Facilities Committee Report to Sequim School District Board of Directors

Recommendation for Closure of Sequim Community School and Relocation of District Programs
October 2011

A great community builds great schools.

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Summary

The Facilities Committee recommends that the District discontinue use of the Community School with the exception of the 1979 Sequim Community School building addition and that the 79 addition be converted to classroom space to house district programs.

The Board of Directors directed the Superintendent to provide a recommendation regarding the feasibility of closing the Community School (SCS). SCS currently houses a number of district operated programs and leases space to some outside agencies. The condition of SCS has been well established in previous reports to the Board but is best summarized by noting that the major infrastructure of the building is deteriorating due to age. The prevailing judgment is that the continued operation of the building is not cost effective or advisable in the immediate or long term. It is also noted the cost of renovating the structure is estimated to exceed the cost of building a new building.

The district Facilities Committee initiated their review of the issue in August 2011 with a goal of submitting a report to the board by the end of October 2011. In addition to the established Facilities Committee, administrative staff with first hand knowledge of the building were asked to join the group.

The Committee identified and explored each of the following options:

- Lease Fairview School. Fairview School is located on the western boundary of the Sequim School district. The facility is owned by Port Angeles School District and was closed in 2007.
- Establish a Double Shift Schedule.
- Lease Space from Existing Community Groups
- Buy or Lease Portables
- Reconfigure use of Existing District Facilities

Programs operated by the district and housed at SCS include the Alternative High School, Olympic Peninsula Academy, Developmental Preschool, and Special Programs Administration. The recommendation of the Committee allocates space for each of these programs. The district also currently allocates space to programs not operated by the district. Those programs include First Teacher and SNAP; space is leased to Head Start, Peninsula College and Clallam County Department of Health (WIC). While the District will explore options to continue to provide space for the non-district operated programs, the opportunity and availability of space to house these programs currently does not exist.

Facilities Committee Mission Statement

The Board has directed the District Facilities Committee to explore options that would allow for the closure of the Community School.

Facilities Committee Members

- Walt Johnson, Board Member
- Bev Horan, Board Member
- Dave Brasher, Community Member
- Bill Bentley, Superintendent
- Shelley Langston, Special Programs Director
- Donna Hudson, Greywolf Elementary Principal
- Randy Hill, Sequim Community School Principal
- John McAndie, Facilities and Maintenance Director
- Kristi Toth, Maintenance/Operations Coordinator
- Patsene Dashiell, Public Relations Coordinator
- Marilyn Walsh, Superintendent's Secretary
- Brian Lewis, Business Manager

Timeline

June 2011	Board Workshop, Sequim Community School Planning
July 2011	Board Directs Superintendent to Present Recommendations for Possible Closure of SCS
August 2011	Convene District Facilities Committee
October 19, 2011	Draft of Options Presented to School Board at Board Workshop @ 5 pm
November 21, 2011	Board Workshop @5 pm
November 30, 2011	Public Communication Forum
December 5, 2011	Board Hearing
December 19, 2011	Board Deliberation
January 3, 2012	Board Deliberation
January 17, 2012	Board Decision Regarding Options, Decision Communicated with SCS
February 2012	Decision Communicated with SCS, Board Consideration of Facilities Consultant
March 2012	Begin Renovation of '79 Addition
June 2012	Possible SCS Closure, Initial Presentation of Building Options; structure vacated
September 2012	Open '79 portion of CS, Board Decision of Building Options
November 2012	Board Resolution-Maintenance and Operations Levy and Capital Projects Levy
February 2013	Levy Vote
Summer 2013	Facilities Planning/Budget Development

Recommendation to Close Sequim Community School

Below is an excerpt from the "Summary Report of the Facilities Improvement Committee," February 4, 2008, Chairman Tom Schaafsma. The excerpt describes the rationale behind the recommendation to close the Sequim Community School:

> The single greatest challenge that we faced as a committee was determining what the role of the Community School building would be in the district's future. Should it be renovated as elementary school space, high school space, or as possibly a fifth or sixth grade facility, which could relieve future crowding at both Helen Haller and Middle Schools.
>
> This building, constructed in 1950, is at a point where it will require significant and expensive upgrades to extend its serviceable life for any meaningful period of time into the future, and some repairs need to be done as soon as possible to prevent further degradation of the building. But after the investment of those rehabilitation/remodel dollars, would we end up with a facility that works well for us programmatically for the foreseeable future? And if not, would these be dollars have been misspent? Issues of asbestos, buried oil tanks, failing heating systems, substandard electrical systems, leaking roofs, inadequate drainage systems, single pane windows, substandard insulation, aging and dated plumbing fixtures and pipes, worn and failing floor coverings, and functional obsolescence were all issues that kept haunting us as we discussed the future of this building. For the first seven months of our deliberations, we labored under the assumption that the demolition of this building would be totally unacceptable to the voting public until we looked more closely at the cost of keeping it and what we would end up with even after a substantial infusion of capital. It was at that point that we determined that a recommendation to demolish this building was the most fiscally responsible option, though it may pose some challenges in providing the community with the information that will bring them to the same conclusion.

None of the conditions described in the 2008 report have changed for the better. In spite of ongoing maintenance efforts, the failure of major building infrastructure cannot be addressed without substantial capital outlay. When the school district considers building renovations, the long term use of the building is considered and renovation must extend the usable life of the structures. Even if the building could be renovated, a renovation would not be able to address all of the design challenges. The cost of renovation to today's standards would equal or exceed the cost of new construction. If anything, the recommendation to close the Community School has gained greater validity in light of escalating fuel oil costs and continued deterioration of major building infrastructure including roofing and heating systems and floor coverings. In 2008-2009, fuel oil to heat the Community School cost $36,225. In 2010-2011, fuel oil to heat the Community School cost $60,964. The Facilities Committee as it is currently formulated confirms the prior recommendation to close the Community School with some conditions. Those conditions are detailed below.

