



**Facilities Advisory Committee**  
Wednesday, November 16, 2016, 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  
Information Sheet – Idlewild Elementary  
Information Sheet – Lake Louise Elementary  
Information Sheet – Oakbrook Elementary  
Information Sheet – Tillicum Elementary  
Information Sheet – Tyee Park Elementary  
Information Sheet – Clover Park High School  
Information Sheet – Little Red School House

#### District/Capital Facilities Planning Updates – Rick Ring

Meeting convened at 5:35 p.m. Rick reported that he provided the school board an update on Woodbrook. He also shared the FAC's recommendation to close Woodbrook with the Tillicum and Woodbrook neighborhood councils. Rick reported that upcoming FAC discussions will entail reviewing cost estimates (not project costs) on various options; as well as short and long term bond planning.

#### A/E Special Facilities Studies – Bill Coon

Last month, the committee reviewed options to address deficiencies and identify potential improvements to enhance the learning environments at four of nine district schools. The remaining schools (Oakbrook, Tillicum, Tyee Park, Idlewild and Lake Louise) will be reviewed tonight along with potential projects at Clover Park High School and other district-wide improvements.

Planning concept information sheets were handed out for each of the five elementary schools being reviewed with information such as current square footage and student capacities as well as data from the Facility Condition Assessment study including facility condition scores and observed deficiency costs. The various optional pre-design study conceptual plan scopes are also recapped with a narrative and rough project costs. It is also noted on the information sheets that the information presented is preliminary only and the costs are very rough and subject to change. Once the FAC makes a recommendation to the school board, the board will authorize district staff to further study any project scopes and budget costs for recommended projects.

#### Planning Concepts for Idlewild

Bill presented the project concepts that were developed by BCRA Architects for Idlewild. Three options were proposed. Idlewild consists of 9 buildings total; 7 were built in 1956 and 1959 with a library/IMC building added in 1992 and a covered play shed built in 1985. The buildings are generally well maintained but there is no fire sprinkler system and most building systems are outdated and require an upgrade to meet minimum district standards.

Option 1 (\$11 million) Address observed deficiencies of all building systems and provide program/building upgrades to include: seismic reinforcing; add a fire sprinkler system; construct a secured entry vestibule and reception with a modified administration area layout; provide additional site security fencing/gates and upgrade exterior signage to enhance the school identity and improve site navigation.

Option 2 (\$12 million) Same as Option 1 except construct a new access road for entrance to the site.

Multi-Purpose Option (\$3.39 million) Construct a new multi-purpose building/addition.

### Planning Concepts for Lake Louise

Project concepts were developed by BCRA Architects. Lake Louise consists of 7 buildings total, 5 were built in 1962 and 1965 with a library/IMC and classroom building added in 1992. The buildings have no fire sprinkler system and most building systems are outdated and require an upgrade to meet minimum district standards.

Option 1 (\$10.5 million) Address observed deficiencies of all building systems and provide program/building upgrades to include: seismic reinforcing; add a fire sprinkler system; construct a secured entry vestibule; modify the administration area layout to relocate the principal's office and expand the reception area; modify the parent drop-off and bus loop and provide additional site security fencing/gates and upgrade exterior signage to enhance the school identity and improve site navigation.

Option 2 (\$11.34 million) Same as option 1 except construct a new driveway connection for entrance to the site.

Multi-Purpose Option (\$3.39 million) Construct a new multi-purpose building/addition.

### Planning Concepts for Oakbrook

Project concepts were developed by Erickson McGovern Architects. Oakbrook consists of 2 structures that were built in 1970; a classroom building a gymnasium building with an attached play shed. The buildings have no fire sprinkler system, the electrical system is undersized for technology needs, there is little or no wall insulation and most building systems are outdated and require an upgrade to meet minimum district standards.

