000	\$444

# \$1,000 levy and four tax-paying households:

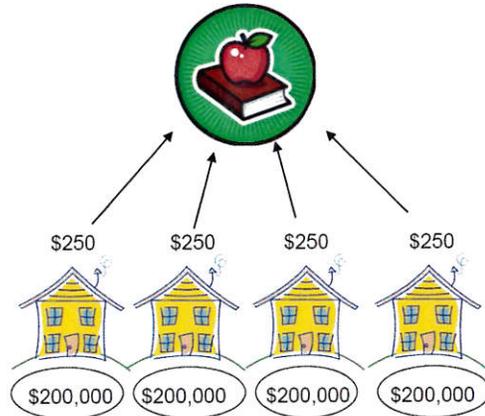
*What happens to the tax rate and actual dollars paid if ...*

\$1,000 Levy



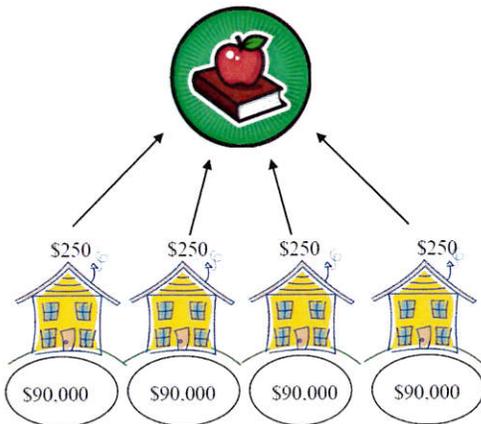
Every property value is the same = equal levy contributions. Tax rate: \$2.50

\$1,000 Levy



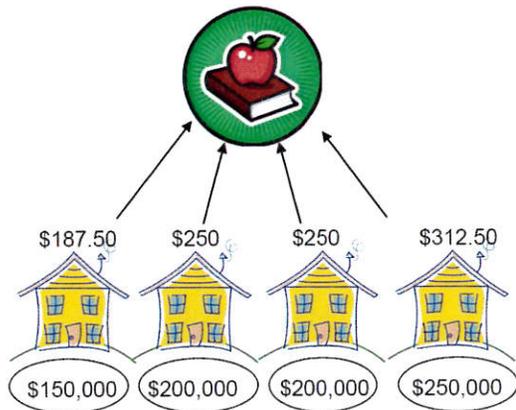
Every property increases in value by the same amount = equal levy contributions . Tax rate: \$1.25

\$1,000 Levy



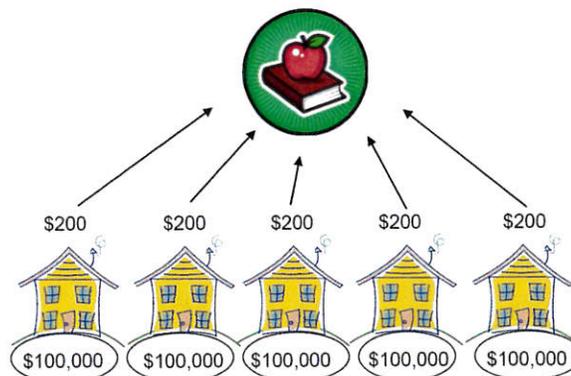
Every property decreases value by the same amount = equal levy contributions. Tax rate: \$2.78

\$1,000 Levy



Some properties increase and some decrease value = taxes increase and decrease relatively. Tax rate: \$1.25

\$1,000 Levy



If more houses or business are built in the district = everyone's share of the levy decreases. Tax rate: \$2.0

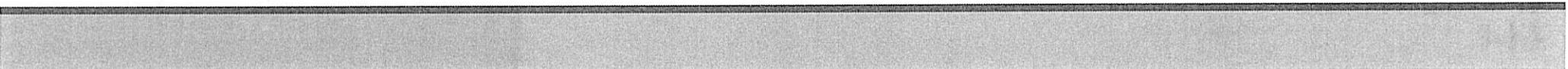


Tukwila School District No. 406

# 2016 Bond Development Committee

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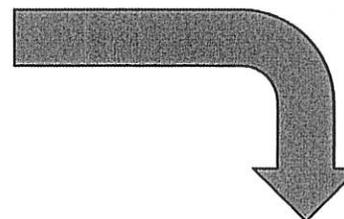
MAY 28, 2015





# Previous Meeting

- Minutes
- Website
- Norms and Procedures



MEETINGS			
All meetings will be from 6:30-7:30 p.m. at the Administration Building, 4640 S. 144th St., Tukwila, WA			
	Agenda	Materials	Minutes
April 16	<a href="#">Agenda</a>	<ul style="list-style-type: none"> <li> <a href="#">Presentation</a></li> <li> <a href="#">Charter</a></li> <li> <a href="#">Proposed norms</a></li> <li> <a href="#">Strategic Plan</a></li> <li> <a href="#">Property Tax 101</a></li> <li> <a href="#">What Is a Bond?</a></li> <li> <a href="#">OSPI Funding Criteria</a></li> <li> <a href="#">Building data report</a></li> <li> <a href="#">Building floor plans</a></li> <li><a href="#">Foster Aerial</a></li> <li><a href="#">Showalter Aerial</a></li> <li><a href="#">Cascade View Aerial</a></li> <li><a href="#">Thorndyke Aerial</a></li> <li><a href="#">Tukwila Aerial</a></li> </ul>	<i>(coming soon)</i>
April 23	<i>(coming soon)</i>	<i>(coming soon)</i>	<i>(coming soon)</i>
May 7	<i>(coming soon)</i>	<i>(coming soon)</i>	<i>(coming soon)</i>
May 21	<i>(coming soon)</i>	<i>(coming soon)</i>	<i>(coming soon)</i>
May 28	<i>(coming soon)</i>	<i>(coming soon)</i>	<i>(coming soon)</i>

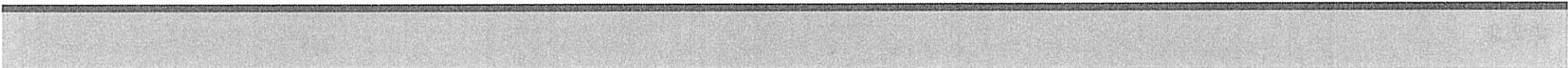


# Meetings

<b>May 28th</b>	<ul style="list-style-type: none"><li>- Review Survey Feedback</li><li>- Early Learning Overview</li><li>- Review Updated Proposals</li></ul>
<b>June 11th</b>	<ul style="list-style-type: none"><li>- Review Stadium/Support Services</li><li>- Review and Vote on Final Recommendation</li></ul>

**Revised**

**Proposed**





# Survey

***“What items in the proposed bond list do we need to spend more time discussing”***

- District storage, warehouse, etc.
- Linking bond items to the Strategic Plan
- Air conditioning at Foster



# Survey

***“Are there items that we have not put on the proposed list that we should consider”***

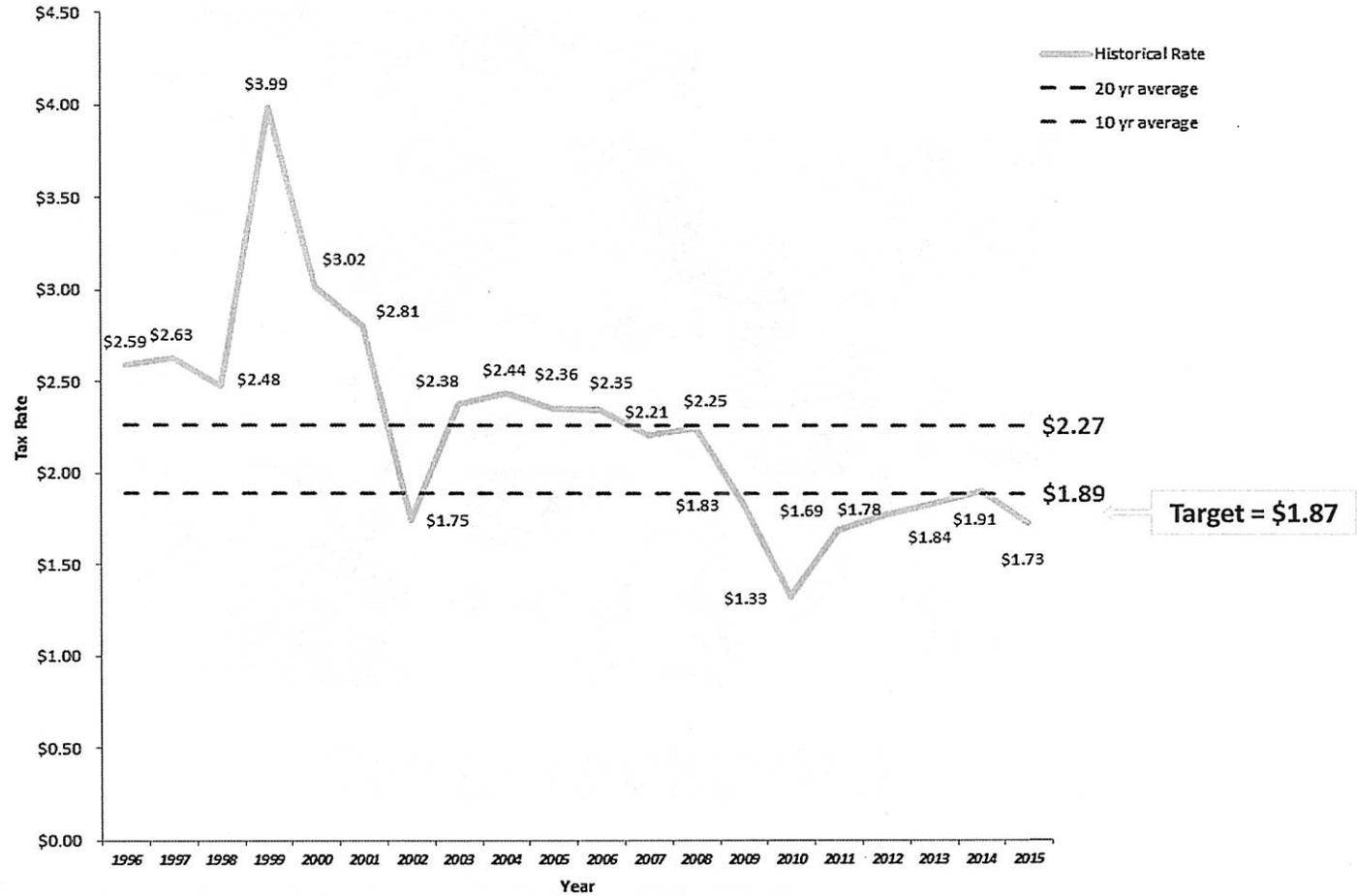
- Space for additional staff at district level



# Survey

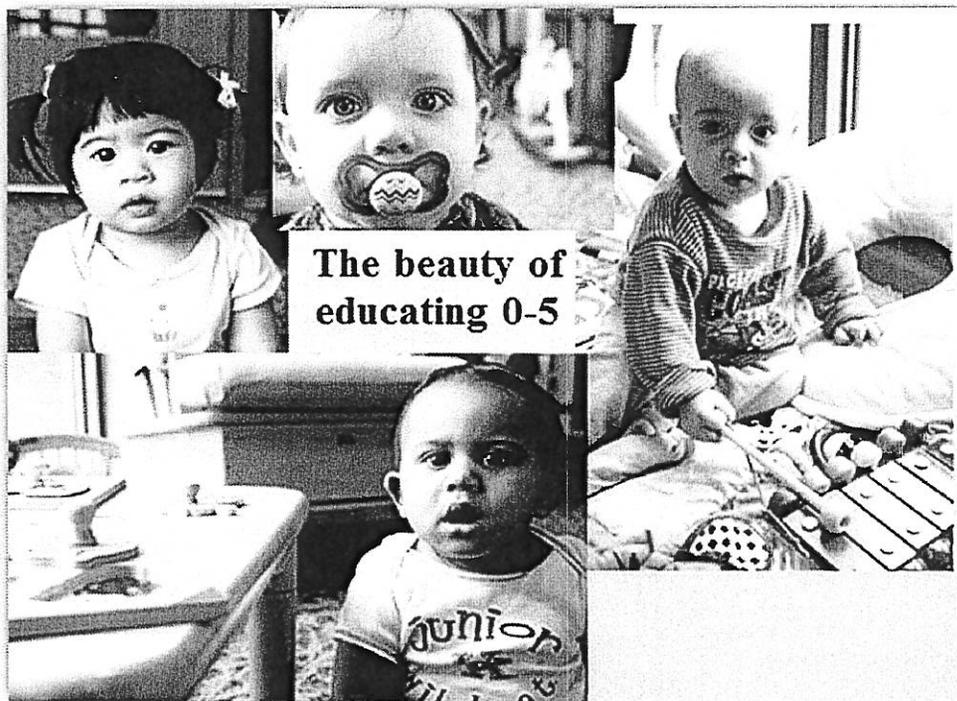
***“What further information or data do you need to make a decision on the final bond recommendation”***

- Target cost per thousand rate
- State funding for Foster HS project (STEAM bldg, Modernization)
- Will there be State support for a birth-to-5 center?
- Have all items that could be related to M&O and Tech Levy been moved out?





# EARLY LEARNING





# EARLY LEARNING

*"Why?"*

- Brain-based research highlights the critical importance of birth through 5 years old
- Return on investment of 3 to 17 dollars for every dollar spent on early learning
- Prevention versus intervention



# EARLY LEARNING

*"Link to District Vision"*

## 2014-17 Strategic Plan

### **Strategy:**

In partnership with families, community organizations, and local government, establish an Early Literacy and Numeracy Initiative for students in Pre-Kindergarten through Grade 3.

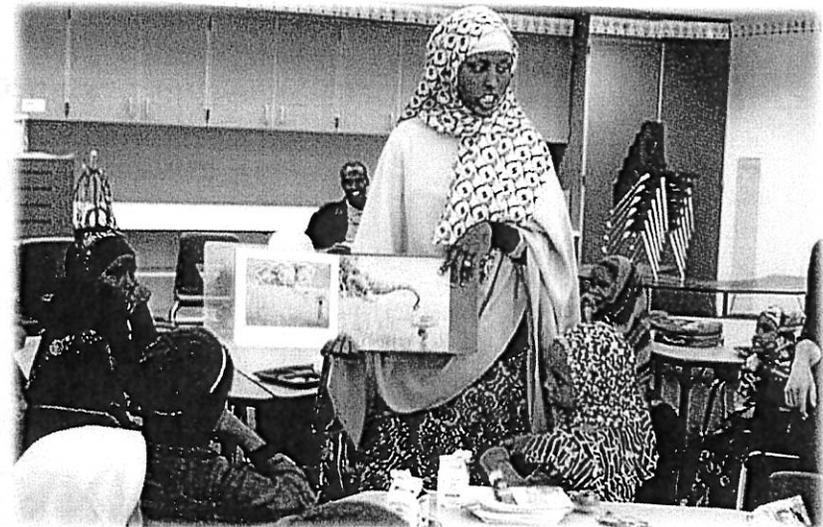
### **Benchmark:**

At least 15 out of every 20 students transitioning between levels [including PreK to K] will meet or exceed standards in all subjects by end of each grade level.



# EARLY LEARNING

*"Who would be served?"*





# EARLY LEARNING

*“Who would be served?”*

- Children birth through age 5
- Families (Family Resource Center)
- Community Partners (Meeting Spaces, Collaboration Opportunities)
- Potential for Serving High School Students with Children
- “Braided” Funding
  - Head Start, ECEAP, Tukwila School District
  - Other Potential: City of Tukwila, Private Funding



# EARLY LEARNING

*"Vision for the Future"*

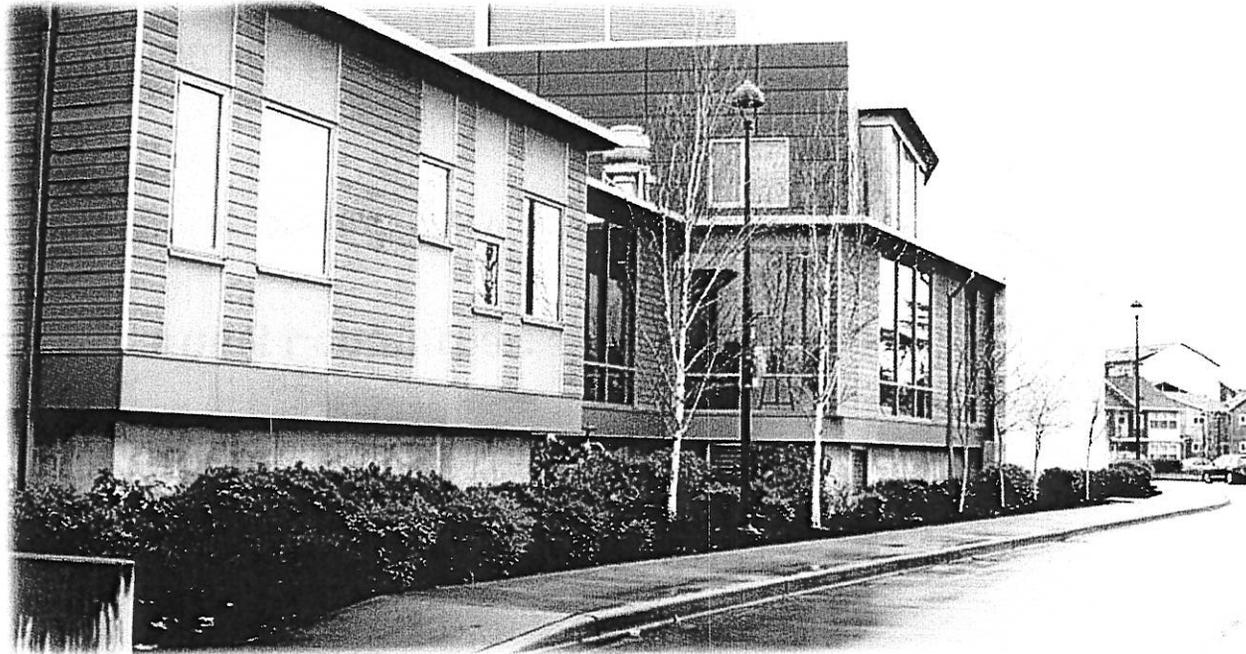
## **An Early Learning Center that:**

- Provides "wrap around" services for children birth through 5 and their families
- Gets children and families ready for Kindergarten and beyond
- Serves as a "hub" for early learning in the city of Tukwila
- Becomes an exemplary model of best practices in early learning



# EARLY LEARNING

*Facility*

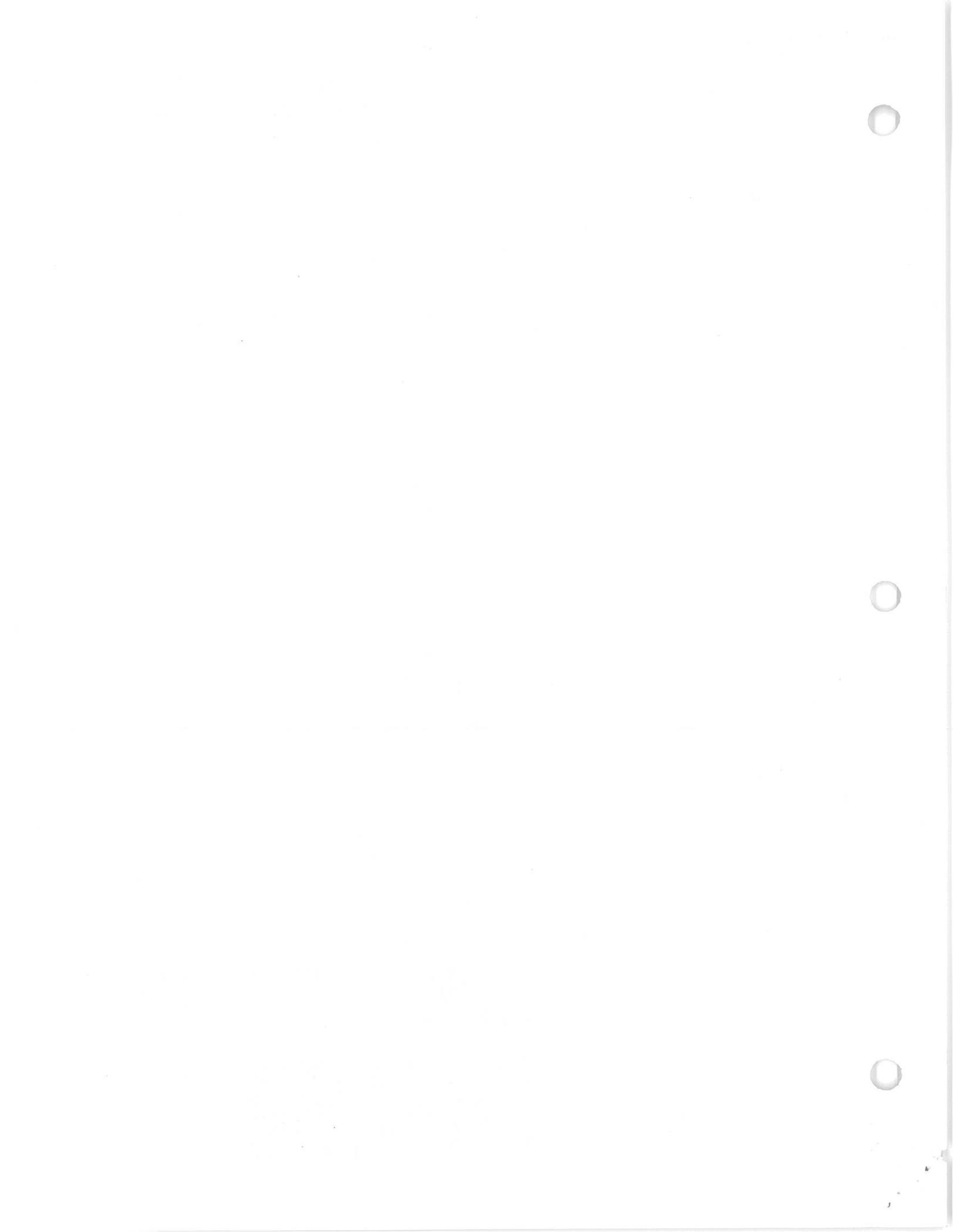




# EARLY LEARNING

*Facility*







## **AGENDA**

### **Bond Development Committee**

April 23, 2015

Tukwila School District

5:30pm – 7:30pm

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#### **Previous Meeting – *Martin Turney & Sara Niegowski***

- Minutes
- Website
- Norms / Procedures Recap

#### **Question Responses**

- Voter Turnout
- Enrollment Projections

#### **Meeting Outline and Objectives – *Martin Turney & Sara Niegowski***

- Springboard Proposal Method
- Collective Meeting Objectives

#### **Elementary Schools - *Martin Turney & Bob Wolpert***

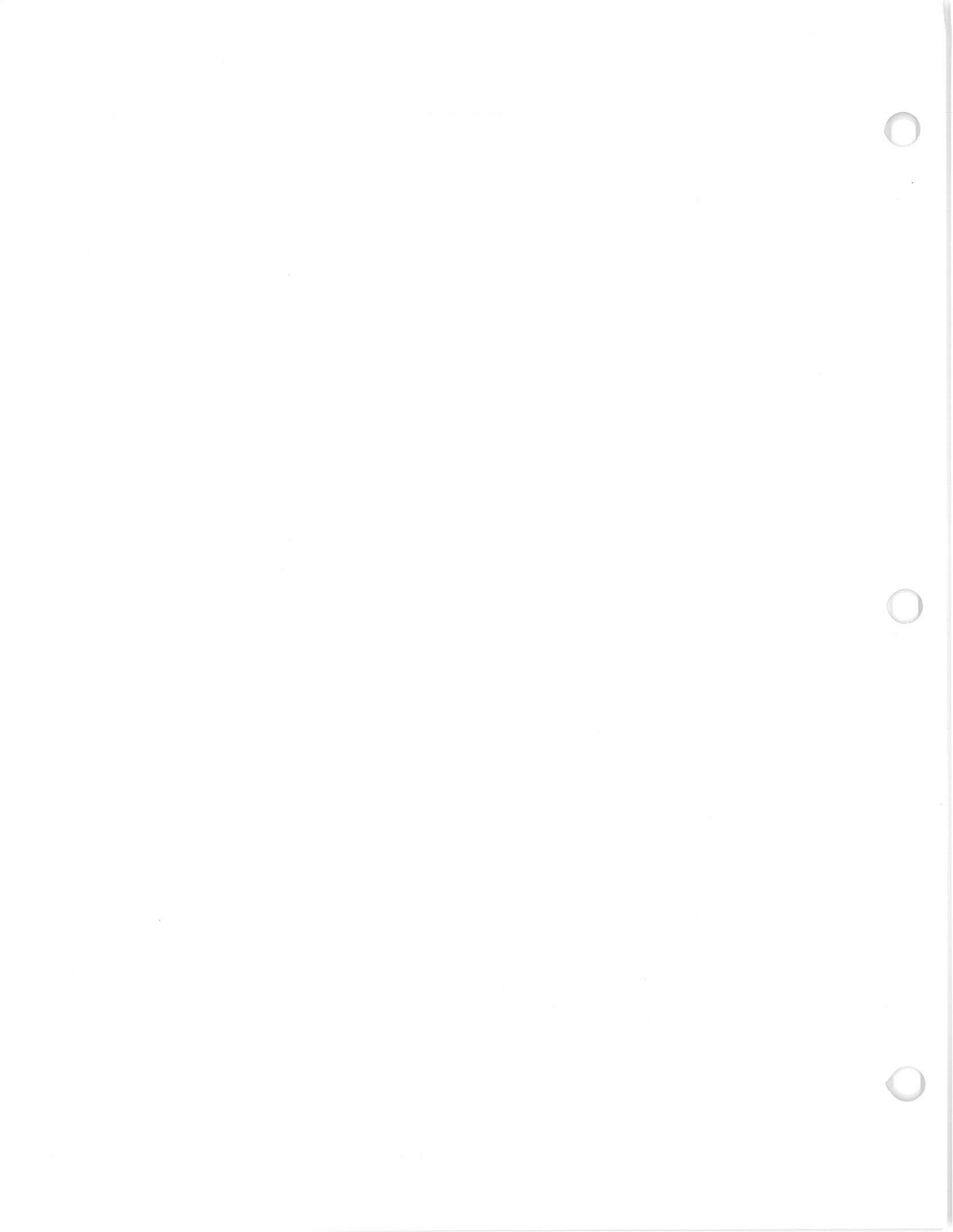
- Outline Prioritized Improvement List
- Site by Site Review
- Discussion of Site Specific Items Brought Forward by Committee

#### **Ideas/Options**

- Potential Options for Expanding Capacity
- Review Cost Implications / Timeline for Determining Cost Estimate

#### **Preview of Next Meeting**

- Focus on Secondary





# design groups, inc. p.s.

architecture  
education facilities group  
justice facilities group  
security design group

828 - 7th Avenue SE  
Olympia, WA 98501  
p 360.352.8883  
f 360.352.8853

## Tukwila School District Bond Planning Committee Meeting #2 - Minutes

**Project:** Tukwila School District  
Bond Planning  
Tukwila, Washington

**Meeting Date:** 4/23/2015 – 5:30 PM

**Meeting Location:** Tukwila School District Administration Building

**Purpose of Meeting:** Tukwila School District Bond Planning Introduction

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April 2015						
Sun	Mon	Tues	Wed	Thurs	Fri	Sat
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	<b>16</b>	17	18
19	20	21	22	<b>23</b>	24	25
26	27	28	29	30		

May 2015						
Sun	Mon	Tues	Wed	Thurs	Fri	Sat
					1	2
3	4	5	6	<b>7</b>	8	9
10	11	12	13	<b>14</b>	15	16
17	18	19	20	<b>21</b>	22	23
24	25	26	27	28	29	30
31						

### 1. Previous Meeting

- A. Meeting minutes from the April 16<sup>th</sup> committee meeting were approved.
- B. Sara Niegowski and Martin Turney revisited the “Norms and Procedures” hand-out. Martin presented clarification on Item #8 regarding committee voting procedures. Each represented group will have a vote. 75% of the groups represented must be present to constitute a quorum. For issues that are voted on by the quorum, the “yes” vote must be at least 75% of the total vote. For tonight’s meeting, a total of fifteen (15) groups are represented which will require a “yes” vote of at least 11.25 for issues to pass.
- C. Future Meeting Dates and General Meeting Agenda
  - May 7, 2015, 5:30 pm Meeting #3: Secondary Schools
  - May 21, 2015, 5:30 pm Meeting #4: Costs and Conceptual Plans
  - May 28, 2015, 5:30 pm Meeting #5: Summary and Review of Draft Recommendation

### 2. Bonds and Levies

- 1) Martin Turney and Sara Niegowski explained the basic information of bonds and levies.
- 2) February 2016 ballot will likely include both bonds and levies.

### 3. Meeting Outline and Objectives

- 1) Martin Turney presented the “Springboard Proposals” for the elementary schools. He explained that this list is a prioritized list the administration, in working with KMB, has developed for each school building. The list is categorized into High, Medium, and Low priorities to give some sense to the immediacy of some of the items. Each item has been independently estimated to establish the total value each listed improvement. Bob Wolpert explained that under “Type” the term “Area” relates to new space additions, “Arch” means



architectural and generally relates to the building structure, exterior envelop, and finishes, "IT" means Information Technology. Bob also explained that the listed costs are construction costs only. Not included at this time are non-construction costs such as fees, taxes, insurance, bid costs, administrative costs.

- 2) The committee members were given copies of the proposal dated April 23, 2015.
- 3) Martin reviewed the list for Cascade View Elementary School. The following comments were noted:
  - a) Enclose the open space between buildings to gain added square footage for staff workspace and other administration needs.
  - b) Increase the size of the Cafeteria.
  - c) The site does not have an adequate number of parking stalls.
  - d) The existing Computer Labs can be re-purposed since the District's technology equipment is becoming more mobile, e.g. chrome books, laptops.
  - e) Some of the listed improvements can be reimbursed by the utility company, e.g LED lighting, boiler replacement, etc.
  - f) The school needs new furniture to replace old, worn furnishings.
  - g) The school needs to be lock-down capable. The Principal reported that this is now possible with the east exterior gates.
  - h) The District should consider adapting the HVAC controls program to shut-down the ventilation system in the case of a chemical or biological attack termed "shelter-in-place."
  - i) The District should consider upgrading the direct digital controls ("DDC") system.
  - j) Votes were undertaken on the following items being added to the "Springboard Proposals"
    - i. Enclosing open space – Passed
    - ii. Expand Cafeteria – Passed
    - iii. Increase availability of on-site parking – Passed
    - iv. New furniture – Failed
    - v. Shelter-in-place controls – Passed
- 4) Martin reviewed the list for Thorndyke Elementary School. The following comments were noted:
  - a) Similar to CVES, add a "shelter-in-place feature to the controls system.
  - b) Need added handicapped parking.
  - c) Traffic circulation is highly congested.
  - d) The nature trail in the back of the school needs additional surveillance.
  - e) Votes were undertaken on the following items being added to the "Springboard Proposals"
    - i. Shelter-in-place controls – Passed
    - ii. Reconfigure the existing driveways and parking lot to minimize congestion during drop-off and release times – Passed
- 5) Martin reviewed the list for Tukwila Elementary School. The following comments were noted:
  - a) Expand the Library space to accommodate more than one class at a time.
  - b) Restroom tiles are cracking and showing signs of age.
  - c) The vinyl floors are also cracking and showing signs of age.
  - d) The field irrigation system has not been working for some time.
  - e) The nature trail in the back of the school needs added surveillance.
  - f) Traffic circulation is highly congested.
  - g) Remove the item "add space to regain the computer lab" from the list.
  - h) Votes were undertaken on the following items:
    - i. Expand the existing Library – Passed
    - ii. Remove the Computer Lab item from the list – Passed

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Third main paragraph of text, providing further details or analysis.

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- 6) Martin presented two alternatives for adding capacity to the elementary level: 1) constructing a new Birth-to-Five Center that would be a centralized program for the Birth-to-Three Program, all Preschools, and all Kindergartens. Existing program in the three elementaries would move to the new Center and free up space in the existing schools for increasing enrollments. A site to be considered would be the open field south of CVES. 2) a new, fourth new elementary school and keep all early childhood programs in the neighborhood schools. The new school would be comparable in size and scope to Tukwila and Thorndyke.

Committee members noted other possibilities including:

- a) Build a new two-story elementary school in the CVES field and re-purpose the existing school into the B-to-5 Center.
- b) Redesign the entire site as a Birth-to-5 and elementary school, combined.
- c) Consider a K-8 facility to address enrollment growth issues at the secondary schools.
- d) Votes were undertaken on the following items:
  - i. Redesign Cascade View as a Birth-to-Five Center – Failed
  - ii. Redesign entire site as a B-to\_5 and elementary school – Failed
  - iii. Design a K-8 facility to address growth needs at the elementary and secondary levels - Failed

#### 4. Next Meeting:

- A. Next meeting is scheduled for Thursday, May 21, 2015 at 5:30 pm at the Tukwila School District Administration Building.

These Meeting Notes are not a transcript, but are intended to accurately reflect the key items of discussion and any decisions reached or commitments made at the meeting. Any attendee noting a material error or inaccuracy in these Meeting Notes is requested to bring such item(s) to our attention at the next scheduled meeting, or contact KMB directly. Appropriate corrections will be made and recorded in the next published Meeting Notes.

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Tukwila School District No. 406

# 2016 Bond Development Committee

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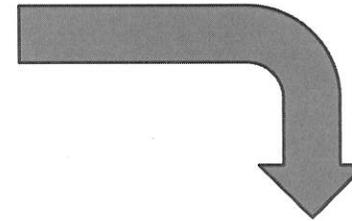
APRIL 23, 2015





# Previous Meeting

- Minutes
- Website
- Norms and Procedures



MEETINGS			
All meetings will be from 5:30-7:30 p.m. at the Administration Building, 4640 S. 144th St., Tukwila, WA			
	Agenda	Materials	Minutes
		<ul style="list-style-type: none"> <li>• <a href="#">Presentation</a></li> <li>• <a href="#">Charter</a></li> <li>• <a href="#">Proposed norms</a></li> <li>• <a href="#">Strategic Plan</a></li> <li>• <a href="#">Property Tax 101</a></li> <li>• <a href="#">What Is a Bond?</a></li> </ul>	
April 16	<a href="#">Agenda</a>	<ul style="list-style-type: none"> <li>• <a href="#">OSPI Funding Criteria</a></li> <li>• <a href="#">Building data report</a></li> <li>• <a href="#">Building floor plans</a></li> <li>• <a href="#">Foster Aerial</a></li> <li>• <a href="#">Showalter Aerial</a></li> <li>• <a href="#">Cascade View Aerial</a></li> <li>• <a href="#">Thorndyke Aerial</a></li> <li>• <a href="#">Tukwila Aerial</a></li> </ul>	(coming soon)
April 23	(coming soon)	(coming soon)	(coming soon)
May 7	(coming soon)	(coming soon)	(coming soon)
May 21	(coming soon)	(coming soon)	(coming soon)
May 28	(coming soon)	(coming soon)	(coming soon)



# Questions

- *“What was voter turnout like in the last bond election?”*

	<u>Count</u>	<u>Percentage</u>
<b>Yes Votes</b>	835	62.50%
<b>No Votes</b>	501	37.50%
<b>Total Ballots Cast</b>	1,336	
<b>Registered Voters</b>	6,749	



# Questions

- ***“What is the bump indicative of in 2027 on the enrollment projections from the demographer?”***
  - The demographer used past ELL student trends as the baseline for projecting future growth. In 2007, there was an uptick in the number of ELL students. This was repeated when applied to the projection for year 2027.



# Springboard Proposal Process

- District Springboard Proposal
- Voting Members Recommend Changes
- Springboard Proposal Modified by 75% Vote



# Objectives

- Develop Preliminary Draft Elementary Proposal
- Begin Building Estimated Tax Rate Based on Draft Proposal

Estimated Tax Rate	
Elementaries	\$xxxx ←
Middle School	\$xxxx
High School	\$xxxx
<hr/>	
Cumulative Est Tax Rate	\$xxxx



# Capacity Alternatives

- Birth to 5 Center
  - Relocate preschool and kindergarten from each location
  - Preschool funding helps off-set operational costs
- Add 4<sup>th</sup> Elementary School
  - Additional classroom adequate for highest estimated need



## Elementary School Proposal - COMMITTEE REVISIONS

### Recommended Capital Improvements

April 23, 2015

**Total Estimated Cost** \$ 28,340,940

**Estimated Tax Rate Implication** \$ 0.54

No.	Type	Item	Priority	Cost
<b>CAPACITY ALTERNATIVE - ALL ELEMENTARY LOCATIONS</b>				
CAP1	CRs	Relocate preschool and K classrooms to new "Birth-to-5 Center" - (16) CRs		13,000,000
<b>CASCADE VIEW</b>				
CV1	Area	Accommodate SPED, specialist, and intervention staff with work space, storage	High	840,000
CV2	Area	Add Conference Room	High	87,500
CV3	Area	Add Title I and/or LAP class space	High	840,000
CV4	Area	Expand area for telecommunications rooms	High	42,000
CV5	Arch	Replace vinyl flooring throughout	High	60,000
CV6	Arch	Replace carpet throughout	High	120,000
CV7	Kitchen	Add new walk-in refrigerator, add/replace misc. equipment	High	85,000
CV8	Roof	Replace roofing at low-sloped areas, upgrade ladder access	High	225,000
CV9	HVAC	Replace roof-top mounted condensing units, piping, insulation, sleepers on roof	High	75,000
CV10	HVAC	Install return ductwork at mechanical mezzanine	High	130,034
CV11	Plumbing	Replace heating hot water piping, insulation, sleepers on roof.	High	20,000
CV12	Electrical	Add an emergency generator. Re-circuit building to add emergency lighting and power.	High	87,773
CV13	Electrical	Replace all lighting with LED fixtures	High	325,085
CV14	Electrical	Replace exterior lighting	High	12,500
CV15	Electrical	Add central lighting control	High	32,508
CV16	Electrical	Add power to support telecommunications	High	16,254
CV17	IT	Replace phone system	High	87,500
CV18	IT	Replace UPS and batteries	High	13,250
CV19	IT	Remove cable TV distribution	High	5,000
CV20	IT	Replace Telecenter head-end and devices (intercom/clocks)	High	100,000
CV21	IT	Replace optical fiber cabling	High	9,000







TH19	Elect	Replace exterior lighting	High	12,500
TH20	Elect	Replace all lighting with LED fixtures	High	319,030
TH21	Elect	Replace classroom lighting sensors throughout	High	47,854
TH22	Elect	Replace fire alarm system	High	159,515
TH23	Elect	Add cell booster system	High	31,903
TH24	Elect	Add power to support telecommunications	High	15,951
TH25	IT	Replace phone system	High	87,500
TH26	IT	Replace UPS and batteries	High	13,250
TH27	IT	Remove cable TV distribution	High	5,000
TH28	IT	Replace Telecenter head-end and devices (intercom/clocks)	High	100,000
TH29	IT	Replace optical fiber cabling	High	9,000
TH30	Security	Upgrade/enhance camera surveillance	High	48,000
TH31	Security	Add secure vestibule at front entry	High	44,500
TH32	Security	Add perimeter fencing, gates	High	115,000
TH33	Site	Playground improvements	Medium	300,000
TH34	Energy	Upgrade exterior envelop to current standards, replace exterior finishes	Medium	638,060
TH35	Plumbing	Replace plumbing fixture trim w/ automatic hard-wire type	Medium	31,903
TH36	Security	Provide card access for all exterior doors	Medium	25,522
TH37	Security	Add intrusion detection system	Medium	22,332
		TUKWILA		
TK1	CRs	Add (2-3) double-wide portable classroom buildings	High	350,000
TK2	Area	Add space to regain Computer Lab	High	420,000
TK3	Area	Add Break-out space	High	420,000
TK4	Area	Add Conference Room	High	87,500
TK5	Area	Accommodate specialists and intervention staff with work space, storage	High	840,000
TK6	Area	Expand area for telecommunications rooms	High	42,000
TK7	Site	Add overflow parking	High	82,500
TK8	Site	Improve natural trails to surrounding neighborhood	High	70,000
TK9	Arch	Replace carpet throughout	High	120,000
TK10	Arch	Replace all exterior corner and window trim	High	350,000
TK11	Arch	Repaint exterior finishes, complete	High	95,032
TK12	Arch	Reroof low-slope canopy areas	High	64,692
TK13	Kitchen	Replace Kitchen freezer	High	28,000



TK14	Kitchen	Add refrigeration space	High	52,000
TK15	Kitchen	Add/replace misc. equipment	High	25,000
TK16	HVAC	Replace boilers	High	90,000
TK17	HVAC	Replace WSHPs with high efficiency equipment	High	400,000
TK18	Elect	Replace diesel generator	High	50,000
TK19	Elect	Replace obsolete lighting and controls at Entry, Commons	High	15,000
TK20	Elect	Replace all lighting with LED fixtures	High	317,740
TK21	Elect	Add cell booster system	High	31,774
TK22	Elect	Replace classroom lighting sensors throughout	High	47,661
TK23	Elect	Add power to support telecommunications	High	15,951
TK24	IT	Replace phone system	High	87,500
TK25	IT	Replace UPS and batteries	High	13,250
TK26	IT	Remove cable TV distribution	High	5,000
TK27	IT	Replace Telecenter head-end and devices (intercom/clocks)	High	100,000
TK28	IT	Replace optical fiber cabling	High	9,000
TK29	Security	Upgrade/enhance camera surveillance	High	48,000
TK30	Security	Add secure vestibule at front entry	High	8,500
TK31	Security	Add perimeter fencing, gates	High	115,000
TK32	Site	Playground improvements	Medium	300,000
TK33	Site	Replace irrigation system	Medium	75,000
TK34	Energy	Upgrade exterior envelop to current standards, replace exterior finishes	Medium	635,480
TK35	Plumbing	Replace plumbing fixture trim w/ automatic hard-wire type	Medium	31,774
TK36	Security	Provide card access for all exterior doors	Medium	25,000
TK37	Security	Add intrusion detection system	Medium	40,000





## **AGENDA**

### **Bond Development Committee**

May 5, 2015

Tukwila School District

5:30pm – 7:30pm

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#### **Previous Meeting** – *Martin Turney & Sara Niegowski*

- Minutes
- Website
- Norms / Procedures Recap

#### **Elementary Recap** – *Martin Turney & Bob Wolpert*

- Review Previous Meeting Items

#### **Showalter Middle School** – *Martin Turney & Bob Wolpert*

- Outline Prioritized Improvement List
- Site Review
- Potential Options for Expanding Capacity
- Review Cost Implications / Timeline for Determining Cost Estimate

#### **Foster High School** – *Martin Turney & Bob Wolpert*

- Outline Prioritized Improvement List
- Site Review
- Potential Options for Expanding Capacity
- Review Cost Implications / Timeline for Determining Cost Estimate

#### **Preview of Next Meeting**

- Recap Secondary
- Support Services
- Review Cost Information / Conceptual Plans

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# design groups, inc. p.s.

architecture  
education facilities group  
justice facilities group  
security design group

828 - 7th Avenue SE  
Olympia, WA 98501  
p 360.352.8883  
f 360.352.8853

## Tukwila School District Bond Planning Committee Meeting ## - Minutes

**Project:** Tukwila School District  
Bond Planning  
Tukwila, Washington

**Meeting Date:** 4/23/2015 – 5:30 PM

**Meeting Location:** Tukwila School District Administration Building

**Purpose of Meeting:** Tukwila School District Bond Planning Introduction

April 2015						
Sun	Mon	Tues	Wed	Thurs	Fri	Sat
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

May 2015						
Sun	Mon	Tues	Wed	Thurs	Fri	Sat
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

### 1. Previous Meeting

- A. Martin Turney revisited the "2016 Bond Development Committee" hand-out. Martin commented on the committee voting procedures. Each represented group will have a vote. 75% of the groups represented must be present to constitute a quorum. For issues that are voted on by the quorum, the "yes" vote must be at least 75% of the total vote. For tonight's meeting, a total of ten (10) groups are represented which will require a "yes" vote of at least 7.50 for issues to pass.
- B. Future Meeting Dates and General Meeting Agenda
  - May 21, 2015, 5:30 pm Meeting #4: Recap Secondary Schools, Costs and Conceptual Plans
  - May 28, 2015, 5:30 pm Meeting #5: Summary and Review of Draft Recommendation

### 2. Elementary School Recap

- 1) Martin and Bob Wolpert reviewed the previous list for Cascade View Elementary School. The following additional elements were noted:
  - a) A total of five elements were added to the list since the last meeting: 1) enclosing space between buildings to gain more square footage, 2) expanding the existing Cafeteria, 3) adding a total of (32) parking stalls on site, 4) install "shelter-in-place controls to the HVAC System," and 5) replacing the existing play shed with a larger structure comparable to the other elementary schools.
- 2) Martin and Bob reviewed the list for Thorndyke Elementary School. The following additional elements were noted:

- a) Two elements were added to the list since the last meeting: 1) add overflow parking and improve traffic flow for buses and parent circulation, and 2) install "shelter-in-place controls to the HVAC system.
  - b) The Site Plan illustrated that access to handicapped parking required crossing the vehicular driveway. KMB was asked to review this condition.
- 3) Martin and Bob reviewed the list for Tukwila Elementary School. The following additional elements were noted:
- a) A two elements were added to the list since the last meeting: 1) expand the existing library, and 2) install "shelter-in-place controls to the HVAC system.
- 4) Martin noted that all of the added items and associated were included on the revised Springboard List for the Elementary Schools.

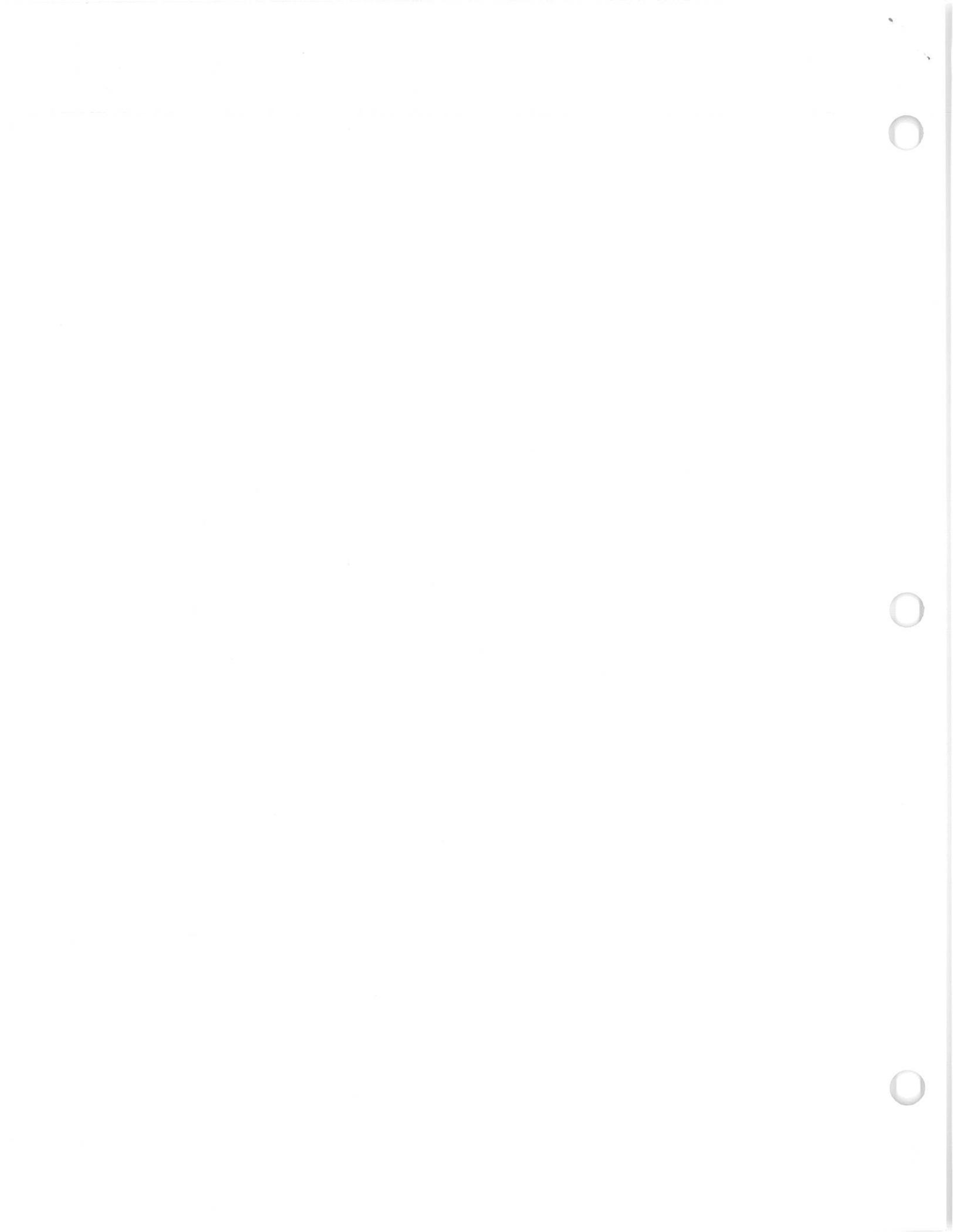
### 3. Secondary Schools

- 1) Martin presented the Springboard List for Showalter Middle School. The following comments were noted:
  - a) The existing Gymnasium is undersized. The student body has to sit on the floor during major school assemblies. It was suggested that the gym size increase toward the existing courtyard.
  - b) The Student Commons is undersized for the student body.
  - c) The HVAC system needs major improvements as complaints are pretty constant.
  - d) Better interior and exterior lighting is needed.
  - e) The plans presented seem to indicate the Copy Center is moving. Martin commented that the center would likely remain at the existing site given its convenient location.
  - f) Committee members suggested that the second floor space be infilled around where a second elevator is shown to infill an unused area and gain added classroom space.
  - g) A question was brought regarding the portables shown on the site Plan. Bob commented that these are intended to serve the Administration Building, not the school. If the STEAM classrooms were constructed, the existing portables serving Showalter could be removed.
- 2) Martin presented the Springboard List for Foster High School. The flowing comments were noted:
  - a) The list does not include expansion of the Kitchen. This area is extremely small for a high school operation.
  - b) Add an Auxiliary Gymnasium space.
  - c) Add a Weight Room space. One suggestion for a location was the Stadium.
  - d) Add a "Career Center" and locate near the Counselling area.
  - e) The STEAM Annex could be an addition or infill project, in lieu of a separate building as shown on the Site Plan presented.
  - f) Suggestions for the new Student Commons space included a retractable door and an exterior canopy for protection against the weather as student want to eat and socialize outside.
  - g) There were questions concerning the perimeter security fencing. Bob Wolpert commented that the take-off for the costs included full perimeter except at the street front side of the building. The cost included gates for both vehicle and pedestrian access.
  - h) Other comments included providing expanded Locker Room facilities and storage at the Stadium.
- 3) Martin commented that the above noted items will be further explored and voted on at the next meeting.

**4. Next Meeting:**

- A. Next meeting is scheduled for Thursday, May 21, 2015 at 5:30 pm at the Tukwila School District Administration Building.

These Meeting Notes are not a transcript, but are intended to accurately reflect the key items of discussion and any decisions reached or commitments made at the meeting. Any attendee noting a material error or inaccuracy in these Meeting Notes is requested to bring such item(s) to our attention at the next scheduled meeting, or contact KMB directly.



