



Recommendation to the Superintendent from the Capital Bond Planning Committee

August 13, 2019

Overview

The Everett Public Schools Capital Bond Planning Committee (CBPC) was established in November 2018 in response to school board Resolution No. 1187. This resolution charged the CBPC with developing a recommendation describing the scope and size of a future capital bond proposal anticipated by the board to be placed on the April 2020 special election ballot. The CBPC completed its work in June 2019 and its recommendation is summarized in this report.

The district's website contains information about the work of the CBPC, including pertinent board presentations, facilities planning information, and minutes from each of the committee meetings, and these are accessible via the following link: [Welcome to the Capital Bond Planning Committee](#)

Capital Bond Planning Committee Process

Members of the CBPC included the following:

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

Area of Residence

Cascade High School
Cascade High School
Jackson High School
Jackson High School
Jackson High School
Everett High School
Everett High School
Jackson High School
Jackson High School
Jackson High School
Cascade High School
Everett High School
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Cascade High School
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Jackson High School
Jackson High School
Everett High School
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Everett High School
Everett High School
Everett High School

Student Member

Chelsea Guillen

Area of Residence

Everett High School

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School Administrators

Zac Crane
Kristin Dickert
Tina Farias
Stefani Koetje
Kelly McClellan
Shaun Monaghan
Dana Riley Black
Michael Takayoshi
Jeanne Willard

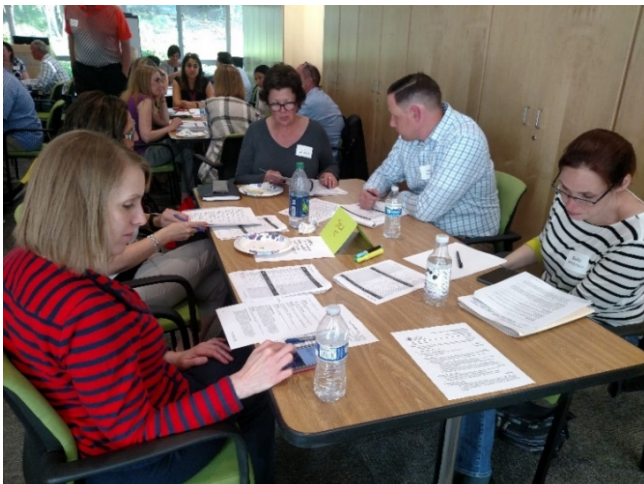
Title and School

Director, Special Services
Assistant Principal, Mill Creek Elementary School
Principal, View Ridge Elementary School
Assistant Principal, Penny Creek Elementary School
Assistant Principal, Evergreen Middle School
Assistant Principal, Jackson High School
Ex. Dir, STEM, Strategic Partnerships & Legislation
Assistant Principal, Cascade High School
Director, On-Time Graduation

The work of the CBPC was facilitated by Mr. Jim Dugan from Parametrix, Inc. and 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

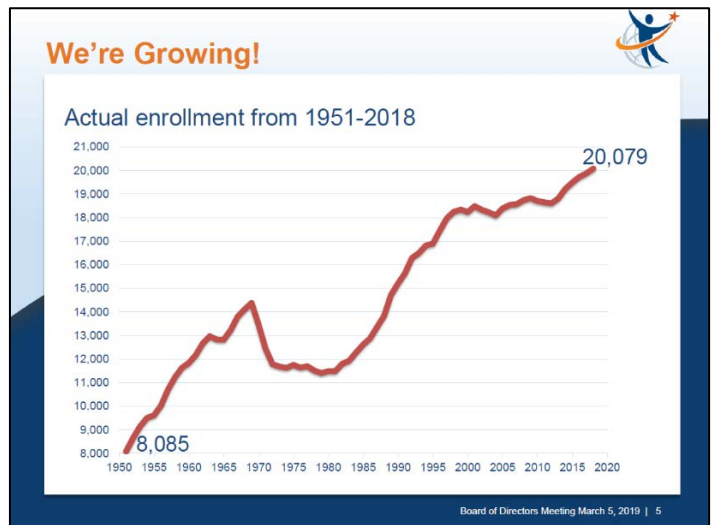
The CBPC met six times from November 2018 to June 2019 in the EPS Community Resource Center. During this time the CBPC was provided updated information about enrollment and population growth projections, school capacities, building conditions, program needs for facilities, descriptions and costs of potential bond projects, voter sentiment related to bonds and levies, the effect of bonds on property tax rates, and the recently concluded high school boundary revision process. Additionally, some of the members of the CBPC attended a walk-through tour of school facilities at six sites to better understand the existing physical conditions of these facilities and the implications these conditions have for instruction. These tours included Everett High School (Science Building, Vocational Building, Cafeteria/Civic Auditorium Building, and gymnasium), Cascade High School (Science Building, cafeteria, gymnasium, and softball field), and View Ridge, Jackson, Lowell and Madison elementary schools.



