



Facilities Advisory Committee
Wednesday, January 11, 2017, 5:30 p.m.
Auxiliary Services Center

Minutes

Facilities Advisory Committee Members: • (in attendance)

- Ron Banner CPSD Assist. Superintendent
- Dale Brewer CPSD Operations
- Dave Bugher City of Lakewood
- Craig Cook CPSD Information Technology
- Bill Coon CPSD Capital Projects
- Moureen David CPSD Assist. Superintendent
- Joel Davis/Dennis Erwood Facilitators
- Michael Forsythe CPSD Operations
- Bruce Gardner CPSD Operations
- Doreen Gavin Engineering
- James Guerrero Architect
- James Hairston Citizen
- Choi Halladay Pierce College
- Carrie Prudente Holden Boys & Girls Club
- Ron Irwin Real Estate
- John Korsmo Construction Management/Contractor
- Brian Laubach CPSD Deputy Superintendent
- Nate Lemings Citizen
- Kristy Magyar CPSD Finance
- Charlie Maxwell Business
- Norma Melo JBLM
- Rick Ring CPSD Business Services
- Kim Prentice CPSD Community Relations
- Deb Shanafelt CPSD Planning Principal
- Lisa Stults Citizen
- Joe Vlaming CPSD Board of Directors
- Stephanie Walsh Business
- Larry Woods Citizen
- Debbie LeBeau CPSD Superintendent

Handouts: Meng PowerPoint Presentation
Facility Prioritization Brochure

District/Capital Facilities Planning Updates – Rick Ring

Meeting convened at 5:35 p.m. Rick thanked everyone for taking time from their busy schedule to participate on this committee. Tonight is the last meeting before taking the committee's recommendation to the Board.

Facilities Prioritization Results – Joel Davis

Joel reviewed the five asset management categories as part of the prioritization process. The results of the committee's prioritization exercise were shared.

Asset Disposition

The three criteria developed and reviewed as well as comments from the questionnaire:

Consolidation versus Standalone Replacement (16 yes/0 no)

- Get the most efficiency possible.
- I encourage.
- Maximize utilization of combining where necessary.
- Provides cost savings (Custer/Dower and Tillicum/Tyee Park)
- I think this is the best option for smaller sites and allows for “swing space” when building future consolidated sites. Our model of 650 elementary schools is most efficient and cost effective.
- Tax base and demographics make affordability tough.
- Seen benefits of consolidation – my belief that it makes the District more marketable into the future.
- Need to build the school bigger; therefore, consolidation is a much better option.
- Consolidation allows for better stewardship of public funds.

Demolish Little Red School House but honor historical features (15 yes/1 no)

- Too expensive for value.
- I believe this property is a liability under risk management, it should be demolished.
- The funding required is understood. If this building is demolished, it is imperative that CPSD turn this into a future opportunity for partnership. Do NOT just demolish and move on. Be forward thinking relative to preservation for the next generation.
- Use what can be used to preserve history value.
- I like the idea of preserving some aspect of the former school in a future project. As mentioned tonight, we shouldn't ignore situations like this in the future.
- Our city and/or historical society to have an opportunity to do something with it.

Maintain Lake City property (16 yes/0 no)

- Tough choice but good site for consolidation.
- This is difficult – revenue would be great but I recommend against disposing of a site for a future school.
- This is important to maintain flexibility as you move through your future growth and changes.
- TL/TP: Lake City could be considered for consolidating Tillicum/Tyee Park.

- We will not be able to purchase this type of property easily in the future. We need to reserve a property for a future school. There is little cost to us to maintain ownership of the property.
- As the density rises in the area, value of this property for the district will rise. The community of Lake City is looking to keep a school in this area.
- Land is difficult to find in Lakewood.
- This property is a prime site for future use.
- Don't sell!!! Other: look for "partners" for the next bond. Previous "partners were B&G Club and CPTC.
- Good location for a school and it's always about location!

Large Capital

Elementary schools were listed and prioritized. Prioritization was determined by weight, number of people voting and number of votes per person. Custer Elementary got the greatest support: Of a possible of 16 votes, Custer received 15 high priority and 1 medium priority and 24.6% weight.

Major Maintenance

Clover Park High School topped the priority list with 13 high, 1 medium and 2 low.

Districtwide Upgrades

Prioritized high to low as follows: Safety & Security, Technology Infrastructure, Equity Needs, Code Upgrades and lowest was Environmental Needs.

Small Capital Projects

Clover Park High School PAC received a high priority, Gym followed and lastly Harry Lang Stadium.

FAC Recommendations & Comments – Dennis Erwood

Committee was presented with four recommendations and asked for feedback.

- 1) The School Board approved allocating funds for the design of a new middle school. Does the FAC recommend this be a consolidation of Woodbrook and Mann at the Mann Middle School site?

Comments: JBLM site for a new middle school: No federal funding available. Lakewood constituents not willing to pay for a middle school on federal property. Lochburn site is detrimental. Capacity an issue with Hudtloff. Equity issues if new larger middle school; creates disparity. Boundary issues. Lake City property is not large enough; need 25+ acres and Lake City is approximately 10 acres.

Vote: Unanimously yes.

- 2) Having an on-going Facilities Advisory Committee/Bond Planning Committee has been discussed at the FAC meetings. Does the FAC recommend this committee be formed?

Suggestion: could be involved in master planning.

- 3) Preparing a Long-Term Masterplan (e.g., sequential bonds in 2018, 2024, 2032) has been discussed at the FAC meetings. Does the FAC recommend a master plan be prepared?

Comments: Membership should be similar to #2 above for this group. Membership should include design and construction professionals. Staggered terms important element (keeps capital in the front rather than addressing when critical).

Vote: unanimously yes.

- 4) Is there a FAC Representative/Volunteer for the School Board meeting on January 23, 2017 to represent the FAC recommendations?

James Guerrero volunteered.

Wrap-up

Members were asked if we could have done this process differently. Response: Involvement by community appreciated and committee well organized. Consultants didn't push their agenda rather they guided the committee. The district is very appreciative of your time and would be pleased to have ongoing engagement with the community. Communication connection started out negative but turned positive. To have a different view outside of professional very helpful.

School Board Member Joe Vlaming on behalf of the Clover Park Board of Directors thanked the FAC members for their service on the committee.

Meeting adjourned at 6:30 p.m.