

Descriptions of Projects Proposed in August 2020 Capital Bond

May 5, 2020



Add Classroom Space

Add Thirty-Six New Elementary Classrooms at Eight Schools: \$33,755,000. Eight elementary schools will receive additions of two to eight classrooms each including new roofs, walls, foundations, mechanical and electrical tie-in, site work, furniture and equipment, and costs to relocate portables. Schools include View Ridge, Woodside, Mill Creek, Monroe, Jefferson, Emerson, Cedarwood, and Silver Firs Elementary Schools. (See attached preliminary site plans)

Rationale: Elementary classroom additions are needed to accommodate enrollment growth that far exceeds permanent building capacities of elementary schools across the district. Even with the opening of Tambark Creek ES in fall 2019, the district anticipates it will need over 90 elementary school portables to house the projected elementary school enrollments by 2025, the equivalent of over three elementary schools. New school sites are increasingly hard to find and adding 36 classroom additions will increase permanent building capacities across the district by the equivalent of about 1.25 new elementary schools and at a much lower cost than a new elementary school.

Replace Aging Schools (in Lieu of Modernizing)

Replace Madison Elementary School: \$59,243,000. A new 84,000 SF, two-story, 600-student replacement elementary school on a nine-acre existing site. This project includes demolition of existing school building, covered play area and site amenities to prepare the area for conversion to fields and parking. New construction will be steel with masonry and metal exterior cladding with a membrane roof and includes a 5,000 SF covered play area. Site amenities include parking for approximately 125, a parent drop-off/pick-up loop, bus loop and parking for 10 buses, hard play/soft play areas a grass playfield and softball field. This school will be fully occupied during construction. (See attached preliminary site plan)

Rationale: This building was constructed in 1947; added to in 1952, 1960 and 1991; and modernized in 1991. All the major building systems, finishes, and equipment in this facility have reached the end of their useful life. The new building would be constructed on the playfields, the existing building would be demolished and a new playfield and sitework constructed in its place.

Replace Jackson Elementary School: \$46,292,000. A new 70,000 SF, two-story, 550 student replacement elementary school on a four-acre existing site. This project includes demolition of existing school building, covered play area and site amenities. New construction will be steel with masonry and metal exterior cladding with a membrane roof and includes a 5,000 SF covered play area. Site amenities include parking for approximately 125, a parent drop-off/pick-up loop, bus loop and parking for 10 buses, hard play/soft play areas a grass playfield. This school will be fully occupied during construction. (See attached preliminary site plan)

Rationale: This building was constructed in 1949; added to in 1967, and 1969; and modernized in 1993. All the major building systems, finishes, and equipment in this facility have reached the end of their useful life. The physical layout and numerous floor levels of the existing building prevents full compliance with ADA access requirements. The new building would be constructed on the playfields, the existing building would be demolished and a new playfield and sitework constructed in its place.

Replace Lowell Elementary School: \$59,640,000. A new 84,000 SF, two-story, 600-student replacement elementary school on a nine-acre existing site. This project includes demolition of existing school building, covered play area and site amenities to prepare the area for conversion to fields and parking. New construction will be steel with masonry and metal exterior cladding with a membrane roof and includes a 5,000 SF covered play area. Site amenities include parking for approximately 125, a parent drop-off/pick-up loop, bus loop and parking for 10 buses, hard play/soft play areas a grass playfield and softball field. The site will be fully occupied during construction. (See attached preliminary site plan)

Rationale: This building was constructed in 1951; added to in 1957 and 1991; and modernized in 1991. All the major building systems, finishes, and equipment in this facility have reached the end of their useful life. The heating system is very unreliable and building the new school further from the street will improve student safety. The new building would be constructed on the playfields, the existing building would be demolished and a new playfield and sitework constructed in its place.