Guiding Principles

The guiding principles used by the CBPC to develop its work were described in school board Resolution No. 1187 as follows:

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.



The CBPC was also provided a substantial amount of information pertaining to facilities planning for its review and consideration as described below. Some of this information was developed specifically for this bond planning process and is relatively current. Some of it was developed over the last couple of years in support of previous bond proposals and was provided in its original forms without updating. Still other information was developed at other times or for other purposes and was provided because it was specifically requested by the CBPC or was otherwise considered relevant to the bond planning process.

A list of this information is provided below and these are accessible on the EPS website via the following link: [Collection of Information Pertaining to Facilities Planning](#).

- Enrollment trends and projections, January 2019, William L. (“Les”) Kendrick
- 2018 building capacity vs. 2018 enrollment
- Assessment of EPS facilities, December 20, 2018
- 2016 bond and levy project narratives, December 15, 2015
- Project descriptions for possible 2018 bond, October 24, 2017
- Bond and levy cycle 1990 – 2030, November 19, 2018
- 48-year modernization cycle, November 19, 2018
- Projects proposed for 2018 capital bond, November 21, 2017
- Project Scoping & Cost Estimates (for 2020 capital bond planning) by Dykeman Architects, April 12, 2019, including
- Project narratives (descriptions) of possible bond projects along with rationales for why these projects are needed
- Cost estimate summary and details from 2018 to 2026
- High school cost comparison - showing relative costs of eight new local high school construction projects
- Preliminary site plans for possible future bond projects
- Appendix with meeting minutes from focus group discussions about program-related facility needs
- Portable master plan 2018-2023 with estimated costs, draft January 23, 2019
- Capital Facilities Plan 2018-23, August 28, 2018
- Integrated technology plan 2016-22, October 2016
- Strategies 360 public perception surveys
 - Everett Public Schools survey results, April 12, 2018
 - Washington STEM, March 12, 2019
 - Core Plus Aerospace
- D.A. Davidson state-wide results from recent bond and levy elections - November 2018 and February 2019
- Official February 13, 2018 precinct election results for EPS bond and levy
- Voter precinct map for EPS





Recommendation to the Superintendent from the Capital Bond Planning Committee

August 13, 2019

Recommended List of Projects

On June 10, 2019, the committee selected the following projects to recommend to the superintendent for the capital bond proposal in the amount of **\$319,391,215** as follows:

New Construction for Growth

36 Elementary Classroom Additions	\$33,755,375
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Modernizations

Everett High School Cafeteria Modernization	\$27,583,482
Cascade High School Science Building Modernization	\$17,770,084
Madison Elementary School New-in-Lieu Modernization	\$59,243,363
Jackson Elementary School New-in-Lieu Modernization	\$46,292,392
Lowell Elementary School New-in-Lieu Modernization	\$59,639,593
Cascade High School Cafeteria Upgrade	\$ 5,744,073
Everett High School Science Building Modernization	\$ 6,735,363

Program Related Facility Needs

Jackson High School STEM Upgrade at 6 Classrooms	\$ 3,964,786
Everett High School Vocational Building Modernization	\$17,949,967
Playground Equipment at 8 Elementary Schools	\$ 2,093,279

