



## MEETING MINUTES

**PROJECT:** Mercer Island School District  
Long-Range Facility Plan Update      **PROJECT NO:** 2023902.00

**DATE:** 27 April 2023      **FILE NAME:** MM001\_FPC1\_230417

**SUBJECT:** **Facility Planning Committee Meeting 1: Vision & Need**

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**MEETING DATE:** 17 April 2023      **TIME:** 5:00 – 8:00 pm

**LOCATION:** Quiet Dining Room, Northwood Elementary School

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**ATTENDEES:**

**Facility Planning Committee**

✓ Colin Brandt	✓ Matt Hall	✓ Sandra Levin
✓ Debbie Burke	✓ Linhui Hao	✓ Deborah Lurie
✓ Shoie Cartwright	✓ Jenny Harrington	✓ Brian Mock
– Julie Ogata Ciobanu	✓ Janelle Honeycutt	✓ Rich Nakatsu
✓ Jessica Clawson	✓ Andrew Howison	– Jamie Page
– Vickie Cleator	– Robyn Kimura Hsu	– Carrie Beckner Savage
✓ Susan Conrad-Wang	✓ Wen Hu	✓ Becky Shaddle
✓ Jennifer Crespi	✓ Ralph Jorgenson	✓ Toby Suhm
– Dave Cutright	– Jason Kitner	– Kim Thomas
– Marcus Engelman-Ost	✓ Kate Wise Knecht	✓ Lee Tortorelli
✓ Dan Glowitz	✓ Diana Lein	✓ Asha Woerner

**MISD Support Team**

- ✓ Fred Rundle
- ✓ Matt Sullivan
- ✓ Tony Kuhn
- ✓ Andreeves Rosner
- ✓ Brandy Fox

**Mahlum Architects**

- ✓ LeRoy Landers
- ✓ David Mount

The following represents the architect's understanding of discussions held and decisions reached in the meeting. Anyone with amendments to these minutes should notify the author within five (5) days of the minutes date in order to amend as appropriate.

ITEM	DISCUSSION
1.1	Welcome from Superintendent Fred Rundle.
1.2	Introductions, agenda, and a long-range planning process overview were presented by LeRoy Landers of Mahlum Architects.
1.3	<p>LeRoy provided a review of the previous (2020) LRFP work, including the process, planning goals and guiding principles, facility approach, plan development, and findings.</p> <p>Committee member questions and comments:</p> <ul style="list-style-type: none"> <li>&gt; How are teachers' considerations taken? <i>In the early phases of the previous planning process, conversations were had with staff. Staff will be involved more once specific projects are identified.</i></li> <li>&gt; Since the last plan, there has been more emphasis on inclusion, post-COVID. <i>Fred will address in the next section of the presentation.</i></li> <li>&gt; How did the Pool show up in the last recommendations? <i>There were advocates in the room who felt it needed to show up. Everyone agreed it would be the lowest priority.</i></li> <li>&gt; How long did the previous committee work? <i>The process took about nine months.</i></li> <li>&gt; Did the committee visit other facilities and districts? <i>No. There was a 'virtual tour' presentation of modern learning environments.</i></li> <li>&gt; The white papers say that no parcels are available. There actually is one parcel of seven acres available. It is the Northstar property on East Mercer Way.</li> <li>&gt; In the Guiding Principles, prioritized projects are described in buckets of three. Why three? <i>There is no magic to grouping into three projects.</i></li> <li>&gt; When project prioritization was discussed, it was decided what projects could be done together and may benefit each other. <i>Do something at every level was also part of the consideration.</i></li> </ul>
1.4	<p>Vision and educational program information was presented by Fred, including District values, vision and mission, planning parameters, current educational program needs at each grade level, and what capital changes have impacted educational programs since the 2020 Plan. LeRoy also described a comparison of area per student at District schools and peer districts.</p> <p>Committee member questions and comments:</p> <ul style="list-style-type: none"> <li>&gt; There has been some discussion on the island that the 1990s projects were to be 50-year solutions. If so, that may be why the 2011 bond failed.</li> <li>&gt; IMS needs new storage for labs. Does decreasing enrollment allow for reuse of some spaces? <i>Yes, but some space has been decommissioned for District storage.</i></li> <li>&gt; Are there systems that need upgrading too or is it just space?</li> <li>&gt; What is on the docket that we don't need to worry about? <i>Generally smaller-scale projects.</i></li> <li>&gt; Area per student: what happens when enrollment is lower? <i>These numbers are based on the capacity of facility.</i></li> </ul>

- 1.5 LeRoy presented facility condition information, including age of facilities, facility condition, and summary of current condition-related needs for each District facility.

