

The following documents contain information pertaining to the District's use of the space at the high school known as "New in Lieu of Modernization."

In Summary:

- Aug 15, 2006 a letter was sent to OSPI following up on the D-3 project application and the resolution adopted by the board for "New in Lieu of Modernization."
- Aug 14, 2006- Resolution No. 10-2006 – New in Lieu of Modernization: This resolution states that approximately 4,000 square feet will no longer be used for K-12 instructional purposes. It also states the existing facility or space to be replaced will not be used for instructional purposes after the new construction is completed, and that the facility or space will be ineligible for any future financial assistance.
- Form D-3 Project Application – New Construction-in-lieu of Mod 4,000 sf
- June 22, 2007 a letter to OSPI sent with the D-7 Application to proceed with bid opening. In the letter it includes a change of use of 3,342 S.F. which is the area located at the East Wing of the High School listed as Area 93, formally 4 classrooms, to be removed from use.
- Email from Gary Miller, OSPI School Construction Assistance Program, Eastern Washington Regional Coordinator clarified that the space given up by the District is not allowed to return to K-12 instructional use- ever! The space for such things as District Administration, GEAR UP and/or Pre-K (non K-12) is allowable.

August 15, 2006

School Facilities and Organization  
 Superintendent of Public Instruction  
 Old Capitol Building  
 600 Washington Street South  
 Olympia, WA 98504-7200

Liberty Bldg., Suite 400  
 203 North Washington  
 Spokane, WA 99201-0233

509.838.8568  
 fax/509.458.3710

ATTN: Brenda Hetland

Richland, Washington  
 509.735.4226

RE: Kiona-Benton City School District – Form D-3 Project Application and  
 New in Lieu of Modernization Resolution

Coeur d'Alene, Idaho  
 208.676.8292

Dear Brenda:

Honolulu, Hawaii  
 808.624.1203

On June 2, 2006, Form D-3 Project Application and updated Study & Survey information for Kiona-Benton City School District was forwarded to you and Gary Miller. On June 19, 2006 the Board Resolution Regarding Space Availability in Neighboring Districts (Board Resolution No. 5-2006) was also forwarded to you and Gary Miller.

[www.alscarchitects.com](http://www.alscarchitects.com)

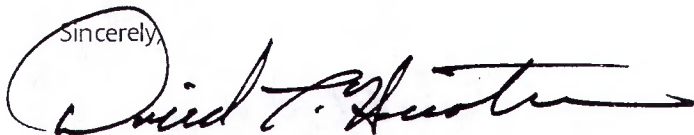
At Kiona Benton City School District's regularly scheduled Board meeting last night, August 14, 2006, the Board passed Resolution No. 10-2006 regarding new construction in lieu of modernization. Attached is a copy of this resolution for your files.

I believe with this New in Lieu Resolution, along with the Space Availability in Neighboring Districts Resolution, Form D-3 Project Application and the Study & Survey Update, all the necessary documentation is in place to lead to the successful receipt of a Form D-4, Project Approval from your office.

Please feel free to contact me with any questions or comments regarding this resolution or previously forwarded Form D-3 Project Application information. You may also contact Gary Henderson, Superintendent of Kiona Benton City School District or Dax Logsdon, Project Manager with Construction Services Group.

The project is moving forward very successfully and we look forward to an outstanding project for Kiona Benton City School District and their community.

Sincerely,



David L. Huotari, AIA

Attachments

DLH:gam:0645

cc: Gary Henderson, Kiona-Benton City School District  
 Gary Miller, OSPI Facilities Eastern Region Coordinator  
 Dax Logsdon, CSG  
 DLH/KM/LN/File

KIONA-BENTON CITY SCHOOL DISTRICT NO 52  
1107 GRACE AVENUE  
BENTON CITY, WASHINGTON 99320

RESOLUTION NO. 10-2006

**WHEREAS**, Kiona-Benton City School District No. 52 is certifying that a portion of the existing building area (facilities) identified in the project application (Form D-3) submitted to the Office of Superintendent of Public Instruction on June 2, 2006 will be in lieu of modernization of existing building area (facilities) and that this existing building area (facilities) will not be used in the future for instructional purposes or be eligible for future state financial assistance; and