Safety and Security Upgrades

Fencing at 2 High Schools	\$ 299,774
Security System Upgrades at 11 Sites	\$ 207,723
Access Control at 2 High Schools	\$ 566,710
Secure Locksets and Keying Systems	\$ 1,100,000
Fire Alarm System Upgrades at 3 Sites	\$ 1,361,412

Site Improvements

Cascade High School Softball Field Drainage and Dugouts	\$ 1,648,674
Replace Synthetic Turf and Track at Memorial Stadium Football Field	\$ 2,439,775
Parking Lot Expansions at 2 Elementary Schools	\$ 2,208,062

Building System Upgrades

HVAC Controls Upgrades at 6 Facilities	\$ 7,303,833
Roofing Replacement at 6 Schools	\$11,360,824
Flooring Replacement at 2 Schools	\$ 1,231,303

Technology Infrastructure

Electrical System Upgrades District-Wide	\$ 7,191,368
Student Information System	\$ 1,700,000

Additional information including estimated costs and descriptions for each of these projects is included in attachments 1 and 2 to this report.

Implications on Tax Rates

The committee asked what effect potential bond amounts may have on property tax rates and were informed by district staff that a 2020 bond amount of approximately \$400 million has been built into projections for future tax rates and would support a flat tax rate well into the future.

Rationale

Committee members were asked to explain their thinking about why they made some of the choices they did, and the following thoughts were expressed:

Why did you not recommend a new high school?

- 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
- I voted no for the new high school because of the impact this would have on tax rates and wanting to keep them stable
- I shifted my thoughts about the need for a new high school after the boundary shift happened. It feels like we've dealt with it (high school enrollment) 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 a new high school. It would feel like we aren't listening if we try again.

Why did you not recommend a new middle school?

- It did not seem like the need for a new middle school was as great
- The need for an elementary seemed bigger
- The committee did not get a lot of information on the middle school need

Why did you not recommend a new elementary school?

- 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. We have heavy needs for maintenance
- Adding a shiny new school in the south end would read badly based on north end needs
- It seems that the south end isn't getting a fair shake and I am not sure if this will make a difference to the voters. Perhaps we should add in new elementary school in the south end?
- Now that there are no new south end projects in the bond recommendation, should we reconsider adding elementary no. 19?
- I'm concerned about the bond not feeling equitable to voters in the south end. Since the vote for elementary no. 19 was just under 50 percent, can we revote to add it back in?

Note: Mr. Dugan paused the discussion at this point and called for another vote on whether to include a new elementary no. 19 in the bond recommendation. The new vote was tied at 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. Adding this project would increase the total amount of the bond recommendation by \$66,579,752 to \$385,970,967.

There did not appear to be a great deal of support for the Early Learning Centers (ELCs). Can you tell me 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.
- If you had the regional ELC you wouldn't need the partial ELC and you would gain back some classroom space (at Hawthorne Elementary School) as well.

Why was there not more support for property acquisitions?

- We already have property for elementary no. 19
- We have vacant property already and if we don't build elementary no. 19, why buy property for elementary no. 20?

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

End of Report

Attachments

1. Preliminary Cost Estimates for Projects Recommended by the Capital Bond Planning Committee
2. Descriptions of Projects Recommended by the Capital Bond Planning Committee

Attachment 1

Preliminary Cost Estimates for Projects Recommended by the Capital Bond Planning Committee