Committee member questions and comments:

- > In the new assessment, why was there a difference between West Mercer and Lakeridge? *The score at Lakeridge reflects the roof being replaced.*
- > Does the condition assessment address seismic? *Not officially, it is tracked separately. A seismic study has been done for all buildings in the District. Exiting the building is safe, but you may not be able to re-occupy the building in the event of a large earthquake.*
- > In regard to the age of schools chart, it is worth noting the other improvements that have been done at the high school (part of the bond measure).
- > In response to COVID, were there changes to the HVAC systems? *No. Changes were made to filtration rates within the units only.*

- 1.6 LeRoy presented enrollment and capacity information, including existing capacity, school size targets, enrollment trends and forecasting, and an analysis of how district capacity accommodates the projected enrollment.

Committee member questions and comments:

- > It is a 10-year projection, is there a slow decrease over that time? *Yes, it has some ebb and flow, but the trend is dropping over the long-term.*
- > If an entire elementary school is going to be rebuilt, then there is room at the other elementary schools? *Yes, one way to look at it. Excess space available creates swing space.*
- > Do economic considerations play into demographics? *Yes, demographers try to take that into consideration, but it is a mix of art and science, so ultimately it is a best guess of what is going to happen. The numbers collectively are pretty significant, even if the projections are not exact.*
- > When was the demographic study completed? *It was completed February/March 2023. Engaging two demographers was an effort to do best due diligence.*
- > Did the forecast heavily weigh COVID impacts? How much do we rely on these forecasts? *That was one of the core differences between the forecast models that were looked at. The model that focused only on the trend established by COVID was not used. The model that was selected used a balanced approach.*
- > The birthrate is dropping in this area and there is no housing available that is affordable.
- > Demographers say the first five years are good data, but beyond that, less so.
- > Since capacity is not going to be an issue, it allows for flexibility of solutions.
- > 12 years ago, it was all about enrollment. Schools were very overcrowded then. Consideration now of repurposing Island Park and the inadequacy of the facility. *It is important to balance the opportunity of enrollment and whether the facility is serving education.*
- > Regarding flexibility, a second story can't be added onto older elementary schools. But want to keep options open with property.
- > Figure out the best way to optimize properties for the future.

- 1.7 Matt Sullivan presented information related to school district financing, including how schools are funded, types of funding, the District's bond history, and a comparison of assessed value and tax rates in the region.

Committee member questions and comments:

- > The 2012 bond that failed included replacement of all three elementary schools plus the middle school.
- > The 1992 bond is not shown. There is a cycle of a failed larger bond and then passing a more modest bond.
- > If you touch all age groups of students, bonds tend to be supported.
- > What was the difference in tax rate between larger bonds and those that actually passed?
- > There is a significant number of the population that don't have kids in the district. What are they willing to support? *It is important to remember that the message needs to be clear and easy to understand.*
- > Consider the impact of the McCleary decision on local tax rates.
- > When debts are retiring, it is a good time to go out for a bond again to maintain a consistent rate.
- > The retiring bond is five years out; can it be smoothed out in the short term? Pass a short-term bond to fill in so the rate doesn't drop further. *There are many ways to structure the debt. A step-down can help the transitions be smoother.*
- > Why aren't Bellevue and Issaquah used as comparison? *(Matt will follow up with this information.)*
- > There is also a need to look at the average home prices in the chart.

- 1.8 A copy of the meeting presentation can be found on the District website, for additional information.

- 1.9 The next planning meeting is scheduled for May 1<sup>st</sup> and will include preliminary plan development. Future meetings will be held in other school facilities, to give committee members an opportunity to see a range of facilities. Exact location TBD. The 5:00 – 8:00 pm time frame is confirmed to be okay with everyone.

It is very important that all Committee members come back for the next planning meeting, thank you!