



## Capital Bond Planning Committee

Monday, June 10, 2019, 6-8:00 pm  
Community Resource Center – Port Gardner A

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### MEETING #6 MINUTES

The following list represents all the Capital Bond Planning Committee Members. The list is comprised of community members, parents, students, and Everett Public Schools Administrators. Everett Public Schools Support Staff assist the committee as needed. Highlighted names were in attendance.

#### **Planning Committee Facilitator**

**Jim Dugan** (253.278.8105)

#### **Email Address**

[jdugan@parametrix.com](mailto:jdugan@parametrix.com)

#### **Capital Bond Planning Committee Members**

##### **Parent, Student & Community Members**

**Jayne Armfield**

David Atkins

April Berg

Jennifer Black

Jose Borunda

Michael Finch

Ed Glazer

Eric Gold

Shelly Henderson

Danielle Irwin

Liz Jamieson

Scott Jenkins

Nina Jones

Amber Ortega

Patrick Pierce

Kristen Rasmussen

Angela Sievers

Angela Steck

Justin Tidwell

Christine Vo

Jason Webb

Richard White

Jennifer Willows

Hans Wold

##### **Student**

**Chelsea Guillen**

##### **Everett Public Schools Administrators**

Dana Riley-Black

**Zac Crane**

Kristin Dickert  
Tina Farias  
Stefani Koetje  
Kelly McClellan  
Shaun Monaghan  
Michael Takayoshi  
Jeanne Willard

### **Everett Public Schools Support**

Larry Fleckenstein  
Mike Gunn  
Darcy Walker  
Chuck Booth  
Gerard Holzman

### **Overview**

The Capital Bond Planning Committee was established in response to a resolution from the EPS Board to develop a recommendation for the Superintendent by June 15, 2019 describing the scope and size of a capital bond proposal to be placed before district voters. The Board anticipates the bond proposal will be placed on the April 2020 special election ballot.

The committee is made up of 32 members including community members representing the district's three comprehensive high schools, and principals or assistant principals from various district schools.

The committee will be facilitated by Mr. Jim Dugan from Parametrix, Inc. Additionally, the committee is supported by the following EPS departments and individuals:

Facilities and Planning: Mike Gunn, Darcy Walker, Gerard Holzman, Chuck Booth  
Curriculum, Assessment & Special Programs: Peter Scott, Dana Riley-Black  
Teaching & Learning: Larry Fleckenstein  
Finance and Business Services: Jeff Moore, Ruth Floyd  
Learning and IT Services: Brian Beckley, Ken Toyn  
Communications: Kathy Reeves, Diane Bradford, Linda Carbajal

The Committee is expected to work over a seven month period. The Committee meetings are held monthly on Monday evenings between 6:00 PM and 7:30 PM. Capital Bond Planning Committee Meetings (CBPCM) that are complete are noted in **yellow** below. Future Committee meetings are noted in **green** below.

<b><u>Meeting</u></b>	<b><u>Date</u></b>	<b><u>Location</u></b>
CBPCM #1	November 19, 2018	Everett Public Schools Community Resource Center
CBPCM #2	January 7, 2019	Everett Public Schools Community Resource Center
CBPCM #3	February 4, 2019	Cancelled due to weather
CBPCM #3	March 18, 2019	Everett Public Schools Community Resource Center
CBPCM #4	April 15, 2019	Everett Public Schools Community Resource Center
CBPCM #5	May 6, 2019	Everett Public Schools Community Resource Center
CBPCM #6	June 10, 2019	Everett Public Schools Community Resource Center

**The committees work is only to recommend. The Superintendent followed by the Board of Directors will make all final decisions regarding bond proposals.**

### **Capital Bond Planning Committee – Guiding Principles**

The Committee's guiding principals were part of the Board's Resolution No. 1187 which established the Committee. The Committee is to carefully consider the following in arriving at its recommendation:

1. **Community Input:** Consider in some manner the key themes raised by the community over the last several months as well as community input and feedback on the proposed Committee recommendations.
2. **Enrollment:** Consider the need for new classrooms and property to house current and future students, particularly at the high school and elementary school levels in the south end of the district.
3. **Aging Facilities:** Consider the need to modernize schools based on age as well as condition, and the need to replace or upgrade building systems such as HVAC, roofing, flooring, plumbing and electrical.
4. **Educational Programs:** Consider the need to upgrade existing buildings to accommodate new or enhanced educational programs such as science, technology, engineering, and math.
5. **Safety and Security:** Consider the need to improve safety and security in district facilities to better protect staff and students, especially at Cascade High School and Everett High School.
6. **Technology:** Consider the need to provide new, enhanced, and replacement technology infrastructure and equipment for instruction and support operations.
7. **Property Taxes:** Consider the variables affecting future tax rates, the difficulties in predicting future tax rates, and the sensitivity the community has to increasing tax rates.

### **CBPC Meeting #6 Agenda**

#### ***Welcome and overview***

#### ***Objective***

- *Develop a recommendation for the size and scope of a bond proposal for the superintendent to bring to the board*

#### ***School/project tour report-outs***

- *What surprised you and what are the major themes?*

#### ***Making choices and writing the story***

- *District-wide implications for support*
- *New construction for growth*
- *Modernizations*
- *Program-related facility needs - STEM/early learning/equipment*
- *Safety and security upgrades*
- *Site improvements*
- *Building system upgrades – HVAC/roofing/flooring*

- *Property acquisition for future needs*
- *Technology infrastructure*

### ***Table group discussions***

- *Table group and individual processing time*

### ***Establishing scope and size***

- *Individuals voting on each project by show of hands*

### ***Summarizing total cost***

#### ***Confirming scope and total cost***

- *Brief statement of rationale for choices*

### ***Closing comments and thank you!***

- *Will follow-up with final report for review and comments*

### **Welcome, Overview and Objective**

Mr. Jim Dugan welcomes the committee members. He outlines the agenda for the meeting. Tonight's work will include voting on the projects to be included in the committee's bond recommendation as well as formulating the rationale behind the decisions. The committee will vote, talk about the total tally, and refine as needed. The goal is to develop the reasons for the recommendations.

There are two guests here this evening as a resource to the committee, if needed. They are Molly Ringo, Director of Maintenance, Safety and Security for Everett Public Schools, and Kelly Smith from Dykeman Architects. Dykeman has assisted the district with scope and budgeting of the proposed project list.

### **School/Project Tour Report-outs**

Mr. Dugan asks for a show of hands of committee members that participated in the school tours. The tours, for available committee members, took place on June 3 and included: View Ridge, Madison, Lowell, and Jackson Elementary Schools, as well as, Cascade and Everett High Schools. Mr. Dugan then asks each of the members attending the tour to share their impressions, surprises, and thoughts with the group.

- The tour started at View Ridge ES (one of the newer schools) so we could see the direction which the District wants to take their facilities. We then visited Lowell ES, Madison ES, and Jackson ES. Comparatively, all seemed to be rundown, poor layouts, functionally inadequate, and unsafe from a security point of view.
- Lowell ES does not have reinforced masonry making it subject to earthquake risk.
- Science facilities at Everett HS and Cascade HS are inadequate for current STEM programs
- The gym at Cascade HS is strange and outdated
- Jackson ES has too many stairs and is not ADA compliant
- Many support and counseling spaces appear to be converted from closets
- Lack of natural light, good heating and ventilation, are also issues at the elementary schools
- Securing the schools seemed to be a challenge at the elementary and high schools

**Making Choices and Writing the Story**

Mr. Gunn takes a few minutes to provide an overview of the projects the committee is considering. He focuses on:

- District-wide implications for support
- New construction for growth
- Modernizations
- Program-related facility needs - STEM/early learning/equipment
- Safety and security upgrades
- Site improvements
- Building system upgrades – HVAC/roofing/flooring
- Property acquisition for future needs
- Technology infrastructure

Mr. Dugan next instructed the committee members to review the list of Potential Capital Bond Projects with the other members at their respective tables. He asks the committee to share any further observations or discussions they felt were relevant to the process. After a 15-minute discussion period, the committee will be asked to vote.

