

Sumner-Bonney Lake School District



Capital Facility Advisory Committee Meeting #1 March 27, 2023

Attendees:

Brian Scheerer

James Lawrence

Brian Kaelin

Nikki Croxton

Derek Berry

Bobbi Snider

David Brower

Doug Beagle

Bang Parkinson

Paul Sitmh

Tiffany Binkowski

Shannon Bingham

Tony Clarke

Melissa Olsen

Bill Haugen

Eric Pilcher

Penny Kreil

Neil Symes

Kelly McClimans

Deb Norris

District and Consultants

- Laurie Dent, Ph.D., Sumner Bonney Lake School District Superintendent
- Dr. Thu Ament, Sumner-Bonney Lake School District Deputy Superintendent
- Penny Mabie, Definitely Mabie, Facilitator
- Matt Guilanians, Hainline
- Kyle Mcleod, Hainline
- Marina Tanay, Capital Projects and Facilities Manager

Meeting Purpose

- Develop an understanding of the role and objectives of the capital facility advisory committee
- Develop a baseline understanding of the driving factors in a capital facility plan
- Hear about progress on capital bond projects and
- Identify questions and requests to prepare for future meetings

Welcome and introductions

Sumner-Bonney Lake School District (SBLSD) Superintendent, Laurie Dent, Ph.D., welcomed the Committee and noted to the group that they were critical in helping the district fulfill its promise to know, value, and support every student.

The District has a new strategic plan titled Future Ready, which helps achieve a 100% graduation rate goal. Within this strategic plan, the Capital Facility Committee falls under the operational group and is responsible for providing learning environments where students thrive.

Penny introduced herself as a neutral facilitator who helps meetings go smoothly, including making sure that they start and end on time and that everyone has an equal opportunity to participate.

Penny led group introductions and reviewed the agenda.

Penny reviewed draft meeting ground rules and asked CFAC members if there were any objections. One additional ground rule was added: Speak from your interest not your position. There were none and the ground rules were made final.

Members of the CFAC introduced themselves to the group and each provided three words that would describe successful outcomes for this planning process. Those words included:

Beautiful, functional, facilities; effective, efficient, responsive; knowledge, housing; aquatics, water safety, growth; functional, responsive, known; valued, supported; ask hard questions; safe learning environment; future, knowledge, community; best for kids; joy, learning, value; future reading buildings; well reasoned plan; safe, effective, service; safety, efficiency, sustainability; strong, vision, plan; growth, vision, investment; efficiency, realistic, compassionate; positive, safe, connected; and all students thriving.

Penny reviewed the goal and purpose of the CFAC:

- To make a recommendation for a long-term capital facilities plan that includes funding measures.
- The CFAC will student needs, review data, and develop a plan designed to meet the needs of students over the next 10 years.
- Produce a working list of future priorities and a recommendation to the school board for future funding.

Penny emphasized that each group has a specific role and responsibility in this process: District, Hainline, CFAC and Definitely Mabie.

Committee Business

Penny noted the need to change the meeting dates in September 2023 and January 2024. September will be moved one week later to accommodate the Labor Day holiday. A revised date for the January 2024 meeting will be proposed at a later date.

Comment: Please try to avoid scheduling meetings on Tuesdays.

As much as possible, information will be sent to the CFAC ahead of time to provide time for review and to promote effective meetings. The District will strive to get the committee materials one week ahead of the meeting.

Notes will be taken at each meeting and sent to members of the CFAC. Notes and presentation materials will also be posted on the district website. Information discussed at each meeting is not considered confidential and will be made available to the public. Marina created a shared folder for everyone on the committee to access materials and any other resource information.

To help manage discussions, Penny asked that when committee members have a question or would like to say something, they turn their table tent vertically. That will allow Penny to call on people in turn.

Background

Marina Tanay, Capital Projects and Facilities Manager, provided a high-level overview of the current SBLSD Capital Facilities Plan and its overall purpose. A capital facilities plan typically includes: Educational Program Standards, Capital Facilities Inventory, Enrollment Projections and Capacity Analysis, Financing Plan, and School Impact and Mitigation Fees.