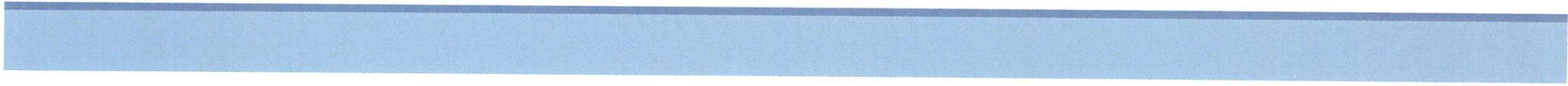


Tukwila School District No. 406

# 2016 Bond Development Committee

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MAY 7, 2015

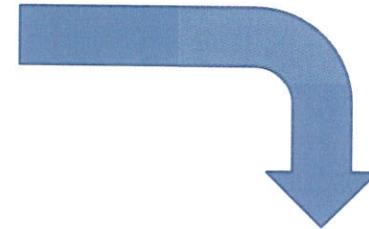






# Previous Meeting

- Minutes
- Website
- Norms and Procedures



MEETINGS			
All meetings will be from 5:30-7:30 p.m. at the Administration Building, 4640 S. 144th St., Tukwila, WA			
	Agenda	Materials	Minutes
		<ul style="list-style-type: none"> <li>• <a href="#">Presentation</a></li> <li>• <a href="#">Charter</a></li> <li>• <a href="#">Proposed norms</a></li> <li>• <a href="#">Strategic Plan</a></li> <li>• <a href="#">Property Tax 101</a></li> <li>• <a href="#">What Is a Bond?</a></li> <li>• <a href="#">OSPI Funding Criteria</a></li> <li>• <a href="#">Building data report</a></li> <li>• <a href="#">Building floor plans</a></li> <li>• <a href="#">Foster Aerial</a></li> <li>• <a href="#">Showalter Aerial</a></li> <li>• <a href="#">Cascade View Aerial</a></li> <li>• <a href="#">Thorndyke Aerial</a></li> <li>• <a href="#">Tukwila Aerial</a></li> </ul>	
April 16	<a href="#">Agenda</a>		(coming soon)
April 23	(coming soon)	(coming soon)	(coming soon)
May 7	(coming soon)	(coming soon)	(coming soon)
May 21	(coming soon)	(coming soon)	(coming soon)
May 28	(coming soon)	(coming soon)	(coming soon)





# Springboard Proposal Process

- District Springboard Proposal
- Voting Members Recommend Changes
- Springboard Proposal Modified by 75% Vote



# Objectives

- Review Elementary Data from Previous Meeting
- Develop Preliminary Draft Secondary Proposal
- Continue Building Estimated Tax Rate Based on Draft Proposal

Estimated Tax Rate	
Elementaries	\$xxx
Middle School	\$xxx ←
High School	\$xxx ←
<hr/>	
Cumulative Est Tax Rate	\$xxx

1. *Chlorophyll a*

2. *Chlorophyll b*

3. *Carotenoids*





# Elementary Schools

## *Review of Previous Items*

- Cost Update
  - Early Learning Center
  - Committee Proposed Items
  - Soft Costs

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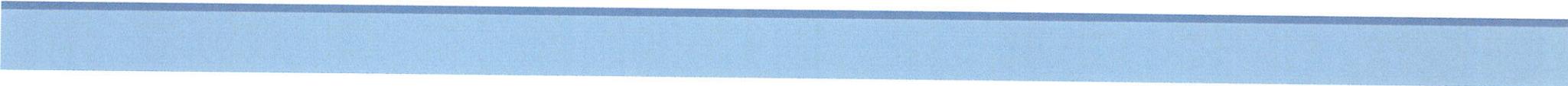




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# Secondary Schools

## *Capacity Proposals*

- **Showalter Middle School**
    - Second Floor on B Building: STEAM Focus
  - **Foster High School**
    - Two Story STEAM Annex
    - Enclosing Courtyard: Expanded Commons
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# Elementary School Springboard Proposal

## Recommended Capital Improvements

May 7, 2015

Total Springboard Cost \$ 46,556,471  
 Estimated Tax Rate Implication \$ 0.88

No.	Type	Item	Priority	Construction Cost	Non-Constr Factor	Escalation Cost	Total Project
<b>CAPACITY ALTERNATIVE - ALL ELEMENTARY LOCATIONS</b>							
CAP1	CRs	Relocate preschool and K classrooms to new "Birth-to-5 Center" - (16) CRs		17,791,250	1.00	1.40	24,907,750
<b>CASCADE VIEW</b>							
CV1	Area	Accommodate SPED, specialist, and intervention staff with work space, storage	High	840,000	1.00	1.08	907,200
CV2	Area	Add Conference Room	High	87,500	1.00	1.08	94,500
CV3	Area	Add Title I and/or LAP class space	High	840,000	1.00	1.08	907,200
CV4	Area	Expand area for telecommunications rooms	High	42,000	1.00	1.08	45,360
	Area	Enclose Open Space Between Buildings	High	213,000	1.00	1.08	230,040
	Area	Expand Cafeteria Space (includes relocated restrooms)	High	523,740	1.00	1.08	565,639
	Site	Add Staff Parking (32 stalls) to the south side of the site	High	55,000	1.30	1.08	77,220
CV5	Arch	Replace vinyl flooring throughout	High	60,000	1.30	1.08	84,240
CV6	Arch	Replace carpet throughout	High	120,000	1.30	1.08	168,480
CV7	Kitchen	Add new walk-in refrigerator, add/replace misc. equipment	High	85,000	1.30	1.08	119,340
CV8	Roof	Replace roofing at low-sloped areas, upgrade ladder access	High	225,000	1.30	1.08	315,900
CV9	HVAC	Replace roof-top mounted condensing units, piping, insulation, sleepers on roof	High	75,000	1.30	1.08	105,300
CV10	HVAC	Install return ductwork at mechanical mezzanine	High	130,034	1.30	1.08	182,568
	HVAC	Install "Shelter-in-place" Controls	HIGH	50,000	1.30	1.08	70,200
CV11	Plumbing	Replace heating hot water piping, insulation, sleepers on roof.	High	20,000	1.30	1.08	28,080
CV12	Electrical	Add an emergency generator. Re-circuit building to add emergency lighting and power.	High	87,773	1.30	1.08	123,233
CV13	Electrical	Replace all lighting with LED fixtures	High	325,085	1.30	1.08	456,419
CV14	Electrical	Replace exterior lighting	High	12,500	1.30	1.08	17,550
CV15	Electrical	Add central lighting control	High	32,508	1.30	1.08	45,641
CV16	Electrical	Add power to support telecommunications	High	16,254	1.30	1.08	22,821
CV17	IT	Replace phone system	High	87,500	1.30	1.08	122,850
CV18	IT	Replace UPS and batteries	High	13,250	1.30	1.08	18,603
CV19	IT	Remove cable TV distribution	High	5,000	1.30	1.08	7,020
CV20	IT	Replace Telecenter head-end and devices (intercom/clocks)	High	100,000	1.30	1.08	140,400
CV21	IT	Replace optical fiber cabling	High	9,000	1.30	1.08	12,636
CV22	Security	Add secure vestibule at front entry	High	85,000	1.30	1.08	119,340
CV23	Security	Upgrade/enhance camera surveillance	High	48,000	1.30	1.08	67,392
CV24	Security	Add perimeter fencing, gates	High	115,000	1.30	1.08	161,460
CV25	Site	Replace the existing play shed (including added hard surface play area)	Medium	180,000	1.30	1.08	252,720

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CV26	Site	Playground improvements	Medium	300,000	1.30	1.08	421,200
CV27	Arch	Replace student cubbies	Medium	66,000	1.30	1.08	92,664
CV28	Arch	Add canopy protection, west side of building (preschool areas)	Medium	25,000	1.30	1.08	35,100
CV29	Arch	Replace dishwasher at Kitchen	Medium	3,500	1.30	1.08	4,914
CV30	Energy	Upgrade exterior envelop to current standards	Medium	558,480	1.30	1.08	784,106
CV31	HVAC	Replace boilers	Medium	100,000	1.30	1.08	140,400
CV32	Plumbing	Replace plumbing fixture trim w/ automatic hard-wire type	Medium	32,508	1.30	1.08	45,641
CV33	Security	Provide card access for all exterior doors	Medium	26,006	1.30	1.08	36,512
CV34	Security	Add intrusion detection system	Medium	22,756	1.30	1.08	31,949
CV35	Plumbing	Replace existing dry pipe compressor.	Low	1,500	1.30	1.08	2,106

#### THORNDYKE

TH1	CRs	Add (2-3) double-wide portable classroom buildings	High	350,000	1.30	1.08	491,400
TH2	Area	Accommodate SPED, specialist, and intervention staff with work space, storage	High	840,000	1.00	1.08	907,200
TH3	Area	Expand area for telecommunications rooms	High	42,000	1.00	1.08	45,360
TH4	Site	Add overflow parking, improve traffic flow	High	150,000	1.30	1.08	210,600
TH5	Site	Improve natural trail to surrounding neighborhood	High	20,000	1.30	1.08	28,080
TH6	Site	Install underdrain system in grass play field area	High	72,000	1.30	1.08	101,088
TH7	Arch	Replace vinyl flooring throughout	High	60,000	1.30	1.08	84,240
TH8	Arch	Replace carpet throughout	High	120,000	1.30	1.08	168,480
TH9	Arch	Replace Gymnasium flooring	High	45,240	1.30	1.08	63,517
TH10	Arch	Replace exterior finish system - south side of building, classroom bump-outs.	High	60,000	1.30	1.08	84,240
TH11	Arch	Replace all exterior corner and window trim	High	350,000	1.30	1.08	491,400
TH12	Arch	Repaint exterior finishes, complete	High	89,348	1.30	1.08	125,445
TH13	Arch	Reroof low-slope roof areas, reflash	High	264,315	1.30	1.08	371,098
TH14	Kitchen	Add/replace misc. equipment	High	25,000	1.30	1.08	35,100
TH15	Plumbing	Replace hot water heaters	High	22,500	1.30	1.08	31,590
TH16	HVAC	Replace boilers (2)	High	90,000	1.30	1.08	126,360
TH17	HVAC	Replace WSHPs with high efficiency equipment	High	400,000	1.30	1.08	561,600
TH18	HVAC	Upgrade the DDC system	High	95,709	1.30	1.08	134,375
	HVAC	Install "Shelter-in-place" Controls	High	50,000	1.30	1.08	70,200
TH19	Elect	Replace exterior lighting	High	12,500	1.30	1.08	17,550
TH20	Elect	Replace all lighting with LED fixtures	High	319,030	1.30	1.08	447,918
TH21	Elect	Replace classroom lighting sensors throughout	High	47,854	1.30	1.08	67,187
TH22	Elect	Replace fire alarm system	High	159,515	1.30	1.08	223,959
TH23	Elect	Add cell booster system	High	31,903	1.30	1.08	44,792
TH24	Elect	Add power to support telecommunications	High	15,951	1.30	1.08	22,395
TH25	IT	Replace phone system	High	87,500	1.30	1.08	122,850
TH26	IT	Replace UPS and batteries	High	13,250	1.30	1.08	18,603
TH27	IT	Remove cable TV distribution	High	5,000	1.30	1.08	7,020
TH28	IT	Replace Telecenter head-end and devices (intercom/clocks)	High	100,000	1.30	1.08	140,400
TH29	IT	Replace optical fiber cabling	High	9,000	1.30	1.08	12,636
TH30	Security	Upgrade/enhance camera surveillance	High	48,000	1.30	1.08	67,392
TH31	Security	Add secure vestibule at front entry	High	44,500	1.30	1.08	62,478

TDES.

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TH32	Security	Add perimeter fencing, gates	High	115,000	1.30	1.08	161,460
TH33	Site	Playground improvements	Medium	300,000	1.30	1.08	421,200
TH34	Energy	Upgrade exterior envelop to current standards, replace exterior finishes	Medium	638,060	1.30	1.08	895,836
TH35	Plumbing	Replace plumbing fixture trim w/ automatic hard-wire type	Medium	31,903	1.30	1.08	44,792
TH36	Security	Provide card access for all exterior doors	Medium	25,522	1.30	1.08	35,833
TH37	Security	Add intrusion detection system	Medium	22,332	1.30	1.08	31,354
<b>TUKWILA</b>							
TK1	CRs	Add (2-3) double-wide portable classroom buildings	High	350,000	1.30	1.08	491,400
TK2	Area	Add space to regain Computer Lab	High	420,000	1.00	1.08	453,600
TK3	Area	Add Break-out space	High	420,000	1.00	1.08	453,600
TK4	Area	Add Conference Room	High	87,500	1.00	1.08	94,500
TK5	Area	Accommodate specialists and intervention staff with work space, storage	High	840,000	1.00	1.08	907,200
TK6	Area	Expand area for telecommunications rooms	High	42,000	1.00	1.08	45,360
	Area	Expand the Existing Library	High	361,200	1.00	1.08	390,096
TK7	Site	Add overflow parking	High	82,500	1.30	1.08	115,830
TK8	Site	Improve natural trails to surrounding neighborhood	High	70,000	1.30	1.08	98,280
TK9	Arch	Replace carpet throughout	High	120,000	1.30	1.08	168,480
TK10	Arch	Replace all exterior corner and window trim	High	350,000	1.30	1.08	491,400
TK11	Arch	Repaint exterior finishes, complete	High	95,032	1.30	1.08	133,425
TK12	Arch	Reroof low-slope canopy areas	High	64,692	1.30	1.08	90,828
TK13	Kitchen	Replace Kitchen freezer	High	28,000	1.30	1.08	39,312
TK14	Kitchen	Add refrigeration space	High	52,000	1.30	1.08	73,008
TK15	Kitchen	Add/replace misc. equipment	High	25,000	1.30	1.08	35,100
TK16	HVAC	Replace boilers	High	90,000	1.30	1.08	126,360
TK17	HVAC	Replace WSHPs with high efficiency equipment	High	400,000	1.30	1.08	561,600
	HVAC	Provide "Shelter-in-place" Controls	High	50,000	1.30	1.08	70,200
TK18	Elect	Replace diesel generator	High	50,000	1.30	1.08	70,200
TK19	Elect	Replace obsolete lighting and controls at Entry, Commons	High	15,000	1.30	1.08	21,060
TK20	Elect	Replace all lighting with LED fixtures	High	317,740	1.30	1.08	446,107
TK21	Elect	Add cell booster system	High	31,774	1.30	1.08	44,611
TK22	Elect	Replace classroom lighting sensors throughout	High	47,661	1.30	1.08	66,916
TK23	Elect	Add power to support telecommunications	High	15,951	1.30	1.08	22,395
TK24	IT	Replace phone system	High	87,500	1.30	1.08	122,850
TK25	IT	Replace UPS and batteries	High	13,250	1.30	1.08	18,603
TK26	IT	Remove cable TV distribution	High	5,000	1.30	1.08	7,020
TK27	IT	Replace Telecenter head-end and devices (intercom/clocks)	High	100,000	1.30	1.08	140,400
TK28	IT	Replace optical fiber cabling	High	9,000	1.30	1.08	12,636
TK29	Security	Upgrade/enhance camera surveillance	High	48,000	1.30	1.08	67,392
TK30	Security	Add secure vestibule at front entry	High	8,500	1.30	1.08	11,934
TK31	Security	Add perimeter fencing, gates	High	115,000	1.30	1.08	161,460
TK32	Site	Playground improvements	Medium	300,000	1.30	1.08	421,200
TK33	Site	Replace irrigation system	Medium	75,000	1.30	1.08	105,300
TK34	Energy	Upgrade exterior envelop to current standards, replace exterior finishes	Medium	635,480	1.30	1.08	892,214



TK35	Plumbing	Replace plumbing fixture trim w/ automatic hard-wire type	Medium	31,774	1.30	1.08	44,611
TK36	Security	Provide card access for all exterior doors	Medium	25,000	1.30	1.08	35,100
TK37	Security	Add intrusion detection system	Medium	40,000	1.30	1.08	56,160

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# Showalter Middle School Springboard Proposal

## Recommended Capital Improvements

May 7, 2015

Total Springboard Cost \$ 27,101,115  
Estimated Tax Rate Implication \$ 0.51

No.	Type	Item	Non-Constr		Escalation Factor	Total Project Costs
			Construction Cost	Costs Factor		
<b>HIGH PRIORITY</b>						
SMS1	Area	Add refrigeration space for the Kitchen.				
SMS2	Area	Provide itinerant staff with work space, storage	\$ 600,000	1.00	1.08	\$ 648,000
SMS3	Area	✓ Provide Family Resources space	\$ 375,000	1.00	1.08	\$ 405,000
SMS4	Area	Expand area for telecommunications rooms	\$ 250,000	1.00	1.08	\$ 270,000
SMS5	Area	Construct exterior play shed.	\$ 42,000	1.00	1.08	\$ 45,360
SMS6	CRs	Remodel Lower Floor - Area B into STEAM Classrooms : Music, Art, Tech Labs	\$ 250,000	1.00	1.08	\$ 270,000
SMS7	CRs	Add Upper Floor - Area B into STEAM Classrooms:	\$ 5,602,500	1.00	1.08	\$ 6,050,700
SMS8	CRs	Re-purpose CR Space in Existing Building	\$ 6,615,000	1.00	1.08	\$ 7,144,200
SMS9	Arch	Replace carpets throughout.	\$ 5,000,000	1.00	1.08	\$ 5,400,000
SMS10	Arch	Replace acoustical treatment in the Gymnasium.	\$ 175,792	1.30	1.08	\$ 246,812
SMS11	Arch	Replace or retrofit backboards in the Gymnasium with power operated equipment.	\$ 45,000	1.30	1.08	\$ 63,180
SMS12	Arch/Energy	Replace exterior windows	\$ 9,000	1.30	1.08	\$ 12,636
SMS13	Kitchen	Replace miscellaneous equipment (e.g. prep tables, steam tables, dishwasher, warming carts, salad carts.	250,000	1.30	1.08	\$ 351,000
SMS14	Roof	Replace all canopy roofs	\$ 50,000	1.30	1.08	\$ 70,200
SMS15	Plumbing	Replace old fixtures with new units.	\$ 9,000	1.30	1.08	\$ 12,636
SMS16	HVAC	Replace noisy roof-top mounted condensing units, piping, insulation, supports.	\$ 131,844	1.30	1.08	\$ 185,109
SMS17	HVAC	Upsize air distribution ductwork; upsize associated equipment if needed to provide adequate thermal comfort and indoor air quality.	\$ 150,000	1.30	1.08	\$ 210,600
SMS18	HVAC	Add return ductwork to existing return air plenum space per current code.	\$ 219,740	1.30	1.08	\$ 308,515
SMS19	HVAC	Replace heat recovery and fan coil units as needed.	\$ 153,818	1.30	1.08	\$ 215,960
SMS20	HVAC	Replace DDC system. Include monitoring of lighting controls, energy metering, fire alarm, security, and other systems.	\$ 150,000	1.30	1.08	\$ 210,600
SMS21	HVAC	Replace (2) existing gas-fired boiler with new 90% efficiency boilers.	\$ 263,688	1.30	1.08	\$ 370,218
SMS22	Electrical	Replace (2) existing gas-fired boiler with new 90% efficiency boilers.	\$ 170,000	1.30	1.08	\$ 238,680
SMS22	Electrical	Add an emergency generator. Re-circuit building to add emergency lighting and power.	\$ 131,844	1.30	1.08	\$ 185,109
SMS23	Electrical	Replace all lighting with LED fixtures	\$ 439,480	1.30	1.08	\$ 617,030
SMS24	Electrical	Upgrade exterior lighting	\$ 15,000	1.30	1.08	\$ 21,060
SMS25	Electrical	Add power to support telecommunications	\$ 21,974	1.30	1.08	\$ 30,851
SMS26	IT	Replace Telecenter head-end and devices (intercom/clocks)	\$ 153,818	1.30	1.08	\$ 215,960
SMS27	IT	Remove cable TV distribution	\$ 8,790	1.30	1.08	\$ 12,341
SMS28	IT	Replace optical fiber cabling	\$ 21,974	1.30	1.08	\$ 30,851
SMS29	IT	Replace UPS and batteries	\$ 10,000	1.30	1.08	\$ 14,040
SMS30	IT	Replace phone system	\$ 145,028	1.30	1.08	\$ 203,620
SMS31	Security	Upgrade/enhance camera surveillance	\$ 70,317	1.30	1.08	\$ 98,725
SMS32	Security	Add secure vestibule at front entry	\$ 100,000	1.30	1.08	\$ 140,400
SMS33	Security	Add perimeter fencing, gates	\$ 75,000	1.30	1.08	\$ 105,300
<b>MEDIUM PRIORITY</b>						
SMS34	Energy	Upgrade exterior envelop to current standards	\$ 1,757,920	1.30	1.08	\$ 2,468,120
SMS35	Plumbing	Replace plumbing fixture trim w/ automatic hard-wire type	\$ 43,948	1.30	1.08	\$ 61,703
SMS36	Security	Provide card access for all exterior doors	\$ 57,132	1.30	1.08	\$ 80,214
SMS37	Security	Add intrusion detection system	\$ 61,527	1.30	1.08	\$ 86,384



# Foster High School Springboard Proposal

## Recommended Capital Improvements

May 7, 2015

Total Springboard Cost \$ 43,272,667  
Estimated Tax Rate Implication \$ 0.82

Career Space

No.	Type	Item	Construction Cost	Non-Constr Costs Factor	Escalation Factor	Total Project Costs
<b>HIGH PRIORITY</b>						
FHS1	Area	Expand Student Commons Space				
FHS2	Area	Relocate and Expand Administrative Office Space	\$ 3,150,000	1.00	1.08	\$ 3,402,000
FHS3	Area	Relocate and Expand Counselling Space	\$ 1,250,000	1.00	1.08	\$ 1,350,000
FHS4	Area	Provide itinerant staff with work space, storage	\$ 375,000	1.00	1.08	\$ 405,000
FHS5	Area	Provide Family Resources space	\$ 375,000	1.00	1.08	\$ 405,000
FHS6	Area	Expand area for telecommunications rooms	\$ 250,000	1.00	1.08	\$ 270,000
FHS7	CRs	Build New STEAM Annex	\$ 90,000	1.00	1.08	\$ 97,200
FHS8		Provide 16-18 new classrooms/labs	\$ 16,900,000	1.00	1.08	\$ 18,252,000
FHS9		Replace existing portables.				
FHS10		Add (8) classrooms to meet the 1351 class size standard.				
FHS11	CRs	Re-purpose CR Space in Existing Building				
FHS12	Site	Upgrade irrigation system.	\$ 10,000,000	1.00	1.08	\$ 10,800,000
FHS13	Site	Increase staff and student parking capacity.	\$ 50,000	1.30	1.08	\$ 70,200
FHS14	Arch	Upgrade the exterior envelop. Replace the exterior skin, upgrade insulation to current energy codes	\$ 175,000	1.30	1.08	\$ 245,700
FHS15	Arch	Replace exterior windows.	\$ 2,599,900	1.30	1.08	\$ 3,650,260
FHS16	Arch	ADA upgrades as required to meet current codes.	\$ 350,000	1.30	1.08	\$ 491,400
FHS17	Arch	Add elevator to the Activities Building.	\$ 100,000	1.30	1.08	\$ 140,400
FHS18	Arch	Replace Carpets	\$ 125,000	1.30	1.08	\$ 175,500
FHS19	Arch	Add exterior ramp access to the performing Arts Center.	\$ 207,992	1.30	1.08	\$ 292,021
FHS20	Kitchen	Miscellaneous equipment needs (e.g. steamer, prep table, warming cabinets, refrigeration space	\$ 85,000	1.30	1.08	\$ 119,340
FHS21	Plumbing	Add water pressure reducing valve for building system.	\$ 75,000	1.30	1.08	\$ 105,300
FHS22	Plumbing	Add sprinkler system to Stage area.	\$ 1,500	1.30	1.08	\$ 2,106
FHS23	Plumbing	Upgrade existing drinking fountains to current ADA standards.	\$ 20,000	1.30	1.08	\$ 28,080
FHS24	Plumbing	Resolve piping issues - plugs up on a regular basis.	\$ 25,000	1.30	1.08	\$ 35,100
FHS25	HVAC	Replace both boilers with new high-efficiency units.	\$ 25,000	1.30	1.08	\$ 35,100
			\$ 150,000	1.30	1.08	\$ 210,600
FHS26	HVAC	Replace system in the Academic Building including fan coil and heat recovery units. Include redesign of system, particularly for the air intake measures.	\$ 244,536	1.30	1.08	\$ 343,329
FHS27	HVAC	Refurbish air handling system at the Activities Building. Air distribution zones is poorly designed	\$ 109,728	1.30	1.08	\$ 154,057
FHS28	HVAC	Add air conditioning to all areas of the building.	\$ 363,986	1.30	1.08	\$ 511,036
FHS29	HVAC	Replace DDC system. Include monitoring of lighting controls, energy metering, fire alarm, security, and other systems	\$ 311,988	1.30	1.08	\$ 438,031
FHS30	HVAC	Add cooling equipment to telecommunications area.	\$ 10,000	1.30	1.08	\$ 14,040
FHS31	HVAC	Add "Shelter-in-Place" controls	\$ 50,000	1.30	1.08	\$ 70,200
FHS32	Elect	Replace the existing generator. Reconfigure generator exhaust.	\$ 50,000	1.30	1.08	\$ 70,200
FHS33	Elect	Replace main electrical switchgear.	\$ 75,000	1.30	1.08	\$ 105,300
FHS34	Elect	Add TVSS to electrical power distribution.	\$ 77,997	1.30	1.08	\$ 109,508
FHS35	Elect	Replace all lighting with LED Fixtures	\$ 519,980	1.30	1.08	\$ 730,052
FHS36	Elect	Install centralized lighting control.	\$ 77,997	1.30	1.08	\$ 109,508
FHS37	Elect	Upgrade exterior lighting.	\$ 25,000	1.30	1.08	\$ 35,100
FHS38	Elect	Add conduit/pathway between the Academic and Activities Buildings.	\$ 25,000	1.30	1.08	\$ 35,100
FHS39	Elect	Replace Gymnasium sound system.	\$ 15,000	1.30	1.08	\$ 21,060
FHS40	Elect	Add integrated fire door control to fire alarm system.	\$ 9,000	1.30	1.08	\$ 12,636
FHS41	Elect	Add power to support telecommunications	\$ 25,999	1.30	1.08	\$ 36,503
FHS42	IT	Replace optical fiber cabling	\$ 25,999	1.30	1.08	\$ 36,503
FHS43	IT	Replace Telecenter head-end and devices (intercom/clocks)	\$ 181,993	1.30	1.08	\$ 255,518

1. The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that proper record-keeping is essential for the integrity of the financial system and for the ability to detect and prevent fraud. The document also notes that accurate records are necessary for the preparation of financial statements and for the calculation of taxes.

2. The second part of the document discusses the various methods used to collect and analyze data. It describes the use of statistical techniques to identify trends and patterns in the data. It also discusses the use of computerized data processing systems to handle large volumes of data efficiently. The document notes that the use of these methods is essential for the accurate analysis of financial data.

3. The third part of the document discusses the various factors that can affect the accuracy of financial data. It notes that errors can occur at various stages of the data collection and processing process. It also discusses the various methods used to detect and correct errors. The document notes that the use of these methods is essential for the accurate analysis of financial data.

4. The fourth part of the document discusses the various methods used to ensure the accuracy of financial data. It describes the use of internal controls to prevent errors and fraud. It also discusses the use of external audits to verify the accuracy of the data. The document notes that the use of these methods is essential for the accurate analysis of financial data.

5. The fifth part of the document discusses the various methods used to improve the accuracy of financial data. It describes the use of data validation techniques to ensure that the data is accurate and complete. It also discusses the use of data reconciliation techniques to ensure that the data is consistent across different systems. The document notes that the use of these methods is essential for the accurate analysis of financial data.

6. The sixth part of the document discusses the various methods used to ensure the security of financial data. It describes the use of encryption techniques to protect the data from unauthorized access. It also discusses the use of access control techniques to ensure that only authorized users can access the data. The document notes that the use of these methods is essential for the accurate analysis of financial data.

7. The seventh part of the document discusses the various methods used to ensure the availability of financial data. It describes the use of backup and recovery techniques to ensure that the data is available in the event of a disaster. It also discusses the use of disaster recovery planning techniques to ensure that the data is available in the event of a disaster. The document notes that the use of these methods is essential for the accurate analysis of financial data.

8. The eighth part of the document discusses the various methods used to ensure the integrity of financial data. It describes the use of digital signatures to ensure that the data has not been tampered with. It also discusses the use of digital certificates to ensure that the data is authentic. The document notes that the use of these methods is essential for the accurate analysis of financial data.

9. The ninth part of the document discusses the various methods used to ensure the confidentiality of financial data. It describes the use of encryption techniques to protect the data from unauthorized access. It also discusses the use of access control techniques to ensure that only authorized users can access the data. The document notes that the use of these methods is essential for the accurate analysis of financial data.

10. The tenth part of the document discusses the various methods used to ensure the accuracy of financial data. It describes the use of data validation techniques to ensure that the data is accurate and complete. It also discusses the use of data reconciliation techniques to ensure that the data is consistent across different systems. The document notes that the use of these methods is essential for the accurate analysis of financial data.

11. The eleventh part of the document discusses the various methods used to ensure the accuracy of financial data. It describes the use of data validation techniques to ensure that the data is accurate and complete. It also discusses the use of data reconciliation techniques to ensure that the data is consistent across different systems. The document notes that the use of these methods is essential for the accurate analysis of financial data.

12. The twelfth part of the document discusses the various methods used to ensure the accuracy of financial data. It describes the use of data validation techniques to ensure that the data is accurate and complete. It also discusses the use of data reconciliation techniques to ensure that the data is consistent across different systems. The document notes that the use of these methods is essential for the accurate analysis of financial data.

13. The thirteenth part of the document discusses the various methods used to ensure the accuracy of financial data. It describes the use of data validation techniques to ensure that the data is accurate and complete. It also discusses the use of data reconciliation techniques to ensure that the data is consistent across different systems. The document notes that the use of these methods is essential for the accurate analysis of financial data.

14. The fourteenth part of the document discusses the various methods used to ensure the accuracy of financial data. It describes the use of data validation techniques to ensure that the data is accurate and complete. It also discusses the use of data reconciliation techniques to ensure that the data is consistent across different systems. The document notes that the use of these methods is essential for the accurate analysis of financial data.

15. The fifteenth part of the document discusses the various methods used to ensure the accuracy of financial data. It describes the use of data validation techniques to ensure that the data is accurate and complete. It also discusses the use of data reconciliation techniques to ensure that the data is consistent across different systems. The document notes that the use of these methods is essential for the accurate analysis of financial data.

FHS44	IT	Remove cable TV distribution						
FHS45	IT	Replace UPS and batteries	\$	10,400	1.30	1.08	\$	14,601
FHS46	IT	Replace phone system	\$	12,500	1.30	1.08	\$	17,550
FHS47	IT	Replace existing fire suppression system with dry-type system.	\$	171,593	1.30	1.08	\$	240,917
FHS48	Security	Upgrade/enhance camera surveillance	\$	244,536	1.30	1.08	\$	343,329
FHS49	Security	Add secure vestibule at front entry	\$	83,197	1.30	1.08	\$	116,808
FHS50	Security	Add perimeter fencing, gates	\$	75,000	1.30	1.08	\$	105,300
FHS51	Security	Add First Responder antennae system.	\$	110,000	1.30	1.08	\$	154,440
			\$	103,996	1.30	1.08	\$	146,010
<b>MEDIUM PRIORITY</b>								
FHS52	Plumbing	Replace plumbing fixture trim w/ automatic hard-wire type						
FHS53	Elect	Replace scoreboards in the Gymnasium.	\$	51,998	1.30	1.08	\$	73,005.19
FHS54	Security	Provide card access for all exterior doors	\$	20,000	1.30	1.08	\$	28,080.00
FHS55	Security	Add intrusion detection system	\$	67,597	1.30	1.08	\$	94,906.75
			\$	72,797	1.30	1.08	\$	102,207.27



1. The first part of the document discusses the importance of maintaining accurate records of all transactions and activities. It emphasizes the need for transparency and accountability in financial reporting.

2. The second part of the document outlines the various methods and techniques used to collect and analyze data. It includes a detailed description of the experimental procedures and the statistical tools employed.

3. The third part of the document presents the results of the study, showing the trends and patterns observed in the data. It includes several tables and graphs to illustrate the findings.

4. The final part of the document discusses the implications of the results and offers suggestions for further research. It highlights the potential applications of the findings in various fields.



## **AGENDA**

### **Bond Development Committee**

May 21, 2015

Tukwila School District

5:30pm – 7:30pm

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#### **Previous Meeting**

- Minutes
- Website
- Norms / Procedures Recap

#### **Secondary Recap**

- Review Previous Meeting Items
- Site Schematics
- Review Cost Implications
- Voting on Proposal Modifications

#### **Elementary Recap**

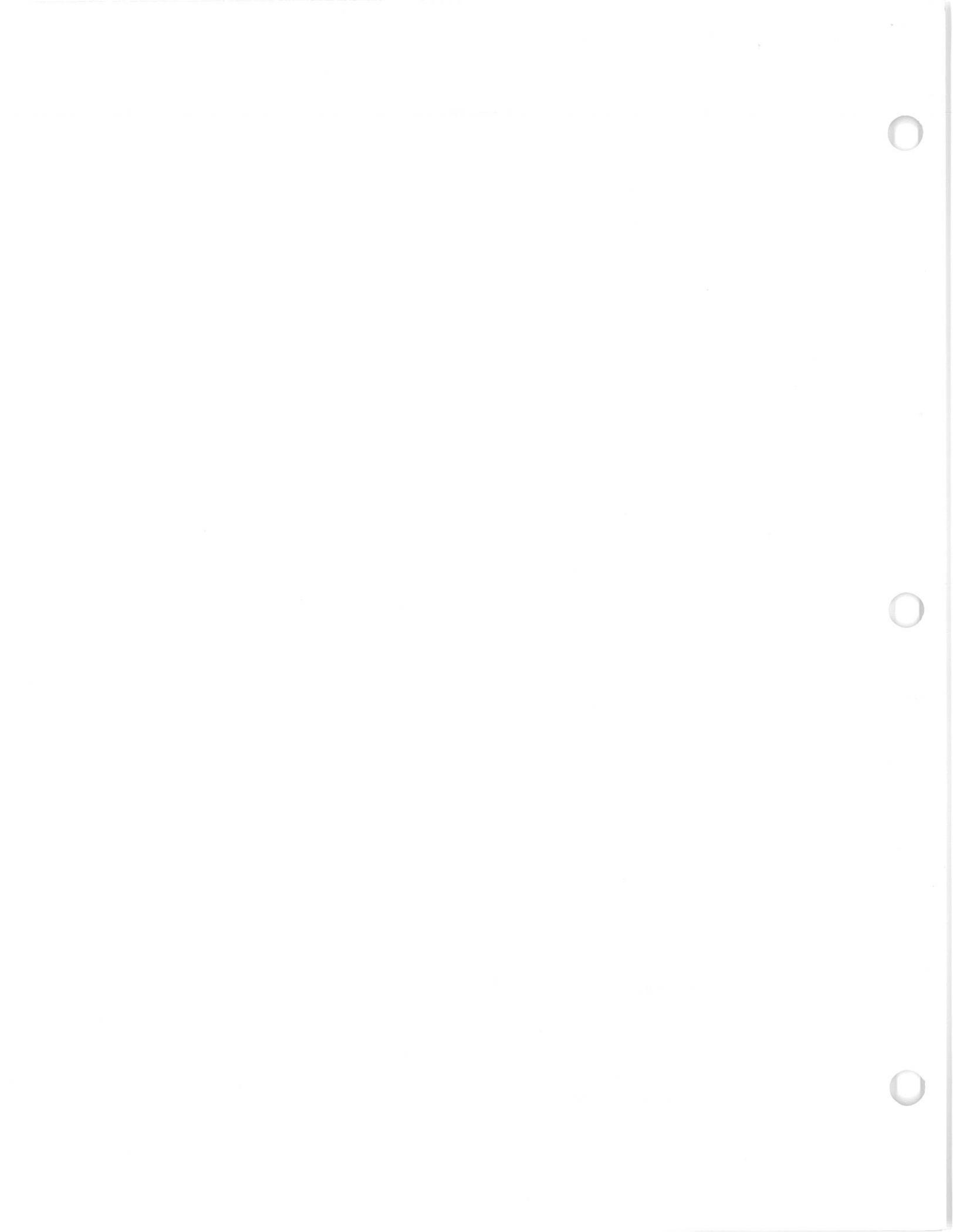
- Review Updated Site Schematic – Thorndyke Elementary
- Updated Springboard Proposal

#### **Cost Review**

- Evaluate Status of Estimated Tax Rate

#### **Preview of Next Meeting**

- Continue Discussion On Secondary/Elementary As Needed
- Recap Support Services
- Summarize Committee Work
- Review Draft Recommendation





# design groups, inc. p.s.

architecture  
education facilities group  
justice facilities group  
security design group

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## Tukwila School District Bond Planning Committee Meeting #4 - Minutes

**Project:** Tukwila School District  
Bond Planning  
Tukwila, Washington

**Meeting Date:** 5/21/2015 – 5:30 PM

**Meeting Location:** Tukwila School District Administration Building

**Purpose of Meeting:** Tukwila School District Bond Planning

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April 2015						
Sun	Mon	Tues	Wed	Thurs	Fri	Sat
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	<b>16</b>	17	18
19	20	21	22	<b>23</b>	24	25
26	27	28	29	30		

May 2015						
Sun	Mon	Tues	Wed	Thurs	Fri	Sat
					1	2
3	4	5	6	<b>7</b>	8	9
10	11	12	13	14	15	16
17	18	19	20	<b>21</b>	22	23
24	25	26	27	<b>28</b>	29	30
31						

### 1. Previous Meeting

- A. Martin Turney reiterated on the committee voting procedures. Each represented group will have a vote. 75% of the groups represented must be present to constitute a quorum. For issues that are voted on by the quorum, the "yes" vote must be at least 75% of the total vote. For tonight's meeting, a total of twelve (12) groups are represented which will require a "yes" vote of at least 9 for issues to pass.
- B. Future Meeting Dates and General Meeting Agenda
  - May 28, 2015, 5:30 pm Meeting #5: Summary and Review of Draft Recommendation

### 2. Springboard Proposal Lists

- A. Martin and Bob Wolpert reviewed the changes to the Springboard Proposal lists for the Elementary Schools, Showalter Middle School and Foster High School.
  - The priorities are further categorized with an additional "Highest" priority.
  - Several items have been removed based on previous discussions.
  - New proposal items have been added to the list to be voted on before adding project costs to Bond total.
- B. Martin presented input from students of the Foster High School Leadership Class.
- C. Martin reviewed the format of the day's meeting. The committee would revisit each Springboard Proposal list and vote to remove or add items based on previous meetings.



### 3. Showalter Middle School

- 1) Martin and Bob reviewed the previous list for Showalter Middle School. The following elements were noted:
  - a) "Construct exterior play shed" was removed from the list.
  - b) "Provide card access for all exterior doors" was removed from the list.
  - c) "Add intrusion detection system" was removed from the list.
- 2) Bob recapped the items under 'Medium' priority: "Upgrade exterior envelope..." and "Replace plumbing fixture trim w/ automatic..."
  - a) The committee voted **YES** to remove both 'Medium' priority items from the overall total.
- 3) Bob recapped the items under 'High' priority: "Replace exterior windows" and "Replace all lighting with LED fixtures"
  - a) The committee voted **YES** to remove these two 'High' priority items from the overall total. The committee discussed the desire to pursue this line item by exploring other means of funding.
- 4) The committee agreed to review the newly proposed items on the 'Highest' priority list first.
- 5) Bob presented schematic floor plans for the newly proposed items:
  - a) In addition to expanding the Kitchen space, the second floor space above this expansion could be utilized as a new classroom. This item was voted **YES** to be included in the overall total.
  - b) Expansion of the gymnasium, based on the estimated cost, included an entirely new roof structure. The committee discussed the school's desire for school-wide assemblies, lack of assembly space and other potential solutions for seating all the school's students. This item was flagged and placed on **HOLD** to be revisited and discussed further.
  - c) Expansion of the cafeteria includes extending the space by another 'bay' and rebuilding the outdoor courtyard to accept the new space. Discussion included the fact that this space is used by the student body every day. This item was voted **YES** to be included in the overall total.

### 4. Foster High School

- 1) Martin and Bob reviewed the previous list for Foster High School. The following elements were noted:
  - a) "Resolve piping issue..." was deemed as a maintenance improvement and was removed from the list.
  - b) "Upgrade irrigation system" was removed from the list.
  - c) "Provide card access for all exterior doors" was removed from the list.
  - d) "Add air conditioning to all areas of the building" was moved from 'High' to 'Medium' priority.
  - e) "Add intrusion detection system" and "Add card access system for all exterior doors" were both moved from 'Medium' to 'Highest' priority.
- 2) Martin and Bob recapped the items under 'Medium' priority:
  - a) The air conditioning in the building was discussed. Poor ventilation adds to the heat and humidity in the building. Item has been flagged and placed on **HOLD** to be revisited.
- 3) Martin and Bob recapped the items under 'High' priority:
  - a) The committee voted **YES** to postpone the upgrade of the exterior envelope and to remove it from the overall total.
  - b) The committee voted **YES** to postpone the replacement of windows and to remove it from the overall total.
  - c) The committee voted **YES** to remove "Replace all lighting with LED fixtures". The committee discussed the desire to pursue this line item by exploring other means of funding (ESCO, rebates, etc.).



- 4) Bob presented schematic plans for the newly proposed items:
  - a) Three options for the new STEAM spaces were presented. While the options themselves were not voted upon, the committee voted **YES** to include the new STEAM space to the overall total.
  - b) The committee voted **YES** to include the new Auxiliary Gym addition to the overall total.
  - c) The committee voted **YES** to include the Weight Room addition to the overall total.
  - d) The committee voted **YES** to include the Kitchen expansion to the overall total.

#### 5. Cascade View Elementary School

- 1) Martin and Bob reviewed the previous list for Cascade View Elementary School. The following elements were noted:
  - a) "Replace existing dry pipe compressor" was removed from the list.
  - b) "Enclose open space between buildings" was removed from the list.
  - c) "Remove cable TV distribution" was removed from the list.
- 2) Martin and Bob recapped the items under 'Medium' priority:
  - a) The committee voted **YES** to remove "Upgrade exterior envelope..." from the overall total
  - b) The committee voted **YES** to remove "Replace student cubbies" from the overall total.
  - c) "Replace the existing play shed" was removed from the overall total, but was flagged and put on **HOLD**.
- 3) Martin and Bob recapped the items under 'High' priority:
  - a) The committee voted **YES** to remove "Replace all lighting with LED fixtures". The committee discussed the desire to pursue this line item by exploring other means of funding (ESCO, rebates, etc.).
  - b) The committee voted **YES** to keep "Shelter-in-place" line item in the overall total.
  - c) The committee voted **YES** to keep "Family Liaison/Parent Info Center" line item in the overall total.
  - d) The committee voted **YES** to keep "Expand cafeteria space" in the overall total.
  - e) The committee voted **YES** to keep "Add staff parking" in the overall total.
  - f) The committee voted **YES** to remove "Replace plumbing fixture trim w/ automatic..." from overall total.
- 4) Bob presented schematic plans for the newly proposed items:
  - a) Three options for the new STEAM spaces were presented. While the options themselves were not voted upon, the committee voted **YES** to include the new STEAM space to the overall total.
  - b) The committee voted **YES** to include the new Auxiliary Gym addition to the overall total.
  - c) The committee voted **YES** to include the Weight Room addition to the overall total.
  - d) The committee voted **YES** to include the Kitchen expansion to the overall total.

#### 6. Thorndyke Elementary School

- 1) Martin and Bob reviewed the previous list for Thorndyke Elementary School. The following elements were noted:
  - a) "Add (2-3) double-wide portable classroom buildings" was removed from the list.
  - b) "Add secure vestibule at front" was removed from the list.
- 2) Martin and Bob recapped the items under 'Medium' priority. These items were similar to previous discussions. The committee voted **YES** to remove these two items from the overall total.



- 3) Martin and Bob recapped the items under 'High' and 'Highest' priorities:
  - a) The committee voted **YES** to remove "Replace boilers" from the overall total.
  - b) The committee voted **YES** to remove "Replace all lighting with LED fixtures". The committee discussed the desire to pursue this line item by exploring other means of funding (ESCO, rebates, etc.).
  - c) The committee voted **YES** to keep "Family Liaison/Parent Info Center" line item in the overall total.
  - d) The committee voted **YES** to keep "Shelter-in-place" line item in the overall total.
  - e) The committee voted **YES** to keep "Add overflow parking" in the overall total.

#### 7. Tukwila Elementary School

- 1) Martin and Bob reviewed the previous list for Tukwila Elementary School. The following elements were noted:
  - a) "Add (2-3) double-wide portable classroom buildings" was removed from the list.
  - b) "Add space to regain Computer Lab" was removed from the list.
- 2) Martin and Bob recapped the items under 'Medium' priority. These items were similar to previous discussions. The committee voted **YES** to remove these three items from the overall total.
- 3) Martin and Bob recapped the items under 'High' and 'Highest' priorities:
  - a) The committee voted **YES** to remove "Reroof low-slope canopy areas" from the overall total.
  - b) The committee voted **YES** to remove "Replace boilers" from the overall total.
  - c) The committee voted **YES** to remove "Replace diesel generator" from the overall total.
  - d) The committee voted **YES** to remove "Replace all lighting with LED fixtures". The committee discussed the desire to pursue this line item by exploring other means of funding (ESCO, rebates, etc.).
  - e) The committee voted **YES** to keep "Family Liaison/Parent Info Center" line item in the overall total.
  - f) The committee voted **YES** to keep "Add overflow parking" in the overall total.
  - g) The committee voted **YES** to keep "Shelter-in-place" line item in the overall total.

#### 8. Next Meeting:

- A. Next meeting is scheduled for Thursday, May 28, 2015 at 5:30 pm at the Tukwila School District Administration Building.

These Meeting Notes are not a transcript, but are intended to accurately reflect the key items of discussion and any decisions reached or commitments made at the meeting. Any attendee noting a material error or inaccuracy in these Meeting Notes is requested to bring such item(s) to our attention at the next scheduled meeting, or contact KMB directly.



# Elementary School Springboard Proposal

## Recommended Capital Improvements

May 21, 2015

Estimated Tax Rate Implication	\$ 0.87
Total Springboard Cost	\$ 46,254,736

No.	Type	Item	Priority	Construction Cost	Non-Constr Factor	Escalation Cost	Total Project
<b>CAPACITY ALTERNATIVE - ALL ELEMENTARY LOCATIONS</b>							
CAP1	CRs	Relocate preschool and K classrooms to new "Birth-to-5 Center" - (24) CRs	Highest	19,770,410	1.40	1.12	31,000,003
<b>Total Capacity</b>							<b>31,000,003</b>
<b>CASCADE VIEW</b>							
Accommodate SPED, specialists, invention staff with work space and storage including Conference							
CV1	Area	Room - repurpose existing classroom	Highest	118,800	1.30	1.12	172,973
CV2	Area	Add Title I and/or LAP class space - repurpose existing classroom	Highest	34,650	1.30	1.12	50,450
CV3	Area	Expand area for telecommunications rooms	Highest	30,000	1.30	1.12	43,680
CV4	Area	Add Family Liaison/Parent Information Center - repurpose existing space	Highest	99,000	1.30	1.12	144,144
CV5	Area	Expand Cafeteria Space (includes relocated restrooms)	Highest	523,740	1.00	1.12	586,589
CV6	Site	Add Staff Parking (32 stalls) to the south side of the site	Highest	55,000	1.30	1.12	80,080
CV7	Site	Playground improvements	Highest	300,000	1.30	1.12	436,800
CV8	Arch	Replace vinyl flooring throughout	Highest	60,000	1.30	1.12	87,360
CV9	Arch	Replace carpet throughout	Highest	120,000	1.30	1.12	174,720
CV10	Kitchen	Add new walk-in refrigerator, add/replace misc. equipment	Highest	85,000	1.30	1.12	123,760
CV11	Roof	Replace roofing at low-sloped areas, upgrade ladder access	Highest	225,000	1.30	1.12	327,600
CV12	HVAC	Replace roof-top mounted condensing units, piping, insulation, sleepers on roof	Highest	75,000	1.30	1.12	109,200
CV13	HVAC	Install return ductwork at mechanical mezzanine	Highest	130,034	1.30	1.12	189,330
CV14	HVAC	Install "Shelter-in-place" Controls	Highest	50,000	1.30	1.12	70,200
CV15	Plumbing	Replace heating hot water piping, insulation, sleepers on roof.	Highest	20,000	1.30	1.12	29,120
CV16	Electrical	Add an emergency generator. Re-circuit building to add emergency lighting and power.	Highest	87,773	1.30	1.12	127,797
CV17	Electrical	Replace exterior lighting	Highest	12,500	1.30	1.12	18,200
CV18	Electrical	Add power to support telecommunications	Highest	16,254	1.30	1.12	23,666
CV19	IT	Replace phone system	Highest	87,500	1.30	1.12	127,400
CV20	IT	Replace UPS and batteries	Highest	13,250	1.30	1.12	19,292
CV21	IT	Replace Telecenter head-end and devices (intercom/clocks)	Highest	100,000	1.30	1.12	145,600
CV22	IT	Replace optical fiber cabling	Highest	9,000	1.30	1.12	13,104
CV23	Security	Add secure vestibule at front entry	Highest	85,000	1.30	1.12	123,760
CV24	Security	Upgrade/enhance camera surveillance	Highest	48,000	1.30	1.12	69,888
CV25	Security	Add intrusion detection system	Highest	22,756	1.30	1.12	33,133
CV26	Security	Provide card access for all exterior doors	Highest	40,000	1.30	1.12	58,240
CV27	Security	Add perimeter fencing, gates	Highest	115,000	1.30	1.12	167,440
<b>Total Highest</b>							<b>2,672,513</b>
CV28	Electrical	Replace all lighting with LED fixtures	High	325,085	1.30	1.12	473,324
CV29	Electrical	Add central lighting control	High	32,508	1.30	1.12	47,332
<b>Total High</b>							<b>520,655</b>

CV30	Site	Replace the existing play shed (including added hard surface play area)	Medium	198,000	1.30	1.12	288,288
CV31	Arch	Replace student cubbies	Medium	66,000	1.30	1.12	96,096
CV32	Arch	Add canopy protection, west side of building (preschool areas)	Medium	25,000	1.30	1.12	36,400
CV33	Arch	Replace dishwasher at Kitchen	Medium	3,500	1.30	1.12	5,096
CV34	Energy	Upgrade exterior envelop to current standards	Medium	558,480	1.30	1.12	813,147
CV35	HVAC	Replace boilers	Medium	100,000	1.30	1.12	145,600
CV36	Plumbing	Replace plumbing fixture trim w/ automatic hard-wire type	Medium	32,508	1.30	1.12	47,332
<b>Total Medium</b>							<b>1,143,671</b>

Area	Enclose Open Space Between Buildings	Off
IT	Remove cable TV distribution	Off
Plumbing	Replace existing dry pipe compressor.	Off

**THORNDYKE**

		Accommodate SPED, specialists, invention staff with work space and storage including Conference					
TH1	Area	Room - repurpose existing classroom	Highest	118,800	1.30	1.12	172,973
TH2	Area	Expand area for telecommunications rooms	Highest	30,000	1.30	1.12	43,680
TH3	Area	Add Family Liaison/Parent Information Center - repurpose existing space	Highest	99,000	1.30	1.12	144,144
TH4	Site	Add overflow parking, improve traffic flow	Highest	150,000	1.30	1.12	218,400
TH5	Site	Improve natural trail to surrounding neighborhood	Highest	20,000	1.30	1.12	29,120
TH6	Site	Install underdrain system in grass play field area	Highest	72,000	1.30	1.12	104,832
TH7	Site	Playground improvements	Highest	300,000	1.30	1.12	436,800
TH8	Arch	Replace carpet throughout	Highest	120,000	1.30	1.12	174,720
TH9	Arch	Replace exterior finish system - south side of building, classroom bump-outs.	Highest	60,000	1.30	1.12	87,360
TH10	Arch	Replace all exterior corner and window trim	Highest	350,000	1.30	1.12	509,600
TH11	Arch	Repaint exterior finishes, complete	Highest	89,348	1.30	1.12	130,091
TH12	Arch	Reroof low-slope roof areas, reflash	Highest	264,315	1.30	1.12	384,843
TH13	Plumbing	Replace hot water heaters	Highest	22,500	1.30	1.12	32,760
TH14	HVAC	Replace WSHPs with high efficiency equipment	Highest	400,000	1.30	1.12	582,400
TH15	HVAC	Upgrade the DDC system	Highest	95,709	1.30	1.12	139,352
TH16	HVAC	Install "Shelter-in-place" Controls	Highest	50,000	1.30	1.12	70,200
TH17	Elect	Replace exterior lighting, add additional fixtures	Highest	28,000	1.30	1.12	40,768
TH18	Elect	Replace classroom lighting sensors throughout	Highest	47,854	1.30	1.12	69,675
TH19	Elect	Replace fire alarm system	Highest	159,515	1.30	1.12	232,254
TH20	Elect	Add cell booster system	Highest	31,903	1.30	1.12	46,451
TH21	Elect	Add power to support telecommunications	Highest	15,951	1.30	1.12	23,225
TH22	IT	Replace phone system	Highest	87,500	1.30	1.12	127,400
TH23	IT	Replace UPS and batteries	Highest	13,250	1.30	1.12	19,292
TH24	IT	Replace Telecenter head-end and devices (intercom/clocks)	Highest	100,000	1.30	1.12	145,600
TH25	IT	Replace optical fiber cabling	Highest	9,000	1.30	1.12	13,104
TH26	Security	Upgrade/enhance camera surveillance	Highest	48,000	1.30	1.12	69,888
TH27	Security	Provide card access for all exterior doors	Highest	25,522	1.30	1.12	37,160
TH28	Security	Add intrusion detection system	Highest	40,000	1.30	1.12	58,240
TH29	Security	Add perimeter fencing, gates	Highest	115,000	1.30	1.12	167,440
<b>Total Highest</b>							<b>3,879,027</b>
TH30	Arch	Replace vinyl flooring throughout	High	60,000	1.30	1.12	87,360
TH31	Arch	Replace Gymnasium flooring	High	45,240	1.30	1.12	65,869
TH32	Kitchen	Add/replace misc. equipment	High	25,000	1.30	1.12	36,400
TH33	HVAC	Replace boilers (2)	High	90,000	1.30	1.12	131,040
TH34	Elect	Replace all lighting with LED fixtures	High	319,030	1.30	1.12	464,508
TH35	IT	Remove cable TV distribution	High	5,000	1.30	1.12	7,280
<b>Total High</b>							<b>792,457</b>
TH36	Energy	Upgrade exterior envelop to current standards, replace exterior finishes	Medium	638,060	1.30	1.12	929,015
TH37	Plumbing	Replace plumbing fixture trim w/ automatic hard-wire type	Medium	31,903	1.30	1.12	46,451
<b>Total Medium</b>							<b>975,466</b>
CRs	Add (2-3) double-wide portable classroom buildings		Off				
Security	Add secure vestibule at front entry		Off				

TUKWILA								
TK1	Area	Add Break-out space - repurpose existing space	Highest	49,500	1.30	1.12	72,072	
TK2	Area	Add Conference Room - repurpose existing space	Highest	16,500	1.30	1.12	24,024	
TK3	Area	Accommodate specialists and intervention staff with work space, storage	Highest	118,800	1.30	1.12	172,973	
TK4	Area	Add Family Liaison/Parent Information Center - repurpose existing space	Highest	99,000	1.30	1.12		144,144
TK5	Area	Expand area for telecommunications rooms	Highest	30,000	1.30	1.12	43,680	
TK6	Area	Expand the Existing Library	Highest	364,000	1.00	1.12		390,096
TK7	Site	Add overflow parking	Highest	82,500	1.30	1.12	120,120	
TK8	Site	Improve natural trails to surrounding neighborhood	Highest	70,000	1.30	1.12	101,920	
TK9	Site	Playground improvements	Highest	300,000	1.30	1.12	436,800	
TK10	Arch	Replace carpet throughout	Highest	120,000	1.30	1.12	174,720	
TK11	Arch	Replace all exterior corner and window trim	Highest	350,000	1.30	1.12	509,600	
TK12	Arch	Repaint exterior finishes, complete	Highest	95,032	1.30	1.12	138,367	
TK13	Kitchen	Replace Kitchen freezer	Highest	28,000	1.30	1.12	40,768	
TK14	Kitchen	Add refrigeration space	Highest	52,000	1.30	1.12	75,712	
TK15	Kitchen	Add/replace misc. equipment	Highest	25,000	1.30	1.12	36,400	
TK16	HVAC	Replace WSHPs with high efficiency equipment	Highest	400,000	1.30	1.12	582,400	
TK17	HVAC	Provide "Shelter-in-place" Controls	Highest	50,000	1.30	1.12		70,200
TK18	Elect	Replace obsolete lighting and controls at Entry, Commons	Highest	15,000	1.30	1.12	21,840	
TK19	Elect	Add cell booster system	Highest	31,774	1.30	1.12	46,263	
TK20	Elect	Replace classroom lighting sensors throughout	Highest	47,661	1.30	1.12	69,394	
TK21	Elect	Add power to support telecommunications	Highest	15,951	1.30	1.12	23,225	
TK22	IT	Replace phone system (VoIP phones & PoI Switches)(1)	Highest	87,500	1.30	1.12	127,400	
TK23	IT	Replace UPS and batteries (6-3KVA UPSs)(2)	Highest	13,250	1.30	1.12	19,292	
TK24	IT	Replace Telecenter head-end and devices (intercom/clocks)	Highest	100,000	1.30	1.12	145,600	
TK25	IT	Replace optical fiber cabling	Highest	9,000	1.30	1.12	13,104	
TK26	Security	Upgrade/enhance camera surveillance	Highest	48,000	1.30	1.12	69,888	
TK27	Security	Add secure vestibule at front entry	Highest	65,000	1.30	1.12	94,640	
TK28	Security	Add perimeter fencing, gates	Highest	115,000	1.30	1.12	167,440	
TK29	Security	Provide card access for all exterior doors	Highest	25,000	1.30	1.12	36,400	
TK30	Security	Add intrusion detection system	Highest	40,000	1.30	1.12	58,240	
							<b>Total Highest</b>	<b>3,422,281</b>
TK31	Arch	Reroof low-slope canopy areas	High	64,692	1.30	1.12	94,192	
TK32	HVAC	Replace boilers	High	90,000	1.30	1.12	131,040	
TK33	Elect	Replace diesel generator	High	50,000	1.30	1.12	72,800	
TK34	Elect	Replace all lighting with LED fixtures	High	317,740	1.30	1.12	462,629	
TK35	IT	Remove cable TV distribution	High	5,000	1.30	1.12	7,280	
							<b>Total High</b>	<b>767,941</b>
TK36	Site	Replace irrigation system	Medium	75,000	1.30	1.12	109,200	
TK37	Energy	Upgrade exterior envelop to current standards, replace exterior finishes	Medium	635,480	1.30	1.12	925,259	
TK38	Plumbing	Replace plumbing fixture trim w/ automatic hard-wire type	Medium	31,774	1.30	1.12	46,263	
							<b>Total Medium</b>	<b>1,080,722</b>

