

# **FACILITIES ADVISORY COMMITTEE**

**May 15, 2025 | 6:00 PM | Bower Learning Center**

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## **AGENDA**

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- |                                              |                            |
|----------------------------------------------|----------------------------|
| 1. Welcome                                   | Sean Dotson                |
| 2. Overview of Ongoing Projects              | Tony Matiatos              |
| 3. 2020 Bond Sale Update                     | Sean Dotson/Heather Larson |
| 4. Alternative/Choice/Specialized Facilities | Sean Dotson                |
| 5. Tour of Bower Learning Center             | Stephanie Hollinger        |

**Next meeting: October 2025 | Time/Location TBD**

# Facilities Advisory Committee

May 15, 2025





River Ridge High School - Exterior





## River Ridge High School - Administration





River Ridge High School - Courtyard





River Ridge High School - SW Parking Lot





River Ridge High School - Classroom





## River Ridge High School - Classroom





## River Ridge High School - Science Classroom





## River Ridge High School - Science Classroom





## River Ridge High School - Library





## River Ridge High School - Hallway



# River Ridge High School

## Summer Break 2025

### **Campus is closed over summer to:**

- Multiple expected power and water shutdowns to connect mechanical, electrical, and low voltage systems campus wide.
- Accelerate construction of new administration wing.
- Complete construction of new classroom wing.
- Complete construction of Band & Choir/Orchestra rooms.
- Begin construction of spin room.
- Renovate north portion of CTE building.
- Remove portables.
- Re-roof swimming pool building.
- Refinish main gym floor.
- Begin work on retaining wall for new football field.
- Sitework at new classroom building.
- Regrade and pave existing north bus loop re-grading and paving.
- Construct new southwest student parking lot.
- Demo and re-pave intersection at Hoh Street/bus loop entry.





RMAC – South





RMAC – Southwest





## RMAC – Stormwater Vaults





RMAC - Entry Vestibule



RMAC - Main Corridor



## RMAC – Family Youth Resource Center (FYR)





## Young Child Family Center - Design Development





## Young Child Family Center - Entry



## Young Child Family Center - Reception



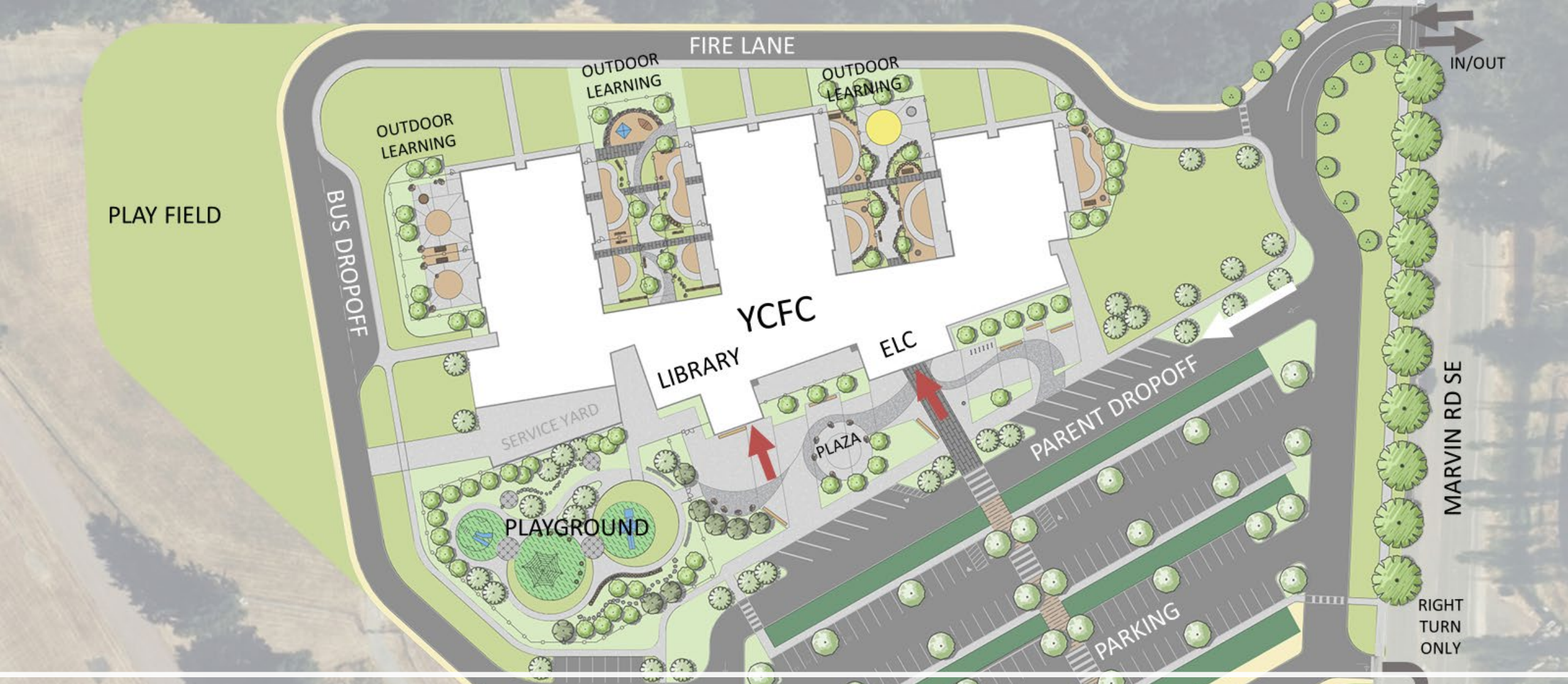
## Young Child Family Center – Multipurpose Space





