



Northshore
School District

Strengthening Our Community Through Excellence in Education

Board Study Session April 25, 2022

Superintendent Parameter 14
Facilities

1. Develop a plan and establish priorities for construction, renovation and maintenance projects.

HVAC/Roofing Projects

Woodinville HS

Cottage Lake Elementary

Sunrise Elementary

Outdoor Learning

Skyview MS -- tennis courts

Arrowhead Elementary – south playfield

Lockwood Elementary– upper playfield

Woodmoor Elementary – playfield & inclusive playground

2018 Growth Projects

Northshore Concert Hall at IHS – Closeout

Ruby Bridges Elementary School – Closeout

Carpet Replacements

Skyview MS

Frank Love Elementary

Hollywood Hills

Woodmoor Elementary

2022 Growth Projects

Inglemoor High School

Leota MS

Maywood Hills Elementary

Kenmore Elementary

Crystal Springs Elementary

Fernwood Elementary

Woodin Elementary

Sorenson Early Childhood Center



2022

2023

2024

2025 '26

- preconstruction
- planning

- design
- community
engagement

- design
- permit

- design
- construction

Design Build—Expansions (Fernwood, Crystal Springs, Woodin, Sorensen)

- preconstruction
- planning

- design
- community
engagement

- design
- permit

- design
- construction

Design Build—Modernizations (Kenmore, Maywood Hills)

- preconstruction
- planning

- design
- community engagement

- permit

- construction

GC/CM —Phase I Replacement (Leota Middle School)

- preconstruction
- planning

- design
- community engagement

- permit

- construction

GC/CM —Phase I Replacement (Inglemoor High School)

2022

2023

2024

2025

'26



Building Improvement Projects (Major HVAC)



Outdoor Learning (Fields) & Inclusive Learning (Inclusive Playgrounds)



Safety & Security; Technology



Building Improvement Projects (smaller projects: roofing, flooring, smaller HVAC, fire alarm repair, etc.)

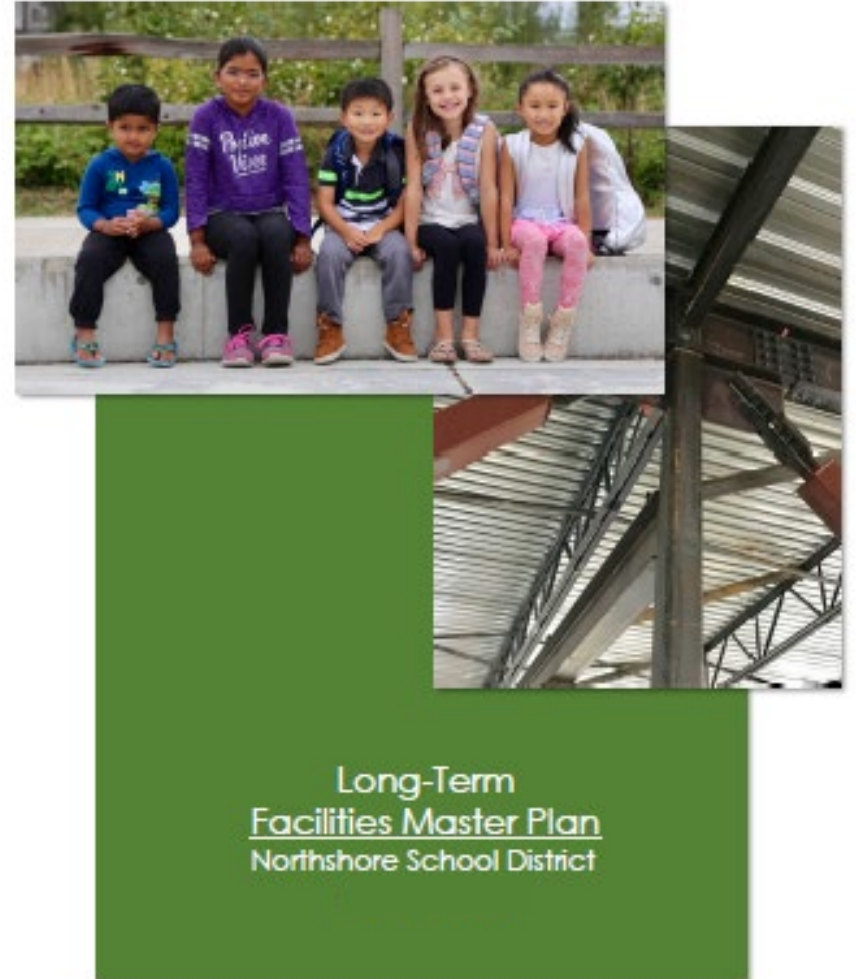
1. Develop a plan and establish priorities for construction, renovation and maintenance projects.

