La Conner Schools
2013 State Study and Survey

La Conner School District
Skagit County, Washington

Superintendent
Dr. Tim Bruce

Board Members
John Thulen, Chairperson
Rick Thompson, Vice-Chairperson
Mike Compton
Janie Beasley, Legislative Representative
Dr. Brad Smith
Dr. Tim Bruce, Secretary

4010 Lake Washington Blvd, NE, Suite 320 Kirkland, WA 425 828 8948

Hutteball & Oremus Architecture

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Compiled by

Hutteball & Oremus ARCHITECTURE

TABLE OF CONTENTS

EXECUTIVE SUMMARY

This Study and Survey replaces and updates the 1998 Study and Survey prepared by Burr Lawrence Rising + Bates Architects, P.S.

The La Conner School District engaged the services of Hutteball & Oremus Architecture, Inc. to provide consultant services for a study and survey in accordance with WAC 392-341-025. The key elements of this document includes the District’s education plan, enrollment projections, evaluation of existing facilities, a measure of the District’s financial capabilities, and a long-range plan to achieve these goals.

The District has reviewed its capital facility needs as part of a Six Year Capital Facility Plan prepared in response to student growth projections, condition and capacity of existing facilities, and the districts educational plan.

The District has successfully passed a general obligation bond referendum on February 12, 2013 in the amount of $20,693,000 in response to the projected enrollment figures, identified educational program deficiencies, and for extending the life of selected current facilities. The bond is planned to cover the local share of the cost of these projects.

The District intends to file additional D-3 Project applications for new and modernized facilities in the future.

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) 664-3631

FORM D-1
STUDY AND SURVEY GRANT APPLICATION

The D-1 is an application for a grant to assist with the cost of preparing a *Study and Survey* of existing and proposed facilities in accordance with WAC 392-341-030 (Refer to Chapter 3 of the *School Facilities Manual).*

To determine if your district is eligible to receive a study and survey grant, please contact your regional coordinator.

SCHOOL DISTRICT INFORMATION

School District:	LaConner School District No. 311	County:	Skagit
Address:	305 N 6th; PO Box 2103	Contact Person:	Dr. Tim Bruce
City:	LaConner	Telephone:	360-466-3171
Zip Code:	98257	Fax:	360-466-3523
		E-Mail:	tbruce@lcsd.wednet.edu

School districts are eligible for a study and survey grant once every six years.

The calculation of the grant is based on the following table.

CALCULATION OF GRANT

Oct. 1 Headcount Enrollment

Existing sq. ft. according to OSPI Inventory (Report 3)

Headcount Enrollment Categories

Enrollment of 1 to 500	$4,000 + $.03 / Sq. Ft.
Enrollment of 501 to 3,000	$4,500 + $.02 / Sq. Ft.
Enrollment of 3,001 to 10,000	$6,000 + $.0175 / Sq. Ft.
Enrollment of Above 10,000	$9,000 + $.015 / Sq. Ft.

Date: Feb 22/2012

Signature: Tim Bruce
School District Superintendent

Return completed form to:

School Facilities and Organization
Office of Superintendent of Public Instruction
Old Capitol Building
PO BOX 47200
OLYMPIA WA 98504-7200
Fax Number: (360) 586-3946

SUPERINTENDENT OF PUBLIC INSTRUCTION

RANDY I. DORN OLD CAPITOL BUILDING • PO BOX 47200 • OLYMPIA WA 98504-7200 • http://www.k12.wa.us

March 15, 2012

Dr. Tim Bruce, Superintendent
La Conner School District No. 311
P.O. Box 2103
La Conner, WA 98257

Dear Dr. Bruce:

On March 15, 2012, the Office of Superintendent of Public Instruction (OSPI) approved your district's request for financial assistance in the amount of $7,548.00 for a study and survey. The enclosed Form D-2 is the official notification of this grant award.

A detailed record of all expenditures and disbursements shall be maintained by the district. Payment of state funds will be made on a one-time reimbursement basis following receipt of:

1. Two copies of the completed study.
2. Study and Survey Claim Form SPI 1482 (available on our website at http://www.k12.wa.us/SchFacilities/FormsApplications/default.aspx).
3. Copy of district payment voucher and final vendor billing.

Claims for payment must be filed with the OSPI within one year after the date of this notice.

Recently, the legislature directed OSPI to complete a facility condition and inventory system. In January, OSPI launched the initial production of this system within the OSPI Educational Data System (EDS). This system is now referred to as the OSPI facility Inventory and Condition of Schools (ICOS). ICOS is an interactive web based system for school facility information including building and site inventory, condition assessments, School Construction Assistance Program (SCAP) project information, and other specialized program reporting tools.

Pilot school districts have been utilizing and testing ICOS for us, however your districts along with others are also invited to begin using ICOS now. We especially encourage you as you begin this new study and survey. My staff is available to work closely with your staff and consultants to assist them with any necessary training.

The OSPI school facilities regional coordinator for your district is Tom Carver. He may be reached at (360) 725-6269 or tom.carver@k12.wa.us. Please feel free to contact him for any assistance you might require as you proceed with your project.

Sincerely,

Gordon Beck, Director
School Facilities and Organization

GB:bh
Enclosure

cc: Dr. Jerry Jenkins, Superintendent, Northwest ESD 189
Tom Carver, Regional Coordinator, OSPI
Lois Epperson, Disbursements
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) 664-3631

FORM D-2
STUDY AND SURVEY PLANNING GRANT AWARD

The D-2 is notification of the grant amount awarded to the district for the purpose of completing the study and survey. See the School Facilities Manual for information on the Study and Survey and on High Performance Building Requirements.

SCHOOL DISTRICT INFORMATION

School District:	La Conner No. 311	County:	Skagit
Address:	PO Box 2103	Contact Person:	Dr. Tim Bruce
City:	La Conner	Telephone:	(360) 466-3171
Zip Code:	98257	Fax:	(360) 466-3523
		E-Mail:	tbruce@lcsd.wednet.edu

GRANT INFORMATION

In accordance with WAC 392-341-030, a grant in the amount of **$7,548** has been awarded to your school district by the Superintendent of Public Instruction.

Two copies of the completed study and survey shall be submitted to the Office of Superintendent of Public Instruction, Facilities and Organization Section.

Payment of state funds will be made on a one-time reimbursement basis following receipt of:

1) Two copies of the completed study.
2) Study and Survey Claim Form SPI 1482.
3) Copy of district payment voucher and final vendor billing.

Claims for payment should be filed within one year after the date of this grant.

If you have any questions, please contact your regional coordinator.

CALCULATION OF GRANT	
Oct. 1 Headcount Enrollment:	631
Existing sq. ft. (according to OSPI Report 3):	152,376
Headcount Enrollment Categories	
Enrollment of 1 to 500	$4,000 + $.03 / Sq. Ft.
Enrollment of 501 to 3,000	$4,500 + $.02 / Sq. Ft.
Enrollment of 3,001 to 10,000	$6,000 + $.0175 / Sq. Ft.
Enrollment of Above 10,000	$9,000 + $.015 / Sq. Ft.

HIGH-PERFORMANCE BUILDINGS

Please take into consideration the requirements in **RCW 39.35D High Performance Public Buildings** in the Study and Survey.

SUPERINTENDENT OF PUBLIC INSTRUCTION

Date of Grant: **March 15, 2012**

FORM D-2 (Rev. 1/09)

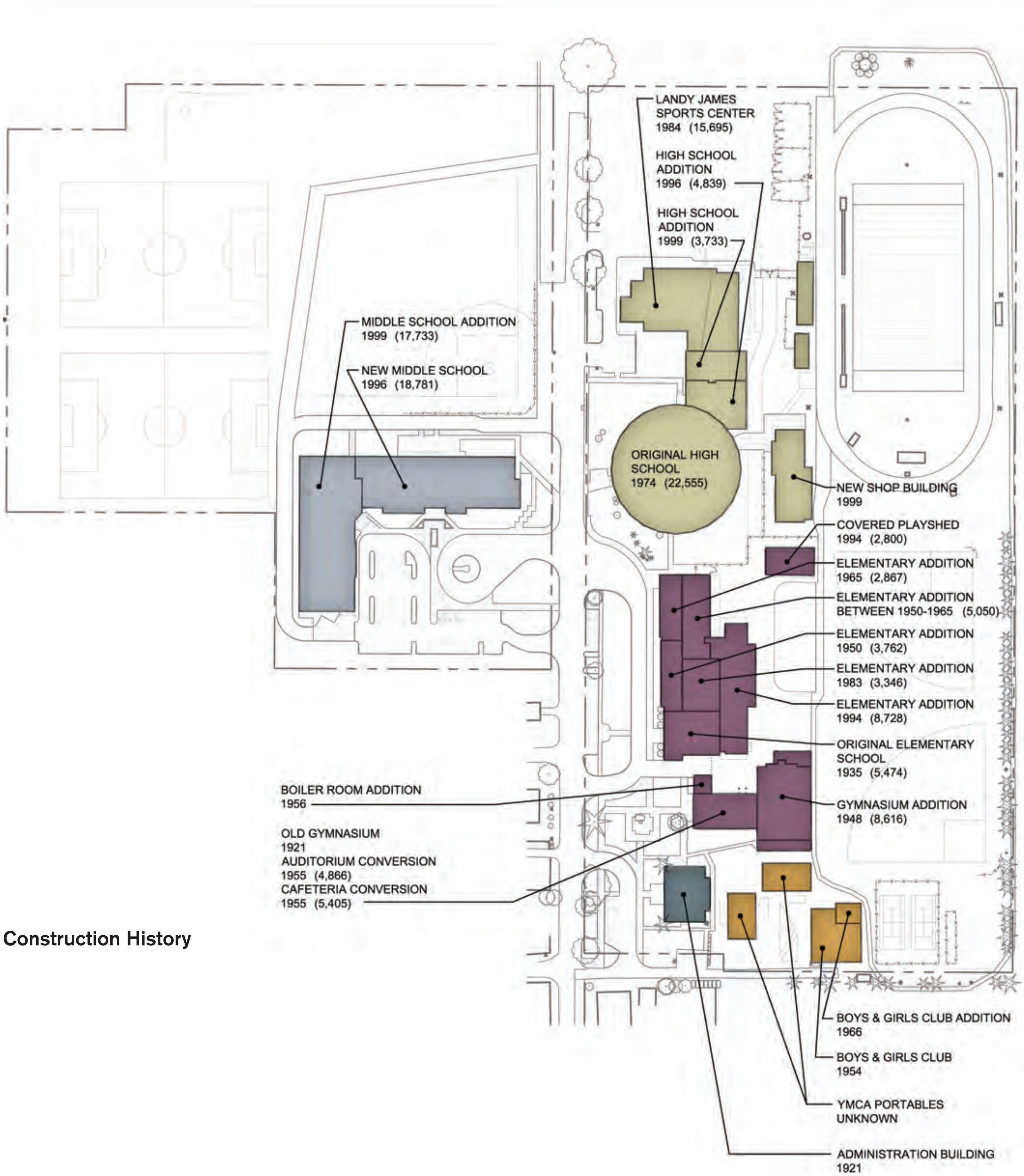
CHAPTER I

WAC 392-341-025 (1)

An inventory and area analysis of existing school facilities within the district, a description of the types and kinds of systems and subsystems used in those facilities and their physical condition.

Area Analysis Summary
La Conner School District

School Building	Current Building Area		
La Conner Elementary School Classroom Building (K-5)			
1935 Original Building	5,474 sf		
1950 Addition	3,762 sf		
1950-1965 Addition	5,050 sf		
1965 Addition	2,867 sf		
1983 Addition	3,346 sf		
1994 Addition	8,728 sf		
1994 Covered Playshed (@ 50%)	1,400 sf		
Subtotal		**30,627 sf**	
Cafeteria/Auditorium/Gym Building			
1921/1955 Cafeteria	4,729 sf		
1948 Gym Addition	8,618 sf		
1956 Boiler Room Addition	676 sf		
Subtotal		**14,023 sf**	
TOTAL ELEMENTARY SCHOOL AREA			**44,650 sf**
La Conner Middle School (6-8)			
1994 Original Building	18,781 sf		
1999 Addition	17,733 sf		
Subtotal		**36,514 sf**	
TOTAL MIDDLE SCHOOL AREA			**36,514 sf**
La Conner High School (9-12)			
1974 Original Building	22,555 sf		
1984 Landy James Addition	15,695 sf		
1996 Addition	4,839 sf		
1999 Addition/Infill	3,733 sf		
Subtotal		**46,822 sf**	
Vocational Building			
1999 Vocational Building	6,508 sf		
Subtotal		**6,508 sf**	
Cafeteria/Auditorium/Gym Building			
1921/1955 Auditorium	4,808 sf		
Subtotal		**4,808 sf**	
TOTAL HIGH SCHOOL AREA			**58,138 sf**
Total Instructional Space			**139,302 sf**
Administrative Building - Non Instructional			
1921 Original Building	10,002 sf		
Subtotal		**10,002 sf**	



Construction History

STATE OF WASHINGTON
SUPERINTENDENT OF PUBLIC INSTRUCTION
OLYMPIA

REPORT NO. 3
RUN ON 15:29 JAN 11 '12

F A C I L I T I E S   B U I L D I N G   S E C T I O N   KK LINEAR PROJECTION

INVENTORY OF PERMANENT SCHOOL FACILITIES FOR THE 2011 SCHOOL YEAR
TO BE UPDATED FOR THE 2012 SCHOOL YEAR

LA CONNER   DISTRICT NO. 311   SKAGIT   COUNTY NO. 29

BLDG NO. NAME	GRADE SPAN	TOTAL T/S HDCP	TOTAL T/S REGULAR	TOTAL BUILDING SQ.FT.AREA	POOR T/S HDCP	POOR T/S REGULAR	POOR BUILDING SQ.FT.AREA	ADJUSTED SQ.FT.AREA	CAPACITY HDCP	CAPACITY REGULAR	PROJECTED UNHOUSED 2012	2013	2014	2015	2016
2522 LACONNER ELE	K-5	1	16	30,883	0	0	0	0	12	324					
SPAN TOTAL		1	16	30,883	0	0	0	0	12	324	78-	78-	84-	91-	90-
3900 LACONNER JUN	6-8	1	11	43,454	0	0	0	0	12	386					
SPAN TOTAL		1	11	43,454	0	0	0	0	12	386	245-	251-	252-	247-	251-
2276 LACONNER HIG	9-12	1	12	78,039	0	0	0	0	12	587					
SPAN TOTAL		1	12	78,039	0	0	0	0	12	587	373-	383-	383-	379-	386-
REG TOTAL										1,297	696-	712-	719-	717-	727-
LESS HDCP									36		36-	36-	36-	36-	36-
DISTRICT TOTAL											732-	748-	755-	753-	763-
DISTRICT TOTAL BUILDINGS				3											

Site and Infrastructure

School District facilities and support buildings for the La Conner School District are located on two adjacent flat sites of approximately 19 acres and 13 acres. The sites are accessible by Sixth Street on the northeast corner of the City of La Conner. The 19 acre site to the east of Sixth Street contains the elementary school, high school and common use facilities. These common use facilities include a competition gymnasium (primarily used by the upper grades), an auditorium/cafeteria/auxiliary gym building (used by all grades) a vocational building (used by middle and high school students), a covered playshed (used by all students), the district administration building, a small bus garage, a football grandstand (located at the edge of the track/football field), and a concession stand which is connected to the Vocational Building.

