

2024 Bond Advisory Committee

Meeting Minutes #2

September 26, 2024, 5-7 p.m.

Karshner Center – 309 4th St NE Puyallup, WA 98372

Members:

Present: Stefania Appia, Ellen Aronson, Ethan Barker, Sari Burnett, David Cerio, Rachel Collins, Jennifer Corp, Ed Crow, Cheryl Cummings, Brian Devereux, Scott Eagan, Kimberlee Gerstmann, Sarah Gillispie, Ryan Hahn, Debie Haworth, Greg Heath, Luke Heath, Bob Horton, Shawn Hu, John Huson, Justin Jones, Alyssa LaBrash, Brady Martin, Anthony Mason, Mike McCanna, Chhunla McKeever, Mitzi McMahan, Rae McNally, Jim Meyerhoff, Karen Mool, Bernard Odhiambo, Vincent Pecchia, Kinsey Pitsinger, David Powers, Michael Sanchez, Shannon Sullivan, Dave Sunich, Q Swazer, Julie Thompson, Larry Vandeberg, Laura Wade-Jensen, Wendy Wright

Absent: Jessica Archer-Rucshner, Karl Gill, Julie Hunter, Michele Jangula, Jessica Ryan, Jason Smith, Rebecca Williams

Meeting Documents

Sept. 26, 2024, BAC Meeting Agenda

Sept. 26, 2024, BAC Mtg. #2 PowerPoint

Bond Advisory Committee Meeting #1 Feedback Survey, Community Feedback Packet

2024-2035 Capital Projects Planning Projection

Region 1 Project Worksheet

Welcome Back

Brady Martin, director of capital projects, welcomed the committee, thanked them for coming, and introduced Brian Devereux, director of facilities planning, as co-presenter.

Members who did not attend Meeting #1 were invited to introduce themselves and share one word that described their mood this evening.

The agenda was reviewed.

Meeting Norms, Charter, Parking Lot Reminder

The meeting norms were reviewed. They will be displayed on the tables at every meeting.

The BAC Charter was reviewed.

The QR Code used to ask questions in the “Parking Lot” is on the table tent card. Questions will be answered during the meeting. Comment cards are also available.

BAC Meeting Roadmap

The BAC Meeting Roadmap was reviewed. Dates to note: Community Showcase, Oct. 9; Patron Tours, Oct. 1, and Nov. 5. Please sign-up if you are interested in attending a [Patron Tour](#).

Meeting 1 Overview

Topics discussed at Meeting #1: What a bond is, election history, tax rates, projects cost, state match funding, and CFAC and SCUT recommendations.

Meeting 1 Minutes

The Sept. 12 meeting minutes were reviewed. Members were asked to share any changes or suggestions:

- Page 3: Change CDC guidelines to PDC.
- Mike Sanchez was marked absent but was in attendance.
- A member shared a concern by email that not all member questions were included in the minutes. Please let us know if there is a particular question/answer that you feel should be included. Please post questions in the “Parking Lot” or write it on a comment card.

The amended minutes were approved.

Teams Account

Brady asked that if anyone did not receive an invitation to Microsoft Teams BAC Channel, to please reach out.

Guest invitation process:

1. The guest receives a welcome email from the team owner, with information about the team and what to expect now that they've been added.
2. The guest accepts the invitation. Guests who have a work or school account in Microsoft Entra ID can accept the invitation and authenticate directly. Other users are sent a one-time pass code to validate their identity (One-time passcode authentication required).
3. After accepting the invitation, the guest can participate in teams and channels, receive, and respond to channel messages, access files in channels, participate in chats, join meetings, collaborate on documents, and more.

Meeting #1 Exit Survey Responses

Meeting #1 BAC Feedback exit survey questions and responses were reviewed and are on pages 11 and 12 of the PowerPoint. A printed copy of the responses was on each table and can be found in the [Meeting #2 folder](#) in Teams.

Question of the Week

A Question of the Week will be posted on the [Foundation for Our Future website](#) as part of the district's community engagement plan. Flyers with the QR code will be handed out at community events.

Objectives of Question of the Week:

- Gather meaningful community feedback to guide the Bond Advisory Committee in its recommendations to the Puyallup School Board.
- Encourage community participation in the decision-making process by actively seeking opinions on bond-related scenarios and priorities.
- Foster transparency by sharing the committee's progress and using community feedback to inform next steps.

- Prioritize community values and ensure that the bond package aligns with both current needs and future growth of the district.

Last week's questions and responses were reviewed and can be found on pages 16 and 17 of the PowerPoint. If anyone has a suggestion for a question, please post them in the "Parking Lot."

This week's Question of the Week can be viewed and answered on the [Foundation for Our Future website](#).