**Establishing Scope and Size**

Mr. Dugan notes that there are 22 committee members present at voting. Mr. Eric Gold can not stay for the voting but gave his votes to Mr. Darcy Walker who will sit in and vote as Mr. Gold. With 22 members present, Mr. Dugan indicates that projects with a vote of 12 or more will be carried forward by simple majority. The vote will be taken by a show of hands, counted out loud by Mr. Dugan and verified by Ms. Kelly Smith. Dr. Holzman and Mr. Gunn recorded the votes. The voting took place as follows with number of YES votes noted:

NEW CONSTRUCTION FOR GROWTH	YES Votes
New Comprehensive High School #4	2
New Elementary School #19	9
New Elementary School #20	0
New Middle School	1
Elementary Classroom Additions (36)	21

MODERNIZATIONS	YES Votes
Everett HS Cafeteria Modernization	14
Cascade HS Science Bldg (w/ STEM)	18
Madison ES New-in-Lieu Modernization	19
Jackson ES New-in-Lieu Modernization	17
Lowell ES New-in-Lieu Modernization	22
Cascade HS Gymnasium Modernization	1
Cascade HS Cafeteria Upgrade	13
Everett HS Science Bldg Modernization	17

PROGRAM RELATED FACILITY NEEDS	YES Votes
Jackson HS STEM Upgrade at 6 Classrooms	21
Everett HS Vocational Mod (w/ STEM)	20
Cascade HS STEM upgrade at 4 classrooms	8

ELC-Regional Facility at Penny Creek ES	5
ELC-Regional Facility at Hawthorne ES	5
ELC-Hawthorne Partial Renovation	1
ELC-Regional Facility at Jefferson ES	4
Renovate North Satellite Bus Facility	1
Playground Equipment at 8 ES	12
Climbing Walls at 4 MS and 16 ES	2

**SAFETY AND SECURITY UPGRADES** **YES Votes**

Fencing at 2 HS	22
Security System Upgrades at 11 sites	22
Access Control at 2 HS	22
Secure Locksets and Keying Systems	22
Fire Alarm Upgrades: Mill Creek ES, Silver Firs ES, EHS Science Bldg	22

**SITE IMPROVEMENTS** **YES Votes**

Cascade HS Softball Field Drainage & Dugout	15
Additional Synthetic Fields at CHS/JHS	3
Synthetic Tracks & Fields at 4 MS	2
Elementary field upgrades at Monroe ES, Silver Lake ES, Emerson ES	6
Replace Synthetic Turf&Track-Mem Stadium	18
Parking Lot Expansions- 2 ES	18

**BUILDING SYSTEM UPGRADES** **YES Votes**

HVAC Controls Upgrades at: JHS, PC ES, SL ES, Eisenhower MS, Evergreen MS, Maint & Operations	22
Roofing Replacement at: Woodside ES, Penny Creek ES, Cedarwood ES, Lowell ES, Mill Creek ES, Silver Firs ES	22
Flooring Replacement at Silver Firs ES & Emerson ES	20

**PROPERTY ACQUISITION FOR FUTURE** **YES Votes**

Property for ES #20	0
Property for Future So End Bus Facility	0

**TECHNOLOGY INFRASTRUCTURE** **YES Votes**

Electrical System Upgrades: District Data Center, School MDF's/IDF's, Backup Generators, Fiber Optics	19
Student Information System	15

### **Summarizing Total Cost**

Mr. Dugan asked Dr. Holzman to run a total on approved projects for the committee's information. The sum was \$319,391,215.00.

A committee member asked what the total could be without raising the tax rates and that amount was confirmed to be \$400 million.