Kyle McLeod, Hainline, explained that there are both Capacity and Non-capacity projects included in a capital facilities plan. Non-capacity projects would include items such as turf fields or an aquatic center. Kyle went on to discuss the different ways to fund capital projects. School districts can use capital bonds, capital levies and Washington State's School Construction Assistance Program (SCAP) to raise funds. The SCAP funds are only available for qualifying buildings.

Committee Questions / Discussion

- How does the district track building conditions?
 - Response: Condition ratings are done through an Office of Superintendent of Public Instruction (OSPI) database called ICOS (Information and Conditions of Schools). Information in ICOS helps determine building priorities.
- How does the district come up with enrollment projections for the out years?
 - Response: The district uses enrollment data and trending models to analyze enrollment over time and to make decisions about waivers, overflow and staffing.
- What is the difference, in the Capital Facilities Plan, between design capacity and net capacity?
 - Response: Design capacity is the number of students the building is designed to hold in standard configurations. Net capacity is the design capacity adjusted for mandated class sizes, district educational standards, programmatic needs, etc. The district looks at net capacity when considering how much capacity is available or needed at each facility.
- Would it be possible for us to look at previous capital facility plans to see what over-capacity trends are historically?
 - Response: Yes, we can provide information about past trends.
- Is the district up-to-date with SCAP requirements regarding condition of buildings?

- Response: Yes, although it is important to note that not all district buildings are included in the SCAP.
- Does the district do condition ratings of all its buildings?
 - Response: Yes. The condition of buildings included in the SCAP are updated in the ICOS system every year. Those buildings not included in SCAP are rated for condition every six years.
- Is the district planning to fix the electrical problems in Sunset Stadium?
 - Response: The district was unaware of the stated problem. That situation will definitely be looked at and fixed as necessary.
- What is in Phase 2 of the Sumner High School plan?
 - Response: Marina reviewed the drivers of a capital facility plan. District educational needs and standards, demographics and growth, age and/or condition of buildings, district needs (e.g., maintenance buildings), community needs (e.g., turf fields) all contribute to determining what facilities improvements or additions are needed.

Demographics

Shannon Bingham, a consultant to the district, gave a broad overview of his demographic findings for the district so far. He discussed what is driving growth in the district. While most districts are experiencing a decline in enrollment the SBLSD is not. He noted that the curb appeal of buildings in the SBLSD is amazing and people are noticing. Enrollment is steady and healthy. The Tehaleh area is problematic due to the differing boundary lines for Orting School District and SBLSD that run through different areas of Tehaleh. It causes confusion for many parents.

Shannon noted he will present a full demographic report at the May 1 meeting and will have an updated 10-year projection to share with the group.

Committee questions and discussion

- Is it possible to readjust the borders between Orting School District and SBLSD in the Tehaleh area so they are less challenging?
 - Response: Orting School District is pursuing a bond that would allow them to build schools in Tehaleh, and that would reduce the confusion over why some students have to go down to Orting, a 40-minute bus ride, when there is a SBLSD school right near them. Once we know if that passes, we can determine next steps.