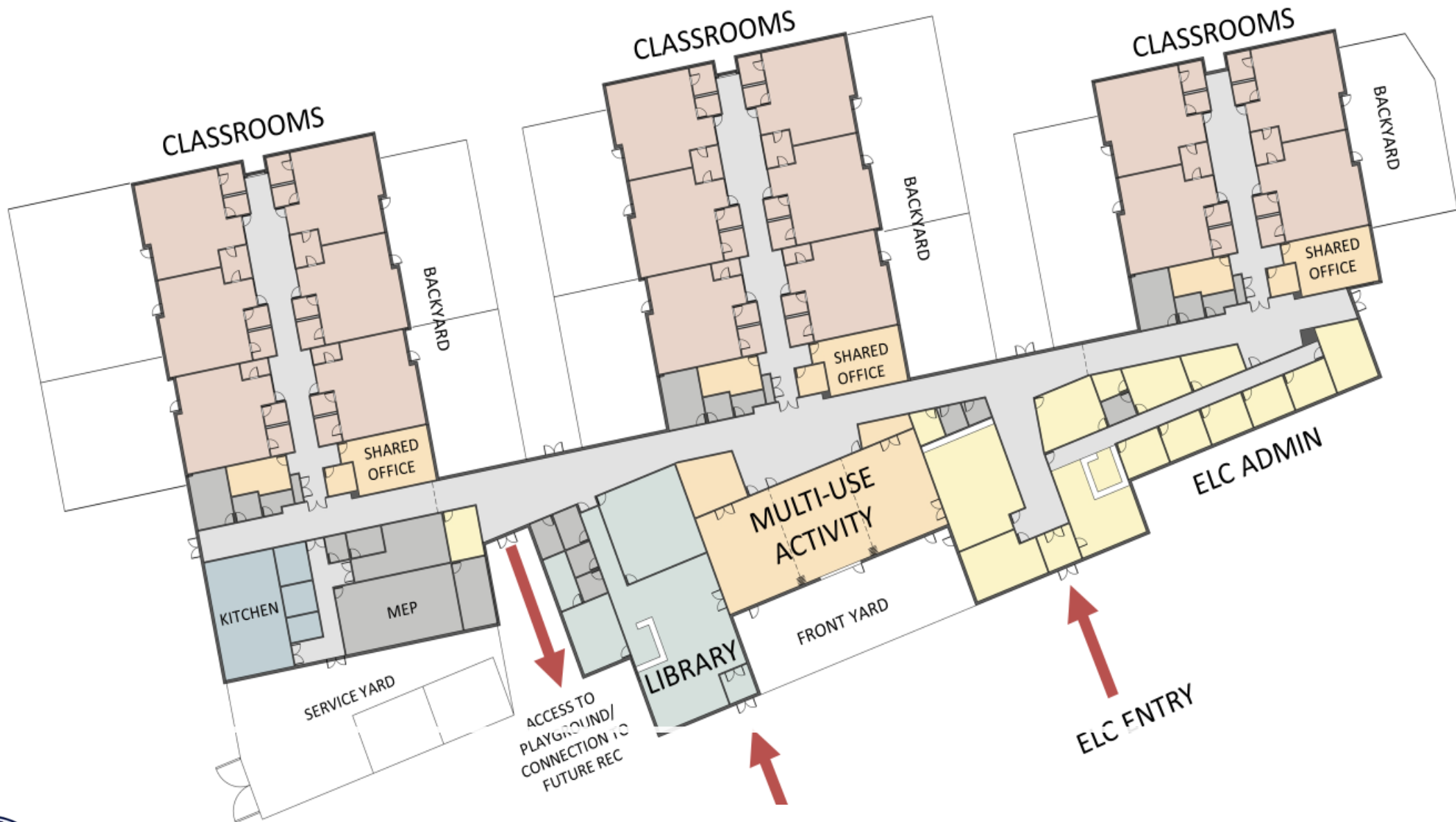
## Young Child Family Center - Library