Modernize and Upgrade Schools

Modernize Cascade HS Science Building for Science Classrooms and Aerospace & Advanced Manufacturing Pathway: \$17,770,000. A full modernization of approximately 28,600 SF of space on two floors of the Science Building, demolition or repurposing of the 5,000 SF auto shop building and adding an equivalent amount of new space to the Science Building designed to focus on STEM career pathway programs. Improvements include new masonry and metal siding, new membrane roof, new windows and doors, new mechanical and electrical systems, and a complete interior modernization. Exterior work will include site improvements as required by construction activities. The design will focus on alignment to the science course graduation requirements and students' access to new science standards, continued access to auto maintenance and technician program as well as opportunity for enhancing the new STEM career pathway program – Aerospace and Advanced Manufacturing. With Boeing, aerospace suppliers, and a variety of manufacturing services that integrate throughout business sectors serving as core fabric to the regional economy, the Advanced Manufacturing Pathways program has been launched at CHS, the district's closest high school to the Boeing Company and related industry. The initial version of the STEM pathway program, a program which utilizes the CorePlus Aerospace curriculum is located in the auto shop. To fully implement the Advanced Manufacturing Pathways program, it will be relocated into the space that replaces the auto shop and located next to or integrated into the science building. Students will receive training and experience with industry standard equipment and technology used in manufacturing work in aerospace, maritime, and many other industries that use tools such as robotics, CNC machines, 3-D printers, CAD/CAM, precision machining and measurement, riveting, and blueprints. Through

this program, students will explore career opportunities such as precision machinist, electrical/mechanical engineer, production technician, precision metal fabricator, and industrial maintenance technician. (See attached site plan)

Rationale: This building was constructed in 1961 and added to in 1989. Many of the major building systems, finishes, and equipment in this facility have reached the end of their useful life, need replacement, and do not allow for integration of real-world workplace technology and equipment. This facility needs upgrades to support students' graduation requirements as well as access to state science standards. The state graduation requirements require students to have three years of science, two of which are lab-based science; and to comply with the new state science standards, two of the district's three core high school science courses require wet-labs. Because of its size and age, the existing auto shop building does not allow for full implementation of the Aerospace and Advanced Manufacturing program and it does not meet current ADA access requirements.

Modernize Everett HS Vocational Building for Medical & Health Careers Pathway: \$17,950,000. A full modernization of an existing 26,000 SF, three-story building, including reconfiguration of interior partitions, new toilet rooms, a new elevator, new interior finishes, new mechanical and electrical systems, new windows and doors, patch, repair and paint exterior stucco finish. Site improvements are expected to be minor. This facility will be home to the district's STEM career pathway program focused on medical and health careers. The Medical and Health Career STEM career pathway program will include wet labs, patient care simulation, informatics lab, health career center, and flexible classrooms. Through the program, students will explore career opportunities such as medical and nursing assistants, primary care nurses, physicians, and behavioral health counselors. (See attached site plan)

Rationale: This building was constructed in 1912 and modernized in 1980. In 2019, with funding from the State of Washington, the district made some initial upgrades to the building as well as initial purchases of program equipment, and this project will complete the work needed to fully modernize this facility. All the major building systems, equipment and finishes in this facility have reached the end of their useful lives, and to replace them and fully implement the STEM career pathway program will need to be replaced.

Upgrade Six Classrooms at Jackson HS for Science Programs and Information & Communication Technology Pathway: \$3,964,000. This project includes facilities and equipment for the creation of a new STEM career pathway program, Information and Communication Technology, as well as the conversion of three basic education classrooms and one wet lab to four chemistry-safe wet labs. The Information and Communication Technology STEM pathway program is expected to consist of two classroom labs with higher-end computer systems and audio-visual equipment and one lab with digital design equipment. Through this program, students will explore IT and data-focused careers in software publishing, computer services, electronic and catalog shopping, communications equipment and services, electronic equipment and instruments; in positions such as a network technician, cybersecurity analyst, data technician/scientist, computational data analyst, systems engineer, systems architect, and network engineer.

Rationale: This building was constructed in 1994, added to in 2005 and 2012, and has never been modernized. This facility needs upgrades to support high school graduation requirements as well as student access to state science standards. The state graduation requirements require students to have three years of science, two of which are lab-based science; and to comply with the new state science standards, two of the district's three core high school science courses require wet-labs.

Modernize Classrooms and Cafeteria at Everett HS Auditorium Building: \$27,583,000.

A full modernization of all of the classrooms including the cafeteria/kitchen in the Civic Auditorium building including approximately 25,000 SF of classroom space on two floors, a complete modernization of the 16,600 SF cafeteria and kitchen on the third floor, and upgrades to the mechanical/plumbing systems in the civic auditorium space. Improvements include seismic upgrades, demolition of an existing exterior enclosed ramp system, construction of a new 350 SF stair, elevator and vestibule, a new roof, a new HVAC system and miscellaneous site improvements. (See attached site plan)

Rationale: This building was constructed in 1939, added to in 1969 and 1982, and modernized in 1982. All the major building systems, finishes, and equipment in this facility have reached the end of their useful life and need replacement.