**WHEREAS** the Kiona-Benton City School District has undertaken a project to expand and modernize the High School; and

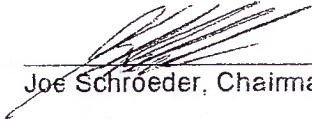
**WHEREAS** both local and state funds will be used for this project; and

**WHEREAS** there are laws and rules regarding District eligibility for state assistance; and

**WHEREAS** it is required that the District certify per WAC 180-33-042 that the existing facility or space to be replaced will not be used for instructional purposes after the new construction is completed, and that the facility or space will be ineligible for any future financial assistance; now

**THEREFORE, BE IT RESOLVED** that the Kiona-Benton City School District will no longer use approximately 4,000 square feet for K-12 instructional purposes. This area is to be replaced by new construction and 72,492 square feet will be retained for modernization.

Recorded in the Meeting Minutes  
of August 14, 2006

  
Joe Schroeder, Chairman

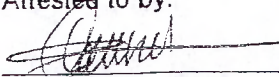
Charles T. Gray, Director

  
Vikki Butler, Director

  
Dan Raap, Director

Vacant

Attested to by:

  
Gary D. Henderson  
Secretary to the Board

Date

14 AUG 06

FORM D-3  
PROJECT APPLICATION

State of Washington  
STATE BOARD OF EDUCATION  
STATE ASSISTANCE IN SCHOOL BUILDING CONSTRUCTION

The D-3 is an application for project approval for state assistance for new construction and/or modernization of a school facility. Please contact your Regional Coordinator for any additional required information that may need to be submitted with this application.

**SCHOOL DISTRICT INFORMATION**

SD Name:	<u>KIONA-BENTON CITY</u>	No.:	<u>52</u>	County:	<u>BENTON</u>
Address:	<u>1107 GRACE AVENUE</u>	Contact Person:	<u>GARY HENDERSON</u>	Telephone:	<u>509-588-2000</u>
City:	<u>BENTON CITY</u>	Fax:	<u>509-588-5580</u>	E-Mail:	<u>garyh@kibe.wednet.edu</u>
Zip:	<u>99320-9704</u>				

**PROJECT INFORMATION**

Project Name: HIGH SCHOOL MODERNIZATION & ADDITION

Project Type:	New Facility/Unhoused Students		sf
	New Construction/Addition to Existing	<u>16,500</u>	sf
	Modernization	<u>72,492</u>	sf
	New Construction-in-Lieu of Mod (N/L)	<u>4,000</u>	sf

Office Use Only
sf
sf
sf
sf

Total area of existing facility: 76,492 sf

Estimated total of all project costs. \$19,000,000

Estimated Bid Date: Mo. 7 Yr. 2007

Local matching funds secured: Yes X No       

If Yes, when were they secured? Mo. 5 Yr. 2006

What was the amount? \$8,500,000

If No, when is election scheduled? Mo.        Yr.       

Do you intend to front fund this project? Yes        No X

Funding Source(s):  
X Bond  
       Capital Levy  
       Impact Fees

Date: \_\_\_\_\_

Signature: \_\_\_\_\_  
School District Superintendent

Return completed form to: School Facilities & Organization  
Office of the Superintendent of Public Instruction  
PO Box 47200  
Olympia, WA 98504-7200  
Fax Number: (360) 586-3946



June 22, 2007

School Facilities and Organization  
 Superintendent of Public Instruction  
 Old Capitol Building  
 600 Washington Street South  
 Olympia, WA 98504-7200

ATTN: Brenda Hetland

RE: Kiona-Benton City School District No. 52  
 Kiona-Benton City High School Modernization & Expansion  
 Form D-7 Submittal

Liberty Bldg., Suite 400  
 203 North Washington  
 Spokane, WA 99201-0233

509.838.8568  
 fax/509.458.3710

Richland, Washington  
 509.735.4226

Coeur d'Alene, Idaho  
 208.676.8292

Honolulu, Hawaii  
 808.624.1203

Dear Brenda:

[www.alscarchitects.com](http://www.alscarchitects.com)

On behalf of Kiona-Benton City School District, please find enclosed one copy of the D-7 Submittal for the High School Modernization & Expansion project. A full copy of this Submittal has also been forwarded to Gary Miller, OSPI Eastern Region Coordinator, Gary Henderson, Superintendent Kiona-Benton City, and Dax Logsdon of CSG.