Utilities serving the site include water from the City of La Conner, natural gas from Puget Sound Energy, electricity from Skagit PUD, sanitary sewer from the City of La Conner, and an on-site storm water system that drains into a canal located on the north end of the site.

The original 19-acre site includes parking along Sixth Street and along State Street, as well as a large parking lot on the north side of the competition gym known as the Landy James Sports Center. The bus garage and bus parking occupy a portion of this larger gravel parking lot. Adjacent to the grass football field and its cinder track there is a multi-use grass field, which is overlaid with softball and baseball fields. There are two fenced tennis courts located on the south end of the site behind the administration building and the leased Boys and Girls Club.

Site and Infrastructure (cont'd)

The 13-acre site to the west of Sixth Street houses the Middle School, combination football/soccer field, and a full size baseball field.

Hard surfaces throughout the site are in good repair including the bus arrival areas in front of the middle school and elementary school and the asphalt play area on the east side of the elementary school. The sidewalks are in good condition and appear to accommodate accessibility requirements throughout the campus.

Mature landscaping is prominent throughout the campus and has been well maintained.

The large parking lot on the north side of the competition gym is mostly gravel and requires constant maintenance and repair. Consideration should be given for development of this parking lot with asphalt and landscaping in the future, possibly in conjunction with planned improvements to the high school or the bus maintenance facility.

> *Consider development of the gravel parking area North of the Landy James Sport Complex.*

The existing high school track has passed its useful life and is in need of reconditioning.

> *The existing track at the stadium is in need of immediate replacement.*

The existing fields are natural grass with irrigation but not under-drained. The fields are reported to drain moderately well as the native soils are sandy loam farmland material. Many school districts are now replacing natural grass fields with synthetic fields to reduce maintenance and irrigation costs while benefitting from the increased amount and type of usage the field can accommodate with the synthetic turf surface. The District may want to consider replacement of the grass football field with an under-drained synthetic turf system to reduce maintenance and irrigation costs. Life expectancy of a quality synthetic turf surface is approximately ten years.

> *Consider replacement of grass football field with synthetic turf field.*

It is recommended that the district replace the football/track field lighting. Current field lighting consists of three poles per side with sixteen (16) - 1000 watt quartz fixtures on each pole (96 total). New field lighting with integrated controls will provide minimal glare and uses intelligent ballasts to minimize energy consumption throughout the life of the fixtures.

The existing wood poles could be reused along with the existing underground power, but this approach may provide difficulties to obtain even lighting across the field and track. Construction cost utilizing the existing poles is estimated to be $90,000. It is recommended that the District consider new galvanized steel poles (2 poles per side) and new underground power service at an estimated construction cost of $150,000. The new lighting would consist of 28 - 1500 watt metal halide fixtures, providing a consistent 30 foot candles over the field. It is estimated that the District will obtain an energy savings of 50% over the current lighting system.

> *Replace existing field lighting with new system utilizing intelligent ballasts to provide adequate field lighting and minimize energy consumption.*

Field Lighting

Track

North Parking Lot

Site and Infrastructure (cont'd)

The existing site lighting is provided with HID shoebox cutoff fixtures. Exterior building lighting is a combination of HIS and fluorescent. The site and exterior building lighting could be replaced with new LED fixtures with motion sensors, which would result in a significant energy savings to the District. The new LED fixtures are more energy efficient, and with the addition of motion sensors, the parking lot and sidewalk lighting could be operated a minimum levels (approximately 30%) using very little energy at night and only turn on to full brightness when motion is detected.

> *Recommend replacement of existing HID site lighting with LED fixtures incorporating motion sensors.*

The La Conner School District currently utilizes an Alerton Ibex energy management software system to monitor and control the HVAC systems of their campus facilities. This version is no longer being sold and will only be supported for a limited time. It is recommended that the District's existing head-end control system be upgraded to support current versions of the energy management system.

> *Upgrade the existing campus-wide DDC control system head-end.*

Summary of Recommendations - Site and Infrastructure

RECOMMENDED ITEMS

Replace Site and Exterior Building Lighting for Energy Savings **Estimated $50,000**

Replace the site and building lighting with new LED fixtures incorporating motion sensors. The motion sensors allow the fixtures to be operated at minimal levels (approx 30%) using very little energy at night and only turn on to full brightness when motion is detected.

DDC Control System Campus Wide Head-end Upgrade **Estimated $50,000**

It is recommended that the existing head-end control system be upgraded to support current versions of the energy management system. The Alerton Ibex energy management software currently being used by La Conner School District is no longer sold by the Alerton Company. The local Alerton representative, ATS Automation, will continue to support the La Conner School District with this existing system for some limited time, but eventually the head-end system software must be upgraded to a current version of the energy management system. When installed, this upgraded software can communicate with the existing system through "gateways" and all existing functions can be retained. As mechanical systems are upgraded throughout the campus, new controls can be installed to match the upgraded head-end version.

Resurface Track **Estimated $180,000**

The existing high school track has passed its useful life and in need of reconditioning.

Replace Football Field Lighting **Estimated $150,000**

It is recommended that the district replace the football/track field lighting. New field lighting with integrated controls will provide minimal glare and uses intelligent ballasts to minimize energy consumption throughout the life of the fixtures. It is estimated that the District will obtain an energy savings of 50% over the current lighting system.

Remove (6) wood poles and existing lighting	Lump Sum =	$8,000
Provide (4) steel poles and (28) luminaries	Lump Sum =	$90,000
Install lights and control system	Lump Sum =	$32,000
Provide new panels and underground wiring	Lump Sum =	$20,000

OTHER CONSIDERATIONS

> *Paving and landscaping of existing gravel parking lot North of Landy James Gym to increase efficiency and reduce maintenance.*

> *Replacement of grass football field with synthetic turf for increased use, reduced maintenance, and lower water usage.*

> *Incorporate primary power metering of entire campus to reduce billing rate.*

Construction History

1935 Original Construction	5,474
1950 Addition	3,762
1950-1965 Addition (unknown)	5,050
1965 Addition	2,867
1983 Addition	3,346
1994 Addition	8,728
Building Area	**29,227 s.f.**
1994 Covered Play Area	2,800 s.f.
2003 Seismic Upgrades	

CLASSROOM BUILDING

General Building Description

The La Conner Elementary School is made up of three primary facilities, the elementary school building and the cafeteria/gym/auditorium building and the covered playshed. Information regarding the cafeteria/auditorium/gym/building follows this section.

The Elementary classroom building consists of a single one story building. The original building was constructed in 1935. In 1950 an addition of two classrooms were added to the north of the original building. Sometime between 1950 and 1965, an additional three classrooms were added on the northeast side of the building. Then in 1965 another addition was added on the northwest side of the building. A court remained on the east side of the building that was infilled in 1983 with a Learning Resource Center and Computer Lab.

In 1994 a six classroom addition was added to the east side of the existing elementary school building. During this work, the balance of the building was provided with a fire sprinkler system and accessible asbestos pipe insulation was abated in the crawl spaces. Also in 1994, the existing playshed was removed and a new playshed was constructed to the northeast of the elementary school building.

Site

Access to the Elementary school is from Sixth Street. Bus and vehicular traffic is separated. The bus drop-off and pick-up area appears to be adequately sized. Vehicular parking adjacent to the elementary school is provided by 20 perpendicular spaces (which includes one accessible parking space) off of Sixth Street. Although the existing parking capacity is undersized for an elementary school of this size, there is nearby overflow parking available at the middle school and high school. All sidewalks and pedestrian routes are in good condition. An emergency access route surrounds the building but is somewhat circuitous and only intermittently marked. A somewhat oversized and partially outdated soft surface play area exists between the building and the playfields. A nice covered play structure (constructed in 1994) is located to the east. Previous planning discussions have indicated that this covered play structure may be suitable for conversion to a "long house" to provide instructional space dedicated to Native American arts and history. If this conversion takes place a new covered play shed should be considered.

> *Consider upgrades, reconfiguration and reduction of size to the existing soft surface play area and play equipment.*

> *Consider location and design of a new covered play area to allow for future conversion of the existing covered play structure into a "Longhouse" for instructional space dedicated to Native American arts and history.*

Building Envelope

The pre-1965 buildings are primarily brick clad with single-pane, single-hung, divided glass windows. The 1950 - 1965 additions have large expanses of single-pane aluminum windows, with brick veneer wainscot below on the public, west façade. The east façade, facing the playground is similar in nature with painted wood infill panels in lieu of the masonry found on the entry side of the building. The 1994 classroom wing addition has a mix of exterior finishes. Both brick masonry veneer and oriented strandboard lap siding are used from the ground to the heads of the exterior windows, with wood shingles finishing off the gable ends and soffits above.

The masonry around the facility is in good condition and in general does not need cleaning or restoration, though there are a few minor areas where cracks have occurred and are in need of repair. The sun shade trellis structure on the west façade is made of steel supports with lapped 2x wood framing members. These members are untreated and appear to be rotting in place. The pre-1983 portions of the school have low-sloped roofs, with roof-top mounted mechanical units. The roofing material over these areas is a single-ply membrane. The 1983 infill addition for the Library and the 1994 Classroom wing addition incorporate steeper sloped roof planes with asphalt composition shingles. Mechanical units in these areas are housed in attics. The Service Yard area is unenclosed and located in a pedestrian and vehicular thoroughfare.

> *Replace single pane windows with more energy efficient type for energy savings.*

Structure

1935 BUILDING

Single story, wood frame construction supported on concrete grade beams and wood piles. The floor framing consists of 2x joists and diagonal shiplap sheathing. The roof framing consists of 2x framing with shiplap sheathing and plywood sheathing added in the 2003 seismic upgrades. The existing joists span to interior and exterior wood stud bearing walls.

1950 ADDITION

Single story, wood frame construction supported by concrete grade beams and wood piles. The floor framing consists of concrete slab on grade. The roof framing consists of wood trusses with diagonal shiplap sheathing and plywood sheathing added in the 2003 seismic upgrades. The wood trusses were supplemented with I-joists in the 2003 seismic upgrades. The roof joists span to CMU walls/steel beams and columns at the west wall, and steel beams and columns at the east wall.

1950 – 1965 ADDITION

The building is supported by concrete grade beams and wood piles. The floor framing consists of 2x joists with shiplap sheathing. The roof framing consists of steel beams with metal decking. The roof framing is supported by steel columns.

1965 ADDITION

Single story, wood frame construction supported by concrete grade beams and wood piles. The floor framing consists of 2x joists with diagonal shiplap sheathing. The roof framing consists of glu-lam beams with 4x tongue and groove decking. The roof framing is supported by steel columns.

Structure (cont'd)

1983 ADDITION (drawings not available)

Single story, wood frame construction supported by concrete grade beams and wood piles. The floor framing consists of open web wood joists with plywood sheathing. The roof framing consists of open web wood joists/glu-lam beams with plywood sheathing at the south portion and wood purlins/glu-lam beams with 3x tongue and groove decking and plywood sheathing at the north portion. The roof framing is supported by concrete and steel columns.

1994 ADDITION

Single story, wood frame construction supported by concrete grade beams and auger cast piles. The floor framing and roof framing consists of I-joists/glu-lam beams with plywood sheathing. The roof framing is supported by steel columns and wood stud walls.

Portions of this building received a seismic upgrade in 2003. Overall, the structural concerns noted in the attached Structural Evaluation Report are common to the age and type of construction of the original buildings. From a gravity load standpoint, the building appears to have performed well over the years. No significant signs of structural distress or differential settling were observed. With the required increases of wind and seismic force design integrated by code in 2000, this building will not meet code requirements.

> *Concerns identified in the attached Structural evaluation Report relate to the buildings global lateral resisting system (wind and seismic) and details not consistent with current connection and diaphragm detailing. Any future renovations should include strengthening of the buildings lateral design.*

Thermal Envelope

The majority of the pre-1983 facility is poorly insulated, with large expanses of single-pane windows. In some cases the exterior windows are from the original 1935 construction and are wood framed, divided glass panes. The 1994 addition is assumed to have R-19 batt insulation in the exterior walls and R-30 insulation at the roof, with double-pane aluminum windows.

> *As part of a major modernization, the addition of thermal insulation and replacement of windows in the pre-1983 portions of the school will dramatically improve the buildings thermal performance and decrease energy usage and annual operation costs.*

Interior Finishes

The pre-1965 interior finishes are typical of the era and include plaster walls, built-in plywood casework, and in some classrooms the original slate blackboards are still in use. Drop ceilings in these areas have been added to accommodate mechanical ductwork and appear to be in good shape. Interior corridor finishes in the pre-1994 portions of the building are moderately to severely worn. Wall protection includes a wooden chair rail with a plastic panel wainscot below and in some areas vinyl wrapped tackboards above. Many of the tackboards are frameless and have exposed, peeling edges. Many interior doors do not meet current code requirements for accessibility and along with their associated wood frames are extremely worn. Built-in casework has been adapted to meet current educational needs but is space consuming, inefficient, and inflexible. The 1983 library infill area and the 1994 classroom wing addition have been well maintained and are still within their expected life cycle. Overall the pre-1983 finishes are showing their age and are due for refinishing or replacement.

> *As part of a major modernization, refinish and or replace interior finishes and fixtures in the pre-1994 portions of the building.*

Renewable Power

The elementary school in its current configuration has minimal south facing roof area for photovoltaic power. A small solar array could be added to the roof for educational purposes, but the limited area would provide minimal supplemental alternative power for the facility.

Program Assessment

The educational model for the classroom building is a typical double loaded corridor with minimal opportunities for non-traditional learning environments. Instruction is delivered in a traditional classroom environment. Many newer elementary schools today offer small group instruction spaces and flexible project (break-out) areas that promote project based learning. Consideration should be given to creating spaces that allow future flexibility through adaptable and collaborative learning environments that accommodate individual, small and large group learning settings.

The Science classrooms added in the 1994 addition are up to date and appropriately equipped for elementary education but the art room is an adapted general classroom lacking the necessary programmatic requirements of current program instructional needs.

In general the elementary school is in need of overall modernization and incorporation of current educational technology, furnishings and equipment.

> *Full modernization of the elementary school's technology, furnishings and equipment is needed to support contemporary instructional means and methods.*

Expansion/Renovation/Replacement Options

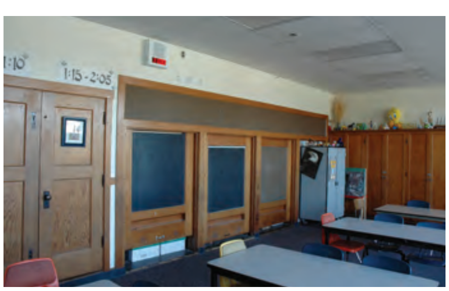
The elementary school is in need of full architectural, mechanical and electrical modernization. At a minimum all mechanical and electrical systems need to be upgraded or replaced. Given the cost and extent of such an infrastructure replacement, a full modernization including program upgrades, reconfiguration of spaces, and new materials and finishes is strongly recommended.

The original 1935 building and a majority of the 1950 addition has a unique historical character about it that should be maintained. The 1994 addition is relatively new and encompasses many of the current amenities needed in an elementary school. The existing building is laid out efficiently utilizing a double loaded corridor system but would benefit greatly by significant upgrades throughout the pre-1994 portion of the facility.