2023 Dollars								
Project Name	Project Cost	Technology Cost	STEM Cost	Total Project Cost	CBPC Yes Votes (22 possible)	Region		
						North	Central	South
NEW CONSTRUCTION FOR GROWTH								
Elementary Classroom Additions (36)	\$32,755,375	\$1,000,000	\$0	\$33,755,375	21	N	C	S
MODERNIZATIONS								
Everett HS Cafeteria Modernization	\$27,233,482	\$350,000	\$0	\$27,583,482	14	N		
Cascade HS Science Bldg Modernization (W/STEM)	\$16,678,534	\$465,000	\$626,550	\$17,770,084	18		C	
Madison ES New-in-Lieu Modernization	\$57,843,363	\$1,400,000	\$0	\$59,243,363	19	N		
Jackson ES New-in-Lieu Modernization	\$44,892,392	\$1,400,000	\$0	\$46,292,392	17	N		
Lowell ES New-in-Lieu Modernization	\$58,239,593	\$1,400,000	\$0	\$59,639,593	22	N		
Cascade HS Cafeteria Upgrade	\$5,594,073	\$150,000	\$0	\$5,744,073	13		C	
Everett HS Science Building Modernization	\$6,320,363	\$415,000	\$0	\$6,735,363	17	N		
PROGRAM RELATED FACILITY NEEDS								
Jackson HS STEM Upgrade at 6 Classrooms	\$2,664,786	\$1,000,000	\$300,000	\$3,964,786	21			S
Everett HS Vocational Building Modernization (W/STEM)	\$17,099,967	\$385,000	\$465,000	\$17,949,967	20	N		
Playground Equipment at (8) ES	\$2,093,279	\$0	\$0	\$2,093,279	12	N	C	S
SAFETY AND SECURITY UPGRADES								
Fencing at (2) High Schools	\$299,774	\$0	\$0	\$299,774	22	N	C	
Security System Upgrades at (11) Sites	\$207,723	\$0	\$0	\$207,723	22	N	C	S
Access Control at (2) High Schools	\$566,710	\$0	\$0	\$566,710	22	N	C	
Secure Locksets and Keying Systems	\$1,100,000	\$0	\$0	\$1,100,000	22	N	C	S
Fire Alarm System Upgrades at 3 Sites	\$1,361,412	\$0	\$0	\$1,361,412	22	N		S
Mill Creek ES, Silver Firs ES, EHS Science Building								
SITE IMPROVEMENTS								
Cascade HS Softball Field Drainage & Dugouts	\$1,648,674	\$0	\$0	\$1,648,674	15		C	
Replace Synthetic Turf & Track at Memorial Stadium Football Field	\$2,439,775	\$0	\$0	\$2,439,775	18	N	C	S
Parking Lot Expansions at (2) Elementary Schools	\$2,208,062	\$0	\$0	\$2,208,062	18		C	
BUILDING SYSTEM UPGRADES								
HVAC Controls Upgrades at 6 Facilities	\$7,303,833	\$0	\$0	\$7,303,833	22	N	C	S
JHS, PC ES, SL ES, Eisenhower MS, Evergreen MS, M&O								
Roofing Replacement at 6 Schools	\$11,360,824	\$0	\$0	\$11,360,824	22	N		S
Woodside ES, Penny Creek ES, Cedar Wood ES, Lowell ES, Mill Creek ES, Silver Firs ES								
Flooring Replacement at 2 Schools	\$1,231,303	\$0	\$0	\$1,231,303	20		C	S
Silver Firs ES, Emerson ES								
TECHNOLOGY INFRASTRUCTURE								
Electrical System Upgrades District-Wide	\$7,191,368	\$0	\$0	\$7,191,368	19	N	C	S
District Data Center, School MDF's/IDF's, Backup Generators, Fiber Optics								
Student Information System	\$1,700,000	\$0	\$0	\$1,700,000	15	N	C	S
Total Bond Recommendation =					319,391,215			

Possible Addition to List of Recommended Projects

New Elementary School No. 19	\$65,599,752	\$980,000	\$0	\$66,579,752	11			S
Total Bond Recommendation Plus New Elementary School No. 19 =				385,970,967				

Attachment 2

Descriptions of Projects Recommended by the Capital Bond Planning Committee

New Construction for Growth

Elementary Classroom Additions: 36 classrooms at eight sites (2-8 classrooms each). Includes cost for roof, wall, foundation, mechanical and electrical tie-in, site work, and cost to relocate portables. Sites include View Ridge, Woodside, Mill Creek, Monroe, Jefferson, Emerson, Cedarwood, and Silver Firs Elementary Schools.

Rationale: Elementary classroom additions are needed to help address the needs identified above under New Elementary School No. 18 and 19. 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.

