



# Hockinson School District

Preparing all students for lifelong success.

## Facility Planning Committee



**CSG**

A program of ESD 112.



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## EXECUTIVE SUMMARY

The Facilities Planning Committee (FPC) met November 2023 through June 2024. During this period, Construction Services Group (CSG) synthesized existing facility reports and data to provide the FPC with a list of desired short- and long-range capital improvements and major maintenance projects. CSG guided the committee through a list of tasks and objectives. The committee worked diligently to evaluate all the known needs for Hockinson School District (HSD) and prioritized the best set of projects for a capital measure, whether it's a bond or levy.

After evaluating FPC needs categorized by Safety & Security, Building Envelope, Teaching & Learning, HVAC, Technology, and Athletics, it became clear from a facility condition and overcrowding standpoint that the committee's number one recommendation was to focus on the districts' 920-student elementary school.

The committee tested their observations and hard work through community surveys and stakeholder engagement while learning about HSD's bonding capacity for these improvements. Mark Prussing from ESD 112 and Trevor Carlson from Piper Sandler presented levy and bonding information for consideration of a future election.

After reviewing several different elementary school scenarios to alleviate overcrowding, the committee determined that two elementary schools in HSD were necessary to address the concerns of overcrowding, safety, and adequately addressing teaching & learning at the elementary level. The plan for one new elementary school and limited remodeling of the existing elementary school drove several months of discussions and input sessions from stakeholders to evaluate a range of costs needed.

The result of the FPC was a recommendation for HSD to consider a bond in February 2025 and ask for as much funding is needed to accomplish the work proposed by the committee as well as a recommendation for projects to be included in the OSPI Modernization Grant.



# FPC COMMITTEE MEMBERS AND MISSION

## MISSION AND STRATEGIC PLAN

The FPC work is in support of the district's 2021-2024 Strategic Plan for Goals #2 Culture & Facilities by providing a safe, welcoming, and positive learning environment that supports high academic and behavior expectations for all.

- Seek efficiencies and look within to maximize existing HSD resources.
- Apply a frugal approach to achieve every identified priority.
- Pursue grants and partnerships to reduce maintenance costs with an eye on sustainability.

## PURPOSE

- Inform committee members of facilities updates, projects, and needs.
- Collaborate on solutions to short- and long-term facilities needs.
- Guide a district-wide maintenance plan and short- and long-term facilities plan.
- Communicate with the larger community on the above topics.

## MEMBERS

The Hockinson School District's Facility Planning Committee contained the following members:

Name	Affiliation
Steve Marshall	Hockinson SD
David Wilson	Hockinson SD
Greg Gospe	Hockinson SD
Aaron Villanueva	Hockinson SD
Lisa Heath	Community Member
Natalie Hessel	Community Member
Megan McCheney	Community Member
James Walter	Community Member
Coutney Tomlinson	Community Member
Heather Swanson	Community Member
Simon Soot	Community Member
Brian Hebert	Community Member



To provide guidance, facilitate the FPC process and to provide a road map to capital facility improvements, Hockinson SD enlisted the assistance of CSG, a division of the ESD 112.

Name	Position/Title
Dax Logsdon	Executive Director
Jennifer Halleck	Associate Direction Construction, Operations & Projects
Alissa Tseu	Assistant Project Manager

## WORKPLAN

CSG developed a comprehensive work plan to guide the FPC. Each meeting started with a review of the group's progress against the timeline to stay on task.



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Capital Facilities Planning		DRAFT Work Plan - January 2024		2023												2024		2025	
Tasks	Responsibilities	M	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F		
<b>Financial Evaluations Phase</b>																			
Evaluate Funding Opportunities - SCAP and using Preliminary Debt Capacity Analyses, Taxpayer Impacts, and Integration of Future Levy and Bond Planning	CSG																		
Funding Opportunities - SCAP, Bond, Levy	HSD, FPC																		
Develop a Preliminary Capital Cost Model (project costs, soft costs, Facilitate a third party estimate	CSG																		
Evaluate Cost Estimates	HSD, FPC																		
Present Cost Estimates and Adjust Projects if necessary	HSD, FPC																		
<b>Stakeholder Phase</b>																			
Stakeholder Input Session Development in Conjunction with the FPC	CSG																		
Consider bringing on a communications consultant and develop a comms strategy	HSD, CSG, ESD112																		
Plan for Stakeholder Input Sessions	HSD, FPC																		
Maintenance	HSD, Stakeholders																		
Principal / District Leadership	HSD, Stakeholders																		
Community	HSD, Stakeholders																		
Students	HSD, Stakeholders																		
Develop and Distribute Final Draft for Public Review and Comment	HSD, Stakeholders																		
<b>Prioritization Phase</b>																			
Assist in Committee Prioritization Projects	CSG																		
Prioritize Projects Mtg 1	HSD, FPC																		
Prioritize Projects Mtg 2	HSD, FPC																		
Prioritize Projects Mtg 3	HSD, FPC																		
Iterate - Respond and Adjust the Final Draft after Public Review and Comment	HSD, FPC																		
Recommend Final Project	HSD, FPC																		
<b>Board Engagement</b>																			
Session Update - Placeholder	Board																		
Session Update - Placeholder	Board																		
Session Update - Placeholder	Board																		
Session Update - Placeholder	Board																		
Resolution - Placeholder for Bond/Levy	Board																		
<b>Election Preparedness</b>																			
Reconnect with Finances and Mark P. if needed	CSG, HSD																		
Filing Deadline for February Election in early December																			