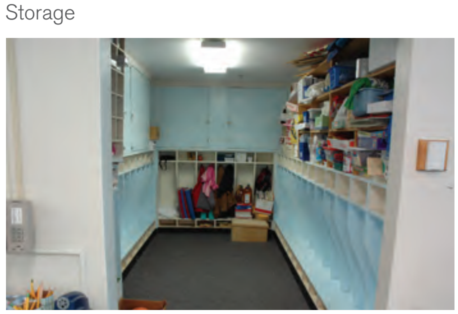
Based on current and projected enrollment, it is believed that the number and size of the current classrooms adequately serve the District's elementary program.

> *A full modernization of the elementary school classroom building, including program updates, reconfiguration of spaces, and new materials and finishes, is strongly recommended.*

Classroom



Storage



1965 Addition

Water and Sewer Systems

DOMESTIC WATER

The domestic water and sewer systems appear to be in acceptable condition. The gas fired water heaters are prone to be extinguished by wind and need to be restarted.

> *Water heater that was installed as part of the 1994 addition is 17 years old and is at its anticipated lifespan and will need to be replaced.*

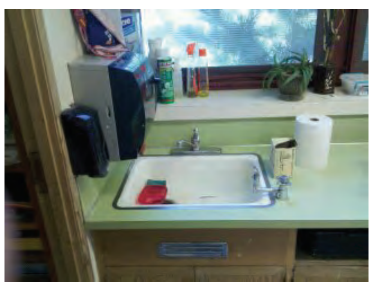
TOILETS AND SINKS

No issues were noted in the operation of the toilet room fixtures. All flush valves should be replaced with proximity sensing valves or manual two-level flush valves. In the original building, the classroom sinks are enameled cast iron with hoody rim installation on the counters. The faucets and bubblers appear to have been upgraded as part of the 1994 addition. The fixtures are near the end of their anticipated lifespan and should be replaced soon. All lavatory faucets, traps, supplies, and stop valves should be replaced.

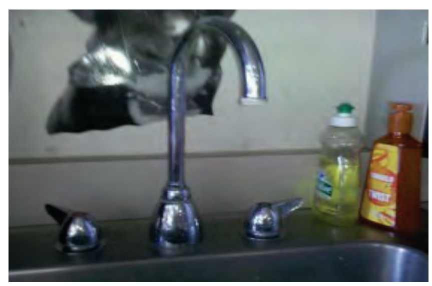
> *If sinks have damage to the enameled surface, they should be replaced.*
> *If the counter tops are upgraded, a drop in stainless steel classroom sink and bubbler is recommended.*
> *The faucets, bubblers, traps, supplies, and stop valves should be replaced to extend the service life of these fixtures.*
> *All toilet flush valves should be replaced with proximity sensing valves of manual two-level flush valves.*

Elementary Gas Fired Water Heater

Existing 1935 Portion Sink



1994 Addition Classroom Sink Faucet



HVAC Systems

1935 BUILDING

The 1935 building is served by a rooftop gas fired DX cooling unit that is approximately four years old. The unit is in good condition and does not need to be replaced at this time. This unit is not connected to the campus control system.

1950 ADDITION

The 1950 addition is served by a single gas fired DX cooling unit installed in the crawl space, between the two (2) classrooms. This unit was replaced approximately five (5) years ago. This single unit serves both spaces and is not connected to the DDC control system. This unit can stay in service with recommended test and balance and commissioning work to maximize the performance of the existing equipment.

HVAC Systems (cont'd)

1950 - 1965 ADDITIONS

The six classrooms of the 1950-1965 addition on the north end is heated and cooled by two (2) rooftop gas fired and air cooled condensing unit AHUs, with exposed supply and return ducts on the roof. These units are approximately ten years old and have an expected life of fifteen (15) years. The shared zone of control, three classrooms served by one unit with only one thermostat, is problematic to keep all three rooms satisfied. These units could be replaced with individual rooftop units to eliminate the exposed duct and give thermostat control to each classroom. This will also allow CO2 demand ventilation control to reduce the amount of outside air to the minimum required to maintain good indoor air quality. It is recommended that the larger gas heat/DX cooling units be replaced with individual units, one for each room. This will allow for a thermostat for each room, and for demand ventilation (CO2 sensing) to minimize the energy consumption.

> *Consider replacement of the two rooftop units that serve the six classrooms of the 1950-1965 addition to allow for individual thermostatic control of each classroom and demand ventilation (CO2 sensing) to minimize energy consumption.*

1983 ADDITION

The 1983 Library and Computer Rooms are served by rooftop gas fired heating/DX cooling units replaced approximately three (3) years ago. These units are not connected to the DDC control system and should be able to stay in service with recommended test and balance and commissioning work to maximize the performance of the existing equipment.

The toilet room fans were replaced in 1983 in the older portion and for the toilet rooms of the additions at that time. These fans are at the end of the motor's twenty year anticipated life. These fans should be replaced with new fans.

> *Replace all toilet room exhaust fans.*

1994 ADDITION

The addition portion, built in 1994, is served by one (1) indoor gas fired air handling unit in the mechanical platform of the attic space. The unit discharges air at a determined supply air temperature with variable volume variable temperature (VVVT) air boxes to modulate the air flow to maintain a set point temperature. The AHU is very noisy when operating. The noise is radiated from the units into the occupied spaces below and into the duct systems. The unit is suspended from the roof structure on isolation springs.

There is a history of problems heating the rooms with this system. District maintenance reports that in recent years, with the assistance of skilled temperature control technicians, the problems have been reduced. This unit has been retrofitted with variable frequency drives (VFDs) as part of an energy conservation measure. The VFDs are controlled by space temperature: when rooms are at temperature, the fans are slowed to save energy. This control method may be causing the system to not meet ventilation code requirements for air quality when fan speeds are reduced.

The duct work is sheet metal in the mechanical rooms and transitions to fiberglass fiberboard duct construction over the classrooms. The fiberboard ducts have been problematic in the past with failing seams and joints. These ducts should be replaced with sheet metal duct systems to reduce leakage and problems with the existing tape sealed joints leaking. Access to the mechanical platform is by a vertical ladder attached to the wall. This is difficult access to change filters and do routine maintenance and service.

This is the only portion of the building that is controlled by the existing Alerton Ibex DDC control system.

HVAC Systems (cont'd)

1994 ADDITION

> *It is recommended that the gas fired AHU and VVVT units serving the 1994 addition be removed and replaced with the variable air volume (VAV) system with hydronic heat from a condensing boiler system.*
> *Fiberglass Fiberboard ducts should be replaced with sheet metal duct systems to reduce leakage and problems with the existing tape sealed joints failing.*
> *A ships ladder or stair access would greatly improve access to the mechanical room for the maintenance staff.*

Indoor Gas Fired Air Handling Units

Fiberboard Ducts

Control System

With the exception of the 1994 addition, all of the HVAC units at the elementary school have packaged controls and are not incorporated in to the District's DDC control system. The existing DDC system at the 1994 addition is an Alerton Ibex system that is no longer supported by the manufacturer. It is recommended that the existing DDC system be upgraded to a BacNET system. This new system can communicate with the older Ibex version controllers through an interface card. Any existing Ibex control features in place will remain operable through the new head end system. Any replacement equipment or new system equipment should be fitted with the current BacNET compatible control panels and actuators. All air systems will need to be balanced to design values and retro commissioned to verify components are operating correctly.

> *Upgrade existing control system to a new Alerton BacNET DDC system and retro commission air systems to verify components are operating correctly.*
> *All air systems reused should be air balanced to original design valves and retro commissioned to verify all components are working correctly.*

Fire Protection & Sprinklers

This building is fully wet fire sprinkler protected.

Power

SERVICE

The building is served via a 1000 Amp, 208Y/120 Volt, 3 phase, 4 wire service terminating in a Square D Switchboard. Service appears in good condition. The switchboard is located in the principal's office so unknown whether this creates a program issue.

> *Surge protection could be added to give further protection from lighting strikes.*

DISTRIBUTION

When the building was expanded the new areas were provided with new Square D panels in the hallways. The existing building was backfed and left as existing and is past expected life. The old main electrical room is accessed through the bathroom and is very tight for clearance. Panels throughout the facility of varying vintage but mostly newer.

> *Any significant renovation will require a new electrical room in order to consolidate the building into a cohesive distribution system.*
> *All older equipment needs to be planned for replacement.*
> *Load centers should be replaced with commercial grade panels.*
> *Surge protection is recommended to be added for equipment protection.*

BRANCH POWER

Newer additions have power throughout most spaces. Older portions of the building has minimal power.

> *Provide upgraded power to modern classroom standards in existing areas. Update offices, etc. to meet program requirements.*
> *Add surge protection.*

RENEWABLE POWER

The elementary school has minimal south facing roofs for photovoltaic power.

EMERGENCY POWER SYSTEM

The existing building is served by individual Battery Ballasts located around the facilities. Most areas comply with code though some do not meet current codes.

> *Batteries if retained require annual testing and typically require battery replacement every 5-8 years.*

Lighting Analysis

FIXTURES AND ENERGY USE

In general, the building is equipped with T8 and T12 fixtures with parabolic louvers and acrylic lenses. The existing building fixtures are not energy efficient and do not comply with current codes for energy use nor glare control for computer spaces. The newer classrooms have more modern fixtures but still are marginally energy efficient. Site lighting is with HID shoebox cutoff fixtures and building lighting a combination of HID and fluorescent.

> *Existing classrooms could be replaced with modern high efficiency 2 lamp fixtures for a 40% energy savings.*
> *Newer classrooms could be replaced with modern high efficiency 2 lamp fixtures for a 30% energy savings*
> *Other areas of the building could be replaced with similar energy efficient lighting upgrades.*
> *The site and exterior building lighting could be replaced with new LED fixtures with motion sensors. This allows the fixture to be operated at minimal levels, using very little energy at night and only turn on to full brightness when motion is detected.*

LIGHTING CONTROLS

Occupancy sensors are provided in the 1994 classroom addition. Remaining portions of the building do not have occupancy sensors.

> *The base recommendation would be to add stand alone occupancy sensors to all spaces.*
> *Daylighting controls could also be provided but do provide a dramatic light level reduction if dimming is not used.*
> *If the district wishes a higher level of control, 'smart lighting control system' can be provided. This system is completely programmable and has remote access. The district, for example could program occupancy sensors to not turn on lights unless the switch is also used or could turn lights on to only 50% to gain additional energy savings.*

Telephone and Data Systems Analysis

BUILDING SERVICES

The building is equipped with an MDF which is fed from the high school.

CABLING INFRASTRUCTURE

The existing building has Category 5 and 5E cabling with minimal drops in the building.

> *As speeds increase and computers become more prevalent higher speed data drops are going to be needed. In addition the district should consider supplementing the wired infrastructure with wireless, which requires wired drops around the building.*
> *Category 5 is technically good for 100 Mbps, Category 5E is good for 1Gbps. New Category 6A Cabling is good for 10 Gbps and a new 40 Gbps standard is soon to be approved. Higher speed data cabling will be required in the future.*

EQUIPMENT

The building is served via a Panasonic telephone system with voice mail from the high school and appears to be operating satisfactorily.

Communications System Analysis

INTERCOM/CLOCK

The building is served via a combined Bogen Multicom 2000 System with Simplex Master Clock. The system is in the administration and appears functional. Analog Clocks are throughout the existing areas with digital in addition areas.

> *Intercom/Clock systems are converting to IP protocol. This can take place by putting an Ethernet card in the head end and remaining with traditional intercom systems downstream. This allows for district all call and accessing the system via the internet.*
> *The second option to consider is to provide a complete IP intercom system. Each speaker is assigned an IP address and can be remotely controlled and programmed.*
> *Newer clock systems are wireless if the district wants the flexibility to move clocks around rooms. Also digital clocks, while more expensive tend to have lower failure rate than mechanical analog clocks.*

TELEVISION SYSTEM ANALYSIS

The building is equipped with coaxial cable and amplification.

> *If TV is still used a migration to a streaming video platform should be considered. In this system a few cable channels are selected and converted to a digital signal and streamed across the data network. This allows the teacher to have full control of content on their machine. It also greatly minimizes the AV control systems for rooms.*

AUDIO VISUAL SYSTEM ANALYSIS

Most rooms are equipped with projectors connected to the teacher's computer.

> *Sound systems are recommended in classrooms. This would consist of amplifier, overhead speakers, and wireless microphone. This serves as the amplification for the teacher and projector.*
> *Further upgrades would include an AV control system*

Electronic Safety and Security

FIRE ALARM

The building is equipped with a Faraday MPC-2000 fire alarm system. Faraday parts are no longer easily found and the system is not addressable.

> *A new full addressable fire alarm system is recommended with ADA compliant notification. System requirements will vary depending on sprinkler coverage.*

VIDEO SURVEILLANCE

The building is equipped with a DVR and coaxial based camera system in the Library. The system seems in satisfactory condition but has a very small viewing screen.

> *Nothing is immediately required but the district should consider upgrading to an IP based Megapixel system. Megapixel systems have a much wider range of view and allow schools with limited security personnel to cover much more of a building from fewer cameras.*

Electronic Safety and Security (cont'd)

SECURITY/ACCESS CONTROL

The building is equipped with a Sonitrol security system with door contacts. No access control was noted.

> *District may want to consider access control with card readers on exterior doors to limit keys.*

Summary of Recommendations - La Conner Elementary School Classroom Building

RECOMMENDED ITEMS

ARCHITECTURAL

Full Modernization of the Elementary Classroom Building **Estimated $6,600,000**

The elementary school is in need of full architectural, mechanical and electrical modernization. At a minimum all mechanical and electrical systems need to be upgraded or replaced. Given the cost and extent of such an infrastructure replacement, a full modernization including program upgrades, reconfiguration of spaces, and new materials and finishes is strongly recommended.

29,226 s.f. x $255/s.f. = $6,575,850

The original 1935 building and a majority of the 1950 addition has a unique historical character about it that should be maintained. The 1994 addition is relatively new and encompasses many of the current amenities needed in an elementary school. The existing building is laid out efficiently utilizing a double loaded corridor system but would benefit greatly by significant upgrades throughout the pre-1994 portion of the facility.

If the District plans to provide a full modernization of the Elementary School Classroom Building, the following items will not be required as they will be incorporated into the full modernization.

OTHER CONSIDERATIONS

MECHANICAL

Plumbing Fixture Upgrades **Estimated $31,200**

Replace flush valves, faucets, p-traps, supplies and stop valves to eliminate continued maintenance and extend the service life of the plumbing fixtures. This scope of work can be done individually as the fixtures fail or an entire upgrade can be performed to standardize all parts and prolong the equipment for another 20 years.

Remove and replace flush valves on water closets and urinals
14 units @ $720/ea = $10,080
Remove and replace lavatory faucets, p-traps, supplies and stop valves
4 units @ $1,320/ea = $5,280
Remove and replace countertop sink faucets, p-traps, supplies and stop valves
12 units @ $1,320/ea = $15,840

Replace the existing Hot Water Heaters **Estimated $7,500**

The existing gas-fired domestic hot water heaters installed in the 1994 Addition project are at the end of their anticipated life and should be replaced. The two electric water heaters in the 1953 building are five (5) years old and can stay in service. The hot water heater in the 1950-1965 addition is only two (2) years old and does not need to be replaced.

Replacement of the domestic hot water heater and storage tank
Lump sum = $7,500

Summary of Recommendations - La Conner Elementary School Classroom Building (cont'd)

MECHANICAL (contd)

1935 Building HVAC **Estimated $44,600**

This portion of the building is served by a rooftop gas fired Dx cooling unit that is approximately 4-years old. This unit is not connected to the building control system. It is recommended that this unit be tied into the DDC system and retro-commissioned.