Programs Currently Housed at Sequim Community School

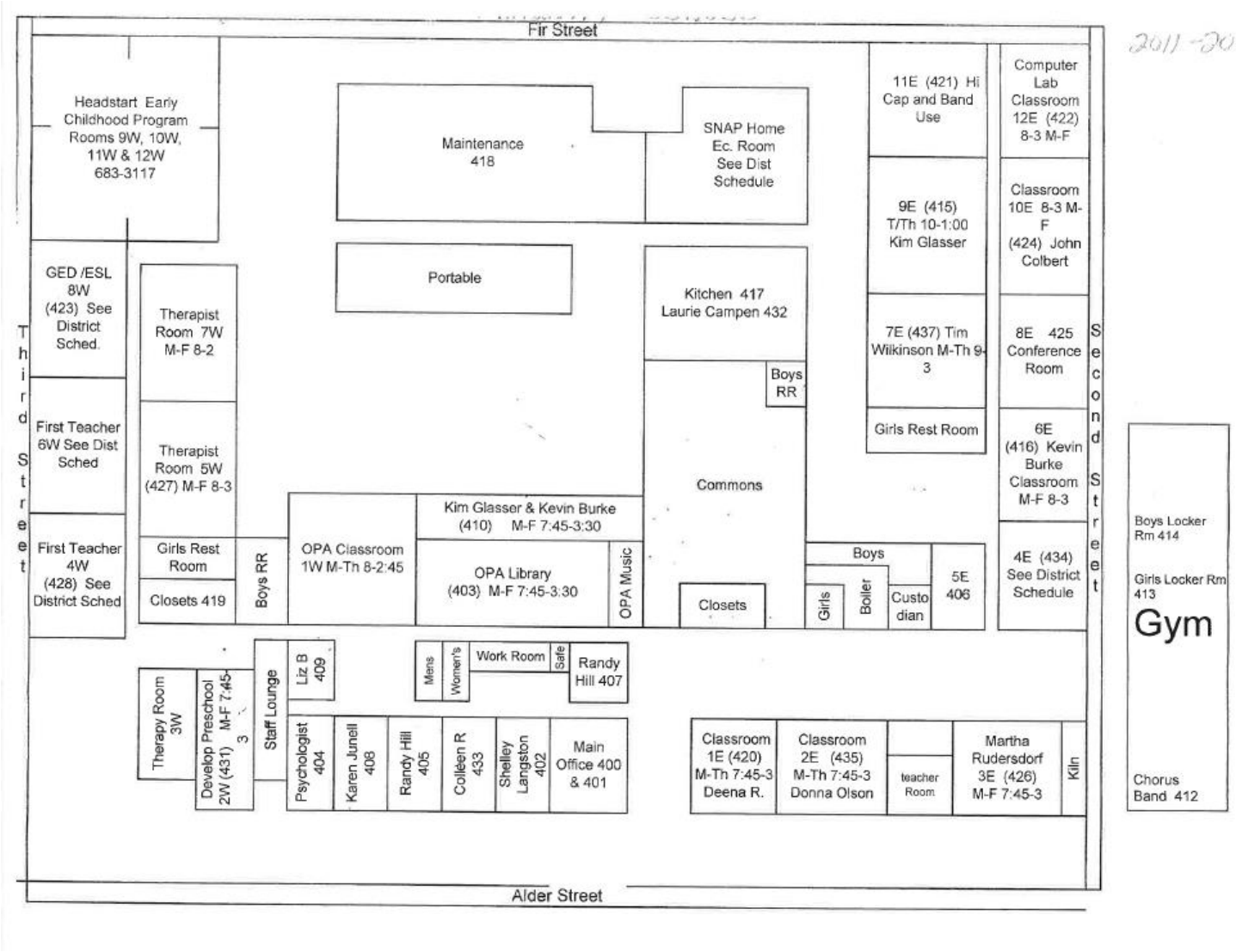
An understanding of programs currently housed at the Community School is necessary to realize the impact of closing the building. The Community School is home to a blend of programs, some operated by the Sequim School District and some not. Programs not operated by the Sequim School District occupy the Community School pursuant to lease

agreements that end August 31, 2012. The table below shows the range of programs housed at SCS, student and staff population, program status regarding district operation, and adequacy of options considered for relocating as presented in this report.

Programs Housed at Sequim Community School	Enrollment (September 2011), Space Assigned	District Operated
Birth to Six Developmental Preschool	22 student headcount, 1,600 sq ft	Yes
Alternative High School	30 student headcount, 2 staff, 1,600 sq ft	Yes
Olympic Peninsula Academy	95 student headcount, 12 staff, 5,000 sq ft	Yes
Special Programs Administration	4 Staff, 600 sq ft	Yes
OPA/Alt HS Administration	2 Staff, 600 sq ft	Yes
Food Service Base Kitchen	3 Staff, 2,500 sq ft	Yes
First Teacher; Women, Infants and Children (WIC)	2 Staff, 800 sq ft	No
Head Start	4 staff, 1,600 sq ft	No
Special Needs Advocacy Parents (SNAP)	Volunteer staffed, 1,600 sq feet	No
Peninsula College GED	1 staff, 800 sq ft	No
Peninsula College English Language Learners (ELL)	1 staff, 800 sq ft	No