Upgrade Cafeteria and Kitchen at Cascade HS: \$5,744,000. Renovation of about 11,000 SF of space including the kitchen, cafeteria and server area, installing new food service equipment, renovating toilet rooms, expanding the seating area and replacing interior finishes. (See attached site plan)

Rationale: This facility was constructed in 1961 and modernized in 1995. The finishes and equipment in this facility have reached the end of their useful life and need replacement. The serving area and kitchen do not function well and remodeling this space would allow it to be much more efficient, accommodate more students, and be more suitable for food service.

Upgrade Interior and Exterior Finishes at Everett HS Science Building: \$6,735,000. A partial renovation of the existing 25,000 SF, two-story building including new interior finishes, flooring, paint, hallway wainscot, and suspended ceilings. Existing troffer lights will be replaced with new LED light fixtures. Exterior improvements include masonry restoration (cleaning and sealing), new windows and doors and replacement of glazed entry vestibule with a new metal roof vestibule. Sidewalk and/or pavement improvements are planned in the immediate vicinity of the entry vestibule only. This project does not include relocation or reconfiguration of walls or replacement of the roofing system on the main portion of the building. (See attached site plan)

Rationale: Need for this project: This building was constructed in 1989 and has never been modernized or updated. Many of the major building systems, finishes, and equipment in this facility have reached the end of their useful lives and need replacement. This facility needs upgrades to support students' graduation requirements as well as access to state science standards. The state graduation requirements require students to have three years of science, two of which are lab-based science; and to comply with the new state science standards, two of the district's three core high school science courses require wet-labs.

Upgrade HVAC, Roofing and Flooring Systems

Upgrade HVAC Control Systems at Six Facilities: \$7,304,000. Replace obsolete HVAC control systems at Jackson HS, Penny Creek, Silver Lake, Eisenhower, Evergreen, and Maintenance and Operations.

Rationale: This project will provide new control systems for heating, ventilation, and air conditioning systems to replace obsolete equipment and systems and allow more efficient and predictable environmental conditions in these facilities.

Replace Roofing at Five Schools: \$9,372,000. Replace roofing at Penny Creek ES and Cedarwood ES including covered play sheds, and replace roofing at covered play sheds at Lowell ES, Mill Creek ES, and Silver Firs ES. Includes tear-off of old shingles and installation of new composition shingles, self-adhered roofing underlayment, a second layer of underlayment, flashing, sheet metal and gutters.

Rationale: This work will replace old and worn-out roofing systems and provide enhanced protection from moisture problems in these facilities.

Replace Flooring at Emerson ES and Silver Firs ES: \$1,231,000. Replace flooring at Silver Firs ES and Emerson ES including demolition, preparation of the subfloor, new carpet, hard surface flooring, and wall base. This project does not include new flooring in the gymnasiums because they are still in relatively good condition.

Rationale: This project will replace old and worn-out flooring in two schools that has reached the end of its useful life.

Improve Safety and Security

Install Security Fencing at Everett HS and Cascade HS: \$300,000. New fencing between buildings at Cascade HS to limit unauthorized access to the campus, and new fencing at Everett HS between the Main Building and Little Theater to limit unauthorized access between those buildings.

Rationale: These fencing projects will restrict unauthorized access to certain portions of these sites and thereby increase safety and security.

Upgrade Security Systems at Eleven Sites: \$208,000. Upgrade after hours intrusion detection security systems at Everett HS, Cascade HS, Jackson HS, Gateway MS, Heatherwood MS, Eisenhower MS, Madison ES, Cedarwood ES, Hawthorne ES, Jackson ES, and Memorial Stadium.

Rationale: These projects will increase safety and security at these eleven sites by replacing old and worn out door sensors and microphone-based interior building security sensors.

Install Access Control Systems at Everett HS and Cascade HS: \$567,000. Install new access control systems at Everett High School and Cascade High School, including video monitors at main entrances and access control systems at the exterior doors at each campus building.

Rationale: These projects will increase safety and security at these two schools by providing greater control of visitor access during the school day and will provide access control systems at these two large high schools similar to systems already installed at other schools in the district.

Replace Locksets and Keying Systems District-Wide: \$1,100,000. Replace interior door locksets and re-key all doors at all schools except at North MS, Woodside ES and Tambark Creek ES since locksets at these schools are already being upgraded as part of the 2016 bond program.