DDC Controls Upgrade	5,474sf @ $6.00/sf =	$32,800
Test & Balance	5,474sf @ $0.95/sf =	$5,200
Commissioning	5,474sf @ $1.20/sf =	$6,600

1950 Addition **Estimated $37,400**

This area is currently served by a gas fired Dx cooling unit located in the crawlspace. This unit is approximately 5 years old and has another 10 years of life expectancy. This unit is not connected to the building control system. It is recommended that this unit be tied into the DDC system and retro-commissioned.

DDC Controls Upgrade	3,762sf @ $7.80/sf =	$29,300
Test & Balance	3,762sf @ $0.95/sf =	$3,600
Commissioning	3,762sf @ $1.20/sf =	$4,500

1950-1965 Addition HVAC Replacement **Estimated $173,600**

The six classrooms at the north end of this building are heated and cooled by two (2) rooftop gas fired and air cooled condensing unit air handlers. These units are approximately 10-years old and reported to be operating properly. These units have a 15-year anticipated useful life. The issue is that each mechanical unit serves three classrooms with only one thermostat to regulate the conditioned air. The current arrangement does not allow for independently controlled temperature between classrooms. In lieu of a full renovation of this part of the building, the District may want to consider replacement of these two units with six (6) individual rooftop units providing thermostatic control to each classroom. The new units should incorporate CO2 demand ventilation control to reduce the amount of outside air to the minimum required to maintain good indoor air quality thus reducing energy consumption and extending the life of the mechanical units. The existing units are not connected to the building control system.

Demo gas/Dx Units and exposed Duct	2 units @ $4,800/ea =	$9,600
Individual gas/Dx Units	6 units @ $10,300/ea =	$61,800
Gas Piping Modifications	Lump sum =	$8,400
DDC Controls Upgrade	7,917sf @ $7.80/sf =	$61,800
Test & Balance	7,917sf @ $0.95/sf =	$7,500
Commissioning	7,917sf @ $1.20/sf =	$9,500
Electrical	Lump sum =	$15,000

Summary of Recommendations - La Conner Elementary School Classroom Building (cont'd)

MECHANICAL (contd)

1983 Library and Computer Room Addition HVAC Replacement **Estimated $33,300**

This area is currently served by four (4) rooftop air to air heat pumps. These units were replaced approximately 3 years ago and still have another 12 years of life expectancy. These units are not connected to the building control system. It is recommended that that these units be tied into the DDC system and retro-commissioned.

DDC Controls	3,346sf @ $7.80/sf =	$26,100
Test & Balance	3,346sf @ $0.95/sf =	$3,200
Commissioning	3,346sf @ $1.20/sf =	$4,000

1994 Addition HVAC Replacement **Estimated $394,500**

The HVAC system at this part of the elementary school is based on a Carrier Company Variable Volume Variable Temperature (VVVT) system consisting of an air handling unit (AHU), one air cooled condensing unit, and seven (7) VVVT units. According to the "Whitestone Research Company Building and Repair Cost Reference Manual", the anticipated useful life of a VVVT unit is 15-years. The current elementary school system is in its seventeenth year of operation. The duct system is sheet metal in the mechanical rooms and transitions to fiber-duct construction over the classrooms. The fiberboard can crack and break and also relies on taped joints to seal and connect the fiberboard together. It is recommended that the District plan for replacement of the existing HVAC system as the control components (actuators, gears, contacts, sensors, etc.) will begin to fail. It is recommended that the District replace this system with two condensing boilers (located in the attic space) providing hydronic heat to a variable air volume (VAV) units that will provide better heat and cooling of the spaces, are more energy efficient, and require less maintenance. As part of the system replacement, the fiberboard ducts should also be replaced with sheet metal ductwork.

Remove & Replace AHU	10,000CFM @ $9.00/CFM =	$90,000
New ducts, grilles and diffusers	10,000CFM @ $7.80/CFM =	$78,000
Fan powered VAV units	7 units @ $2,160/ea =	$15,100
Condensing boilers	2 units @ $27,600/ea =	$55,200
Boiler trim & pumps	Lump sum =	$20,500
Heating water supply & return piping	8,728sf @ $3.35/sf =	$29,200
Replace toilet room exhaust fans	3 units @ $3,250/ea =	$10,000
DDC Controls Upgrade	8,728sf @ $7.80/sf =	$68,000
Test & Balance	8,728sf @ $0.95/sf =	$8,000
Commissioning	8,728sf @ $1.20/sf =	$10,500
Electrical	Lump sum =	$10,000

Replacement of Toilet Room Fans **Estimated $9,600**

The existing toilet room exhaust fans are believed to be 28 years old and past their twenty (20) year anticipated life. These fans should be replaced with new fans.

3 units @ 3,200/ea =	$9,600

Summary of Recommendations - La Conner Elementary School Classroom Building (cont'd)

ELECTRICAL

Replace Main Electrical Service & Distribution Panels **Estimated $80,000**

The building is served via a 1000 Amp service terminating at a switchboard that appears to be in good condition. The main switchboard is located in the principal's office and is unknown if this creates a program issue. The main electrical room is accessed through the bathroom and is very tight for clearance. Any significant upgrade to the building will require a new electrical room in order to consolidate the power system into a cohesive distribution system. Distribution panels around the school are of varying vintage. Most panels are old and passed their expected life and difficult to obtain parts. Any future renovation or replacement of the buildings mechanical system should include replacement of panels with a consolidated distribution system including modern fault current rated panels. This recommended upgrade can be deferred until a later date with the understanding that random maintenance and replacement parts will most likely be needed from time to time. If the building is expected to last other 30-years in its current configuration, a minimum budget number of approximately $80,000 should be allocated for this scope. This estimate could increase depending on relocation of the main electrical room and configuration.

Additional Power Outlets to Support Program Requirements

This is a program issue. If the District believes that no additional power outlets are needed in the classrooms to support computer use, this can be deferred until a renovation is planned. Given that the District primarily uses laptop computers, this may not be an issue. If it is determined that additional outlets are required, a budget of $700 per classroom should be allocated for this scope.

Lighting Upgrades for Energy Savings **Estimated $125,000**

The existing light fixtures in the elementary school are not energy efficient and do not comply with current codes for energy use nor glare control for computer spaces. The district could see a substantial energy savings by replacing the fixtures with modern high efficiency fixtures. In many cases the connected installed lighting wattage could be lowered by 30% - 40% while maintaining adequate lighting levels.

A recent example where this has been done was at a 90,000 square foot middle school (three times the size of La Conner Elementary). A cost of $250,000 was allocated to replacement of the existing lighting with more energy efficient lighting. This provided the district a savings of approximately $17,000 per year in energy usage. At the end of the project, PSE rebated the district 30% of the cost ($75,000). Taking this example and dividing the figures by one-third to account for size, it is estimated that switching out the light fixtures at La Conner Elementary School would cost $85,000 and provide an annual energy savings of approximately $5,600 per year. Obtaining a grant from PSE (District must front-fund the project) is expected to rebate the district for as much as $25,000 to the cost of the project. It is anticipated that the scope of a project such as this will provide a 10-year payback.

Telephone and Data Systems

Systems appear adequate to serve the facility. All systems could be upgraded for faster and more reliable service but it is recommended that this be done as part of planning for a more major renovation to the facility.

Intercom/Clock Systems **Estimated $5,000**

The intercom system could be converted to accept an IP protocol by including an Ethernet card in the head-end system. This would allow remote paging and remote maintenance. As an example, an emergency announcement could be made from any telephone (say from the district administration building, provided the user had the password) to the entire elementary school. The cost of this is estimated to be $5,000 per facility.

Summary of Recommendations - La Conner Elementary School Classroom Building (cont'd)

ELECTRICAL (cont'd)

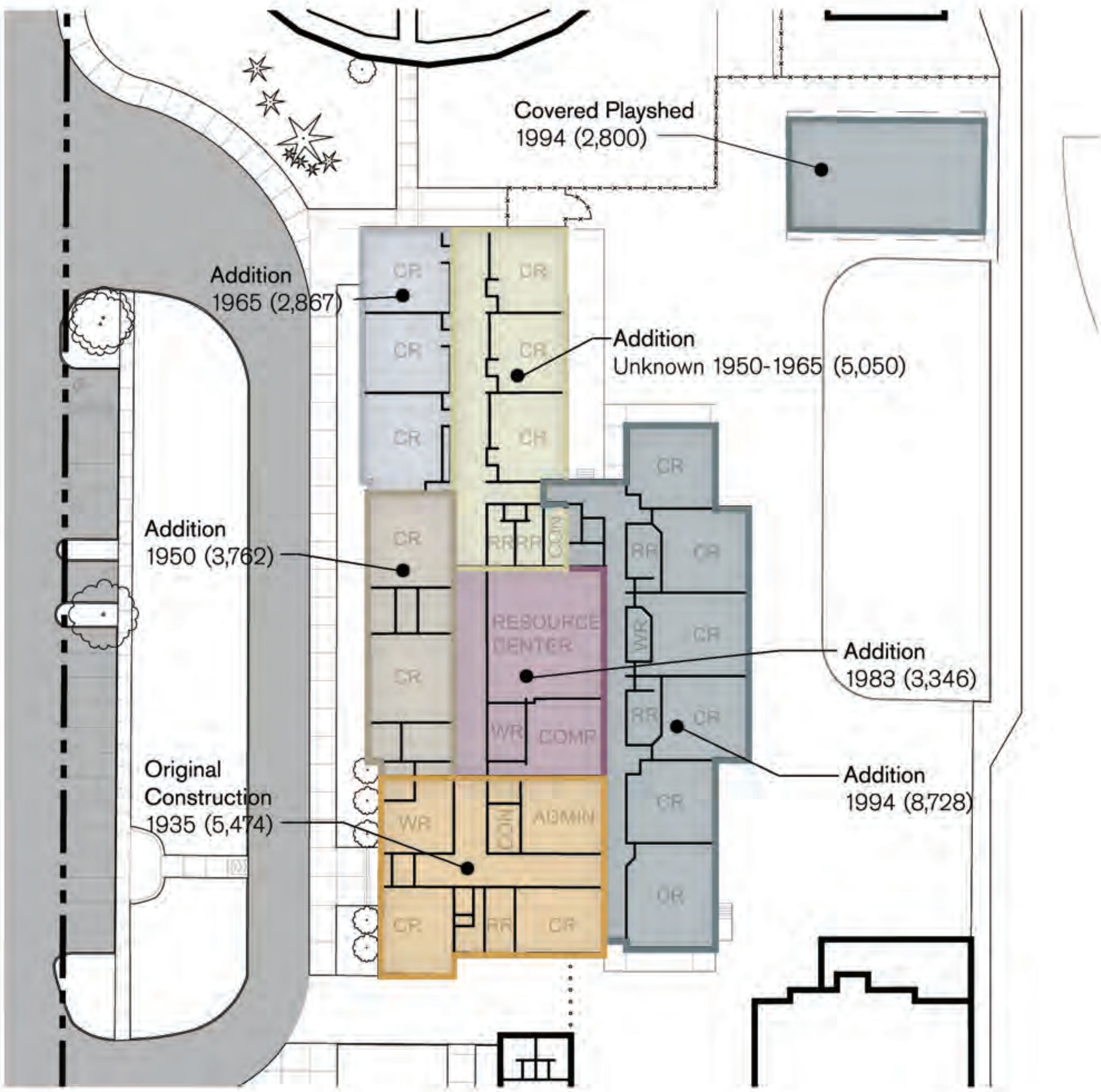
Fire Alarm System **Estimated $30,000**

The building is equipped with a Farady MPC-200 fire alarm system. Faraday parts are no longer easily found and the system is not addressable. A new fully addressable fire alarm system is recommended with ADA compliant notification. This will entail replacing the head-end and all indicating devises. It is assumed that the original wiring can be reused.

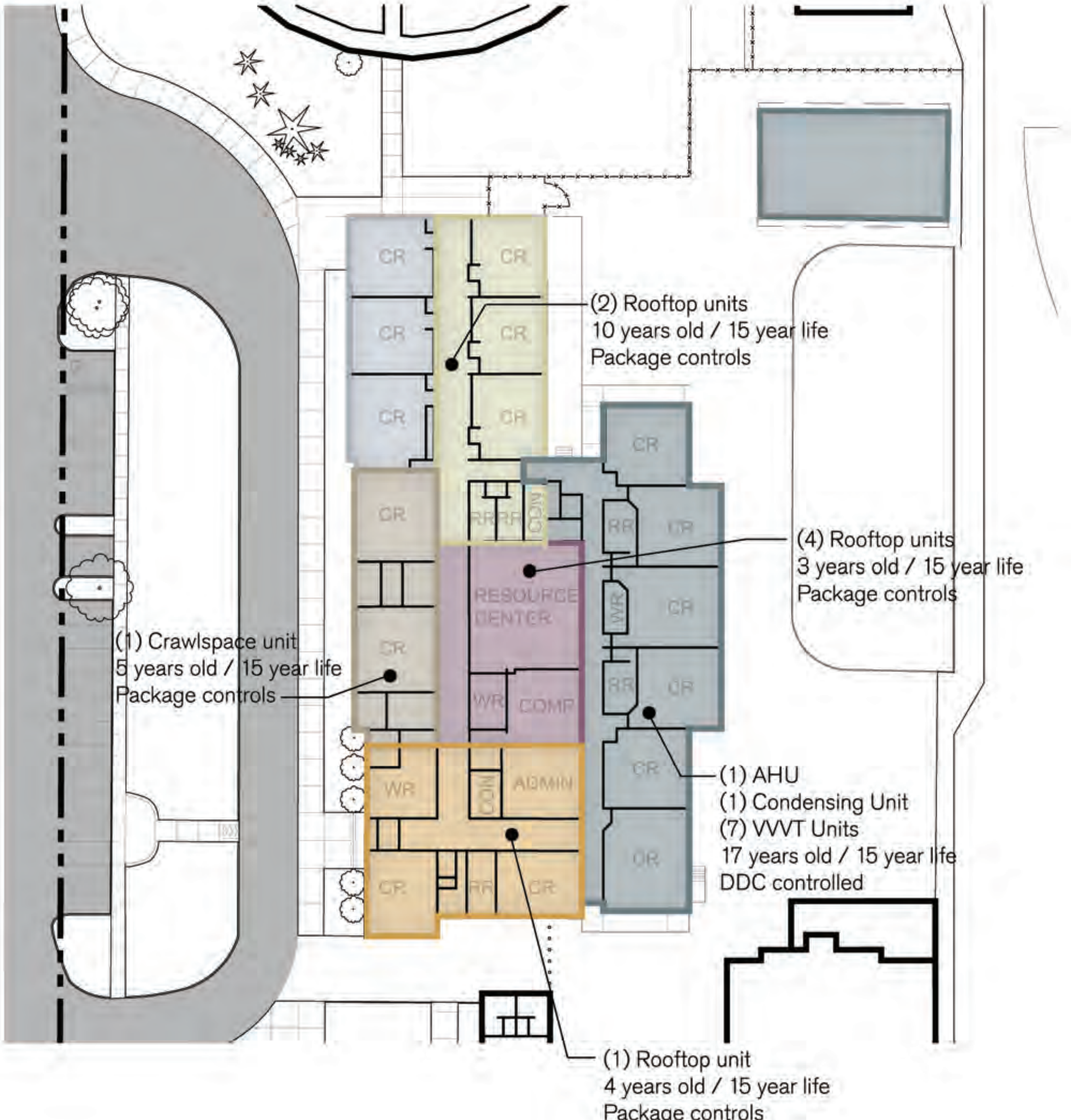
Video Surveillance and Security Access Control

Nothing is immediately required but the district should consider upgrading to an IP based megapixel system which has a much wider range of view and requires fewer cameras. The district may also want to consider access control of exterior doors with card readers to limit management of keys. Incorporation of card readers cost approximately $5,000 per door.