CRs	Add (2-3) double-wide portable classroom buildings	Off
Area	Add space to regain Computer Lab	Off

# Showalter Middle School Springboard Proposal

## Recommended Capital Improvements

May 21, 2015

Estimated Tax Rate Implication	\$ 0.44
Total Springboard Cost	\$ 23,475,736

No.	Type	Item	Priority	Construction Cost	Non-Constr Costs Factor	Escalation Factor	Total Project Costs
<b>HIGHEST PRIORITY</b>							
SMS1	CRs	Remodel Lower Floor - Area B into STEAM Classrooms : Music, Art, Tech Labs	Highest	\$ 3,575,000	1.40	1.12	\$ 5,605,600
SMS2	CRs	Add Upper Floor - Area B into STEAM Classrooms:	Highest	\$ 4,290,000	1.40	1.12	\$ 6,726,720
SMS3	Area	Add refrigeration space for the Kitchen.	Highest	\$ 412,000	1.40	1.12	\$ 646,016
SMS4	CRs	Re-purpose CR Space in Existing Building	Highest	\$ 1,650,000	1.40	1.12	\$ 2,587,200
SMS5	Area	Provide itinerant staff with work space, storage - re-purpose existing space	Highest	\$ 132,000	1.40	1.12	\$ 206,976
SMS6	Area	Add Family Liaison/Parent Information Center - re-purpose existing space	Highest	\$ 99,000	1.40	1.12	\$ 155,232
SMS7	Area	Expand area for telecommunications rooms - re-purpose existing space	Highest	\$ 30,000	1.40	1.12	\$ 47,040
SMS8	Area	Enclose Courtyard completely by adding a Second Floor Classroom	Highest	\$ 412,500	1.40	1.12	\$ 646,800
SMS9	Area	Expand Gymnasium to accommodate seating for student body	Highest	\$ 660,000	1.40	1.12	\$ 1,034,880
SMS10	Area	Expand the Student Cafeteria	Highest	\$ 315,000	1.40	1.12	\$ 493,920
SMS11	Arch	Replace carpets throughout.	Highest	\$ 175,792	1.40	1.12	\$ 275,642
SMS12	Kitchen	Replace miscellaneous equipment (e.g. prep tables, steam tables, dishwasher, warming carts, salad carts.	Highest	\$ 50,000	1.30	1.12	\$ 72,800
SMS13	Roof	Replace all canopy roofs	Highest	\$ 9,000	1.40	1.12	\$ 14,112
SMS14	Plumbing	Replace old fixtures with new units.	Highest	\$ 133,769	1.40	1.12	\$ 209,750
SMS15	HVAC	Replace noisy roof-top mounted condensing units, piping, insulation, supports. Upsize air distribution ductwork; upsize associated equipment if needed to provide adequate thermal comfort and indoor air quality.	Highest	\$ 150,000	1.40	1.12	\$ 235,200
SMS16	HVAC	comfort and indoor air quality.	Highest	\$ 222,948	1.40	1.12	\$ 349,582
SMS17	HVAC	Add return ductwork to existing return air plenum space per current code.	Highest	\$ 156,063	1.40	1.12	\$ 244,707
SMS18	HVAC	Replace heat recovery and fan coil units as needed. Replace DDC system. Include monitoring of lighting controls, energy metering, fire alarm, security, and other systems.	Highest	\$ 150,000	1.40	1.12	\$ 235,200
SMS19	HVAC		Highest	\$ 267,537	1.40	1.12	\$ 419,498
SMS20	HVAC	Replace (2) existing gas-fired boiler with new 90% efficiency boilers.	Highest	\$ 170,000	1.40	1.12	\$ 266,560
SMS21	Electrical	Add an emergency generator. Re-circuit building to add emergency lighting and power.	Highest	\$ 133,769	1.40	1.12	\$ 209,750
SMS22	Electrical	Upgrade exterior lighting	Highest	\$ 15,000	1.40	1.12	\$ 23,520
SMS23	Electrical	Add power to support telecommunications	Highest	\$ 22,295	1.40	1.12	\$ 34,959
SMS24	IT	Replace Telecenter head-end and devices (intercom/clocks)	Highest	\$ 156,063	1.40	1.12	\$ 244,707
SMS25	IT	Replace optical fiber cabling	Highest	\$ 22,295	1.40	1.12	\$ 34,959
SMS26	IT	Replace UPS and batteries	Highest	\$ 10,000	1.40	1.12	\$ 15,680
SMS27	IT	Replace phone system	Highest	\$ 147,145	1.40	1.12	\$ 230,723
SMS28	Security	Upgrade/enhance camera surveillance	Highest	\$ 71,343	1.40	1.12	\$ 111,866
SMS29	Security	Add secure vestibule at front entry	Highest	\$ 85,000	1.40	1.12	\$ 133,280
SMS30	Security	Add perimeter fencing, gates	Highest	\$ 75,000	1.40	1.12	\$ 117,600
<b>Total Highest</b>							<b>\$ 19,454,878</b>

HIGH PRIORITY								
SMS31	Arch	Replace acoustical treatment in the Gymnasium.	High	\$	45,000	1.40	1.12	\$ 70,560
SMS32	Arch	Replace or retrofit backboards in the Gymnasium with power operated equipment.	High	\$	12,000	1.40	1.12	\$ 18,816
SMS33	Arch/Energy	Replace exterior windows	High		250,000	1.40	1.12	\$ 392,000
SMS34	Electrical	Replace all lighting with LED fixtures	High	\$	445,895	1.40	1.12	\$ 699,163
SMS35	IT	Remove cable TV distribution	High	\$	8,918	1.40	1.12	\$ 13,983
<b>Total High</b>								<b>\$ 1,194,523</b>

MEDIUM PRIORITY								
SMS36	Energy	Upgrade exterior envelop to current standards		\$	1,757,920	1.40	1.12	\$ 2,756,419
SMS37	Plumbing	Replace plumbing fixture trim w/ automatic hard-wire type		\$	44,590	1.40	1.12	\$ 69,917
<b>Total Medium</b>								<b>\$ 2,826,336</b>

<i>Area</i>	<i>Construct exterior play shed.</i>	<i>Off</i>
<i>Security</i>	<i>Provide card access for all exterior doors</i>	<i>Off</i>
<i>Security</i>	<i>Add intrusion detection system</i>	<i>Off</i>

# Foster High School Springboard Proposal

## Recommended Capital Improvements

May 21, 2015

Estimated Tax Rate Implication	\$ 0.46
Total Springboard Cost	\$ 24,242,840

No.	Type	Item	Priority	Construction Cost	Non-Constr Costs Factor	Escalation Factor	Total Project Costs
<b>HIGHEST</b>							
FHS1	Area	Expand Student Commons Space	Highest	\$ 2,510,000	1.40	1.12	\$ 3,935,680
FHS2	Area	Relocate and Expand Administrative Office Space	Highest	\$ 962,500	1.40	1.12	\$ 1,509,200
FHS3	Area	Relocate and Expand Counselling Space, Add Career Center - re-purpose existing space	Highest	\$ 385,000	1.40	1.12	\$ 603,680
FHS4	Area	Provide itinerant staff with work space, storage - re-purpose existing space	Highest	\$ 247,500	1.40	1.12	\$ 388,080
FHS5	Area	Add Family Liaison/Parent Information Center - re-purpose existing space	Highest	\$ 99,000	1.40	1.12	\$ 155,232
FHS6	Area	Expand area for telecommunications rooms	Highest	\$ 66,000	1.40	1.12	\$ 103,488
FHS7	CRs	Re-purpose CR Space in Existing Building	Highest	\$ 3,850,000	1.40	1.12	\$ 6,036,800
FHS8	CRs	<b>Option 1 -Build New STEAM Annex Building</b> Provide 16-18 new classrooms/labs Replace existing portables. Add (8) classrooms to meet the 1351 class size standard.	Highest	\$ 11,763,985	1.40	1.12	\$ 18,445,928
FHS9	CRs	<b>Option 2 - Infill Between Existing Buildings with New STEAM Space</b> Infill between the Two Buildings	Highest	\$ 11,763,985	1.40	1.12	\$ 18,445,928
FHS10	CRs	<b>Option 3 - Build New Two-story STEAM Wing Addition to North Wing, Academic Building</b> Build New Two-story Wing Addition to North Wing, Academics Building Modify Existing Driveway and Parking Lot	Highest	\$ 11,763,985	1.40	1.12	\$ 18,445,928
FHS11	Area	Add Auxiliary Gymnasium	Highest	\$ 2,975,500	1.40	1.12	\$ 4,665,584
FHS12	Area	Expand Weight Room	Highest	\$ 394,000	1.40	1.12	\$ 617,792
FHS13	Area	Expand the Existing Kitchen	Highest	\$ 550,000	1.40	1.12	\$ 862,400
FHS14	Site	Increase staff and student parking capacity.	Highest	\$ 175,000	1.40	1.12	\$ 274,400
FHS15	Arch	ADA upgrades as required to meet current codes.	Highest	\$ 100,000	1.40	1.12	\$ 156,800
FHS16	Arch	Add elevator to the Activities Building.	Highest	\$ 125,000	1.40	1.12	\$ 196,000
FHS17	Arch	Replace Carpets	Highest	\$ 207,992	1.40	1.12	\$ 326,131
FHS18	Arch	Add exterior ramp access to the performing Arts Center.	Highest	\$ 85,000	1.40	1.12	\$ 133,280
FHS19	Kitchen	Miscellaneous equipment needs (e.g. steamer, prep table, warming cabinets, refrigeration space	Highest	\$ 75,000	1.30	1.12	\$ 109,200
FHS20	Plumbing	Add water pressure reducing valve for building system.	Highest	\$ 1,500	1.40	1.12	\$ 2,352
FHS21	Plumbing	Add sprinkler system to Stage area.	Highest	\$ 20,000	1.40	1.12	\$ 31,360
FHS22	Plumbing	Upgrade existing drinking fountains to current ADA standards.	Highest	\$ 25,000	1.40	1.12	\$ 39,200
FHS23	HVAC	Replace 1993 boiler with a new high-efficiency unit. Replace system in the Academic Building including fan coil and heat recovery units. Include redesign of system, particularly for the air intake measures.	Highest	\$ 75,000	1.40	1.12	\$ 117,600
FHS24	HVAC		Highest	\$ 244,536	1.40	1.12	\$ 383,432
FHS25	HVAC	Refurbish air handling system at the Activities Building. Air distribution zones is poorly designed Replace DDC system. Include monitoring of lighting controls, energy metering, fire alarm, security, and other systems	Highest	\$ 109,728	1.40	1.12	\$ 172,053
FHS26	HVAC		Highest	\$ 376,209	1.40	1.12	\$ 589,896
FHS27	HVAC	Add cooling equipment to telecommunications area.	Highest	\$ 10,000	1.40	1.12	\$ 15,680

FHS28	HVAC	Add "Shelter-in-Place" controls	Highest	\$ 50,000	1.40	1.12	\$ 78,400	
FHS29	HVAC	Reconfigure generator exhaust.	Highest	\$ 20,000	1.40	1.12	\$ 31,360	
FHS30	Elect	Replace main electrical switchgear.	Highest	\$ 75,000	1.40	1.12	\$ 117,600	
FHS31	Elect	Add TVSS to electrical power distribution.	Highest	\$ 94,052	1.40	1.12	\$ 147,474	
FHS32	Elect	Install centralized lighting control.	Highest	\$ 94,052	1.40	1.12	\$ 147,474	
FHS33	Elect	Upgrade exterior lighting.	Highest	\$ 25,000	1.40	1.12	\$ 39,200	
FHS34	Elect	Add conduit/pathway between the Academic and Activities Buildings.	Highest	\$ 50,000	1.40	1.12	\$ 78,400	
FHS35	Elect	Add integrated fire door control to fire alarm system.	Highest	\$ 9,000	1.40	1.12	\$ 14,112	
FHS36	Elect	Add power to support telecommunications	Highest	\$ 31,351	1.40	1.12	\$ 49,158	
FHS37	IT	Replace optical fiber cabling	Highest	\$ 31,351	1.40	1.12	\$ 49,158	
FHS38	IT	Replace Telecenter head-end and devices (intercom/clocks)	Highest	\$ 219,455	1.40	1.12	\$ 344,105	
FHS39	IT	Replace UPS and batteries	Highest	\$ 12,500	1.40	1.12	\$ 19,600	
FHS40	IT	Replace phone system	Highest	\$ 206,915	1.40	1.12	\$ 324,443	
FHS41	Security	Upgrade/enhance camera surveillance	Highest	\$ 100,322	1.40	1.12	\$ 157,305	
FHS42	Security	Add secure vestibule at front entry	Highest	\$ 75,000	1.40	1.12	\$ 117,600	
FHS43	Security	Add perimeter fencing, gates	Highest	\$ 110,000	1.40	1.12	\$ 172,480	
FHS44	Security	Add First Responder antennae system.	Highest	\$ 125,403	1.40	1.12	\$ 196,632	
FHS45	Security	Add intrusion detection system	Highest	\$ 87,782	1.40	1.12	\$ 137,642	
FHS46	Security	Add card access system for all exterior doors	Highest	\$ 81,512	1.40	1.12	\$ 127,811	
							<b>Total Highest</b>	<b>\$ 17,629,498</b>

#### HIGH PRIORITY

FHS47	Arch	Upgrade the exterior envelop. Replace the exterior skin, upgrade insulation to current energy codes	High	\$ 2,599,900	1.40	1.12	\$ 4,076,643
FHS48	Arch	Replace exterior windows.	High	\$ 450,000	1.40	1.12	\$ 705,600
FHS49	Elect	Replace all lighting with LED Fixtures	High	\$ 627,015	1.40	1.12	\$ 983,160
FHS50	Elect	Replace Gymnasium sound system.	High	\$ 15,000	1.30	1.12	\$ 21,840
FHS51	IT	Remove cable TV distribution	High	\$ 12,540	1.40	1.12	\$ 19,663
FHS52	IT	Replace existing fire suppression system with dry-type system.	High	\$ 37,621	1.40	1.12	\$ 58,990

**Total High** \$ **5,865,895**

#### MEDIUM PRIORITY

FHS53	Plumbing	Replace plumbing fixture trim w/ automatic hard-wire type	Medium	\$ 62,702	1.40	1.12	\$ 98,317
FHS54	HVAC	Add air conditioning to all areas of the building.	Medium	\$ 363,986	1.40	1.12	\$ 570,730
FHS55	Elect	Replace scoreboards in the Gymnasium.	Medium	\$ 20,000	1.40	1.12	\$ 31,360
	Elect	Replace the existing generator.	Medium	\$ 30,000	1.40	1.12	\$ 47,040

**Total Medium** \$ **747,447**

Plumbing	Resolve piping issues - plugs up on a regular basis.	Off
Site	Upgrade irrigation system.	Off
Security	Provide card access for all exterior doors	Off

# Foster High School Springboard Proposal

## Recommended Capital Improvements

May 21, 2015

Estimated Tax Rate Implication	\$ 0.46
Total Springboard Cost	\$ 24,242,840

No.	Type	Item	Priority	Construction Cost	Non-Constr Costs Factor	Escalation Factor	Total Project Costs
<b>HIGHEST</b>							
FHS1	Area	Expand Student Commons Space	Highest	\$ 2,510,000	1.40	1.12	\$ 3,935,680
FHS2	Area	Relocate and Expand Administrative Office Space	Highest	\$ 962,500	1.40	1.12	\$ 1,509,200
FHS3	Area	Relocate and Expand Counselling Space, Add Career Center - re-purpose existing space	Highest	\$ 385,000	1.40	1.12	\$ 603,680
FHS4	Area	Provide itinerant staff with work space, storage - re-purpose existing space	Highest	\$ 247,500	1.40	1.12	\$ 388,080
FHS5	Area	Add Family Liaison/Parent Information Center - re-purpose existing space	Highest	\$ 99,000	1.40	1.12	\$ 155,232
FHS6	Area	Expand area for telecommunications rooms	Highest	\$ 66,000	1.40	1.12	\$ 103,488
FHS7	CRs	Re-purpose CR Space in Existing Building	Highest	\$ 3,850,000	1.40	1.12	\$ 6,036,800
FHS8	CRs	<b>Option 1 - Build New STEAM Annex Building</b> <b>A</b> Provide 16-18 new classrooms/labs Replace existing portables. Add (8) classrooms to meet the 1351 class size standard.	Highest	\$ 11,763,985	1.40	1.12	\$ 18,445,928
FHS9	CRs	<b>Option 2 - Infill Between Existing Buildings with New STEAM Space</b> <b>C</b> Infill between the Two Buildings	Highest	\$ 11,763,985	1.40	1.12	\$ 18,445,928
FHS10	CRs	<b>Option 3 - Build New Two-story STEAM Wing Addition to North Wing, Academic Building</b> <b>B</b> Build New Two-story Wing Addition to North Wing, Academics Building Modify Existing Driveway and Parking Lot	Highest	\$ 11,763,985	1.40	1.12	\$ 18,445,928
FHS11	Area	Add Auxiliary Gymnasium	Highest	\$ 2,975,500	1.40	1.12	\$ 4,665,584
FHS12	Area	Expand Weight Room	Highest	\$ 394,000	1.40	1.12	\$ 617,792
FHS13	Area	Expand the Existing Kitchen	Highest	\$ 550,000	1.40	1.12	\$ 862,400
FHS14	Site	Increase staff and student parking capacity.	Highest	\$ 175,000	1.40	1.12	\$ 274,400
FHS15	Arch	ADA upgrades as required to meet current codes.	Highest	\$ 100,000	1.40	1.12	\$ 156,800
FHS16	Arch	Add elevator to the Activities Building.	Highest	\$ 125,000	1.40	1.12	\$ 196,000
FHS17	Arch	Replace Carpets	Highest	\$ 207,992	1.40	1.12	\$ 326,131
FHS18	Arch	Add exterior ramp access to the performing Arts Center.	Highest	\$ 85,000	1.40	1.12	\$ 133,280
FHS19	Kitchen	Miscellaneous equipment needs (e.g. steamer, prep table, warming cabinets, refrigeration space	Highest	\$ 75,000	1.30	1.12	\$ 109,200
FHS20	Plumbing	Add water pressure reducing valve for building system.	Highest	\$ 1,500	1.40	1.12	\$ 2,352
FHS21	Plumbing	Add sprinkler system to Stage area.	Highest	\$ 20,000	1.40	1.12	\$ 31,360
FHS22	Plumbing	Upgrade existing drinking fountains to current ADA standards.	Highest	\$ 25,000	1.40	1.12	\$ 39,200
FHS23	HVAC	Replace 1993 boiler with a new high-efficiency unit. Replace system in the Academic Building including fan coil and heat recovery units. Include redesign of system, particularly for the air intake measures.	Highest	\$ 75,000	1.40	1.12	\$ 117,600
FHS24	HVAC		Highest	\$ 244,536	1.40	1.12	\$ 383,432
FHS25	HVAC	Refurbish air handling system at the Activities Building. Air distribution zones is poorly designed Replace DDC system. Include monitoring of lighting controls, energy metering, fire alarm, security, and other systems	Highest	\$ 109,728	1.40	1.12	\$ 172,053
FHS26	HVAC		Highest	\$ 376,209	1.40	1.12	\$ 589,896
FHS27	HVAC	Add cooling equipment to telecommunications area.	Highest	\$ 10,000	1.40	1.12	\$ 15,680

FHS28	HVAC	Add "Shelter-in-Place" controls	Highest	\$ 50,000	1.40	1.12	\$ 78,400
FHS29	HVAC	Reconfigure generator exhaust.	Highest	\$ 20,000	1.40	1.12	\$ 31,360
FHS30	Elect	Replace main electrical switchgear.	Highest	\$ 75,000	1.40	1.12	\$ 117,600
FHS31	Elect	Add TVSS to electrical power distribution.	Highest	\$ 94,052	1.40	1.12	\$ 147,474
FHS32	Elect	Install centralized lighting control.	Highest	\$ 94,052	1.40	1.12	\$ 147,474
FHS33	Elect	Upgrade exterior lighting.	Highest	\$ 25,000	1.40	1.12	\$ 39,200
FHS34	Elect	Add conduit/pathway between the Academic and Activities Buildings.	Highest	\$ 50,000	1.40	1.12	\$ 78,400
FHS35	Elect	Add integrated fire door control to fire alarm system.	Highest	\$ 9,000	1.40	1.12	\$ 14,112
FHS36	Elect	Add power to support telecommunications	Highest	\$ 31,351	1.40	1.12	\$ 49,158
FHS37	IT	Replace optical fiber cabling	Highest	\$ 31,351	1.40	1.12	\$ 49,158
FHS38	IT	Replace Telecenter head-end and devices (intercom/clocks)	Highest	\$ 219,455	1.40	1.12	\$ 344,105
FHS39	IT	Replace UPS and batteries	Highest	\$ 12,500	1.40	1.12	\$ 19,600
FHS40	IT	Replace phone system	Highest	\$ 206,915	1.40	1.12	\$ 324,443
FHS41	Security	Upgrade/enhance camera surveillance	Highest	\$ 100,322	1.40	1.12	\$ 157,305
FHS42	Security	Add secure vestibule at front entry	Highest	\$ 75,000	1.40	1.12	\$ 117,600
FHS43	Security	Add perimeter fencing, gates	Highest	\$ 110,000	1.40	1.12	\$ 172,480
FHS44	Security	Add First Responder antennae system.	Highest	\$ 125,403	1.40	1.12	\$ 196,632
FHS45	Security	Add intrusion detection system	Highest	\$ 87,782	1.40	1.12	\$ 137,642
FHS46	Security	Add card access system for all exterior doors	Highest	\$ 81,512	1.40	1.12	\$ 127,811

**Total High \$ 17,629,498**

**HIGH PRIORITY**

FHS47	Arch	Upgrade the exterior envelop. Replace the exterior skin, upgrade insulation to current energy codes	High	\$ 2,599,900	1.40	1.12	\$ 4,076,643
FHS48	Arch	Replace exterior windows.	High	\$ 450,000	1.40	1.12	\$ 705,600
FHS49	Elect	Replace all lighting with LED Fixtures	High	\$ 627,015	1.40	1.12	\$ 983,160
FHS50	Elect	Replace Gymnasium sound system.	High	\$ 15,000	1.30	1.12	\$ 21,840
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**Total High \$ 5,865,895**

**MEDIUM PRIORITY**

FHS53	Plumbing	Replace plumbing fixture trim w/ automatic hard-wire type	Medium	\$ 62,702	1.40	1.12	\$ 98,317
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FHS55	Elect	Replace scoreboards in the Gymnasium.	Medium	\$ 20,000	1.40	1.12	\$ 31,360
	Elect	Replace the existing generator.	Medium	\$ 30,000	1.40	1.12	\$ 47,040

**Total Medium \$ 747,447**

Plumbing	Resolve piping issues - plugs up on a regular basis.	Off
Site	Upgrade irrigation system.	Off
Security	Provide card access for all exterior doors	Off



## **AGENDA**

### **Bond Development Committee**

May 28, 2015

Tukwila School District

5:30pm – 7:30pm

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#### **Previous Meeting**

- Minutes
- Website
- Norms / Procedures Recap

#### **Survey**

- Review Feedback

#### **Early Learning Overview – Dr. Heather Newman, Director of Early Learning**

- Why Early Learning
- Link to Strategic Plan
- Who Would Be Served
- Vision of the Future
- Early Learning vs. Additional Elementary

#### **Cost Review**

- Updated Springboard Proposal
- Finalizing Committee Work

#### **Preview of Next Meeting – June 11<sup>th</sup>, 2015**

- Review Support Services Needs
- Voting on Final Proposals





# design groups, inc. p.s.

architecture  
education facilities group  
justice facilities group  
security design group

828 - 7th Avenue SE  
Olympia, WA 98501  
p 360.352.8883  
f 360.352.8853

## Tukwila School District Bond Planning Committee Meeting #5 - Minutes

**Project:** Tukwila School District  
Bond Planning  
Tukwila, Washington

**Meeting Date:** 5/28/2015 – 5:30 PM

**Meeting Location:** Tukwila School District Administration Building

**Purpose of Meeting:** Tukwila School District Bond Planning

April 2015						
Sun	Mon	Tues	Wed	Thurs	Fri	Sat
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

May 2015						
Sun	Mon	Tues	Wed	Thurs	Fri	Sat
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

### 1. Previous Meeting

- A. Meeting minutes for the May 21<sup>st</sup> meeting have been placed on the website and are available hard copy on the table.
- B. The website information is current with last week's minutes and this week's hand-outs, including Committee Norms and Procedures Recap.
- C. Martin commented that one additional meeting may be needed to complete the Committee's work. He explained that tonight's agenda may be too long to finish in the allotted time and that a follow-up meeting, including a final vote by the Committee may be necessary. He proposed this meeting for June 11<sup>th</sup>.

The Committee voted **YES** a future meeting date of June 11<sup>th</sup>.

### 2. Survey Information

- A. Since the previous meeting, surveys were distributed to Committee members for response to three questions:
  - i. What items in the proposed bond list do we need to spend more time discussing?  
*District storage, linking proposals to the District's Strategic Plan, A/C at Foster HS*
  - ii. Are there items that we have not put on the proposed list that we should consider?  
*Additional space for staff at the District level*
  - iii. What further information or data do you need to make a decision on the final bond recommendation?  
*Target cost per Thousand, State funding for Foster HS, State support for Birth-to-Five, Have all items related to M&O or the Tech Levy been moved out.*



Martin presented a graphic that illustrated the current tax rate for bond debt. While it has varied widely since 1996, it is fairly stable in recent years between \$1.69 and \$1.91 since 2010. The target for this Committee's work is approximately \$1.87.

### 3. Early Learning Program Overview

- A. Martin introduced Dr. Heather Newman, Director of Early Learning to give an overview of the early learning program within the District. Dr. Newman presented the following main points:
  - Why Have Early Learning?
  - Early Learning Link to the District's Vision -- Strategic Plan 2014-17, Pillar 3.1
  - Who Would be Served?
  - Vision for the Future
- B. Dr. Newman also presented slides from a similar center that was recently constructed in Renton School District.
- C. Committee members followed up with some questions.

### 4. Springboard Status

- A. Martin presented the most current estimate proposed for a (24) classroom Birth-to-Five Center at \$29,537,200 in lieu of a new fourth elementary school as the Committee recommendation to provide added capacity at the elementary level. The Committee voted **Yes** to have the Birth-to-Five Center included in the bond measure as the Capacity Alternative.
- B. Martin noted that the project cost did not include new land acquisition. The Cascade View site had been previously studied and deemed too small for a building of this size. Martin explained that a value of \$2.5 million has been added to the Springboard Proposal to apply toward the purchase of new properties for the Birth-to-Five Center as well as new land for District Support Services
- C. The Springboard Proposal now included a list of recommended improvements for the Stadium and Administration Building and for a new IT/Transportation/ Maintenance Building.
- D. One Committee member spoke to the added security for Cascade View Elementary. "Enclose Open Space" had been removed from the initial list, however, the need for added physical security remains. The bond program needs to include a means of securing the site and the building from unknown visitors/intruders. Martin responded that with the enhanced security measures already included in the Springboard Proposal, this concern can be addressed.
- E. Martin suggested that the Committee return to several "highlighted" Springboard items in an attempt to achieve the overall tax rate goal of \$1.87 per thousand. Highlighted on the Springboard list was Tukwila - expand the Library; Showalter - add a second floor classroom, expand the Gymnasium; Foster - add an Auxiliary Gymnasium, expand the Weight Room.
- F. At this point, the Proposal stood at \$1.91 per thousand. Total estimated cost stood at \$101,279,748. Committee members questioned if it was absolutely necessary to hit the exact target, particularly since the costs were only estimates at this point. Could the Administration move forward with a Cumulative Tax Rate that was slightly over target? Martin responded that the charge of the Committee was to meet the target rate of \$1.87 per thousand. The four cent overage equated to \$2,121,042 in total project costs. Recognizing that this was a 2% overage the Committee recommended that the total project costs be reduced to \$99,158,706 to meet the target, and that the District be given authorization to prioritize the projects accordingly, based on the Committee's previous discussions/deliberations. The Committee voted **Yes** to a final bond measure recommendations of 1.87 per thousand for a total amount of \$99,158,706.







**5. Next Meeting:**

- A. Next meeting for Thursday, June 11, 2015 at 5:30 pm at the Tukwila School District Administration Building was cancelled due to the work of the Committee now being completed.

These Meeting Notes are not a transcript, but are intended to accurately reflect the key items of discussion and any decisions reached or commitments made at the meeting. Any attendee noting a material error or inaccuracy in these Meeting Notes is requested to bring such item(s) to our attention at the next scheduled meeting, or contact KMB directly.

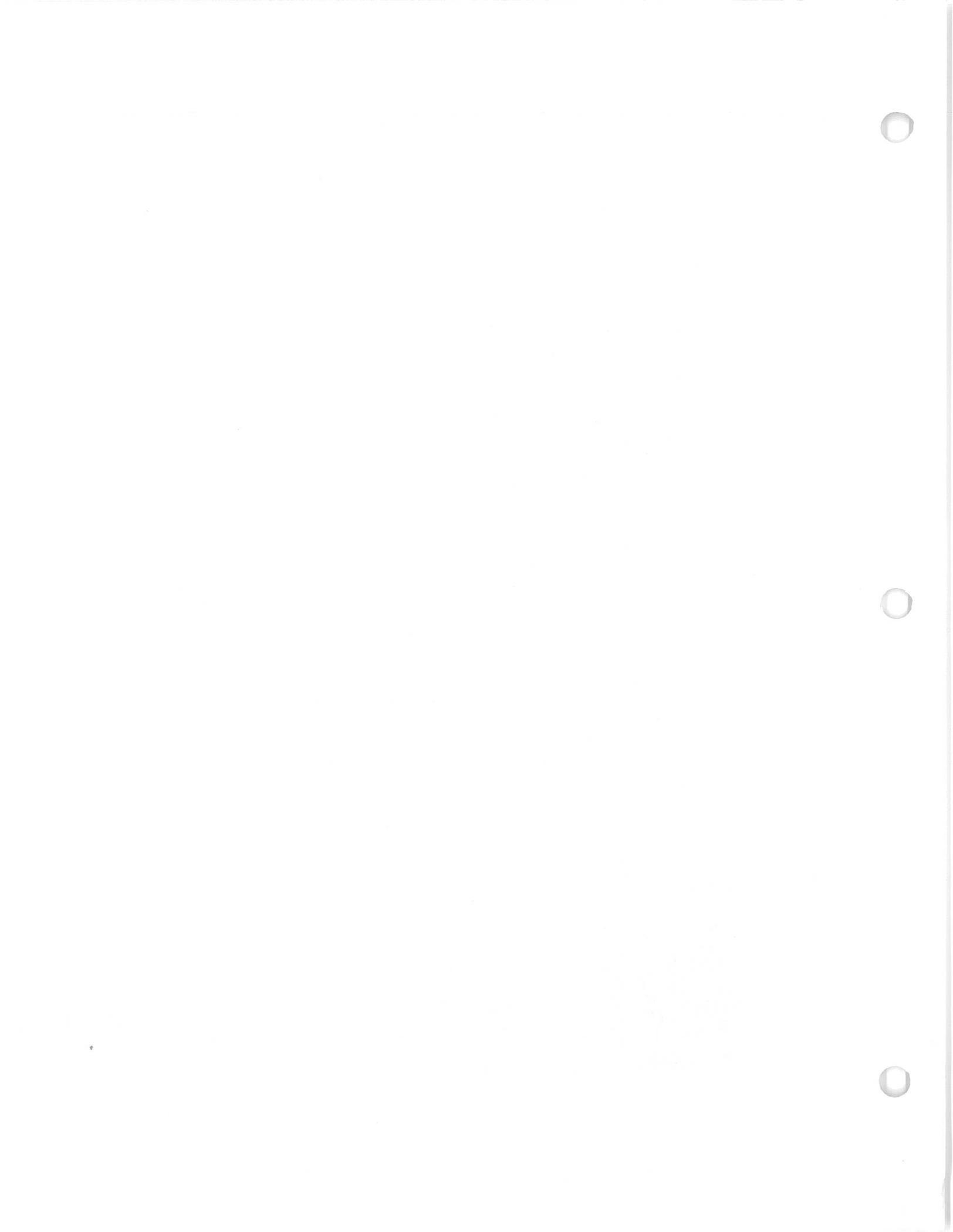




## 2016 Bond Committee

### Tentative Meeting Agendas

<b>April 16th</b>	<ul style="list-style-type: none"> <li>- Committee Overview</li> <li>- Finance Basics</li> <li>- Enrollment Projections</li> <li>- Site Specific Summaries</li> </ul>	
<b>April 23rd</b>	<ul style="list-style-type: none"> <li>- Focus on Elementary Schools</li> <li>- Review Prioritized Improvement List</li> <li>- Explore Options for Expanding Capacity</li> </ul>	
<b>May 7th</b>	<ul style="list-style-type: none"> <li>- Recap Elementary School Meeting</li> <li>- Shift Focus to Secondary Schools</li> <li>- Review Prioritized Improvement List</li> <li>- Explore Options for Expanding Capacity</li> </ul>	
<b>May 21st</b>	<ul style="list-style-type: none"> <li>- Recap Secondary School Meeting</li> <li>- Review Cost Information</li> <li>- Conceptual Plans Based on Input</li> </ul>	
<b>May 28th</b>	<ul style="list-style-type: none"> <li>- Review Survey Feedback</li> <li>- Early Learning Overview</li> <li>- Review Updated Proposals</li> </ul>	<b>Revised</b>
<b>June 11th</b>	<ul style="list-style-type: none"> <li>- Review Stadium/Support Services</li> <li>- Review and Vote on Final Recommendation</li> </ul>	<b>Proposed</b>





Tukwila School District No. 406

# 2016 Bond Development Committee

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MAY 28, 2015

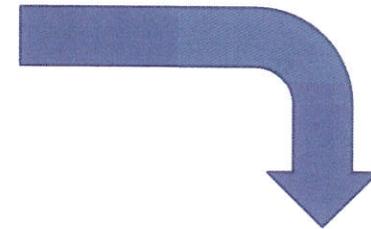






# Previous Meeting

- Minutes
- Website
- Norms and Procedures



MEETINGS			
All meetings will be from 5:30-7:30 p.m. at the Administration Building, 4640 S. 144th St., Tukwila, WA			
	Agenda	Materials	Minutes
April 16	<a href="#">Agenda</a>	<ul style="list-style-type: none"> <li> <a href="#">Presentation</a></li> <li> <a href="#">Charter</a></li> <li> <a href="#">Proposed norms</a></li> <li> <a href="#">Strategic Plan</a></li> <li> <a href="#">Property Tax 101</a></li> <li> <a href="#">What is a Bond?</a></li> <li> <a href="#">OSPI Funding Criteria</a></li> <li> <a href="#">Building data report</a></li> <li> <a href="#">Building floor plans</a></li> <li> <a href="#">Foster Aerial</a></li> <li> <a href="#">Showalter Aerial</a></li> <li> <a href="#">Cascade View Aerial</a></li> <li> <a href="#">Thomdyke Aerial</a></li> <li> <a href="#">Tukwila Aerial</a></li> </ul>	(coming soon)
April 23	(coming soon)	(coming soon)	(coming soon)
May 7	(coming soon)	(coming soon)	(coming soon)
May 21	(coming soon)	(coming soon)	(coming soon)
May 28	(coming soon)	(coming soon)	(coming soon)





# Meetings

<b>May 28th</b>	<ul style="list-style-type: none"><li>- Review Survey Feedback</li><li>- Early Learning Overview</li><li>- Review Updated Proposals</li></ul>
<b>June 11th</b>	<ul style="list-style-type: none"><li>- Review Stadium/Support Services</li><li>- Review and Vote on Final Recommendation</li></ul>

**Revised**

**Proposed**







# Survey

*“What items in the proposed bond list do we need to spend more time discussing”*

- District storage, warehouse, etc.
- Linking bond items to the Strategic Plan
- Air conditioning at Foster





# Survey

*“Are there items that we have not put on the proposed list that we should consider”*

- Space for additional staff at district level



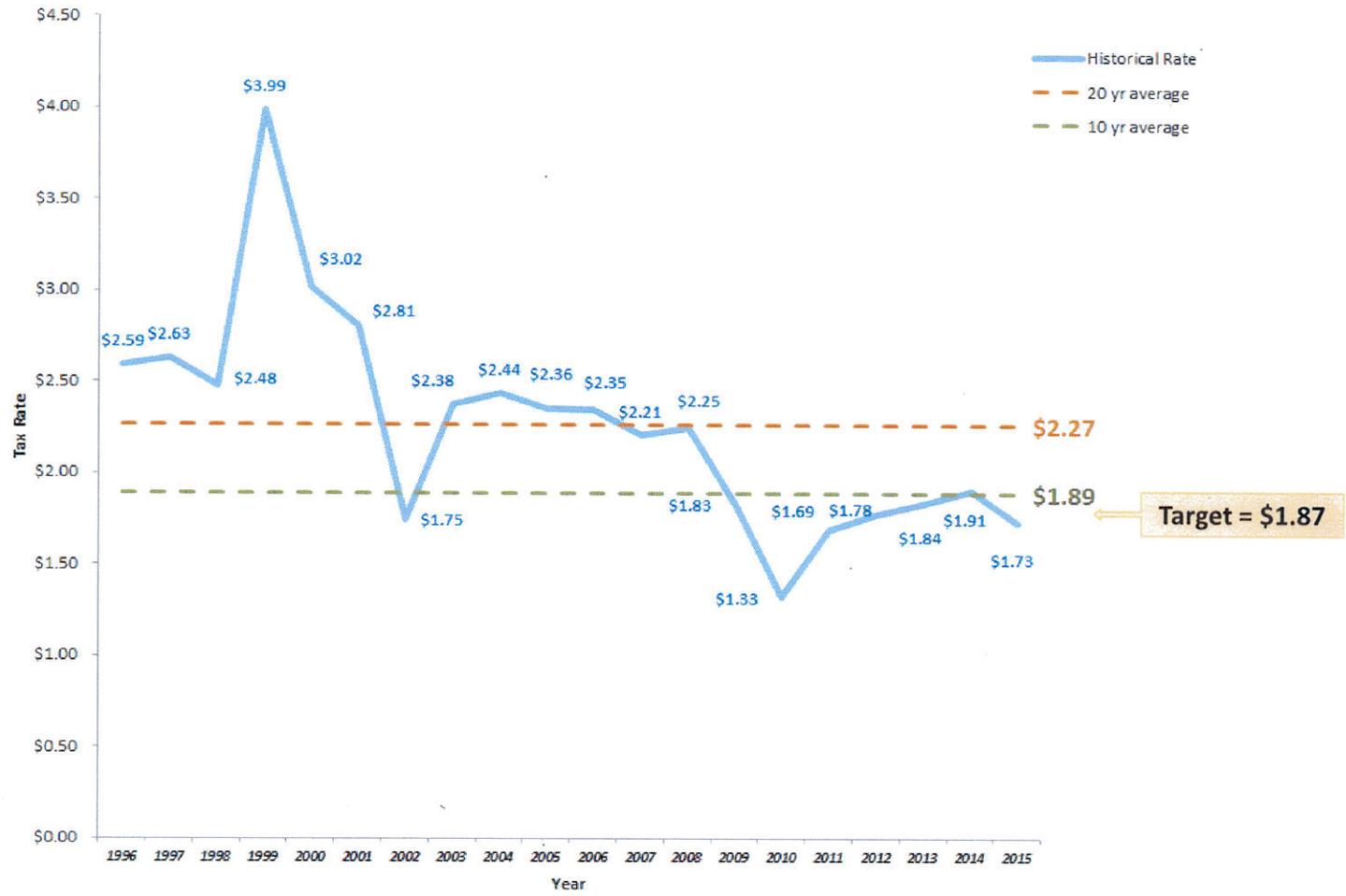


# Survey

*“What further information or data do you need to make a decision on the final bond recommendation”*

- Target cost per thousand rate
- State funding for Foster HS project (STEAM bldg, Modernization)
- Will there be State support for a birth-to-5 center?
- Have all items that could be related to M&O and Tech Levy been moved out?





Target = \$1.87





# EARLY LEARNING



The beauty of  
educating 0-5





# EARLY LEARNING

*"Why?"*

- Brain-based research highlights the critical importance of birth through 5 years old
- Return on investment of 3 to 17 dollars for every dollar spent on early learning
- Prevention versus intervention





# EARLY LEARNING

*“Link to District Vision”*

## 2014-17 Strategic Plan

### **Strategy:**

In partnership with families, community organizations, and local government, establish an Early Literacy and Numeracy Initiative for students in Pre-Kindergarten through Grade 3.

### **Benchmark:**

At least 15 out of every 20 students transitioning between levels [including PreK to K] will meet or exceed standards in all subjects by end of each grade level.







# EARLY LEARNING

*"Who would be served?"*







# EARLY LEARNING

*"Who would be served?"*

- Children birth through age 5
- Families (Family Resource Center)
- Community Partners (Meeting Spaces, Collaboration Opportunities)
- Potential for Serving High School Students with Children
- "Braided" Funding
  - Head Start, ECEAP, Tukwila School District
  - Other Potential: City of Tukwila, Private Funding





# EARLY LEARNING

*“Vision for the Future”*

## **An Early Learning Center that:**

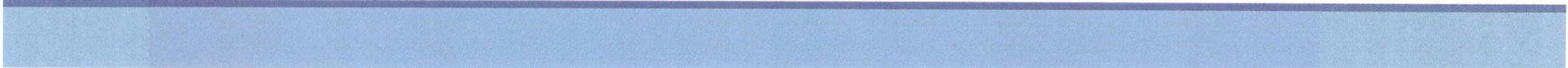
- Provides “wrap around” services for children birth through 5 and their families
- Gets children and families ready for Kindergarten and beyond
- Serves as a “hub” for early learning in the city of Tukwila
- Becomes an exemplary model of best practices in early learning





# EARLY LEARNING

*Facility*







# EARLY LEARNING

*Facility*





## Elementary School Springboard Proposal

### Recommended Capital Improvements

May 28, 2015

Estimated Tax Rate Implication	\$	0.83
Total Springboard Cost	\$	43,956,391

No.	Type	Item	Priority	Construction Cost	Non-Constr Factor	Escalation Cost	Total Project
<b>CAPACITY ALTERNATIVE - ALL ELEMENTARY LOCATIONS</b>							
CAP1	CRs	Relocate preschool and K classrooms to new "Birth-to-5 Center" - (24) CRs	Highest	18,837,500	1.40	1.12	29,537,200
		Site Acquisition	Highest				2,500,000
<b>Total Capacity</b>							<b>32,037,200</b>
<b>CASCADE VIEW</b>							
		Accommodate SPED, specialists, invention staff with work space and storage including Conference					
CV1	Area	Room - repurpose existing classrooms (pre K, Kinder, etc.)	Highest	132,000	1.30	1.12	192,192
CV2	Area	Add Title I and/or LAP class space - repurpose existing classrooms (pre K, Kinder, etc.)	Highest	34,650	1.30	1.12	50,450
CV3	Area	Expand area for telecommunications rooms	Highest	30,000	1.30	1.12	43,680
CV4	Area	Add Family Liaison/Parent Information Center - repurpose existing space	Highest	148,500	1.30	1.12	216,216
CV5	Area	Expand Cafeteria Space (includes relocated restrooms)	Highest	523,740	1.00	1.12	586,589
CV6	Site	Add Staff Parking (32 stalls) to the south side of the site	Highest	55,000	1.30	1.12	80,080
CV7	Site	Playground improvements	Highest	300,000	1.30	1.12	436,800
CV8	Arch	Replace vinyl flooring throughout	Highest	60,000	1.30	1.12	87,360
CV9	Arch	Replace carpet throughout	Highest	120,000	1.30	1.12	174,720
CV10	Kitchen	Add new walk-in refrigerator	Highest	50,000	1.30	1.12	72,800
CV11	Roof	Replace roofing at low-sloped areas, upgrade ladder access	Highest	225,000	1.30	1.12	327,600
CV12	HVAC	Replace roof-top mounted condensing units, piping, insulation, sleepers on roof	Highest	75,000	1.30	1.12	109,200
CV13	HVAC	Install return ductwork at mechanical mezzanine	Highest	130,034	1.30	1.12	189,330
CV14	HVAC	Install "Shelter-in-place" Controls	Highest	50,000	1.30	1.12	70,200
CV15	Plumbing	Replace heating hot water piping, insulation, sleepers on roof.	Highest	20,000	1.30	1.12	29,120
CV16	Electrical	Add an emergency generator. Re-circuit building to add emergency lighting and power.	Highest	87,773	1.30	1.12	127,797
CV17	Electrical	Add power to support telecommunications	Highest	16,254	1.30	1.12	23,666
CV18	IT	Replace phone system	Highest	87,500	1.30	1.12	127,400
CV19	IT	Replace UPS and batteries	Highest	13,250	1.30	1.12	19,292
CV20	IT	Replace Telecenter head-end and devices (intercom/clocks)	Highest	100,000	1.30	1.12	145,600
CV21	Security	Add secure vestibule at front entry	Highest	85,000	1.30	1.12	123,760
CV22	Security	Upgrade/enhance camera surveillance	Highest	48,000	1.30	1.12	69,888
CV23	Security	Add intrusion detection system	Highest	22,756	1.30	1.12	33,133
CV24	Security	Add perimeter fencing, gates	Highest	115,000	1.30	1.12	167,440
CV25	Electrical	Add central lighting control	High	32,508	1.30	1.12	47,332
CV26	Arch	Add canopy protection, west side of building (preschool areas)	Medium	25,000	1.30	1.12	36,400
CV27	HVAC	Replace boilers	Medium	100,000	1.30	1.12	145,600
<b>CASCADE VIEW TOTAL</b>							<b>3,733,644</b>



<i>Area</i>	<i>Enclose Open Space Between Buildings</i>	<i>Off</i>
<i>Arch</i>	<i>Replace student cubbies</i>	<i>Off</i>
<i>Arch</i>	<i>Replace dishwasher at Kitchen</i>	<i>Off</i>
<i>Energy</i>	<i>Upgrade exterior envelop to current standards</i>	<i>Off</i>
<i>Site</i>	<i>Replace the existing play shed (including added hard surface play area)</i>	<i>Off</i>
<i>Security</i>	<i>Provide card access for all exterior doors</i>	<i>Off</i>
<i>IT</i>	<i>Replace optical fiber cabling</i>	<i>Off</i>
<i>IT</i>	<i>Remove cable TV distribution</i>	<i>Off</i>
<i>Electrical</i>	<i>Replace exterior lighting</i>	<i>Off</i>
<i>Electrical</i>	<i>Replace all lighting with LED fixtures</i>	<i>Off</i>
<i>Plumbing</i>	<i>Replace plumbing fixture trim w/ automatic hard-wire type</i>	<i>Off</i>
<i>Plumbing</i>	<i>Replace existing dry pipe compressor.</i>	<i>Off</i>



THORNDYKE

Accommodate SPED, specialists, invention staff with work space and storage including Conference Room - repurpose existing classrooms (pre K, Kinder, etc.)