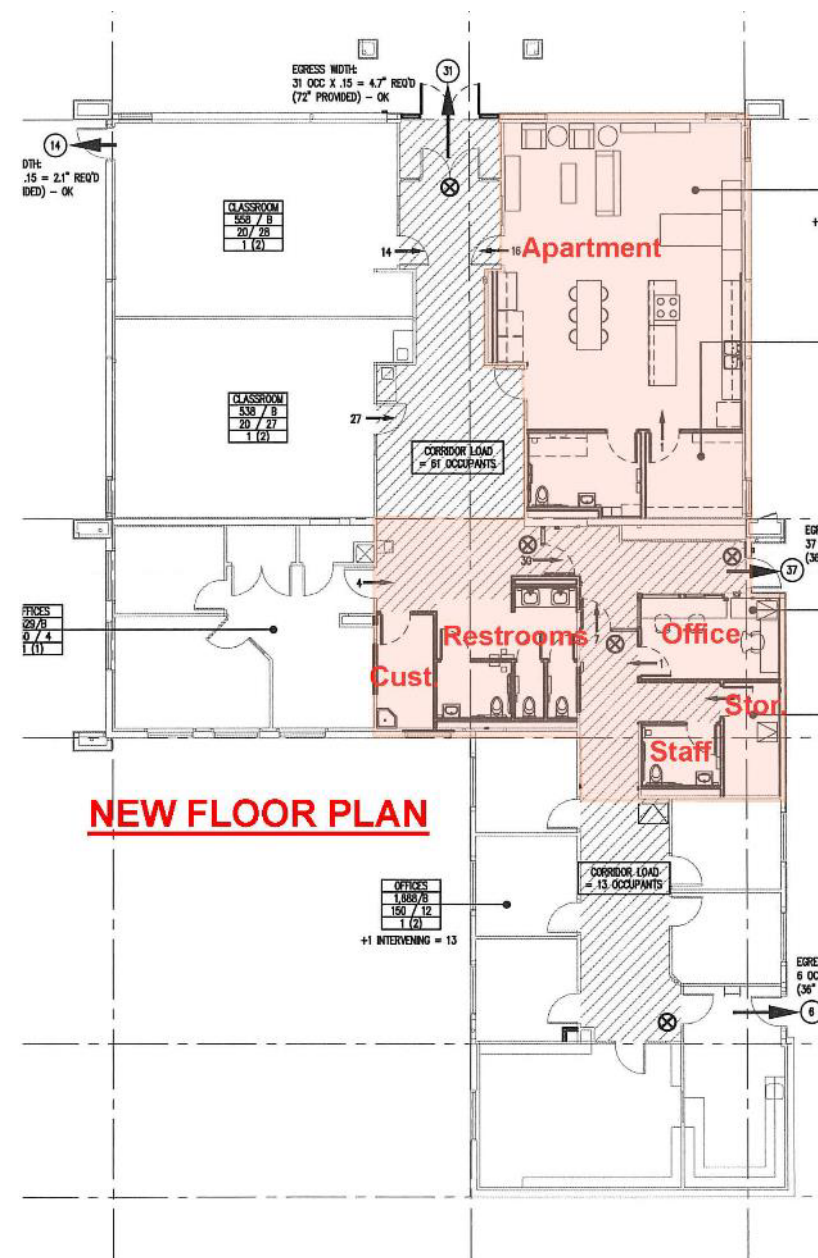
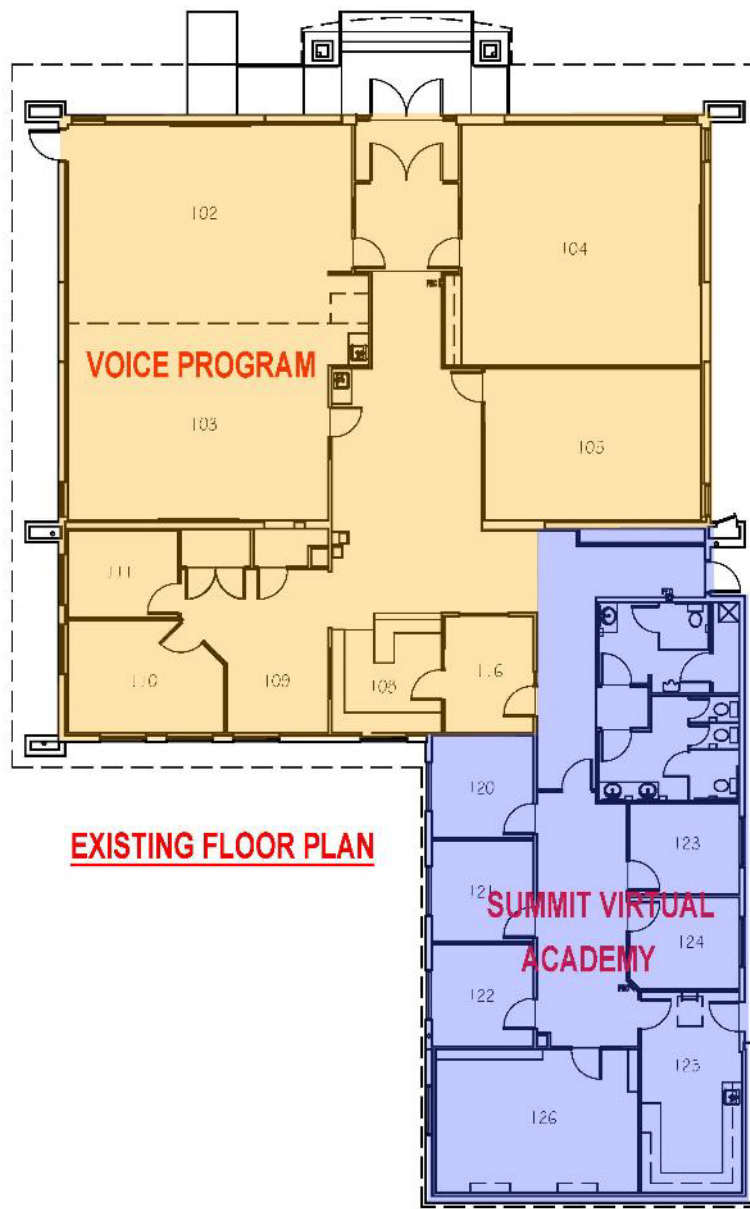


