



Ellensburg School District  
New Elementary School  
Progress Update  
Mt Stuart Elementary School  
Budget Information and Project  
Delivery  
Discussion







# FACTS AND ASSUMPTIONS

- Project budgets remain unchanged.
  - Bond project schedules remain unchanged.
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- Advantages to flexibility of project delivery and schedule (design/construction/occupy).
  - Regional and state-wide construction inflation continues to rise.
  - Bid Timing of the projects critical—abundant backlog of private and public works projects.
  - Potential subcontractor labor shortage.
  - Project team has begun marketing campaign



# NEW ELEMENTARY SCHOOL

- Project budget will be modified to reflect additional state match – D-4 Project Approval.
- Community engagement activities start January 30<sup>th</sup>.
- Predesign work continues (survey, traffic studies site utilities planning, geotechnical/environmental planning).
- Preliminary validation of the bond estimated SF Costs
- District and City negotiated street improvements will impact the budget.



# NEW ELEMENTARY SCHOOL

## LISTEN COLLABORATE CLARIFY

MEETING 1 January 30, 2019	MEETING 2 February 12, 2019	MEETING 3 February 26, 2019	MEETING 4 March 14, 2019	MEETING 5 March 26, 2019	MEETING 6 April 11, 2019
<p><b>Kickoff Session A1</b></p> <ul style="list-style-type: none"> <li>• Introductions</li> <li>• "Blink" Exercise</li> <li>• Program Overview</li> <li>• ESD Elementary School Curriculum Goals</li> <li>• "Hopes &amp; Fears" Exercise</li> <li>• "Blink" Exercise Results &amp; Discussion</li> </ul> <p><i>Meeting Location: Morgan Middle School Library Meeting Time: 6:00-8:00pm</i></p>	<p><b>Curriculum, Goals &amp; Vision Workshop A2</b></p> <ul style="list-style-type: none"> <li>• How do Elementary Students Learn?</li> <li>• Goals and Vision Exercise</li> <li>• Education Facilities Trends &amp; Directions (Part 1)</li> <li>• Evaluating our Schools Exercise</li> <li>• Case Studies: Best Practices throughout ESD, Region &amp; World</li> </ul> <p><i>Meeting Location: Morgan Middle School Library Meeting Time: 6:00-8:00pm</i></p>	<p><b>Program &amp; Best Practices A3</b></p> <ul style="list-style-type: none"> <li>• Educational Specifications Update</li> <li>• Education Facilities Trends &amp; Directions (Part 2)</li> <li>• Evaluating our Schools</li> <li>• Goals and Vision Boards Draft</li> <li>• Review and compare: Program Spaces</li> <li>• Case Studies: Best Practices Throughout the Region and World</li> </ul> <p><i>Meeting Location: Morgan Middle School Library Meeting Time: 6:00-8:00pm</i></p>	<p><b>Environmental Workshop A4</b></p> <ul style="list-style-type: none"> <li>• Goals &amp; Vision Boards</li> <li>• Tours Discussion</li> <li>• Program Space List and Adjacencies Exercise</li> <li>• Relationships Discussion</li> <li>• Environmental Workshop</li> </ul> <p><i>Meeting Location: Morgan Middle School Library Meeting Time: 6:00-8:00pm</i></p>	<p><b>Program Adjacencies &amp; Relationships A5</b></p> <ul style="list-style-type: none"> <li>• Pre-design Summary Update</li> <li>• Adjacency Exercises</li> <li>• Program Space List Update</li> <li>• Curriculum/Strategic Plan Update</li> </ul> <p><i>Meeting Location: Morgan Middle School Library Meeting Time: 6:00-8:00pm</i></p>	<p><b>New Elementary School A6</b></p> <ul style="list-style-type: none"> <li>• New Elementary School Overview</li> <li>• Goals</li> <li>• Adjacency Exercises: Component Whole</li> <li>• Program Space List Update</li> <li>• Adjacency Exercises: Component Whole on Site</li> </ul> <p><i>Meeting Location: Morgan Middle School Library Meeting Time: 6:00-8:00pm</i></p>
<p><b>SCHOOL TOURS - MARCH 7, 2019</b></p>			<p><b>COMMUNITY OPEN HOUSE - APRIL 9, 2019</b></p>		
					