Total Amount Recommended
To be deferred until a full modernization **$971,700**



> CONSTRUCTION DATES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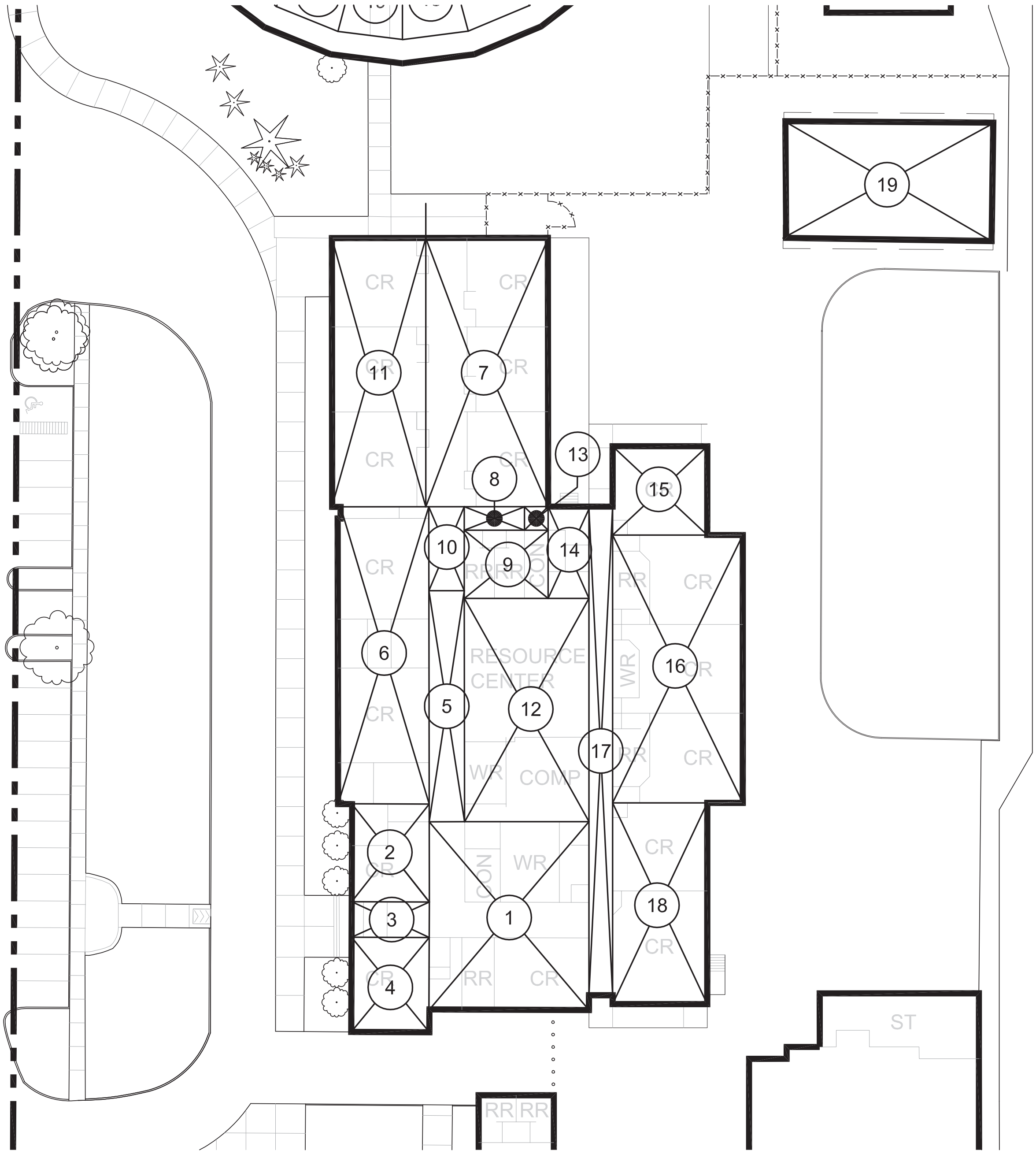
CR
(2) Rooftop units
10 years old / 15 year life
Package controls
(4) Rooftop units
3 years old / 15 year life
Package controls
(1) Crawlspace unit
5 years old / 15 year life
Package controls
(1) AHU
(1) Condensing Unit
(7) VVVT Units
17 years old / 15 year life
DDC controlled
(1) Rooftop unit
4 years old / 15 year life
Package controls

> HVAC SYSTEM

> LA CONNER ELEMENTARY SCHOOL



> LA CONNER ELEMENTARY SCHOOL

LA CONNER ELEMENTARY SCHOOL
AREA ANALYSIS

Area	Length		Width		Area		Add/ Subtr.	Factor	Totals	
Elementary School			1935						5,474	SF
1	63.25	x	53.83	=	3,404.96	s.f.	+	1	3,405	
2	34.75	x	26.50	=	920.88	s.f.	+	1	921	
3	8.58	x	26.50	=	227.46	s.f.	+	1	227	
4	34.75	x	26.50	=	920.88	s.f.	+	1	921	
Addition			1950						3,762	SF
5	76.75	x	12.83	=	984.96	s.f.	+	1	985	
6	96.58	x	28.75	=	2,776.77	s.f.	+	1	2,777	
Addition			1950 - 1965						5,050	SF
7	91.00	x	42.50	=	3,867.50	s.f.	+	1	3,868	
8	7.67	x	23.75	=	182.08	s.f.	+	1	182	
9	22.33	x	29.75	=	664.32	s.f.	+	1	664	
10	26.17	x	12.83	=	335.80	s.f.	+	1	336	
Addition			1965						2,867	SF
11	91.00	x	31.50	=	2,866.50	s.f.	+	1	2,867	
Additions			1983						3,346	SF
12	77.67	x	43.08	=	3,346.02	s.f.	+	1	3,346	
Additions			1994						8,728	SF
13	9.25	x	6.25	=	57.81	s.f.	+	1	58	
14	30.17	x	14.00	=	422.33	s.f.	+	1	422	
15	23.00	x	30.00	=	690.00	s.f.	+	1	690	
16	90.42	x	44.00	=	3,978.48	s.f.	+	1	3,978	
17	165.08	x	8.50	=	1,403.21	s.f.	+	1	1,403	
18	68.00	x	32.00	=	2,176.00	s.f.	+	1	2,176	
Covered Play Shed			1994						1,400	SF
19	70.00	x	40.00	=	2,800.00	s.f.	+	0.5	1,400	
					TOTAL ALL BUILDINGS				30,627	SF

Construction History

1994 Original Construction	18,781 s.f.
1999 Addition	17,733 s.f.
Building Area	36,514 s.f.

LA CONNER MIDDLE SCHOOL

General Building Description

The middle school is a one story building originally constructed in 1993 with an addition in 1999. This is the District's newest facility and has been well maintained.

Site

Vehicular and pedestrian traffic enters the site off Sixth Street. There is a separate bus loop for loading and unloading. The bus loop appears to be adequately sized to accommodate efficient drop-off and pick up of the student population of the Middle School. Parking consists of 50 standard parking spaces and three handicap accessible stalls which meets current accessible parking space requirements. All sidewalks and pedestrian routes are in good condition. A paved emergency access surrounds the entire building. Overall the exterior site is in good condition and no apparent deficiencies were observed.

Building Envelope

Siding consists of brick veneer, painted lap siding up to the head of the windows, and painted panelized cedar siding. All siding appears to be in decent condition. The windows are aluminum with integral window blinds. Operable casement windows were provided in most spaces allowing for natural ventilation when desired. Exterior doors and frames are painted hollow metal. The exterior of the building has been well maintained and no significant issues were noted.

The roofing consists of asphalt composition shingles on 2 layers of 15# building paper on T&G OSB sheathing over TJI's. The roof slope is 4/12. Translucent panel skylights are provided at eight locations. Painted ABS downspouts are connected to continuous sheet metal gutters. Roofing appears to be original which puts it approximately 50% through its useful life. With proper care and maintenance it should last another 15 years. No signs of roof leaks were noted.

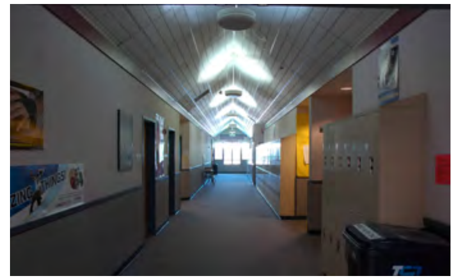
Structure

Single story, wood frame construction supported on auger cast concrete piles and a perimeter grade beam foundation. The floor is of wood frame construction with a concrete topping slab over a crawl space. Floor height is set based upon the flood plain (generally understood to be 8-ft. above sea level). Roof and mechanical mezzanine framing consists of I-joists, glu-lam beams, and plywood sheathing supported by tube steel columns and wood stud walls. The roof framing for the Gym and Music Platform consists of steel joists, steel girders and metal decking. No signs of structural distress, structural deterioration or differential settlement were observed. The building appears to be in good structural repair.

Multipurpose

Classroom

Corridor



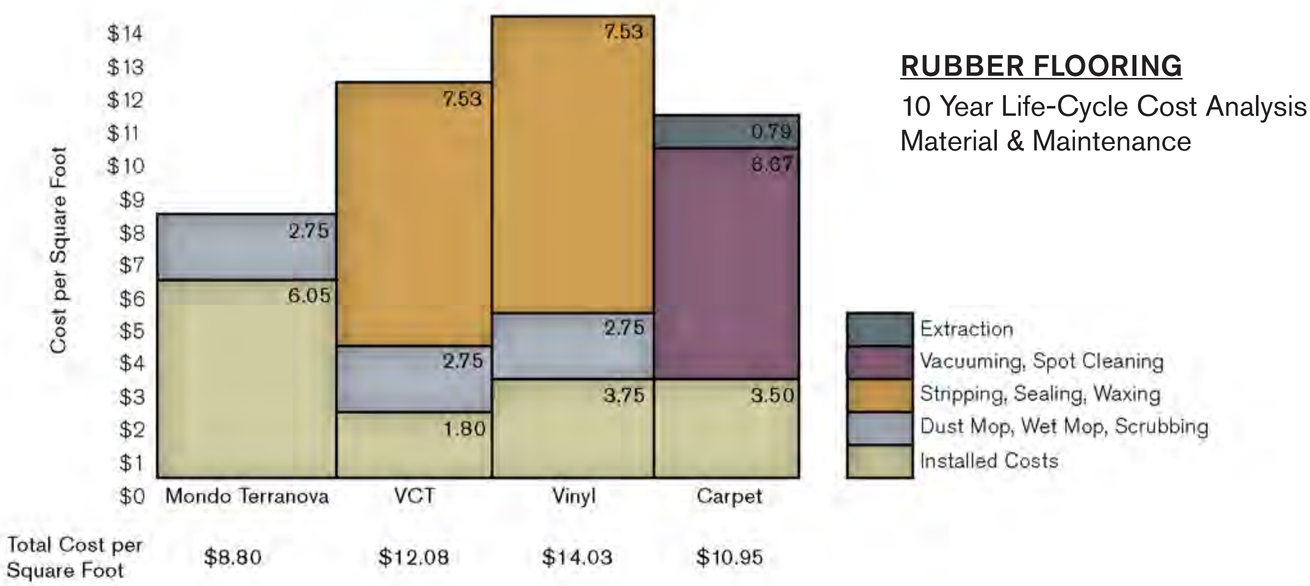
Thermal Envelope

The school is insulated with R-19 batt insulation at the floor, R-19 batt insulation at the exterior walls, and R-30 batt insulation at the roof with the exception of the Gym/Music Platform roof which has 5" of rigid insulation over the metal roof deck providing and estimated R-30. All windows are insulated double pane aluminum providing adequate thermal performance. The thermal envelope of this building is appropriate and should continue to perform efficiently.

Interior Finishes

Predominant interior finishes include carpeted or vinyl composition tile floors, vinyl wall covering on gypsum board, impact resistant vinyl wainscot at the corridors, and suspended acoustical ceilings. Casework is plastic laminate and appears satisfactory for programmed use. All finishes have been well maintained.

> *Replacement of vinyl composition tile (VCT) flooring with a rubber flooring product will eliminate the need for waxing thereby reducing annual maintenance time and expense. This also has the benefit of improving indoor air quality by eliminating the VOC's that go along with waxing. The existing middle school has approximately 6,500 square feet of VCT. Based on the graph below, it is estimated that replacement could save $5,000 per year in maintenance costs which would realize a material payback within 8 – 9 years.*



* All costs/data calculated in present year's value and excludes depreciation.
Cleaning times based on '540 Cleaning Times, 2009
Published by International Sanitary Supply Association (ISSA)

Renewable Power

The middle school does have south facing roofs for photovoltaic power and likely the best site for ON CAMPUS AT THIS TIMEsolar installation. Careful design consideration should be given to roof attachment to maintain weather tightness and allow for re-roofing when needed. Payback is anticipated to be over 30 years but integration of a solar array will immediately reduce annual energy consumption. Again, the main issue is that the roof will need to be replaced in the next fifteen (15) years and this may be complicated if solar panels are added to the roof at this time.

The gas fired air handling units and the DX cooling equipment for the classroom wing is AT the end of its anticipated 15 year life and the equipment will need to be replaced. If air conditioning is to be kept at the middle school there is more energy conservative and reduced maintenance systems available. A higher first cost, but the most economical replacement system to operate, would be to install a geothermal water to water heat pump system utilizing displacement ventilation for significant energy savings.

> *Consider further investigation in planning for replacement of the classroom wing's gas fired air handling units and DX cooling equipment with a geothermal water to water heat pump system for energy savings.*

Program Assessment

The existing middle school is laid out in a traditional double loaded corridor configuration with the main entry/commons in the center of the educational wing. The far west end of the building contains the multipurpose room and kitchen. The facility is well laid out and no apparent program deficiencies were noted.

Expansion Options

The sketch below indicates the potential to add four (4) classrooms to the current middle school as well as possible expansion of the commons to the north. Should enrollment increase, or the need arise to add specialty programs, these areas are believed to be the most cost effective areas for expansion at this facility.

> POSSIBLE EXPANSION OPTIONS

Water and Sewer Systems

DOMESTIC WATER

The domestic water and sewer systems appear to be working satisfactorily.

TOILETS AND SINKS

The toilet room fixtures appear to be working satisfactorily. All flush valves should be replaced with proximity sensing valves or manual two-level flush valves. All lavatory faucets, traps, supplies, and stop valves should be replaced.

