

Sumner-Bonney Lake School District



Task Force Meeting #1 – Summary

March 26, 2019

Attendees

Task Force

- Adam Chambers
- Tyson Cornett
- Kyle Hardtke
- Karen Harris
- Rick Hendricks
- Pete Hochstatter
- Matthew Kastberg
- Barbara Kiliz
- Kassie Meath
- Scott Nall
- Deb Norris
- Jason Olson
- Tom Osborne
- Dana Powers
- Troy Powers
- Seth Sherwood
- Paul Smith
- Grant Sulham
- Ryan Turley

District and Consultants

- Laurie Dent, Ph.D., Sumner Bonney Lake School District Superintendent
- Matt Guilanians, Hainline
- Chuck Hartung, Hainline
- Penny Mabie, Envirolssues, Facilitator

Meeting Purpose

- Prepare the Task Force for the work ahead
- Reach agreement on Task Force Charter
- Orient the Task Force to the project background, current context of state and local circumstances, and future work

Welcome and introductions and Background

Sumner-Bonney Lake School District Superintendent, Laurie Dent, Ph.D., welcomed the Task Force and provided a brief background about the 2016 Bond and the Sumner High School project. She noted that in February 2016 voters passed a \$145.6 million bond to build, expand and/or improve facilities across the District. The bond proceeds were spread out across nine projects in the District, including Sumner High School. The bond resolution goals for Sumner High School include additional classrooms, a new common area, a cafeteria, a library, restrooms, gym seating, and technology/security improvements.

Laurie Dent shared that only one bid was received for the Sumner High School project, and it was \$14 million over-budget. The School Board rejected the bid and on December 12, 2018 recommended that the Superintendent form a Task Force to review, study and evaluate all

options for the project in light of current local and state circumstances. Hainline & Associates (construction management firm) was engaged to develop concepts and work with the Task Force to develop a recommendation that the Superintendent will take to the School Board in June for consideration. The District will also hold two community meetings to get public input on the Task Force's recommendation. Some tweaks may need to be made after the community reviews the recommendation.

Since passing the bond, the District has acquired several properties adjacent to Sumner High School and there remains one parcel (closest to the tennis courts) the District is still working on acquiring. These properties provide more options for serving all the needs for the High School.

Laurie Dent introduced two students who shared their thoughts about facilities needs for specific programs at the High School.

Addie Rang, Speaking as a Future Farmer of America (FFA)

There are deep agricultural roots in the community and the FFA program is an important piece of that agricultural future.

Improvements that Addie would like to see:

- A lab with teaching areas, stainless steel and removable pens for animals.
 - The program currently goes to the WSU Puyallup campus for their lab.
- Cabinets for supplies and proper drainage for sanitation.
- An outdoor space that can be used for animal science classes.
- A vet hospital to prepare students.
- Additional research projects to help make the school more competitive.
- An upgraded green house, which is not currently up to industry standards.
- Locked outdoor fence for trailers and trucks, which are currently in the parking lot.
 - Students raise livestock animals and use these trailers to transport them for the barn to the fair.
- Move agriculture classrooms closer to each other to make the ease of sharing materials between teachers easier and to have a larger space for events.

Austin Smith, speaking as a co-section leader for Drumline, part of the band program

The band room is used by many throughout the day, but it is old, with tiles falling from the ceiling and water damage.

Improvements that Austin would like to see:

- Create a larger practice space so that rehearsals aren't in the way of people getting their instruments out of cabinets and students don't need to sit on the floor.
- Add an exterior room with lockers and a storage room.
- Remove multi-tiered floor as it makes it harder to practice marching and dancing

- The choir uses a separate room with a flat floor.
- Add cameras so that students can watch themselves rehearse.

Note: There is a rehearsal at 4 p.m. on Wednesday, April 3, at 4 p.m. that is open to the public.

Penny Mabie, with EnviroIssues, a Facilitator, led introductions of the Task Force members and the Hainline representatives present.

Agenda and Charter review

Penny reviewed the agenda for the meeting. She discussed what had been heard from Task Force members, in their applications, about their expectations for the process.

- Deliver on the School District promise.
- Find best value/maximize money for taxpayers, students and faculty.
- Set realistic goals and objectives.
- Develop range of viable options.
- Be thoughtful in planning and come up with long-term recommendations.
- Provide contract and construction oversight.

Penny noted that one stated expectation would not be met – the Task Force was not formed with the purpose of contract and construction oversight. She directed the Task Force’s attention to the Draft Charter and noted that the purpose and goals included in the Charter were in alignment with the Task Force members’ expectations. Penny reviewed the rest of the Charter contents. She asked the Task Force if the Charter could be adopted as final. All members agreed to finalize the Charter.

