

Question and Response

- Where would you put OPA in option 3?

District is pursuing 3 spots to move OPA, and money is in the budget to cover the move. Option 2, would not change the roof. Option 1 - and 3, the OPA move is included in the budget.

- What is the matching funds, once we tear the building down? Since most of the square footage is down, how much more will we get for tearing down more?

In order to access matching funds, it has to be a remodel, not new construction.

- Can we find the extra \$300K?

No. Our reserve is too low to leverage any funds. We have one month of payroll as our reserve.

- Option 3 does get us a new gabled roof?

It will be a flat roof and house new kitchen

- Would there be any benefit to put bids out for two options?

It is roughly \$200K do change the design options.

- Is there a way to start the abatement, take stock of where we are financially, and adjust accordingly for option 2 or 3?

This prohibits bidding, contracts and timelines. This will also not allow us to meet the timeline.

- Is the new kitchen bigger?

Yes.

- How much is set aside to build OPA on either option?

About \$300 to renovate or lease for 3 years

- Are you looking into leasing space for OPA?

Yes - it is a possibility.

- What is the kitchen square footage difference between Option 1 and 3?

One is 3400, the other is closer to 5000 sqft

- Why didn't you think of this earlier?

We were under the impression you had to build in the same spot where the remodel takes place. Vanir discovered as long as we were remodeling in the same footprint once the oil tank was removed, there was a lot of underground "treasures" were found.

- Will the City be widening fir street?

Yes. They are planning sider pedestrian sidewalks and bike lanes. The City has been wonderful to work with. There is a strong possibility that the 2nd street will be given to SSD.

- If you were to go with option 3 would you deconstruct the N/south corner before you start to rebuild.

Before renovation, the new kitchen space will be gutted. The demolition and asbestos contractor will be one in the same. The new site will be a shell, a slab and bare walls, and barriers with separate it.

- If a new elementary is built on that site, will the kitchen be able to accommodate the new population of students?

Yes. The kitchen was designed with this in mind.

- How many kids are in OPA?

100, with a waiting list.

Kim Glasser's classroom has had to be moved over break because of water on the floor.

- Do you envision saving Haller or tearing it down?

Bernie: it doesn't meet any of today's standards, particularly safety. Structurally it is in ok shape, it's built like a prison but the roof is bad. There is some seismic cracks happening. The new school would potentially be a K-2, special ed. Haller would be rebuilt from the back forward - most likely a CLT. 4-5 to GW, can handle bus ride, good transition before SMS/HS. Matching dollars expire, so maximize them. HH is priority 1 after this demo/rebuild. The GW CLT was built in 11 weeks.

- Where are you thinking of putting OPA?

We are looking into leasing some places. The city, realtors and Jamestown S'Klallam have been helping locate potential sites.

- Can you remind me the timeframe of when a bond has to be passed?

Within five years in order to receive the matching funds

- Greywolf has the pitched roof and it's working, right?

Yes we do have a price to work with a pitched roof. With a kitchen, there may be design issues. We have a price both ways - they are essentially the same price. Mckinstry, the mechanical contractor is looking in the best option. Greywolf has a larger footprint with their gabled roof.

- Is this ultimately a board decision?

Yes. Both Superintendent Neal and the school board felt it was extremely important to collect public comment. The board will vote at the January 22 how to proceed.

- Can you mention the Fir Street construction impact?

The City has been in conversation with SSD for the last two years regarding this project. SSD may be given 2nd avenue by the city.

- Will the water from the roof be resolved with the Fir street construction?

Yes. If the inverted roof is decommissioned, the water issue should be resolved. Sewer and storm cause some issues.

- What about a retention pond?

You can, it just takes up space and is expensive.

- We have buy in from the state with these options?

Yep.

- With the baseline reserve, what would OPA cost from that balance?

This 1.89 mil is pre-approved, but we can't spend it for new construction? So we lose it?

- How do the voters feel about having a centralized elementary school? (Best practice system)

- In the plan that was approved, did we plan to replace all the appliances?

Sodexo pre-inventory of what can be reused.

Storage containers by tennis courts were in the plan for storing these items

- Can we use the reserve to relocate OPA? To purchase portables?

Yes.

- How many students are in OPA currently?

100, with waiting list

- Where would we put them?

In portables on or off site, but ideally leasing an option

- How is the reserve funds be handled? Back to community?

I would ask the board if we can ask the community what they would like to do with it. It's my obligation to ensure the people who voted for this and our community are the one's who influence these decisions

- With option 3, are you saying that's the reserve balance, even after moving OPA? Are there any negatives to Option 3?
- How long has the inverted roof been leaking?

Construction grade membrane was added in the 80's by an external company. By the time they could do the other building, they had less means to work with and it had already begun to leak, so it wasn't able to work the same. It was costing too much, heating oil, etc.

- Will the School Board be deciding which option at the next meeting?

Yes. And there will be time for public comment after the presentation.

- Hypothetically, where would the additional funds come from if the board selected option 1?

Well, they would first have to find a new superintendent. It would come from reserves, which are already safety barriers.

- Will the selected option impact timeline?

