

2016 Capital Facilities Committee recommendations:

The group wanted to operate under the guiding principles set forth by the previous capital facilities committee. We also felt unanimously that the most important factors are:

- 1) what is best for children and families
- 2) what local taxpayers find supportable, and
- 3) people must feel they receive sufficient value for the dollars spent

The committee reviewed the current state of district facilities, as well as the capital facilities committee recommendations from 2007 and 2014/15. We also extensively reviewed architectural proposals from 2007 and 2014.

In all instances, Port Angeles High School figures prominently as being well past its design life and in dire need of replacement. However, the committee also must recognize that we are facing critical systems failures at two elementary schools, as well as an impending mandate for lower class sizes that will require additional classroom space. In light of the failure of the district's 2015 bond measure, the committee sought to balance the urgent need for facilities at PAHS with the very short remaining service life of two elementary schools, and to do so in a way that is both supportable and predictable for taxpayers.

While the 2015 bond measure was within 0.4% of a simple majority, the committee feels it is unlikely that a bond measure of the same size will achieve supermajority soon enough to meet the educational needs of our children. It may also focus so much of the district's capacity on PAHS that it will be very difficult to find additional funding for elementary and middle school needs. Therefore, we recommend a smaller but clearly-defined effort going forward.

The committee had limited time and no budget, so no experts were hired. Our general recommendations are based on general costs from the 2007 and 2014 efforts.

Recommendations for buildings:

- 1) Rather than an entire school replacement, build a new science and technology classroom building at PAHS to replace the 100 and 900 buildings, and make site improvements.*
- 2) Concurrently, update Stevens Middle School to accommodate moving all district 6th-grade classes to that campus. This will involve expanding the cafeteria, kitchen, music, and gym areas, and adding a permanent classroom building.
- 3) Either from the capital projects budget over several years, or as part of this bond measure, allocation of approximately \$500,000 to prevent critical systems failures at Hamilton Elementary and Franklin Elementary during phase one of the long-term plan.

*As an alternative, the district could consider replacing only the 100 building, resulting in approximately 16,000 fewer square feet of new construction, and reducing the size of a bond measure. Re-evaluation of the OSPI deficiency assessments and the two additional architectural/engineering reports from 2007 and 2014, or funding new ones, might be explored as well in order to reconsider refurbishment rather than replacement.

Rationale:

-Moving the sixth grade allows the elementary levels to operate within their existing footprints without the costly process of adding or re-opening an additional school, saving hundreds of thousands in startup costs, and several million over a span of years, due to not duplicating staff, administration, music programs, bus routes, etc. New or modernized facilities will also be much more efficient and less expensive to operate, as well as easier to secure, than older, decommissioned ones.

-PAHS is our community center and is critical to keeping existing businesses and families in town, as well as to attracting new ones. Our current facilities are physically incompatible with space needs for upcoming science and math requirements and are expensive to operate and maintain. It will be normal for nearly all critical systems to fail after outliving their repairable lifespans, causing sudden, unpredictable, and dramatic expenses.

Future Phases:

To provide predictability, the committee recommends:

Phase 2; approximately 10 years:

- Continue updating/replacement of buildings at PAHS
- Replacement or major modernization of Franklin Elementary

Phase 3: approximately 20 years:

- Continue updating/remodeling of buildings at PAHS
- Replacement or major modernization of Hamilton Elementary

Recommendations for process:

Because voters must see clear value and feel the district is acting responsibly, the committee felt it is crucial to conduct any future bonding efforts with emphasis on several issues.

- 1) State assistance funds, if and when they are received, must be used to alleviate debt. This promise should be made in the ballot measure itself. If the tax rate is kept the same, this action will restore future bonding capacity more quickly, and will also allow the district to retire this bond at an accelerated rate. This will set the stage to run future bonds that can maintain a similar and predictable tax burden.
- 2) Any and all reasonable and high-quality permanent construction methods should be honestly considered where appropriate, including site-built, modular, or combinations of the two.
- 3) The district should enter into a bond with a long-term, multi-decade perspective and, barring unforeseen circumstances, seek to retire this bond before future ones are run. Voters asked a legitimate question during the last bond: "If we rebuild the high school, then how much will we have to pay when the next project, and the next, comes along?" Seeking to set an acceptable tax burden

for capital facilities, and keeping it steady for the indefinite future may go a long way toward reducing anxiety about future costs.