## Young Child Family Center - Site Plan





Young Child Family Center - Floor Plan



Bower Learning Center – Construction Starting July





# Upcoming School Relocations



TO RMAC – Sept./Dec.  
2025: Ignite, FYR, South  
Sound Reading  
Foundation, Archives,  
Records

TO BLC – January 2026:  
Summit and Voice  
programs

TO RRHS Classrooms –  
September 2025:  
Portables, Building B  
and Building D

To RRHS Administration  
Wing - January 2026:  
Building C

TO RRHS Music AREA –  
September 2025: Band,  
Choir/Orchestra



# Projected Projects Over The Next Year



Interior lighting controls replacement - NMS	Cooler / Freezer replacement – HES	Clean Building Act – Assess needs at all schools	Security lighting upgrades – CPES, DO, ECA, LES, LHES, NMS, SOES, SVC	Relocate RRHS portables - SVC
Gym floor replacement – MVES	Add portable – MVES	Replace portables - SOES	Replace grease interceptor - MVES	Dishwasher replacements – HES, MES
Tenant improvements - BLC	Ventilation upgrades at 8 plex - EFES	Replace chiller - NMS	Replace furnaces and AC at east wing & building wide DDC replacement - SBES	Fire loop - SOES



# Projects Recently Completed



Lakes kitchen  
finishes upgrades,  
new gutters

Meadows  
mechanical and  
controls upgrade

Nisqually MS track  
& field

Horizons ES water  
line reroute

Secured Entrances  
South Bay ES, Lydia  
Hawk ES, Woodland  
ES

Lydia Hawk  
playstructure  
replacement

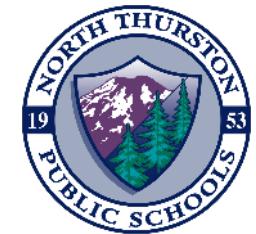
Nisqually MS new  
bus access

Inventory Condition  
of Schools yearly  
update

Meadows Interior  
gym wall  
replacement and  
room dividers

Olympic View music  
room sound  
deadening

# 2020 Bond Update



# 2020 Bond Sale Update

- May 14<sup>th</sup> – Final bond sale
- Deposits \$65.2M in Capital Projects Fund
- True Interest: 3.88%



**North Thurston Public Schools**  
**Bond & Levy 2020**  
*Empowered & Future Ready*



# Purpose of Bond Issuance

**This sale is the fourth and final sale of bonds authorized at the February 2020 election**

- The District voters authorized \$275,200,000 of UTGO bonds in 2020
- Deposited \$65,000,000 into capital projects fund with 2024 bond sale
- Approved vote of 61.29%

**The Bond Proceeds will be used to:**

- Renovate, modernize and enhance learning environments at River Ridge High School and Komachin Middle School
- Replace roofs and upgrade heating and cooling systems at the Horizon, Seven Oaks and Meadows Elementary Schools
- Make District-wide safety and security improvements, asset preservation improvements and safety life cycle upgrades
- Remodel the Raj Manhas Activity Center for occupancy by the Ignite Family Academy, currently located at Bower Learning Center



**North Thurston Public Schools**  
**Bond & Levy 2020**  
*Empowered & Future Ready*