TH1	Area	Room - repurpose existing classrooms (pre K, Kinder, etc.)	Highest	148,500	1.30	1.12	216,216
TH2	Area	Expand area for telecommunications rooms	Highest	30,000	1.30	1.12	43,680
TH3	Area	Add Family Liaison/Parent Information Center - repurpose existing space	Highest	99,000	1.30	1.12	144,144
TH4	Site	Add overflow parking, improve traffic flow	Highest	150,000	1.30	1.12	218,400
TH5	Site	Improve natural trail to surrounding neighborhood	Highest	20,000	1.30	1.12	29,120
TH6	Site	Install underdrain system in grass play field area	Highest	72,000	1.30	1.12	104,832
TH7	Site	Playground improvements	Highest	300,000	1.30	1.12	436,800
TH8	Arch	Replace carpet throughout	Highest	120,000	1.30	1.12	174,720
TH9	Arch	Replace exterior finish system - south side of building, classroom bump-outs.	Highest	60,000	1.30	1.12	87,360
TH10	Arch	Replace all exterior corner and window trim	Highest	350,000	1.30	1.12	509,600
TH11	Arch	Repaint exterior finishes, complete	Highest	89,348	1.30	1.12	130,091
TH12	Arch	Reroof low-slope roof areas, reflash	Highest	264,315	1.30	1.12	384,843
TH13	Plumbing	Replace hot water heaters	Highest	22,500	1.30	1.12	32,760
TH14	HVAC	Replace WSHPs with high efficiency equipment	Highest	400,000	1.30	1.12	582,400
TH15	HVAC	Upgrade the DDC system	Highest	95,709	1.30	1.12	139,352
TH16	HVAC	Install "Shelter-in-place" Controls	Highest	50,000	1.30	1.12	70,200
TH17	Elect	Replace classroom lighting sensors throughout	Highest	47,854	1.30	1.12	69,675
TH18	Elect	Replace fire alarm system	Highest	159,515	1.30	1.12	232,254
TH19	Elect	Add cell booster system	Highest	31,903	1.30	1.12	46,451
TH20	Elect	Add power to support telecommunications	Highest	15,951	1.30	1.12	23,225
TH21	IT	Replace phone system	Highest	87,500	1.30	1.12	127,400
TH22	IT	Replace UPS and batteries	Highest	13,250	1.30	1.12	19,292
TH23	IT	Replace Telecenter head-end and devices (intercom/clocks)	Highest	100,000	1.30	1.12	145,600
TH24	Security	Upgrade/enhance camera surveillance	Highest	48,000	1.30	1.12	69,888
TH25	Security	Add intrusion detection system	Highest	40,000	1.30	1.12	58,240
TH26	Security	Add perimeter fencing, gates	Highest	115,000	1.30	1.12	167,440

THORNDYKE TOTAL 4,263,982

CRs	Add (2-3) double-wide portable classroom buildings	Off
Arch	Replace vinyl flooring throughout	Off
Arch	Replace Gymnasium flooring	Off
Kitchen	Add/replace misc. equipment	Off
HVAC	Replace boilers (2)	Off
Elect	Replace exterior lighting, add additional fixtures	Off
Elect	Replace all lighting with LED fixtures	Off
IT	Remove cable TV distribution	Off
IT	Replace optical fiber cabling	Off
Energy	Upgrade exterior envelop to current standards, replace exterior finishes	Off
Plumbing	Replace plumbing fixture trim w/ automatic hard-wire type	Off
Security	Provide card access for all exterior doors	Off
Security	Add secure vestibule at front entry	Off



TUKWILA								
TK1	Area	Add Break-out space - repurpose existing space	Highest	49,500	1.30	1.12	72,072	
TK2	Area	Add Conference Room - repurpose existing space	Highest	16,500	1.30	1.12	24,024	
TK3	Area	Accommodate specialists and intervention staff with work space, storage	Highest	148,500	1.30	1.12	216,216	
TK4	Area	Add Family Liaison/Parent Information Center - repurpose existing space	Highest	99,000	1.30	1.12	144,144	
TK5	Area	Expand area for telecommunications rooms	Highest	30,000	1.30	1.12	43,680	
TK6	Area	Expand the Existing Library	Highest	240,000	1.30	1.12	349,440	
TK7	Site	Add overflow parking	Highest	82,500	1.30	1.12	120,120	
TK8	Site	Improve natural trails to surrounding neighborhood	Highest	70,000	1.30	1.12	101,920	
TK9	Site	Playground improvements	Highest	300,000	1.30	1.12	436,800	
TK10	Arch	Replace carpet throughout	Highest	120,000	1.30	1.12	174,720	
TK11	Arch	Replace all exterior corner and window trim	Highest	350,000	1.30	1.12	509,600	
TK12	Arch	Repaint exterior finishes, complete	Highest	95,032	1.30	1.12	138,367	
TK13	Kitchen	Replace Kitchen freezer	Highest	28,000	1.30	1.12	40,768	
TK14	Kitchen	Add refrigeration space	Highest	52,000	1.30	1.12	75,712	
TK16	HVAC	Replace WSHPs with high efficiency equipment	Highest	400,000	1.30	1.12	582,400	
TK17	HVAC	Provide "Shelter-in-place" Controls	Highest	50,000	1.30	1.12	70,200	
TK18	Elect	Add cell booster system	Highest	31,774	1.30	1.12	46,263	
TK19	Elect	Replace classroom lighting sensors throughout	Highest	47,661	1.30	1.12	69,394	
TK20	Elect	Add power to support telecommunications	Highest	15,951	1.30	1.12	23,225	
TK21	IT	Replace phone system (VoIP phones & PoI Switches)(1)	Highest	87,500	1.30	1.12	127,400	
TK22	IT	Replace UPS and batteries (6-3KVA UPSs)(2)	Highest	13,250	1.30	1.12	19,292	
TK23	IT	Replace Telecenter head-end and devices (intercom/clocks)	Highest	100,000	1.30	1.12	145,600	
TK24	Security	Upgrade/enhance camera surveillance	Highest	48,000	1.30	1.12	69,888	
TK25	Security	Add secure vestibule at front entry	Highest	65,000	1.30	1.12	94,640	
TK26	Security	Add perimeter fencing, gates	Highest	115,000	1.30	1.12	167,440	
TK27	Security	Add intrusion detection system	Highest	40,000	1.30	1.12	58,240	

TUKWILA TOTAL 3,921,565

CRs	Add (2-3) double-wide portable classroom buildings	Off
Area	Add space to regain Computer Lab	Off
Arch	Reroof low-slope canopy areas	Off
Kitchen	Add/replace misc. equipment	Off
HVAC	Replace boilers	Off
Elect	Replace diesel generator	Off
Elect	Replace all lighting with LED fixtures	Off
Elect	Replace obsolete lighting and controls at Entry, Commons	Off
IT	Remove cable TV distribution	Off
IT	Replace optical fiber cabling	Off
Site	Replace irrigation system	Off
Security	Provide card access for all exterior doors	Off
Energy	Upgrade exterior envelop to current standards, replace exterior finishes	Off
Plumbing	Replace plumbing fixture trim w/ automatic hard-wire type	Off



## Showalter Middle School Springboard Proposal

### Recommended Capital Improvements

May 28, 2015

Estimated Tax Rate Implication	\$ 0.38
Total Springboard Cost	\$ 19,850,039

No.	Type	Item	Priority	Construction Cost	Non-Constr Costs Factor	Escalation Factor	Total Project Costs
SMS1	CRs	Remodel Lower Floor - Area B into STEAM Classrooms : Music, Art, Tech Labs	Highest	\$ 3,217,500	1.40	1.12	\$ 5,045,040
SMS2	CRs	Add Upper Floor - Area B into STEAM Classrooms:	Highest	\$ 3,932,500	1.40	1.12	\$ 6,166,160
SMS3	Area	Add refrigeration space for the Kitchen.	Highest	\$ 235,125	1.40	1.12	\$ 368,676
SMS4	CRs	Re-purpose CR Space in Existing Building (10,000 sf)	Highest	\$ 1,650,000	1.40	1.12	\$ 2,587,200
SMS5	Area	Provide itinerant staff with work space, storage - re-purpose existing space (1,200 sf)	Highest	\$ 132,000	1.40	1.12	\$ 206,976
SMS6	Area	Add Family Liaison/Parent Information Center - re-purpose existing space (900 sf)	Highest	\$ 99,000	1.40	1.12	\$ 155,232
SMS7	Area	Expand area for telecommunications rooms - re-purpose existing space	Highest	\$ 30,000	1.40	1.12	\$ 47,040
SMS8	Area	Enclose Courtyard completely by adding a Second Floor Classroom	Highest	\$ 371,250	1.40	1.12	\$ 582,120
SMS9	Area	Expand Gymnasium to accommodate seating for student body	Highest	\$ 660,000	1.40	1.12	\$ 1,034,880
SMS10	Area	Expand the Student Cafeteria	Highest	\$ 315,000	1.40	1.12	\$ 493,920
SMS11	Arch	Replace carpets throughout.	Highest	\$ 175,792	1.40	1.12	\$ 275,642
SMS12	Kitchen	Replace miscellaneous equipment (e.g. prep tables, steam tables, dishwasher, warming carts, salad carts.	Highest	\$ 50,000	1.30	1.12	\$ 72,800
SMS13	HVAC	Replace noisy roof-top mounted condensing units, piping, insulation, supports.	Highest	\$ 150,000	1.40	1.12	\$ 235,200
SMS14	HVAC	Upsize air distribution ductwork; upsize associated equipment if needed to provide adequate thermal comfort and indoor air quality.	Highest	\$ 222,948	1.40	1.12	\$ 349,582
SMS15	HVAC	Add return ductwork to existing return air plenum space per current code.	Highest	\$ 156,063	1.40	1.12	\$ 244,707
SMS16	HVAC	Replace heat recovery and fan coil units as needed.	Highest	\$ 150,000	1.40	1.12	\$ 235,200
SMS17	HVAC	Replace DDC system. Include monitoring of lighting controls, energy metering, fire alarm, security, and other systems.	Highest	\$ 267,537	1.40	1.12	\$ 419,498
SMS18	HVAC	Replace (2) existing gas-fired boiler with new 90% efficiency boilers.	Highest	\$ 170,000	1.40	1.12	\$ 266,560
SMS19	Electrical	Add an emergency generator. Re-circuit building to add emergency lighting and power.	Highest	\$ 133,769	1.40	1.12	\$ 209,750
SMS20	IT	Replace Telecenter head-end and devices (intercom/clocks)	Highest	\$ 156,063	1.40	1.12	\$ 244,707
SMS21	IT	Replace UPS and batteries	Highest	\$ 10,000	1.40	1.12	\$ 15,680
SMS22	IT	Replace phone system	Highest	\$ 147,145	1.40	1.12	\$ 230,723
SMS23	Security	Upgrade/enhance camera surveillance	Highest	\$ 71,343	1.40	1.12	\$ 111,866
SMS24	Security	Add secure vestibule at front entry	Highest	\$ 85,000	1.40	1.12	\$ 133,280
SMS25	Security	Add perimeter fencing, gates	Highest	\$ 75,000	1.40	1.12	\$ 117,600



Area	Construct exterior play shed.	Off
Arch	Replace acoustical treatment in the Gymnasium.	Off
Arch	Replace or retrofit backboards in the Gymnasium with power operated equipment.	Off
Arch/Energy	Replace exterior windows	Off
Electrical	Upgrade exterior lighting	Off
Electrical	Add power to support telecommunications	Off
Electrical	Replace all lighting with LED fixtures	Off
Roof	Replace all canopy roofs	Off
IT	Replace optical fiber cabling	Off
IT	Remove cable TV distribution	Off
Energy	Upgrade exterior envelop to current standards	Off
Plumbing	Replace plumbing fixture trim w/ automatic hard-wire type	Off
Plumbing	Replace old fixtures with new units.	Off
Security	Provide card access for all exterior doors	Off
Security	Add intrusion detection system	Off



## Foster High School Springboard Proposal

### Recommended Capital Improvements

May 28, 2015

Estimated Tax Rate Implication	\$ 0.65
Total Springboard Cost	\$ 34,338,893

No.	Type	Item	Priority	Construction Cost	Non-Constr Costs Factor	Escalation Factor	Total Project Costs
FHS1	Area	Expand Student Commons Space	Highest	\$ 2,317,500	1.40	1.12	\$ 3,633,840
FHS2	Area	Relocate and Expand Administrative Office Space	Highest	\$ 770,000	1.40	1.12	\$ 1,207,360
FHS3	Area	Relocate and Expand Counseling Space, <a href="#">Add Career Center - re-purpose existing space</a>	Highest	\$ 577,500	1.40	1.12	\$ 905,520
FHS4	Area	Provide itinerant staff with work space, storage - <a href="#">re-purpose existing space</a>	Highest	\$ 173,250	1.40	1.12	\$ 271,656
FHS5	Area	Add Family Liaison/Parent Information Center - <a href="#">re-purpose existing space</a>	Highest	\$ 173,250	1.40	1.12	\$ 271,656
FHS6	Area	Expand area for telecommunications rooms	Highest		1.40	1.12	\$ -
FHS7	CRs	Re-purpose CR Space in Existing Building	Highest	\$ 2,079,000	1.40	1.12	\$ 3,259,872
FHS8	CRs	<a href="#">Option 1 - Build New STEAM Annex Building</a> Provide 16-18 new classrooms/labs Replace existing portables. Add (8) classrooms to meet the 1351 class size standard.	Highest	\$ 10,570,560	1.40	1.12	\$ 16,574,638
FHS9	CRs	<a href="#">Option 2 - Infill Between Existing Buildings with New STEAM Space</a> Infill between the Two Buildings	Highest	\$ 10,570,560	1.40	1.12	
FHS10	CRs	<a href="#">Option 3 - Build New Two-story STEAM Wing Addition to North Wing, Academic Building</a> Build New Two-story Wing Addition to North Wing, Academics Building Modify Existing Driveway and Parking Lot	Highest	\$ 10,570,560	1.40	1.12	
FHS11	Area	<a href="#">Add Auxiliary Gymnasium</a>	Highest	\$ 2,398,000	1.40	1.12	\$ 3,760,064
FHS12	Area	<a href="#">Expand Weight Room</a>	Highest	\$ 394,000	1.40	1.12	\$ 617,792
FHS14	Site	Increase staff and student parking capacity.	Highest	\$ 175,000	1.40	1.12	\$ 274,400
FHS15	Arch	ADA upgrades as required to meet current codes, <a href="#">upgrade existing drinking fountains</a>	Highest	\$ 50,000	1.40	1.12	\$ 78,400
FHS16	Arch	Replace Carpets	Highest	\$ 207,992	1.40	1.12	\$ 326,131
FHS17	Arch	Add exterior ramp access to the performing Arts Center.	Highest	\$ 85,000	1.40	1.12	\$ 133,280
FHS18	Plumbing	Add water pressure reducing valve for building system.	Highest	\$ 1,500	1.40	1.12	\$ 2,352
FHS19	Plumbing	Add sprinkler system to Stage area.	Highest	\$ 20,000	1.40	1.12	\$ 31,360
FHS20	HVAC	Replace 1993 boiler with a new high-efficiency unit.	Highest	\$ 75,000	1.40	1.12	\$ 117,600
FHS21	HVAC	Replace system in the Academic Building including fan coil and heat recovery units. Include redesign of system, particularly for the air intake measures.	Highest	\$ 244,536	1.40	1.12	\$ 383,432
FHS22	HVAC	Refurbish air handling system at the Activities Building. Air distribution zones is poorly designed Replace DDC system. Include monitoring of lighting controls, energy metering, fire alarm, security, and other systems	Highest	\$ 109,728	1.40	1.12	\$ 172,053
FHS23	HVAC	Add cooling equipment to telecommunications area.	Highest	\$ 376,209	1.40	1.12	\$ 589,896
FHS24	HVAC	Add "Shelter-in-Place" controls	Highest	\$ 10,000	1.40	1.12	\$ 15,680
FHS25	HVAC	Add "Shelter-in-Place" controls	Highest	\$ 50,000	1.40	1.12	\$ 78,400



FHS26	HVAC	Reconfigure generator exhaust.	Highest	\$	20,000	1.40	1.12	\$	31,360
FHS27	Elect	Replace main electrical switchgear.	Highest	\$	75,000	1.40	1.12	\$	117,600
FHS28	Elect	Add TVSS to electrical power distribution.	Highest	\$	94,052	1.40	1.12	\$	147,474
FHS29	Elect	Add integrated fire door control to fire alarm system.	Highest	\$	9,000	1.40	1.12	\$	14,112
FHS30	Elect	Add power to support telecommunications	Highest	\$	31,351	1.40	1.12	\$	49,158
FHS31	IT	Replace Telecenter head-end and devices (intercom/clocks)	Highest	\$	219,455	1.40	1.12	\$	344,105
FHS32	IT	Replace UPS and batteries	Highest	\$	12,500	1.40	1.12	\$	19,600
FHS33	IT	Replace phone system	Highest	\$	206,915	1.40	1.12	\$	324,443
FHS34	Security	Upgrade/enhance camera surveillance	Highest	\$	100,322	1.40	1.12	\$	157,305
FHS35	Security	Add secure vestibule at front entry	Highest	\$	30,000	1.40	1.12	\$	47,040
FHS36	Security	Add First Responder antennae system.	Highest	\$	125,403	1.40	1.12	\$	196,632
FHS37	Security	Add intrusion detection system	Highest	\$	87,782	1.40	1.12	\$	137,642
FHS38	Elect	Replace the existing generator.	Medium	\$	30,000	1.40	1.12	\$	47,040

Site	Upgrade irrigation system.	Off
Arch	Add elevator to the Activities Building.	Off
Arch	Upgrade the exterior envelop. Replace the exterior skin, upgrade insulation to current energy codes	Off
Arch	Replace exterior windows.	Off
Area	Expand the Existing Kitchen	Off
Elect	Replace all lighting with LED Fixtures	Off
Elect	Replace Gymnasium sound system.	Off
Elect	Install centralized lighting control.	Off
Elect	Upgrade exterior lighting.	Off
Elect	Add conduit/pathway between the Academic and Activities Buildings.	Off
Elect	Replace scoreboards in the Gymnasium.	Off
Kitchen	Miscellaneous equipment needs (e.g. steamer, prep table, warming cabinets, refrigeration space	Off
HVAC	Add air conditioning to all areas of the building.	Off
IT	Remove cable TV distribution	Off
IT	Replace existing fire suppression system with dry-type system.	Off
IT	Replace optical fiber cabling	Off
Plumbing	Resolve piping issues - plugs up on a regular basis.	Off
Plumbing	Replace plumbing fixture trim w/ automatic hard-wire type	Off
Security	Add perimeter fencing, gates	Off
Security	Provide card access for all exterior doors	Off



# Stadium/Support Services Springboard Proposal

Recommended Capital Improvements  
May 28, 2015

Estimated Tax Rate Implication	\$ 0.06
Total Springboard Cost	\$ 3,134,424

Item	Priority	Construction Cost	Non-Constr Factor	Escalation Cost	Total Project
<b>STADIUM</b>					
Service for field lights originates from Maintenance Building. Power should be relocated to concessions/Restroom Building.	Highest	30,000	1.30	1.12	43,680
Expand CCTV surveillance system to include site perimeter.	Highest	10,000	1.30	1.12	14,560
Replace rubberized track surface.	Highest	220,000	1.30	1.12	320,320
Provide fixed access to roof of Grandstand.	High	12,500	1.30	1.12	18,200
Add heating and ventilation Restrooms, concessions, ticket booth, and storage room.	High	18,000	1.30	1.12	26,208
<b>IT / TRANSPORTATION / ADMIN</b>					
New Technology/Transportation/Maintenance Facility	Highest	2,437,000	1.00	1.00	2,437,000
Expand area for telecommunications rooms	Highest	22,000	1.30	1.12	32,032
Redesign condensing unit "well" at NE corner of the building to allow for adequate air flow.	Highest	10,000	1.30	1.12	14,560
Replace all (4) condensing units located in the "well."	Highest	24,000	1.30	1.12	34,944
Upgrade HVAC air distribution system zoning.	Highest	10,000	1.30	1.12	14,560
Add emergency generator.	Highest	35,000	1.30	1.12	50,960
Replace phone system.	Highest	87,500	1.30	1.12	127,400





## Appendix C

### District Facility Information

- District Site Map
- Facility Area Summary
  - Aerial Site Plans
- Building Floor Plans

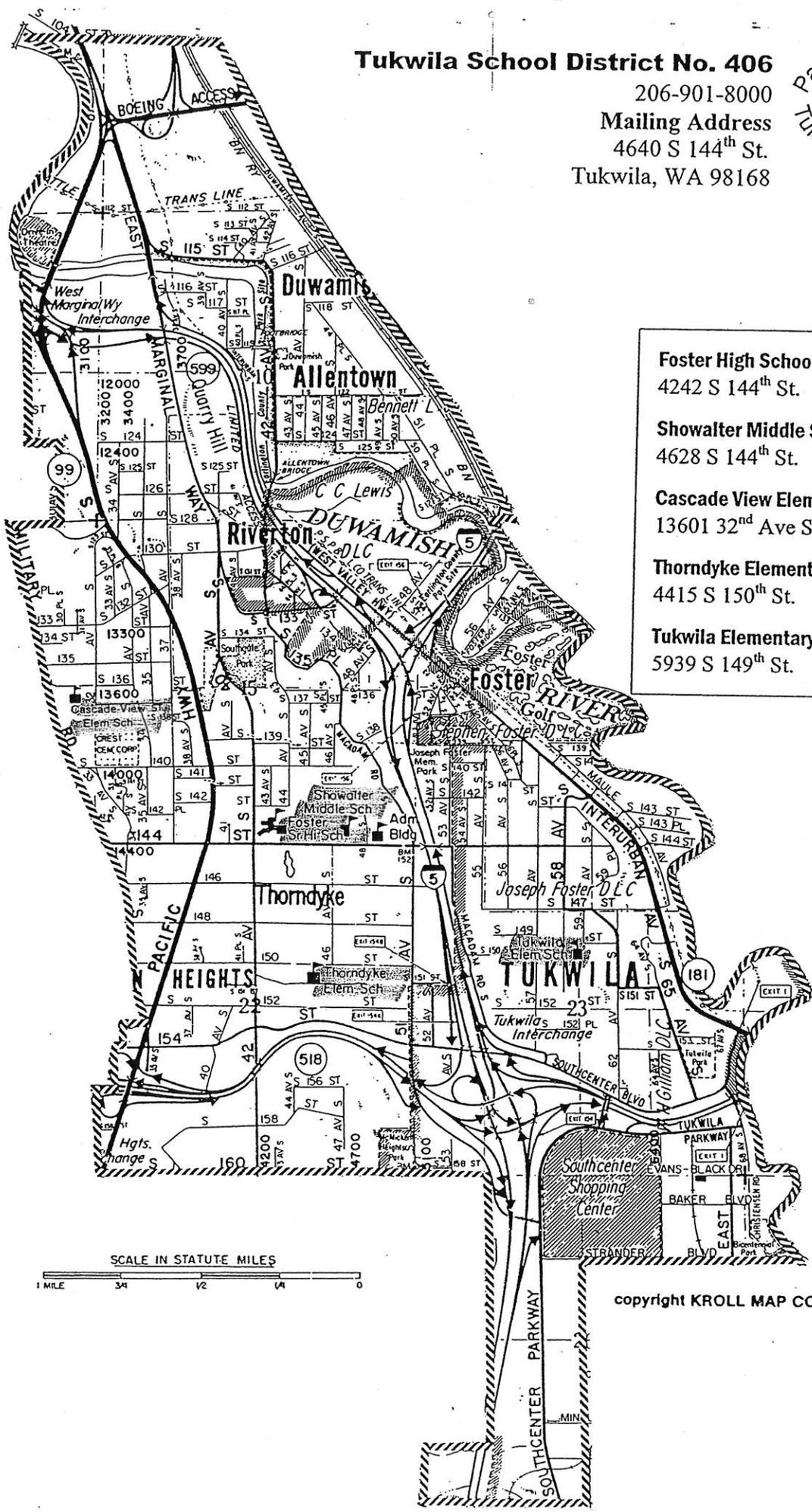
# Tukwila School District No. 406

206-901-8000

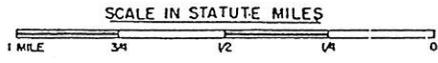
Mailing Address

4640 S 144<sup>th</sup> St.

Tukwila, WA 98168



- Foster High School**  
4242 S 144<sup>th</sup> St. 901-7900
- Showalter Middle School**  
4628 S 144<sup>th</sup> St. 901-7800
- Cascade View Elementary School**  
13601 32<sup>nd</sup> Ave S 901-7700
- Thorndyke Elementary School**  
4415 S 150<sup>th</sup> St. 901-7600
- Tukwila Elementary School**  
5939 S 149<sup>th</sup> St. 901-7500



copyright KROLL MAP COMPANY

**Inventory of School Facilities**  
**Tukwila School District**

School / Facility	TSD 1987 Study and Survey	TSD 1998 Study and Survey	Current SPI Area	TSD 2008 Study and Survey	Site Area in Acres	Comments
<b>HIGH SCHOOLS</b>						
<b>Foster High School</b>	107,375	107,067	119,646		19.00	
1992 Classroom Building (new-in-lieu)				103,396		Is concessions included in OSPI area?
1992 Activities Building (new-in-lieu)						Mech. Mezz. Deleted
	107,375	107,067	119,646	103,396	19.00	
<b>TOTAL HIGH SCHOOLS (9-12)</b>	<b>107,375</b>	<b>107,067</b>	<b>119,646</b>	<b>103,396</b>	<b>19.00</b>	
<b>MIDDLE SCHOOLS</b>						
<b>Showalter Middle School</b>	87,461	88,595	89,548		14.00	
1996 Modernization of Original 1937 Building				48,718		
1996 Modernization of 1946 Construction				12,544		
1996 Modernization of 1965 Construction				16,816		
1996 New Construction				9,818		
<b>TOTAL</b>	87,461	88,595	89,548	87,896	14.00	
<b>TOTAL MIDDLE SCHOOLS (6-8)</b>	<b>87,461</b>	<b>88,595</b>	<b>89,548</b>	<b>87,896</b>	<b>14.00</b>	
<b>ELEMENTARY SCHOOLS</b>						
<b>Cascade View Elementary School</b>	27,059	56,593	56,593		8.93	
1996 Building A Modernization				4,676		
1996 Building B Modernization				4,498		
1996 Building B New Construction				4,175		
1996 Building C Modernization				11,005		
1996 Building D Modernization				11,016		
1996 Building E New Construction				20,478		
Playshed @ 1/2				1,200		
<b>TOTAL</b>	27,059	56,593	56,593	57,048	8.93	
<b>Thorndyke Elementary School</b>	30,440	29,127	65,845		11.85	
2001 New Construction (new-in-lieu)				62,669		
Playshed @ 1/2				1,137		
<b>TOTAL</b>	30,440	29,127	65,845	63,806	11.85	
<b>Tukwila Elementary School</b>	30,387	30,247	65,071		8.16	
2000 New Construction (new-in-lieu)				62,798		
Playshed 1 @ 1/2				1,116		
<b>TOTAL</b>	30,387	30,247	65,071	63,914	8.16	
<b>TOTAL ELEMENTARY SCHOOLS (K-5)</b>	<b>57,499</b>	<b>85,720</b>	<b>122,438</b>	<b>120,854</b>	<b>20.78</b>	
<b>TOTAL K-12 SCHOOLS</b>	<b>252,335</b>	<b>281,382</b>	<b>331,632</b>	<b>312,146</b>	<b>53.78</b>	



# CASCADE VIEW ELEMENTARY SCHOOL



design groups, inc. p.s.  
architecture  
education facilities group  
justice facilities group  
security design group  
828-7th Avenue SE  
Olympia, WA 98501  
360.352.8883

KMB Project # E1463

**TUKWILA SCHOOL DISTRICT**  
**BOND PLANNING**  
4242 SOUTH 144TH STREET  
TUKWILA, WASHINGTON 98168

ORIGINAL SHEET SIZE - 11 x 17

REVISIONS:

DATE:  
3-14-2015

SHEET NO.

**03**



# THORNDYKE ELEMENTARY SCHOOL



design groups, inc. p.s.  
architecture  
education facilities group  
justice facilities group  
security design group  
828-7th Avenue SE  
Olympia, WA 98501  
360.352.8883

KMB Project # E1463

**TUKWILA SCHOOL DISTRICT**  
**BOND PLANNING**  
4242 SOUTH 144TH STREET  
TUKWILA, WASHINGTON 98168

ORIGINAL SHEET SIZE = 11 x 17

REVISIONS:

DATE:  
3-14-2015

SHEET NO.

**04**



# TUKWILA ELEMENTARY SCHOOL



design groups, inc. p.s.  
architecture  
education facilities group  
justice facilities group  
security design group  
828-7th Avenue SE  
Olympia, WA 98501  
360.352.8883

KMB Project # E1463

**TUKWILA SCHOOL DISTRICT**  
**BOND PLANNING**  
4242 SOUTH 144TH STREET  
TUKWILA, WASHINGTON 98168

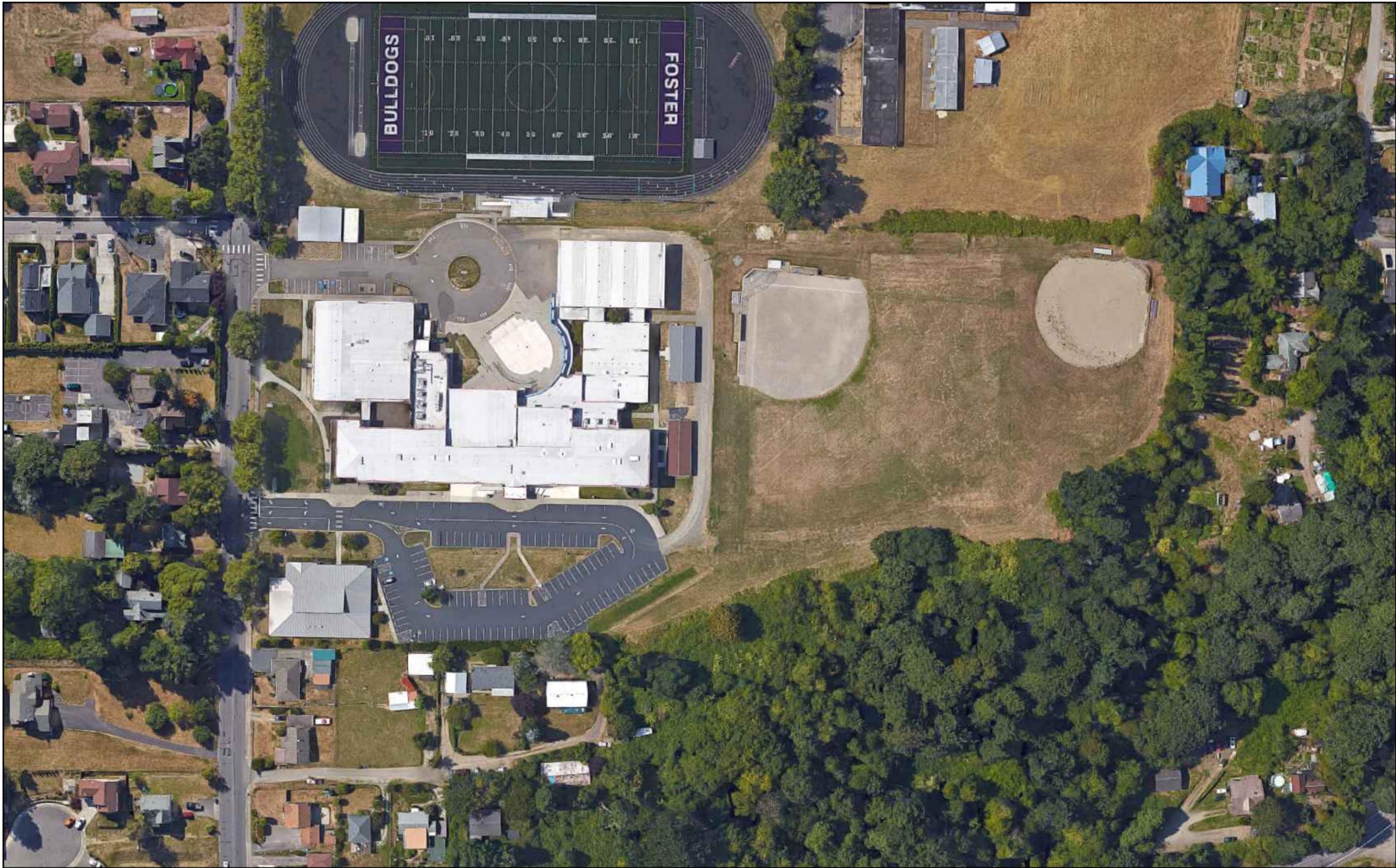
ORIGINAL SHEET SIZE - 11 x 17

REVISIONS:

DATE:  
3-14-2015

SHEET NO.

**05**



# SHOWALTER MIDDLE SCHOOL



design groups, inc. p.s.  
architecture  
education facilities group  
justice facilities group  
security design group  
828-7th Avenue SE  
Olympia, WA 98501  
360.352.8883

KMB Project # E1463

**TUKWILA SCHOOL DISTRICT**  
**BOND PLANNING**  
4242 SOUTH 144TH STREET  
TUKWILA, WASHINGTON 98168

ORIGINAL SHEET SIZE - 11 x 17

REVISIONS:

DATE:  
3-14-2015

SHEET NO.

**02**



# FOSTER HIGH SCHOOL



design groups, inc. p.s.  
architecture  
education facilities group  
justice facilities group  
security design group  
828-7th Avenue SE  
Olympia, WA 98501  
360.352.8883

KMB Project # E1463

**TUKWILA SCHOOL DISTRICT**  
**BOND PLANNING**  
4242 SOUTH 144TH STREET  
TUKWILA, WASHINGTON 98168

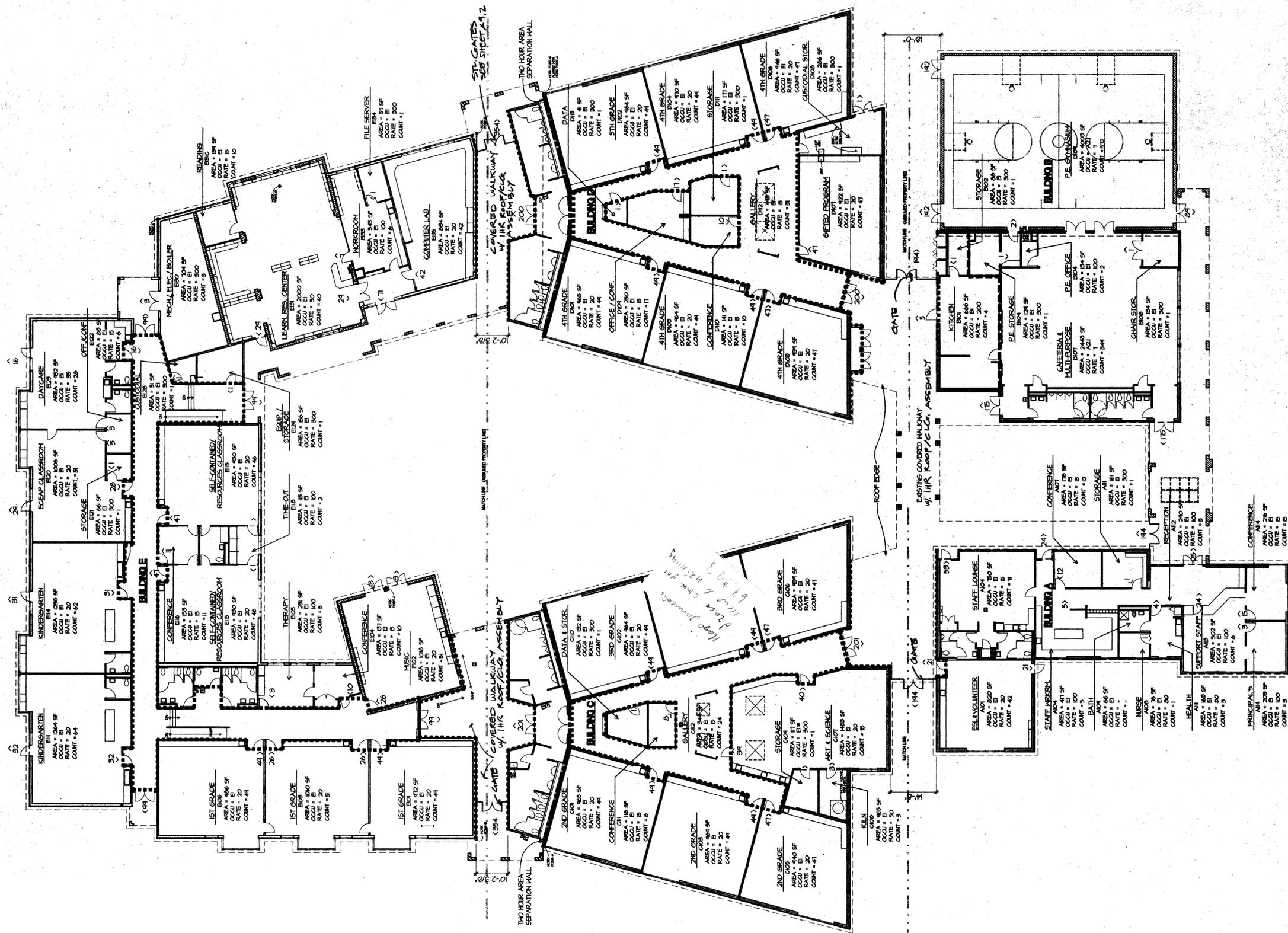
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REVISIONS:

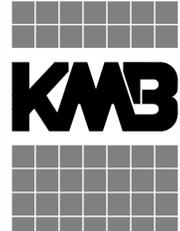
DATE:  
3-14-2015

SHEET NO.

**01**



CASCADE VIEW ELEMENTARY SCHOOL FLOOR PLAN  
 SCALE: 1" = 20'-0"



design groups, inc. p.s.  
 architecture  
 education facilities group  
 justice facilities group  
 security design group  
 828-7th Avenue SE  
 Olympia, WA 98501  
 360.352.8883



KMB Project # D1463

TUKWILA SCHOOL DISTRICT  
 BOND PLANNING  
 TUKWILA, WASHINGTON

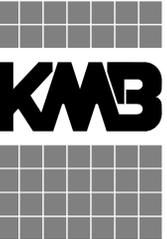
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 HALF SIZE REDUCTIONS =

REVISIONS:

DATE:  
 4-23-2015

SHEET NO.

A1.1



design groups, inc. p.s.

architecture  
education facilities group  
justice facilities group  
security design group

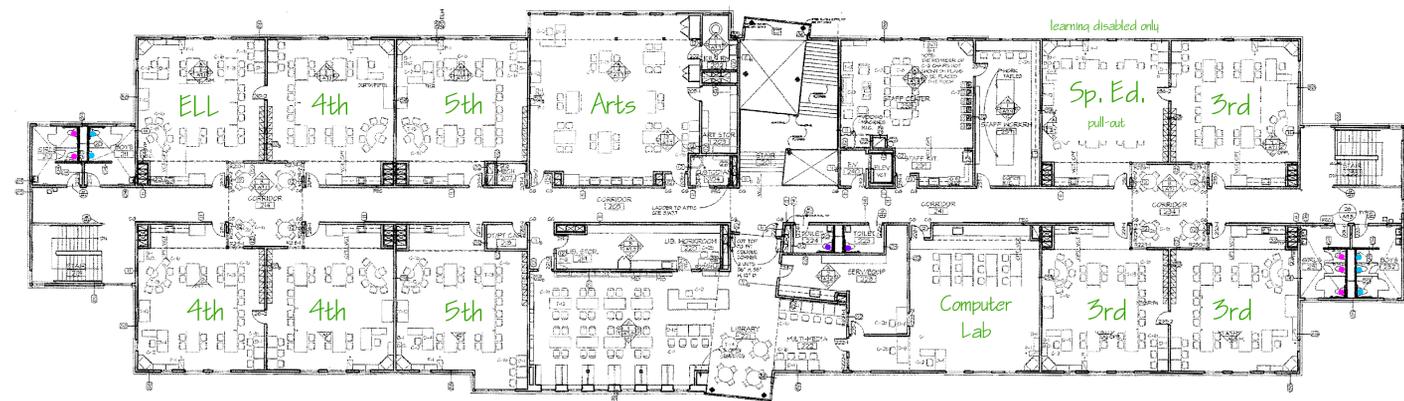
828-7th Avenue SE  
Olympia, WA 98501  
360.352.8883



KMB Project # D1463



 THORNDYKE ELEMENTARY SCHOOL – FIRST FLOOR PLAN  
SCALE: 1" = 20'-0"



 THORNDYKE ELEMENTARY SCHOOL – SECOND FLOOR PLAN  
SCALE: 1" = 20'-0"

TUKWILA SCHOOL DISTRICT  
BOND PLANNING  
TUKWILA, WASHINGTON

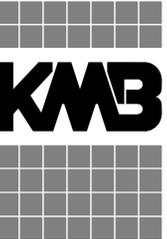
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HALF SIZE REDUCTIONS =

REVISIONS:

DATE:  
4-23-2015

SHEET NO.

A2.1

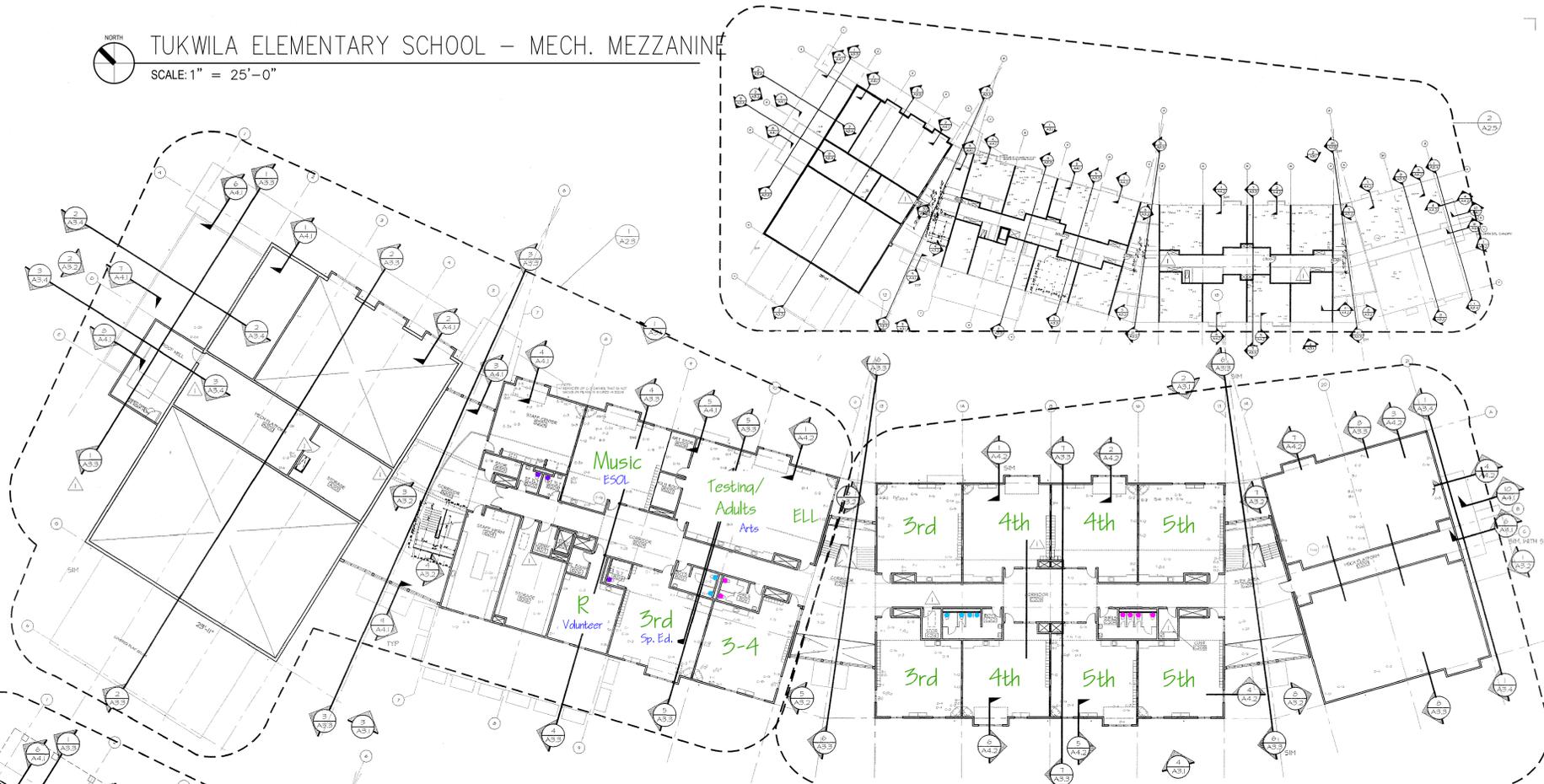


design groups, inc. p.s.  
 architecture  
 education facilities group  
 justice facilities group  
 security design group  
 828-7th Avenue SE  
 Olympia, WA 98501  
 360.352.8883

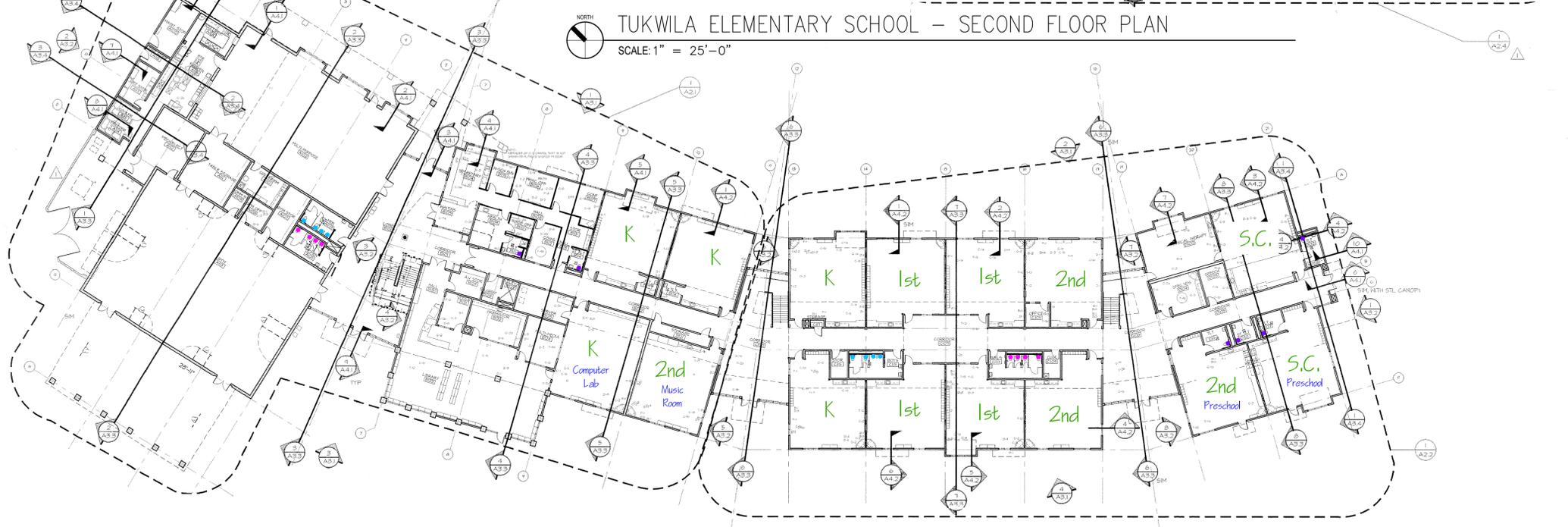


KMB Project # D1463

NORTH  
 TUKWILA ELEMENTARY SCHOOL – MECH. MEZZANINE  
 SCALE: 1" = 25'-0"



NORTH  
 TUKWILA ELEMENTARY SCHOOL – SECOND FLOOR PLAN  
 SCALE: 1" = 25'-0"



NORTH  
 TUKWILA ELEMENTARY SCHOOL – FIRST FLOOR PLAN  
 SCALE: 1" = 25'-0"

TUKWILA SCHOOL DISTRICT  
 BOND PLANNING  
 TUKWILA, WASHINGTON

ORIGINAL SHEET SIZE = 24 x 36  
 HALF SIZE REDUCTIONS =

REVISIONS:

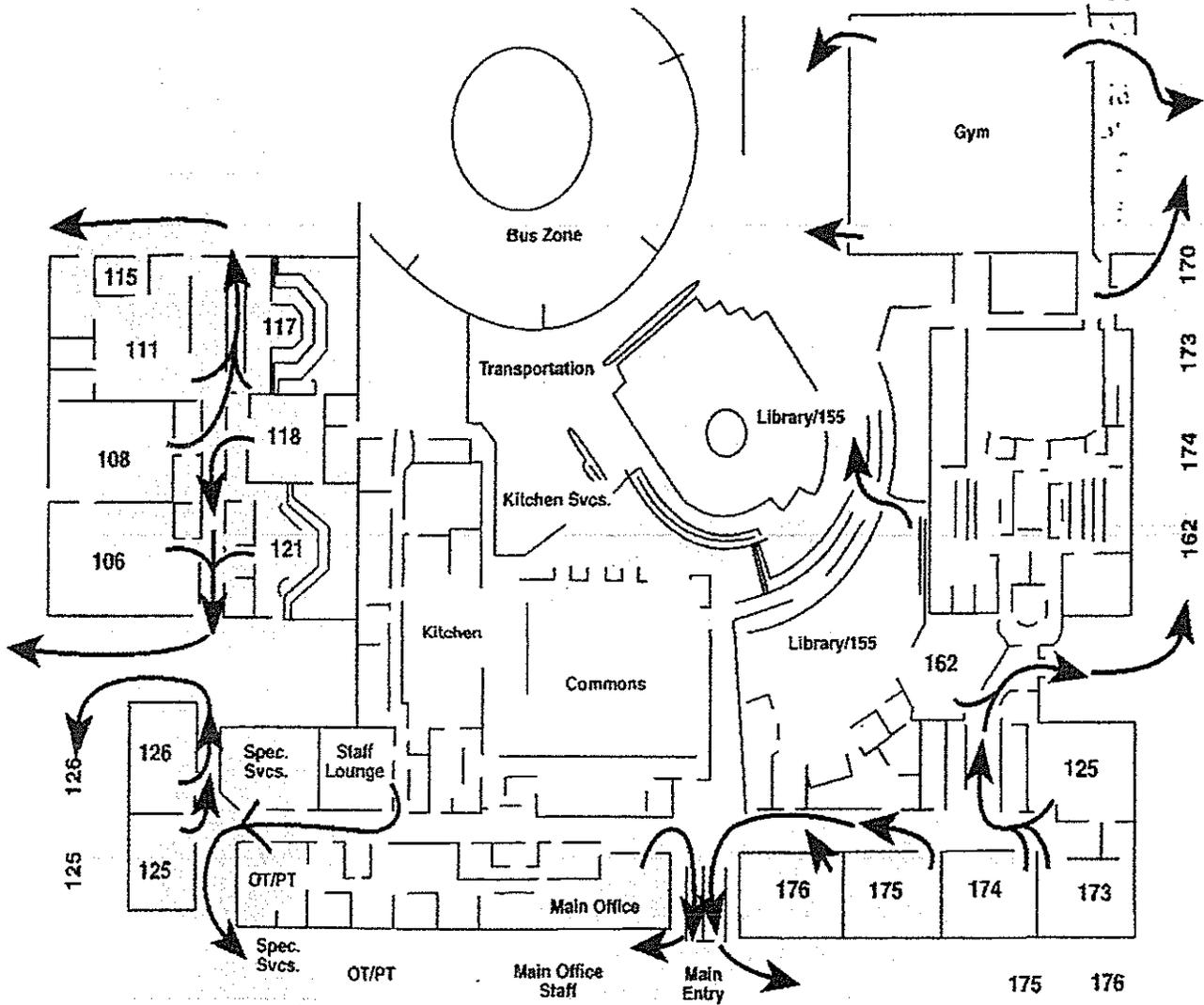
DATE:  
 4-23-2015

SHEET NO.

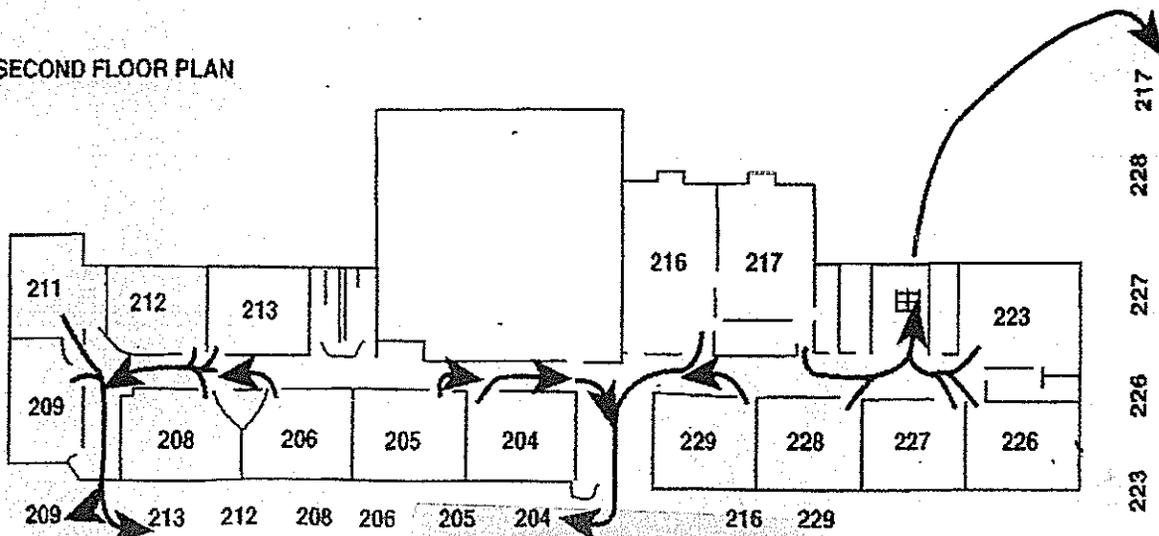
A3.1

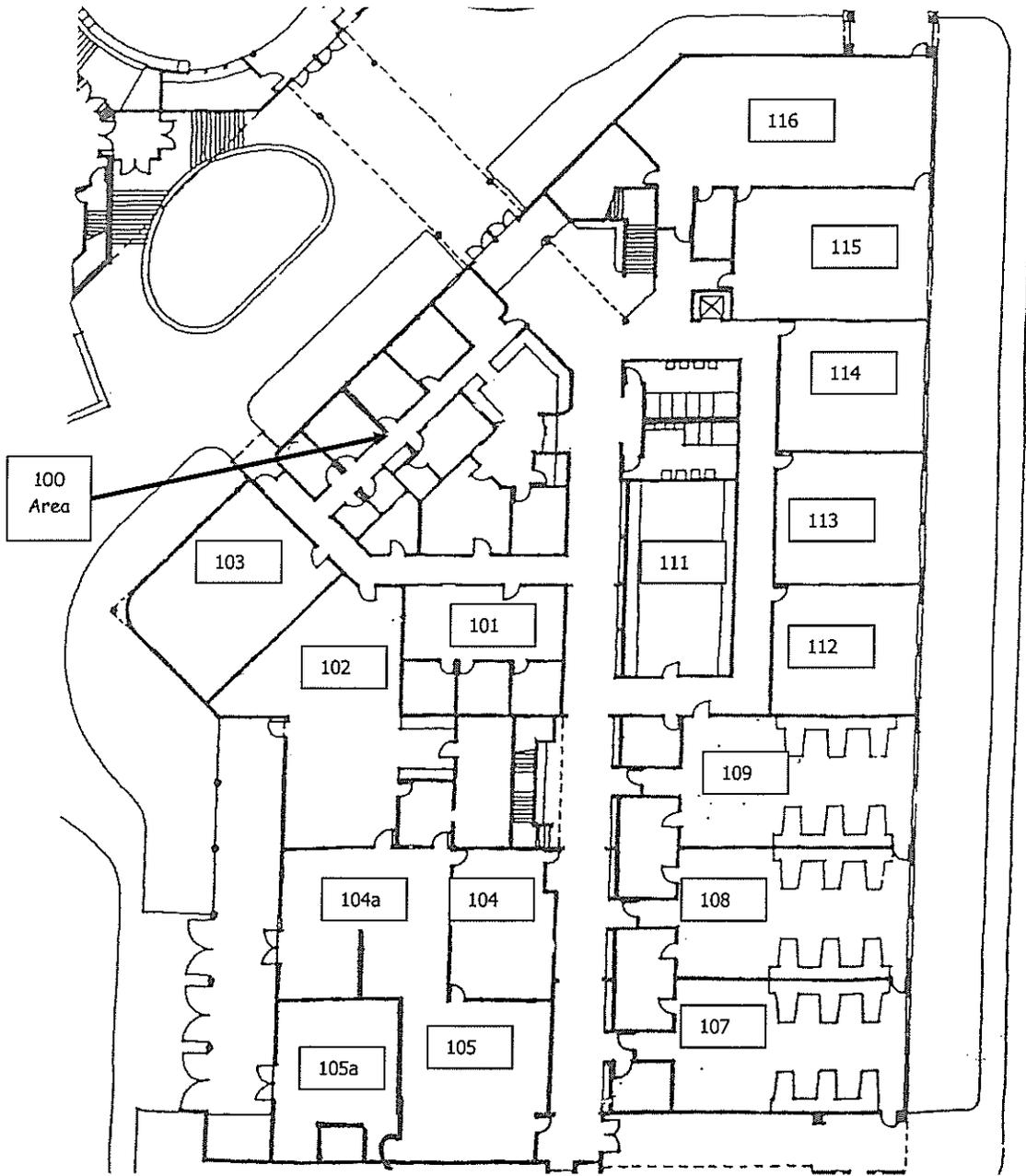
FIRE DRILL/EMERGENCY EXITS  
4628 S. 144 Street  
Tukwila, WA 98168  
Phone # (206) 901-7800 Fax # (206) 901-7807

SHOWALTER MIDDLE SCHOOL  
FIRST FLOOR PLAN

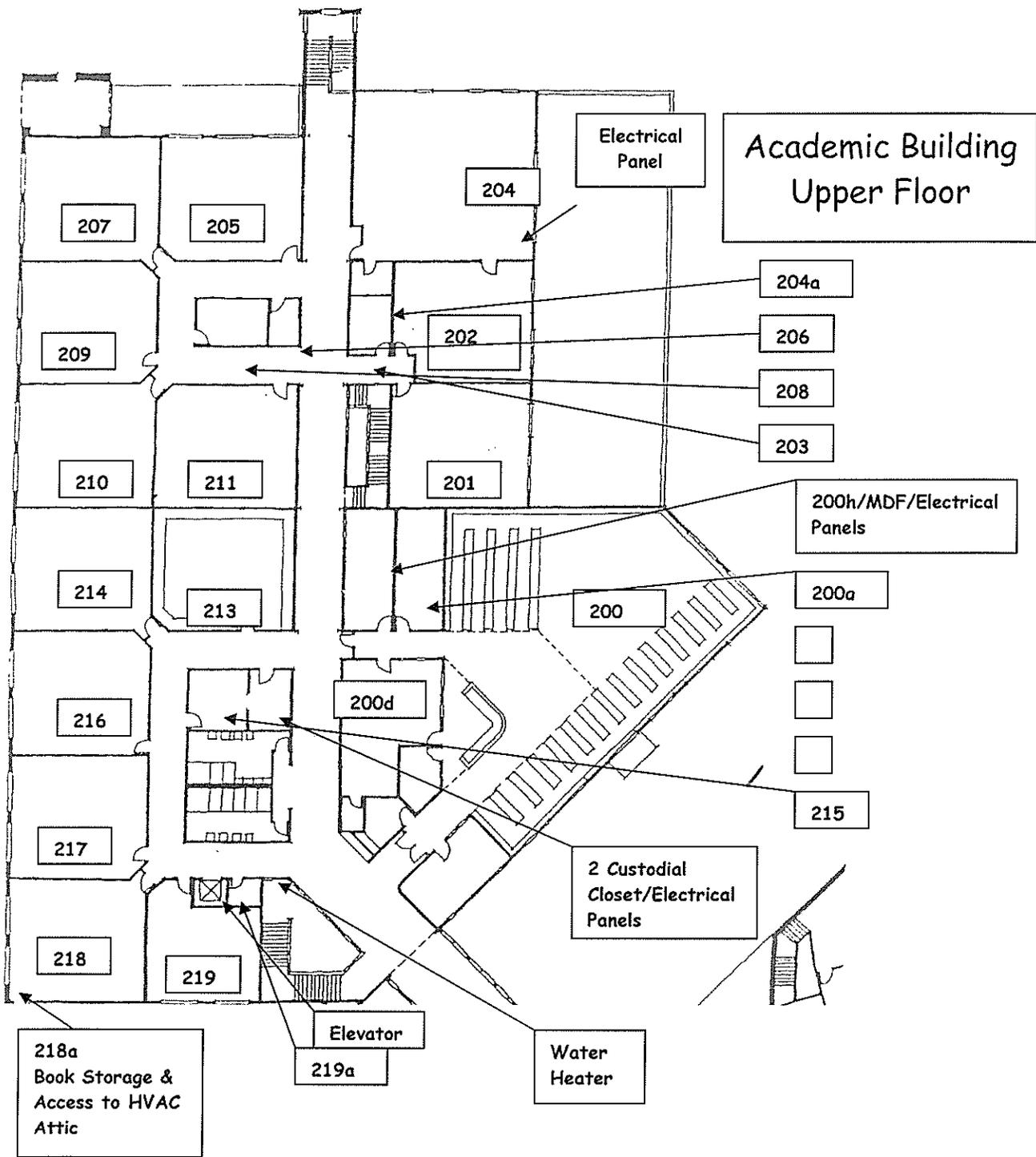


SECOND FLOOR PLAN





**Foster High School  
Lower Academic Floor**



207

205

204

Electrical Panel

Academic Building Upper Floor

209

202

204a

206

208

203

210

211

201

200h/MDF/Electrical Panels

214

213

200

200a

216

200d

Three empty boxes

215

217

2 Custodial Closet/Electrical Panels

218

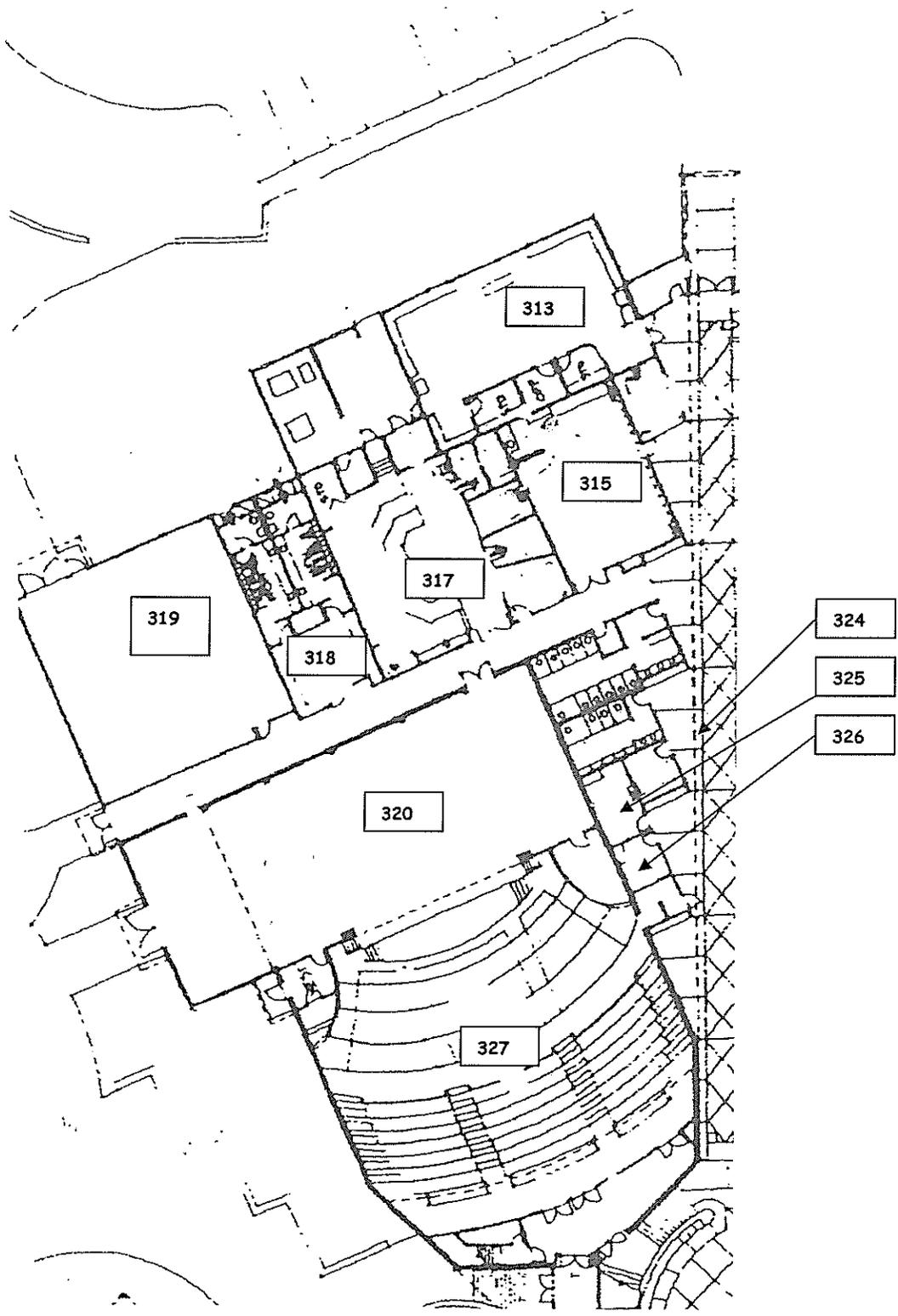
219

Elevator

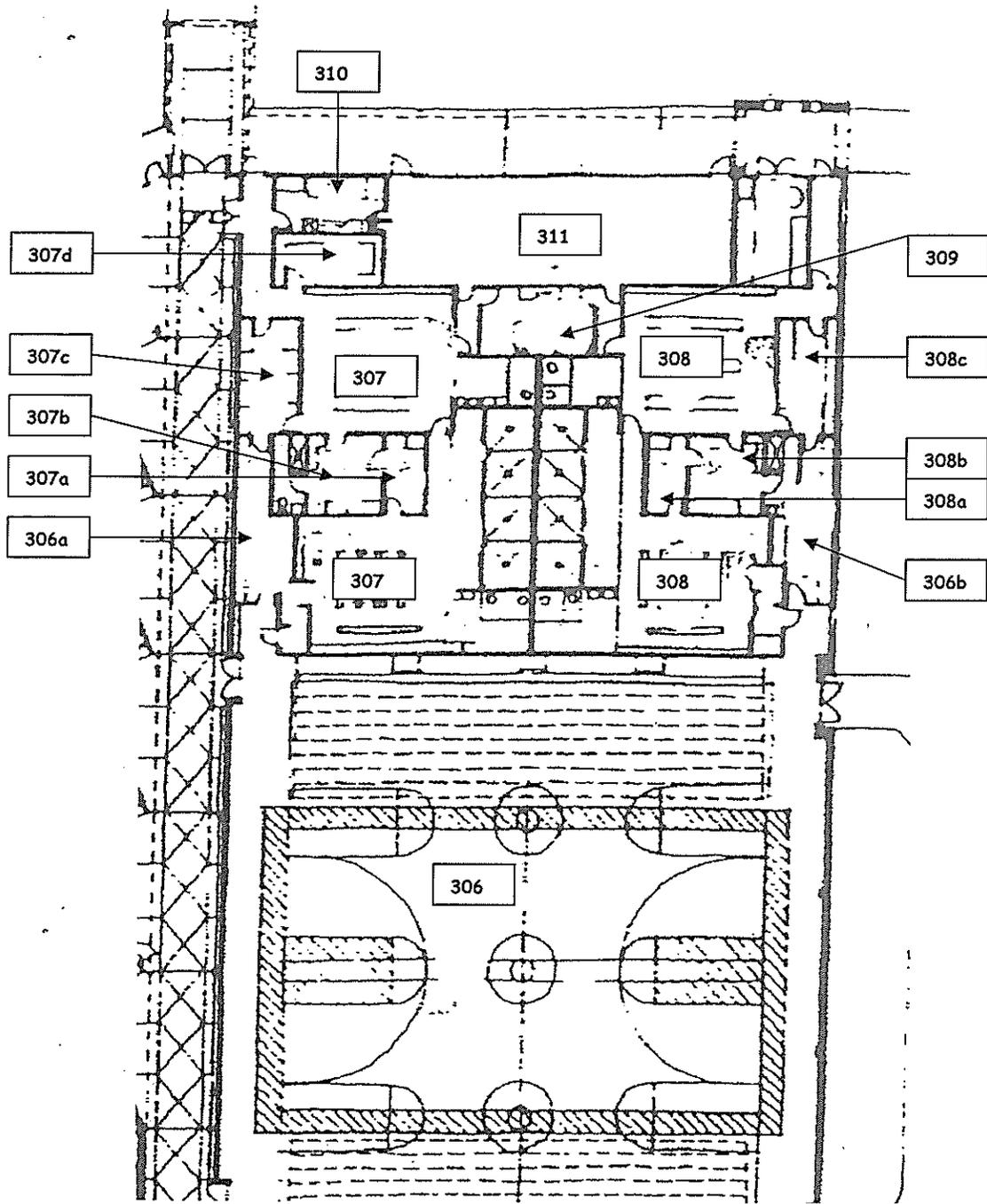
Water Heater

218a Book Storage & Access to HVAC Attic

219a



**FHS Arts Complex**



# Tukwila School District – School Site Data

## Foster HS / Showalter MS

4242 S 144th St, Tukwila, WA 98168  
(206) 901-7900

4628 S 144th St, Tukwila, WA 98168  
(206) 901-7800

PIN: 1523049108  
Low Density Residential

Water: WD 125 Water Service  
Sewer: Valley View Sewer Service  
Storm: Tukwila Storm Service  
Fire: Tukwila Fire Service  
Garbage: Waste Management  
Police: Tukwila

Areas sloping between 15% and 40% and underlain by permeable soils.

