

MEETING NOTES

TO: The File

FROM: Sara Wilder
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DATE: 02/02/2017

SUBJECT: Meeting Notes
Held 01/31/2017
Federal Way Public Schools 2018 Facilities Planning Committee
Integrus Project No. 21639.01

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The following is a record of the author's understanding of comments made.

2018 Facilities Planning Committee Meeting 4

- I. Introductions, Strategic Plan, Committee Purpose
 - A. Introductions were made to the meeting attendees, including:
 - Dr. Tammy Campbell, Superintendent
 - Dr. Dani Pfeiffer, Deputy Superintendent
 - Sally McLean, Chief Finance and Operations Officer
 - Rebecca Baibak, Principal, Integrus Architecture
 - Sara Wilder, Project Manager, Integrus Architecture
 - B. Committee members worked in groups to identify the 5 goals of the strategic plan and the purpose of the facilities planning committee and shared with the larger group.
 - C. There are 3 ends for measurement: 1) Graduation and Attainment, 2) Academic Achievement, and 3) Personal Responsibility and Leadership.
 - D. There are 5 goals in support of the ends: 1) Early Years, 2) Whole Child, 3) Active Learners, 4) Content-Area Competency, and 5) Persistence to Graduation.
 - E. The 2018 Facilities Planning Committee purpose:
 1. To establish a shared understanding of our current reality related to FWPS facilities
 2. To establish a shared vision of future opportunities and possibilities related to FWPS facilities
 3. **To make a recommendation to the community and the Superintendent for Phase 2 school construction, remodeling and/or modernization for voter consideration in 2018.**
- II. Long-term (40+ Year) Modernization / Replacement
 - A. Sally reviewed the timeline for Federal Way school construction.

- B. A 4-phase plan was prepared in 2005. Phase 1 was updated in 2012, and will be complete when all phases of the Federal Way High School project are complete.
- C. When prepared in 2005, Phase 2 included Decatur High School, Totem Middle School, and Brigadoon, Lake Grove, Mirror Lake, Olympic View, Star Lake, and Woodmont Elementary Schools.
- D. The committee will work within the following parameters to update the proposed projects for Phase 2 to make the recommendation to the superintendent:
 - 1. Guiding Principles
 - 2. Enrollment and Capacity
 - 3. Building Condition
 - 4. Financing Considerations

III. Building Condition

- A. Sally reviewed the building condition tools that were presented at the 12-15-2016 meeting, and the preliminary phase 2/3 grouping the committee developed.
- B. An Asset Preservation Program (APP) is a “systematic approach to ensure performance accountability; promote student health & safety by maintaining & operating building systems to their design capacity; maintain an encouraging learning environment; and extend building life...” WAC 392-347-023.
- C. The Building Condition Assessment is a tool for determining compliance with on-going maintenance. The score is compared to a yearly depreciation schedule, based on industry research and historically collected data.
- D. Committee members were given pairs of buildings by table, to determine their recommendation for replacement / modernization. Phase 2 recommendations were as follows:
 - 1. Thomas Jefferson / Decatur (reviewed at 2 tables): **Thomas Jefferson**
 - 2. Totem / Kilo Middle Schools: **Totem**
 - 3. Ilahee / Sacajawea Middle Schools: Neither was warranted for a Phase 2 replacement / modernization, although Ilahee might need some mechanical upgrades and Sacajawea might need a new roof.
 - 4. Lake Grove / Camelot / Twin Lakes Elementary Schools: **Lake Grove**
 - 5. Star Lake / Mark Twain Elementary Schools: **Star Lake**
 - 6. Lake Doloff / Wildwood Elementary Schools: **Wildwood**
 - 7. Mirror Lake / Olympic View Elementary Schools: **Mirror Lake**
 - 8. Adelaide / Brigadoon Elementary Schools: **Brigadoon**
 - 9. Woodmont Elementary: **Woodmont** was not compared against anything, but was recommended for replacement.
- E. The committee ranked the high schools and middle schools based on the building condition scores, and assigned elementary schools to phase 2 and 3.
- F. Sally stated that the Sound Transit 3, Federal Way Link Extension route does go along I-5, through the Mark Twain playground.
 - 1. District comments had stated that the route should be in a tunnel at the Mark Twain site. However the route is proposed as an elevated line.
 - 2. Committee members asked whether Sound Transit would pay mitigation to the district. Dr. Campbell stated that negotiation between the district and Sound Transit continues, but the most likely outcome is that Sound Transit and the district will complete a land swap, with Sound Transit

likely compensating the district for the higher valuation of the Mark Twain property.

3. Light rail construction could begin as early as 2019-2020, so Dr. Campbell asked the committee to consider this new information along with the building condition analysis in the ranking exercise.
- G. Working in table groups, the committee reviewed the BCA scores and rankings for all 19 buildings and a new elementary school, and selected the top ten buildings for replacement/modernization.
1. The nine groups presented their top ten rankings.
 2. Integrus will compile the data for the top ten rankings, for discussion at the next meeting.
 3. An independent project management firm will be providing input on the learning environment, utilizing the committee's guiding principles. The data will be available for discussion at the next meeting.

IV. Next Steps

- A. The next committee meeting is February 15th, 2017 at Federal Way ESC.

K:\2016\21639.01 Federal Way SD Pre-Bond Plan and Ed Spec\Doc\4-1 Meeting Minutes (Design Phases)\2016.01.31 FCP meeting notes

Attachments: None

Routing: FWPS, IA