Figure 1 - Hockinson School District Facility Planning Committee Work Plan



## EVALUATION OF FACILITY NEEDS

The committee worked diligently to evaluate all the known needs for Hockinson School District and identify additional needs not provided in the reports.

The existing facility reports and data that were referenced are:

- ICOS



Information and Condition of Schools (ICOS)

Figure 2 - Screenshot of the ICOS Web Page

- MENG Facility Analysis for Hockinson Heights Elementary School and MENG Facility Report for Hockinson High School

Hockinson School District  
Hockinson Heights Elementary School  
Facility Condition Assessment



Hockinson School District  
Hockinson High School

Facility Condition Assessment Report



Figure 3 - Screenshot of the Hockinson Heights Elementary School Facility Condition Assessment Report Cover Page and Screenshot of the Hockinson High School Facility Condition Assessment Report Cover Page

The committee evaluated improvements categorized by Safety & Security, Building Envelope, Teaching & Learning, HVAC, Electrical, Plumbing, Site work, Technology, Operations, Playground, Accessibility, Haz Mat, and Athletics.

The use of color coding on a synthesized grid allowed the committee to easily see that the overwhelming needs were at the Elementary School followed by emerging needs at the High School and almost no needs at the Middle School. The following screenshot is the list of the existing building conditions and is color coded as follows: green – existing condition is ‘good,’ orange – existing condition is ‘fair,’ red – existing condition is ‘poor.’



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Good 90%  
 Fair 62%  
 Poor 30%