Capital Projects conducts and submits an updated, annual, **Capital Facilities Plan (CFP)** in accordance with RCW 36.70A, Washington State Growth Management Act, the codes of King and Snohomish Counties, and the cities of Bothell, Kenmore, and Woodinville.



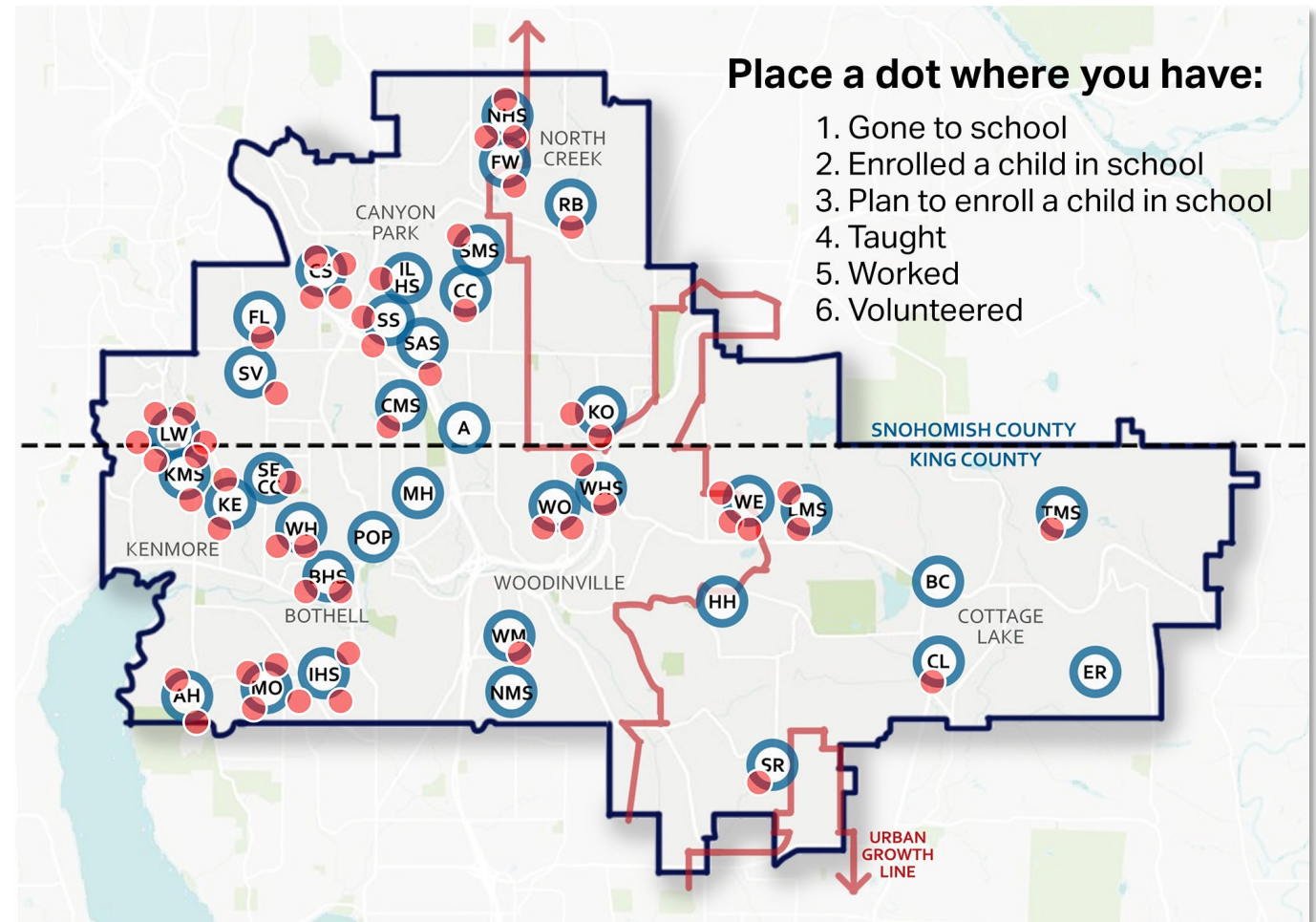
1. Develop a plan and establish priorities for construction, renovation and maintenance projects.