> *Replace all toilet flush valves with proximity sensing valves or manual two-level flush valves.*
> *All lavatory faucets, traps, supplies, and stop valves should be replaced.*

HVAC Systems

1994 BUILDING

The HVAC system for the original middle school classroom wing is based on a Carrier Company Variable Volume Variable Temperature (VVVT) system consisting of four (4) air handling units (AHU), four (4) air cooled condensing units, and twenty-seven (27) VVVT units. According to the "Whitestone Research Company Building and Repair Cost Reference Manual", the anticipated useful life of a VVVT unit is 15-years. The current middle school system is in its seventeenth year of operation. The duct system utilized is fiberboard which can crack and break and also relies on taped joints to seal and connect the fiberboard together. It is recommended that the District plan for replacement of the existing HVAC system in the 1994 wing as the control components (actuators, gears, contacts, sensors, etc.) will begin to fail. It is recommended that the District replace this system with two condensing boilers (located in the attic space) providing hydronic heat to a variable air volume (VAV) units that will provide better heat and cooling of the spaces, are more energy efficient, and require less maintenance. As part of the system replacement, the fiberboard ducts should also be replaced with sheet metal ductwork.

If air conditioning is to be kept for the Middle School, there are more energy conservative and reduced maintenance systems than the old VVVT systems. This would be an opportunity to install a geothermal water to water heat pump system or other high efficiency HVAC system utilizing displacement ventilation, perimeter finned pipe heating and chilled beams for cooling. The high ceilings in classrooms will work well with the displacement ventilation system.

There are continuing maintenance issues with keeping rooms warm. The location and size of supply diffusers is critical in maintaining a good mixing ventilation system in proper operation for heating and cooling. With VVVT operation, the diffusers are hard to size for both heating and cooling air flows and be effective. With the sloped ceilings and supply diffusers at low flow for heating, the heat stratifies to the upper portion of the room, not getting down to the floor level where the students are. It is recommended to use a true VAU system with fan powered VAU boxes and condensing boilers for hydronic heat. There would be a new air cooled condensing unit to provide mechanical cooling.

> *Replace 1994 gas fired AHU, Dx cooling, VVVT, and fiberboard duct systems with VAV, AHD, fan-powered VAV units, and condensing boilers for heating.*
> *DDC Control Upgrades*

HVAC Systems (cont'd)

1999 ADDITION

Three (3) classrooms and the Music Platform have individual gas fired AHUs in the attic space above. These units are currently operating acceptably, but are prone to problems requiring additional staff time. The units have a dedicated air cooled condensing unit connected to the cooling coil. The condensing units have a 15 - 18 year life. It is recommended that this system be replaced with new equipment for the heating and ventilation systems.

The Gym has one (1) gas heat AHU that serves the space. There is not a CO2 monitoring system to modulate the outside air based on occupancy (demand ventilation (DV)). It is recommended to add CO2 demand ventilation control to minimize the outside air intake to accommodate the actual occupancy at any time. The systems should be air balanced and retro commissioned before being put back into service.

> *It is recommended to add CO2 demand ventilation control to minimize the outside air intake to accommodate the actual occupancy at any time.*
> *The systems should be air balanced and retro commissioned before being put back into service.*

Control System

The existing DDC system is an Alerton Ibex system that will be supported by the manufacturer for a limited time, approximately two years. ATS recommends that the existing DDC system be upgraded to a BacNET system. This new system can communicate with the older Ibex version controllers through an interface card. Any existing Ibex control features in place will remain operable through the new head end system. ATS recommends that any replacement equipment or new system equipment be fitted with the current BacNET compatible control panels and actuators. All air systems will need to be balanced to design valves and retro commissioned to verify components are operating correctly.

> *Upgrade existing control system to a new Alerton BacNET DDC system and retro commission air systems to verify components are operating correctly.*

Fire Protection & Sprinklers

The building is fully wet fire sprinkler protected.

Power

SERVICE

The building is served via a 800 Amp, 480Y/277 Volt, 3 phase, 4 wire service terminating in a Square D Switchboard. Service appears in good condition.

> *Surge protection could be added to give further protection from lighting strikes.*

DISTRIBUTION

Panels are around the facility of varying vintage but mostly newer.

> *Surge protection is recommended to be added for equipment protection.*

BRANCH POWER

Existing areas have power throughout most spaces.

RENEWABLE POWER

The middle school does have south facing roofs for photovoltaic power and likely the best site for solar installation.

EMERGENCY POWER SYSTEM

The existing building is served via an inverter, located in the electrical room. Most areas comply with code, though some do not meet current codes.

> *Batteries if retained require annual testing and typically require battery replacement every 5-8 years.*

Lighting Analysis

FIXTURES AND ENERGY USE

In general, the middle school is equipped with T8 fixtures with parabolic louvers and acrylic lenses with 3 lamps. These fixtures are not energy efficient and do not comply with current codes for energy use nor glare control for computer spaces. The lobby has indirect metal halide fixtures and is poorly lit. Site lighting is with HID shoebox cutoff fixtures and building lighting a combination of HID and fluorescent.

> *Classrooms could be replaced with modern high efficiency 2 lamp fixtures for a 1/3 energy savings.*
> *The lobby could be replaced with high efficiency fluorescent fixtures for a considerable energy savings.*
> *The site and building lighting could be replaced with new LED fixtures with motion sensors. This allows the fixture to be operated at minimal levels, using very little energy at night and only turn on to full brightness when motion is detected.*

Lighting Analysis (cont'd)

LIGHTING CONTROLS

Occupancy sensors are provided in the classrooms. Other spaces do not.

> *The base recommendation would be to add stand alone occupancy sensors to non classrooms.*
> *Daylighting controls could also be provided but do provide a dramatic light level reduction if dimming is not used.*
> *If the district wishes a higher level of control and smart lighting control system can be provided. This system is completely programmable and has remote access. The district, for example could program occupancy sensors to not turn on lights unless the switch is also used or could turn lights on to only 50% to gain additional energy savings.*

Telephone and Data Systems Analysis

BUILDING SERVICES

The building is equipped with an MDF and an IDF. MDF is fed from the high school.

CABLING INFRASTRUCTURE

The existing building has Category 5 and 5E cabling with minimal drops in the building.

> *As speeds increase and computers become more prevalent higher speed data drops are going to be needed. In addition the district should consider supplementing the wired infrastructure with wireless, which requires wired drops around the building.*
> *Category 5 is technically good for 100 Mbps, Category 5E is good for 1Gbps. New Category 6A Cabling is good for 10 Gbps and a new 40 Gbps standard is soon to be approved. Higher speed data cabling will be required in the future.*

EQUIPMENT

The building is served via a Panasonic telephone system with voice mail from the high school.

Communications System Analysis

INTERCOM/CLOCK

The building is served via a combined Telecor Intercom System. The system is in the administration and appears functional.

> *Intercom/Clock systems are converting to IP protocol. This can take place by putting an Ethernet card in the head end and remaining with traditional intercom systems downstream. This allows for district all call and accessing the system via the internet.*
> *The second option to consider is to provide a complete IP intercom system. Each speaker is assigned an IP address and can be remotely controlled and programmed.*
> *Newer clock systems are wireless if the district wants the flexibility to move clocks around rooms.*

Communications System Analysis (cont'd)

TELEVISION SYSTEM ANALYSIS

The building is equipped with coaxial cable and amplification.

> *If TV is still used a migration to a streaming video platform should be considered. In this system a few cable channels are selected and converted to a digital signal and streamed across the data network. This allows the teacher to have full control of content on their machine. It also greatly minimizes the AV control systems for rooms.*

AUDIO VISUAL SYSTEM ANALYSIS

Most rooms are equipped with projectors connected to the teacher's computer.

> *Sound systems are recommended in classrooms. This would consist of amplifier, overhead speakers, wireless microphone. This serves as the amplification for the teacher and projector.*
> *Further upgrades would include an AV control system*

Electronic Safety and Security

FIRE ALARM

The building is equipped with a Faraday MPC-2000 fire alarm system. Faraday parts are no longer easily found and the system is not addressable. Vocational Building is equipped with a Faraday MPC-2000 fire alarm system. Faraday parts are no longer easily found and the system is not addressable.

> *A new full addressable fire alarm system is recommended with ADA compliant notification. System requirements will vary depending on sprinkler coverage.*

VIDEO SURVEILLANCE

The building is equipped with a DVR and coaxial based camera system in the MDF. The system seems in satisfactory condition but has a very small viewing screen.

> *Nothing is immediately required but the district should consider upgrading to an IP based Megapixel system. Megapixel systems have a much wider range of view and allow schools with limited security personnel to cover much more of a building from fewer cameras.*

SECURITY/ACCESS CONTROL

The main and vocational buildings are equipped with a Sonitrol security system with door contacts. No access control was noted.

> *District may want to consider access control with card readers on exterior doors to limit keys.*

Summary of Recommendations - La Conner Middle School

RECOMMENDED ITEMS

ARCHITECTURAL

Architecturally, the La Conner Middle School is in good condition. Refer to the Facility Assessment Report for options to expand the existing school facility if program requirements or enrollment growth necessitate an expansion of this facility. No additional information was found suggesting architectural improvements at this time.

MECHANICAL

Replace 1994 HVAC System **Estimated $907,900**

The HVAC system for the original middle school classroom wing is based on a Carrier Company Variable Volume Variable Temperature (VVVT) system consisting of four (4) air handling units (AHU), four (4) air cooled condensing units, and twenty-seven (27) VVVT units. According to the "Whitestone Research Company Building and Repair Cost Reference Manual", the anticipated useful life of a VVVT unit is 15-years. The current middle school system is in its seventeenth year of operation. The duct system utilized is fiberboard which can crack and break and also relies on taped joints to seal and connect the fiberboard together. It is recommended that the District plan for replacement of the existing HVAC system in the 1994 wing as the control components (actuators, gears, contacts, sensors, etc.) will begin to fail. It is recommended that the District replace this system with two condensing boilers (located in the attic space) providing hydronic heat to a variable air volume (VAV) units that will provide better heat and cooling of the spaces, are more energy efficient, and require less maintenance. As part of the system replacement, the fiberboard ducts should also be replaced with sheet metal ductwork.

Demolition of existing HVAC System	Lump sum =	$40,000
Add hydronic heat system, boilers, pumps, piping	Lump sum =	$101,200
AHU replacement	18,000CFM @ $9.00/CFM =	$162,000
Replace the VVVT units with VAV units	7 units @ $2,160ea =	$36,700
Replace air cooled condensing units	4 each @ $11,000/ea =	$44,000
Replace fiberboard ducts with sheet metal ducts	18,000 CFM @ 7.80/CFM =	$140,400
DDC Controls	36,513 SF @ $7.80/sf =	$284,000
Test and Balance	36,513 SF @ $0.96/sf =	$35,000
Commissioning	36,513 SF @ $1.20/sf =	$43,800
Electrical	Lump sum =	$20,000

Summary of Recommendations - La Conner Middle School

MECHANICAL (cont'd)

Replace 1999 HVAC System & Balance the Multipurpose AHU **Estimated $120,000**

Four gas fired air handling units (AHU) serve the two classrooms, music platform, and the corridor at the north end of the 1999 addition. The units have a dedicated air cooled condensing unit connected to the cooling coil. According to the "Whitestone Research Company Building and Repair Cost Reference Manual", the anticipated useful life of a these units is 15-years. These units are in their twelfth year of operation and should be replaced within the next few years.

The Multipurpose Room is served by one large air handling unit and appears to be operating satisfactory. It is recommended that this unit be air balanced and "retro-commissioned" (given a tune-up) to prolong the life of the system and to verify everything is working efficiently.

Add CO2 Demand Ventilation to Multipurpose Room for Energy Savings **Estimated $2,400**

The Multipurpose Room does not have a CO2 monitoring system to modulate the outside air based on occupancy. It is recommended that this be added to control outside air intake based on occupancy of the space at any given time. This will provide an energy savings to the District and prolong the life of the mechanical equipment.

Add CO2 vent control to Multipurpose Room HVAC System		
	Lump sum	$2,400

Replace the existing Hot Water Heaters **Estimated $25,200**

The existing gas-fired domestic hot water heaters are at the end of their anticipated life and should be replaced.

Replacement of the domestic hot water heaters	6 units @ $4,200/ea =	$25,200

ELECTRICAL

Add Surge Protection **Estimated $5,000**

It is recommended that surge protection be added to the buildings primary service to protect from lightning strikes. Surge protection should also be added at the existing electrical panels for equipment protection.

Lighting Upgrades for Energy Savings **Estimated $85,000**

The existing light fixtures in the middle school are not energy efficient and do not comply with current codes for energy use nor glare control for computer spaces. The district could see a substantial energy savings by replacing the fixtures with modern high efficiency fixtures. In many cases the connected installed lighting wattage could be lowered by 30% while maintaining adequate lighting levels.

A recent example where this has been done was at a 90,000 square foot middle school (three times the size of La Conner Middle School). A cost of $250,000 was allocated to replacement of the existing lighting with more energy efficient lighting. This provided the district a savings of approximately $17,000 per year in energy usage. At the end of the project, PSE rebated the district 30% of the cost ($75,000). Taking this example and dividing the figures by one-third to account for size, it is estimated that switching out the light fixtures at La Conner Middle School would cost $85,000 and provide an annual energy savings of approximately $5,600 per year. Obtaining a grant from PSE (District must front-fund the project) is expected to rebate the district for as much as $25,000 to the cost of the project. It is anticipated that the scope of a project such as this will provide a 10-year payback.

Fire Alarm System **Estimated $30,000**

The building is equipped with a Farady MPC-200 fire alarm system. Faraday parts are no longer easily found and the system is not addressable. A new fully addressable fire alarm system is recommended with ADA compliant notification. This will entail replacing the head-end and all indicating devises. It is assumed that the original wiring can be reused.

Summary of Recommendations - La Conner Middle School

OTHER CONSIDERATIONS

MECHANICAL

Plumbing Fixture Upgrades **Estimated $70,500**

Replace flush valves, faucets, p-traps, supplies and stop valves to eliminate continued maintenance and extend the service life of the plumbing fixtures. District maintenance reports that the most current issues revolve around the flush valve sensing units.

Remove and replace flush valves on water closets and urinals		
	25 units @ $720/ea =	$18,000
Remove and replace lavatory faucets, p-traps, supplies and stop valves		
	9 units @ $1,320/ea =	$11,880
Remove and replace countertop sink faucets, p-traps, supplies and stop valves		
	28 units @ $1,320/ea =	$37,000
Remove and replace mop sink faucets		
	4 units @ $900/ea =	$3,600

ELECTRICAL

Telephone and Data Systems

Systems appear adequate to serve the facility. All systems could be upgraded for faster and more reliable service but it is recommended that this be done as part of planning for a District-wide technology upgrade.