### **Confirming Scope and Total Cost**

Mr. Dugan asked the committee for their thoughts on why they voted the way they did and whether they had a need to reconsider any of the projects now that they knew the totals. The following comments were made:

- I came into this committee fully intending to vote for a new high school, but after seeing the condition of the north end elementary schools on the tour, I felt we owed it to the district to replace those schools instead
- Now there are no new south end projects, should we add ES #19?
- I voted no for the HS because of the tax rate and wanting to keep it stable
- It does seem that the south end isn't getting a fair shake, not sure if this will make a difference to the voters
- Since we have some room in our total, can we vote again on the Cascade HS gym and maybe add it in?

Mr. Dugan paused the comments and called for another vote on the Cascade HS gym modernization. There was 1 YES vote.

- I'm concerned about the bond not feeling equitable to voters in the south end. Since the vote for ES #19 was just under 50%, can we revote to add in ES #19?

Mr. Dugan paused the comments and called for another vote on New Construction for ES #19. The vote was 11 YES and 11 NO. The committee was split 50/50 and wanted the Superintendent and Board to know that it might make sense to add in this south end project for district wide equity.

There was a pause in comments forthcoming so Mr. Mike Gunn asked the committee to expand on their rationale for some of the projects:

Why not a new high school?

- I shifted my thoughts after the boundary shift happened. It feels like we've dealt with it, versus greater needs elsewhere. Let's take care of more things if we can.
- Looking at the guiding principles, the other projects seemed to fit the guidelines more than the high school project due to equity, aging, and suitability of facilities.
- I feel the voters have been clear in the last two bonds that they don't want this. It would feel like we aren't listening if we try again.
- There was a lot of consideration of this subject and it was closer than the vote shows. Mr. Dugan asked for a show of hands of those who came into the committee assuming they would vote in support of the HS (14 members), before they evaluated the rest of the work.

Why not a new middle school?

- Did not seem like the need was as great
- Elementary need seemed bigger
- Did not get a lot of information on the middle school need

There did not appear to be a great deal of support for the Early Learning Center's (ELC), why?

- Our primary responsibility is to K-12 and we have some heavy needs. We can't meet our needs and be able to serve ELC's too
- There are more funding opportunities at the ELC level than there is at K-12. Maybe try to tap some other resources for these programs.

Why was there more support for the ELC regional centers versus the partial?

- If you had the regional you wouldn't need the partial and the regional would give back some classroom space.

There was not much support for synthetic field upgrades except at Memorial Stadium, can you tell me why?

- Memorial Stadium is most used central field and needs to be kept up
- There is a lot of legacy and emotional attachment to Memorial Stadium
- We need it to look nice and be an up to date facility for the public

Why was there not support for property acquisitions?

- We already have property for ES #19
- We have vacant property already and if we don't build ES #19, why buy property for ES #20?

Elementary #19, why not?

- Worried it would make the bond too big
- With so many elementary school projects, getting the bond passed was more important than adding one more elementary school project.
- Want to keep the bond amount low.
- We need to maintain what we have before adding new schools. Heavy needs for maintenance.
- Adding a shiny new school in the south end would read badly based on north end needs

### **Closing Comments and Thank You**

Mr. Dugan thanked the committee members. He congratulated them on their dedicated, sane and objective work. He told them they did a wonderful job representing the district and approaching the work with care. He said it was obvious they had listened well to all the information and feedback from the community, the bond committee and the data they were given to assess.

He said the committee work has been clear, concise and thoughtful. The committee was respectful to each other and their language toward each other was exemplary.

A draft report will be put together for committee review. If the District needs anything, they will reach out electronically.

The committee work is now done.

Meeting adjourned just before 8pm.

*Notes are as transcribed via live attendance at meeting by Nicole Brown, Parametrix, Inc. Please forward any corrections, additions or deletions by 06/21/2019 to [gholzman@everettsd.org](mailto:gholzman@everettsd.org). If no comments or corrections are received, these will become the official meeting record.*