This year the Capital Projects team developed a **Facilities Master Plan (FMP)**. This plan utilizes the information from the CFP pertaining to growth, the OSPI building condition assessments, and input from staff about the functionality of schools leading to the creation of a document that will be foundational for future bond planning task forces prioritizing proposed capital projects.



1. Develop a plan and establish priorities for construction, renovation and maintenance projects.

The **Capital Bond Planning Task Force (CBPTF)** is comprised of roughly 70 community members, NSD staff and high school students spent roughly 20 hours evaluating data to prioritize District capital projects in advance of the 2022 Bond election. The taskforce now meets quarterly.



1. Develop a plan and establish priorities for construction, renovation and maintenance projects.

The Support Services Department is charged with the routine maintenance of District Facilities. Using a computerized maintenance management system (CMMS) called InfoCentre to schedule and track all maintenance, the Support Services Department has developed a rating system to address each request.

InfoCentre Priority	Level of Service
Emergency	24 Hour Completion
High	7 Day Completion
Normal	30 Day Completion
Low	365 Day Completion



1. Develop a plan and establish priorities for construction, renovation and maintenance projects.

The District implemented a Resource Conservation Management program (PowerEd) in conjunction with McKinstry over the past eight years. Resource Conservation teams meet on a monthly basis to review utility utilization, identify facilities that are not achieving desired goals, and develop corrective action plans. Information is used to identify high priority candidates for future ESCO projects to maximize ROI.



1. Develop a plan and establish priorities for construction, renovation and maintenance projects.

- Summer 2019: the District purchased propane buses and installed propane fueling equipment at the Transportation facility.
- January 2020: the District purchased three, all electric, school buses.
- Warehouse team has auctioned off a total of 436 pallets of surplus items. Generated \$144,715 in revenue



1. Develop a plan and establish priorities for construction, renovation and maintenance projects.

- We transitioned all EPA registered disinfectants used in our classrooms and buses to Hydrogen Peroxide-based disinfectants.
- Each classroom was stocked with a supply of children's masks, adult masks, disinfectant wipes and hand sanitizer. Supplies were checked nightly by custodial staff and replenished as needed. From September 1, 2021 through April 1, 2022 we have delivered 123,850 masks to our schools.
- In our continued effort to transition to green cleaning, last summer Support Services completed our move from a high VOC oil base gym floor finish to a low VOC water-based gym floor finish.
- The District utilizes an Integrated Pest Management (IPM) program and a Safety program to ensure that students and staff are not exposed to hazardous chemicals on campus.



2. Secure board authorization before building or undertaking major renovation of buildings.

- Capital Projects follows the D-process outlined by OSPI to apply for and receive state 'match' funds for school planning, design, and construction. This process also requires approval and adoption by the School Board prior to submittal. Capital Projects is in compliance and actively in pursuit of state funds for the Northshore Concert Hall at Inglemoor High School
 - Conducted the Study and Survey.
 - Developed educational specifications.
 - Completed planning, design, and in the process of constructing school facilities.
 - Performed value engineering, constructability review, building commissioning, and are continuing with active construction management.
 - Prepared energy conservation reports.
 - Conducting special inspections and tests during construction.