# MT STUART ELEMENTARY SCHOOL

- Budget evaluation was undertaken to accomplish two goals:
  - Validate original project SF costs accurate.
  - Evaluate options to modernize/expand existing school or construct a new Mt. Stuart.
  - In either option above, eligible square footage does not change



# MT STUART OPTIONS ANALYSIS

	CRITERIA	MODERNIZATION BOND PLAN (OPTION #1)	NEW ELEMENTARY SCHOOL (OPTION #2)
A	Cost Comparison		★
B	Programmatic Opportunities		★
C	Residual Value		★
D	Schedule Implication		★
E	Project Delivery and Timing		★
F	Disruption of Teaching and Learning		★

★ = Best Value + Interest of ESD



# A. COST VALIDATION AND IMPACT

- Original project budget of \$23 Million
- Market escalation and proposed project contingencies (Design & Owner construction) are less than desired at this very early stage in the projects.
- Preliminary Estimates:
  - Build new is approximately **\$400k more than budget.**
  - Modernization is approximately **\$1.7M more than budget.**
- Modernization costs higher due to unforeseen conditions requiring larger contingencies than a new school.



## B. Programmatic Opportunities

- District's new Strategic Education Vision is the foundation
- Early program/educational specifications and community engagement feedback
- Meet the needs of today and future teaching and learning pedagogies
- Building Plan Efficiency - Modernization vs. New





## C. RESIDUAL VALUE

- The original 1967 construction has little remaining residual value. Structure and systems would require significant replacement.
- The existing 1993 gym (6,537 sf) is not eligible for state funding assistance.
- Gym can remain in inventory (available for use) even if not utilized for modernization or replacement of Mt Stuart
  - ICOS Building Assessment Condition report rates this Structure and systems as GOOD (63-90% rating)
- Capital dollars will be need to convert Gym to an alternate use.



### ICOS Summary Per School in 2018 Bond Program

Date of Data: 12/11/2018

#### Mt Stuart Elementary School Residual Value

Building	Main Bldg	Gym	Annex	Portables			
				2	3	4	5
Square Feet in ICOS	34,103	6,537	4,001	1,800	1,800	1,800	1,800
Eligible SF for 2018 Bond	34,103	0	-	0	0	0	0
Overall Condition Rating	84%	90%	76%	N/A	N/A	N/A	N/A
Area Year Built	1967	1993	1972	1995	1995	2001	2014

#### Systems Criteria

Exterior Vertical Enclosures (Walls)	Poor	Good	Fair-Good
Exterior Horizontal Enclosure (Roof)	Fair	Good	Excellent
Interior Construction	Good	Good	Good
Interior Finishes	Good	Good	Fair
HVAC	Fair	Good	Fair
Electrical	Good	Good	Excellent
Plumbing	Good	Good	Excellent
Fire Protection	Good	Good	N/A
Ceiling Finishes	Good	Good	Poor
Lighting	Good	Good	Poor
Communications	Excellent	Good	Excellent
Furnishings	Fair	Good	Fair

**INVENTORY CONDITION OF FACILITY  
WAS NOT CONDUCTED**

Estimated Residual Value Low (\$225/SF)

\$ 1,470,825

Will require some upgrades/repairs if Modernized MtSES

Estimated Residual Value High (\$320/SF)

\$ 2,091,840

Build New MtSES - will require some upgrades/repairs

#### Legend

Excellent	100%
Good	90%
Fair	62%
Poor	30%
Unsatisfactory	< 30%

#### Annex Notes

Replace T-12 ballast  
No intercom system; phones not coord  
Program specifications may require new FF&E

#### Main Building Notes

Exterior Wood T-111 side in poor shape  
Roof Since 2005 leaking/intrusion constant  
HVAC uneven zone coverage  
1966 boilers being maintain; old inefficient  
Ventilation system is noisy; incomplete  
Electrical lack of electrical outlets in classrooms  
Exterior Doors and Grilles in Fair-Poor Condition

