



Richland School District Community Facilities Task Force



Meeting #5

August 12, 2026



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Agenda

1. Review Progress to Date and July Meeting Accomplishments and Committee Requests
 - First Four Meetings
 - Transportation Coop and RSD Parking
 - Review of District Land Assets
 - Chief Joe Findings
 - Rivers Edge Modular Approach
2. Review Scenario Building Considerations
 - Short-term Needs
 - Longer-term Needs
3. Committee Review and Deliberations
4. Community Survey and Next Steps

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April Meeting

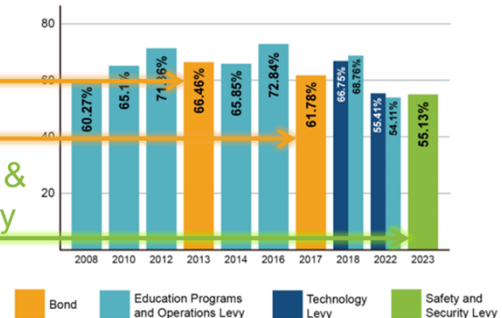
1. Welcome – Ken Gosney
2. Review Committee Charge
3. Timeline Review
4. Group Norms Review and Discussion
5. Know-Wonder-Hope Activity
6. Capital Program History



2013 Bond

2017 Bond

2023 Safety & Security Levy



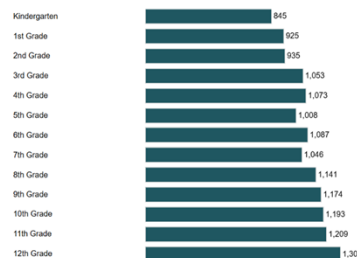
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May Meeting

1. Know Wonder Hope Reflection
2. Building History and Condition Assessments
3. Enrollment Growth and Forecast



Year	Birth Rate (per 1,000)	Year	Birth Rate (per 1,000)
2014	14.2	2020	12.1
2015	14.1	2021	12.2
2016	14.4	2022	11.8
2017	13.2	2023	11.4
2018	12.8	2024	12.0
2019	12.6		

ICOS School Facilities and Organization INFORMATION AND CONDITION OF Inventory of Sites and Buildings				
SITE	BUILDING	YEAR BUILT	GROSS SQ FT	BCA SCORE
1319 Thayer	Main Building	2021	12,757	86.94%
Badger Mountain Elementary	Main Building	2022	65,897	100.00%
Carmichael Middle School	Main Building	1949	112,085	72.47%
Chief Joseph Middle School	Main Building	1951	116,228	77.94%
Desert Sky Elementary	Main Building	2019	62,204	99.50%
Early Learning Center	Main Building	1975	35,145	72.82%
Enterprise Middle School	Main Building	2005	96,030	87.51%
Fran Rich Stadium	Home Side Building	2022	13,872	94.27%
	Visitor Side Building	2015	2,967	93.88%
Hanford High School	Main Building	2008	270,556	79.03%
	Modular Building	2017	16,865	97.76%
Jason Lee Elementary School	Main Building	2008	64,170	87.59%
Jefferson Elementary School	Main Building	2018	62,204	98.04%
Leona Marshall Libby Middle	Main Building	2019	106,548	98.13%
Lewis & Clark Elementary School	Main Building	2014	64,190	90.13%
Marcus Whitman Elementary	Main	2016	64,190	95.68%
	Information Technology	2010	6,033	87.37%
Orchard Elementary	Main Building	2014	71,330	94.47%
Richland High School	1000 Building	1962	109,822	81.31%
	2000 Building	2008	27,142	83.25%
	3000 Building Mac Hall	1954	50,216	83.04%
	Auditorium	1981	42,855	86.95%
	Gymnasium	1962	69,507	85.28%
	Modular Building	2017	16,865	96.40%
Rivers Edge High School	Building One	2001	5,208	81.13%
	Building Two	2001	5,208	82.39%
	Main	2014	64,190	90.13%
Sacajawea Elementary School	Main Building	2021	65,497	100.00%
Tapteal Elementary School	Main Building	2020	41,800	99.98%
Teaching, Learning & Administrative Center	Main Building	2015	17,300	86.05%
Three Rivers Homelink	Main Building	2007	72,626	86.95%
White Bluffs Elementary School	Main Building	1999	49,226	78.18%
Wiley Elementary School	Modular Building	2017	19,720	97.10%
GRAND TOTAL			1,899,753	87.37%