Current Work

Matt Guilanians, Hainline, presented an overview of how they will work with and assist the Task Force to develop a path forward for the Sumner High School project.

Hainline will incorporate the Task Force ideas and recommendations as they develop concepts. It will be an iterative process between Hainline and the Task Force. There will be concept development, discussion and tweaking accordingly.

The overall process will be to:

- 1) Understand the needs of Sumner High School.
- 2) Understand changed circumstances since passage of the Bond.
- 3) Identify issues and opportunities with project constraints in mind.
- 4) Come up with several concepts for the Task Force to discuss and tweak at the next meeting within the context of a master plan.
- 5) Explore concepts and settle on recommended concepts and path forward.

6) Make recommendation to the Superintendent.

Chuck Hartung, Hainline, reviewed project elements that need to be kept in mind as Hainline and the Task Force work together.

- Main objectives are: Build new classrooms (including science classrooms), so that the portables are no longer necessary, alleviate overcrowding and improve safety.
- Look at landscape today vs. when bond passed.
 - Working with a physically larger site thanks to the land acquisitions.
 - City has parking and green space needs and requirements.
 - The construction market is overheated. When the bond passed, people expected the market to dip down but it continues to be very busy.
 - The building concept needs to be desirable to a bidder and contractor, such as a short overall timeframe.
 - Regulatory requirements and unanticipated complexities of project
- There are budget constraints: about \$65 million total (~45 construction budget).
- Need to consider existing facilities.
- Need to consider bus and vehicle circulation. The City of Sumner wants to eliminate the existing situation of busses lined up on Main Street at arrival and departure times.
 - An option was worked out in the original design and approved by the City.

Discussion

- Was any research done about why there was only one bidder?
 - Yes, the project needs to be less complex and more attractive.
- What was the construction timeline in the original bid package?
 - 34 months
- What is the construction timeframe that we are aiming for? Also, when does the bond expire?
 - We can't speak to the bond expiration date, but twelve months used to be the gold standard for school construction. Now it is closer to 16-18 months for new school construction. This project is more complex so it will likely take closer to 18-20 months to complete.
 - **Action item:** Find out if or when the bond expires.
- It is hard to find labor so the project may be less attractive with a compressed timeline. Also, if the project timeframe is too long, contractors can't get to their next job. It is important to keep phasing in mind.
- Another constraint is that it is an active campus. We must keep safety and noise in mind
- Does the District have any restrictions on contract delivery method?
 - There are no District restrictions.

Penny asked the Task Force members to provide Hainline with information requests or questions they'd answered to inform next steps.

Task Force Comments and Discussion

- What is the status of the existing facilities?
 - We are continuing to evaluate them as the condition varies across the campus. The education wing is not in great condition, which is why the original design mostly replaced that area. With the money constraints we have, we will need to look at what is worth remodeling and what isn't.
 - **Action item:** Provide property condition information to the Task Force
- Do the acquired parcels need to be rezoned?
 - No, they do not. Zoning is not a constraint.
- Are there any prior examples with similar conditions that we can rely on for guidance?
 - Every setting is unique and has its own set of circumstances.
- The bond goal identifies more seating in the gym.
- How did the bidder get to their budget? Was there anything in that bid that cost more than anticipated? Was it an itemized budget or a lump sum?
 - There was only one bidder. We believe the phasing was too complicated and expensive. There were also some unforeseen complexities to the project:
 - The City requested sidewalk upgrades and ADA elements and street lighting upgrades very late in the process.
 - The valley soil is very sensitive.
 - There is one mechanical system that feeds the entire school so if there is any demolition involved, a temporary mechanical system needs to be put in place.
 - The bid was a lump sum with a lot of alternatives.
- How much money are the city requirements costing this project? Are the city requirements too strict?
 - The city requests seem reasonable, but they were brought in to the project at a later time instead of being incorporated from the beginning. The Task Force should identify what they think is reasonable and then advocate with the city.
- Can we look at the phasing schedule to see what was planned?
 - Yes, but we don't want to spend a lot of time on the past.
 - **Action item:** Share phasing schedule with the Task Force.
- Sumner doesn't have another school that they can move students to during construction, so there must be some phasing.
- Can we see the original floor plans so that we are starting from a baseline?
 - Yes, we can share the floor plans with you.
 - **Action item:** Share original floor plans with the Task force.
- Can we also see the State Environmental Policy Act (SEPA) determination?
 - Yes, the SEPA determination can also be shared with the Task Force.
 - **Action item:** Share SEPA determination with Task Force.
- Are there parts of the school that need abatement?