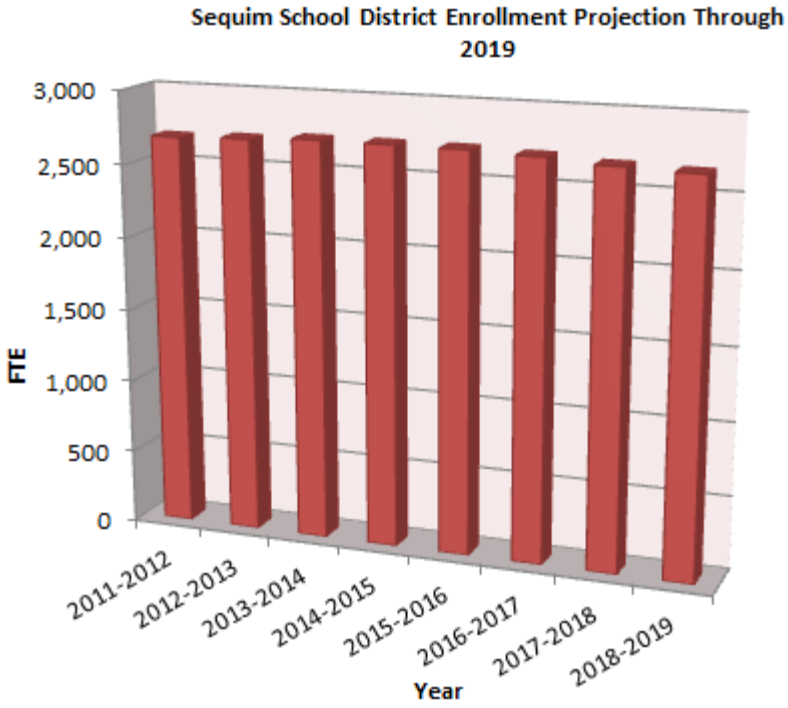
The mandatory programs currently operated by the district occupy approximately 12,000 square feet of space. This could also be expressed as 12-15 classrooms, plus 2 administrative offices and a base kitchen with dry and cold storage capabilities. The committee estimates housing of district mandatory programs would require 10,000-12,000 square feet or 12-15 classrooms plus 800-1,000 square feet of office space.

Community School Floor Plan 2011-2012



Enrollment Projections

Estimated enrollment for Sequim School District is shown in the graph below. Enrollment projections are based on live birth data for the two zip codes that comprise the school district boundaries. The live birth data is then extrapolated into the future using historical enrollment patterns. At this point, we anticipate K-12 enrollment to stay within a range of 2,660 to 2,730 full time equivalents through the 2018-2019 school year.



These enrollment projections do not indicate a need for expansion of educational space in the near term. They do confirm the need to maintain the volume of space we currently have in our facilities inventory to continue to provide the district's current level of service.

Effects of Closure on Other Facilities and on District's Educational Program

The effects of complete closure of the Sequim Community School would be wide ranging. The district would have to locate or acquire adequate space to house the district operated programs listed above. Olympic Peninsula Academy (OPA), while a popular program with students and parents, is not a required program like the Alternative High School. Absent the acquisition of optional space, the district may be compelled to cease operation of OPA. Each option the committee explored provided housing for OPA.

From a theoretical standpoint, complete cessation of district operated programs currently housed at SCS would detrimentally impact the ability of the district to provide services or cause overcrowding within other programs. From a practical standpoint, the district would be required by state and federal law to provide Birth to 6 services and the Alternative High School. Closure of the SCS would necessitate identification of suitable space to house these programs.

The district's current model for food service operations requires a base kitchen. At present, the base kitchen is housed at SCS. Closure of SCS, including the base kitchen, would require the complete revision of the district's food service program to insure its continued operation or the acquisition of suitable space to operate a new base kitchen. As our facilities and programs are currently formulated, the district does not possess any other facility to provide the services of the SCS base kitchen without significant disruption to the district's educational programs and substantial costs to establish a new base kitchen.

Financial Considerations

This table shows the costs associated with operating Sequim Community School. It only shows the costs of operating the building, not the cost of operating the educational programs housed in the building.

Category	2010-2011 Cost
Custodial Salary and Benefits	$79,224
Solid Waste Disposal	$1,640
Sewer	$3,835
Water	$2,051
Electricity	$34,317
Fuel Oil	$60,397
Total	$181,464

Can the Facility Be Used for Other Purposes?

The committee has identified no other possible use for the facility upon closure other than storage of items that would not be affected by temperature or moisture level changes. This use would require maintaining access to the building interior and security. As long as the building is still standing, it will require some degree of security and monitoring to discourage vandalism or unauthorized use or access, grounds keeping, and maintenance required to prevent structural collapse.

Review of Considered Options

The committee identified five potential options:

1. Lease Portables
2. Lease Fairview School
3. Double Shift

4. Lease Space from Local Churches

5. Remodel and Relocate Classrooms to Our Own Facilities

A discussion of each option follows.

