
FACILITIES – FACILITIES DEVELOPMENT

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Summary

Currently in the 8th year of the 2014 \$680M Bond Program, Facilities Development has just completed a summer of construction projects across the district. With all major projects complete, the bond program is in great shape. We are on track to deliver all projects promised to voters as well as many additional projects.

Accomplishments

ACMA: Our goal for last year was to finish this project on schedule and 3% under budget. We have succeeded in both goals. The school opened on-time, and currently the cost is tracking 3.8% under budget. This project went very smoothly. With the challenges caused by the pandemic, it was a good thing that we extended the project schedule. This certainly saved the project money and contributed to the smooth completion.

Security Upgrades:

- **Classroom Walls:** This summer we installed walls and doors for classrooms at West TV, Bethany, Oak Hills, and Montclair. The walls/doors provided a benefit to safety as they can now be locked down. It also has the benefit of creating a more suitable learning environment by reducing noise. Next summer we will be installing the classroom walls at Greenway, Errol Hassel, and Elmonica.
- **Access Control:** We now have access control systems installed at all buildings. We have also completed our standards for perimeter hardening.
- **Security Cameras:** Our goal from last year was to complete installation of cameras at all schools by the end of September 2021. Unfortunately, we missed the mark on this goal. Given the complexity of the systems involved, our original goal was unrealistic. We have now completed all of the design and procurement and have begun installation. The camera project is scheduled to be complete by May 2022.
- **Fencing:** We are working on the designs for fencing and will soon begin construction. The fencing will be completed over the course of the school year.

Cooper Mountain Seismic: This project was largely funded by the state Seismic Rehabilitation Grant Program (SRGP). The project was very challenging to complete during the short summer and was literally finished the day before school started. The upgrade was throughout the school and modular classroom building. The gym & cafeteria now meet the Immediate Occupancy seismic standards, and the rest of the school will be Life Safety.

Bethany Seismic/Roofing/HVAC: This summer we completed the first phase of the seismic upgrades at Bethany ES. We installed new footings and shear walls in certain sections of the building. Next summer we will install the wall to roof attachments and the roof level diaphragm strengthening, followed by the roofing replacement. This project went very smoothly. One of our goals from last year was to receive a SRGP grant from the state, and unfortunately this was not successful.

Non-Bond Projects (M98):

- **Westview HS Manufacturing CTE:** This project was the second phase of a planned update to the manufacturing program. We constructed a new shop space at the exterior of the existing manufacturing area. The new classroom is very large and flexible and will allow for many new learning opportunities.
- **Westview HS Culinary CTE:** This project provided a significant update to the existing culinary classroom. The project installed all new appliances and finishes.
- **BASE Engineering CTE:** The existing engineering classroom at BASE was inadequate to support the curriculum. This project involved relocating and repurposing an existing classroom near the loading dock. The project was a great success and now the classroom has the necessary infrastructure.

Tumwater MS: After being completed in 2016 and utilized as a swing school for the last 5 years, Tumwater MS was finally completed and opened. Our team worked with the school to procure and install all remaining furnishings.

Hiteon Roof: This summer we completed a full re-roof at Hiteon ES. The project was challenged by material shortages but was completed on time.

ISB Roofing & HVAC: The project scope at ISB was to overlay the roof of the original portion of the building as well as the modular classroom building and replace selected HVAC units. This project was challenged quite significantly by industry wide material shortages as well as by some unforeseen conditions. During the course of planning, we opted to defer the modular building work until next summer, there was too much risk associated with material delays. The overlay on the main classroom building was completed. It was necessary to replace most of the existing plywood at the perimeter of the roof due to dry rot.

Maintenance Facility Improvements: After placing the project on pause for one year, work has resumed, and things are in great shape. The pause was necessary to deal with site issues related to storm water management. We worked with THPRD to mitigate the storm water in the adjacent nature park. This required a significant amount of permitting and coordination. However, this approach saved us over \$500K and is much more sustainable. The project is progressing nicely and will be complete in October.

2022 Planning & Design Underway: We are already well into the process of planning for next year. Currently in process are: Bethany Roof/Seismic/HVAC, 2022 Roof Projects (Montclair, McKinley, Findley, Nancy Ryles, Fir Grove, Greenway Modular, ISB Modular), Re-pipe Projects (McKinley, Chehalem, Elmonica), Vose Classroom Addition, SHS Auditorium Seismic, West TV Gym Seismic, Rock Creek Covered Play Seismic, Raleigh Park Sewer and various others.

Areas of Concern and Program Risk

Inflation & Unknown Market Conditions: As we complete most of the major bond projects, we are shifting focus towards completion of the remaining repair projects. Largely these projects involve roof replacements or HVAC upgrades. One of our goals from last year was to bid all of these projects by the end of March 2021. We were successful in achieving this goal, however with the current market conditions, this was not enough time. We will work to bid projects earlier next year.

Short Term Goals

Bond Planning: Our goal is to have a bond package with solid estimates and scopes ready for a May 2022 general election.

Security Upgrades: Our goal for this year is to complete the installation of the security camera system district wide. We have already completed them at the new schools and high schools. This year we will be installing them at Options, Middle, and Elementary schools.

Project Planning Cycle: When it comes to preparing for projects, we have typically been on a 1-year planning cycle. By this I mean that we have been investigating and designing project the summer/fall prior to when we intend to execute the work. Increasingly, this cycle is proving to not be enough time. Our goal for this year is to increase this planning cycle to 2 years. This will mean that right now we will begin designing projects for the next 2 summers. This should help us to have more flexibility and less risk moving into the future.

Long Range Goals

Bond Planning: As we plan for a bond election in the near term, we are working to make sure that we have a complete project list with well-planned project scopes and budgets.

Life Cycle Planning: As Facilities Development we have quite a bit of overlap with Maintenance Services, and we collaborate closely on the design and commissioning of these projects. One thing we have not done well is life cycle planning. As part of the bond planning and conditions assessment, we will be developing a plan for life cycle ownership. We expect this plan to help us make more informed decisions when constructing future facilities.