# Alternative, Specialized & Choice Program Facilities





# Aspire Performing Arts Academy



- Enrollment: About 325 students
- Needs: Classroom and general school spaces, specifically specialized to accommodate performing arts programs.



# Envision Career Academy



- Enrollment: About 125 students
- Needs: Classrooms and general school spaces suitable for a variety of high school Career Technical Programs.



# VOICE (Vocational Opportunities for Independent Community Employment)

- 18-22 Transition Program
- Enrollment: About 20-30 students
- Needs: Spaces to teach independent living skills & vocational skills; access to city transit and ideally walkable access to businesses and services.



# Ignite Family Academy

- Homeschool Parent Partnership Program
- Enrollment: About 100 students based upon current constraints.
- Needs: Classrooms, meeting spaces for parents, meetings, and events, space for office/administrative support.



# Summit Virtual Academy

- Virtual school serving students in Kindergarten-12<sup>th</sup> grade
- Enrollment: About 350 students
- Needs: Office/administrative support space, room for meetings with families, access to spaces for gatherings and events.



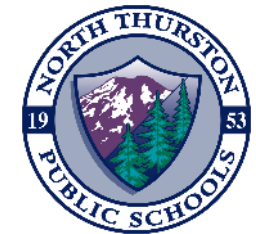


# Family & Youth Resource Center

- Provides clothing, resources, supports to families in need
- Enrollment: N/A
- Needs:
  - Storage space for clothing, school supplies, food, etc
  - Space for staff, meeting with families



Thank you!





## Facilities Advisory Committee Meeting Notes

**May 15, 2025**

Bower Learning Center  
6:00 PM

**Welcome:** Sean Dotson, Assistant Superintendent of Operations welcomed attendees.

**Attendees:** Troy Oliver, Tony Matiatos, Amy Blondin, Cyrus Overbey, Dan Yourkoski, Derek Stewart, Heather Larson, Casey Crawford, James Murray, Karen Edwards, Lisa Niendorf, Lynley Olson, Ray Nelson, Sarah Tracy, Stephanie Hollinger.

### Overview of Ongoing Projects:

Tony Matiatos, Director of Construction and Design shared a presentation reflecting the following construction updates:

- River Ridge High School
- Raj Manhas Activity Center (RMAC)
- Young Child and Family Center
- Bower Learning Center
- Upcoming School Relocations
- Projected projects over the next year
- Projects recently completed

### 2020 Bond Sale Update:

Sean Dotson, Assistant Superintendent of Operations and Heather Larson, Executive Director of Finance shared an update on the 2020 bond sale.

### Alternative/Choice/Specialized Facilities:

Sean Dotson, Assistant Superintendent of Operations shared information on the district's alternative, choice and specialized facilities.

### Tour of Bower Learning Center:

Stephanie Hollinger, Principal of Ignite Family Academy led the committee on a tour of the Bower Learning Center.

The meeting adjourned at 7:00 PM