The project schedule calls for bids on July 19<sup>th</sup>, 2007.


An approval letter from the Department of Labor & Industries will be sent under separate cover.

I would like to call your attention to the area analysis portion of the enclosed submittal. As requested by Gary Miller, two additional area analysis worksheets have been provided for the area to be demolished and the area of the existing building to be removed from instructional use. Below is a brief summary of the areas anticipated for the project:

Modernization Area	72,441 S.F.
Demolished Area	804 S.F.
Change in Use	3,342 S.F.
New & New-in-Lieu Area (Base Bid)	20,402 S.F.
New Area (Alternate)	3,135 S.F.
Non-Matchable Area (Base Bid & Alternate)	4,241 S.F.

We respectfully request your review and approval of the enclosed. Should you find any item not in compliance or have questions please call me at your convenience.

Sincerely,



David L. Huotari, AIA

Attachment

DLH;jw:0645

cc: Gary Henderson, Superintendent, Kiona-Benton City School District  
 Gary Miller, OSPI Facilities Eastern Region  
 Dax Logsdon, CSG  
 DLH/LN/KJM/KJ/File



OFFICE OF SUPERINTENDENT OF PUBLIC INSTRUCTION  
 School Facilities and Organization  
 Old Capitol Building, PO BOX 47200  
 OLYMPIA WA 98504-7200  
 (360) 725-6265 TTY (360) 664-5631

**FORM D-7**  
**APPLICATION TO PROCEED WITH BID OPENING**

The D-7 is a two-page application requesting the Office of Superintendent of Public Instruction to grant secured funding status (WAC 392-344-107) or authority to proceed with bid opening for front-funded projects (WAC 392-343-057). If you have any questions regarding this form, please contact your regional coordinator.

**PROJECT INFORMATION**

Project Name:	Kiona-Benton High School Modernization		
School District:	Kiona Benton City	No. 52	County: Benton County
Address:	1205 Home Drive		Contact Person: Gary Henderson
City:	Benton City		Telephone: ( 509 ) 588-2000
Zip Code:	99320		Fax: ( 509 ) 588-5580
			E-Mail: ghenderson@kibesd.org

**DESIGN COST ESTIMATE**

Total New Construction: (Including new-in-lieu)	23,537 sf	From D-7 page 2 line 3 of A.
Total Modernization:	72,441 sf	From D-7 page 2 line 3 of B.
Total Nonmatchable Construction:	4,241 sf	From D-7 page 2 line 3 of C.
Tax Rate in Excess of Matchable 7.0%:	1.3 %	
New Construction Cost (Estimated):	\$ 3,571,751	Total A from D-7 page 2.
Modernization Cost (Estimated):	\$ 13,119,843	Total B from D-7 page 2.
Nonmatched Construction Cost (Estimated):	\$ 763,296	Total C from D-7 page 2.
Other Nonmatchable Components (Estimated):	\$ 54,150	Total D from D-7 page 2.
Educational Specifications Cost:	\$ 38,214	Total cost for preparing ed specs.
Value Engineering Report Cost:	\$ 32,825	Total cost of value engineering study.
Constructability Review Report Cost:	\$ 60,957	Total cost of constructability review.
Building Commissioning Cost:	\$ 60,957	Total cost from contract.
Energy Report Cost:	\$ 10,000	Total cost of energy conservation report.
GA Energy Report Review Fee:	\$ 2,000	Total cost of review.
A/E Fee New Construction: (Including new-in-lieu)	\$ 254,200	Total A/E fee from contract.
A/E Fee Modernization:	\$ 1,170,673	Total A/E fee from contract.
A/E Fee Nonmatchable Construction:	\$ 55,415	Total A/E fee from contract.
Construction Management Services:	\$ 380,981	Total cost.
Inspection and Testing Services: New	\$ 20,400	From D-7 page 2 line 1 of E.
Mod	\$ 71,500	From D-7 page 2 line 2 of E.
Nonmatchable	\$ 3,400	From D-7 page 2 line 3 of E.