2. Secure board authorization before building or undertaking major renovation of buildings.

- RCW 39.35A allows school districts and other public entities to develop, by a competitive selection process, a short list of Energy Service Companies (ESCOs) with whom the District then works to establish resource utilization strategies (design-build approach) and identify specific projects to accomplish those strategies.
- The Board approved McKinstry and MacDonald-Miller, both of which are being used for 2018 ESCO projects.
- We will be starting the 2022 bond process this summer.



3. Factor in growth patterns, comparative costs, and construction, transportation, and environmental impacts when considering land acquisition.

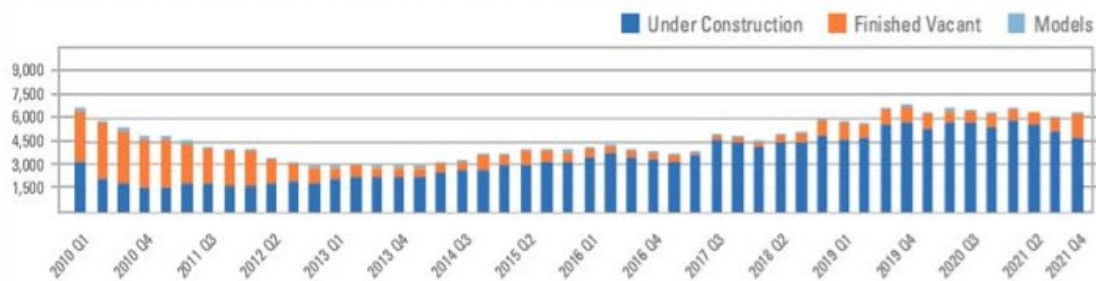
Seattle Area Housing Market Report

- Supply snapshot / inventory

SUPPLY SNAPSHOT

Vacant Developed Lots	5,287 ↓	Active Projects	247 ↓	Housing Inventory	6,325 ↑
VDL Months of Supply	7.5 ↓	Avg Quick Move In Per Project	0.2 ↑	10 Year Inventory Average	4,491 ↓