Wednesday, February 7, 2024

Project	Where the Data was Found	Category	ES								MS OLD			MS New	HS												
			ES Bldg 100 A	ES Bldg 200 C	ES Bldg 300 D	ES Bldg 400 B	ES Bldg 500 E	ES Bldg 600 F	ES Bldg 700 G	ES Bldg 800 H	ES All Building	ES Covered Play Shed	MS (old) Bldg A	MS (old) Bldg B	MS (old) Bldg C	MS (old) Bldg D	MS (new)	HS Band	HS Main Bldg	HS Athletic Storage	HS Field House	HS Grounds	HS Athletic Fields	HS NW Baseball Storage	HS Baseball Storage	HS Stadium Bleachers	
Standard Foundation	ICOS	Site																									
Standard Slabs on Grade	ICOS	Site		fair	fair	fair	fair	fair	fair	fair	fair									fair							
Building Subdrainage or Stormwater	ICOS	Site		fair	fair	fair	fair	fair	fair	fair	fair									fair							
Roof	ICOS	Envelope	fair	fair	fair	fair	fair	fair	fair	fair	poor		fair	fair					fair	fair							
Exterior Walls	ICOS	Envelope	fair	fair	fair	fair	fair	fair	fair	fair	poor								fair	fair						fair	
Exterior Windows	ICOS	Envelope	fair	fair	fair	fair	fair	fair	fair	fair	poor									fair							
Exterior Doors and Grills	ICOS	Envelope	fair	fair	fair	fair	fair	fair	fair	fair	poor									fair							
Exterior Louvers and Vents	ICOS	Envelope	fair	fair	fair	fair	fair	fair	fair	fair	poor									fair							
Exterior Enclosures	ICOS	Envelope	fair	fair	fair	fair	fair	fair	fair	fair	poor									fair							
Interior Finishes & Operable Walls	ICOS	TL	fair	fair	fair	fair	fair	fair	fair	fair	fair/good	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	
Flooring	ICOS	Building	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	
Ceiling	ICOS	Building	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	
Piping	ICOS	Plumbing	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	
Heating	ICOS	HVAC	fair	fair	fair	poor	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	
Cooling	ICOS	HVAC	fair	fair	fair	poor	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	
Fire Protection	ICOS	Safety & Security																		will be failing?							
Electrical	ICOS	Electrical	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	
Electrical Lighting	ICOS	TL	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	
Communications - data	ICOS	Technology																									
Communications - voice	ICOS	Technology / Safety	poor	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	
Communications - AV (Classroom)	ICOS	TL																		fair							
Controls	ICOS	HVAC										fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	
Furnishings	ICOS	TL																									
Intrusion Detection	ICOS	Safety & Security	poor	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	
Access Controls	ICOS	Safety & Security																									
Equipment - general category	ICOS	Operations										fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	fair	
Restrooms	Other	Accessibility																									
ADA (are there any issues to address?)	Other	Accessibility																									
Generators	Other	Electrical																									
Signage - Interior / Exterior	Other	Safety & Security																									
Play Equipment & Surfacing	Other	Playground																									
Parking/Driveway/Sidewalks	Other	Site																									
Secure Entrance	Other	Safety & Security																									
Intruder locks/key cards	Other	Safety & Security																									
Intercom / PA system (see Comm/Voice)	Other	Safety & Security																									
Exterior Lighting	Other	Safety & Security																									
Lead Mitigation	Other	Haz Mat																									
Asbestos/Mold Mitigation	Other	Haz Mat																									
Water Heaters	Other	Plumbing																									
Elevator	Other	Accessibility																									
Turf	Other	Athletics																									
Track	Other	Athletics																									
<b>committee additions on 1.24.24 below</b>																											
Increase auditorium seats	Committee	Building																								x	
Door alarms	Committee	Safety & Security																	x	x							
Increase security and bullet proof glass	Committee	Safety & Security																	x	x							
Stadium upgrade and turf	Committee	Athletics																						x			
Better technology - flat panels for Informal	Committee	Technology																									
Roof top units for HVAC	Committee	HVAC																									
Flooring 20 yrs	Committee	Building																									
Woodshop/pottery separation	Committee	TL																									
Safety on the campus - lock down notification	Committee	Safety & Security																									
Field drainage if not turf	Committee	Athletics																									
Turf Football Field and long jump pad relocation	Committee	Athletics																									
Track - resurface 20years old - (PE and athl)	Committee	Athletics																									
Scoreboard for the field	Committee	Athletics																									
Turf at the middle school	Committee	Athletics																									
Track high jump, shot put, and discus	Committee	Athletics																									
Brick seal	Committee	Envelope																									
Toilets too low	Committee	Building																									
Water bottle filler upgrades	Committee	Building																									
Pick up drop off arrows on the parking lot	Committee	Safety & Security, Site																									
Safety corridor on 182nd	Committee	Safety & Security																									
182nd safety crossing or notification do not cross. Cross walk on 182nd and MS/community. County never replaced the crosswalks and striping. School zone	Committee	Safety & Security																									
Security - bullet proof glass	Committee	Safety & Security																									
Lock down, security system, buzz in or key card access	Committee	Safety & Security																									
Windows 3M material clear for glass impact resistant	Committee	Safety & Security																									
Recess access to the grounds is unsafe	Committee	Safety & Security																									
Enclose the pathways so they are not transitioning outside	Committee	Safety & Security																									
Arrows on pick up / drop off	Committee	Safety & Security, Site																									
Facade	Committee	Building, Envelope																									
lunch room capacity and aesthetic and acoustics	Committee	Building																									
Parking lot asphalt repair/replacement	Committee	Site																									
Restripe - reimagine the parking, pick up and drop off	Committee	Safety & Security, Site																									
Reroof	Committee	Envelope																									
Aluminum ramps for portables	Committee	Building																									
Playground upgrade - fall protection and equipment, ADA and inclusive.	Committee	Safety & Security, Playgrounds																									
ADA upgrades	Committee	Safety & Security																									
Age of the buildings	Committee	Building, Envelope																									
Age of the buildings Existing campus needs to be Replaced maybe in PH II of another bond	Committee																										

Figure 4 - Summary of Synthesized Data for Existing Hockinson School Buildings



After reviewing several different elementary school scenarios to alleviate overcrowding, the committee determined that two elementary schools in HSD were necessary to adequately address the concerns of overcrowding, safety, and teaching & learning at the elementary level. The plan for one new elementary school and limited remodeling of the existing elementary school drove several months of discussions and input sessions from stakeholders to evaluate a range of costs needed.

To capture state funding in the School Construction Assistance Program (SCAP), several buildings at the existing elementary school will need to be razed after the new school is open. Services in these razed buildings will need to be rebuilt on the existing campus. The committee determined that, in addition to the replacement building, the existing elementary site will also remove all portables and improve the circulation and safety of the existing campus.