**Transmitted with this form are the following:**


1. Architectural/engineering estimate of construction cost from D-7 page 2.
2. Construction Management Services: CM contract (if applicable), CM plan, financial breakout of plan, and qualifications of CM lead individual.
3. Contracts:
 

A. Architectural and Engineering	D. Constructability Review
B. Educational Specifications	E. Building Commissioning
C. Value Engineering	F. Energy Report
4. Letters of approval of the construction documents from:
 

A. Fire Marshal (local or state)	C. Health Agency	E. General Administration Energy Report
B. Electrical (local or state)	D. Building Official	F. On-Site Sewage (if applicable)
5. Area analysis summary form, worksheets, and assignable square footage forms.
6. Complete listing of special inspections and testing (Section 1701 of the IBC).
7. Copies of value engineering and constructability review reports and board accepted implementation.
8. Contract documents forwarded by F.W. Dodge.
9. Certification by the architect of compliance with state building code.





Date: 22 JUN 07  
 FORM D-7 (Rev.9/00)

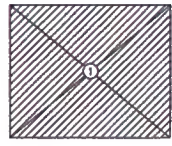
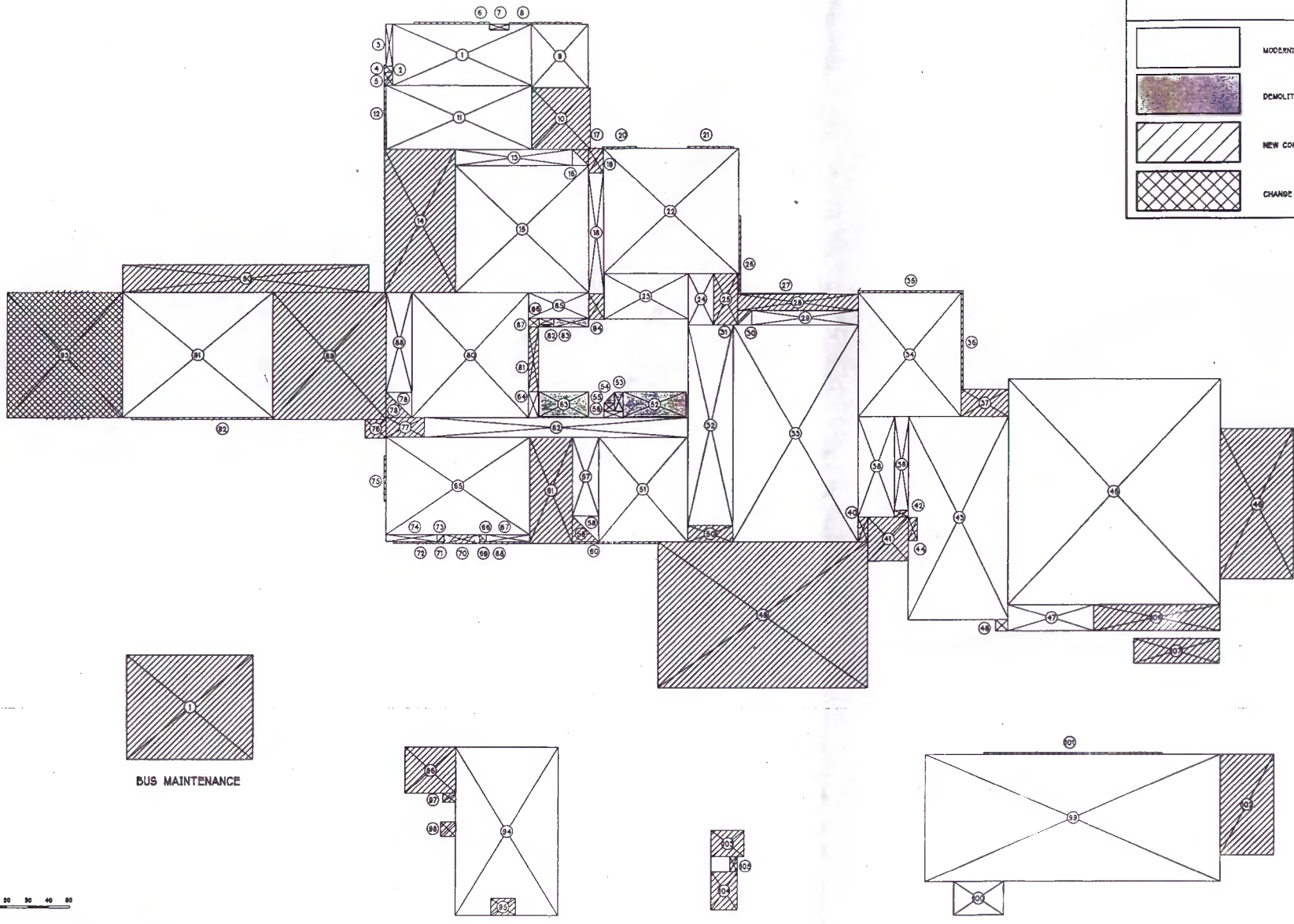
Signature:  
 Page 1 of 2

