



CONSTRUCTION SERVICES GROUP

Hockinson School District Facility Advisory Committee Meeting

MEETING MINUTES

Date:

June 12, 2024

Subject:

Review of Decisions Made
Options A, B, C
Financial Impacts
Recommendation
FPC Recommendation
Site
Survey

Project:

Hockinson Capital Projects
Evaluation

Attendees:

Steve Marshall, HSD
Greg Gospe, HSD
Jennifer Halleck, CSG
Elissa Tseu, CSG
Lisa Heath, FAC
Natalie Hessel, FAC
David Wilson, HSD
Megan McCheney, FAC
Kyle Rogers, Comm. Member
Not present:
Courtney Tomlinson, FAC
Dax Logston, CSG
Teresa Vannatta, Board
James Walter, FAC
Heather Swanson, FAC

1. Review of Decisions Made

Now that Community has said to relieve overcrowding you will need to determine:

- A. ~~NO Capital Levy to buy more time for property evaluation and community input~~
- B. **One Campus:**
 - **CONTINGENCY PLAN ONLY** Build one campus on existing Heights site (\$\$)
 - 24 acres, some new construction, and some remodel. Keep the PreK-5, 1,000 students.
 - ~~Build one elementary on new property (\$\$\$\$)~~
 - 20 acres, 1,000 student capacity when complete
 - ~~Contingency plan – what happens if the new property falls through?~~
- C. **Two Campuses:**
 - Evaluate options and costs,. K-5 both equal size (\$\$) current cost modeling
 - (CSG to run scenario – A. K-5 each current model. B. Keep 300 at old and relocate some portables and C. other options with funding and
 - ~~Change grade configuration K 2, 3 5 or some variation thereof. (\$ – \$\$)~~

2. Two Campus Options for budget impacts were discussed. This discussion was to allow the FPC to explore how modernization of spaces at HHES impacts the overall bond request to the community.

Options A

Option A - use of 10 portables	
New	500 FTE
Remodel	506 FTE 14,000sf addition with office, gym, library, music ; keep 12 classrooms 600-800 blds
Total District Contributions	\$73,432,788

Comments: Keeping portables is not an option

Options B

Option B - use of 300 building	
New	500 FTE
Remodel	506 FTE 14,000 sq ft addition with office, gym, library, music ; keep 20 classrooms 300 & 600-800 blds, relocate 1 double portable
Total District Contributions	\$80,765,419

Comments: explore building a bigger replacement building to include two additional classrooms and remove all old portables on the main campus. Keep the set of five double portables for future programming but do not use as part of the project student classroom count. Do not remodel the 300 building to save money.

Add funding for the following additions:

- Site improvements for parking, circulation and internal courtyard.
- Two additional classrooms instead of portables
- Perimeter decorative fencing – not chain-link

Specialists in School Buildings

Options C

Option C - use of 200 building	
New	425 FTE
Remodel	575 FTE 14,000 sq ft addition with office, gym, library, music ; keep 25 classrooms 200 & 600-800 blds, keep 200 building
Total District Contributions	\$75,243,683

Comments: Financial outcome looks more promising; however the 200 building does not have restrooms or internal circulation for safety. Adding so many additional restrooms in the new footprint of the building, might add significant cost. The group felt the cost benefit was too high and if Option B could be re-run with the modifications requested it may prove to be the best option.

Outcome: CSG will run Option B modeling with committee members’ suggestions for the upcoming 6/26 meeting.

3. Financial Reminders plus additional models

Grant funded projects should be communicated as such and provide rationale for why they are not included in the bond.

Reviewed 2023 Bond cost per thousand impacts to the voters and reviewed new updated 2024 data looking at a \$70M, \$80M and a \$90M option.

4. FPC Recommendation.

CSG reminded the FPC of their outcome, which is to recommend to the Superintendent a set of projects for an upcoming bond and to acknowledge the funding.

5. Site

Steve talked about a meeting with Hockinson SD and Clark County is set for 6/13 to address property risks related to building a school on the site being proposed.

6. Survey plus community Comments

Steve walked the group through the survey results. 222 responses have been submitted. Steve reviewed comments he has received from community members about the potential bond. One detailed discussion was related to the MPR at the HS.

Next Meeting

5pm 6/26 – In Person.

Review Option B with Adjustments and discuss a recommendation to the Superintendent.