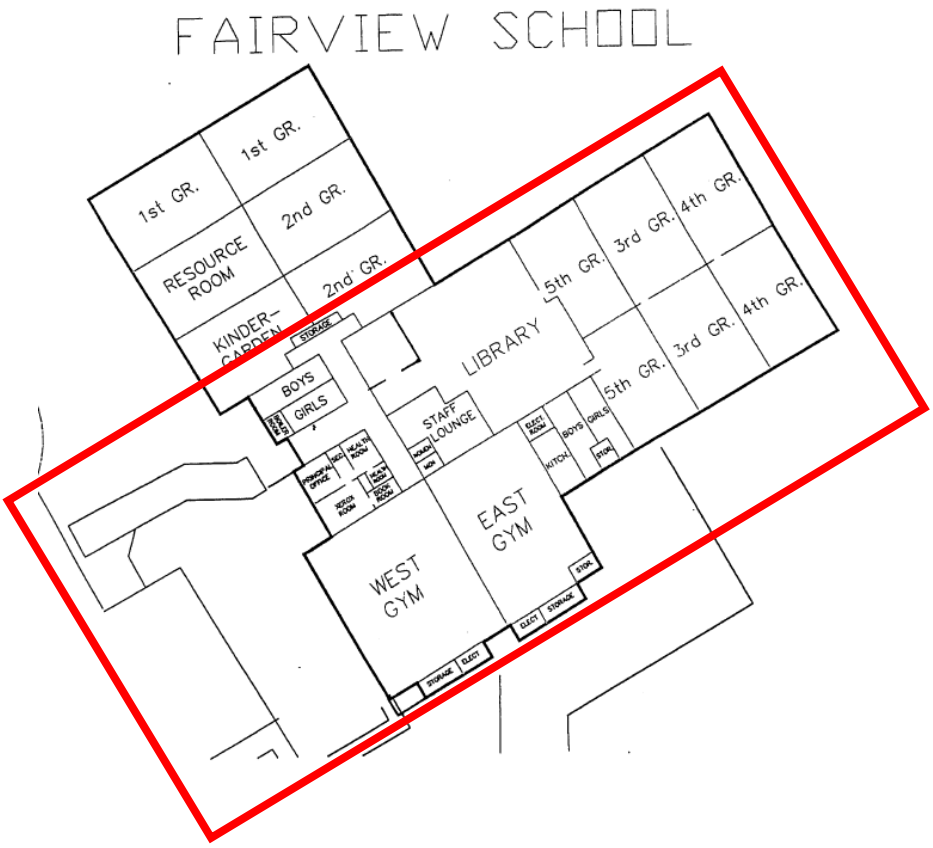
Lease Portables-This option was identified by the committee as an option to provide classroom space for OPA and the Alternative High School. Portables could be located on any of several district owned sites. Cleared sites with access to water, sewer, and electricity include the former bus barn site and a pad at Greywolf Elementary. The annual cost of leasing four portable buildings, which would provide eight classrooms, is $93,674. Additional one-time costs for delivery, set up, and return for these four buildings would total $64,496. Assuming a three year lease period, total annual lease costs would be $115,173. This option included the favored aspect of keeping student programs close to their current site; however, the committee discontinued evaluation of this option after calculating annual lease costs in favor of a less expensive option that provided a greater long term value to the district.

Lease Fairview School-Fairview School is a 12 room elementary school owned by Port Angeles School District. The school is located 12 miles west of the Community School, just west of the Port Angeles/Sequim school district boundary. It was closed by PASD in 2007 during a school consolidation process. This option was identified as a potential option to provide classroom space for OPA because it was designed as an educational space.

Fairview School Classroom

A subcommittee toured Fairview and later engaged in discussions with Port Angeles School District administration to discuss potential lease arrangements. The subcommittee determined that the Fairview site would provide more than

enough space to house all of our mandatory programs. The site was specifically reviewed as a potential location for Olympic Peninsula Academy. The site map included outlines the portion of the building that might accommodate OPA.



Port Angeles School District provided an initial lease rate estimate of $8,000 per month. The lease rate did not include water, electricity, solid waste disposal, or maintenance and custodial costs. These costs would be the responsibility of Sequim School District, with PASD providing building maintenance and custodial services for a charge separate from the lease rate. PASD estimated that annual utilities for the building when it was closed were $35,000. The initial estimated total annual cost for lease and utilities is $131,000 not including maintenance and custodial costs (cost of these services currently provided at SCS is $79,224). Transportation of students would be paid for by state transportation allocations as long as students were transported from their homes to the school site. Whether that reimbursement would completely cover the costs of transportation has not been answered at this time.

An additional challenge presented by this location is the provision of food services, as the site has limited capacity for food service operations. Food would have to be trucked from Sequim School District's main campus to the site.

The subcommittee discontinued evaluation of this option due to cost and the challenge of housing student programs at such a distance from the main campus. The committee continued investigating options (discussed below) that housed our students physically closer to Sequim's main campus at a similar or lower cost and/or provided a longer term value to the district. A floor plan and photographs of the Fairview School accompany this report.

Double Shift-Double shifting is the practice of operating school programs outside of traditional operating hours. The scenario considered by the Facilities Committee would have OPA and the Alternative High School (AHS) operating their programs following the end of the regular school day and extending into the early evening. Double shifting was initially

identified as a viable option for our district; however, the subcommittee sees it as a far more viable option in case of an emergency in which temporary student housing is needed.

The subcommittee identified the following positive elements of double shifting:

- minimal additional costs, primarily in transportation costs
- a variety of spaces are available after school hours to operate programs

Negative elements included:

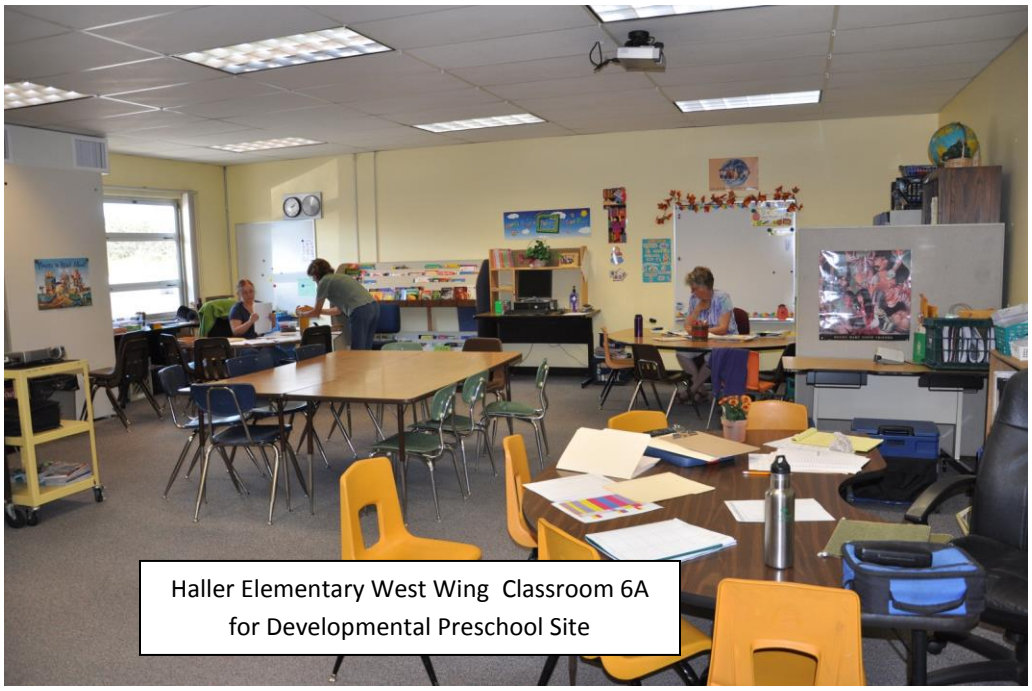
- Non-traditional school hours
- May impact learning due to multiple transitions and loss of belonging
- Alternative Programs become less desirable, jobs affected as 80% of AHS students work
- Room availability based on current levels of staffing and enrollment
- Computer space not readily available
- Bus issues – additional runs may be necessary
- Different classrooms used each year
- Using shared space; non-school employees using teachers classroom
- Things wear out faster; others breaking teachers' equipment
- Dividing OPA into 6 different areas/buildings; loss of identity

It's the conclusion of the committee that the negative attributes of double shifting outweigh the positive attributes. The committee does not recommend this as an option to pursue for a solution.

Lease Space from Local Churches-The committee contacted a number of churches in the immediate campus vicinity to ascertain whether space might be available. The search did not produce space adequate to meet our program needs.

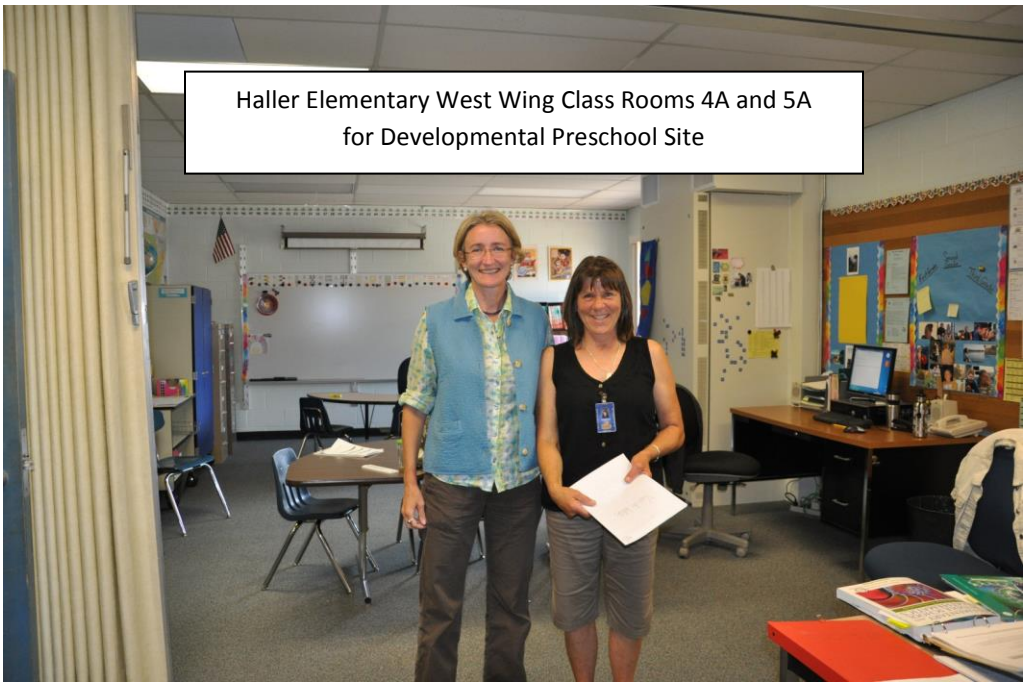
Remodel and Relocate to Our Own Facilities-A subcommittee was formed to review the option of remodeling space within our own district and relocating programs to those spaces. The programs to be accommodated include: Developmental Preschool, Alternative High School, Olympic Peninsula Academy, and administrative offices for Special Programs, OPA, and the Alternative High School. An analysis of potential housing for each of these programs is presented below.

Developmental Preschool- The Developmental Preschool currently serves 25 students and occupies 2 classroom spaces at the community school. 15 students attend a morning class session and 10 students attend in the afternoon. Students attending these programs qualify for services in one or more of the following areas: cognitive, adaptive, communication, fine motor, gross motor, social/emotional. As such, the service needs of the students require regular classroom space and space to accommodate occupational therapy and physical therapy services. In recognition of the special space needs of the program, the committee conducted a search of space at Haller Elementary. Haller Elementary was chosen due to location and the link to early childhood services provided at this location. The proximity to the early childhood services at Haller would be advantageous to students and staff. The committee identified two classrooms spaces in the pod located on the west side of the campus. The space is currently occupied by the Title 1 program.



Haller Elementary West Wing Classroom 6A
for Developmental Preschool Site

The two classroom spaces in the west pod include a regular sized classroom space that would serve as the primary classroom for the morning and afternoon preschool sessions and a slightly smaller adjacent classroom that can be divided into two spaces. This space would be an ideal location for providing Occupational Therapy and Physical Therapy services.



Haller Elementary West Wing Class Rooms 4A and 5A
for Developmental Preschool Site

It was the determination of the committee the Title program may be appropriately located in a portable on the west side of the building. This portable is currently unoccupied and in good condition.