Modernizations

Everett High School Cafeteria Modernization: Modernization of approximately 42,130 SF of classroom space on two floors and a complete modernization of the 16,640 SF cafeteria and kitchen on the third floor. Improvements include a full seismic upgrade, demolition of an existing exterior enclosed ramp system, new construction of a 350 SF stair, elevator and vestibule, a new roof, a new mechanical 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.

Cascade High School Science Building Modernization (STEM): The project will include the modernization of approximately 28,597 SF on two floors. Scope of work includes complete demolition of the 5,000 SF auto shop building and partial demolition and replacement of the science building to include: existing exterior envelope, new masonry and metal siding, new membrane roof, new windows and doors, new mechanical and electrical systems, and a complete interior modernization. Existing structure to remain. Exterior improvements include site improvements as required by construction activities. Includes alignment to the science course graduation requirements and students' access to new science standards, 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 skill center program which utilizes the CorePlus Aerospace curriculum is located in the auto shop; to fully implement, the program will be located in 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 providing in CAD/CAM Design, CNC machine operation, precision machining and measurement, riveting, and blueprint reading. 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. Because of its size and age, the auto shop does not allow for full implementation of the Aerospace and Advanced Manufacturing program. 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.

Madison Elementary School New-in-Lieu Modernization: 84,000 SF, two-story, 600-student replacement elementary school on a nine-acre existing site. 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.

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 and need replacement.

Jackson Elementary School New-in-Lieu Modernization: 70,000 SF, two-story, 550 student replacement elementary school on a four-acre existing site. 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 site will be fully occupied during construction.

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 and need replacement. The physical layout and numerous floor elevations of the building prevent full compliance with ADA access requirements.

Lowell Elementary School New-in-Lieu Modernization: 84,000 SF, two-story, 600-student replacement elementary school on a nine-acre existing site. 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.

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 and need replacement. The heating system is very unreliable and building the new school further from the street will improve student safety.

Cascade High School Cafeteria Upgrade: Scope of work includes 11,000 SF renovation of the kitchen, cafeteria and server area. Includes new food service equipment, renovated toilet rooms, expanded seating area and new 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 are not laid out well and remodeling this space would allow it to be much more efficient, accommodate more students, and be more suitable for food service.

Everett High School Science Building Modernization: Partial renovation of an existing 25,000 SF, two-story building. Scope of work includes new interior finishes, including flooring, paint, hallway wainscot, and suspended ceilings. Existing troffer lights to be replaced with new LED light fixtures. Reconfiguration of interior partitions is not anticipated. Exterior improvements include masonry restoration (cleaning and sealing), new windows and doors and replacement of glazed entry vestibule with a new metal roof vestibule. The main roof is not scheduled for replacement. Sidewalk and/or pavement improvements are planned in the direct vicinity of the entry vestibule only.

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.

Program Related Facility Needs

Jackson High School STEM Classroom Upgrades: Includes the creation of a new STEM career pathway, Information and Communication Technology, as well as the conversion of three basic education classrooms and one wet lab to four chemistry-safe wet labs, at HM Jackson High School. 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 career opportunities such as network technician, cybersecurity analyst, data technician/scientist, computational data analyst, systems engineer, systems architect, and network engineer. Minor interior improvements would be required to accommodate this program.

Rationale: This building was constructed in 1994, added to in 2005 and 2012, and has not been modernized. 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.

Everett High School Vocational Building Modernization (Medical Pathways/Allied Health): 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 skill center 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 assistants, primary care nurses, physicians, and behavioral health counselors.

Rationale: This building was constructed in 1912 and modernized in 1980. With funding from the State of Washington, the district will be performing some initial upgrades, as well as initial purchases of program equipment to this building in summer 2019. All the major building systems and equipment in this facility have reached the end of their useful lives and to fully implement the STEM career pathway program will need replacement.

Playground Equipment at 8 Elementary Schools: 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.

Safety and Security Upgrades

Fencing at 2 High Schools: New fencing between buildings at Cascade HS to limit unauthorized access to the campus, and new fencing at Everett HS between the Vocational Building, Civic Auditorium, and Commercial Building 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.