Option 1 (\$21.77 million) At the classroom building, construct walls around existing classrooms; relocate the main entry and administration area to be adjacent to site parking and add building area by filling in the court yard; reconstruct the perimeter building overhangs to provide larger windows and allow more daylight into classrooms. Construct additions to the multi-purpose building to create a better stage, space for instructional arts, larger bathrooms and a larger kitchen. A new stand-alone covered play structure would also be constructed.

Option 2 (\$23.05 million) Address of observed deficiencies is similar to option 1 except program/building upgrades are expanded to bring the school closer to the recommendation of the district's educational specifications. This is accomplished by filling in all the four building recessed alcoves to add more building area and also allow more exterior walls for windows to provide more natural light. The court yard infill for the administration area is expanded and the additions to the multi-purpose building would be larger than in operation 1 allowing for separate gym and multi-purpose spaces.

### Planning Concepts for Tillicum

Project concepts were developed by Erickson McGovern Architects. One building originally constructed in 1944 with additions in 1953, 1957 and 1967 and a play shed structure built in 2002. The building has no fire sprinkler system, the electrical system is undersized for technology needs, there is little or no wall insulation, ventilation is poor in most locations, the south facing classrooms overheat in warm weather and most building systems are outdated and require an upgrade to meet minimum district standards.

Renovation (\$11.5 million) Address observed deficiencies and add a fire sprinkler system.

Option 1/Gymnasium Addition (\$2.8 million) Construct a new gymnasium at the south end of the east wing which allows the existing gym to be used as a cafeteria and other functions.

Option 2/Classroom Addition & Library Renovation (\$1.25 million) Renovate and expand the library into an adjacent classroom and construct a two classroom addition on the south end of this wing to make up losing a classroom. The work scope would include renovating and expanding the existing bathrooms in this wing.

Option 3/Kitchen Addition & Renovation (\$1.15 million) Construct an additional adjacent to the existing multi-purpose room for a new kitchen with expanded storage space.

#### Planning Concepts for Tyee Park

Project concepts were developed by Erickson McGovern Architects. Tyee Park consists of 10 buildings total; 5 were built in 1958, 2 in 1960, a library/IMC and a computer classroom building were added in 1992 and a play shed structure was built in 1982. There is no fire sprinkler system, the electrical system is undersized for technology needs, there is little or no wall insulation, ventilation is minimal and most building systems are outdated and require an upgrade to meet minimum district standards.

Renovation (\$11.8 million) Address observed deficiencies, upgrade the site fire loop system, add a fire sprinkler system at all buildings and renovate/reorganize the administration building room layout.

Bathroom Option/Bathroom Renovations & Additions (\$12.8 million) Renovate and construct additions at the gym and classroom building G to create more useable student bathrooms. This cost would be in addition to the renovation project above.

#### Concerns/Comments/Questions

- Development in Woodbrook Industrial Park will decrease enrollment
- Pierce County Library new facility in Tillicum area under current review at the city
- Six years ago, FAC recommended tearing down Tillicum
- Is consolidating an option
- Increase Oakbrook's capacity
- Offsite improvements for Lake Louise and Idlewild may have traffic ramifications per the city
- District's bond capacity is \$108 million (available state funding is \$18 million)
- \$40 to \$50 million for new elementary school
- 650 capacity standard for elementary schools
- "More needs than ability to address"

#### Clover Park High School – Bill Coon

Clover Park High School consists of one building built in 1983 with a science classroom addition constructed in 1999. There is also a pool building on the campus that was built in 1966. Harry Lang Stadium is adjacent to the school and was built in 1984. The facility does not meet the educational specifications established by the school district for new schools. In addition, there are concerns with safety and security and controlled access to the facility.

Performing Arts Center Upgrades (\$1.8 million) Renovation of audio/video systems, acoustical improvements, lighting and electrical systems upgrades to include: new stage and house lighting with new dimmers and digital controls; high quality sound system; new

loudspeakers with related amplifiers; new video projector with multi-media video projection; production monitoring systems; automatic controls and an assistive listening system.