## Riverton Development Site

12909 E Marginal Way S, Tukwila, WA

PIN: 2384200055  
Low Density Residential

PIN: 7345601005  
Neighborhood Commercial Center

Water: WD 125 Water Service  
Sewer: Valley View Sewer Service  
Storm: Tukwila Storm Service  
Fire: Tukwila Fire Service  
Garbage: Waste Management  
Police: Tukwila

## Cascade View ES

13601 32nd Ave S, Tukwila, WA 98168  
(206) 901-7700

PIN: 1623049038  
PIN: 7346600024  
Low Density Residential

Water: WD 125 Water Service  
Sewer: Valley View Sewer Service  
Storm: Tukwila Storm Service  
Fire: Tukwila Fire Service  
Garbage: Waste Management  
Police: Tukwila

## Thorndyke ES

4415 S 150th St, Tukwila, WA 98188  
(206) 901-7600

PIN: 0042000280  
Low Density Residential

Water: WD 125 Water Service  
Sewer: Valley View Sewer Service  
Storm: Tukwila Storm Service  
Fire: Tukwila Fire Service  
Garbage: Waste Management  
Police: Tukwila

## Tukwila ES

5939 S 149th St, Tukwila, WA 98168  
(206) 901-7500

PIN: 3597000120  
Low Density Residential

Water: Tukwila Water Service  
Sewer: Tukwila Sewer Service  
Storm: Tukwila Storm Service  
Fire: Tukwila Fire Service  
Garbage: Waste Management  
Police: Tukwila



# Appendix D

## Technology Assessment

# MEETING MINUTES

No. 1  
3/17/2015

Project: Tukwila School District – Bond Planning

Owner Representative: Dr. Gregory King

Hargis Project No.:

Prepared by: David Bultez

Agenda/Purpose: Technology Kickoff meeting

## Attendees & Distribution List:

Present	Individual	Representing	Email	Phone No.
X	GK – Dr. Gregory King	Tukwila SD	kingg@tukwila.wednet.edu	206. 901-8012
X	DB – David Bultez	Hargis	david.bultez@hargis.biz	206.436.0401
-	BW – Bob Wolpert	KMB	bobwolpert@kmbdesign.com	360.481.4269

## Discussion:

- Optical fiber backbone upgrades are currently in progress to support 10G link between the buildings. New electronics are not part of upgrades.
- Chrome books are currently being deployed 1-1 and will be completed in the fall of 2015. Started with the elementary level and working up to high school level. No money has been allocated for refresh of devices in approx. 3-years.
- Wireless access points were installed with the past year as part of current levy.
- Classrooms currently have interactive video projectors - Smart model no. 60Wi and sound reinforcement – Sound Enhancement model no. CA-50 w/ dual wireless mics.
- Video projectors (interactive), document cameras, teacher’s lap tops and media cart lap tops are at end of life.
- Network security is currently outsourced, and would like it brought in house.
- Current phones system is at end of life and needs to be replaced.
- E-mail services are through Google, which works well for students and teachers. Current setup doesn’t work well for the administration/ business operations.
- District has maintenance contract with HP for servicing the printers and copiers. The older printers are currently being consolidated for multi-function printers/ copier/ scanner.

These Meeting Minutes are an accurate account of the meeting to the best of our knowledge. Please contact us if any discrepancies are observed.

**HARGIS**  
1201 third avenue  
suite 600  
seattle, wa 98101

o 206.448.3376  
f 206.448.4450

w hargis.biz

- CTE classrooms have antiquated computers and software programs. They are unable to produce documents and other materials.
- Currently there are (2) full time professional development coaches for teacher training. Need to expand this to (3) full time coaches.
- Discussed student work spaces and furniture to support a more collaboration learning environment.

**Upgrades and/or new systems to be included in bond:**

Classroom Technology Systems –

- Video projectors (Interactive)
- Document cameras
- Teacher computer/ lap tops
- Media cart computer/ lap tops
- Chrome Book refresh
- CTE/ computer labs
  - Student computers
  - software (3-different packages)
  - 3D printer
- Adaptive learning materials & programs for kids with disabilities
- E-Learning programs (cameras and software to record lessons)
- IP video streaming kit, allow staff/students to create/ broadcast audio and video content (live or recorded) throughout the school
- Professional development
- Student classroom furniture

Enterprise Systems –

- VoIP phone system & voicemail
- Core network equipment and switches (district) and access switches (schools) to support 10G links between schools
- Schools – category 6 cabling, telecom room upgrades to include electrical, UPS & AC
- Network security systems & maintenance
- IP video distribution & storage
  - Support e-learning: allow teachers to record (audio & video) lessons and/or create assignments that students can download and study.
  - Video library content
- Dedicated printing server & multi-function printers/ copier/ scanner
- Website upgrades and maintenance (district & school sites)
- Microsoft Office
- Adobe Acrobat
- IP intercom clock & mass notification system

Admin/ Business Systems –

- Microsoft Exchange server/ Outlook
- Staff computers/ lap tops
- Non-instructional staff training
- On-board cameras and GPS tracking systems on school buses

Enterprise Security Systems –

- IP video security system
  - IP megapixel Cameras
  - Software & licenses
  - Recording servers & storage
- Access control system & Lock down
- Intrusion detection replacement

Foot note: End of life for current systems not indicated above will need to be evaluated and may require refresh and/or replacement over the next 6-10 years.

Tukwila School District  
BUILDING ASSESSMENT EVALUATION

**IT/ Transportation Bldg.**

COMPLETED BY	SYSTEM	SCORE	COMMENTS	LIFESPAN EXPECTANCY (YRS.)
	<b>BUILDING SYSTEMS</b>			
	<b>Low Voltage / Communications</b>			
Hargis/IT	Structured Cabling	3	Category 5e cabling for all station cabling, minimal amount	20
Hargis/IT	Telecommunications Rooms	2	Wall mount cabinet in electrical room	20
Hargis/IT	Optical Fiber Cabling (WAN)	6	To be completed 2015	20
Hargis/IT	Optical Fiber Cabling (LAN)	3	62.5 micron with ST connectors	20
Hargis/IT	Wireless	5	Installed in 2014	5-8
Hargis/IT	Cooling Equip (Telecom Spaces)	0	NA	15-20
Hargis/IT	Electrical (Supporting Telecom)	1	Generator or UPS power needed	Life of building
Hargis/IT	UPS & Batteries	0	NA	3-5
Hargis/IT	Ethernet Switches	3		5-8
Hargis/IT	PBX/ Phones	1	End of Life	15
	<b>Security Electronics</b>			
Hargis/IT	Access Control	0	NA	10-15
Hargis/IT	Intrusion Detection	1	End of Life	10-15
Hargis/IT	Security Cameras	0	NA	10

**SCORING LEGEND**

- 1: Poor Condition: 0%-2% lifespan remaining
- 2: Fair Condition: 2%-16% lifespan remaining
- 3: Below-Average Condition: 16%-50% lifespan remaining
- 4: Moderate Condition: 50%-84% lifespan remaining
- 5: Good Condition: 84%-98% lifespan remaining
- 6: Excellent Condition: 98%-100% lifespan remaining

Tukwila School District  
BUILDING ASSESSMENT EVALUATION

**Admin Bldg.**

COMPLETED BY	SYSTEM	SCORE	COMMENTS	LIFESPAN EXPECTANCY (YRS.)
	<b>BUILDING SYSTEMS</b>			
	<b>Low Voltage / Communications</b>			
Hargis/IT	Structured Cabling	5	Category 6 cabling for all station cabling	20
Hargis/IT	Telecommunications Rooms	3	Limited space for growth	20
Hargis/IT	Optical Fiber Cabling (WAN)	6	To be completed 2015	20
Hargis/IT	Optical Fiber Cabling (LAN)	3	62.5 micron with ST connectors	20
Hargis/IT	Classroom AV & Sound Enhancement	4	Smart 60wi VP w/one input plate & Sound Enhancement CA-50 mic system	5-8
Hargis/IT	Wireless	5	Installed in 2014	5-8
Hargis/IT	Cooling Equip (Telecom Spaces)	0	NA	15-20
Hargis/IT	Electrical (Supporting Telecom)	4	Additional power is required	Life of building
Hargis/IT	UPS & Batteries	1	End of Life	3-5
Hargis/IT	Ethernet Switches	3		5-8
Hargis/IT	PBX/ Phones	1	End of Life	15
	<b>Security Electronics</b>			
Hargis/IT	Access Control	5	Sonitrol	10-15
Hargis/IT	Intrusion Detection	6	Recently upgraded with Sonitrol	10-15
Hargis/IT	Security Cameras	0	NA	10

**SCORING LEGEND**

- 1: Poor Condition: 0%-2% lifespan remaining
- 2: Fair Condition: 2%-16% lifespan remaining
- 3: Below-Average Condition: 16%-50% lifespan remaining
- 4: Moderate Condition: 50%-84% lifespan remaining
- 5: Good Condition: 84%-98% lifespan remaining
- 6: Excellent Condition: 98%-100% lifespan remaining

Tukwila School District  
 BUILDING ASSESSMENT EVALUATION  
**District Data Center at Foster High School**

COMPLETED BY	SYSTEM	SCORE	COMMENTS	LIFESPAN EXPECTANCY (YRS.)
	<b>BUILDING SYSTEMS</b>			
	<b>Low Voltage / Communications</b>			
Hargis/IT	District Data Center	3	Needs new fire suppression system to replace wet sprinkler pipes.	20
Hargis/IT	Optical Fiber Cabling (WAN)	6	To be completed 2015	20
Hargis/IT	Optical Fiber Cabling (LAN)	4	50 micron with LC connectors	20
Hargis/IT	Cooling Equip (Telecom Spaces)	4		15-20
Hargis/IT	Electrical (Supporting Telecom)	4	Additional power is required	Life of building
Hargis/IT	UPS & Batteries	2	Batteries will need to be replaced soon & UPS networked	3-5
Hargis/IT	Ethernet Switches	4	Current switches will support 10G uplink with new module	5-8
Hargis/IT	PBX/ Phones	1	End of Life	15

**SCORING LEGEND**

- 1: Poor Condition: 0%-2% lifespan remaining
- 2: Fair Condition: 2%-16% lifespan remaining
- 3: Below-Average Condition: 16%-50% lifespan remaining
- 4: Moderate Condition: 50%-84% lifespan remaining
- 5: Good Condition: 84%-98% lifespan remaining
- 6: Excellent Condition: 98%-100% lifespan remaining

Tukwila School District  
 BUILDING ASSESSMENT EVALUATION  
 Foster High School

COMPLETED BY	SYSTEM	SCORE	COMMENTS	LIFESPAN EXPECTANCY (YRS.)
	<b>BUILDING SYSTEMS</b>			
	<b>Low Voltage / Communications</b>			
Hargis/IT	Structured Cabling	5	Category 6 cabling for all station cabling	20
Hargis/IT	Telecommunications Rooms	4	Wall mounted cabinets with no power back-up or ventilation	20
Hargis/IT	Optical Fiber Cabling (WAN)	6	To be completed 2015	20
Hargis/IT	Optical Fiber Cabling (LAN)	3	50 micron with LC connectors	20
Hargis/IT	Intercom Clocks	2	Telecenter IV	15
Hargis/IT	Classroom AV & Sound Enhancement	4	Smart 60wi VP w/one input plate & Sound Enhancement CA-50 mic system	5-8
Hargis/IT	Cable TV Distribution	1	Not in production, end of life	20
Hargis/IT	Wireless	5	Installed in 2014	5-8
Hargis/IT	Cooling Equip (Telecom Spaces)	0	NA	15-20
Hargis/IT	Electrical (Supporting Telecom)	1	Generator or UPS power needed	Life of building
Hargis/IT	UPS & Batteries	0	NA	3-5
Hargis/IT	Ethernet Switches	4		5-8
Hargis/IT	PBX/ Phones	1	End of Life	15
	<b>Security Electronics</b>			
Hargis/IT	Access Control	6	Currently being upgraded with Sonitrol	10-15
Hargis/IT	Intrusion Detection	6	Currently being upgraded with Sonitrol	10-15
Hargis/IT	Security Cameras	1	ARM Electronics DVR with 32 analog cameras (24 working)	10

**SCORING LEGEND**

- 1: Poor Condition: 0%-2% lifespan remaining
- 2: Fair Condition: 2%-16% lifespan remaining
- 3: Below-Average Condition: 16%-50% lifespan remaining
- 4: Moderate Condition: 50%-84% lifespan remaining
- 5: Good Condition: 84%-98% lifespan remaining
- 6: Excellent Condition: 98%-100% lifespan remaining

Tukwila School District  
 BUILDING ASSESSMENT EVALUATION  
**Football Stadium**

COMPLETED BY	SYSTEM	SCORE	COMMENTS	LIFESPAN EXPECTANCY (YRS.)
	<b>BUILDING SYSTEMS</b>			
	<b>Low Voltage / Communications</b>			
Hargis/IT	Structured Cabling	3		20
Hargis/IT	Telecommunications Rooms	2	Wall mounted patch panel	20
Hargis/IT	Optical Fiber Cabling (WAN)	0	NA	20
Hargis/IT	Optical Fiber Cabling (LAN)	0	None, need optical fiber connection to SMS or FHS	20
Hargis/IT	Wireless	1	Wireless bridge to Showalter MS isn't reliable	5-8
Hargis/IT	Cooling Equip (Telecom Spaces)	0	NA	15-20
Hargis/IT	Electrical (Supporting Telecom)	1	Generator or UPS power needed	Life of building
Hargis/IT	UPS & Batteries	0	NA	3-5
Hargis/IT	Ethernet Switches	2	Ethernet hub w/no fiber uplink	5-8
	<b>Security Electronics</b>			
Hargis/IT	Access Control	6	Currently being upgraded with Sonitrol	10-15
Hargis/IT	Intrusion Detection	0	NA	10-15
Hargis/IT	Security Cameras	1	ARM Electronics DVR with 6 analog cameras	10

**SCORING LEGEND**

- 1: Poor Condition: 0%-2% lifespan remaining
- 2: Fair Condition: 2%-16% lifespan remaining
- 3: Below-Average Condition: 16%-50% lifespan remaining
- 4: Moderate Condition: 50%-84% lifespan remaining
- 5: Good Condition: 84%-98% lifespan remaining
- 6: Excellent Condition: 98%-100% lifespan remaining

Tukwila School District  
BUILDING ASSESSMENT EVALUATION

**Showalter Middle School**

COMPLETED BY	SYSTEM	SCORE	COMMENTS	LIFESPAN EXPECTANCY (YRS.)
	<b>BUILDING SYSTEMS</b>			
	<b>Low Voltage / Communications</b>			
Hargis/IT	Structured Cabling	5	Category 6 cabling for all station cabling	20
Hargis/IT	Telecommunications Rooms	3	Limited space for growth	20
Hargis/IT	Optical Fiber Cabling (WAN)	6	To be completed 2015	20
Hargis/IT	Optical Fiber Cabling (LAN)	3	62.5 micron with ST connectors, need connection to Maintenance Bldg.	20
Hargis/IT	Intercom Clocks	2	Telecenter 21	15
Hargis/IT	Classroom AV & Sound Enhancement	4	Smart 60wi VP w/one input plate & Sound Enhancement CA-50 mic system	5-8
Hargis/IT	Cable TV Distribution	1	Not in production, end of life	20
Hargis/IT	Wireless	5	Installed in 2014	5-8
Hargis/IT	Wireless - Bridge	1	Wireless bridge to Maintenance Bldg. isn't reliable	5-8
Hargis/IT	Cooling Equip (Telecom Spaces)	5	Installed recently, est. 2013 timeframe	15-20
Hargis/IT	Electrical (Supporting Telecom)	4	Additional power is required	Life of building
Hargis/IT	UPS & Batteries	2	Batteries will need to be replaced soon & UPS networked	3-5
Hargis/IT	Ethernet Switches	4	Current switches will support 10G uplink with new module	5-8
Hargis/IT	PBX/ Phones	1	End of Life	15
	<b>Security Electronics</b>			
Hargis/IT	Access Control	6	Currently being upgraded with Sonitrol	10-15
Hargis/IT	Intrusion Detection	6	Currently being upgraded with Sonitrol	10-15
Hargis/IT	Security Cameras	1	Pelco DVR with 4 analog cameras Open Eye Server with 10 IP cameras ARM Electronics DVR with 16 analog cameras	10

**SCORING LEGEND**

- 1: Poor Condition: 0%-2% lifespan remaining
- 2: Fair Condition: 2%-16% lifespan remaining
- 3: Below-Average Condition: 16%-50% lifespan remaining
- 4: Moderate Condition: 50%-84% lifespan remaining
- 5: Good Condition: 84%-98% lifespan remaining
- 6: Excellent Condition: 98%-100% lifespan remaining

Tukwila School District  
 BUILDING ASSESSMENT EVALUATION  
**Cascade View Elementary School**

COMPLETED BY	SYSTEM	SCORE	COMMENTS	LIFESPAN EXPECTANCY (YRS.)
	<b>BUILDING SYSTEMS</b>			
	<b>Low Voltage / Communications</b>			
Hargis/IT	Structured Cabling	5	Category 6 cabling for all station cabling	20
Hargis/IT	Telecommunications Rooms	3	Limited space for growth	20
Hargis/IT	Optical Fiber Cabling (WAN)	6	To be completed 2015	20
Hargis/IT	Optical Fiber Cabling (LAN)	3	62.5 micron with ST connectors	20
Hargis/IT	Intercom Clocks	2	Telecenter 21	15
Hargis/IT	Classroom AV & Sound Enhancement	4	Smart 60wi VP w/one input plate & Sound Enhancement CA-50 mic system	5-8
Hargis/IT	Cable TV Distribution	1	Not in production, end of life	20
Hargis/IT	Wireless	5	Installed in 2014	5-8
Hargis/IT	Cooling Equip (Telecom Spaces)	5	Installed recently, est. 2013 timeframe	15-20
Hargis/IT	Electrical (Supporting Telecom)	4	Additional power is required	Life of building
Hargis/IT	UPS & Batteries	2	Batteries will need to be replaced soon & UPS networked	3-5
Hargis/IT	Ethernet Switches	4	Current switches will support 10G uplink with new module	5-8
Hargis/IT	PBX/ Phones	1	End of Life	15
	<b>Security Electronics</b>			
Hargis/IT	Access Control	6	Currently being upgraded with Sonitrol	10-15
Hargis/IT	Intrusion Detection	6	Currently being upgraded with Sonitrol	10-15
Hargis/IT	Security Cameras	1	ARM Electronics DVR with 16 analog cameras	10

**SCORING LEGEND**

- 1: Poor Condition: 0%-2% lifespan remaining
- 2: Fair Condition: 2%-16% lifespan remaining
- 3: Below-Average Condition: 16%-50% lifespan remaining
- 4: Moderate Condition: 50%-84% lifespan remaining
- 5: Good Condition: 84%-98% lifespan remaining
- 6: Excellent Condition: 98%-100% lifespan remaining

Tukwila School District  
 BUILDING ASSESSMENT EVALUATION  
 Thorndyke Elementary School

COMPLETED BY	SYSTEM	SCORE	COMMENTS	LIFESPAN EXPECTANCY (YRS.)
	<b>BUILDING SYSTEMS</b>			
	<b>Low Voltage / Communications</b>			
Hargis/IT	Structured Cabling	5	Category 6 cabling for all station cabling	20
Hargis/IT	Telecommunications Rooms	3	Limited space for growth	20
Hargis/IT	Optical Fiber Cabling (WAN)	6	To be completed 2015	20
Hargis/IT	Optical Fiber Cabling (LAN)	3	62.5 micron with ST connectors	20
Hargis/IT	Intercom Clocks	2	Telecenter 21	15
Hargis/IT	Classroom AV & Sound Enhancement	4	Smart 60wi VP w/one input plate & Sound Enhancement CA-50 mic system	5-8
Hargis/IT	Cable TV Distribution	1	Not in production, end of life	20
Hargis/IT	Wireless	5	Installed in 2014	5-8
Hargis/IT	Cooling Equip (Telecom Spaces)	5	Installed recently, est. 2013 timeframe	15-20
Hargis/IT	Electrical (Supporting Telecom)	4	Additional power is required	Life of building
Hargis/IT	UPS & Batteries	2	Batteries will need to be replaced soon & UPS networked	3-5
Hargis/IT	Ethernet Switches	4	Current switches will support 10G uplink with new module	5-8
Hargis/IT	PBX/ Phones	1	End of Life	15
	<b>Security Electronics</b>			
Hargis/IT	Access Control	6	Currently being upgraded with Sonitrol	10-15
Hargis/IT	Intrusion Detection	6	Currently being upgraded with Sonitrol	10-15
Hargis/IT	Security Cameras	1	ARM Electronics DVR with ~16 analog cameras	10

**SCORING LEGEND**

- 1: Poor Condition: 0%-2% lifespan remaining
- 2: Fair Condition: 2%-16% lifespan remaining
- 3: Below-Average Condition: 16%-50% lifespan remaining
- 4: Moderate Condition: 50%-84% lifespan remaining
- 5: Good Condition: 84%-98% lifespan remaining
- 6: Excellent Condition: 98%-100% lifespan remaining

Tukwila School District  
 BUILDING ASSESSMENT EVALUATION  
 Tukwila Elementary School

COMPLETED BY	SYSTEM	SCORE	COMMENTS	LIFESPAN EXPECTANCY (YRS.)
	<b>BUILDING SYSTEMS</b>			
	<b>Low Voltage / Communications</b>			
Hargis/IT	Structured Cabling	5	Category 6 cabling for all station cabling	20
Hargis/IT	Telecommunications Rooms	3	Limited space for growth	20
Hargis/IT	Optical Fiber Cabling (WAN)	6	To be completed 2015	20
Hargis/IT	Optical Fiber Cabling (LAN)	3	62.5 micron with ST connectors	20
Hargis/IT	Intercom Clocks	2	Telecenter 21	15
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## Appendix E

### District Enrollment Information

- Enrollment Report, March 2015
- Enrollment Projection's, November 2014

March-15

**TUKWILA SCHOOL DISTRICT  
ENROLLMENT REPORT**

	Foster	Showalter	Thorndyke	Tukwila	Cascade View	Headcount	FTE					
<b>ECEAP</b>			36		36		72					
<b>Head Start</b>			17	17		34						
<b>State funded K</b>			21	22	20	20	5	21	18		276	276.00
<b>1st</b>			23	22	21	22	19	20	22		236	236.00
<b>2nd</b>			22	21	21	21	7	21	18		252	252.00
<b>3rd</b>			21		21	22	7	20	21		228	228.00
<b>4th</b>			24	23	24	24	6	27	27		233	233.00
<b>5th</b>			22		23	24	3	28			218	218.00
<b>6th</b>			20	22	21	10	3	21	22		232	232.00
<b>7th</b>			22		23	23		20	21		240	239.95
<b>8th</b>			24	24	25	25	1	25	26		201	200.76
<b>9th</b>			23		25	10		25			244	242.93
<b>10th</b>			28		26	26		28	27		218	217.75
<b>11th</b>			28		25	3		27			184	168.33
<b>12th</b>			28		25	3		27			199	184.60
<b>TOTALS</b>	<b>845</b>	<b>673</b>	<b>412</b>	<b>546</b>	<b>485</b>	<b>2,961</b>	<b>2,929.32</b>					
# Withdrawn	14	10	6	7	6	43						
% Withdrawn	1.7%	1.5%	1.5%	1.3%	1.2%	1.5%						
# Entered	12	4	8	6	3	33						
% Entered	1.4%	0.6%	1.9%	1.1%	0.6%	1.1%						
Non-Residents	0	0	0	1	2	3						
Residents	845	673	412	545	483	2958						
Attendance	90.63%	96.06%	95.32%	94.22%	94.77%							
Sp. Ed. age 0-2						17						
Spe. Ed 3-5						27						
Sp. Ed. age K-21	74	61	40	50	42	267						
<b>TOTAL SPECIAL ED</b>						<b>311</b>						
<b>ELL STUDENTS</b>	240	190	205	244	298	1177						
ELL %	28%	28%	50%	45%	61%	40%						
<b>Home School</b>	0	0	0	1	0	1						
<b>PSSC CENTER</b>	36	<b>RS ONLY</b>	<b>NON-VOC FTE</b>	<b>VOC FTE</b>								
Running Start HC	34.00	24	27.48	3.72								
Open Doors	11.00		11.0	0.0								
FOSTER CTE FTE	70.07											
CTE Digitools @ SMS	0.00											
CTE FTE Digitools @ SMS	0.00											
Total # of Students	845	673	412	546	485	2961						
Total # of Poverty	659	527	347	395	453	2381						
Poverty Reported on Cedars by OSPI on 05/2014 used for 2014-15SY- may be updated later in the year	77.99%	78.31%	84.22%	72.34%	93.40%	80.41%						

Special Ed students

# Tukwila School District Enrollment, Demographic Trends and Projections

William L. (“Les”) Kendrick, Ph.D.  
Educational Data Solutions, LLC  
November 2014

# Introduction

The present report provides updated enrollment projections for the Tukwila School District. The last report completed in January 2011 predicted that the School District's enrollment would grow between 2010 and 2020 due larger birth cohorts entering the schools and projected gains in the overall population of the District. But if we use the 2014 enrollment as a benchmark, the current trends show enrollment is still below the medium range projection completed in 2011.

So what are we to make of this difference? Were we wrong about the potential for enrollment growth in Tukwila? If we take the 2014 enrollment as a benchmark we can certainly say that enrollment has not grown as much as expected. But some of this may be due to the lingering effects of the 2008 recession and the subsequent decline in real estate sales and prices. There is, however, one problem with this explanation. In the Tukwila School District, Census data and other indicators suggest that the number of homes added or subtracted from the District's housing stock is not all that highly correlated with the District's enrollment trends. So why then has enrollment been relatively flat over the past few years?

# Introduction

First, it is worth noting that Tukwila did see some gains in its population between 2008 and 2010 when many other Districts in King County were seeing declines. But the most striking thing about Tukwila's enrollment since 2008 is the fact that the population enrolled in the District's Transitional Bilingual Program (commonly referred to as ELL students or English Language Learners) has not grown as much in recent years as it did between 1991 and 2007.\* After the bursting of the real estate bubble in the Summer of 2007, fewer people were moving in or out of the different areas of the Puget Sound. In the first few years, post-recession, it appears that Tukwila may have benefited from this trend with fewer people moving out of the District to buy a house in another area. But in the past few years, post 2010, the decline in people moving may have had an impact on a specific population (immigrant populations).

In other words, fewer immigrants moving to the Puget Sound for jobs may have had something to do with the flattening enrollment pattern of the past few years. Much of the growth in Tukwila over the past two decades, after all, was due primarily (though not exclusively) to net gains in the population due to more people moving into the Puget Sound area for jobs. And we know that some portion of the population that was moving into the Tukwila School District consisted of immigrant populations seeking job opportunities in the Puget Sound. Slowing growth in this population (both in Tukwila and in other Districts like Mukilteo between 2008 and 2011) probably has more to do with recent trends than any specific changes in the real estate market.

\*These students were once commonly referenced as bilingual students but over the years the reference name on State enrollment reports has changed from Bilingual to English Language Learners (ELL students) and more recently to Transitional Bilingual Program Students (TBIP). Throughout this report we will use the shorthand "ELL" or "ELL/TBIP" to identify this population.

# Introduction

Tukwila, more specifically, is unique compared to surrounding Districts like Highline, Renton, or Kent. These Districts have all seen increases in their K-12 population that are correlated with the addition of new housing and with growth in the ELL population (both trends) over the past two decades. But unlike these other Districts, Tukwila's K-12 population has grown in the past two decades, even though there has been very little change in the number of housing units within the District boundary. In fact, according to Census data there was a decline in the number of housing units in the District between the 2000 and 2010 Census. At the same time, the District saw an increase in its average household size and an increase in the number K-12 students per household. This data suggests that families with children and especially families with multiple children are choosing to live and attend school within the District's boundary area. And as the ELL data suggests, many of these families may be immigrant populations that are seeking better employment opportunities in the Puget Sound.

Finally, before we consider what is likely in the future we should also consider another possibility that might explain the rather flat enrollment pattern that we saw between 2010 and 2013: randomness. As I will try to explain below, when you are dealing with a relatively small school district with a few thousand students, there can be net gains or losses in the population that are not easily correlated with larger demographic trends. We call these random, not because there is no reason for them, but rather because we cannot isolate any specific demographic reason for the change. In other words, the past few years may be nothing more than small variations in a larger enrollment pattern that will show continuing growth into next year and beyond (more on this below).

# Introduction

## Looking Ahead

So what can we expect in the future? The State is predicting a marked increase in K-12 enrollment between 2015 and 2025 due to larger birth cohorts entering the schools during this time period. This trend represents the “third wave” of the baby boom generation as the grandchildren of baby boomers reach school age.

This trend is already evident when looking at King County. Since 2006, the number of births in King County has averaged about 3000 more kids per year than we saw between 1995 and 2005. As the larger birth cohorts have enrolled in school (beginning with the class of 2011), enrollment in King County has surged with a gain of over 12,000 students between 2010 and 2013. This trend is expected to continue over the next decade, resulting in a projected gain of about 30,000 students between now and 2020, with continuing gains to 2025. Tukwila, of course will get some portion of this growth. And we would expect that most Districts in King County will see some gain in their enrollment between 2015 and 2025. The difficulty is in determining how much of this future growth will land inside the District’s boundary area.

# Introduction

## Looking Ahead

As I've previously noted, predicting the future enrollment of a District with a few thousand students can be quite difficult compared to forecasts for larger populations (like the King County K-12 population). Large numbers are generally better for estimating trends and projecting them into the future. For example, if we ask five people who they are going to vote for in an upcoming election, we would get an estimate that is likely to be suspect when compared to a larger survey of 1000 voters. And this is true even if we can be assured that the five people were chosen randomly from the population. A survey of five people, after all, is just not large enough for us to make a reasonable prediction about the future.

In a similar fashion, extrapolating a trend for a district with a couple of hundred students per grade level is less precise and accurate than doing this at the county level where the number of students per grade level is more likely to be 2000 or more. For this reason it is often a good strategy to try and relate the projection for a smaller population to some projection based on a larger sample. In this case, for example, we can try to align our projection for the Tukwila School District to our projection of the K-12 population for the King County (which as of September 2014 constitutes over 273,000 students).

# Introduction

## Looking Ahead

As we shall see, however, this method is not foolproof, since we must still assess the relationship between the District's enrollment and County enrollment. For example, will the District's enrollment grow at the same rate, or will it grow at a slower or faster rate than the overall County? Here we can depend on past relationships between the District's enrollment and the County enrollment, but we also have to take into account things that are most likely to occur within the District's boundary area (like continued growth or even declines in the ELL population). Put another way, any forecast must make assumptions about what is likely to happen in the future and then convert those assumptions into mathematical formulas that can be used to predict enrollment. It is our hope in completing these forecasts that the reader will find our assumptions reasonable, and thus find our forecasts to be reasonable as well.

The layout of this report is different from the work that was completed in 2011. In the interest of completing this work in a timely fashion we have created a shorter document than the one completed three years ago. This introduction section serves as a general overview of what we are seeing, as far as demographic and enrollment trends in the District and the region, along with a general sense of what we think will happen in the future. The next sections of this report provide specific data about enrollment, births, population and housing as they relate to the projections. Each section begins with a set of bullet points that highlight the key information and findings of the subsequent charts and table. The next section provides the logic and assumptions used to develop the main forecast. The final section provides detailed forecast numbers by grade level, including the medium range forecast, and a low and high forecast that show what might happen if we alter the assumptions used in the recommended forecast.

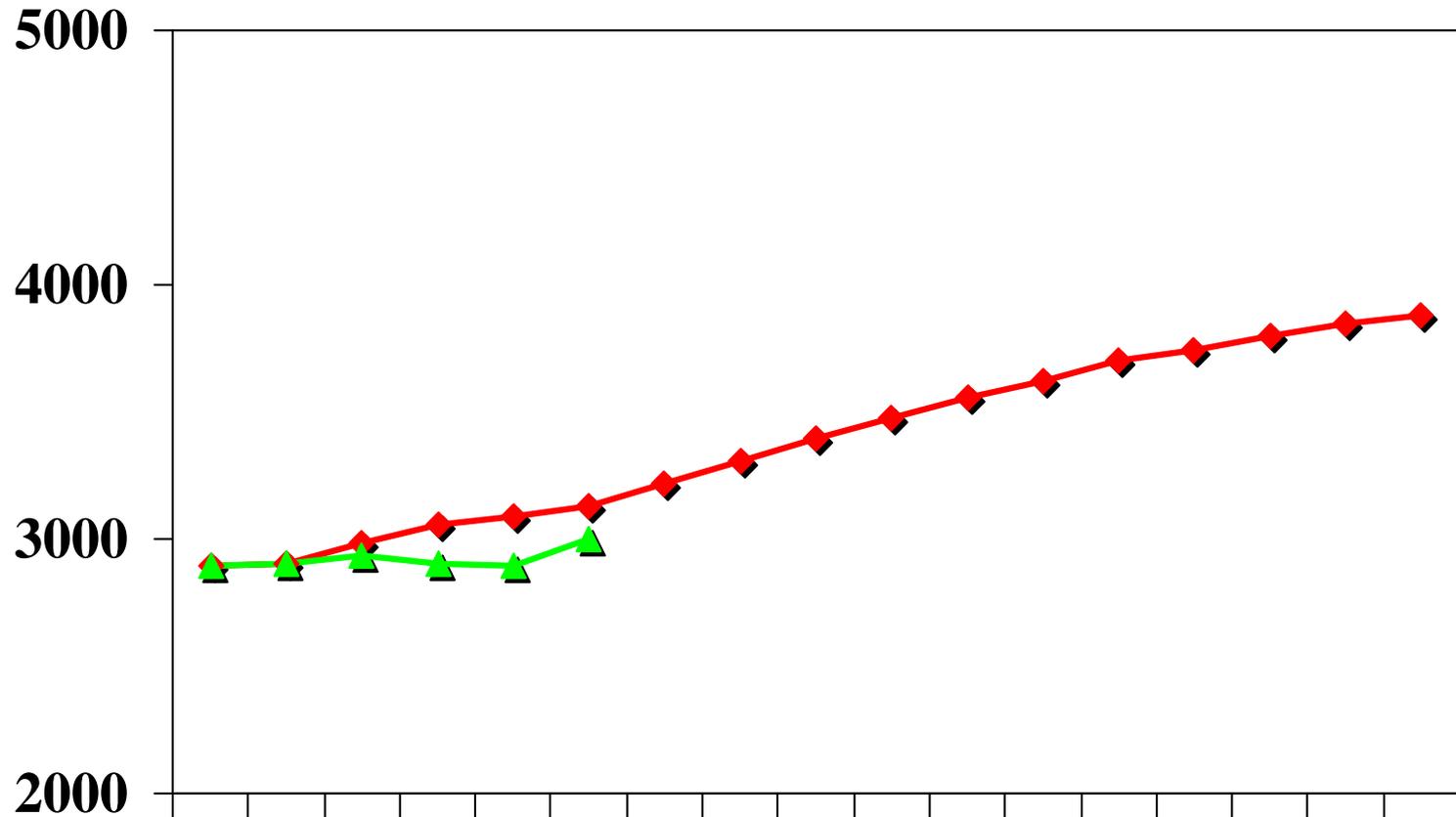
# Enrollment Trends

# Enrollment Trends

## Key Points and Highlights

- **Enrollment is up this year after the mostly flat/declining pattern of the last few years.**
- **Enrollment has remained relatively flat in recent years contrary to the projections that were completed a few years ago.**
- **This pattern is best explained by looking at the bilingual (ELL/TBIP) population. Growth in this population slowed between 2010 and 2013, especially when compared to earlier time periods.**
- **There is a distinct correlation between the District's ELL/TBIP enrollment and its share of the overall County K-12 Population. Increases or decreases in the District's ELL/TBIP population are strongly correlated with increases and decreases in the District's share of the overall King County K-12 population.**

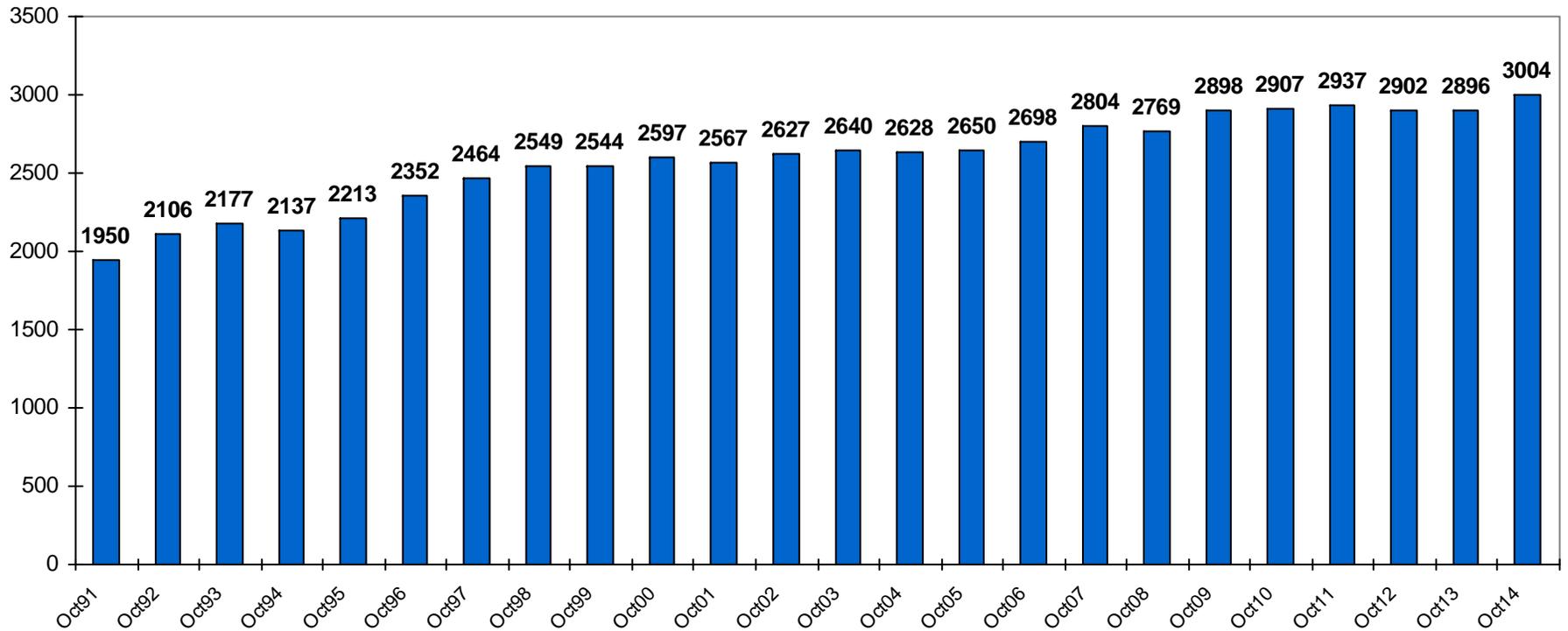
# Current Enrollment Trend Compared to Medium Forecast Completed in January 2011



Medium Forecast (Jan. 2011)	2898	2907	2982	3054	3090	3132	3216	3307	3392	3475	3556	3624	3701	3745	3802	3843	3879
Actual Enrollment	2898	2907	2937	2902	2896	3004											

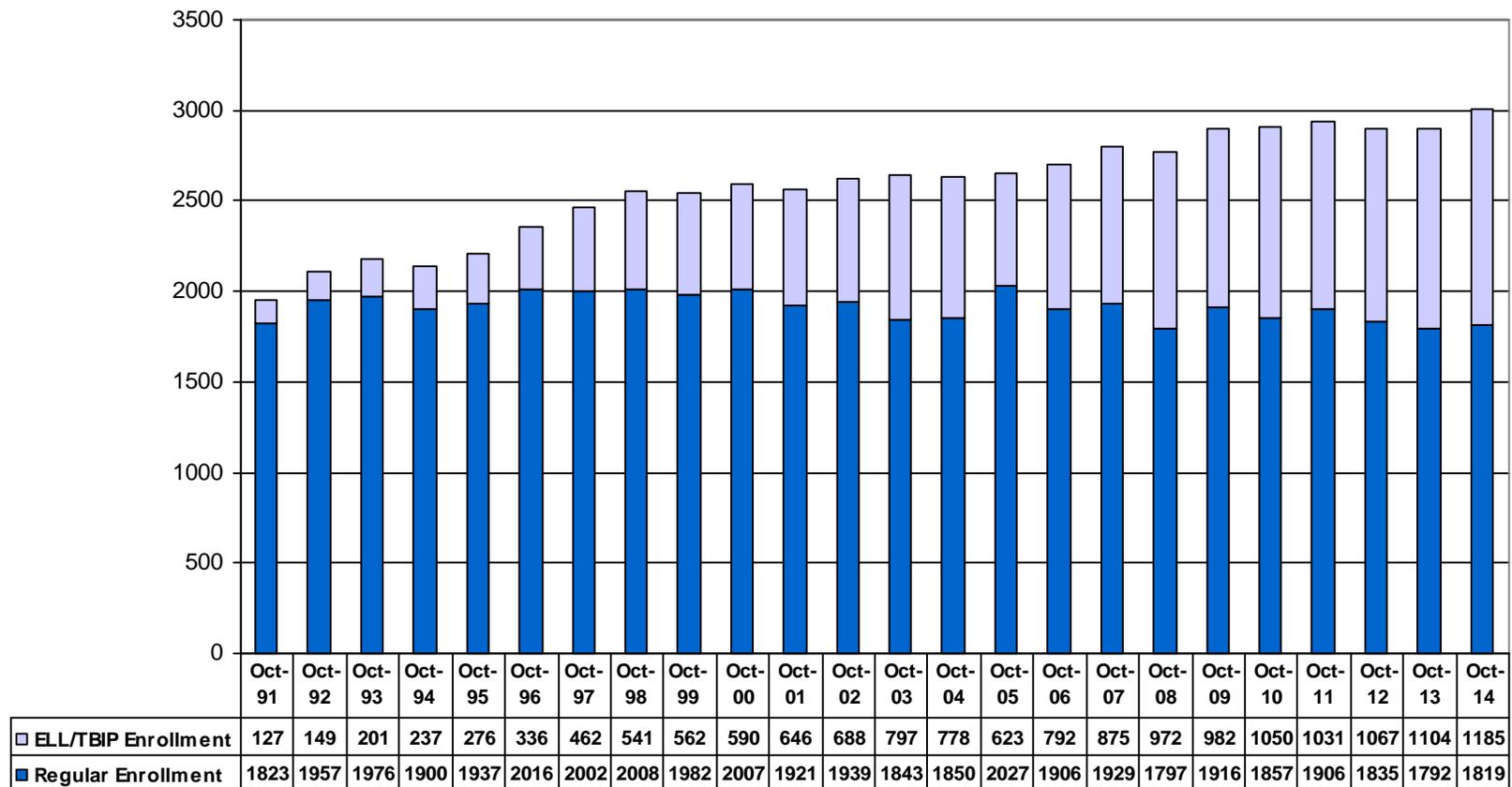
# District Enrollment Trend

October Headcount  
State P223 Reports



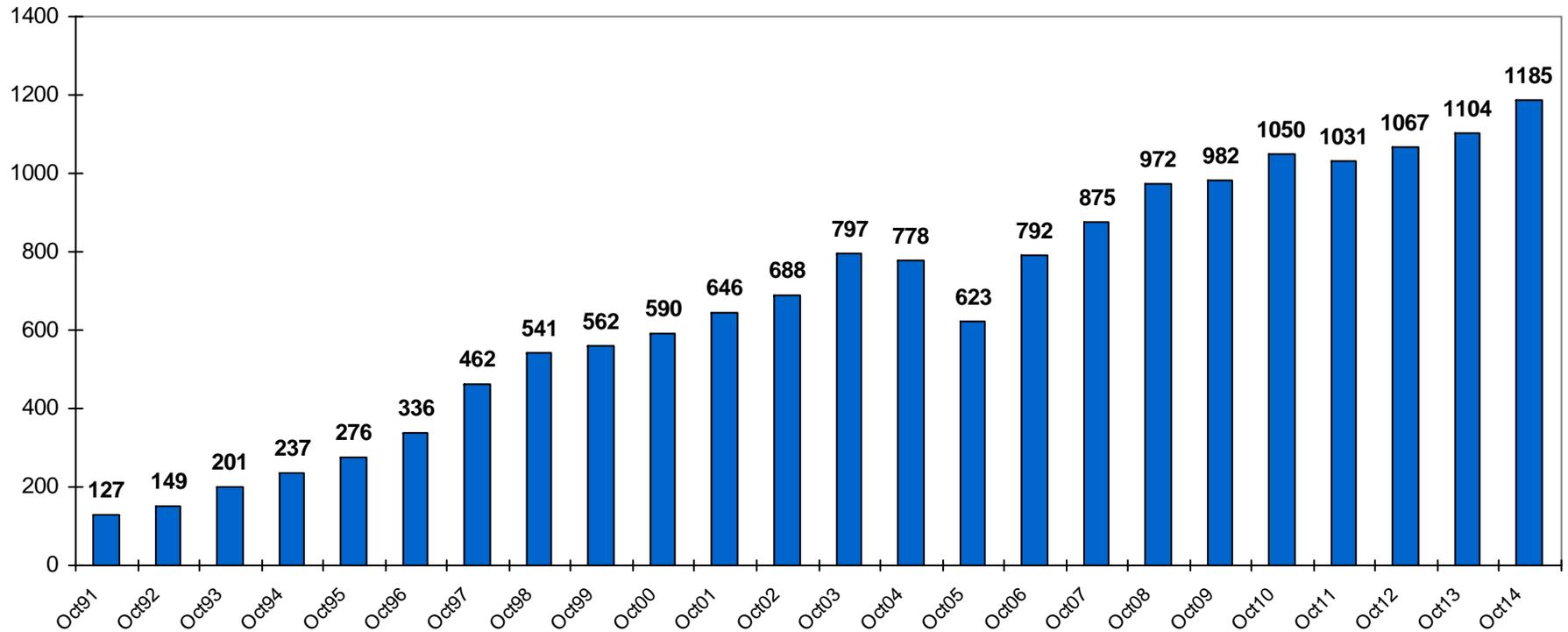
# Regular and ELL Student Enrollment October Headcount – P223