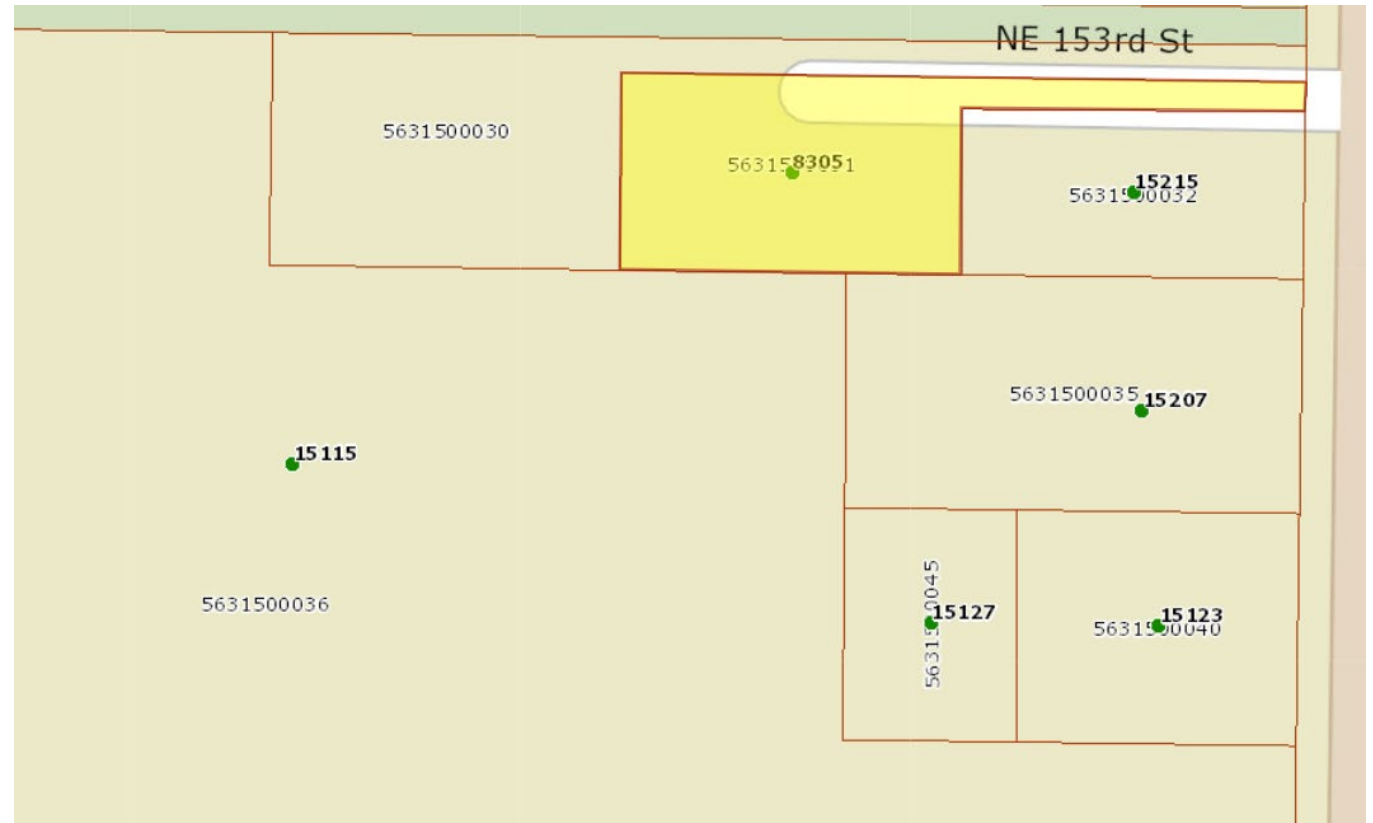
HOUSING INVENTORY



- The Board established the Enrollment Demographic Task Force to study enrollment and demographic trends.
- The district is constantly working to identify potential school sites.
- For all projects the district has followed proper SEPA procedures to evaluate transportation and environmental impacts.

4. Acquire, encumber or dispose of real property with Board authorization

- A single-family residence adjacent to Moorlands Elementary.
- The sale of the CP-6 warehouse at 2200 22nd Street SE, Bothell.
- Along with these real property transactions, NSD has owned a single-family house located at 18416 88th Ave NE (adjacent to BHS) since 1989. The long-time tenants moved out this year, and in order to facilitate future development on the site, the house was demolished. The project was completed in April 2022.



5. Not cause or allow action during building and renovation projects that violate or materially deviate from voter approved bond measures, state law, and/or state regulations, procurement code or building codes.



- The Capital Bond Planning Task Force (CBPTF) proposed a set of prioritized recommendations to the School Board in September 2021
- The Board put a bond measure on the February 2022 ballot. The voters approved that bond by 61.2% for \$425 million.

5. Not cause or allow action during building and renovation projects that violate or materially deviate from voter approved bond measures, state law, and/or state regulations, procurement code or building codes.

- All projects are coordinated and managed with architects, engineers or ESCO providers from the Board approved 2018 roster of qualified and competitively selected architects and engineers, as per state law. A similar process will be conducted for the 2022 bond.
- Capital Projects planners and specialty consultants meet regularly with authorities of jurisdiction to abide by all codes and ordinances as appropriate.



6. Permit the public's use of facilities, as long as public safety, student functions, and academic programs are not compromised.

- Use of school facilities by the public is permitted after school use is complete. Rental rates for external parties are set to cover the costs incurred by the District, including both supervision and custodial support.
 - from September 1, 2021 through April 1, 2022 A total of 32% of our field events this year have been community events.
 - Due to the pandemic, public use of facilities was limited. From September 1, 2021 through April 1, 2022 we permitted 3,063 events with 73 community groups district-wide.