Intercom/Clock Systems

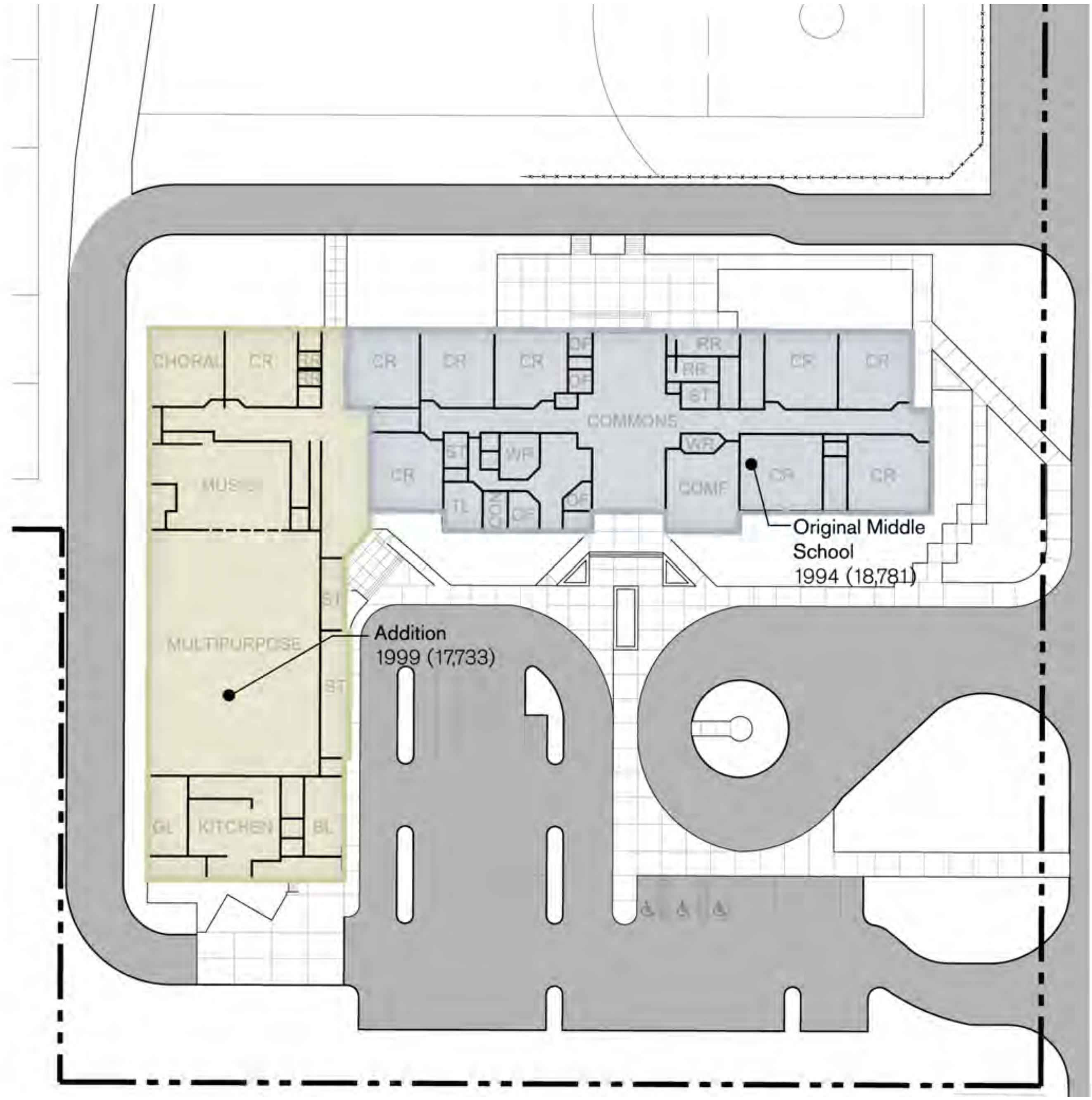
The intercom system could be converted to accept an IP protocol by including an Ethernet card in the head-end system. This would allow remote paging and remote maintenance. As an example, an emergency announcement could be made from any telephone (say from the district administration building, provided the user had the password) to the entire middle school. The cost of this is estimated to be $5,000 per facility.

Television System & Audio Visual System

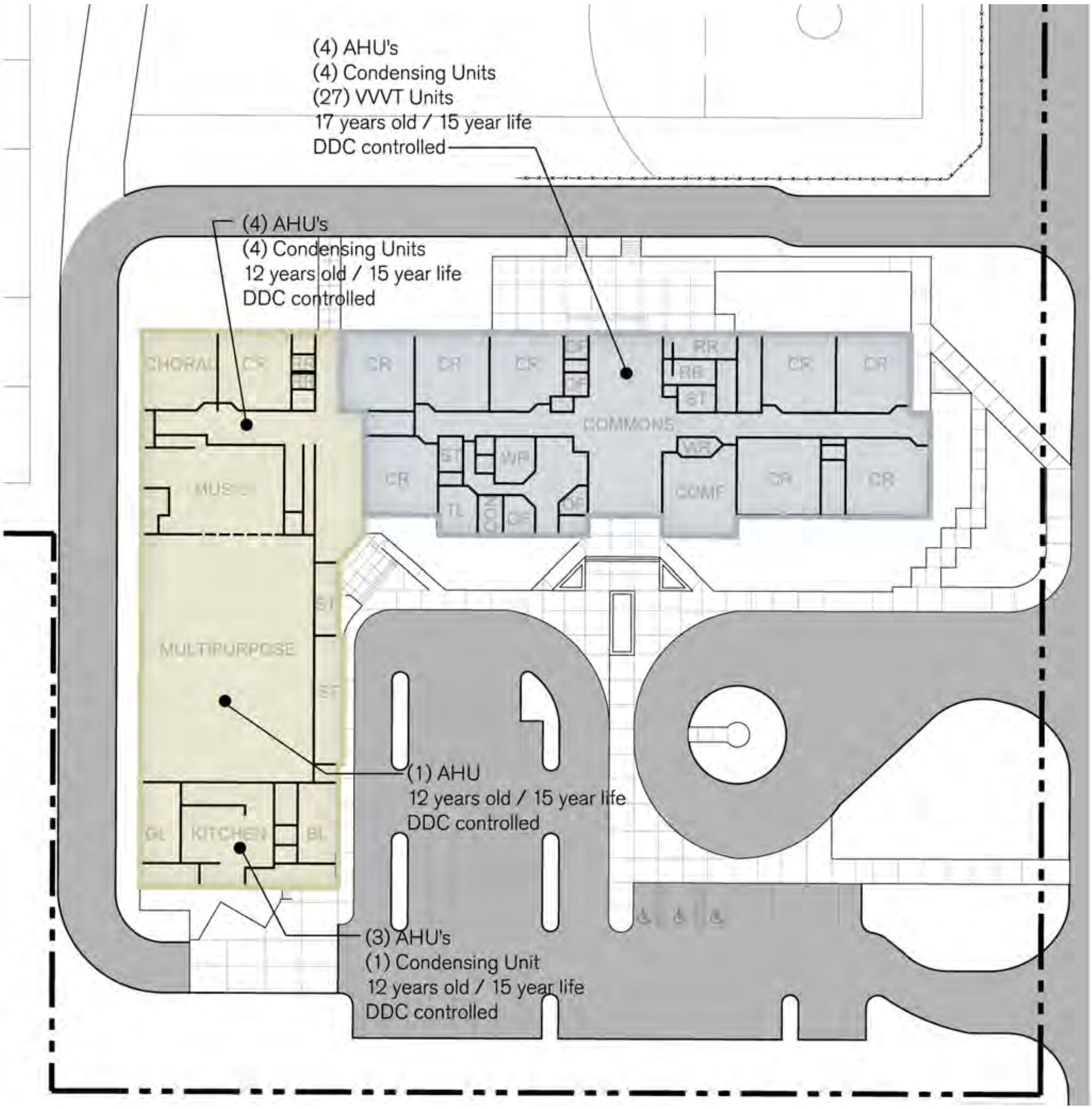
Incorporation of technological educational systems such as a streaming video system, classroom speakers and wireless microphones, and automated A/V controls could be incorporated into the classroom. The estimated cost of incorporation for the middle school would be between $70,000 and $90,000.

Video Surveillance and Security Access Control

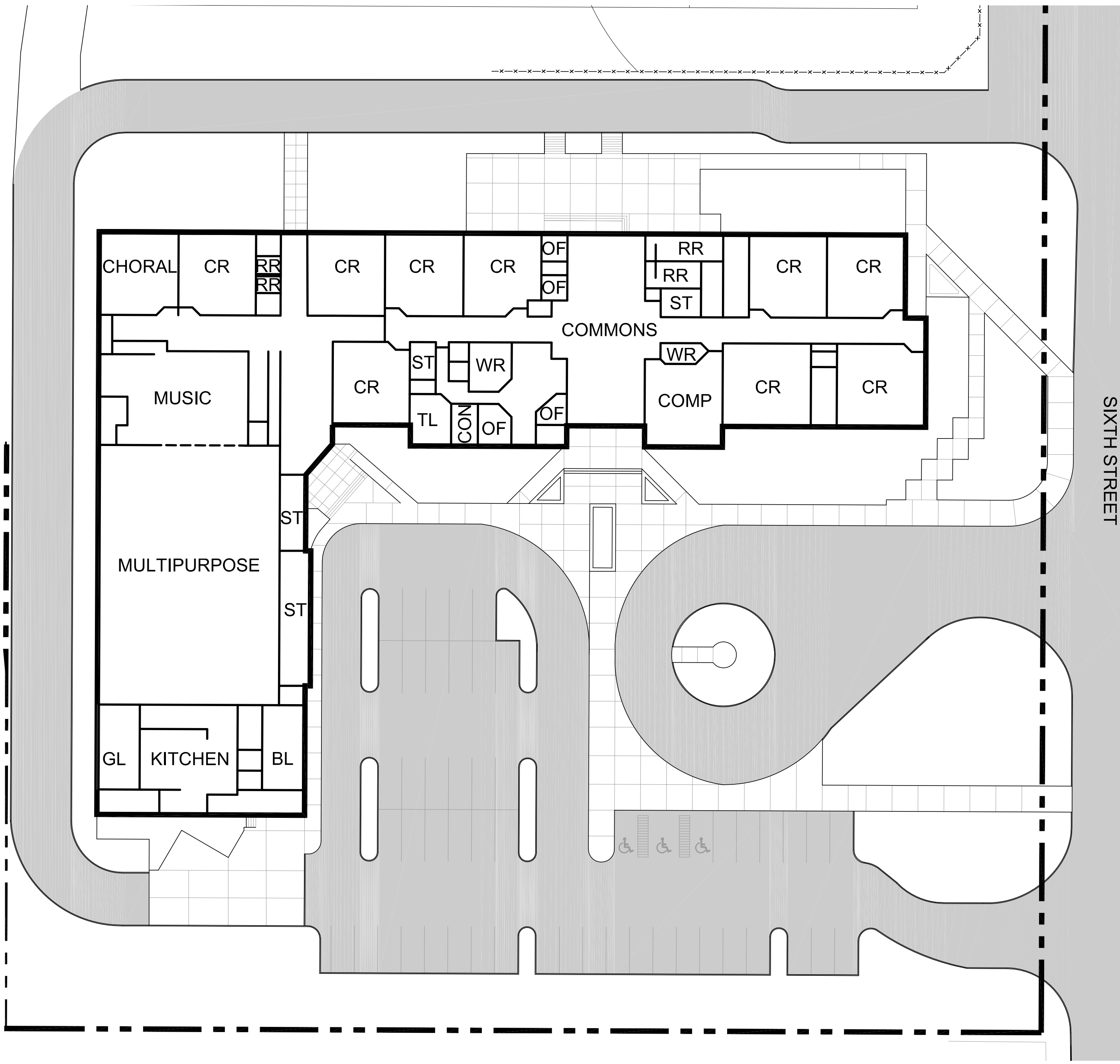
Nothing is immediately required but the district should consider upgrading to an IP based megapixel system which has a much wider range of view and requires fewer cameras. The district may also want to consider access control of exterior doors with card readers to limit management of keys. Incorporation of card readers cost approximately $5,000 per door.



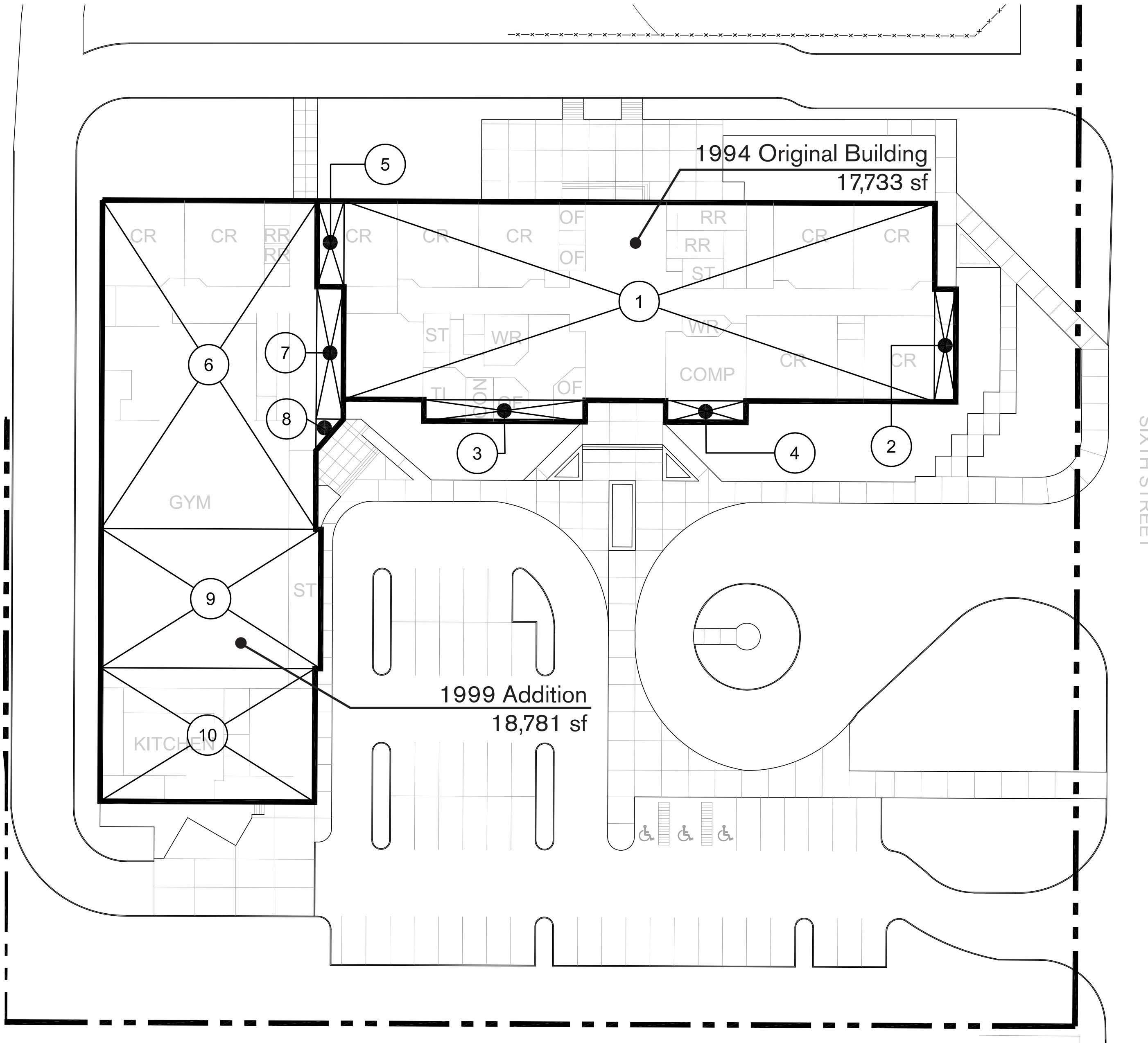
> CONSTRUCTION DATES


(4) AHU's
(4) Condensing Units
(27) VVVT Units
17 years old / 15 year life
DDC controlled
(4) AHU's
(4) Condensing Units
12 years old / 15 year life
DDC controlled
CHORAL
CR
MUSIC
MULTIPURPOSE
ST
KITCHEN
GL
BL
COMMONS
WR
TL
COMF
(1) AHU
12 years old / 15 year life
DDC controlled
(3) AHU's
(1) Condensing Unit
12 years old / 15 year life
DDC controlled

> HVAC SYSTEM



> LA CONNER MIDDLE SCHOOL



> LA CONNER MIDDLE SCHOOL

Area	Length		Width		Area	Add/ Subtr.	Factor	Totals
Middle School	1994							17,733 SF
1	74.00	x	220.50	=	16,317.00 s.f.	+	1	16,317
2	8.00	x	42.50	=	340.00 s.f.	+	1	340
3	8.00	x	60.50	=	484.00 s.f.	+	1	484
4	8.00	x	30.50	=	244.00 s.f.	+	1	244
5	32.00	x	10.87	=	347.84 s.f.	+	1	348
Addition	1999							18,781 SF
6	122.50	x	80.00	=	9,800.00 s.f.	+	1	9,800
7	61.25	x	10.00	=	612.50 s.f.	+	1	613
8	10.00	x	12.00	=	120.00 s.f.	+	1	120
9	52.00	x	82.00	=	4,264.00 s.f.	+	1	4,264
10	49.80	x	80.00	=	3,984.00 s.f.	+	1	3,984

TOTAL ALL BUILDINGS	36,514 SF

Construction History

1974 Original Construction	22,555 s.f.
1984 Landy James Addition	15,695 s.f.
1996 Addition	4,839 s.f.
1999 Addition/Infill	3,733 s.f.
Building Area	46,822 s.f.