  
 Authorized District Personnel





	MODERNIZATION
	DEMOLITION OF EXISTING BUILDING
	NEW CONSTRUCTION
	CHANGE OF USE



BUS MAINTENANCE



EAS

# KIONA-BENTON MODERNIZATION

ARCHITECTS



## Kim Scott

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**From:** Gary Miller <Gary.Miller@k12.wa.us>  
**Sent:** Wednesday, November 12, 2014 2:54 PM  
**To:** Kim Scott  
**Subject:** RE: High School -space

Please refer to WAC 392-347-042. Section (1) states "the existing building or space to be replaced will not be used for district instructional purposes; and (2) The existing building or space will be ineligible for any future state funding assistance."

As you described the space in question, using the space (replaced) for district administration and/or "pre-K (non- K-12 uses) would be considered acceptable. However, there are no provisions as stated in the WAC allowing the return of that space to K-12 instructional use – ever!

**Gary Miller,**  
**Eastern Washington Regional Coordinator**  
**OSPI School Construction Assistance Program**

**P.O. Box 213**  
**Cheney, WA 99004**

**Office: (509)456-2866**  
**Cell: (509)994-3771**

[Gary.miller@k12.wa.us](mailto:Gary.miller@k12.wa.us)

<http://www.k12.wa.us/SchFacilities/default.aspx>

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**From:** Kim Scott [mailto:KScott@kibesd.org]  
**Sent:** Wednesday, November 12, 2014 1:43 PM  
**To:** Gary Miller  
**Subject:** High School -space

Hello Gary,

We spoke at the training a few weeks ago and you were very clear with me if the District received new in lieu of modernization sf that that space is no longer K-12 space. When I looked at the D-7 on the Kiona Benton Modernization, I can tell we converted in area listed as Area 93, as a space we wanted removed from use, which is a part of the 4241 sf of Non-matchable Construction listed on the Form D-7 line 2 of C.

If I understand correctly, when the district made that choice to not modernize this area for classroom space again and gained new area square footage in another section of the remodel. This old area is and forever well be non matchable sq for state funding and we cannot use it for K-12 education **FOREVER** without consequences that are very sever to the District. If I recall correctly,

there is a 10 years period of not being able to get any state match on any project if we did not comply with the state rules plus the start date on the original modernization would start over for 30 years.

Just for the record, the District is and has been complying with this rule and had been using it for office space. The district office just recently moved from this space and several people in the area believe that this space can be changed back to education and there was only a ten year waiting period to have it converted back to educational use.

I am in hopes you can send me an email response back to share with the public and the school board so we can lay this issue to rest and undue any confusion there is on the former classrooms space use.

Thank you very much for helping clarifying this issue,

Kim Scott  
Kiona-Benton City School District