2016 Capital Bond Project Progress

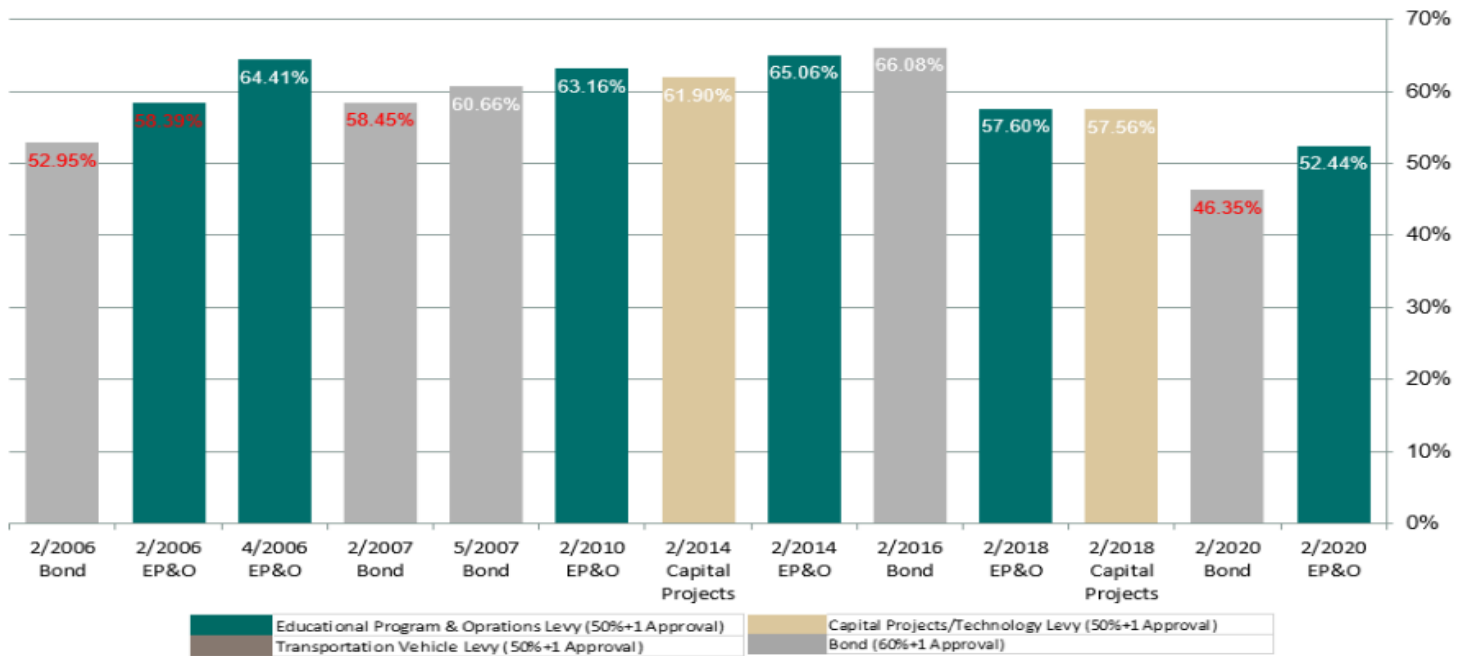
Matt Guilanians, Hainline, provided an update on 2016 bond projects and other projects happening around the district.

Committee questions and discussion

- Were all the projects Matt reviewed done under one bond? And how long ago was that bond passed?
 - Response: Almost all the projects we covered were included in the bond that was passed in 2016. The work has been done between 2016 and now.
- Are all the schools in the district secure now? Will we focus on that in a future session? Some portables are not secured and are accessible to unregistered visitors.
 - Response: All schools are locked. We are adding security vestibules to some schools.
- Will we be discussing things like updated construction codes, required HVAC retrofits regarding energy sources and consumption, construction costs, etc? Those are going to have big cost implications.
 - Response: Yes. Those are important topics to discuss and factors that will need to be considered.
- Would it be possible to hold our meetings in some of the facilities that have needs, so we can see their status?
 - Response: That is a good idea and we will look into doing that.
- Does the district have a history of levies and bonds not passing?
 - Response: Yes. Please see the chart below.

School Election Voting History

Sumner-Bonney Lake School District Election Passage Rate History



Source: OSPI 1463-GF, 1463-BI



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Next steps and action items

The next CFAC meeting will be on May 1st, at 5:00 p.m. We'll let you know if it's going to be at a different location.

Action items:

- Add the Sumner High School Phase 2 plan to the shared drive
- Send emails out to the CFAC when items are added to the shared drive
- Schedule the September meeting for the second Monday of the month

The meeting adjourned at 6:45 p.m.