Portable West of Haller Elementary,
Proposed site of Title I services

Alternative High School-The Alternative High School currently serves 30 students housed in 2-3 classrooms. The service provisions include contract based instruction, direct instruction, distance learning and credit retrieval options for students. The location and proximity to the high school campus is an important consideration. The unique needs of the students would further indicate that a separate space, but close, is advantageous. Freeing up the two classrooms 201 and 202 above the auditorium would provide ample space for the alternative high school. Classes currently meeting in those rooms that are part of Sequim High School can utilize an existing portable. Infrastructure is currently in place or could be easily extended to these rooms to support the current mix of instructional offerings. AHS administration has suggested the AHS secretary could be placed at the lobby desk/counter area in the auditorium to help direct people to the District Office and the alternative classrooms, as well as help monitor students who congregate in that area.

Upstairs Hallway to
Classrooms Above
Auditorium

Classroom 202
Above Auditorium

Olympic Peninsula Academy- OPA currently serves 95 students in grades K-12 and occupies six classrooms at the community school. Students attend classes four days a week. This parent partnership program is yet another option that Sequim School District offers families. The committee reviewed space options and decided that the 1979 addition portion of the building would afford adequate space and is an ideal location, near the high school campus and central proximity for participating families.

Exterior View, 1979 Addition
from Fir Street

Exterior View, 1979 Addition from Fir Street

The committee feels the 1979 addition at the Community School that includes a former Home Economics room presently occupied by SNAP and the former wood shop currently used as a maintenance shop combined with the Commons area could be renovated to be used as instructional space for OPA. It would be necessary to install restrooms in the renovated space. Restrooms could be located in the northwest corner of the former woodshop. A water connection is available in this area. A sewer connection would need to be established. Currently the maintenance shop is housing tools and supplies which could be moved to the former pool building near the High School. The floor in the maintenance shop is concrete. Renovation needed would include drywall, paint, floor coverings, window coverings and heat installation. This renovation would allow us to invest in our own space, instead of paying rent to some other group. Improvements could be made to the exterior of the 1979 addition building to make it more attractive. The committee has determined that the kitchen housed in the Community School building has to remain, so it makes sense to utilize the surrounding building that is the newer structure (the 1979 addition).

Exterior View, 1979 Addition from West Courtyard

Community School ’79 Addition
Home Economics Room

Community School ’79
Addition Maintenance
Workshop

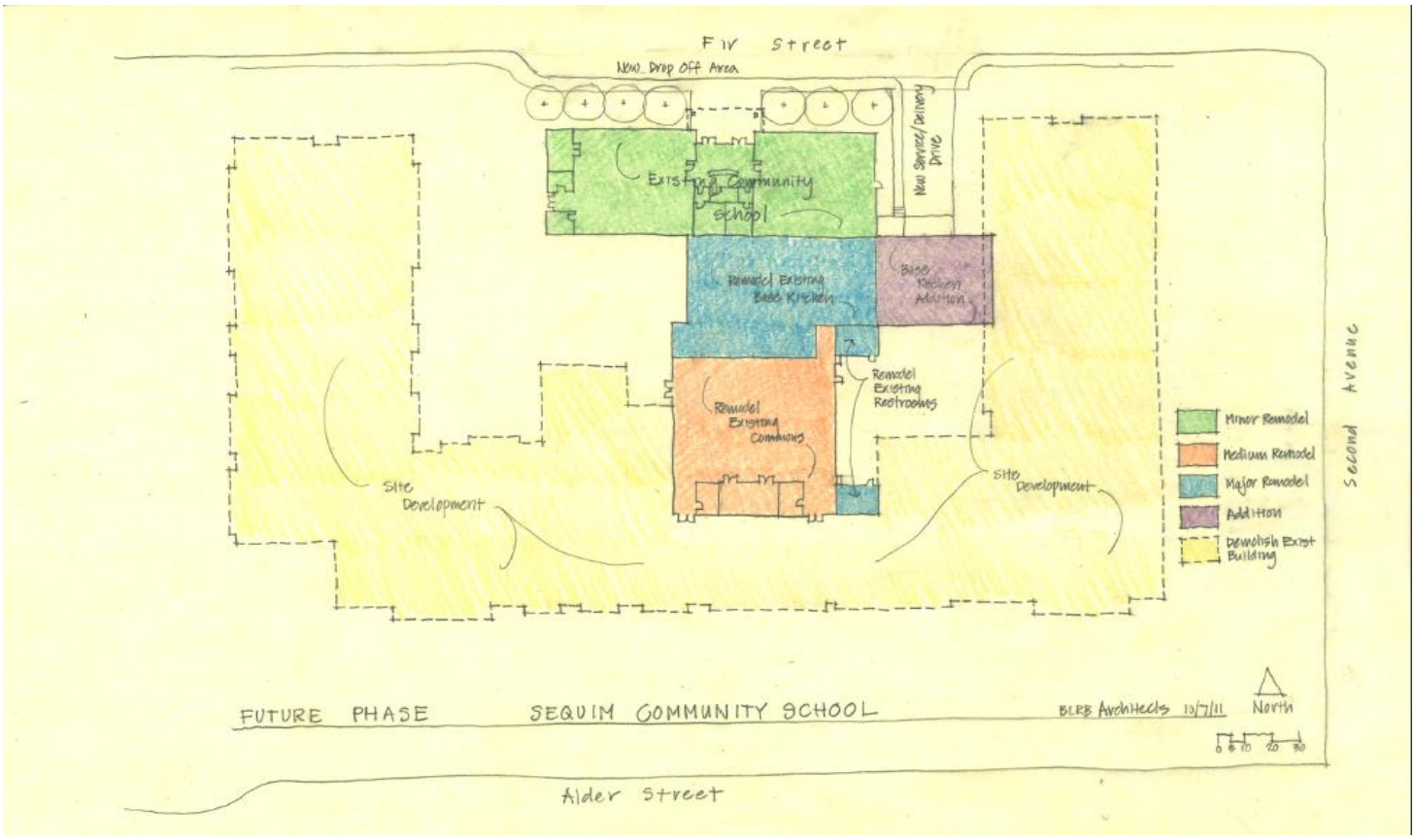
Special Services Program Administration- Special Services administrative staff consists of four employees that are housed in four offices in the Community School. Services include Special Education, Title 1, LAP, Section 504, McKinney-Vento, State Transitional Bilingual Services, Migrant Services, Health Services, Home Hospital, and the Indian Education Program. The plan is to continue renovation of spaces within the old high school building for this purpose. The existing reception area at the District Office will be relocated to the newly renovated reception room on the south side of the building. The current technology room (southwest corner of the building) is scheduled to be renovated in the summer of 2012. The committee feels the combined space of the current reception area, the current technology room and the former administration building would adequately house Special Programs administration. The cost of replacing the base kitchen and the 1979 addition to the Community School would likely require the support of a Capital Projects Levy or bonded indebtedness.