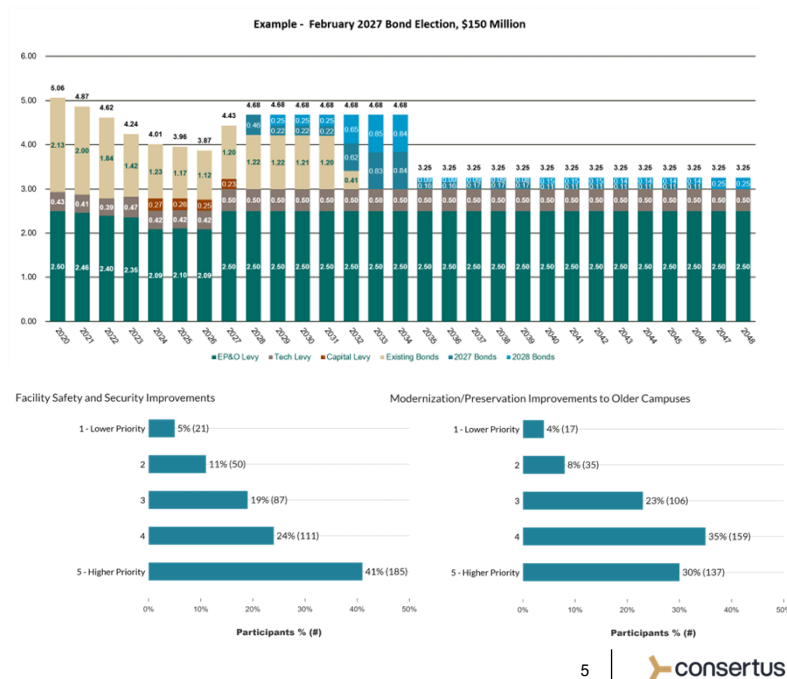
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June Meeting

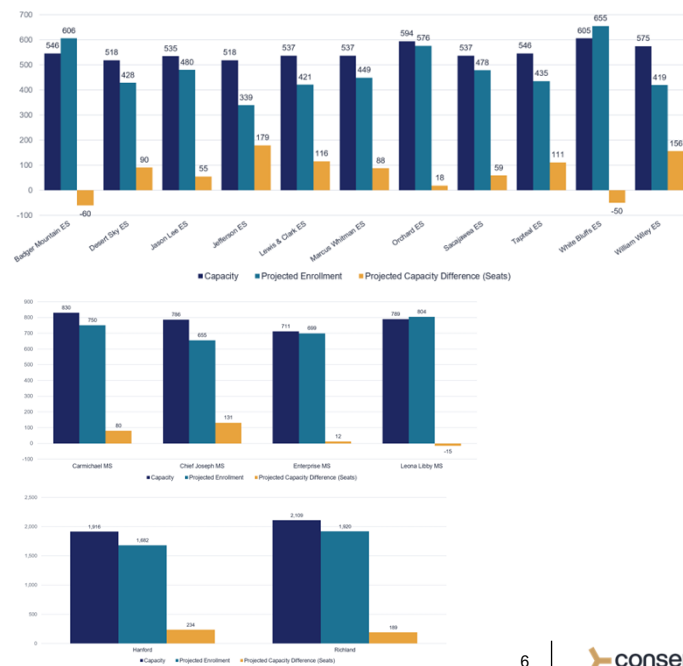
1. Capital Financing and Funding
2. Spring 2024 Stakeholder Survey
3. Spring 2026 Stakeholder Survey
4. Staff Focus Groups and Insights From Remaining Campuses
5. Facilities Department Spending and Priority Recommendations
6. State SCAP Assistance



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July Meeting

1. Capacity Analysis Review
2. Chief Joe Engineering Analysis
3. Rivers Edge Campus Consideration
4. Long-range Facilities Planning Development
5. Near-term Project Needs Discussion



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8



Row	Stalls
Row 1	47
Row 2	47
Row 3	47
Row 4	47
Total	~188 stalls

8

*Unoccupied
Property
Owned by the
District*

Address	Description	Acres
Next to Tapteal Elementary	Adjacent to the existing elementary school	10.08
Keene Rd	Surrounding TLAC facility	72.06
Bermuda Rd	Off of Queensgate	14.66
Trowbridge Rd	By Country Mercantile	52.69
3807 E Lattin Rd	Been for sale for 2yrs. Recent offer received by district.	5.06

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STRUCTURAL OBSERVATION & ASSESSMENT