In all cases, the kitchen will be running and OPA will be in its space before school begins again. So, no. If we were to miss that, they wouldn't be down, they would still be able to operate in full. We want to stay out of the mud that comes in the fall.

- Would the construction bond include new build (pre-k, 1-2) and new levy?

Maybe. Potentially run another Capital Levy

- Will there be enough space for OPA?

OPA would need to be relocated for 3 years

- Option 1 would take care of inverted roof, Option 3 will still have inverted roof. If you will do whole new kitchen, you still have inverted roof? Option 3 allows for flat roof.
- Will the kitchen include an allergy free prep zone?

Will need to research

- Will tech be updated in the kitchen?

Yes

- Will new kitchen be able to take over the summer food program from the boys and girls club?
- Will the new kitchen be available to rent out to other community groups?

- They are going to filter or reverse osmosis the water system, correct? Otherwise new equipment will be ruined quickly.
- Is there room for the food director's office in the new space?

Yes

- Are the warming units that move the food plugged into the truck while being transported?
- Do you need to put this out to vote again?

No. School board will decide based on public forum comments.

- Is option three winning?

We have had a diverse group attending, and option three has been popular. We have not asked people to vote for any option

- Does part of the budget for relocating OPA leasing include transportation?

Yes

- What is the option with state funds if the bond does not pass?

If we don't pass a construction bond within 5 years of the capital project levy being completed, we lose the state funding (4.3 million currently)

- Last year Port Townsend passed a 33 million bond - is there any lessons we can learn from them?

Yes. David Engle, former superintendent, has a vast amount of intel he shares with us.

- What is the cost between CLT and brick and mortar?

The cost you would save in labor for a typical brick and mortar school over 3 years is a savings.

- Is there life expectancy of CLT?

Don't know - it is a new material

- Are there advantages on option 3 for utilities?

Yes. The city will put taps in for future access when they tear up Fir Street.

- What happens to OPA, after the lease option?

Make OPA part of the Haller renovation, or near the new elementary school

- Any concerns about "great bones" in Haller as previous superintendents said it has a sound foundation.

This will be messaged to the public

- How did Vanir come to us?

Through a bid process. Their project manager live in Port Angeles.

- Construction bond would be the proposed new elementary?

Yes

- Is it safe to say the board's preference and your preference would be option 3?

For a long term solution, I believe option 3 will best serve the district

- Are you planning on using the same foundation in all options

Yes

- Square footage in the new kitchen will be about the same from baseline and option 3?

No. Option 3 kitchen will be almost double.

- When does the clock start ticking on the 5 years?

There is a little wiggle room but mostly as soon as the last board is nailed into place

- Is there a minimum bond amount?

No. It just has to pass.

- Have you engaged FEMA at all? There may be grants available. FEMA has designated the school kitchen as the community resource. They should chip in for the facility.

Vanir has been looking into other sources of revenue. They have employees all over the state that are continually looking opportunities. Gary will remind Vanir of the FEMA outreach

- After one option is complete, will you go forward with the P-K building CLT?

Yes - that is the hope. Preferably a two story. Our state permits and coding are prohibitive at this time.

- What is your obligation to OPA?

They are an entity of the Sequim School District. They do not "rent" space. There is 3 years of leasing funds available in the contingency plans of the options.

- Will the new kitchen be energy efficient?

Vanir has been diligent about making sure

- Where are your thoughts to relocate OPA?

We hope we can get through the end of this school year. We are looking into available leasing spaces that are close to the district and have minimal disruption to the OPA families. We have already begun the search and have about 4 or 5 properties that we are looking at.

- Basically option 1 is off the table because of finances? What about the boys and girls club?

The school owns the land, B & G owns the building that sits on the land. Potential use of Oak Street for bussing is being looked at for ease of students and congestion.

- Isn't there a large cost savings for deconstruction as opposed to demolition?

Yes. And abatement has to take place in a very carefully monitored process.

- Option 3, which looks like a smaller construction is more money than the baseline, which is a larger - why less money?

More abatement in options 3. Abatement is very expensive.

- Can you give a summary of option 1 vs options 3?
- Where will the salvage be stored during construction?

Salvage will go to others, not saved for the school's use

- Do we have pictures of the 1" water?

No. We were concerned about getting furniture and books.

- What is the plan for the band and choir room? That was a very critical issue during the last bond.

Yes. Once Haller is renovated, and the new elementary is complete - we can start on the high school.

- With the option 2 increase capacity for OPA?

No. It will remain at 100

- How many students are in OPA?

100 with a waiting list of about 30-40

- On option 2 is a gable or flat roof?

Either are available

- Would petitions be in place for option 2?

It would depend on the architect

- Option 2 only has 5 classrooms and we need nine. Would those kids be placed someplace else?

Ideally we would bring in a few portables. Unfortunately we are not finding any available portables that are in adequate shape.

- What about extended option 2 to the large classroom?

The roofing cost prohibits this. Vanir did look into this option

- How close will the building be to the road when the city re-does Fir Street?
- Has it been considered to move Haller K to OPA and move OPA to Haller if you choose option 2?

Vanir will look at this

- Does the amounts a place for OPA?

Yes

- Will the kitchen be the same size?

No. It will be bigger