“Regular” is the Total Enrollment Minus the ELL Enrollment

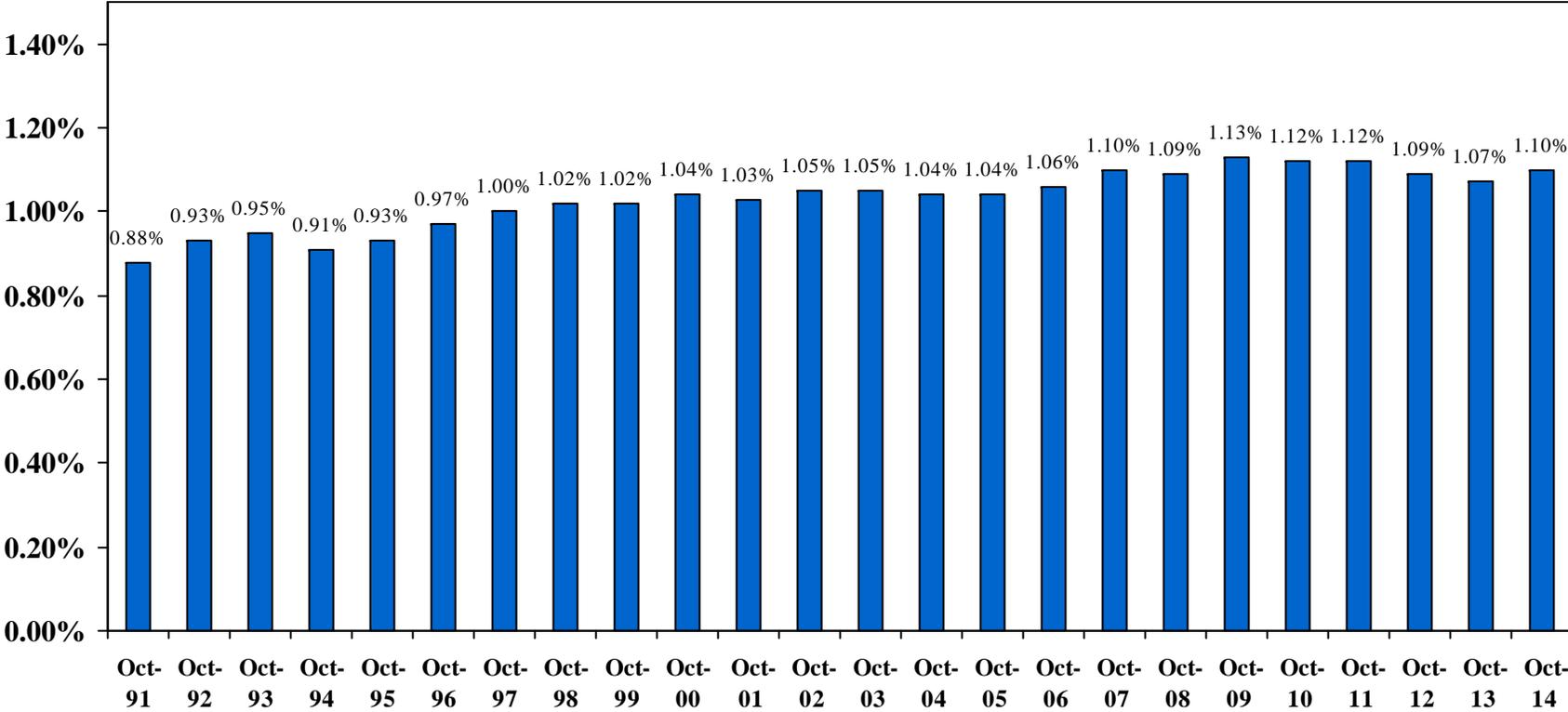


# District ELL/TBIP Enrollment

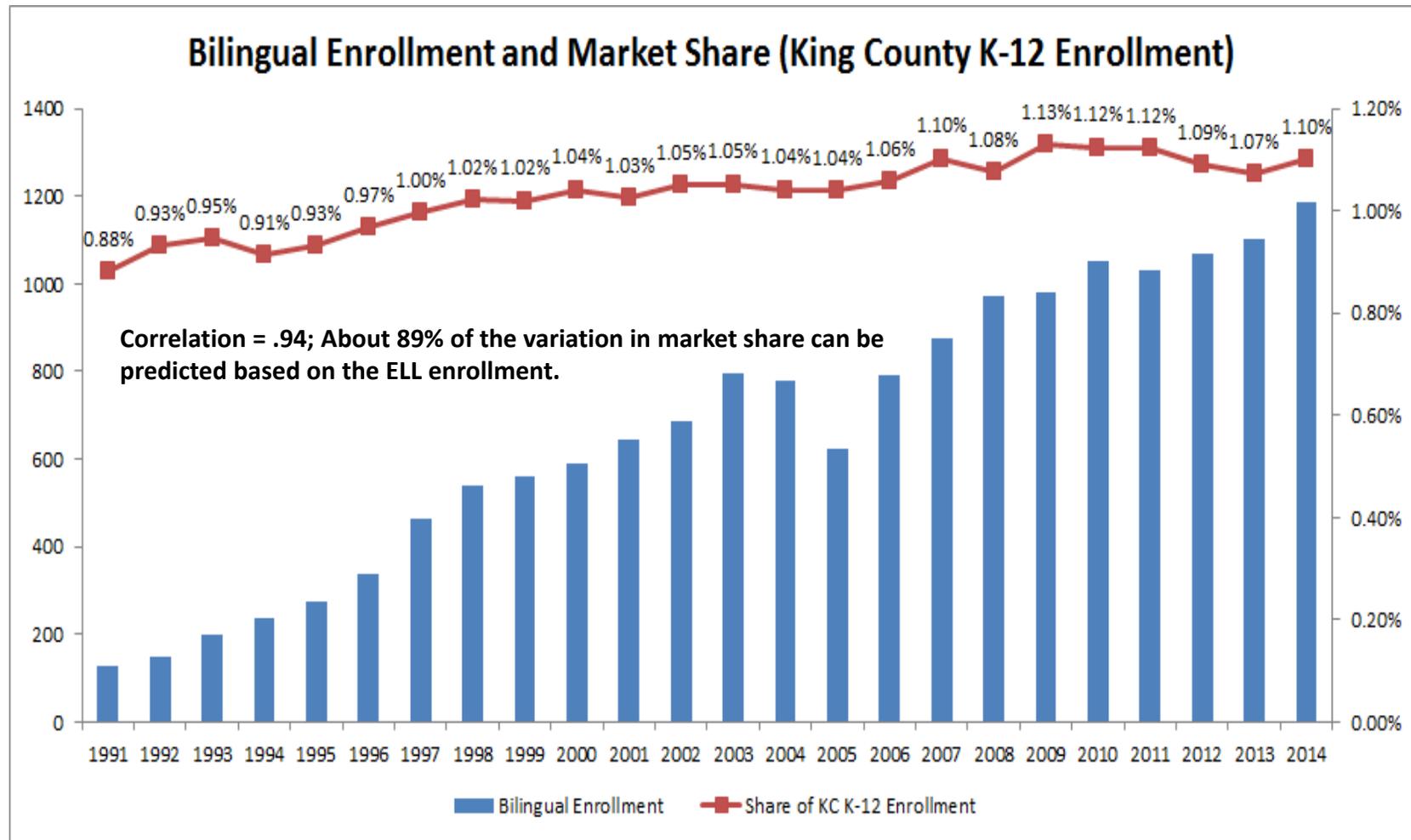
October Headcount  
State P223 Reports



# Tukwila's Share of King County K-12 Enrollment



# Relationship Between the District's ELL Enrollment and Market Share (% of King County K-12 Enrollment)



# Birth Trends

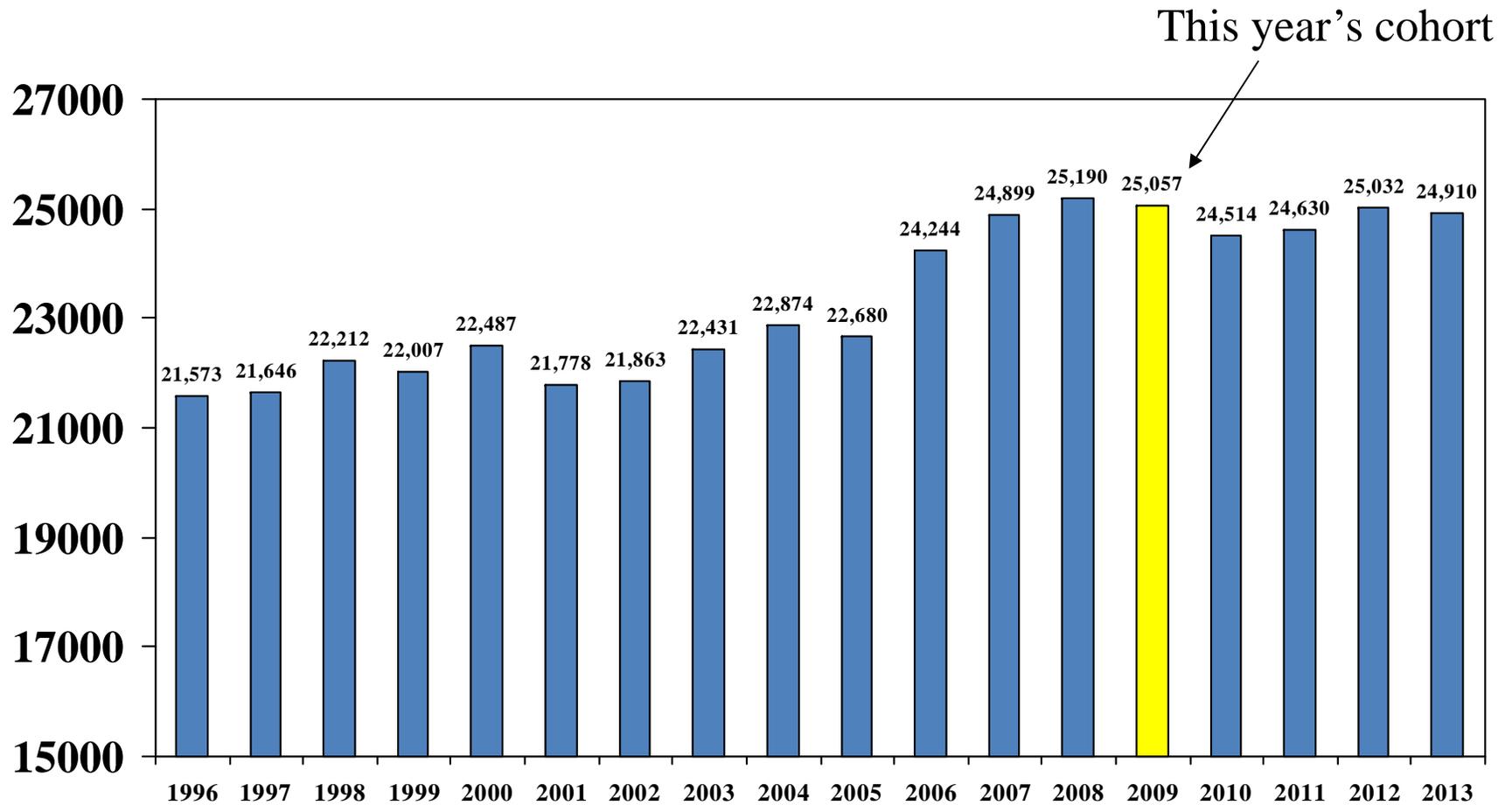
# Births and Enrollment

## Key Points and Highlights

- **Since 2006 births in King County have been well above the 22,000 per year average that we saw between 1996 and 2005.**
- **As these classes have entered the schools (beginning in 2011) we have seen a marked increase in the K-12 population in King County.**
- **Because of the increase in births and population, King County K-12 enrollment is projected to increase by approximately 30,000 students between now and 2020, with continuing gains beyond that period.**
- **This represents the “third wave” of the baby boom generation as the grandchildren of baby boomers reach school age.**
- **Because of this trend we would predict that most, if not all, of the school districts in King County will see increases in enrollment between 2015 and 2025.**

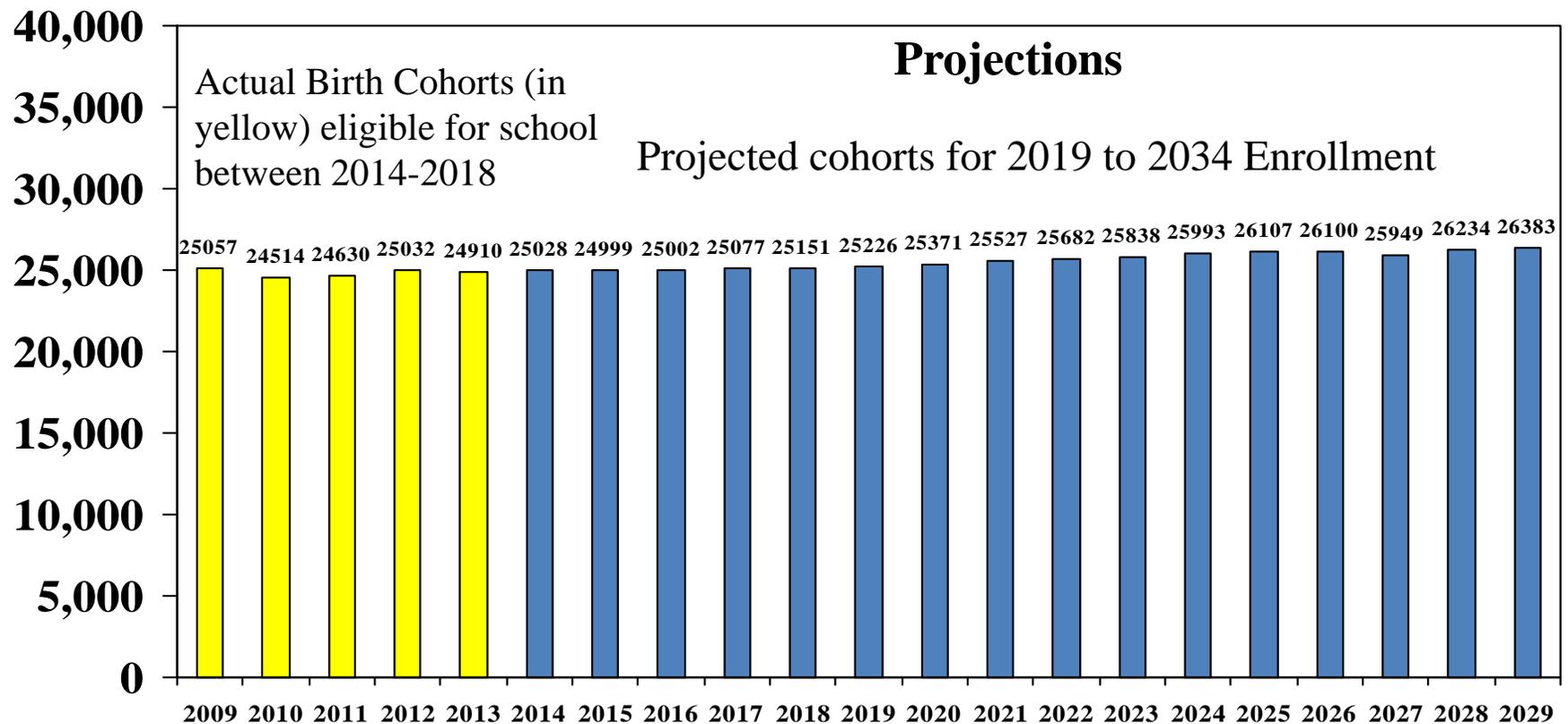
# King County Births

Source: Washington State Health Department



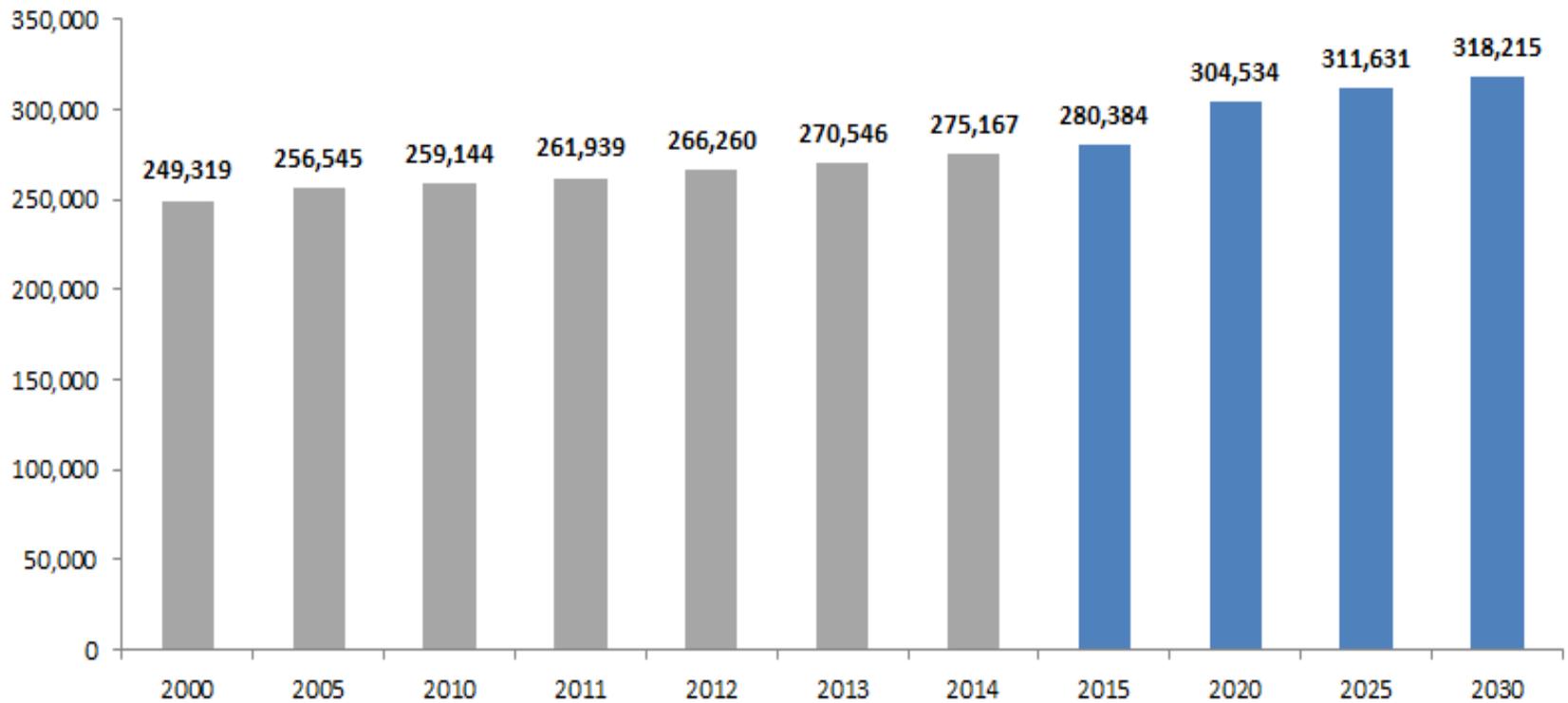
# King County Birth Projections

(Based on the Average of 2012 and 2013 Fertility Rates and a Forecast of the Number of Females (Aged 15-44) Using the OFM Medium Range Population Forecast)



# Projected Enrollment King County K-12 Public Schools

*Using Births, Grade Progression Rates and  
Projected Changes in the Age 5-19 Population Based on the Growth Management  
Medium Range Forecast from the State*



# Population and Housing Trends

# Population, Housing and Enrollment

## Key Points and Highlights

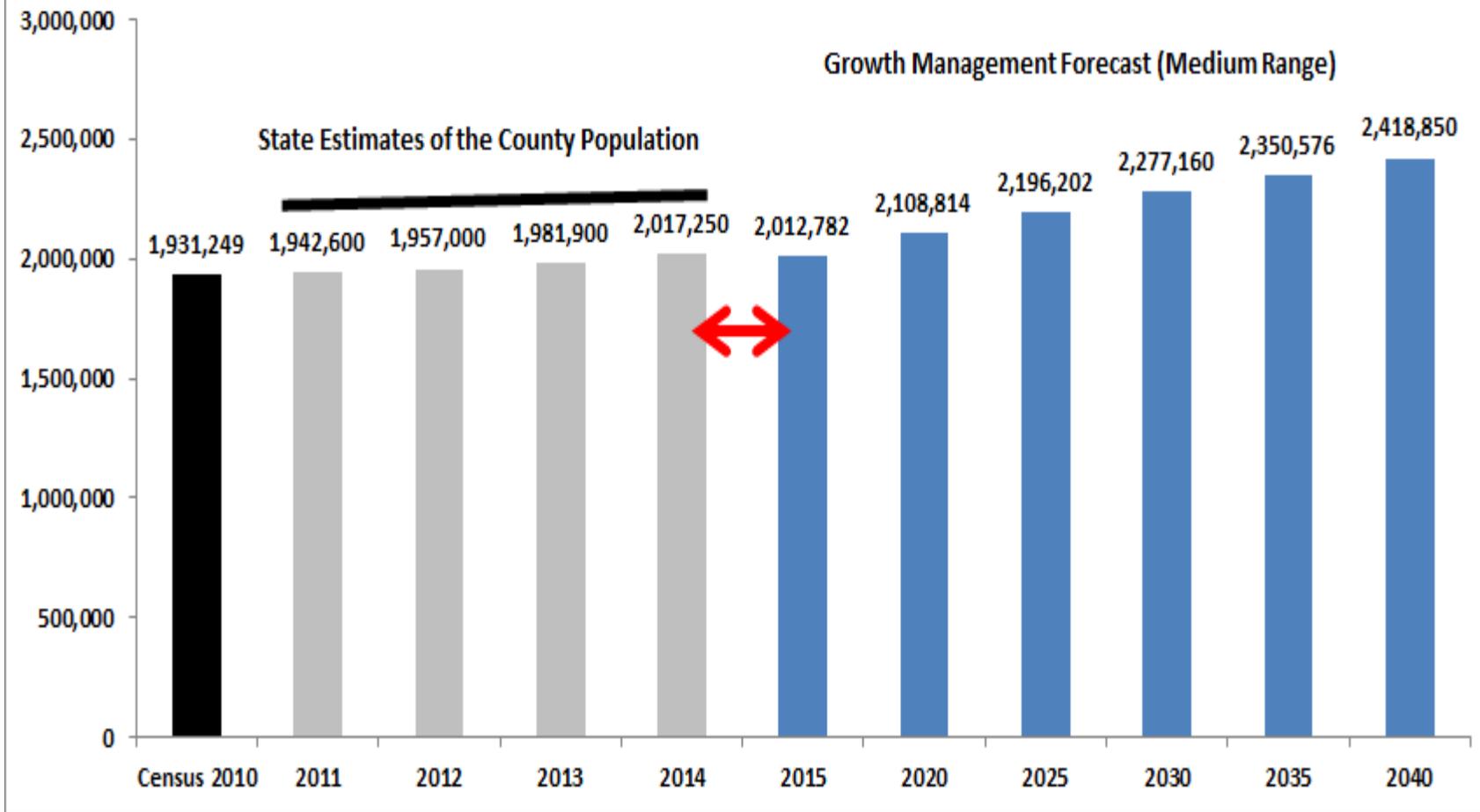
- **Based on the latest estimates from the State, the population of King County in April 2014 is slightly above (by approximately 5000 residents) the Medium Range Growth Management forecast that was completed in 2012.**
- **The City of Tukwila and the Tukwila School District have both grown over the past two decades, though the average annual rate of growth has tended to be somewhat lower than the overall County average.**
- **The number of housing units in the School District and the City of Tukwila declined between the 2000 and 2010 Census.**
- **Despite this fact, the Tukwila School District has seen an increase in its population and in the school age population over the past two decades, as the average household size has increased.**

# Population, Housing and Enrollment

## Key Points and Highlights

- **This counterintuitive finding (enrollment gains even with reductions in the number of housing units) suggests that there are more families with children, and perhaps families with multiple children who have been moving into the District's housing stock over the past two decades.**
- **When the children of baby boomers were entering the schools during the 1990's, the District saw a marked increase in the average number of K-12 students per household.**
- **We suspect that this trend will repeat itself over the next decade as the grandchildren of baby boomers enter the schools.**

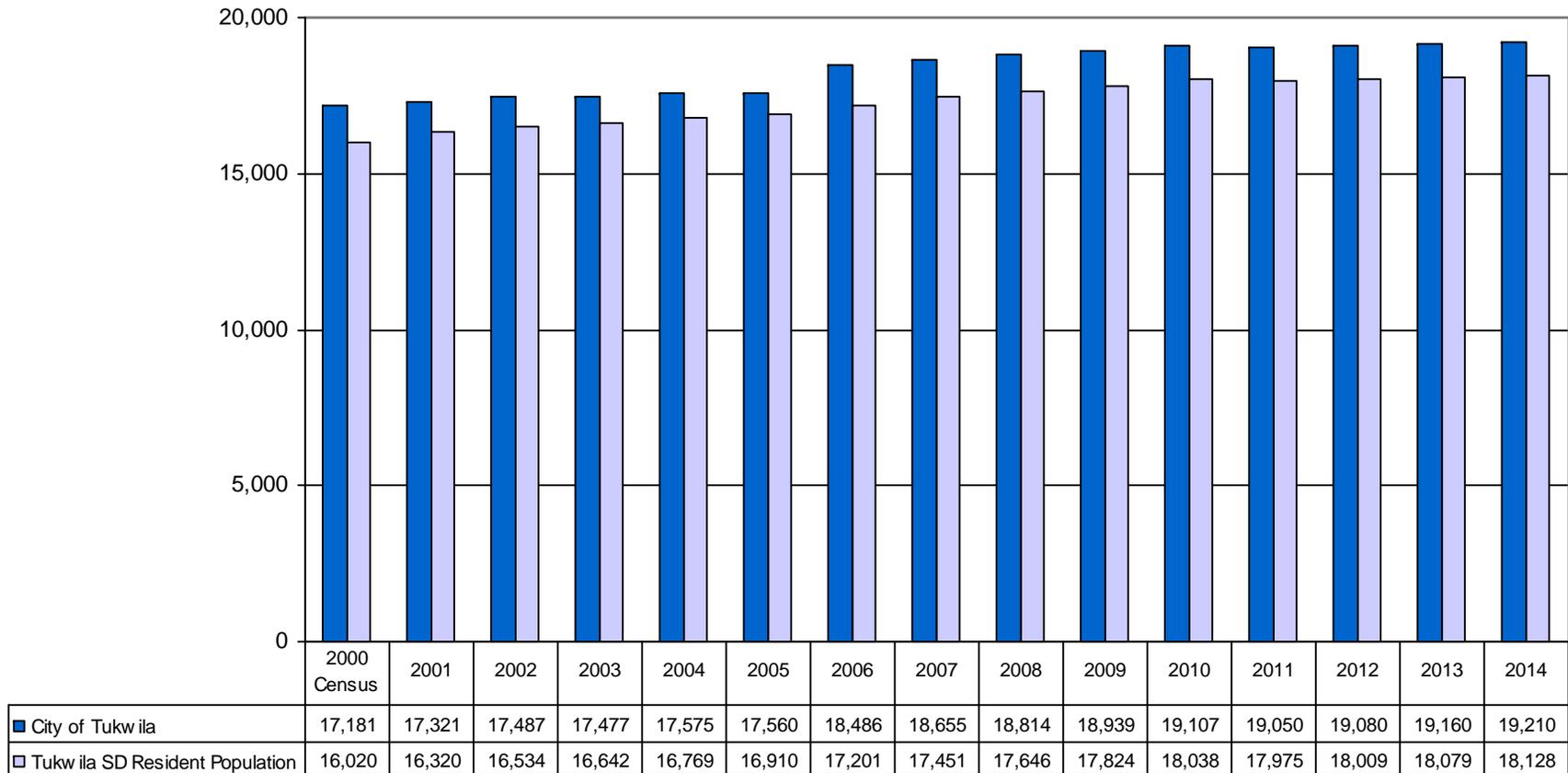
# King County Population Estimates and Forecasts



# Population Trends

## City of Tukwila and the Tukwila School District

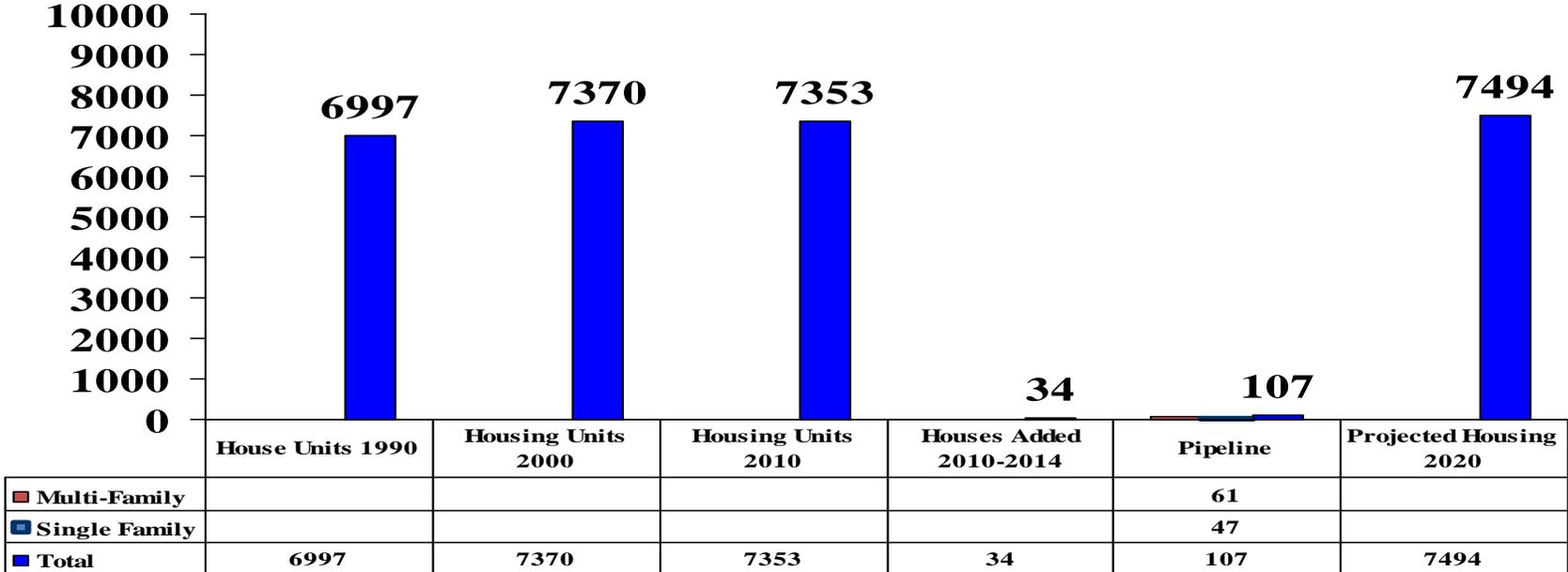
Source: Census and the Office of Financial Management for the State of Washington



# Tukwila School District

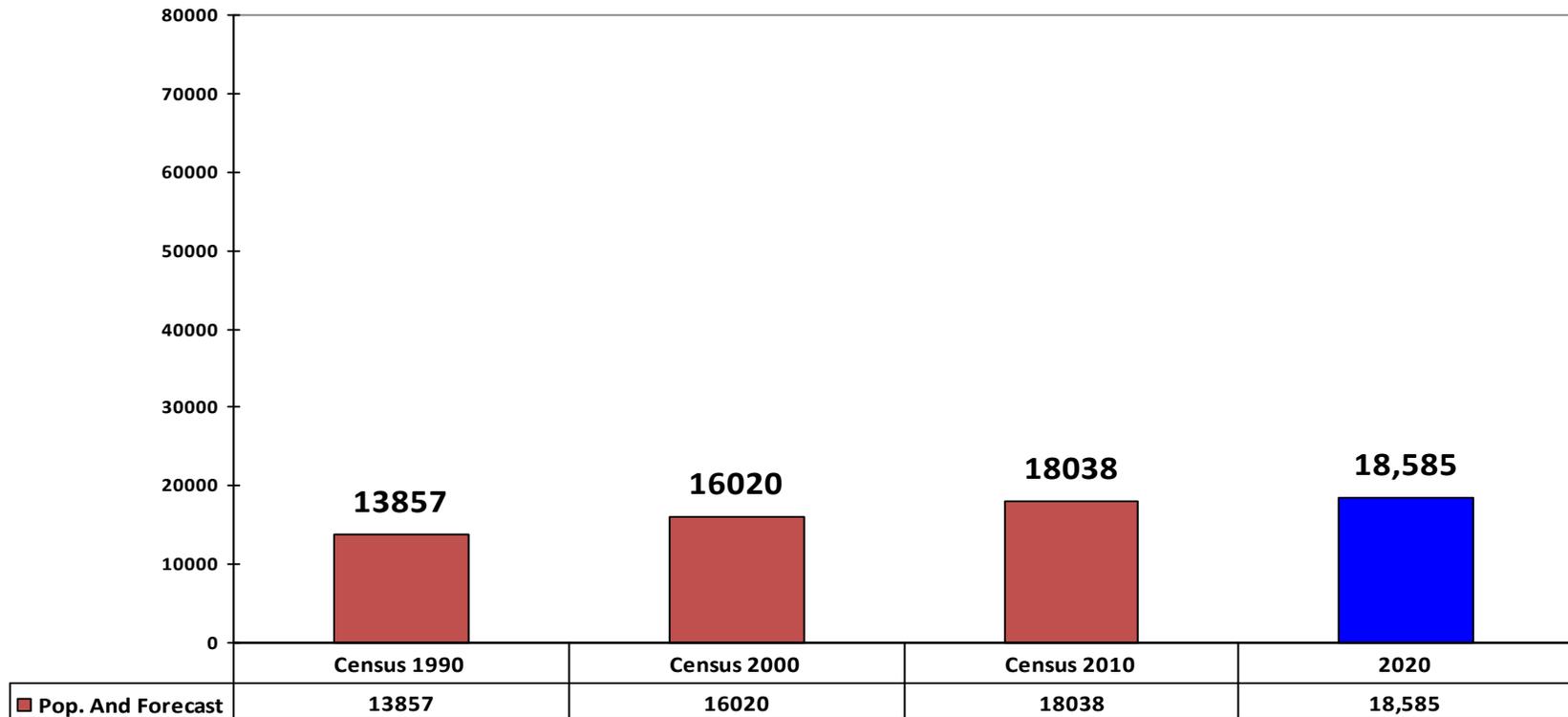
## Housing Unit Estimates: 1990 to 2020

Unit Counts for 1990, 2000, and 2010 come from Census data.  
 Estimates of Housing Units Added 2010-2014 Come From New Home Trends  
 Pipeline Estimates Also Come from New Home Trends



# Tukwila School District Population and Forecast

Forecast is Based on Average Household Size (Census 2010) Adjusted for Recent Trends and Housing Units Projected to be Added by 2020 (New Home Trends Data)



# Projected Population and Housing Growth for the Tukwila School District (With an “Approximate” Estimate of the Enrollment in 2020)

Tukwila School District Demographics				Housing Units Added	Estimates	Houses in the Pipeline	Project
		<u>1990</u>	<u>2000</u>	<u>2010</u>	<u>2014</u>	(New Home Trends)	<u>2020</u>
Population		13857	16020	18038	18128		18,585
	Change		2163	2018	90		547
Housing		6997	7370	7353	7387	Total	7494
	Change		373	-17	34	SF	
						MF	
Avg HH Size		1.98	2.17	2.45	2.45	107	2.48
						46	
						61	
K-12 Enroll Tukwila SD*		1950 *	2597	2907	3004		3597
K-12 Per House		0.28	0.35	0.40	0.41		0.48 **

*\*Used 1991 Enrollment (1990 Enrollment was not available)*

*\*\*We would expect a larger student gain between 2000 and 2010 (similar to 1990 to 2000) due to the larger birth cohorts entering school. In the 1990's it was the children of baby boomers entering the schools. Between 2015 and 2025 it will be the grandchildren of baby boomers who will be enrolling in school. It is possible that the District will see a lower enrollment in 2020 than shown here but with continuing gains to 2025 resulting in more kids per household than what we saw in the 2010 Census.*

# Enrollment Projections

# What about the future?

## What do we know?

- **K-12 enrollment in King County is likely to increase (larger birth cohorts entering the schools).**
- **Tukwila will see some share of this growth, but how much?**
- **As we've seen, housing and population figures are not very good predictors of future enrollment in the Tukwila School District.**
  - **Population has increased even though the number of housing units has declined.**
  - **Average household size has also increased.**
  - **The number of K-12 students per housing unit has also increased.**
  - **Enrollment has increased even with fewer housing units.**
- **Small Districts are notoriously hard to predict because of the difficulty of using small numbers to estimate trends.**
- **Small shifts from year to year may be random, especially when the numbers are so small (200 to 250 students per grade level).**
- **What approach should we use?**

# What Approach Should we Use to Project Enrollment for Tukwila?

- **Best method for Small Districts?**
  - Align growth with a projection based on larger numbers (e.g., King County K-12 Projected Enrollment). Larger numbers produce more accurate forecasts.
- **3 Possibilities**
  - Enrollment grows at the same rate as the County.
  - Enrollment grows at a greater rate than the County.
  - Enrollment grows at a slower rate than the County.

# What is most likely for Tukwila?

- **The market share graph from our earlier analysis suggests the following:**
  - Increases in the District's ELL/TBIP population lead to increases in the District's share of the County K-12 population.
  - Therefore, we would predict:
    - *Enrollment in Tukwila will grow at a greater rate than the County if the ELL/TBIP population continues to grow.*
- **Method:**
  - Predict ELL/TBIP enrollment and use the correlation between this population and market share to predict the District's share of the County K-12 population.

# Predicting ELL Enrollment

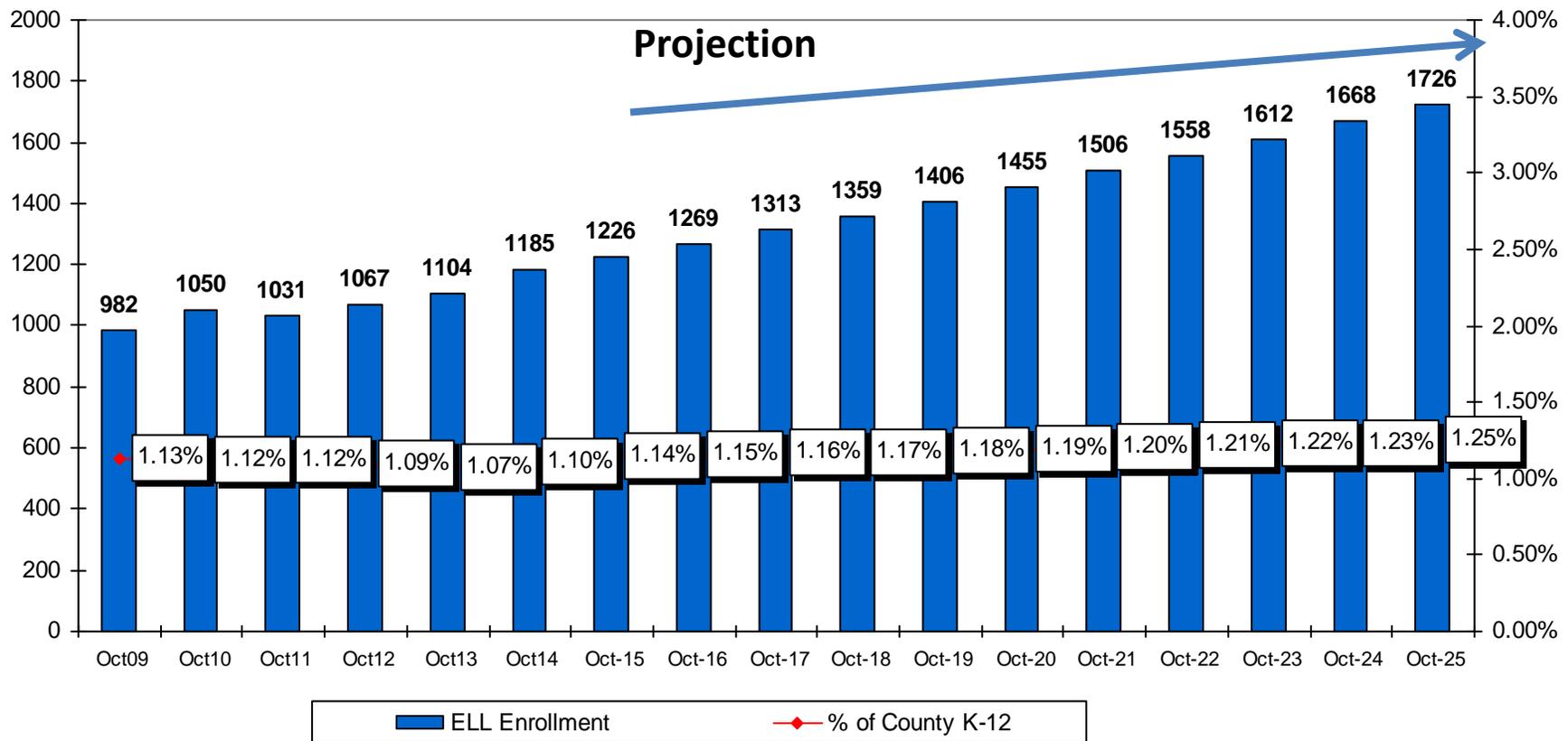
- **The ELL population continues to make up a greater percentage of the total State K-12 population (8.8% in 2012).**
- **Median Growth in the ELL population in Tukwila**
  - 3.5% a year (Past six years)
  - 7.3% a year (1991-2014)
- **Assume recent trends better reflect future growth possibilities (Medium Range Forecast).**
- **Low and High forecast show what might happen if growth were to be lower or higher than recent trends.**
- **Also, please note I'm violating my own rule about small numbers by trying to predict the ELL population (which is smaller than the District population) this way. But I'm aligning the final District forecast to the King County K-12 number which encompasses over 300,000 students by 2020, which helps.**

# Specifics of the Main Forecast (Medium Recommended)

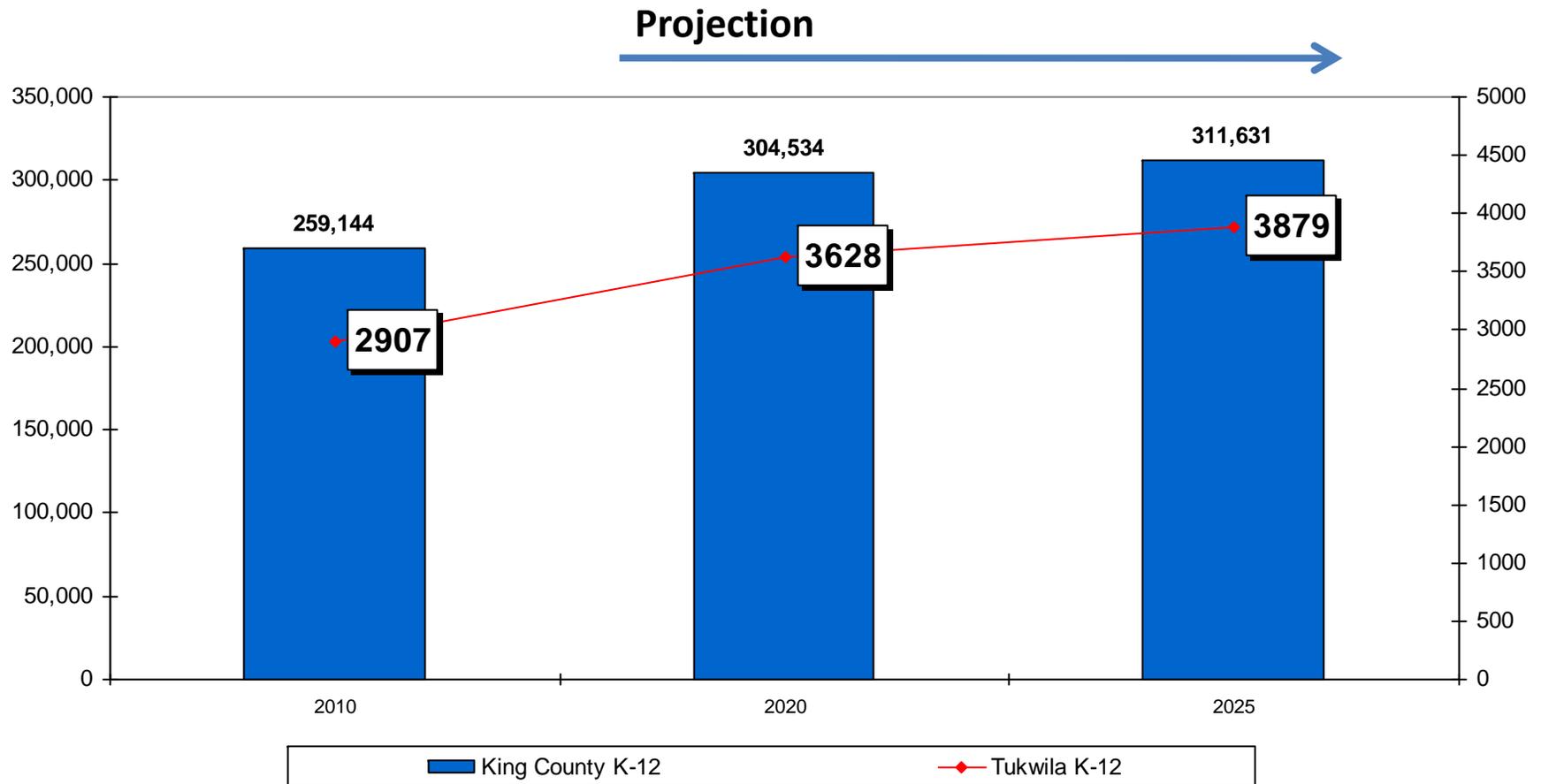
- **Main projection Assumptions**

- *Assume ELL growth of 3.5% a year (Recent Trends)*
- *Use King County K-12 Projection as a Base (Assumed to Be a Reasonable Forecast).*
- *Use the correlation between ELL growth and K-12 market share to predict future District enrollment.*
- *Assumes that the District will grow at a slightly faster rate than the county between 2015 and 2025.*
- *Projection carried out to 2034.*
- *Forecast beyond 2025 assumes that the trends from 2015-2025 continue to 2034.*

# Projected ELL Enrollment and the District's Projected Share of the King County K-12 Population (Assumes 3.5% Annual Growth in ELL Enrollment)



# Projected K-12 Enrollment in Tukwila Based on Projected Market Share and the King County K-12 Projection



# Forecast by Grade Level

- **Projections by Grade Level**

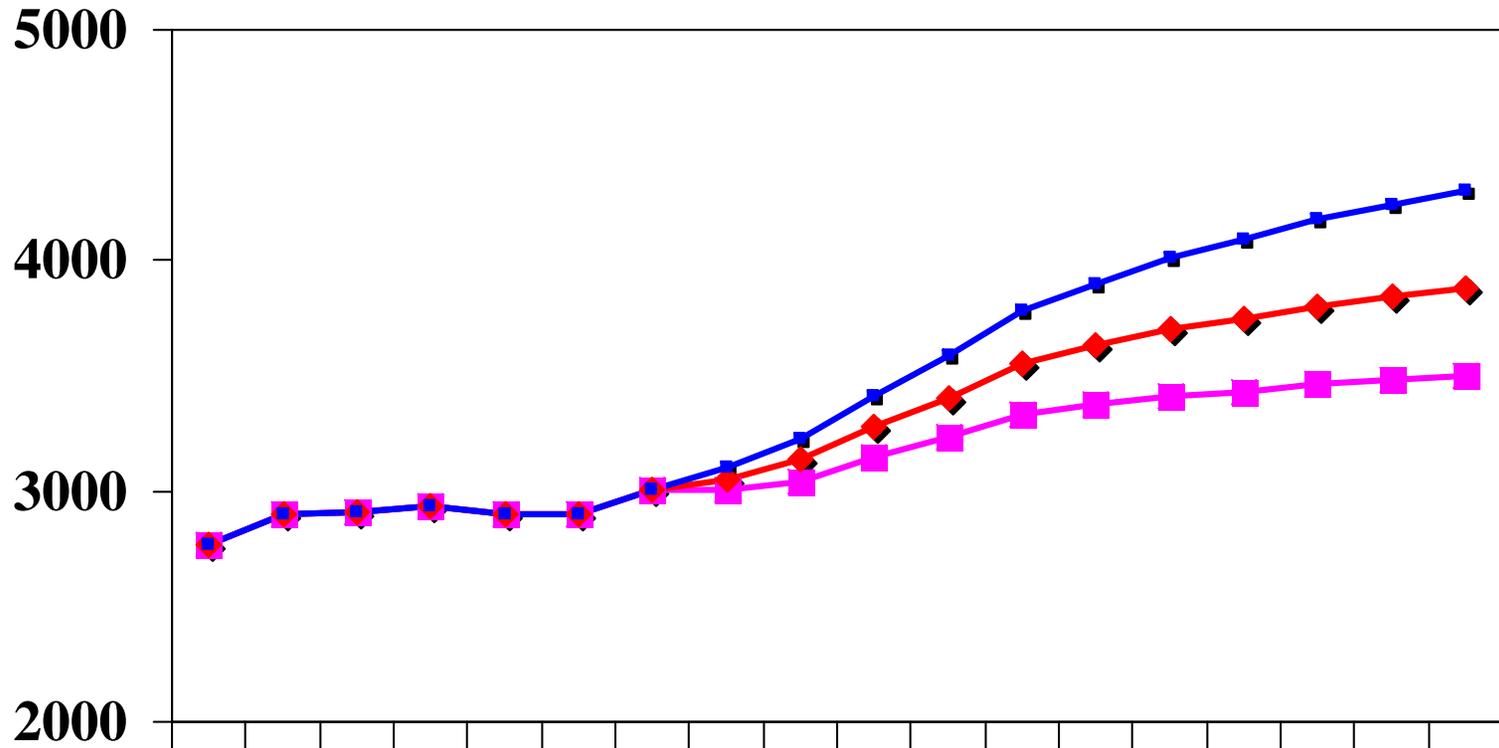
- *Kindergarten Market Share is Assumed to Stay Above 1% of the County birth cohort and rise gradually over time.*
- *Other grades are rolled up based on the average of the past six years.*
- *Final numbers were adjusted to align with the forecast presented on the previous page.*
- *Note Also: One gets a similar forecast if we assume that the number of students per household increases between 2010 and 2020 at the rate we saw between 1990 and 2010 (The last time larger birth cohorts entered the schools – see the table on page 28).*
- *Low and high forecasts show what might happen if growth were to be about 1.5% lower or higher on an annual basis than what is assumed in the main forecast.*
- *The low forecast also shows what happens if the District grows at about the same rate as the County.*

# Considerations

- *The medium range forecast assumes that the District will continue to see an increase in its ELL population.*
- *IF this does NOT occur the low range forecast may be a better estimate of future growth.*
- *The size of incoming kindergarten classes will also be a good indicator. If the District continues to enroll greater than 1% of the county birth cohort over the next 5-10 years, this will likely lead to an increase in the District's overall share of the County K-12 population (as is assumed in the medium forecast)*
- *Given where we stand today one could still make a reasonable argument for the low forecast since it assumes that the District will grow at about the same rate as the rest of the County (Remember the problem of small numbers)*
- *We would still recommend the medium forecast, however, since we expect the continuing improvements in the Puget Sound economy to eventually lead to better overall growth and continuing gains in the population from immigrant groups seeking job opportunities in the Puget Sound (This is an assumption in the medium range forecast).*

# Alternative Projections 2014-2025

The Forecast Excludes Full-Time Running Start



	Oct08	Oct09	Oct10	Oct11	Oct12	Oct13	Oct14	Oct15	Oct16	Oct17	Oct18	Oct19	Oct20	Oct21	Oct22	Oct23	Oct24	Oct25
Low Growth	2769	2898	2907	2937	2902	2896	3004	3007	3045	3145	3231	3333	3374	3412	3428	3461	3482	3504
Medium (Recommended)	2769	2898	2907	2937	2902	2896	3004	3053	3134	3278	3407	3551	3628	3701	3745	3802	3843	3879
High Growth	2769	2898	2907	2937	2902	2896	3004	3099	3225	3415	3590	3782	3901	4012	4091	4179	4244	4300

# Detailed Numbers

## Tukwila Enrollment History (October Headcount)

Birth Year	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
County Births			21203	22384	22949	22796	23036	22326	21972	21817	21573	21646	22212	22007	22487	21778	21863	22431	22874	22860	24244	24899	25190	25,057
% of Cohort			0.80%	0.74%	0.83%	0.77%	0.84%	0.76%	0.81%	0.95%	0.86%	0.95%	0.95%	0.91%	0.91%	1.03%	1.09%	0.99%	1.04%	1.01%	0.99%	0.91%	0.94%	1.10%

### October P223 Enrollment

GRADES	October P223 Enrollment																						3 yr	6 year	10 yr.		
	Oct91	Oct92	Oct93	Oct94	Oct95	Oct96	Oct97	Oct98	Oct99	Oct00	Oct01	Oct02	Oct03	Oct04	Oct05	Oct06	Oct07	Oct08	Oct09	Oct10	Oct11	Oct12	Oct13	Oct14	Cohort	Cohort	Average
K	157	184	169	166	191	176	193	169	178	207	186	205	210	200	205	224	238	222	238	232	241	227	237	275	0.98%	1.00%	1.00%
1	180	189	196	168	173	212	224	192	183	216	207	204	211	206	194	209	233	241	235	247	249	257	236	242	1.043	1.049	1.035
2	200	177	186	198	178	173	215	243	183	193	215	233	213	221	210	197	203	223	246	227	240	241	224	243	0.954	0.970	0.977
3	168	195	182	183	196	189	184	223	235	187	194	202	220	171	218	188	211	214	209	225	222	214	240	232	0.973	0.958	0.974
4	178	177	204	187	174	196	192	194	210	218	187	195	208	240	210	207	192	204	227	208	232	229	221	238	1.018	1.023	1.027
5	182	174	175	196	181	176	193	193	185	211	213	191	204	217	216	224	202	210	207	213	212	214	234	218	0.977	0.983	0.991
6	143	180	183	166	193	197	184	200	212	176	208	231	212	203	186	220	221	197	212	209	221	190	238	234	1.003	1.011	0.990
7	149	154	179	187	161	216	206	206	213	215	168	219	210	214	209	200	238	218	212	222	200	226	206	238	1.032	1.029	1.034
8	136	157	157	167	179	166	203	196	210	232	210	183	211	207	213	211	200	227	231	231	226	201	218	204	0.986	1.021	1.008
9	121	140	164	160	192	182	184	228	201	204	222	211	191	203	216	213	223	317	249	289	265	252	203	240	1.078	1.123	1.139
10	138	125	140	148	157	188	183	178	233	208	204	199	186	185	208	217	203	219	271	256	253	266	209	225	0.972	0.940	0.958
11	105	141	124	99	144	151	163	166	159	199	190	199	179	184	177	251	279	140	208	186	211	203	226	197	0.860	0.835	0.909
12	<u>93</u>	<u>113</u>	<u>118</u>	<u>112</u>	<u>94</u>	<u>130</u>	<u>140</u>	<u>161</u>	<u>142</u>	<u>131</u>	<u>163</u>	<u>155</u>	<u>185</u>	<u>177</u>	<u>188</u>	<u>137</u>	<u>161</u>	<u>137</u>	<u>153</u>	<u>162</u>	<u>165</u>	<u>182</u>	<u>204</u>	<u>218</u>	0.944	0.923	0.827
	<b>1950</b>	<b>2106</b>	<b>2177</b>	<b>2137</b>	<b>2213</b>	<b>2352</b>	<b>2464</b>	<b>2549</b>	<b>2544</b>	<b>2597</b>	<b>2567</b>	<b>2627</b>	<b>2640</b>	<b>2628</b>	<b>2650</b>	<b>2698</b>	<b>2804</b>	<b>2769</b>	<b>2898</b>	<b>2907</b>	<b>2937</b>	<b>2902</b>	<b>2896</b>	<b>3004</b>			
Change	156	71	-40	76	139	112	85	-5	53	-30	60	13	-12	22	48	106	-35	129	9	30	-35	-6	108				
% Change	8.0%	3.4%	-1.8%	3.6%	6.3%	4.8%	3.4%	-0.2%	2.1%	-1.2%	2.3%	0.5%	-0.5%	0.8%	1.8%	3.9%	-1.2%	4.7%	0.3%	1.0%	-1.2%	-0.2%	3.7%				
K-5	1065	1096	1112	1098	1093	1122	1201	1214	1174	1232	1202	1230	1266	1255	1253	1249	1279	1314	1362	1352	1396	1382	1392	1448			
6-8	428	491	519	520	533	579	593	602	635	623	586	633	633	624	608	631	659	642	655	662	647	617	662	676			
9-12	457	519	546	519	587	651	670	733	735	742	779	764	741	749	789	818	866	813	881	893	894	903	842	880			

## Medium Range Forecast: Assumes that the District Grows at a Slightly Faster Pace than the King County K-12 Population

### Tukwila Projection

#### Projections by Grade Level (Medium Range -- Recommended at this Time)

Birth Year	Projected Births																			
	2010	2011	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Births	24514	24630	25032	24,910	25028	24999	25002	25077	25151	25226	25371	25527	25682	25838	25993	26106.9	26100	25949	26234	26383
% of Cohort	1.07%	1.07%	1.07%	1.07%	1.08%	1.08%	1.10%	1.10%	1.15%	1.16%	1.16%	1.17%	1.17%	1.17%	1.17%	1.17%	1.18%	1.18%	1.18%	1.18%