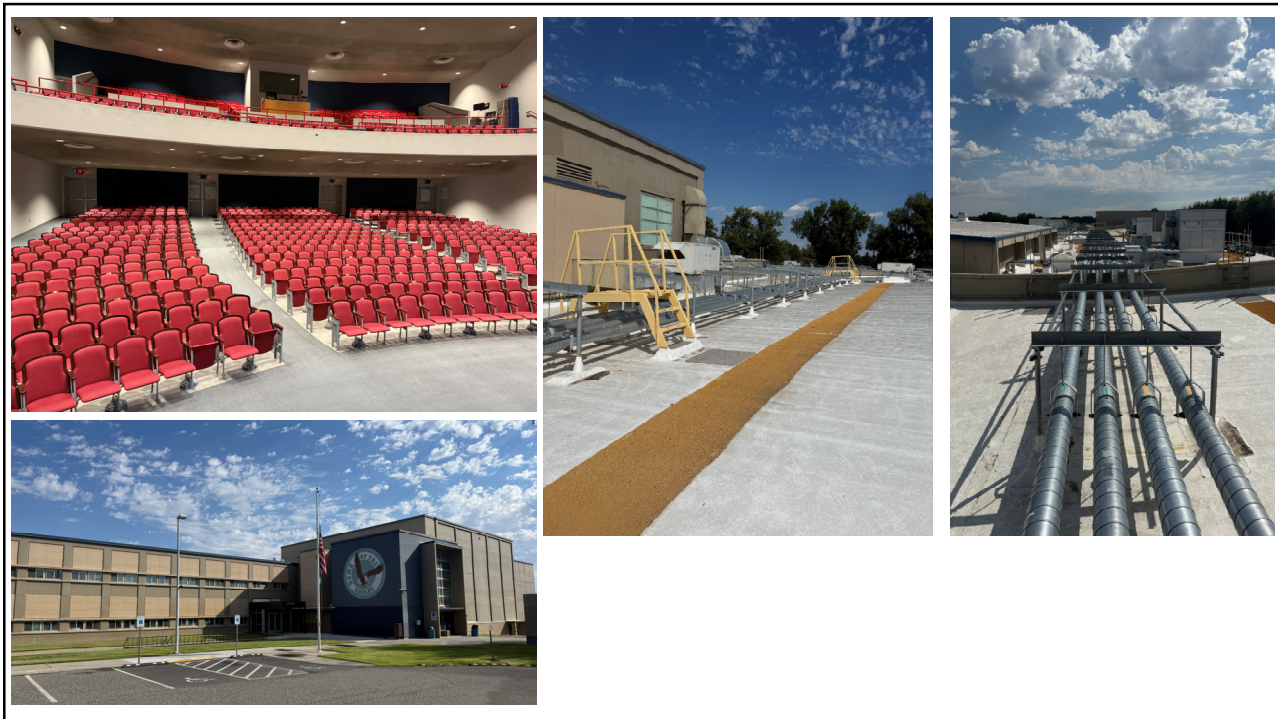
Chief Joseph Middle School

Evaluating renovation feasibility for the Richland School District
Community Facilities Task Force

Prepared by: **Consertus with Meier Architecture • Engineering**
Site Visit: **July 16, 2026**




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PROFESSIONAL OPINION

Renovation Is a Viable, Cost-Effective Path



Based on my observations, the existing structure is in good condition. Based on the type of construction, the required upgrades for a modernization of the building would be achievable without significant structural alterations. It is my opinion that this building can be cost-effectively modernized to meet the applicable building codes.