Financing Option- Cost estimates to remodel the '79 addition are contained in Addendum 3 of this document. The scope of this work includes readying the former woodshop, SNAP room, and auditorium by repairing and replacing sheetrock, installing bathrooms, painting, floor covering, and installing a heating system. The district could issue non-voted debt to finance these costs. Savings from discontinued use of fuel oil to heat the Sequim Community School could be used to pay debt service on the non-voted debt. It is estimated that reduced utilities and custodial expenditures would save $75,000/year. A non-voted debt issue would cost an estimated $44,170/year for five years to repay $200,000 borrowing and an estimated $66,300/year to repay $300,000.

Recommendation

The recommendation of the Facilities Committee is to move Sequim School District operated programs to facilities currently owned by the Sequim School District. Some immediate remodeling of these facilities will be required to make them appropriate for relocated educational programs. This recommendation causes the least amount of disruption to student learning while adding value to our own facilities and setting the stage for future building improvements. The Community School building would be closed with the exception of the base kitchen area, the Commons area, the 1979 addition and the Community School Gym. These areas would continue to provide housing for programs operated by the district and provide value in the longer term. This option has the added benefit of maintaining the base kitchen in place as no viable replacement site exists for that facility. The costs of replacing the base kitchen would likely require the support of a capital projects levy or bonded indebtedness. Grounds facilities, including playgrounds and sport courts, surrounding the Community School would not be closed in conjunction with the closure of the building. Grounds would remain open and available for use.

In the opinion of the committee, this recommendation is the most fiscally responsible in the long term. A more comprehensive renovation is achievable that would position the district to meet the needs of the student population for the foreseeable future. Those longer term renovation possibilities are presented as conceptual drawings in the report. While there is cost associated with remodeling, there are costs associated with leasing facilities as well. The advantage in remodeling is that costs represent an investment in the district's future and are not totally lost as would be in a lease scenario.



The dashed lines in the drawing represent the area of the Community School that the Facilities Committee recommends be demolished. Preliminary cost estimates for this demolition ranges from $260,000-$340,000. The drawing also shows the area of the current structure which would remain and be remodeled for the purpose of housing educational programs as proposed by the committee. The extent of remodeling required under the recommendation is shown according to the color coded key included with the drawing.

Exterior View, 1979 Addition from Fir Street

Artist's Conception, Exterior View, 1979 Addition from Fir Street, Following Remodeling Described in Addendum 4, Phase 1

Exterior View, 1979 Addition from Fir Street

Artist's Conception, Exterior View, 1979 Addition from Fir Street, Following Remodeling Described in Addendum 4, Phase 1

Addendum 1: Table of Programs Currently Housed at Sequim Community School and Proposed Relocation

Programs Operated by Sequim School District	Enrollment (September 2011), Space Assigned	Proposed New Location
Birth to Six Developmental Preschool	37 Headcount	Helen Haller Elementary
Alternative High School	27.50 student FTE, 2 staff, 1,600 sq ft	Classrooms Above Auditorium
Olympic Peninsula Academy	81.10 student FTE, 12 staff, 5,000 sq ft	Community School 1979 Addition
Special Programs Administration	4 Staff, 600 sq ft	Remodeled District Office Building
OPA/Alt HS Administration	2 Staff, 600 sq ft	Community School 1979 Addition
Food Service Base Kitchen	3 Staff, 2,500 sq ft	Stays in Place
Programs Not Operated by Sequim School District	**Enrollment (September 2011), Space Assigned**	**Proposed New Location**
First Teacher	2 Staff, 800 sq ft	N/A
Head Start	4 staff, 1,600 sq ft	N/A
Clallam County Department of Health-WIC	2 Staff, 800 sq ft	N/A
Special Needs Advocacy Parents (SNAP)	Volunteer staffed, 1,600 sq feet	N/A
Peninsula College GED	1 staff, 800 sq ft	N/A
Peninsula College English Language Learners (ELL)	1 staff, 800 sq ft	N/A

Addendum 2: Construction Timeline, Sequim Community School, 1979 Addition

	Completion Dates
Clear Woodshop, Ready Pool Building for Maintenance Shop Design Development Complete Design	February 29, 2012
Contact Contractors Solicit Bids	March 01, 2012
Receive Bids	March 22, 2012
Remove Portables	Immediate
Install Heating System Fire Alarm Electrical Connections ..... (Start Date)	May 01, 2012
Demolition of Walls, Rough Plumbing.....	June 12, 2012
Reconfiguration of Space - Restrooms, Office Space, Framing.....	July 01, 2012
Electrical Connections	July 23, 2012
Drywall & Paint	August 06, 2012
Install Carpet, Complete Finish Work	August 17, 2012
Move Equipment & Furnishings	August 20, 2012
Classes Ready to Operate	September 1, 2012