	Assumes that the trends continue																			
	Oct15	Oct16	Oct17	Oct18	Oct19	Oct20	Oct21	Oct22	Oct23	Oct24	Oct25	Oct26	Oct27	Oct28	Oct29	Oct30	Oct31	Oct32	Oct33	Oct34
K	263	264	269	267	270	270	275	275	289	292	293	298	300	302	304	305	308	306	309	311
1	287	275	282	286	285	285	282	287	288	302	305	307	312	314	316	318	319	322	320	324
2	239	284	277	283	288	284	281	278	283	284	297	301	304	309	311	313	314	316	318	317
3	239	235	284	277	284	286	279	276	274	279	279	293	297	299	304	306	308	310	311	314
4	241	248	248	300	293	297	296	289	287	284	288	290	304	309	311	316	318	320	322	323
5	238	241	253	253	306	296	297	296	290	287	283	289	290	305	309	312	317	319	321	323
6	218	238	245	257	258	309	296	297	296	290	286	284	290	291	306	310	312	318	320	321
7	244	228	254	261	274	272	323	309	310	310	302	300	297	303	305	320	324	327	332	334
8	242	249	236	263	271	282	277	329	315	316	315	308	306	303	309	311	327	331	334	339
9	222	264	276	262	292	315	307	301	358	343	363	343	336	333	331	337	339	356	361	364
10	236	218	264	276	262	285	309	301	296	351	331	357	338	330	328	325	332	333	350	355
11	195	205	193	233	244	243	247	268	261	257	322	288	311	294	288	286	283	289	290	305
12	188	186	199	187	227	206	232	236	256	249	214	307	275	297	281	275	273	270	276	277
<b>Total</b>	<b>3053</b>	<b>3134</b>	<b>3278</b>	<b>3407</b>	<b>3551</b>	<b>3628</b>	<b>3701</b>	<b>3745</b>	<b>3802</b>	<b>3843</b>	<b>3879</b>	<b>3966</b>	<b>3960</b>	<b>3990</b>	<b>4002</b>	<b>4033</b>	<b>4074</b>	<b>4116</b>	<b>4164</b>	<b>4207</b>

Change	49	81	144	129	145	77	72	44	58	40	37	87	-6	30	12	31	41	42	48	42
% Change	1.6%	2.7%	4.6%	3.9%	4.2%	2.2%	2.0%	1.2%	1.5%	1.1%	1.0%	2.2%	-0.2%	0.8%	0.3%	0.8%	1.0%	1.0%	1.2%	1.0%

K-5	1507	1547	1612	1667	1725	1717	1710	1703	1710	1727	1746	1779	1808	1838	1855	1869	1884	1892	1901	1911
6-8	705	715	735	781	802	863	896	935	922	915	903	892	893	897	920	941	963	976	985	995
9-12	841	873	931	959	1024	1048	1095	1106	1171	1200	1230	1296	1260	1255	1227	1223	1226	1249	1277	1301

## Low Range Forecast: Assumes that the District Grows at About the Same Rate as the King County K-12 Population

### Tukwila Projection LOW PROJECTION

	Projected Births																			
Birth Year	2010	2011	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Births	24514	24630	25032	24,910	25028	24999	25002	25077	25151	25226	25371	25527	25682	25838	25993	26106.9	26100	25949	26234	26383
% of Cohort	1.06%	1.06%	1.06%	1.06%	1.06%	1.06%	1.08%	1.08%	1.13%	1.14%	1.14%	1.15%	1.15%	1.15%	1.15%	1.15%	1.16%	1.16%	1.16%	1.16%

	Assumes that the trends continue																			
	Oct15	Oct16	Oct17	Oct18	Oct19	Oct20	Oct21	Oct22	Oct23	Oct24	Oct25	Oct26	Oct27	Oct28	Oct29	Oct30	Oct31	Oct32	Oct33	Oct34
K	259	260	265	263	266	266	270	271	284	288	289	294	296	297	299	300	303	301	304	306
1	283	267	273	278	276	276	274	278	279	293	296	298	303	305	307	309	310	312	311	314
2	235	275	264	270	275	271	269	266	271	271	284	288	290	295	297	299	300	302	304	303
3	235	228	272	261	267	269	263	260	258	262	262	276	280	282	286	288	290	292	293	295
4	237	240	237	283	272	275	275	268	266	263	267	269	282	286	288	293	295	297	298	300
5	235	234	241	238	284	270	271	271	264	262	259	264	265	279	283	285	289	291	293	295
6	215	231	234	242	239	282	266	267	267	261	258	255	261	262	275	279	281	286	287	289
7	241	221	242	246	254	248	291	274	275	274	268	266	263	269	270	284	288	290	295	296
8	239	241	226	248	251	257	249	291	275	276	275	269	267	265	270	271	285	289	291	296
9	219	256	264	247	270	287	276	267	312	295	312	295	289	287	284	290	291	306	310	313
10	232	212	252	260	243	260	278	267	258	302	280	303	286	280	278	275	281	282	297	301
11	192	199	184	220	226	222	223	238	228	221	273	240	259	245	240	238	236	241	242	254
12	185	181	190	176	210	188	208	209	223	214	181	256	226	244	231	226	224	222	227	228
<b>Total</b>	<b>3007</b>	<b>3045</b>	<b>3145</b>	<b>3231</b>	<b>3333</b>	<b>3374</b>	<b>3412</b>	<b>3428</b>	<b>3461</b>	<b>3482</b>	<b>3504</b>	<b>3572</b>	<b>3567</b>	<b>3595</b>	<b>3607</b>	<b>3637</b>	<b>3673</b>	<b>3711</b>	<b>3752</b>	<b>3789</b>
Change	3	37	100	86	102	41	38	16	33	21	22	69	-6	28	13	29	37	37	42	37
% Change	0.1%	1.2%	3.3%	2.7%	3.2%	1.2%	1.1%	0.5%	1.0%	0.6%	0.6%	2.0%	-0.2%	0.8%	0.4%	0.8%	1.0%	1.0%	1.1%	1.0%
K-5	1485	1504	1552	1593	1639	1628	1622	1615	1622	1639	1657	1688	1716	1744	1760	1774	1787	1795	1804	1813
6-8	694	694	702	735	744	788	806	833	817	811	800	790	791	795	815	834	854	864	873	881
9-12	828	847	890	902	950	958	985	980	1022	1032	1046	1094	1060	1056	1033	1029	1032	1051	1076	1095

## High Range Forecast: Assumes that the District Grows at a Much Faster Rate than the overall King County K-12 Population (Much Better ELL Growth)

### Tukwila Projection HIGH PROJECTION

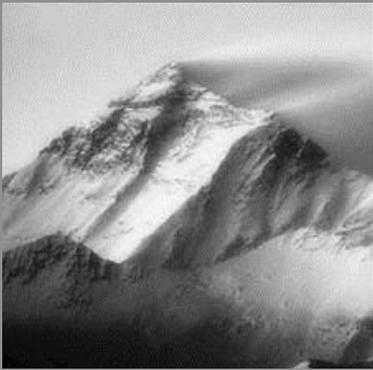
Birth Year	Projected Births																			
	2010	2011	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Births	24514	24630	25032	24,910	25028	24999	25002	25077	25151	25226	25371	25527	25682	25838	25993	26106.9	26100	25949	26234	26383
% of Cohort	1.09%	1.09%	1.09%	1.09%	1.09%	1.10%	1.11%	1.11%	1.17%	1.18%	1.17%	1.19%	1.19%	1.19%	1.19%	1.19%	1.20%	1.20%	1.20%	1.20%

	Assumes that the trends continue																			
	Oct15	Oct16	Oct17	Oct18	Oct19	Oct20	Oct21	Oct22	Oct23	Oct24	Oct25	Oct26	Oct27	Oct28	Oct29	Oct30	Oct31	Oct32	Oct33	Oct34
K	267	268	273	271	274	274	279	280	293	297	298	303	305	306	308	310	312	310	314	315
1	292	284	290	295	293	294	290	296	297	311	314	317	322	324	326	328	329	332	330	333
2	242	292	289	296	301	297	294	291	296	297	311	315	318	323	325	327	329	330	333	331
3	243	242	297	294	301	303	296	293	290	296	296	311	315	318	323	325	327	329	330	333
4	244	255	259	319	315	320	319	312	309	306	311	312	328	332	335	340	343	345	347	348
5	242	248	264	268	330	324	325	324	317	314	310	316	318	334	338	341	347	349	351	353
6	221	245	256	273	278	338	329	330	329	321	318	315	321	323	339	344	347	352	355	357
7	248	235	265	277	295	297	358	348	350	349	340	338	335	342	343	361	366	368	374	377
8	246	256	247	279	292	308	307	370	360	361	360	352	350	347	354	355	373	378	381	388
9	225	272	289	278	314	344	340	339	409	398	421	398	390	387	384	391	393	413	419	422
10	239	225	276	293	282	311	343	339	338	408	390	421	398	389	386	383	391	393	413	418
11	198	211	202	248	263	266	275	302	299	298	379	344	372	351	344	341	338	345	347	364
12	191	192	208	199	244	225	257	266	293	289	252	368	334	360	341	333	331	328	335	336
<b>Total</b>	<b>3099</b>	<b>3225</b>	<b>3415</b>	<b>3590</b>	<b>3782</b>	<b>3901</b>	<b>4012</b>	<b>4091</b>	<b>4179</b>	<b>4244</b>	<b>4300</b>	<b>4410</b>	<b>4404</b>	<b>4436</b>	<b>4446</b>	<b>4479</b>	<b>4525</b>	<b>4573</b>	<b>4628</b>	<b>4676</b>
Change	95	126	191	175	192	119	112	78	89	65	56	110	-6	32	10	34	45	48	55	49
% Change	3.2%	4.1%	5.9%	5.1%	5.3%	3.1%	2.9%	1.9%	2.2%	1.5%	1.3%	2.6%	-0.1%	0.7%	0.2%	0.8%	1.0%	1.1%	1.2%	1.1%
K-5	1530	1589	1673	1743	1814	1811	1803	1795	1802	1819	1839	1873	1905	1937	1955	1970	1986	1994	2004	2014
6-8	715	736	769	829	864	943	994	1049	1039	1032	1018	1005	1006	1011	1036	1060	1086	1099	1110	1121
9-12	853	899	974	1018	1104	1146	1215	1246	1339	1393	1443	1531	1493	1488	1455	1449	1453	1479	1513	1541



## Appendix F

### Financial Information Summary



# BOND ISSUE PLANNING

Prepared by:

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Managing Director

Public Finance

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March 25, 2015

Presentation to:

**Tukwila School District No. 406**



# About Piper Jaffray & Co.

## PiperJaffray®

### Public Finance & Institutional Debt

- ◆ Public Finance
- ◆ Municipal Sales
- ◆ Municipal Underwriting & Trading
- ◆ Derivative Products
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### Corporate & Institutional Equity

- ◆ Investment Banking
- ◆ Equity & Fixed Income Sales & Trading
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- ◆ Equity & Debt Capital Markets

### Asset Management

- ◆ Equity & Fixed Income
- ◆ Master Limited Partnerships
- ◆ Balanced Investments
- ◆ Private Equity Investments

- ◆ Team-based approach to deliver best client solutions
- ◆ Deep industry expertise in key growth-oriented sectors
- ◆ Global reach in the world's leading capital markets
- ◆ Full-service capabilities and execution excellence
- ◆ Built on a 115+ year track record of quality service and customer success



Piper Jaffray Companies is a leading middle market investment bank and asset management firm. Securities brokerage and investment banking services are offered in the United States through Piper Jaffray & Co., member SIPC and FINRA; in Europe through Piper Jaffray Ltd, authorized and regulated by the Financial Services Authority; and in Hong Kong through Piper Jaffray Asia Limited, Piper Jaffray Asia Securities Limited, and Piper Jaffray Asia Futures Limited, all of which are registered with the Hong Kong Securities and Futures Commission. Asset management products and services are offered through three separate investment advisory affiliates registered with the U.S. Securities and Exchange Commission: Advisory Research Inc.; FAMCO, Inc.; and Piper Jaffray Investment Management LLC.

\*Registration pending.

# About Piper Jaffray & Co.

## Firm Overview

- ◆ Seattle-Northwest Securities (SNW) merged with Piper Jaffray Companies on July 12, 2013, and our new name, Seattle-Northwest Division of Piper Jaffray, reflects the result of the merger.
  - Founded in 1895, Piper Jaffray is headquartered in Minneapolis
  - *Underwriting Services:* Sole or Senior manager of 547 long- and short-term negotiated transactions in 2014 totaling \$11.37 billion
  - *Financial Advisory Services:* Served as financial advisor on 167 transactions in 2014 totaling \$6.56 billion

## We help school districts borrow money by planning, implementing and managing bond sales.

- ◆ Acts as bond underwriters and financial advisors
- ◆ Serving the financing needs of over 50% of school districts in the State of Washington

## Seattle-Northwest Division's team offers:

- ◆ A thorough understanding of the school district issues in Washington
- ◆ A deep team of professionals experienced in providing financial advisory and underwriting services to a wide range of issuers in the K-12 education sector
- ◆ Established relationships with key rating analysts
- ◆ Real-time market knowledge
- ◆ Extensive experience with both negotiated and competitive sales
- ◆ Assistance with the bond election process

### Washington, Oregon, and Idaho Negotiated Long-Term Transactions

2014

Underwriter	No. of Issues	Par Amount (US\$ mil)
Piper Jaffray & Co	79	\$1,849.6
D A Davidson & Co	58	644.7
Citi	19	828.3
J P Morgan Securities LLC	16	1,589.5
Bank of America Merrill Lynch	13	654.0
Goldman Sachs & Co	8	330.4
Martin Nelson & Co Inc	8	27.1
Robert W. Baird & Co Inc	7	20.3
Barclays	6	246.6
Wedbush Morgan Securities	5	40.0
<b>Industry Total</b>	<b>224</b>	<b>\$7,073.0</b>

Source: Thomson Reuters

### Washington, Oregon, and Idaho K-12 Education Negotiated Long-Term Transactions

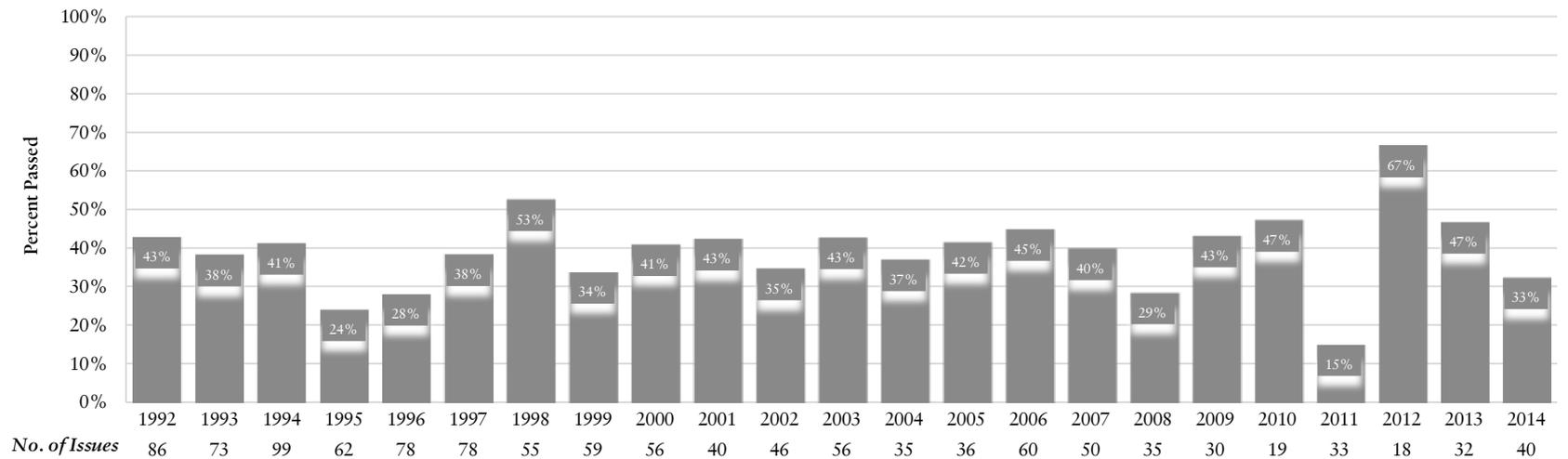
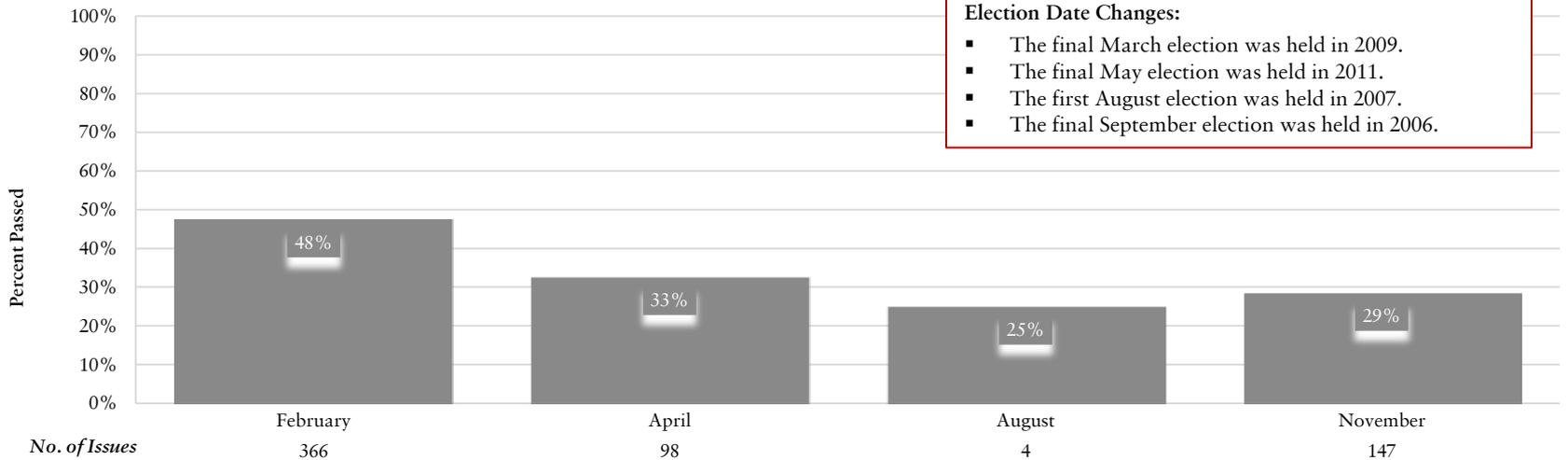
2014

Underwriter	No. of Issues	Par Amount (US\$ mil)
Piper Jaffray & Co	43	\$1,370.2
D A Davidson & Co	23	476.7
J P Morgan Securities LLC	3	36.0
RBC Capital Markets	1	152.6
Martin Nelson & Co Inc	1	2.6
<b>Industry Total</b>	<b>71</b>	<b>\$2,038.1</b>

Source: Thomson Reuters

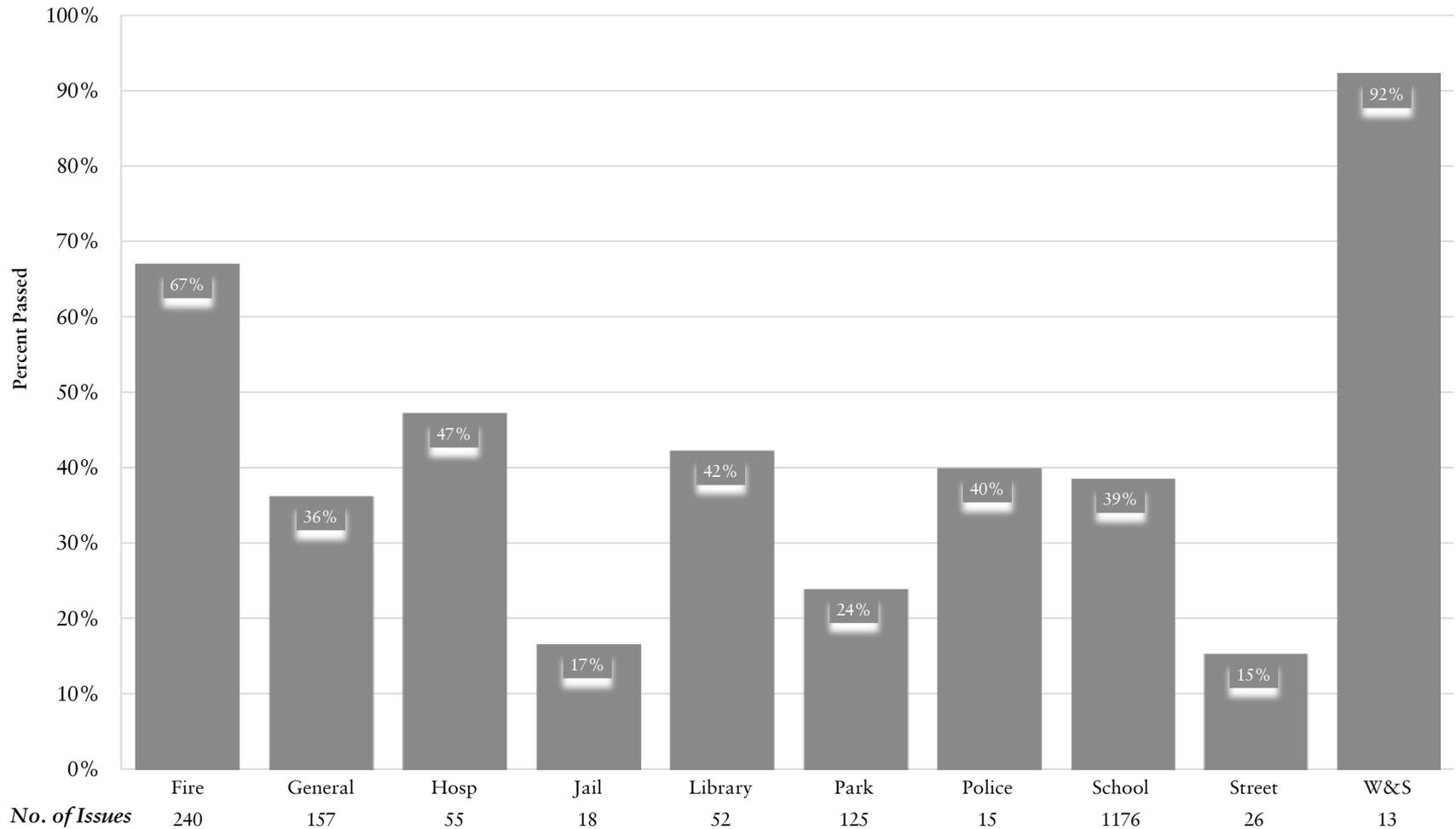
# Bond Election Results

Historically, spring elections have been the most favorable for school bonds.



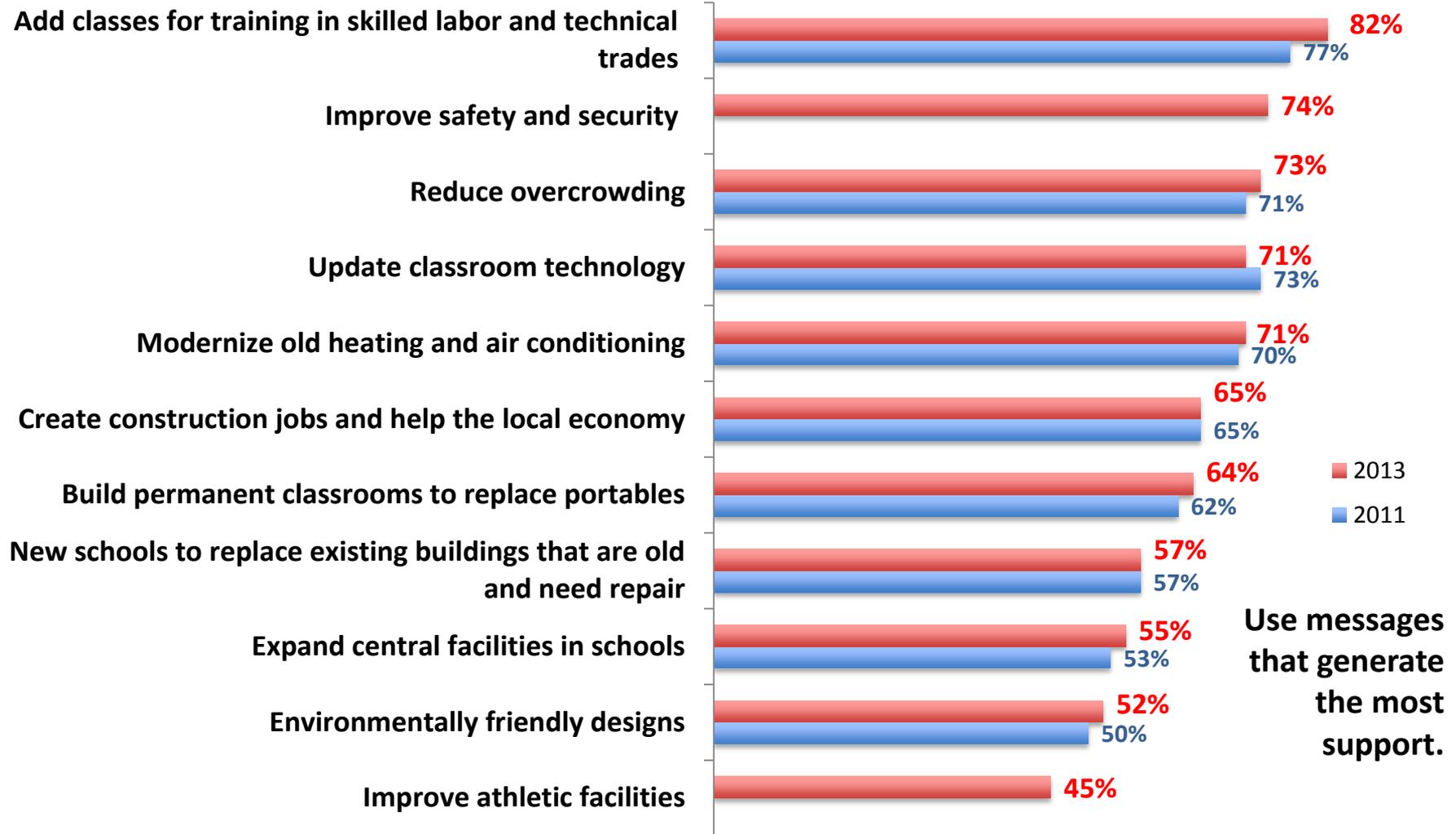
# Voting Patterns

Bond Issues Passed by Purpose  
Years 1992 through November 2014, inclusive



# Effective Messages

Would you favor or oppose a bond measure for your school district if you knew the funds would be used to:

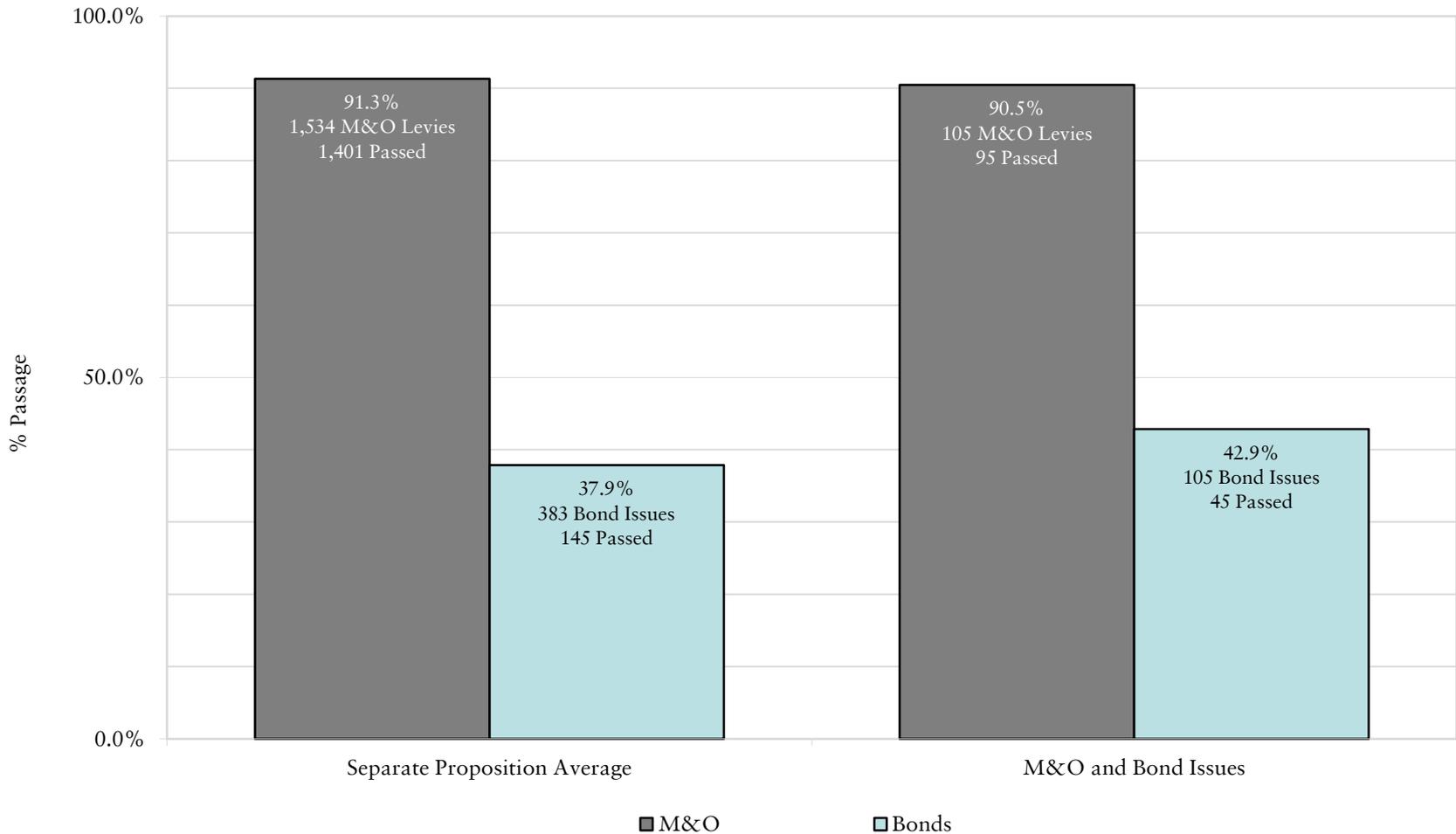


# 2015 Washington School Bond Election Results

DATE	COUNTY	ISSUER	PAR AMOUNT	YES	RESULT
Feb-15	BENTON	Kennewick School District No. 17	\$89,500,000	64.55%	PASSED
Feb-15	CHELAN	Cascade School District No. 228	\$69,500,000	60.53%	PASSED
Feb-15	CLALLAM	Port Angeles School District No. 121	\$98,254,000	49.68%	FAILED
Feb-15	CLALLAM	Sequim School District No. 323	\$49,265,000	57.56%	FAILED
Feb-15	CLARK	Washougal School District No. 112-6	\$57,685,000	61.03%	PASSED
Feb-15	CLARK	Hockinson School District No. 98	\$39,900,000	62.21%	PASSED
Feb-15	COWLITZ	Toutle Lake School District No. 130	\$7,095,000	60.06%	PASSED
Feb-15	GRANT	Moses Lake School District No. 161	\$98,000,000	54.45%	FAILED
Feb-15	JEFFERSON	Chimacum School District No. 49	\$34,800,000	51.50%	FAILED
Feb-15	KING	Highline School District No. 401	\$376,033,461	54.81%	FAILED
Feb-15	KING	Snoqualmie Valley School District No. 410	\$244,400,000	62.52%	PASSED
Feb-15	KITTITAS	Ellensburg School District No. 401	\$31,677,544	73.15%	PASSED
Feb-15	LEWIS	Chehalis School District No. 302	\$35,950,000	62.42%	PASSED
Feb-15	MASON	Pioneer School District No. 402	\$25,409,930	61.86%	PASSED
Feb-15	OKANOGAN	Tonasket School District No. 404	\$6,980,000	57.31%	FAILED
Feb-15	SKAGIT	Anacortes School District No. 103	\$86,900,000	62.44%	PASSED
Feb-15	SPOKANE	Spokane School District No. 81	\$145,000,000	69.50%	PASSED
Feb-15	SPOKANE	Orchard Prairie School District No. 123	\$1,230,000	52.90%	FAILED
Feb-15	SPOKANE	Nine Mile Falls School District No. 325	\$29,450,000	53.19%	FAILED
Feb-15	SPOKANE	Mead School District No. 354	\$69,500,000	64.09%	PASSED
Feb-15	SPOKANE	Central Valley School District No. 356	\$121,900,000	64.84%	PASSED
Feb-15	SPOKANE	Cheney School District No. 360	\$44,885,830	58.43%	FAILED
Feb-15	STEVENS	Chewelah School District No. 36	\$10,520,000	49.93%	FAILED
Feb-15	THURSTON	Yelm Community Schools No. 2	\$53,900,000	49.95%	FAILED
Feb-15	WHATCOM	Blaine School District No. 503	\$45,000,000	70.16%	PASSED
Feb-15	WHATCOM	Nooksack Valley School District No. 506	\$27,995,000	69.17%	PASSED
Feb-15	YAKIMA	Granger School District No. 204	\$11,740,000	66.91%	PASSED

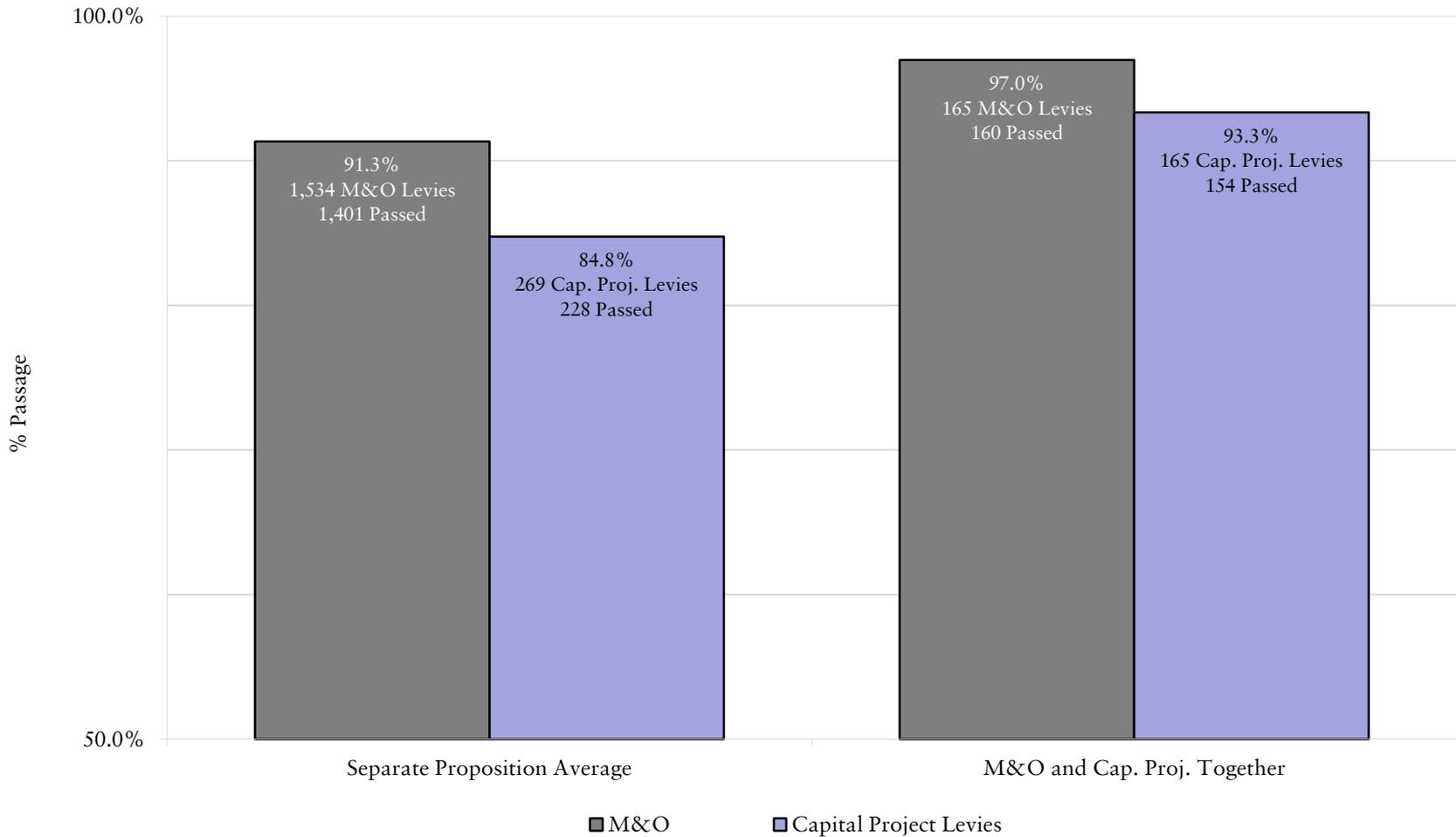
# Election Results

M&O and Bond Levies on the Same Ballot  
School District Passage Rates (February 2002 – November 2014)



# Election Results

M&O and Capital Project Levies on the Same Ballot  
School District Passage Rates (February 2002 – November 2014)



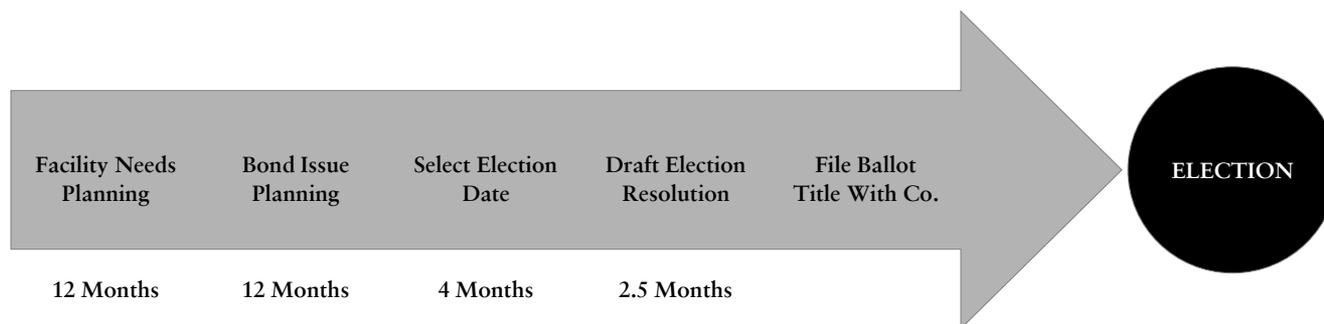
# Election Dates and Timeline

## 2015 Special Election and Resolution Filing Dates, Under Current Law

Election Date	Resolution Filing Date	Approximate Ballot Mailing Date <sup>(1)</sup>
February 10, 2015	December 26, 2014	January 23, 2015
April 28, 2015	March 13, 2015	April 10, 2015
August 4, 2015	May 8, 2015	July 17, 2015
November 3, 2015	August 4, 2015	October 16, 2015

(1) Ballots are required to be mailed no later than 18 days prior to the election date.

## Ideal Time Frame for Major Decisions



# Tukwila School District's Election Results

## Historical Bond Elections

Date	Par Amount	% Yes	Result
May-98	\$23,500,000	62.50%	PASSED
Feb-98	\$23,500,000	59.45%	FAILED

## Historical M&O Levy Elections

Date	1st Year	2nd Year	3rd Year	4th Year	% Yes	Result
Feb-12	\$9,631,277	\$10,112,788	\$10,618,428	\$11,149,349	66.55%	PASSED
Feb-08	\$7,204,123	\$7,708,412	\$8,286,543	\$8,866,601	63.32%	PASSED
Mar-04	\$5,409,085	\$5,747,152	\$6,135,085	\$6,549,203	60.54%	PASSED
Feb-02	\$4,823,166	\$5,102,910	--	--	63.57%	PASSED
Apr-00	\$4,550,679	\$4,855,603	--	--	63.81%	PASSED
Feb-00	\$4,550,679	\$4,855,603	--	--	58.12%	FAILED
Feb-98	\$3,863,000	\$4,220,000	--	--	63.22%	PASSED

## Historical Capital Project Levy Elections

Date	1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year	% Yes	Result
Feb-10	\$1,350,000	\$1,350,000	\$896,250	\$896,250	\$896,250	\$896,250	55.03%	PASSED

# Planning a Bond Financing

## Participants

- ◆ The **Architect** provides cost projections based on the project scope.
- ◆ The **Washington Office of Superintendent of Public Instruction** provides the District with an estimate of State matching funds.
- ◆ The **Underwriter or Financial Advisor** provides financial planning.
- ◆ The **Underwriter** buys the bonds to resell to investors.
- ◆ The **Bond Counsel** prepares documents and provides a legal opinion that the bonds are legally issued and are exempt from Federal income taxes.
- ◆ The **County Treasurer** is the District's treasurer and takes receipt of the bond proceeds.

## Required Information on the Ballot Proposition

- ◆ The **maximum amount** to be borrowed
  - The “par” amount of bonds sold
  - Estimated costs/fees for bond issuance
- ◆ The **maximum term** of the bonds
  - Legally can repay the bonds up to 40 years
  - Match useful life of assets with the financing structure
- ◆ The uses of the **bond proceeds**
  - Be specific enough to describe the project, but general enough in case you need the flexibility to change the use
- ◆ The use of **State matching money**
- ◆ That the District has **unlimited authority** to levy property taxes to pay debt service
  - This is a very strong credit pledge – investors like this!

# Overview of Bonds and Capital Levies

Bonds are the primary method used by Washington school districts to finance the “local share” of major capital projects because:

- ◆ Cash is generated up front
- ◆ Payments can be spread over time
- ◆ Districts have some control over taxpayer impacts

## Voter-Approved Unlimited Tax General Obligation (UTGO) Bonds

- ◆ New revenue created
- ◆ Repaid with property taxes
- ◆ Approved with a 60% yes vote, 40% validation
- ◆ 5% debt capacity
- ◆ 40-year maximum term (match useful life of asset)

2015 Bond Assessed Value	\$3,066,154,575
Statutory Capacity Rate	5.00%
Total Statutory Capacity	\$153,307,729
Less: Outstanding Voted Debt	(\$15,325,000)
Less: Outstanding Non-Voted Debt	\$0
Plus: Debt Service Fund Balance	\$0
Remaining Capacity	\$137,982,729

## Non-Voted Limited General Obligation (LGO) Bonds

- ◆ Repaid with existing revenue
- ◆ Can't be used for “new” construction
- ◆ 3/8 of 1% debt capacity
- ◆ Public hearing required if more than \$250,000

2015 Bond Assessed Value	\$3,066,154,575
Statutory Capacity Rate	0.38%
Total Statutory Capacity	\$11,498,080
Less: Estimated Non-Voted Debt	\$0
Less: Refunding Use of Non-Voted Debt	(\$555,000)
Remaining Capacity	\$11,458,080

## Capital Projects Levy

- ◆ One- to six-year collection cycle
- ◆ Pay costs to construct, modernize or remodel school facilities (includes technology improvements)
- ◆ Additional capital levy may be authorized for the same period (e.g. technology and new roof)
- ◆ No interest cost
- ◆ Significantly reduced interest earnings
- ◆ Possible life cycle mismatch
- ◆ Simple majority (50% + 1)

# Tax Rate History

Historical Levy Rates						
Year	Bond Levy	Capital Project Levy	Technology Levy	Transportation Levy	M&O Levy	Total
1996	\$2.59	--	--	--	\$2.51	\$5.10
1997	\$2.63	--	--	--	\$2.67	\$5.30
1998	\$2.48	--	--	--	\$2.37	\$4.85
1999	\$3.99	--	--	--	\$2.81	\$6.80
2000	\$3.02	--	--	--	\$2.89	\$5.92
2001	\$2.81	--	--	--	\$2.73	\$5.54
2002	\$1.75	\$0.12	--	--	\$2.85	\$4.71
2003	\$2.38	--	--	--	\$2.48	\$4.86
2004	\$2.44	--	--	--	\$2.62	\$5.05
2005	\$2.36	--	--	--	\$2.68	\$5.05
2006	\$2.35	--	--	--	\$2.67	\$5.02
2007	\$2.21	--	--	--	\$2.58	\$4.79
2008	\$2.25	--	--	--	\$2.48	\$4.73
2009	\$1.83	--	--	--	\$2.29	\$4.12
2010	\$1.33	--	--	--	\$2.56	\$3.89
2011	\$1.69	\$0.47	--	--	\$2.88	\$5.03
2012	\$1.78	\$0.48	--	--	\$3.19	\$5.45
2013	\$1.84	\$0.33	--	--	\$3.53	\$5.70
2014	\$1.91	\$0.32	--	--	\$3.66	\$5.89
2015	\$1.73	\$0.29	--	--	\$3.47	\$5.50

# Tax Rate Comparables

## 2015 King County School Districts

District	Assessed Value	Bonds	M&O	Capital Projects	Trans.	Total
Federal Way SD No. 210	\$ 11,797,915,761	\$ 1.44	\$ 3.75	\$ 1.22	\$ -	\$ 6.42
Tahoma SD No. 409	5,017,196,605	2.37	3.26	0.54	-	6.17
Auburn SD No. 408	9,376,577,914	1.42	3.86	0.86	-	6.14
Tukwila SD No. 406	3,066,154,575	1.73	3.47	0.29	-	5.50
Kent SD No. 415	18,485,690,676	1.41	3.63	0.38	-	5.41
Highline SD No. 401	13,343,281,425	1.71	3.68	-	-	5.39
Enumclaw SD No. 216	2,895,588,992	1.47	3.50	-	-	4.97
Shoreline SD No. 412	9,557,809,351	1.88	2.56	0.31	-	4.76
Renton SD No. 403	17,262,426,309	1.71	2.42	0.46	-	4.59
Northshore SD No. 417	22,610,385,709	1.93	2.15	0.35	-	4.44
Riverview SD No. 407	3,314,185,287	1.22	2.43	0.56	-	4.20
Issaquah SD No. 411	22,277,410,328	1.59	1.95	0.51	-	4.06
Vashon Island SD No. 402	2,215,687,530	1.72	1.71	0.41	-	3.83
Snoqualmie Valley SD No. 410	6,844,273,135	2.22	1.19	0.39	-	3.81
Lake Washington SD No. 414	43,317,991,870	0.87	1.46	0.97	-	3.30
Bellevue SD No. 405	46,706,145,737	1.37	1.20	0.56	-	3.13
Mercer Island SD No. 400	9,816,994,550	0.83	1.38	0.51	-	2.72
Seattle SD No. 1	144,478,745,312	-	1.28	1.11	-	2.39
Skykomish SD No. 404	173,068,323	-	1.83	-	-	1.83

# Tax Rate Comparables

## Washington School Districts (2015 - With Similar Assessed Value)

District	Assessed Value	Bonds	M&O	Capital Projects	Trans.	Total
Mount Vernon SD No. 320	\$3,116,548,395	\$ 2.04	\$ 4.28	\$ 0.67	\$ -	\$ 6.90
Bremerton SD No. 100	2,941,130,134	1.36	3.82	0.65	-	6.26
Tukwila SD No. 406	3,066,154,575	1.73	3.47	0.29	-	5.76
Arlington SD No. 16	3,289,328,908	1.60	3.60	-	-	4.92
Walla Walla SD No. 140	2,895,026,058	1.28	3.71	-	-	4.90
Lake Stevens SD No. 4	4,041,128,001	1.36	3.26	0.37	-	4.82
Enumclaw SD No. 216	2,895,588,992	1.47	3.50	-	-	2.93
Ferndale SD No. 502	3,655,378,908	0.91	3.70	-	-	2.33
Fife SD No. 417/888	2,851,888,903	1.27	3.31	-	-	2.13
Oak Harbor SD No. 201	3,291,106,213	1.93	2.30	-	-	1.99
Riverview SD No. 407	3,314,185,287	1.22	2.43	0.56	-	1.07

# Outstanding Voted Debt Profile

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Moody's
Aa2

Series	Principal Issued	Principal Outstanding (as of 3/30/2015)	Call Date and Price	Final Maturity	Refunding Option
UTGO Ref. 2012 (Taxable)	\$16,310,000	\$15,325,000	N/A	12/1/2017	Current

# Financial Plan

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There are a number of items to consider when creating a financial plan.

## Project Budget

- ◆ What are the estimated costs of the project?
- ◆ What are the estimated revenues to help pay for the project?
  - Bonds?
  - State match?
  - Investment earnings?
  - Impact fees?

## Timing

- ◆ When do you need the money?
- ◆ What is the construction draw schedule?
- ◆ Tax law considerations
  - Provide funds when needed for project costs (IRS 85% spend-down within three years)
  - Arbitrage rebate exemptions
    - Spend-down test
    - Issuance amount (issue \$15 million or less per year)

## Taxpayer Impact

- ◆ What is the impact of the project on property owners (taxpayers)?
- ◆ Tax rates are the standard means of communicating the tax impact on property owners. The tax rate will be affected by the assumptions used for the following:
  - Interest Rates
  - Bond Rating
  - Assessed Value
  - Bond Structure

# Interest Rates

- ◆ Lower interest rates result in lower tax rates for bonds
- ◆ Interest rates are determined when bonds are sold

General Obligation Bond Buyer Index History



# Bond Rating

Rating agencies will consider the District's debt, financial performance, and governmental factors, and the local economy.

## Rating Options

- ◆ District's underlying rating (Aa2)
- ◆ State guarantee (Aa1)

## Debt Factors

- ◆ Debt repayment structure
- ◆ Debt burden
- ◆ Future capital needs

## Financial Performance Factors

- ◆ Accounting and reporting methods
- ◆ Revenue/expenditure trends
- ◆ Annual operating and budgetary performance
- ◆ General fund balance

## Governmental Factors

- ◆ Legal and political relationships between state and local levels of government
- ◆ Tenure of governmental officials and frequency of elections
- ◆ Background and experience of key members of administration

## Local Economy Factors

- ◆ Geographic location/proximity to transportation networks, cities, etc.
- ◆ Infrastructure of area (roads, utility systems, transportation facilities)
- ◆ Size/structure/diversity of tax base (concentration of largest taxpayers)
- ◆ Population base (age, education, labor skills, income/wealth levels)
- ◆ Employment base (reliance on particular industries)



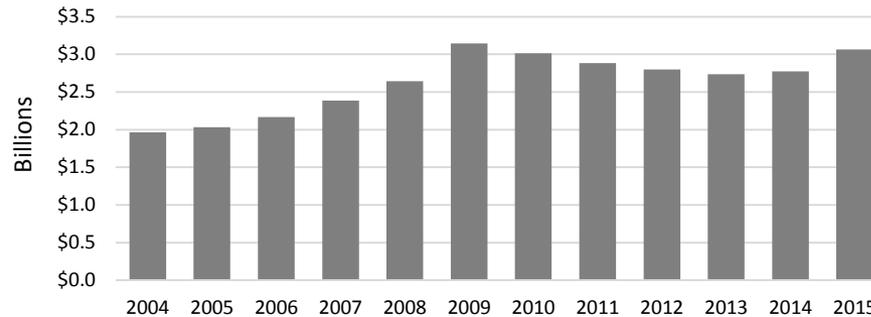
# Credit Analysis: How the Rating Agencies View Tukwila

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	Moody's
Rating	Aa2
Credit Strengths	<ul style="list-style-type: none"><li>▪ Stable financial operations with healthy fund balance</li><li>▪ Limited direct debt burden</li></ul>
Concerns	<ul style="list-style-type: none"><li>▪ Continued decline in the district's assessed value</li><li>▪ Slightly below-average socioeconomic measures</li></ul>

# Assessed Value

## Tukwila School District's Bond Assessed Value



### History

- ◆ 2015 bond assessed value: \$3,066,154,575
- ◆ Compound average growth rate (2005-2015): 4.20%
- ◆ Compound average growth rate (2010-2015): 0.36%

### Projection

Final 2013	-2.27% growth
Final 2014	1.37% growth
Final 2015	10.60% growth
Assumed 2016	5.00% growth
Assumed 2017 and on	2.50% annual growth

- ◆ Higher assessed values will lower the District's tax rates (but not the overall payment).
- ◆ An individual's taxes will be based on the assessed value of his or her own property.
- ◆ Dissecting the components that make up the assessed value growth will be important. How much of the growth is related to new construction versus increased value of existing properties?

# Assessed Value

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Year	Assessed Value Total	% Change
1996	\$1,252,838,908	--
1997	\$1,233,598,400	-1.54%
1998	\$1,308,341,524	6.06%
1999	\$1,376,837,194	5.24%
2000	\$1,457,686,282	5.87%
2001	\$1,605,049,051	10.11%
2002	\$1,787,649,587	11.38%
2003	\$1,932,683,245	8.11%
2004	\$1,962,972,019	1.57%
2005	\$2,031,647,481	3.50%
2006	\$2,164,889,291	6.56%
2007	\$2,385,658,836	10.20%
2008	\$2,642,586,691	10.77%
2009	\$3,143,590,402	18.96%
2010	\$3,012,149,805	-4.18%
2011	\$2,884,319,481	-4.24%
2012	\$2,798,669,196	-2.97%
2013	\$2,735,006,304	-2.27%
2014	\$2,772,396,515	1.37%
2015	\$3,066,154,575	10.60%

# Projected Tax Rates

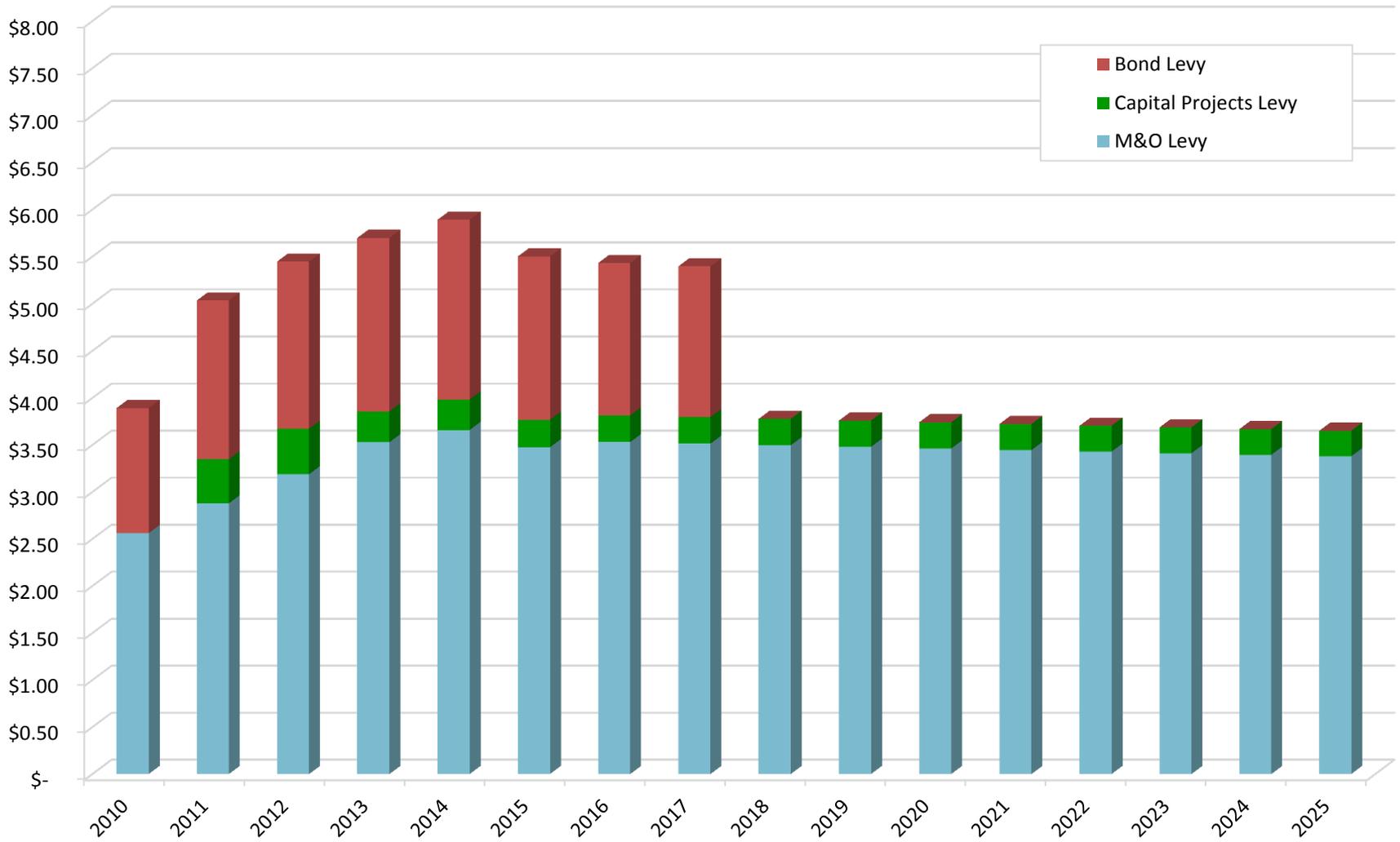
Calculation Factors		
Rating:	Aa1 (State Guarantee); Aa2 (Underlying)	
Assessed Value Increases at:	R&P	
	Preliminary	2015
		10.60%
		2016
		5.00%
		2017
		2.50%
		2018 - 2064
		2.50%
Issue Structure:		
Bonds Issued:		
Issue Size:		

NOTES:  
 (1) Certified levy amount.  
 (2) Budgeted levy amount.