Committee comments:

Q: Has lived in the district a long time but doesn't know anything about Waller Road Elementary. Has it been considered to do site visits, especially to the most distressed schools?

A: The Nov. 5 Patron Tour will visit Waller Rd. and perhaps PHS. If you would like to tour Waller Rd., Brady or John Huson would be happy to give a tour and encouraged members to sign up for a [Patron Tour](#). If members are interested in a tour, please comment with your availability in the "Parking Lot." A tour of Region 1 may be arranged in an off week.

Q: It was suggested that a photo catalog of interior rooms of schools that need improvement be posted on the website.

A: There are some pictures on the [Foundations for Our Future website](#).

Tonight's Learning Targets:

1. Understand Anticipated Enrollment
2. Understand Anticipated Community Growth
3. Understand CFAC Identified Projects & Costs

The learning targets are specific to Region 1. Over the next two meetings, Regions 2 and 3 will be discussed.

Region 1 Community

Brian shared that the district is divided into three regions with each region being unique. Boundary maps for elementary, junior high, and senior high schools can be found on the [website](#).

Schools in Region 1: Emerald Ridge HS, Glacier View JH, Ferrucci JH, and Edgerton, Pope, Hunt, Ridgecrest, Sunrise, and Wildwood elementary schools.

The Puyallup School District Board of Directors approved a package of school boundary changes precipitated from the 2015 Bond construction projects, including a new service area for Dessie Evans Elementary. Overall, the boundary changes, impacted:

- 20 of 22 Elementary schools
- 5 of 7 Junior High Schools
- Minor Adjustments to all three comprehensive high schools.

PSD's predominate grade configuration is Pre-K/K-sixth for elementary, seventh-ninth at junior highs, and tenth-twelfth at the high schools, except for North Hill in Region 3, where Northwood and Mt View elementary schools have a Pre-K/K-fifth grade configuration and Edgemont JH has a sixth-ninth grade configuration.

The Annual Residential Unit Counts “in the Pipeline” Chart was reviewed. Jurisdictions within district boundaries are Pierce County and the Cities of Puyallup, Edgewood, and Fife. Brian receives information from the jurisdictions when applications for new plats are submitted for single-family, multi-family, and apartment developments. The district begins tracking potential growth from the beginning of a development, before building begins, until homes are occupied.

Single family detached homes generate more students on a per unit basis compared to multi-family units. Much of the land in the district identified for single-family units has been built-out. The chart shows a greater number of multi-family units in the pipeline than single-family and is one of the reasons why our enrollment projections are more modest than they have been in the past.

Committee questions:

Q: What is the student generation rates of single and multi-family homes?

A: The districtwide average is 65 (K-12th grade) students will be generated from every 100 single-family homes. Multi-family, particularly condos or apartments, will generate 20-25 elementary students from every 100 units.

Q: It’s good that you are looking at past projections, but are you considering changes? Tomorrow the legislatures are releasing the Pasco Plan and the new 2025-27 Biennium Plan. A lot of investment is going into multi-family housing for this region. Single-family housing is a more permanent residence for families. The goal of the state is to begin permanency with multi-family housing, even if they move to single-family later within the same community. It’s good to look at the past numbers but are the changes being considered?

A: We’ve seen brand-new single-family communities that are all rentals. There is a mix of unit types planned in our district. Indicators that we look for to anticipate student generation is if it’s subsidized housing or is it market rate, we have seen higher generation rates with subsidized housing projects. The number of bedrooms is another factor considered whether it’s single family or multi-family. We are always open to evaluating new information.

The 2023-28 (5 yr) New Housing Weighted Student Generation % by Elementary Attendance Area chart showing areas where the most growth from new construction will come from was reviewed. It is projected that Edgerton Elementary will have the greatest growth from future residential construction. Charts for junior high and high school were reviewed which showed that Glacier View JH and Emerald Ridge High School are projected to see the most growth.

Building in the Sunrise Master Plan area began in the 1990’s and is not built out. Overall, the Master Plan has been approved to construct 5,201 units, 3,203 units are occupied with 1,006 units within PSD remain to be built. The remaining 992 units are in the Orting SD. Sunrise will continue to generate a lot of growth in the district.

The Uplands is a large development that is entirely in the Orting SD, but adjacent to the Puyallup SD. There is no direct road to Orting from Uplands and future Upland-resident students will have a long bus ride. It is expected that families in Uplands will want to waiver into PSD where their students will be within walking distance of PSD schools. It’s important to realize the amount of housing that will be coming soon and the likelihood they will want to attend PSD schools.