Addendum 3: Sequim Community School 1979 Addition Renovation Cost Estimate for Initial Occupation

Prepared by: John McAndie & Bill Bentley

Scope of work: Sequim Community School '79 Addition Renovation – Phase I

(Prepare Home Ec, Woodshop, and Commons for classroom use)

	Cost Estimate
• Heating System – Install Heat Pumps Disconnect Current Heating System	$40,000
• Electrical – Reconfiguring of Existing Panel	$ 8,000
• New Restrooms including Plumbing	$20,000
• Reconfiguration of spaces, interior walls, offices	$ 5,000
• Floor covering, carpet, tiles ($5/sq. ft.)	$15,000
• Drywall, paint	$10,000
• Ceiling tiles	$ 5,000
• Technology Infrastructure	$ 2,000
• Roofing Repair	$ 3,000
• Contingency	$39,000
• Kitchen Ventilation	$ 3,000
	Total = $150,000

Addendum 4: Remodel Cost Estimates Provided by BLRB Architects

October 17, 2011

SEQUIM COMMUNITY SCHOOL

Phase One (2011 – 2012) Funded by School District Now

*INTENT: Occupy a portion of existing facility, approximately 12,700 sf, while leaving remainder of facility in place, but no occupancy or use.

- Remodel existing maintenance area (original woodshop) into flexible classroom space (interior only)
- 1800 sf x $100.00/sf .....$ 180,000.00
- Remodel existing storage rooms/utility areas adjacent to maintenance area in to educational support
- space (Storage Rooms/Office) (interior only)
- 600 sf x $125.00/sf .....$ 75,000.00
- Remodel area between existing maintenance area and original home economics room into new lobby, reception area, administrative office and restrooms (interior only)
- 700 sf x $185.00/sf .....$ 129,500.00
- Add new exit to original home economics room .....$ 5,000.00
- Add new covered entrance to community school .....$ 20,000.00

TOTAL.....$ 409,500.00 ($132.10/SF)

*EXCLUSIONS:

1. Costs associated with replacing/modifying existing electrical service.
2. Costs associated with hazardous materials abatement.
3. Costs associated with replacement of existing mechanical equipment.
4. Costs associated with adding fire sprinkling
5. Site development costs
6. Project development costs: fees, permitting, sales tax, testing, project management, and project contingencies

Future Phase - Funded by Future Bond/Levy

*INTENT: Occupy a portion of existing facility, approximately 12,700 sf and demolish the remainder of the facility. The portion of the building to remain will be completely remodeled, both interior and exterior, with expansions planned to base kitchen, and site redevelopment.

- Demolish existing Sequim Community School (portions other than 1979 addition and commons building.)
  40,000 sf x $5.50/sf .....$ 220,000.00
  Haz Mat Abatement Allowance ..... 120,000.00[1]
- TOTAL.....$ 340,000.00
- Remodel existing 1979 addition and commons building. Existing Community School Classrooms (incl. new exterior finishes, new windows)
  3,100 sf x $90.00/sf .....$ 279,000.00
- Remodel Existing Base Kitchen
  2,750 sf x $200.00/sf .....$ 550,000.00
- Kitchen equipment allowance .....$ 250,000.00
- Remodel Existing Commons Building and restrooms, new exterior enclosure, and structure at south of building
  4,884 sf x $200.00/sf .....$ 976,800.00
- Base kitchen expansion
  1,400 sf x $230.00/sf .....$ 322,000.00

Site re-development allowance .....$ 500,000.00[2]
TOTAL.....$ 3,217,800.00 ($228.21/SF)

*EXCLUSIONS:
1. Offsite development costs.
2. Costs associated with hazardous materials abatement.
3. Project development costs: fees, permitting, escalation, sales tax, testing, project management.

[1]Hazardous Abatement Allowance is for budgeting only and is not an actual estimate of construction costs.
[2]Site re-development allowance is for budgeting only and is not an actual estimate of construction costs.

Addendum 5: Board Policy 6883 Closure of Facilities

Policy No. 6883
Management Support

CLOSURE OF FACILITIES

The board of directors has the authority to close a school building when an unforeseen natural event or mechanical failure causes a facility to become unsafe, unhealthy, inaccessible, or inoperable. Prior to the closure of a school facility for foreseen circumstances, the board shall have prepared a written analysis which considers the following issues:

A. Projected or actual enrollment declines and the likelihood that they shall remain permanent;

B. The effect that the disposition or retirement shall have on other facilities and on the district's educational program offering;

C. Student and staff displacement, including transportation costs to new facilities and staff reassignment;

D. Potential for renovation;

E. Financial considerations in terms of such factors as staff costs, operating and maintenance cost, the potential revenue from sale or lease of property, the cost of closure and transferring operations elsewhere;

F. Safety, health and fire regulations; and

G. Whether or not the facility may effectively be used for other purposes.

During a ninety-day period following the development of a written analysis, the board shall conduct one or more hearings to receive testimony on any issues related to the closure of a school. Each hearing notice shall be published once each week for two consecutive weeks in a newspaper of general circulation which serves the area where the school is located. The last notice shall be published at least seven days prior to the hearing. The notice shall contain the date, time, place and purpose of the hearing. Comments received from interested parties shall be used for advisory purposes only. The final determination of whether a facility shall be closed or remain open shall be made by the board.

Legal References:	RCW 28A.150.290(2)	State superintendent to make rules and regulations — Unforeseen conditions or actions to be recognized — Paperwork limited
	28A.320.010	Corporate powers
	28A.335.020	School Closures — Policy of citizen involvement required — Summary of effects — Hearings — Notice

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