Levy Year	Bond Assessed Value	M&O Assessed Value	(in 1,000's)			Capital Levy	M&O Levy	
			Debt Service					
			Prior Debt	2015 Issue	Total Bonds			
2015	\$3,066,155	\$3,066,155	\$5,318	\$0	\$5,321	\$897	\$10,661	(1)
2016	3,158,139	3,158,139	5,107	0	5,107	896	11,149	(2)
2017	3,252,883	3,252,883	5,207	0	5,207	919	11,428	
2018	3,350,470	3,350,470	0	0	0	942	11,714	
2019	3,450,984	3,450,984	0	0	0	965	12,007	
2020	3,554,514	3,554,514	0	0	0	989	12,307	
2021	3,661,149	3,661,149	0	0	0	1,014	12,614	
2022	3,770,983	3,770,983	0	0	0	1,039	12,930	
2023	3,884,113	3,884,113	0	0	0	1,065	13,253	
2024	4,000,636	4,000,636	0	0	0	1,092	13,584	
2025	4,120,655	4,120,655	0	0	0	1,119	13,924	
2026	4,244,275	4,244,275	0	0	0	1,147	14,272	
2027	4,371,603	4,371,603	0	0	0	1,176	14,629	
2028	4,502,751	4,502,751	0	0	0	1,205	14,995	
2029	4,637,834	4,637,834	0	0	0	1,235	15,370	
2030	4,776,969	4,776,969	0	0	0	1,266	15,754	
2031	4,920,278	4,920,278	0	0	0	1,298	16,148	
2032	5,067,886	5,067,886	0	0	0	1,330	16,551	
2033	5,219,923	5,219,923	0	0	0	1,364	16,965	
2034	5,376,521	5,376,521	0	0	0	1,398	17,389	
2035	5,537,816	5,537,816	0	0	0	1,433	17,824	
2036	5,703,951	5,703,951	0	0	0	1,469	18,270	
2037	5,875,069	5,875,069	0	0	0	1,505	18,726	
2038	6,051,321	6,051,321	0	0	0	1,543	19,194	
2039	6,232,861	6,232,861	0	0	0	1,582	19,674	
2040	6,419,847	6,419,847	0	0	0	1,621	20,166	

Projected Tax Rates				
Prior Debt	Capital Levy	M&O Levy	Combined Tax Rates	
\$1.73	\$0.29	\$3.47	\$5.50	(1)
1.62	0.28	3.53	5.43	(2)
1.60	0.28	3.51	5.40	
0.00	0.28	3.50	3.78	
0.00	0.28	3.48	3.76	
0.00	0.28	3.46	3.74	
0.00	0.28	3.45	3.72	
0.00	0.28	3.43	3.70	
0.00	0.27	3.41	3.69	
0.00	0.27	3.40	3.67	
0.00	0.27	3.38	3.65	
0.00	0.27	3.36	3.63	
0.00	0.27	3.35	3.62	
0.00	0.27	3.33	3.60	
0.00	0.27	3.31	3.58	
0.00	0.27	3.30	3.56	
0.00	0.26	3.28	3.55	
0.00	0.26	3.27	3.53	
0.00	0.26	3.25	3.51	
0.00	0.26	3.23	3.49	
0.00	0.26	3.22	3.48	
0.00	0.26	3.20	3.46	
0.00	0.26	3.19	3.44	
0.00	0.25	3.17	3.43	
0.00	0.25	3.16	3.41	
0.00	0.25	3.14	3.39	

# Projected Tax Rates



# Next Steps

## District's Role

### Project Planning

- ◆ Refine project scope and local share of required funds
- ◆ Refine tax rate projections

### Looking Ahead

- ◆ Debt Service Fund cash flow planning and budget
- ◆ Future financing and levy needs

### Election Resources

- ◆ 2015 Election Conference – September 24, 2015  
Shoreline, Washington
- ◆ Attendance at Facility / Bond Committee meetings
- ◆ Presentation of information for community and civic organization meetings
- ◆ Briefing of County Assessor and Treasurer
- ◆ Community Surveys

## Piper Jaffray's Service

### Pre-Election Service

- ◆ Provide bond issue planning
- ◆ Attend community meetings
- ◆ Meet with Facilities Committee
- ◆ Act as resource to Election Committee – survey research
- ◆ Coordinate work with County Treasurer
- ◆ Apply for bond ratings and bond insurance applications

### Post-Election Service

- ◆ Coordinate financing team activities
- ◆ Prepare Official Statements
- ◆ Market bond – find the investors
- ◆ Provide investment analysis
- ◆ Provide ongoing assistance:
- ◆ Debt Service Fund cash flow analysis
- ◆ SEC disclosure compliance
- ◆ Refunding analysis
- ◆ Arbitrage rebate assistance



# Appendix G

## Energy Use Data

# Energy Benchmark

## ASSESSMENT SITE

**Tukwila SD - Cascade View Elementary School**  
 13601 32nd Ave St  
 Tukwila, WA 98168

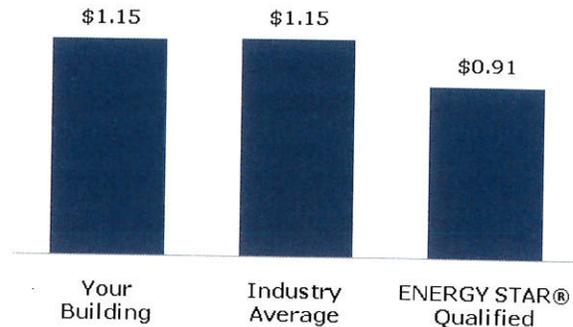
## ASSESSMENT DATES

March 2010 – February 2011

## ENERGY PERFORMANCE

The building evaluated has **56,593** gross square feet of floor area, plus **24,000** square feet of parking. The building's total energy costs are **\$65,017** or **\$1.15** per square foot, for the evaluation period of **March 2010** through **February 2011**. This is **26% higher** annual energy cost per square foot than a similar ENERGY STAR® qualified building (having an ENERGY STAR® score of 75).

**Energy Cost Index (\$/ft<sup>2</sup>/Year)**



**ENERGY STAR® Score**



The ENERGY STAR® score for this building is **50**, which means that this building performs better than **50%** of its peer buildings, and **50%** of its peer buildings perform better than it does.

The Energy Usage Index (EUI) for this building is **80** kBtu/ft<sup>2</sup>/year.

## CARBON FOOTPRINT



The annual carbon footprint for this building is **384** metric tons of carbon dioxide, or **15.0** lbs per square foot. This approximately equates to **74** cars on the road or to the carbon absorption of **23,000** trees.

## OPPORTUNITY FOR IMPROVEMENT

Compared to the twelve months ending December 2008, the energy consumption for this building has already **decreased** by **8%**. As energy rates have increased, the corresponding cost increase has been only **1%** or **\$625** per year. Continued efforts to improve efficiency will further offset rising utility rates and yield ongoing savings.

The following table shows the approximate energy savings that would result from further improving the building's energy efficiency by 10 or 15 percent.

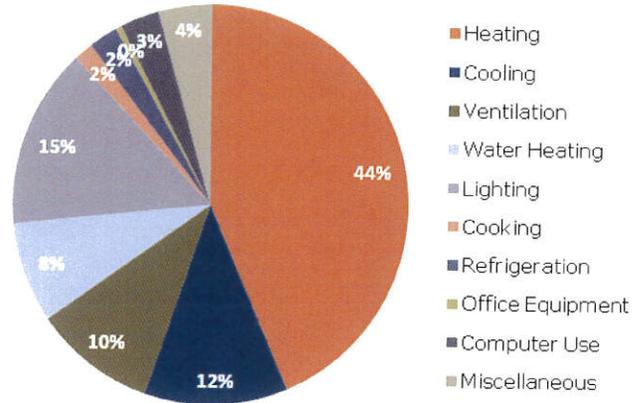
Energy Reduction	Annual Savings	
	Per Sq. Ft.	Total
<b>10%</b>	\$0.11	\$6,502
<b>15%</b>	\$0.17	\$9,753

# Energy Benchmark

## ENERGY END USE

Buildings within the same industry tend to have similar proportions of energy end use. While the building evaluated may not follow the industry average precisely, considering the typical end-use breakdown for similar buildings can help indicate the building functions that commonly consume the most energy and thus where conservation efforts might be most effective. The energy work McKinstry has completed and proposed for this building prioritizes the specific opportunities that exist in each end-use category.

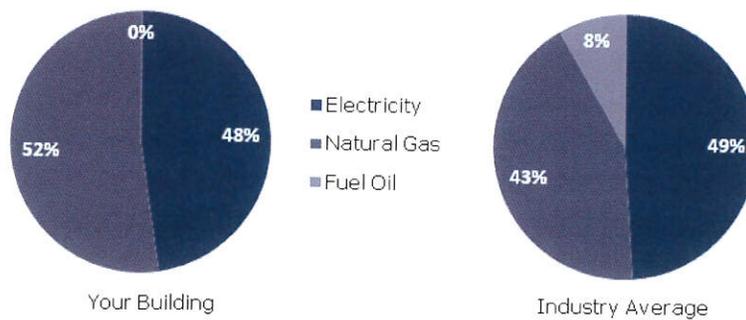
**Typical Energy End Use for Similar Building**



## ENERGY CONSUMPTION PROFILE

Buildings within the same industry often consume their energy from a similar mix of sources. Considering the proportions of the consumed commodities, in conjunction with the particular systems and energy end uses in the building, can help indicate which systems may present the greatest opportunities for improvement and energy cost reduction.

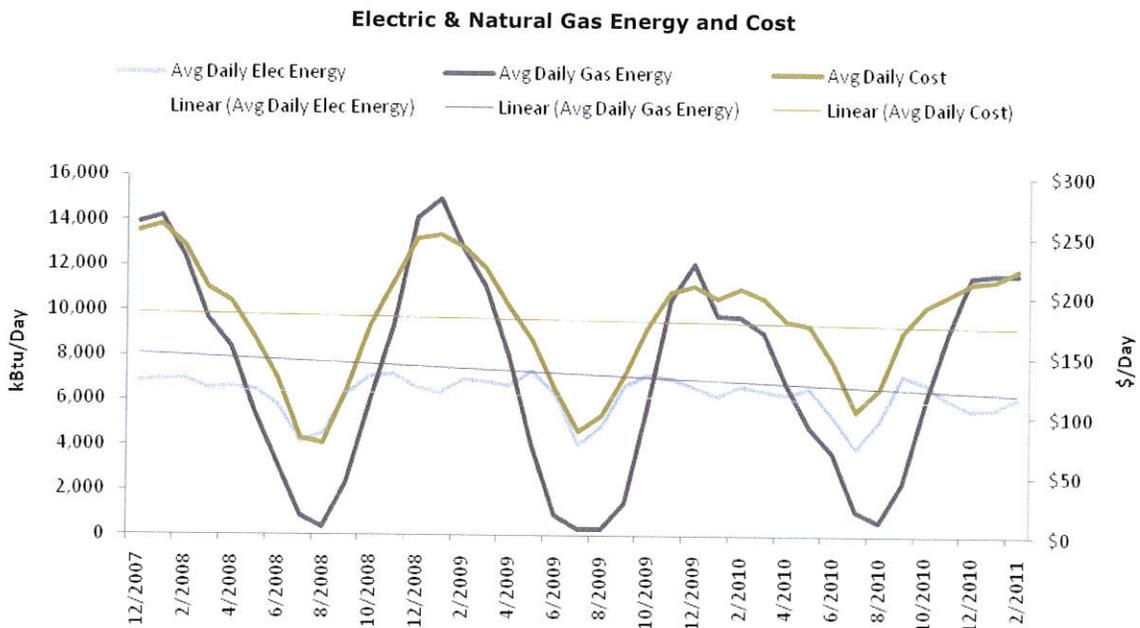
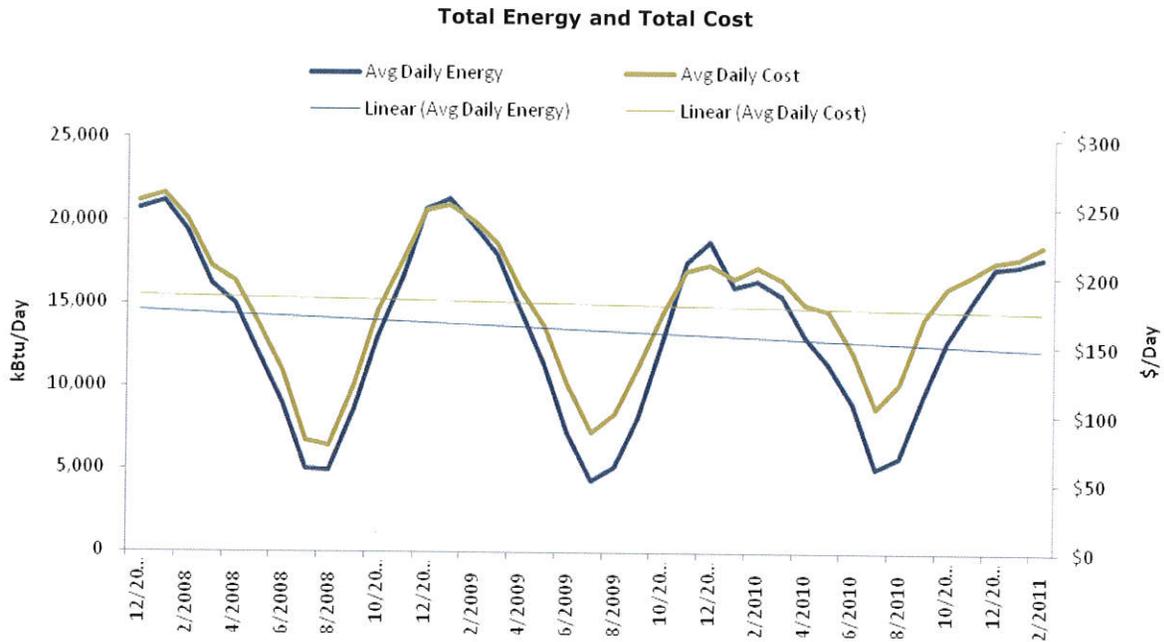
**Breakdown of Energy Consumption by Source**



# Energy Benchmark

## ENERGY TRENDS

Historical patterns in energy consumption can provide significant indications of where inefficiencies may exist and where improvements have been made. The following graphs illustrate how this building's energy consumption and costs trend against periodic changes in weather. McKinstry's proactive strategy synthesizes this data to optimize the energy performance of the building most effectively.



# Energy Benchmark

## ASSESSMENT SITE

**Tukwila SD - Thorndyke Elementary School**  
 4415 S 150th St  
 Tukwila, WA 98188-2305

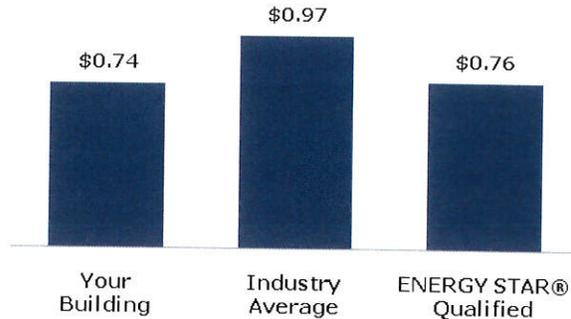
## ASSESSMENT DATES

March 2010 – February 2011

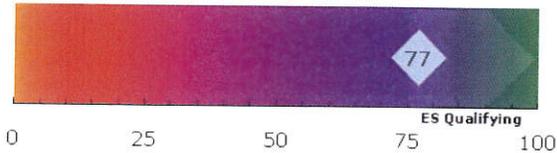
## ENERGY PERFORMANCE

The building evaluated has **63,806** gross square feet of floor area, plus **27,500** square feet of parking. The building's total energy costs are **\$47,529** or **\$0.74** per square foot, for the evaluation period of **March 2010** through **February 2011**. This is **2% Lower** annual energy cost per square foot than a similar ENERGY STAR® qualified building (having an ENERGY STAR® score of 75).

**Energy Cost Index (\$/ft<sup>2</sup>/Year)**



**ENERGY STAR® Score**



The ENERGY STAR® score for this building is **77**, which means that this building performs better than **77%** of its peer buildings, and **23%** of its peer buildings perform better than it does.

The Energy Usage Index (EUI) for this building is **45** kBtu/ft<sup>2</sup>/year.

## CARBON FOOTPRINT



The annual carbon footprint for this building is **288** metric tons of carbon dioxide, or **10.0** lbs per square foot. This approximately equates to **55** cars on the road or to the carbon absorption of **17,240** trees.

## OPPORTUNITY FOR IMPROVEMENT

Compared to the twelve months ending December 2008, the energy consumption for this building has already **decreased** by **17%**. As energy rates have increased, the corresponding cost **savings** is **8%** or **\$4,348** per year. Continued efforts to improve efficiency will further offset rising utility rates and yield additional savings.

The following table shows the approximate energy savings that would result from further improving the building's energy efficiency by 5 or 11 percent.

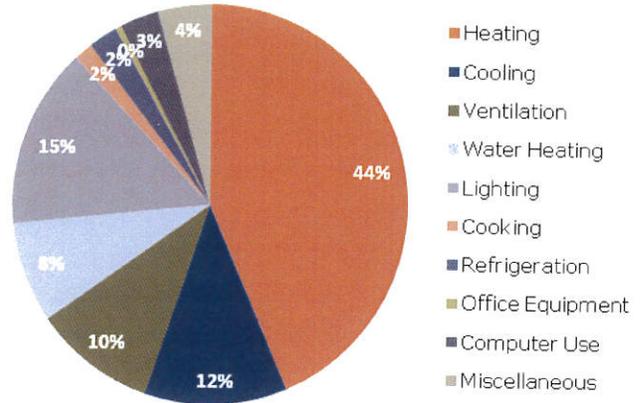
Energy Reduction	Annual Savings	
	Per Sq. Ft.	Total
<b>5%</b>	\$0.04	\$2,376
<b>11% (to Score of 85)</b>	\$0.08	\$5,228

# Energy Benchmark

## ENERGY END USE

Buildings within the same industry tend to have similar proportions of energy end use. While the building evaluated may not follow the industry average precisely, considering the typical end-use breakdown for similar buildings can help indicate the building functions that commonly consume the most energy and thus where conservation efforts might be most effective. The energy work McKinstry has completed and proposed for this building prioritizes the specific opportunities that exist in each end-use category.

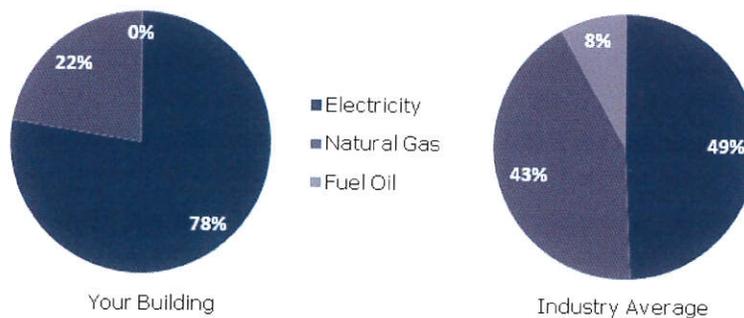
**Typical Energy End Use for Similar Building**



## ENERGY CONSUMPTION PROFILE

Buildings within the same industry often consume their energy from a similar mix of sources. Considering the proportions of the consumed commodities, in conjunction with the particular systems and energy end uses in the building, can help indicate which systems may present the greatest opportunities for improvement and energy cost reduction.

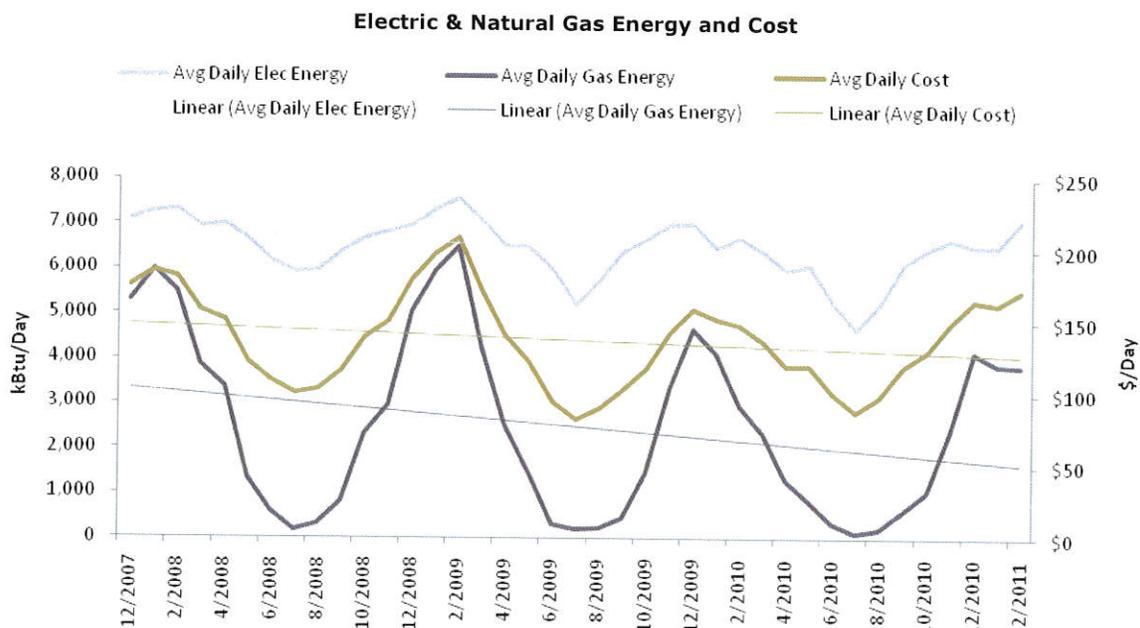
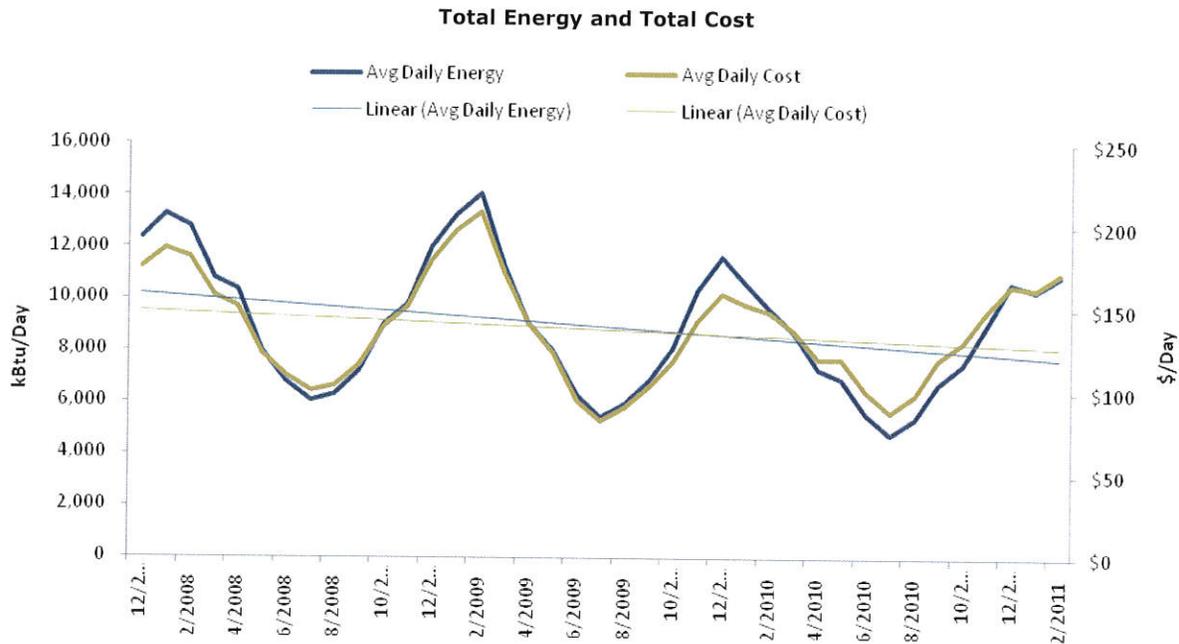
**Breakdown of Energy Consumption by Source**



# Energy Benchmark

## ENERGY TRENDS

Historical patterns in energy consumption can provide significant indications of where inefficiencies may exist and where improvements have been made. The following graphs illustrate how this building's energy consumption and costs trend against periodic changes in weather. McKinstry's proactive strategy synthesizes this data to optimize the energy performance of the building most effectively.



# Energy Benchmark

## ASSESSMENT SITE

**Tukwila SD - Tukwila Elementary School**  
 5939 S 149th St  
 Tukwila, WA 98168

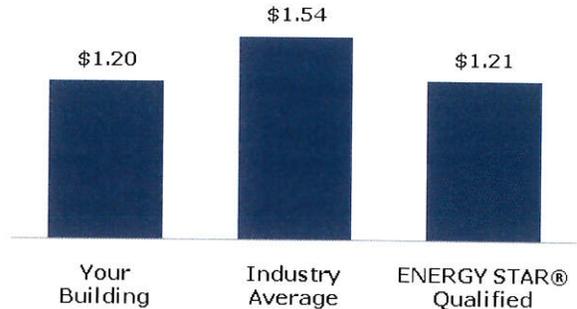
## ASSESSMENT DATES

March 2010 – February 2011

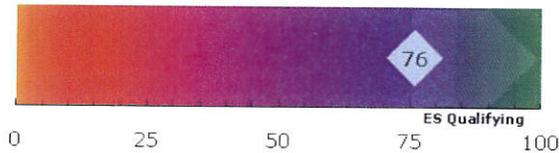
## ENERGY PERFORMANCE

The building evaluated has **63,548** gross square feet of floor area, plus **25,500** square feet of parking. The building's total energy costs are **\$76,169** or **\$1.20** per square foot, for the evaluation period of **March 2010** through **February 2011**. This is **1% lower** annual energy cost per square foot than a similar ENERGY STAR® qualified building (having an ENERGY STAR® score of 75).

**Energy Cost Index (\$/ft<sup>2</sup>/Year)**



**ENERGY STAR® Score**



The ENERGY STAR® score for this building is **76**, which means that this building performs better than **76%** of its peer buildings, and **24%** of its peer buildings perform better than it does.

The Energy Usage Index (EUI) for this building is **45** kBtu/ft<sup>2</sup>/year.

## CARBON FOOTPRINT



The annual carbon footprint for this building is **292** metric tons of carbon dioxide, or **10.1** lbs per square foot. This approximately equates to **56** cars on the road or to the carbon absorption of **17,450** trees.

## OPPORTUNITY FOR IMPROVEMENT

Compared to the twelve months ending December 2008, the energy consumption for this building has already **decreased** by **14%**. As energy rates have increased, the corresponding cost **savings** is **7%** or **\$5,971** per year. Continued efforts to improve efficiency will further offset rising utility rates and yield additional savings.

The following table shows the approximate energy savings that would result from further improving the building's energy efficiency by 10 or 15 percent.

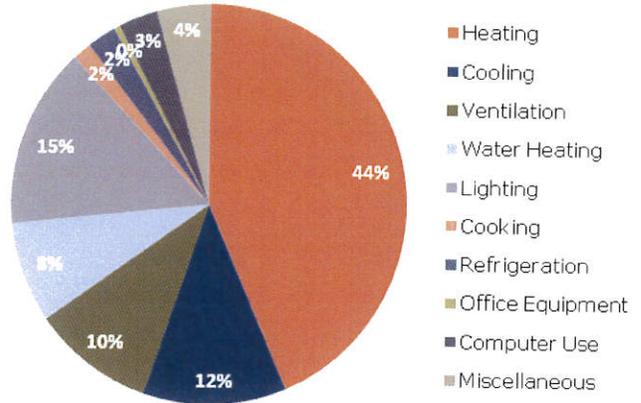
Energy Reduction	Annual Savings	
	Per Sq. Ft.	Total
<b>10%</b>	\$0.12	\$7,617
<b>15%</b>	\$0.18	\$11,425

# Energy Benchmark

## ENERGY END USE

Buildings within the same industry tend to have similar proportions of energy end use. While the building evaluated may not follow the industry average precisely, considering the typical end-use breakdown for similar buildings can help indicate the building functions that commonly consume the most energy and thus where conservation efforts might be most effective. The energy work McKinstry has completed and proposed for this building prioritizes the specific opportunities that exist in each end-use category.

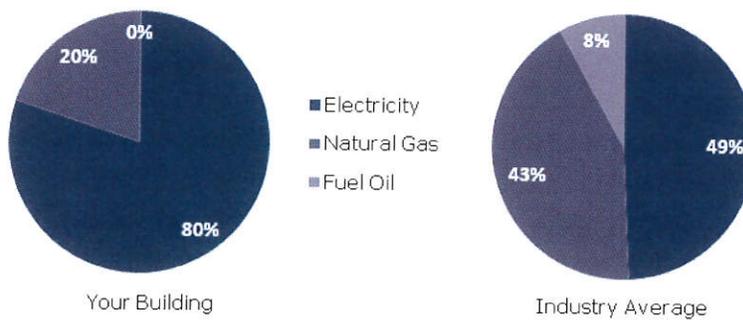
**Typical Energy End Use for Similar Building**



## ENERGY CONSUMPTION PROFILE

Buildings within the same industry often consume their energy from a similar mix of sources. Considering the proportions of the consumed commodities, in conjunction with the particular systems and energy end uses in the building, can help indicate which systems may present the greatest opportunities for improvement and energy cost reduction.

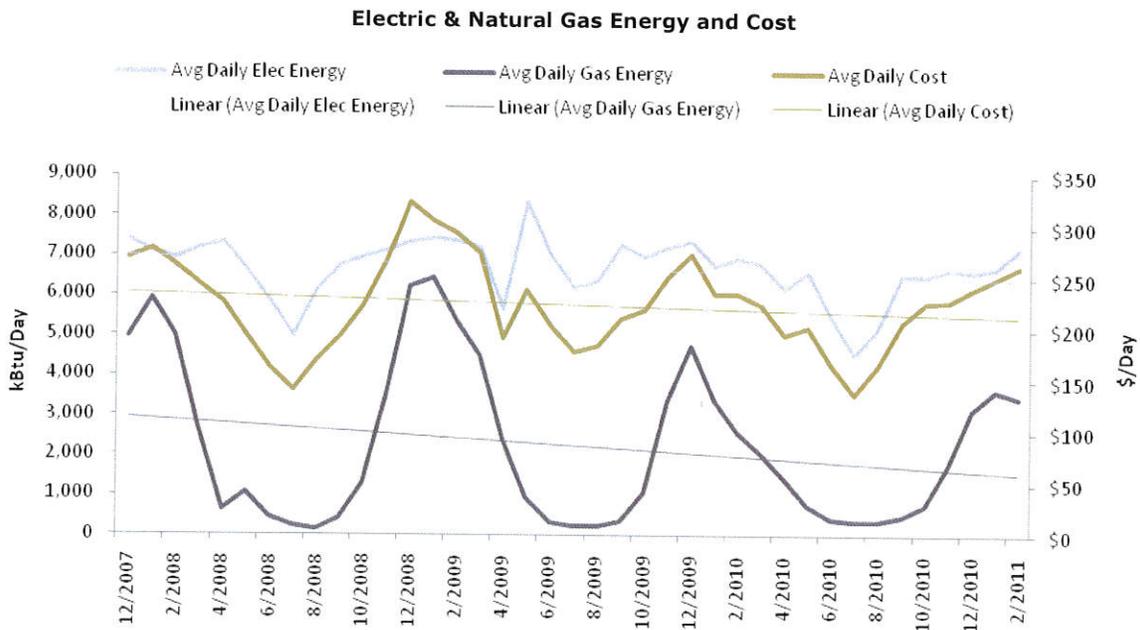
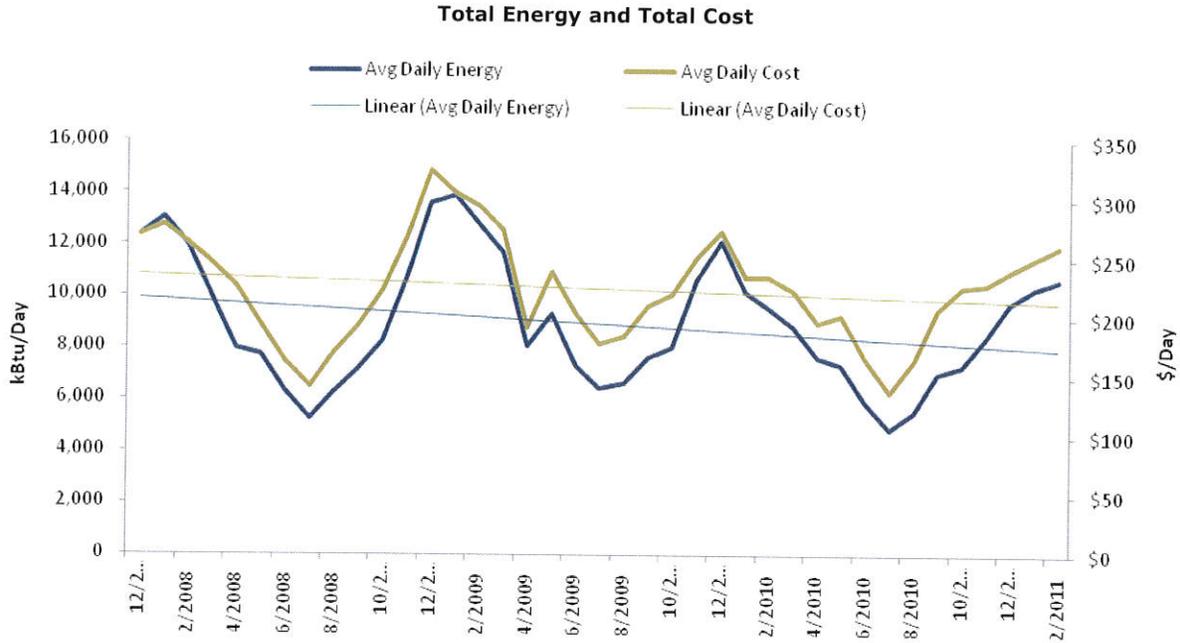
**Breakdown of Energy Consumption by Source**



# Energy Benchmark

## ENERGY TRENDS

Historical patterns in energy consumption can provide significant indications of where inefficiencies may exist and where improvements have been made. The following graphs illustrate how this building's energy consumption and costs trend against periodic changes in weather. McKinstry's proactive strategy synthesizes this data to optimize the energy performance of the building most effectively.



# Energy Benchmark

## ASSESSMENT SITE

**Tukwila SD - Showalter Middle School**  
 4628 S 144th St  
 Tukwila, WA 98168

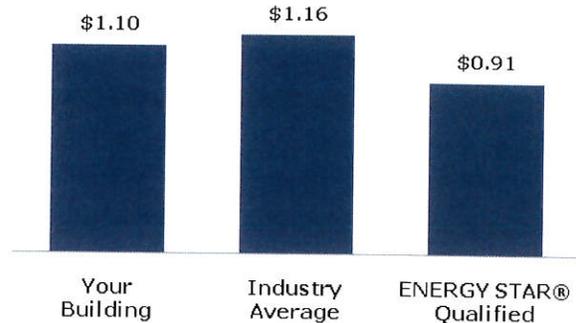
## ASSESSMENT DATES

March 2010 – February 2011

## ENERGY PERFORMANCE

The building evaluated has **89,179** gross square feet of floor area, plus **40,000** square feet of parking. The building's total energy costs are **\$98,420** or **\$1.10** per square foot, for the evaluation period of **March 2010** through **February 2011**. This is **21% higher** annual energy cost per square foot than a similar ENERGY STAR® qualified building (having an ENERGY STAR® score of 75).

**Energy Cost Index (\$/ft<sup>2</sup>/Year)**



**ENERGY STAR® Score**



The ENERGY STAR® score for this building is **56**, which means that this building performs better than **56%** of its peer buildings, and **44%** of its peer buildings perform better than it does.

The Energy Usage Index (EUI) for this building is **73** kBtu/ft<sup>2</sup>/year.

## CARBON FOOTPRINT



The annual carbon footprint for this building is **564** metric tons of carbon dioxide, or **13.9** lbs per square foot. This approximately equates to **108** cars on the road or to the carbon absorption of **33,725** trees.

## OPPORTUNITY FOR IMPROVEMENT

Compared to the twelve months ending December 2008, the energy consumption for this building has already **decreased** by **14%**. As energy rates have increased, the corresponding cost **savings** is **5%** or **\$5,631** per year. Continued efforts to improve efficiency will further offset rising utility rates and yield additional savings.

The following table shows the approximate energy savings that would result from further improving the building's energy efficiency by 10 or 18 percent.

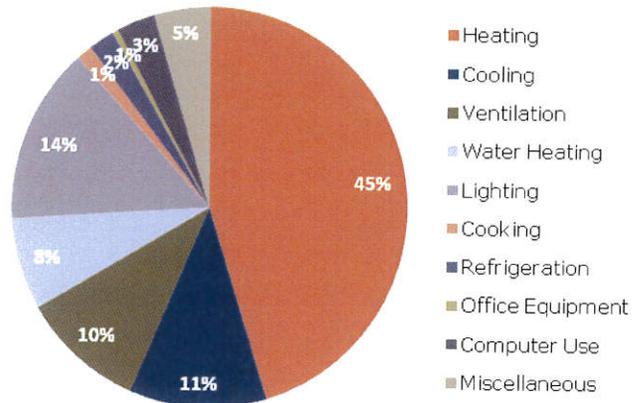
Energy Reduction	Annual Savings	
	Per Sq. Ft.	Total
<b>10%</b>	\$0.11	\$9,842
<b>18% (to Score of 75)</b>	\$0.20	\$17,716

# Energy Benchmark

## ENERGY END USE

Buildings within the same industry tend to have similar proportions of energy end use. While the building evaluated may not follow the industry average precisely, considering the typical end-use breakdown for similar buildings can help indicate the building functions that commonly consume the most energy and thus where conservation efforts might be most effective. The energy work McKinstry has completed and proposed for this building prioritizes the specific opportunities that exist in each end-use category.

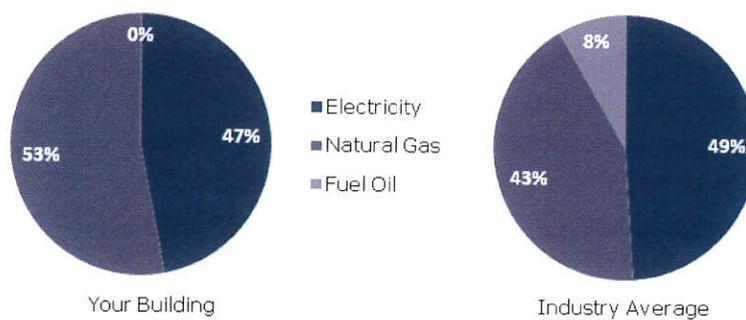
Typical Energy End Use for Similar Building



## ENERGY CONSUMPTION PROFILE

Buildings within the same industry often consume their energy from a similar mix of sources. Considering the proportions of the consumed commodities, in conjunction with the particular systems and energy end uses in the building, can help indicate which systems may present the greatest opportunities for improvement and energy cost reduction.

Breakdown of Energy Consumption by Source

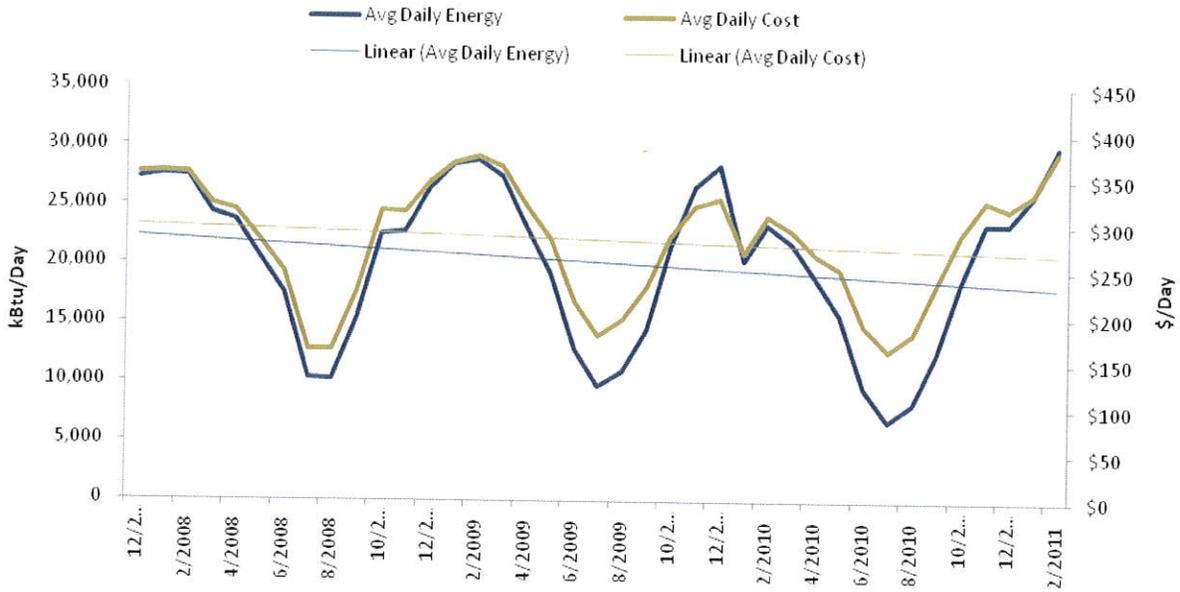


# Energy Benchmark

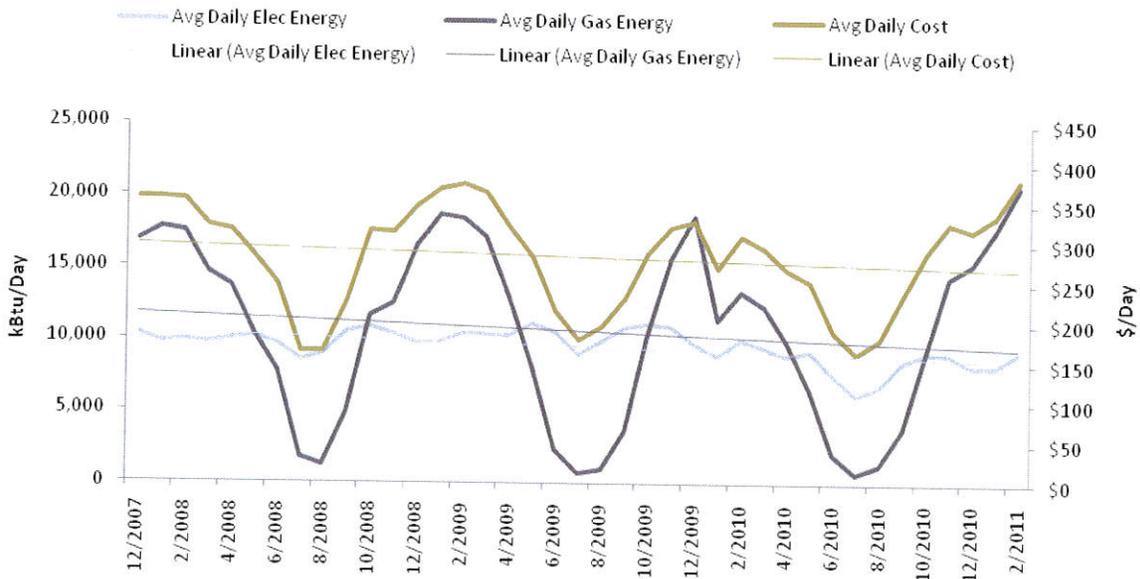
## ENERGY TRENDS

Historical patterns in energy consumption can provide significant indications of where inefficiencies may exist and where improvements have been made. The following graphs illustrate how this building's energy consumption and costs trend against periodic changes in weather. McKinstry's proactive strategy synthesizes this data to optimize the energy performance of the building most effectively.

**Total Energy and Total Cost**



**Electric & Natural Gas Energy and Cost**



# Energy Benchmark

## ASSESSMENT SITE

**Tukwila SD - Foster High School**  
 4242 S 144th St  
 Tukwila, WA 98168

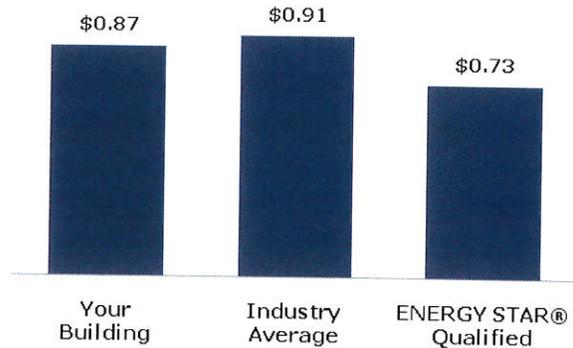
## ASSESSMENT DATES

March 2010 – February 2011

## ENERGY PERFORMANCE

The building evaluated has **125,403** gross square feet of floor area, plus **137,000** square feet of parking. The building's total energy costs are **\$109,403** or **\$.87** per square foot, for the evaluation period of **March 2010** through **February 2011**. This is **20% higher** annual energy cost per square foot than a similar ENERGY STAR® qualified building (having an ENERGY STAR® score of 75).

**Energy Cost Index (\$/ft<sup>2</sup>/Year)**



**ENERGY STAR® Score**



The ENERGY STAR® score for this building is **55**, which means that this building performs better than **55%** of its peer buildings, and **45%** of its peer buildings perform better than it does.

The Energy Usage Index (EUI) for this building is **61** kBtu/ft<sup>2</sup>/year.

## CARBON FOOTPRINT



The annual carbon footprint for this building is **671** metric tons of carbon dioxide, or **11.8** lbs per square foot. This approximately equates to **128** cars on the road or to the carbon absorption of **40,130** trees.

## OPPORTUNITY FOR IMPROVEMENT

Compared to the twelve months ending December 2008, the energy consumption for this building has already **decreased** by **14%**. As energy rates have increased, the corresponding cost **savings** is **10%** or **\$11,578** per year. Continued efforts to improve efficiency will further offset rising utility rates and yield additional savings.

The following table shows the approximate energy savings that would result from further improving the building's energy efficiency by 10 or 16 percent.

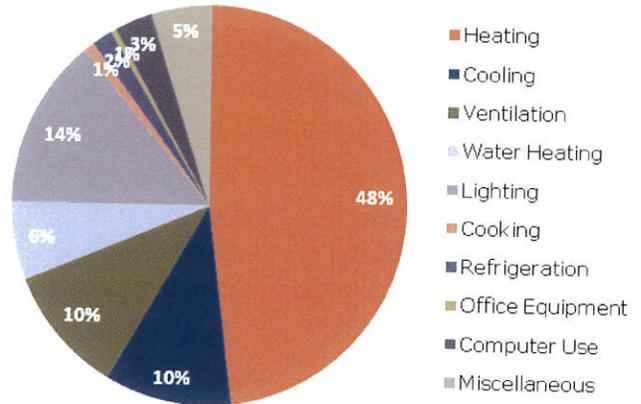
Energy Reduction	Annual Savings	
	Per Sq. Ft.	Total
<b>10%</b>	\$0.09	\$10,940
<b>16% (to Score of 75)</b>	\$0.14	\$17,504

# Energy Benchmark

## ENERGY END USE

Buildings within the same industry tend to have similar proportions of energy end use. While the building evaluated may not follow the industry average precisely, considering the typical end-use breakdown for similar buildings can help indicate the building functions that commonly consume the most energy and thus where conservation efforts might be most effective. The energy work McKinstry has completed and proposed for this building prioritizes the specific opportunities that exist in each end-use category.

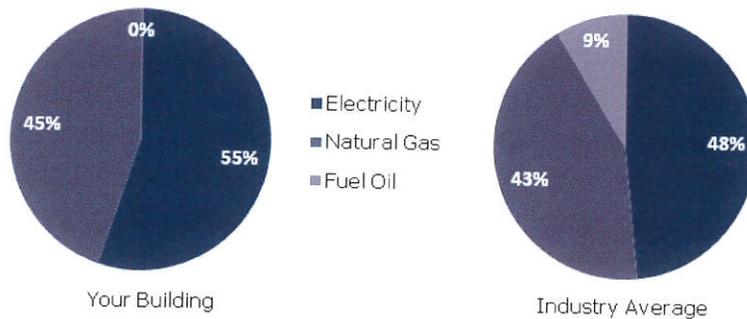
**Typical Energy End Use for Similar Building**



## ENERGY CONSUMPTION PROFILE

Buildings within the same industry often consume their energy from a similar mix of sources. Considering the proportions of the consumed commodities, in conjunction with the particular systems and energy end uses in the building, can help indicate which systems may present the greatest opportunities for improvement and energy cost reduction.

**Breakdown of Energy Consumption by Source**

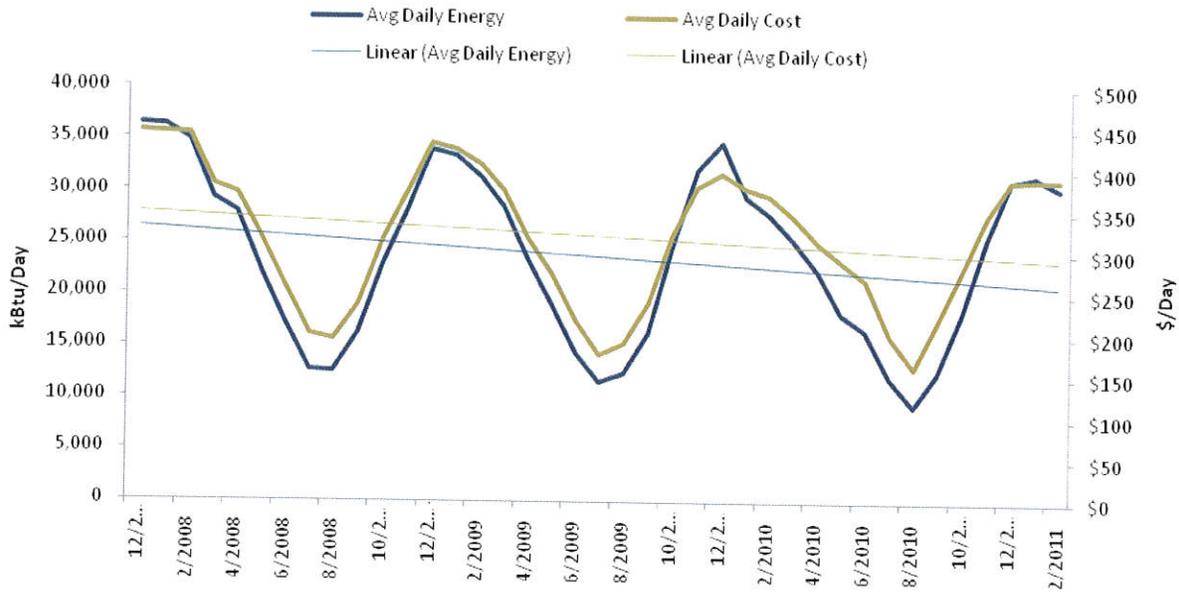


# Energy Benchmark

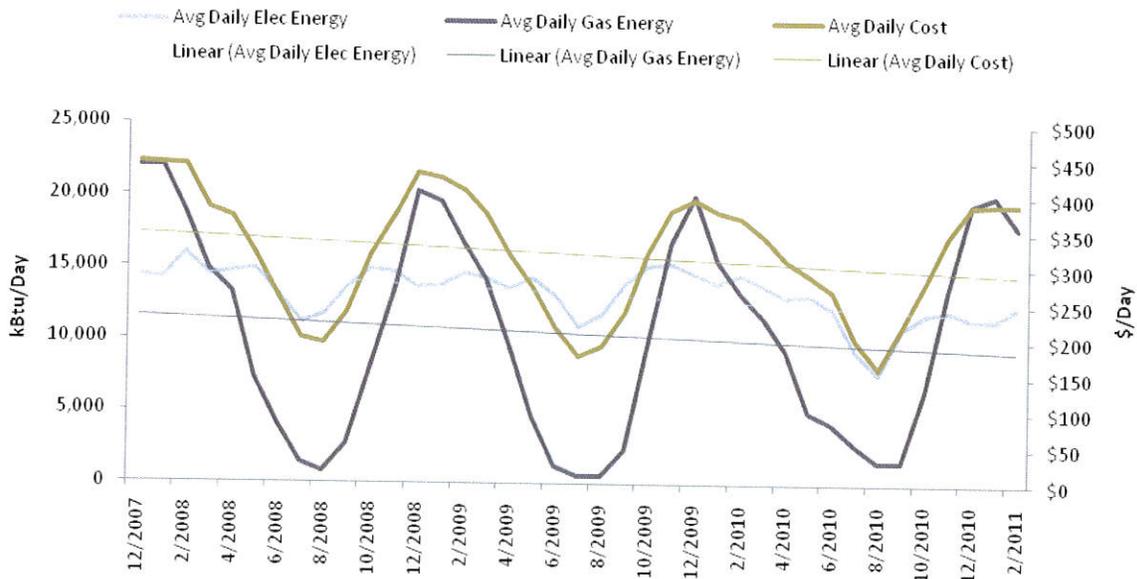
## ENERGY TRENDS

Historical patterns in energy consumption can provide significant indications of where inefficiencies may exist and where improvements have been made. The following graphs illustrate how this building's energy consumption and costs trend against periodic changes in weather. McKinstry's proactive strategy synthesizes this data to optimize the energy performance of the building most effectively.

**Total Energy and Total Cost**



**Electric & Natural Gas Energy and Cost**



**KMB Mission Statement:**

*"SUCCESS through Teamwork, Leadership, and Commitment."*

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