- Yes, there will be some.
- How many classrooms are we hoping for? When does the District want this facility to be open?
 - Thanks to the temporary portables brought in for construction, there is no space emergency, but students deserve better.
- What is the anticipated growth pattern?
 - Our projection of 1830 students enrolled is through at least the year 2023 and likely longer.
- A lot of schools are moving away from large mechanical infrastructures and have smaller units for each space or mezzanine. Maybe we could start that process here.
 - South of the pool there is a chiller farm that serves the majority of the school. This would be a very expensive item to touch
- What is the plan for the pool? Is there a desire to keep it?
 - There are community members that would like to have a pool. If the choice is to keep it in its current shape or to remove it, many community members would prefer to keep it as it is now.
- What is wrong with the pool?
 - It has a number of issues that would be very expensive to address.
- What would happen to the swim team and other pool users if the pool is removed?
 - The swim team would need to go to Puyallup for practice.
- Can the pool generate funds for the District?
 - The pool is not a USA swim competition standard pool so there is not much revenue that can be generated. There would need to be dedicated programs and partnerships, but aquatic centers are very expensive and to redo it would cost millions of dollars, even if we used the current footprint.
- The pool could generate funds. Age group meets could be hosted, in addition to YMCA, and putting programs back in place that existed before.
- Was upgrading or replacing the pool part of the bond goals?
 - No, but there was some planning for it, and it should be addressed in the plan.
- Are there elements in the bond that voters are expecting?
 - We're sure voters have various expectations, but the focus of the Task Force is to present the smartest use of the money to meet the needs of students and community in light of current state and local circumstances.
 - **Action item:** Task members are encouraged to look at Page 2 of the bond resolution provided in their packet.
- Are there any shared or additional funds that can be captured?
 - The Task Force focus is on developing a plan for the funds that have been approved. Additional funds depend on the appetite of the community to vote on another bond. The outcome of this Task Force could have an option that points

to what can be done with additional funds. The parcels were bought so that there could be a long-term plan for the school.

- What happens if we don't do anything with the pool?
 - It is still working with a band-aid and the District can look at it further down the road. Also, a Task Force member stated the soil could be contaminated so the contractor would need to dig down for clean soil, which would cost a lot of money.
 - It is an option to leave the pool as it is. We should also consider its replacement in one of the plans.
- At one point, six million dollars were dedicated to partnering with the City of Bonney Lake to construct a pool. Are those funds in a different silo?
 - The \$65 million budget for the high school includes this \$6 million.
- The map shows a building across the street from the High School. What was it and what is the plan for it?
 - It was a medical office that was going to be used for Eli Hill.
- What are the exact requirements for band/FAA? We should ask what the wishes are from those who lead those programs.
 - That is a level of detail that gets addressed during design. We (Hainline and Task Force) are not going to get to that level of detail.
- It would help to know the operational requirements and costs of the High School.
 - The goal of this Task Force is to evaluate options based on their value and given the changed circumstances and project constraints.
- Does the \$20 million in soft costs include furniture replacement?
 - We will need to follow-up on this.
 - **Action item:** Identify what is included in soft costs.
- Is there a buffer in the budget for unanticipated information needs and changes?
 - Yes, contingencies are included in the considerations.
- What timeframe are we building these buildings to last? Also, if the task force chooses not to touch certain infrastructures, what is the design life on them before they need to get replaced?
 - That is an important criterion to consider if you feel that another bond will get passed later; is it worth remodeling in the interim?
 - **Action item:** We will provide information on building life timeframes.
- The bond was for \$145 million and there are a couple of ways that people vote. I think some are not really looking at the cost and instead are more focused on what they are getting. Are there any elements in the bond that we are absolutely tied to? Or is it the available funds that we are tied to? Was there dedicated funding and has some already been spent? Is there something that can be peeled off, such as the pool?
 - We will need to follow-up on this.

- **Action item:** Examine bond funding goals and determine if some facility improvements can be moved forward to a future effort.

Action items

- Hainline and the District will look into the following questions and follow-up with Task Force members:
 - Does/when does the bond expire?
 - Does the \$20 million in soft costs include furniture replacement?
 - What timeframe are we building these buildings to last? Also, if the Task Force chooses not to touch certain infrastructure, what is the design life on them before they need to get replaced?
 - Are there any elements in the bond that we are tied to? Or is it the funds that we are tied to? Was there dedicated funding and has some already been spent? Is there something that can be peeled off, such as the pool?
- Hainline and the District will share the following information with Task Force members:
 - Property condition
 - Phasing schedule
 - Original floor plans
 - SEPA determination
- Task force members are encouraged to review Page 2 of the bond resolution.

The next Task Force meeting is on April 16, 2019.

The meeting was adjourned.