Brian anticipates a lot of waiver applications coming from Upland parents to attend PSD and potentially a petition to change the boundary from OSD to PSD. Parents can petition (requiring 50% +1 of the registered voters residing in the territory subject to the petition) to the Puget Sound Educational Service District (PSESD) to have the boundary changed. If that happens, school districts negotiate and reach an outcome within 90 days from receiving notification of the petition. A mediator may be requested by either district. If the districts cannot agree on the petition, the school district in which the citizens reside must contact PSESD in writing requesting a hearing before the Regional Committee. It would be challenging for PSD to accommodate all the students.

In 1993, there was a boundary exchange between PSD and OSD in the Sunrise Master Plan area, so it has happened before. Articles of the land swap between the two district can be found at the QR code and in the [Meeting #2 folder](#).

The Capital Planning Enrollment Projection shows the historical, current, and projected enrollment by grade level district wide. The numbers do not include full-time running start or PDL students. Numbers are based on Oct. 1 headcount. It is expected the district will be close to the projected Capital Planning projection number this year. The spreadsheet is in the Teams [Meeting #2 folder](#).

The High School Capacity Forecast through 2031-32 table comparing 2024-25 capacity and enrollment numbers with 2031-32 projected numbers at Emerald Ridge HS was reviewed. EHRS currently has a permanent capacity deficit and will see an increase of approximately 200 students over the next 7 years. When considering an addition at ERHS, we need to be sure it is the right size.

The same capacity and enrollment comparison for junior high and elementary schools were reviewed.

- Ferrucci JH currently has adequate permanent capacity and is projected to have enough through 2031-32.
- Glacier View JH currently has a capacity deficit and is projected to have approximately 100 additional students by 2031-32 increasing the deficit to (175).
- Edgerton, Hunt, Pope, and Ridgecrest elementary schools have a current permanent capacity deficit and are expected to see growth increasing the deficit through 2031-32. Building a new elementary would relieve the deficit at the schools through a boundary change. The recommendation is to build the new school for 750 students.

The capacity numbers presented are permanent building capacity without portables.

Q: Referring to the high school numbers, it was asked if the numbers are based on the current grade configuration of a three-grade high school.

A: The superintendent has asked that staff preserve the option of grade reconfiguration, 9-12, sometime in the future. The committee will consider that option in future meetings.

Q: If you are ever considering moving to grade reconfiguration, has it been discussed of building another high school instead of expanding the ones we already have? Why is this not part of the conversation?

A: Building a new high school was discussed in 2011, and the district purchased property next to Hunt for a potential high school. It would also be detrimental to our bond capacity and operational costs vs expanding our current high schools.

Q: Are there any other factors used for the growth projections besides housing?

A: There are several factors, housing is just one element. The size of kindergarten class sizes has a big impact on year one, and the second year is kindergarten and first grade. The farther out you go, the harder it is to make projections. Additional information on the factors included with enrollment projection work can be found by reviewing the information presented to the School Capacity and Utilization Task Force [Meeting #8](#) from January 25, 2024.

Q: You are projecting potential growth from OSD. How does that affect the future capacity numbers for the new elementary school?

A: We are estimating the Uplands will generate about 350 K-6th grade students once it's built out. If it becomes part of PSD, we will need to find capacity for those students. That doesn't include the other developments.

Q: You say we do a lot of planning; it takes about 25 min. for Upland students to get to their first closest school in Orting. Does the city not look at that and plan a road so they can get to Orting sooner?

A: At one point, the county had planned a road to connect Uplands to the Orting Valley. That road project was removed from consideration primarily due to the high cost of construction. Pierce County has since identified connection routes to improve, not within the Sunrise Master Plan area.

Q: Wendy is on the South Hill Advisory Committee and is familiar with the housing developments. It has taken her 30 min. to go less than 2 miles on 122nd. There is a plan to widen 122nd. The Dept. of Transportation did a study, and they are trying to get an arterial from the valley up the hill.

Unfortunately, it is very unstable soil, and it would cost billions. It is being considered to use 128th to go down to the valley. The state and the county are both aware of the issue. You also must consider the safety of the school bus.

A: Orting SD should receive the same notifications of new plats that PSD does. OSD doesn't have a facilities planner position and may not be tracking it as closely. In 2006, OSD, PSD, and BSD school boards signed a joint resolution that they would maintain the boundaries as they exist. OSD does not have property on the hill to build a school.

Q: When those houses are built, and the families waive into PSD, does their tax money go to OSD or PSD?

A: School impact fees are paid by developers and go to the school districts the homes are in. What is collected is not enough to build a new school, rather a small fraction. Property taxes also to the resident school district, regardless of whether the student waives to another school district. What would come to Puyallup, if a OSD resident student is waived into PSD, is state funding that comes from headcount.

Q: When her children were attending Zeiger, the sixth graders were temporarily moved to junior highs because elementary schools were overcrowded. She was reassured back then that PSD would build a new larger elementary school. She feels it's not a good idea to lower the new Elementary 24 capacity from 1K to 750-capacity. She understands the reasoning to appeal to the voters but feels it's not a good idea.