Figure 5 - Current Hockinson Heights Elementary School

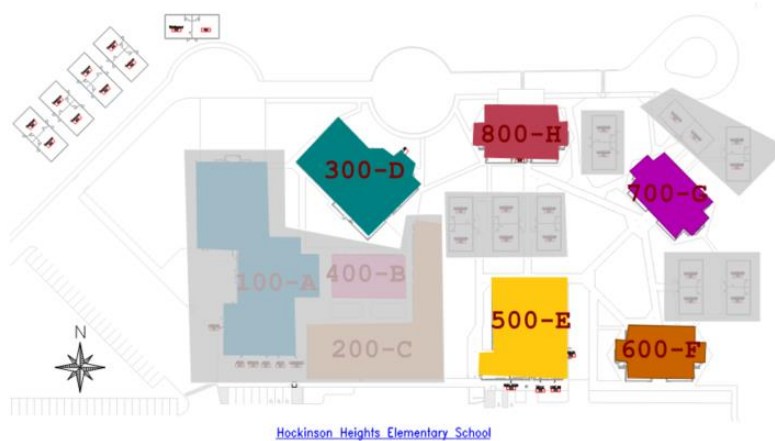


Figure 6 - Proposed Building and Portable Removal





Figure 7 - CONCEPTUAL Layout of Hockinson Heights Elementary School

*\*\*This sketch is for visual purposes only and does not reflect the best solution. Future evaluation of the site layout will be done once funding is secured.*

A feasibility study for placement of an Elementary School was performed by AKS Engineering and Forestry to evaluate a piece of property being acquired by Hockinson School District. The preliminary analysis indicated that the site is suitable for future school construction.



Figure 8 - Property under evaluation for a new, second, elementary school



## STAKEHOLDER ENGAGEMENT

The FPC fully supports the District's Strategic Plan for Goal #3, to increase transparency, ensure public trust, and strengthen community involvement.

HSD predominately used electronic newsletters and social media platforms to periodically release surveys and gain insights from stakeholders. Through these community surveys, the FPC received valuable feedback and direction from stakeholders while keeping the broader community informed.

## FINANCIAL EDUCATION

Mark Prussing from the ESD 112 and Trevor Carlson from Piper Sandler presented levy and bonding information for various types of facilities funding models. The presenters and committee members explored ways to provide funds to meet capital projects' needs while meeting taxpayer expectations and to promote tax rate stability.

There are various types of capital funding sources. Washington State Schools can acquire funding through State assistance such as a Study and Survey Grant, State School Construction Assistance Program (SCAP), and various other state grant programs. The primary method used by Washington School Districts to finance the local share of capital projects are bonds. With bonds, the cash is generated up front, and payments can be spread out over time. Voter-approved bonds are Unlimited Tax General Obligation (UTGO) Bonds. For this type of bond to pass, there needs to be a 60% 'yes' vote, with 40% validation. Non-voted bonds are Limited General Obligation (LGO) Bonds. These bonds cannot be used for "new" construction, and the debt capacity is 3/8 of 1% of the assessed value. Another option is a Capital Levy that can be used to pay for costs involved with construction, modernization, or remodels of school facilities (including technology) and requires 50% voter approval.

## COMMITTEE RECOMMENDATIONS

The Facilities Planning Committee will want to formalize their recommendations for improvements. Based on the work and consensus from the meetings, their recommendations include:



## CAPITAL BOND PROJECT RECOMMENDATIONS:

- Provide for two elementary schools with limited remodel of the existing Hockinson Heights Elementary School which should include: Some limited new construction to replace services in the buildings scheduled to be removed with the SCAP process; the elimination of portables for K-5 students; improved traffic flow for pick up and drop off; safety improvements; and reduced transition times for students.
- HHS synthetic turf field, track and lights
- HHS CTE building minor addition
- HMS covered play structure
- HMS ADA access improvements

## FINANCIAL RECOMMENDATION:

Continue to evaluate the cost of the projects and ask the voters in an upcoming election for what is needed to accomplish the list of priority projects outlined above. HSD should consider running a future bond and ask for as much funding as needed to accomplish the work outlined above while being fiscally responsible and aware of the impact on voters.

## OSPI MODERNIZATION GRANT RECOMMENDATIONS:

Utilize the OSPI Modernization Grant to modernize the following:

- HHS HVAC upgrades
- Various roofing projects, such as HHS and HHES
- HHES remodel of some additional spaces that may not have been upgraded with the future bond.

## NEXT STEPS

Critical next steps for HSD are:

- Refine project costs with CSG
- Consider a community survey to gauge the understanding of the district needs and willingness to pay for the projects
- Reconnect with ESD 112 Financial Advisory Services, Mark Prussing to refine taxpayer costs, determine bond sale dates and amounts
- Work with Bond Counsel to draft the election resolution and pass the resolution by the Hockinson Board of Directors
- Continue to engage the community with coordinated marketing and communications
- File the election resolution with the County