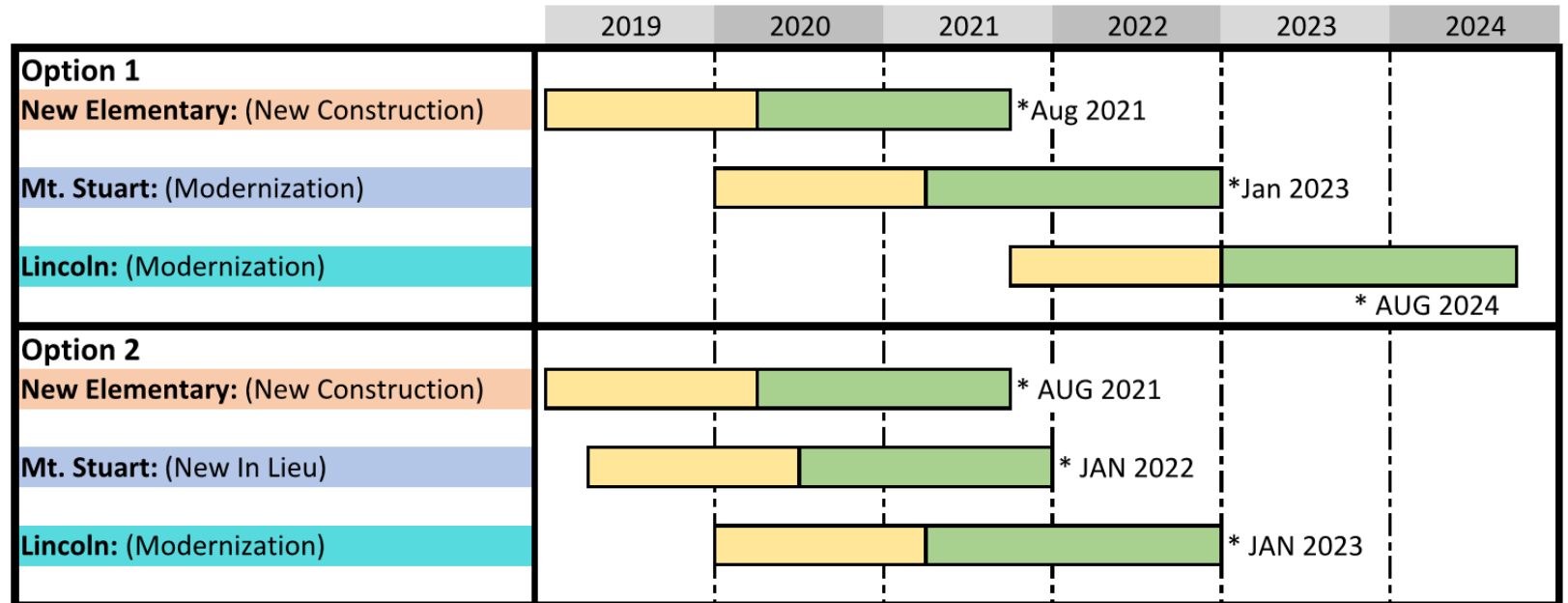
# C. RESIDUAL VALUE

Snapshot in time  
6 year old data



# D. SCHEDULE IMPLICATIONS

- Minimizes number of district moves – Mt Stuart
- Mt Stuart project delivered ahead of schedule
- Lincoln modernization one year earlier saves project cost
- New Elementary available one year earlier – less moves = less wear and tear





# E. PROJECT DELIVERY AND TIMING

- Demand for local Eastern WA contractors and subcontractors will be at a premium.
- A New Mt Stuart accelerates the construction schedule and favors the bid time = regional subcontractor availability.
- Marketing two new schools for construction at the same time represents cost savings opportunity for the District
- Alternative delivery methods being considered





# F. DISRUPTION TO TEACHING AND LEARNING

- Minimal disruptions with construction of a new facility at the existing Mt. Stuart.
  - New Mt Stuart = One move for teachers & students
  - Modernized Mt Stuart = Two moves for teachers & students
- Lincoln plan requires Two moves
- New Elementary School operated earlier



# DISCUSSION

- Board decision needed by February 23<sup>rd</sup> to
  - Modernize
- OR
- Construct New - In Lieu of Modernization
  - Will require board resolution
  - District would need to submit D-3 to get OSPI project approval by May 2019