No structural failure observed



Upgrades are targeted, not sweeping



Cost-effective modernization is achievable

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Rivers Edge



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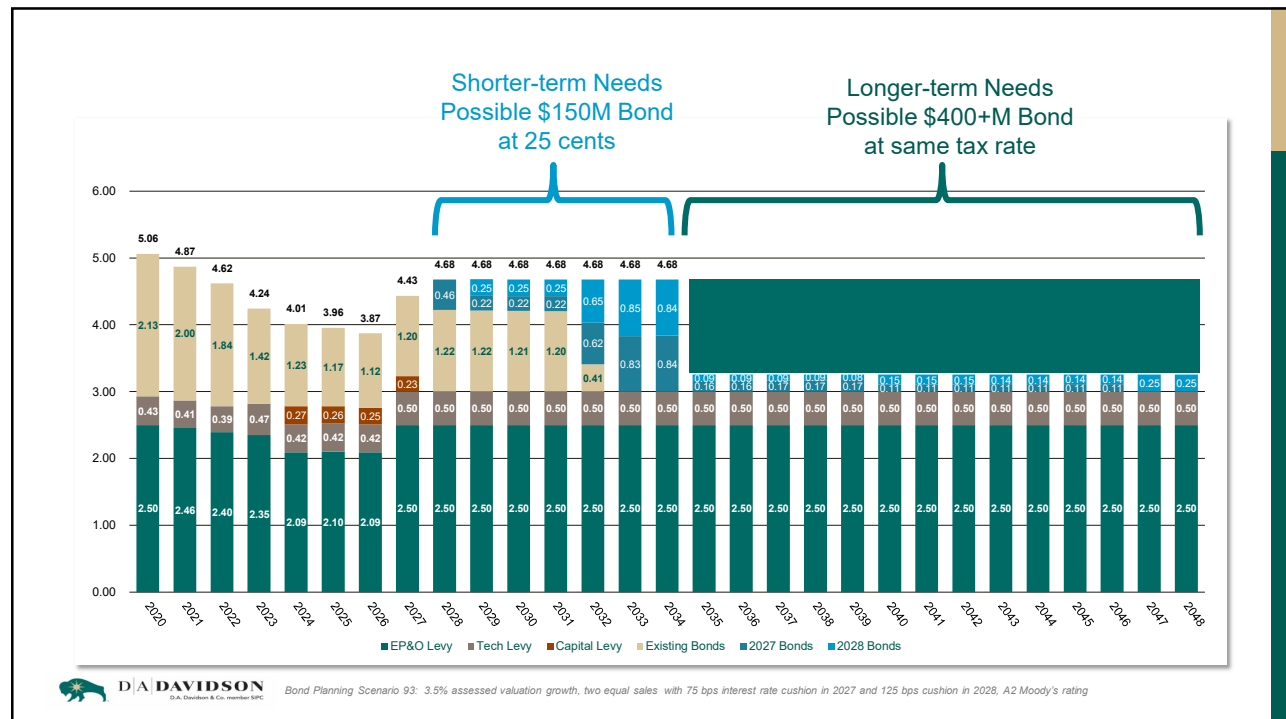
SAGE Campus, Renderings



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Scenario Building

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Short-term Needs Considerations



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RSD Preventive Maintenance & Capital Improvement List

Project	Location	Local Costs	State Assistance
Facility Improvements			
Construct Transportation Cooperative on Alternate Site / Improve RHS Parking	RHS/TLAC Property	\$9,975,000	\$8,500,000
Replace Rivers Edge Portables With Permanent Modular Facility	Current Location	\$27,562,500	
Building Repair, Preservation and Safety			
Modernize Chief Joe	Current Location	\$48,300,000	\$12,000,000
Replace Aged Boilers	RHS	\$1,312,500	
Replace Aged Roof	RHS	\$3,675,000	
HVAC Replacement	ELC	\$2,100,000	
Replace Aged Roof	ELC	\$525,000	
Traffic Safety and Access Improvements	ELC	\$1,837,500	
Lighting Upgrade and Modest Building Refresh	ELC	\$1,575,000	
Pave East Parking Lot, External Lighting, Fencing and Cameras	Wiley ES	\$1,365,000	
Replace Aged Chillers	HHS	\$1,837,500	
Replace Aged Boilers	HHS	\$1,837,500	
Prolong Roof Longevity	Carmichael MS	\$945,000	
Safety and Security (Cameras, Emergency Notification)	Districtwide	\$2,672,250	
Project Delivery			
Permit Fees, Design, Soft Costs and Contingency	All Projects	\$8,821,383	
Total Estimated Budget		\$114,341,133	\$20,500,000

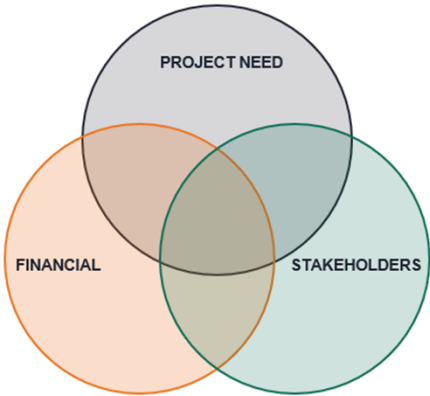
Estimated
\$.19/\$1,000



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Things to Consider: 3-factor Lens





Factors Within Each Lens

PROJECT NEED	FINANCIAL FEASIBILITY	STAKEHOLDER SUPPORT
• Health, safety & security • Existing conditions • Educational impact • Capacity/program • Code & ADA compliance	• Inflation & cost escalation • Phasing & sequencing • State assistance timing • Levy LGO • Operating cost savings	• Community sentiment • Staff sentiment • Equity across schools • Visible early wins • Track record on past promises



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