

Descriptions of Projects Proposed in February 2022 Capital Levy

October 7, 2021



Replace Aging Schools (in Lieu of Modernizing)

Replace Madison Elementary School: \$62,902,000. 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 baseball field. The capacity of this school will be increased by adding four additional new permanent classrooms and the school will be fully occupied during construction. (See attached preliminary site plan)

Historical review required: As part of the review process required under the State Environmental Protection Act (SEPA) for this project before any building permits will be issued the school district will need to conduct an evaluation of the environmental impacts on properties of historical, archeological, scientific or cultural importance and appropriate treatment or actions that may be necessary to mitigate those impacts.

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. Replacing the school on this site instead of modernizing allows a brand-new building meeting today's codes and program needs to be constructed on the playfields first, the new building occupied, then the old building will be demolished and parking lots/playfields constructed in its place. This is a faster process than modernizing the existing school in phases and it is much less impactful on students and staff, and provides a facility that will last longer and be a better long-term investment.

Replace Jackson Elementary School: \$48,838,000. 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. The capacity of this school will be increased by adding ten additional new permanent classrooms and the school will be fully occupied during construction. (See attached preliminary site plan)

Historical review required: As part of the review process required under the State Environmental Protection Act (SEPA) for this project before any building permits will be issued the school district will need to conduct an evaluation of the environmental impacts on properties of historical, archeological, scientific or cultural importance and appropriate treatment or actions that may be necessary to mitigate those impacts.

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 playfield, and then occupied, the existing building would then be demolished and a new playfield and sitework constructed in its place. Replacing the school on this site instead of modernizing allows a brand-new building meeting today's codes and program needs to be constructed on the playfields first, occupied, then the old building will be demolished and parking lots/playfields constructed in its place. This is a faster process than modernizing the existing school in phases and it is much less impactful on students and staff, and provides a facility that will last longer and be a better long-term investment.

Modernize and Upgrade High Schools

Replace Cascade HS Science Building for Science Classrooms and Aerospace & Advanced Manufacturing Pathway: \$23,352,000. A new-in-lieu replacement of approximately 28,600 SF of space on two floors. This project includes demolition of existing science building, and site amenities. New construction will be steel and concrete, with masonry and metal exterior cladding and a membrane roof. The project also includes 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/CTE career pathway programs. 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/CTE 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.

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.

Upgrade Two Classrooms at Jackson HS for Science Programs and Information & Communication Technology Pathway: \$610,000. This project includes the conversion of two basic education classrooms and associated equipment for the creation of a new STEM career pathway program, Information and Communication Technology. 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.

Modernize Classrooms and Cafeteria at Everett HS Auditorium Building: \$29,702,000. 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.

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: \$6,096,000. Renovation of about 11,000 SF of space including the kitchen, cafeteria and servery area, installing new food service equipment, renovating toilet rooms, expanding the seating area and replacing interior finishes.

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 HVAC, Roofing and Flooring Systems

Upgrade HVAC Control Systems at Four Sites: \$4,223,595. Replace obsolete HVAC control systems at Penny Creek, Silver Lake, Eisenhower, and the Maintenance and Operations facility.

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 Six Schools: \$12,288,000. Replace roofing at Penny Creek ES, Cascade HS building 2, Jackson HS, North Transportation Facility, and replace roofing at covered play sheds at Mill Creek ES, and Silver Firs ES. Includes tear-off of old roofing material and installation of new roofing 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 intrusion problems in these facilities.

Replace Flooring at Emerson ES and Silver Firs ES: \$1,332,000. 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 were already 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: \$1,472,500. 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.

Improve School Sites

Replace Aging Playground Equipment at Eight Elementary Schools: \$2,264,000. 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.

Additional Projects

New Reader Boards at 19 schools: \$2,222,730. Install new electronic reader boards at Cedar Wood ES, Emerson ES, Forest View ES, Garfield ES, Jackson ES, Jefferson ES, Lowell ES, Madison ES, Mill Creek ES, View Ridge ES, Whittier ES, Woodside ES, Eisenhower MS, Evergreen MS, Gateway MS, North MS, Everett HS, Jackson HS, and Sequoia HS.

Rationale: The new reader boards will be digital reader boards connected to a district network allowing more timely and responsive communications with our students, staff, and community. This project would also improve equity across the district by providing new reader boards in schools that either do not have reader boards or have older style reader boards in poor condition.

Replace Freezers and Coolers at Jackson HS and Hawthorne ES: \$638,710. Install new walk-in freezers and coolers at Jackson HS and Hawthorne ES.

Rationale: These coolers and freezers at the end of their useful lives and need to be replaced.

Replace Bleachers at Jackson HS and Cascade HS: \$1,360,980. Install new motorized bleachers at Jackson HS cafeteria and Cascade HS gymnasium.

Rationale: The bleachers are at the end of their useful lives, are difficult to get replacement parts, and need to be replaced.

Clean Buildings Act Upgrades District-Wide: \$29,990,000. This project includes improvements to HVAC systems and controls, exterior walls, lighting systems and controls, and electrical meters as needed to comply with recent state legislation. Improvements will be made to Heatherwood MS, Evergreen MS, Gateway MS, Jackson HS, and Sequoia HS.

Rationale: Recent legislation (Washington State Clean Buildings Act HB 1257) requires owners of existing buildings that are over 50,000 square feet to make improvements to these buildings to comply with new energy use standards by June 2028.

Technology Systems, Equipment and Services for 2023-2028: \$96,000,000.

Maintaining, replacing and upgrading technology systems, equipment, and software to provide support for students and staff in a digital learning environment. Specific projects include maintaining a one-to-one student to computer ratio in all grade levels, professional development, technology instructional facilitators, device lifecycle management and upgrades, technology infrastructure enhancements, and software subscriptions and licenses.

Rationale: These investments are necessary to continue providing technology equipment and support for all students in the district's one-to-one initiative, and to support the technology needs of instructional and operational departments and functions across the district.



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