Security System Upgrades at 11 Sites: Upgrade Sonitrol after hours 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.

Access Control at 2 High Schools: Install new access control systems at Everett High School and Cascade High School. Includes 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 that will be on par with those at other schools in the district.

Secure Locksets and Keying System: 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.

Fire Alarm System Upgrades at 3 Sites: 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 easier to maintain and buy parts for. The current systems are at the end of their useful lives.

Site Improvements

Cascade High School Softball Field Drainage and Dugouts: 48,250 SF varsity fast pitch field redevelopment suitable for all softball and no-mound little league. Includes 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 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.

Replace Synthetic Turf & Track at Memorial Stadium Football Field: 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.

Parking Lot Expansions at 2 Elementary Schools: At Jefferson ES: 7,000 SF of new asphalt paving, parking lot striping, curbs and planters to accommodate 42 new parking stalls. The new parking lot is proposed in an area that is currently a rain garden, so grading and fill material should be anticipated. Includes the construction of a 7,000 SF rain garden in a new location on site. At Emerson ES: 5,000 SF parking lot expansion to accommodate approximately 30 cars. New asphalt paving, parking lot striping, curbs and planters are assumed.

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.

Building System Upgrades

HVAC Controls Upgrades at 6 Facilities: Replacement of obsolete 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 schools.

Roofing Replacement at 6 Schools: Replace roofing at Woodside ES, Penny Creek ES, and Cedarwood ES, including covered play structures. Replace covered play roofing at Lowell ES, Mill Creek ES, and Silver Firs ES. Includes tear-off, composition shingles, self-adhered roofing underlayment, second layer UDL 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.

Flooring Replacement at 2 Schools: Replace flooring at Silver Firs ES and Emerson ES. Includes full flooring replacement, demolition, prep, new carpet, hard surface flooring, and wall base at the following facilities. Wood flooring in Gymnasiums is excluded.

Rationale: This project will replace old and worn-out flooring in two schools.

Technology Infrastructure

Electrical System Upgrades District-Wide (District Data Center, School MDF's/ IDF's, Back-up Generators, Fiber Optic Network Upgrades): Upgrade and modernize obsolete district data center equipment and systems. Update backup generator systems including electrical power circuits to all MDF/IDF rooms at the following sites: all high schools, Gateway MS, Hawthorne ES, Lowell ES, Penny Creek ES, Athletics, and the Maintenance & Operations facility. Install secondary and alternative optical fiber links between strategic district locations.

Rationale: This work is necessary as part of our ongoing efforts to maintain our technology systems, equipment and infrastructure, improve network availability and minimize network downtime. (BB, KT)

Student Information System: Provide new student information system; includes software and staff training.

Rationale: A world-class district must have a solid foundation for the collection and management of its student data. With the selection and implementation of a new Student Information System, the district will enhance its accountability to students and parents, improve its reporting to faculty and state, and provide a secure platform for web-based applications that position it to take full advantage of its 1:1 technology initiative.

Additional Project for Consideration

The Capital Bond Planning Committee members were split 50/50 on whether to include new elementary no. 19 on the list of recommended projects and wanted the board and superintendent to know that adding this south end project to the bond recommendation might make sense for district wide equity.

New Elementary School No. 19: 84,000 SF, two-story, elementary school on a site of approximately 20 acres to accommodate 600 students. Construction will be steel, with masonry and metal exterior cladding and includes a 5,000 SF covered play area. Exterior amenities include parking for approximately 125, a parent drop-off/ pick-up loop, bus loop and parking for ten buses, hard play/soft play areas and a grass playfield. This project is anticipated to be located outside the UGA and will likely require a septic system and drain field. The mechanical system may include ground source heat pumps. Anticipated off-site work includes construction of typical roadway frontage improvements.

Rationale: This new elementary school is 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 will need 91 elementary school portables to house the projected elementary school enrollments, the equivalent of over three elementary schools. Most of this growth will be in the south end of the district.