A: We have data that supports the 750-capacity decision. Kindergarten classes are smaller, and we haven't seen the student generation in the Sunrise community that we once expected. We will continue to watch the data and adjust the size if needed.

Brian thanked the committee for their questions. Staff will be available for additional questions during the five-minute break and after the meeting.

Region 1 Project Overviews

Brady reviewed the Estimated Bond Projects Costs table. The projects were identified by the 2021 CFAC and list the estimated costs of full master plan build out based on the midpoint of construction.

The needs statement for Emerald Ridge HS, was reviewed. ERHS is eligible for state match modernization funding in 2031. The CFAC recommendation was to add a 400-capacity addition at ERHS to make it an 1800 student capacity improving building systems, increasing common areas, adding classroom spaces, and the possible addition of an auxiliary gym, weight room, gymnastics facility, pool, and two tennis courts for an estimated cost of \$109.9M.

Q: Looking at ERHS, half of the improvements seem to be athletic improvements. In Tacoma, they built a YMCA near schools giving students access. Have you considered having a mix use structure like a YMCA?

A: The district has partnered with YMCA in the past but at the time, the district didn't have funds to contribute, and current YMCA facilities do not meet the district's athletic needs. Athletic needs will be discussed in future meetings.

The estimated cost for a 2400 student 9-12 model (\$124.45M) at ERHS was reviewed. The model would accommodate 600 ninth graders.

The needs statements, scope of work, and cost to provide capacity for 1K students at Glacier View and build Elementary #24 with a 550-1K student capacity were reviewed. Elementary #24 would be built next to Glacier View and would address projected growth in the area and relieve the capacity deficit at nearby elementary schools.

Q: The 4.5% escalation is somewhat bothersome unless that's the amount you are looking at in award in two years.

A: It starts on award and is calculated based on midpoint of construction, Q: With today's inflation rates, it sounds very optimistic.

A: It's an optimistic number but it's what the market is bearing. The district watches the numbers and adjusts accordingly. We also carry a project contingency

Q: When you award the contract in 2026, or so, isn't that what you're paying for or are you assuming some of the inflation investments?

A: We are assuming some of the inflation investments. There are hard= costs for construction , soft costs for A&E and contingency. We must carry the escalation and add it into our estimate.

Q: Did the options come from the last committee (tennis courts, etc.) or did something else factor in?

A: The recommendations came from the 2021 CFAC and Athletic Subcommittee. The subcommittee recommended having a regional aquatic center at RHS to have a better facility and to save operational costs. The additional tennis courts are needed to allow for full tournaments to be played at each of our high schools. The recommendation was to include the tennis courts in a future bond measure.

Q: What are the closest elementaries to Elementary #24 and are any of them overcrowded?

A: Yes, Edgerton, Hunt, Pope, and Ridgcrest are all in a capacity deficit, minus portables, now and in the projected forecast in 2031-32. The deficit does not include what may happen when OSD students waiver in.

Q: One of the line items for GVJH is a SPED room. Why is this special, what is the difference?

A: We are moving special ed out of a gen ed planning area and giving them a space they need. It doesn't have to move but it would be best to move it to the new addition and have the space for teacher planning.

Q: Will we be going over the regional pool plans at future meetings?

A: The PHS pool doesn't accommodate diving and it's not deep enough for water polo. There are a lot of inequities between the PHS and RHS pools. We will go more in depth in a future meeting.

Table Discussions

Brady directed the committee's attention to the Region 1 Project Worksheet handout on the tables. He asked the members to indicate with an "X" if they feel the project is a critical need, need, or postpone. They were then asked to add up the project costs for the projects marked as a critical need.

Group Share Out

Brady invited the committee to share out:

- Went with base needs; at ERHS identified the ninth/tenth grade model as a critical need, at GVJH concentrated on classroom addition space, and build the new elementary.
- Talked about the equity piece around the district. ERHS doesn't have a pool, but PHS and RHS do, also putting in the tennis courts for community support. There will be students who have that need.

Brady shared the committee will review Regions 2 & 3 in the next couple of meetings. Meeting #5 will be spent compiling a recommendation to the board.

The group exercise handouts were collected. The exercise will help staff understand the committee learnings along with comments left in the "Parking Lot" will know what information the committee may find helpful to share at future meetings. The different perspectives and the feedback are appreciated.

Please use the QR codes to sign up for a [Patron Tour](#) and to complete the closing survey.

Closing

Next Meeting

October 10, 2024 – 5:00-7:00 p.m.

Karshner Center – 309 4th St NE Puyallup, WA 98372

The meeting adjourned at 7:02 p.m.