Gym Upgrades (\$0.5 million) Sound system and acoustical treatment upgrades to include: high quality sound system; new loudspeakers with related amplifiers; new audio source components and an assistive listening system.

#### Districtwide Improvements – Rick Ring

Rick briefly touched on the needs districtwide such as safety and security. He reiterated that safety and security is not deferred maintenance. Also, equity needs, infrastructure needs to adhere to new technology, outdated playground equipment and out of compliance with ADA and new building codes.

#### Districtwide IT Upgrades – Craig Cook

Upgrades to current technology started with the new construction of Hudtloff. The district built a system that encompasses all the separate systems (phones, safety and security, student system, e-mail, wifi, et.al.) Craig mentioned ongoing maintenance needs: servers and storage, filters and firewalls, internet capacity, integration systems, security upgrades, antivirus and access control and student, staff and fiscal management software. Funding for 200 elementary and 150 secondary classrooms that have not received the technology upgrades is a concern as well as the ongoing maintenance and repair/replacement costs.

#### Little Red School House – Joel Davis

This 1932 building has been listed on the National Register of Historic Places since 1987, but is a failing structure that is now uninhabitable and unsuitable for educational or support functions for the district. Historic renovation of facility is estimated to be approximately \$640,000. As part of the renovation, original materials must be intact. The building is mainly symbolic and not usable. Options provided included petitioning for removal from National Register or work with city or other civic/citizen organization or Historic Preservation Society to take over.

#### Small Group Discussions for Custer & Dower

Each group discussed the presentations and posted their comments.

Table 1 (Brian Laubach, James Hairston, Kim Prentice, Lisa Stults, Nate Lemings and Craig Cook)

Determine long-range plan

- Use Lake City property to begin (1<sup>st</sup>)
- Build second 650 school at Custer site
- Question where place #3 and #4
- How can we mesh with the middle school plan?  
Building two: 850 middle school; 900-1000?

Little Red School House: Hybrid of Opt 3

- Build elements of the building into a new school
- Utilize the existing bell
- Work with historical society and city to raze the building
- Remove from National Register

Lake City Property (allows for a master plan)

- Use to build a 650 student elementary school
- Could combine 2-3 existing elementary schools
- Feeder to Mann? Look at feeder patterns when creating the 650 school
- Do we need 3 or 4 650 schools to be built in the master plan
- To replace 7 small schools
- Create a master plan

Table 2 (James Guerrero, Bruce Gardner, Dale Brewer, Ron Irwin, Choi Halladay, Dave Bugher)

#### Long term plan

- Six-year plan: upgrade annual; 20-30 year plan
- Consolidations  
Mann/Woodbrook  
Custer/Dower  
Tyee Park/Tillicum (Lake City)
- Maintenance Site? Must be included
- Recommend replacing almost all (new elementary school: Dower, Tyee Park, Tillicum)

#### Oakbrook remodel

- Reconfigure not to ed spec but program requirements
- Set plan to keep all facilities maintained over long term
- Analyze critical maintenance needs, critical systems

- 1) Short term
- 2) Critical Items
- 3) Consolidation
- 4) Long term maintenance plan

Table 3 (Debbie LeBeau, Norma Melo, Doreen Gavin, Joe Vlaming, Bill Coon, Rick Ring)

- Lack of fire sprinklers//life safety
- Current enrollments vs. capacity (consolidate with larger schools)
- Priorities to consider: can a site support larger school and effect on JBLM
- Need long term plan
- Tillicum – future enrollment projections
- Best utilization of Lake City
- Swing space
- Consolidate Tyee Park and Tillicum; Idlewild and Lake Louise; Custer and Dower
- Middle schools: build new or renovate
- Oakbrook: not make sense to spend \$20 million
- Establish ongoing facility planning committee

#### Wrap-up / Next Steps / Q&A – Rick Ring

Rick thanked the FAC for their feedback and reminded the group that the next meeting is December 14, 2016. Topics will be six-year plan and long term planning. Meeting adjourned at 7:35 p.m.