Rationale: This project builds on previously installed access control systems to further simplify and update keying systems and improve control of access to our school sites. Interior classroom doors will be lockable from the inside of a classroom without the use of a key.

Upgrade Fire Alarm Systems at Mill Creek ES, Silver Firs ES, and Everett HS Science Building: \$1,361,000. Replace fire alarm panels and install new voice activation systems at Everett HS Science Building, Mill Creek ES and Silver Firs ES.

Rationale: This project replaces old fire alarm systems with new systems that are more reliable and easier to maintain and buy parts for. The current systems are at the end of their useful lives.

Expand Parking Lots at Jefferson ES and Emerson ES: \$2,208,000. Construction of approximately 7,000 SF of new parking areas at Jefferson ES and Emerson ES including asphalt paving, parking lot striping, curbs and planters. The parking lot at Jefferson would accommodate 42 new parking stalls and it is proposed to be built in an area that is currently a rain garden, so grading and filling is anticipated. A new 7,000 SF rain garden would also be provided in a new location on the site. At Emerson ES the parking lot expansion to accommodate approximately 30 cars. (See attached preliminary site plans)

Rationale: The existing parking lots at these schools are too small to accommodate the number of staffs, parents and visitors, and congestion is especially prevalent at the beginning and end of each school day. Expansion of these parking areas will relieve congestion and make them safer for pedestrians and vehicles.

Improve School Sites

Replace Aging Playground Equipment at Eight Elementary Schools: \$2,093,000. Replace existing playground equipment at Silver Lake, Madison, Penny Creek, Garfield, Jackson, Lowell, Mill Creek, and Emerson elementary schools.

Rationale: This project replaces old and worn-out playground equipment at these schools and improves equity by providing playground equipment meeting the district's new standards. These schools will all be provided the same amount and type of equipment.

Replace Synthetic Turf & Track at Memorial Stadium Football Field: \$2,440,000. Replace existing synthetic turf at football field and resurface track and field event areas, including new long/triple jump take off boards and pole vault boxes.

Rationale: This synthetic turf football field and track receive heavy year-round use and are at the end of their useful lives and need to be replaced. This facility is the varsity football venue for all three Everett Public Schools comprehensive high schools.

Renovate Cascade HS Softball Field and Dugouts: \$1,649,000. Improve the 48,250 SF varsity fast-pitch softball field to resolve storm drainage problems and be suitable for softball and no-mound little league games and practices. Includes a 200' outfield, 2.5" infilled synthetic turf (no pad), full perimeter chain link fencing with a 30' backstop, 25' fence/ball control net system wing fences, 4' foul territory and outfield fence, including a safety cap on all fences 10' and under. Also included are covered dugouts, designated pitching warmup areas and a two-station batting cage. Costs include all materials, equipment, and labor necessary to provide the improvement complete, i.e., specialty surfaces (rubberized track, synthetic turf, sand-based grass etc.), bases and goals, padding, player benches, standard or typical signage, as well as typical systems including stormwater collection and irrigation. Costs also include selective demolition, site preparation, pedestrian circulation, and assembly-area pavements specific to the field.

Rationale: This project will improve drainage and provide year-round playability on the softball field that currently has very poor drainage and is often not usable during wet weather conditions.

Upgrade Technology Infrastructure

Upgrade Electrical Systems District-Wide: \$7,191,000. Upgrades to the district's main data center room and equipment, main and intermediate data server rooms and equipment at individual sites, emergency back-up generators and fiber optic network systems. Upgrades to backup generator systems includes new electrical power circuits to all main and intermediate server rooms at all district high schools, Gateway MS, Hawthorne ES, Penny Creek ES, Athletics, and the Maintenance & Operations facility. Includes installation of secondary and alternative optical fiber link lines between strategic district locations to improve and provide redundancy in service.

Rationale: This work is necessary as part of the district's ongoing efforts to maintain our technology systems, equipment and infrastructure, improve network availability and minimize network downtime.

Modernize Student Information System: \$1,700,000. Upgrade or replace the district's student information system including software and staff training. Final scope of work to be determined after design and competitive bidding.

Rationale: A modernized Student Information System is necessary to enhance the district's accountability to students and parents, improve its reporting to faculty and the state, and provide a secure platform for web-based applications that position it to take full advantage of the district's ongoing 1:1 technology initiative.