LA CONNER HIGH SCHOOL

General Building Description

The original high school building was constructed in 1974 as a round, single story building. The main floor is approximately 5-feet above grade. The building has an exterior cantilevered and covered walkway that originally surrounded the entire building. The roof rises from the perimeter at a gentle one-and-twelve slope then increases to a four-and-twelve slope up to an ornate cupola at the center of the facility.

In 1984 the Landy James Sports Center building was constructed to fill the need of a competition gymnasium with locker rooms and a weight room. This was located north of the existing high school as a separate building.

A three classroom and restroom addition was added to the north side of the high school in 1996.

In 1999 the space between the 1996 classroom addition and the Landy James Sports Center was infilled to provide a science room and a biology classroom. A corridor now connects the main high school building with the Sports Center.

Site

The high school sits at the north end of the site. Bus drop-off and pick-up utilizes the same area as the elementary school which is directly to the south. Vehicular parking is accommodated in a large gravel parking lot to the north of the gymnasium. Sixth Street dead ends into this gravel parking lot.

In the future, it may be advantageous for the district to consider paving this lot to eliminate the on-going effort of maintaining the gravel surface. Paving with permanent striping could also make this lot more efficient.

The building has an exterior cantilevered and covered walkway that surrounds a majority of the building. The railing surrounding this walkway does not meet code as the gaps in the railing exceed the required maximum of four inches. The breezeway connecting the High School to the Elementary is made up of 3x3 tube steel supports with tongue and groove wood decking. Some of the decking members have been replaced and are in need of a protective finished coating.

> *Replace or infill the exterior railing around the perimeter of the exterior covered walkway to conform to current code.*

Building Envelope

The four phases of construction that make up the current high school are primarily of wood framed construction with horizontally lapped siding up to the soffits, where eaves and rake ends are finished with wood shingles. The low to flat sloped roof structure is predominantly wood framed with glu-laminated beams, with the exception being the steel joist and metal decked roof over the main gymnasium space.

The lap siding varies from real wood at the original round building and the Landy James Gymnasium, to oriented-strand-board lap siding at the 1996 addition and cement board lap siding at the 1999 addition (and now parts of the Landy James Facility – south side). High walls at the roof level of the Landy James building are finished with a stucco system and appear to be in good condition.

Exterior windows in the original round building are laminated 1/2" thick panes that are configured as vertical hung sliders adjacent to classroom doors. Exterior windows at the three additions are insulated, double-paned units. The low sloped roofing system is predominantly made up of a single-ply membrane roof. Exterior doors and door frames are predominantly hollow metal with double leaf doors being made of solid wood.

Structure

1974 BUILDING

The original 1974 one story, round high school building structure is supported by concrete grade beams and wood piles. The floor framing consists of 2x joists/glu-lam beams with plywood sheathing. The mezzanine framing consists of 2x joists/glu-lam beams with 2x T&G decking and plywood sheathing. The roof framing consists of glu-lam beams/girders with 2x T&G decking. The roof and mezzanine framing is supported by tube steel columns. The lateral force resisting system of the building consists of wood decking roof diaphragms and plywood sheathed floor diaphragms spanning to exterior plywood sheathed shear walls. The mezzanine consists of decking/plywood diaphragms spanning to gypsum sheathed shearwalls.

1984 LANDY JAMES ADDITION

In 1984 the Landy Sports Center was added as a separate building. This structure is supported by concrete grade beams and wood piles. The floor framing consists of I-joist/glu-lam beams with wood panel sheathing and concrete topping. The roof framing consists of steel open-web joists with metal decking or 2x12 framing/open web joists with wood panel sheathing at the roof level. The roof framing is supported by wood stud walls. The lateral force resisting system consists of wood panel sheathed floor diaphragm and plywood/metal deck roof diaphragms spanning to interior and exterior plywood or gypsum sheathed shear walls.

1996 ADDITION

An addition was added to the original high school in 1996. This structure is supported by concrete grade beams and augercast piles. The floor framing consists of I-joists/glu-lam beams with wood panel sheathing and concrete topping. The roof framing consists of I-joists with wood panel sheathing. The roof framing is supported by wood stud walls and tube steel columns. The lateral force resisting system consists of wood panel sheathed floor diaphragm and wood panel/metal deck roof diaphragms spanning to interior and exterior wood panel sheathed shear walls.

Structure (cont'd)

1999 INFILL

In 1999 the high school received an addition that infilled the space between 1996 addition and the Landy Sports Center making the two buildings into one contiguous facility. The infill structure is supported by concrete grade beam and augercast piles. The floor framing consists of I-joists/glu-lam beams with plywood sheathing and concrete topping. The mezzanine framing consists of I-joists/glu-lam beams and plywood sheathing. The roof framing consists of I-joists/glu-lam beams with plywood sheathing. The roof and mezzanine framing is supported by wood stud walls. The lateral force resisting system consists of wood panel sheathed floor and roof diaphragms spanning to interior and exterior wood panel sheathed shear walls.

No significant signs of structural distress or differential settling were observed at this facility. With the required increases of wind and seismic force design integrated by code in 2000, this building will not meet code requirements.

> *Concerns identified in the attached Structural evaluation Report relate to the buildings global lateral resisting system (wind and seismic) and details not consistent with current connection and diaphragm detailing. Any future renovations should include strengthening of the buildings lateral design.*

> *Surface rust was noted at the stair stringers at the back side of the original building. This should be removed and painted to prevent further deterioration*

> *Deterioration of the exterior wooden stair treads and stringers was noted at the front side of the gymnasium.*

> *The glu-laminated roof beams on the original 1974 building have exposed exterior ends. This end-grain soaks up moisture and promotes deterioration (rot) of the structural beam. This can be complicated to repair. Suggest covering ends with flashing to protect.*

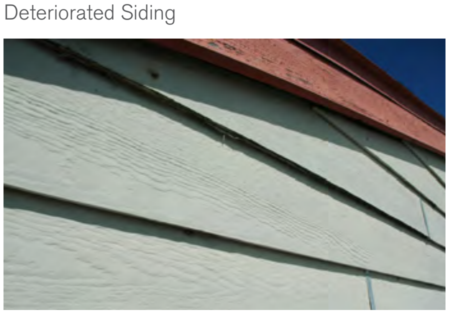
Thermal Envelope

The existing drawings indicate the original roof was built-up roofing over 1-1/2" rigid insulation. The current roofing is a single-ply membrane roof. It is unknown if additional insulation was added at the time of re-roofing. If the building is re-roofed in the future, additional insulation should be added (if necessary) to provide an R-38 insulation value for increased energy performance. The exterior walls are 2x6's with R-11 batt insulation. This is minimal insulation for today's standards and should be increased to R-19 for better energy performance where exterior walls are made accessible during a renovation.

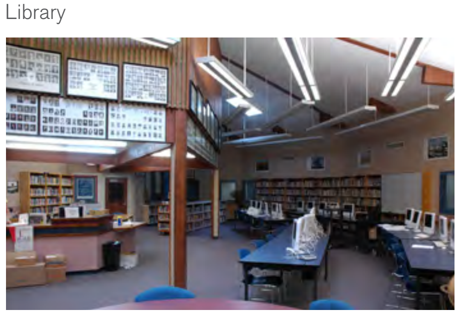
The exterior windows are poor thermal barriers. Constructed as a laminated 1/2" thick single pane, the existing windows perform better acoustically and are stronger than a single 1/4" pane, but the added thickness provides no additional thermal performance.

> *Any future renovation requiring opening of the exterior walls or replacement of the roofing should include adding additional insulation to the building envelope.*

Deteriorated Siding



Library



Classroom

Interior Finishes

The quality of the interior finishes varies from decent to poor. In general the sheet vinyl flooring and carpeting has some useful life left, but will need to be replaced within five to ten years. Interior wall finishes are similar in fit and finish, with clean vinyl wall covering, wood chair rails, and a plastic panel wainscot. Lockers throughout the phases of construction are in good condition with the exceptional cases in need of repair.

The casework throughout the original round building is of plywood construction with some solid maple casework in the older science rooms. For the most part, the casework appears to be functioning well, though it is worn and showing it's age. Casework in the nineties additions is still in good condition and with the plastic laminate finishes, still has a long service life left.

The gymnasium has a hardboard wainscot up to approximately 18 feet. This 1/4" thick material has worn well, but is damaged in areas, with water damage around the drinking fountain and cuspidor. The metal roof deck in the gymnasium is covered with a sprayed-on fireproofing that is adhered well and does not appear to be coming down. The acoustics of the gymnasium are extremely lively and would benefit from acoustical treatments. The current reverb in this room is upwards of three seconds.

Renewable Power

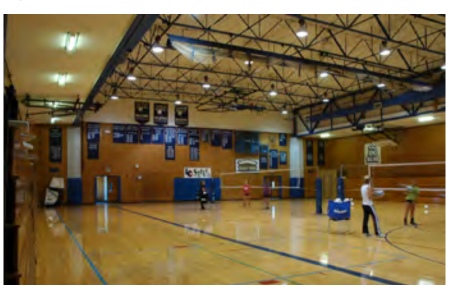
The high school in its current configuration has limited south facing roof area for photovoltaic power. A small solar array could be added to the roof for educational purposes, but the limited area would provide minimal supplemental alternative power for the facility.

Program Assessment

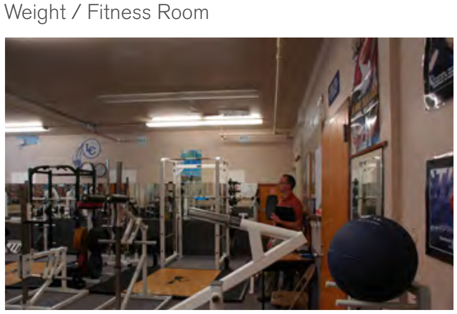
Although the facility does not have the amenities of a modern high school, the program and educational delivery system have adapted to the outdated building plan. The science programs are partially departmentalized with the 1999 Addition, with the rest of the programs indistinctly grouped by grade level. The basic organizational scheme is that of a double-loaded corridor with minimal learning opportunities for non-traditional learning environments.

> *Review and development of an education program is strongly recommended to provide a vision for the future of educational delivery at the High School.*
> *Grade level houses or departmental models should be considered so that the building may facilitate collaborative teaching and learning by department or grade level.*
> *A High School Commons is needed; this would create a social infrastructure, promoting school identity and community.*
> *Layering of educational spaces with varying thresholds creates opportunities for learning to occur inside, outside, and around the classroom. Connections of the classrooms to outdoor educational areas also promote taking the education outside of the four walls of the classroom.*

Gymnasium



Weight / Fitness Room



Gymnasium

Expansion Options

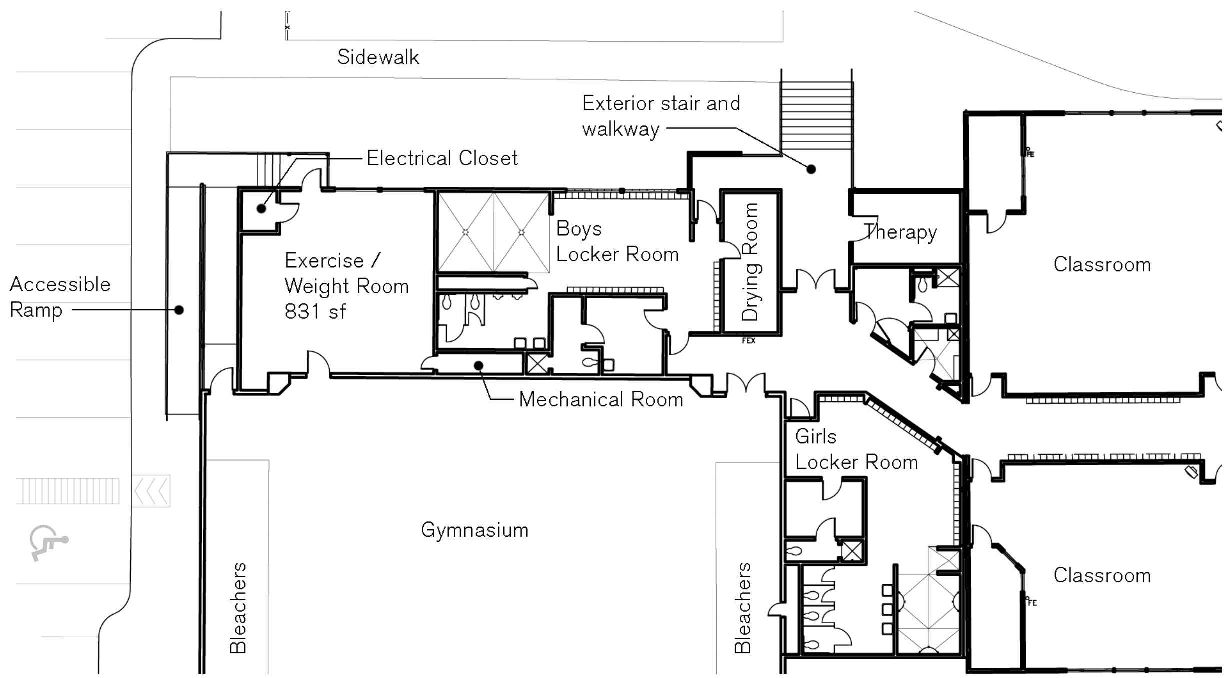
The Landy James Gymnasium is a strong building block upon which to organize a new facility around. The original, round structure has limiting potential for a future renovation. Portions of the 90's addition may be future compatible as long as they fit with the new organizational scheme. A new high school building could be anchored to the north side of the existing gymnasium and built over the existing gravel parking lot.

> *Review and development of an education program is strongly recommended to provide a vision for the future of educational delivery at the High School.*

Expansion of the existing Fitness Room was noted as a higher priority by the District. The current space is approximately 831 square feet. It is currently at capacity and does not have the area needed to accommodate a modern Fitness/weight Training Program.

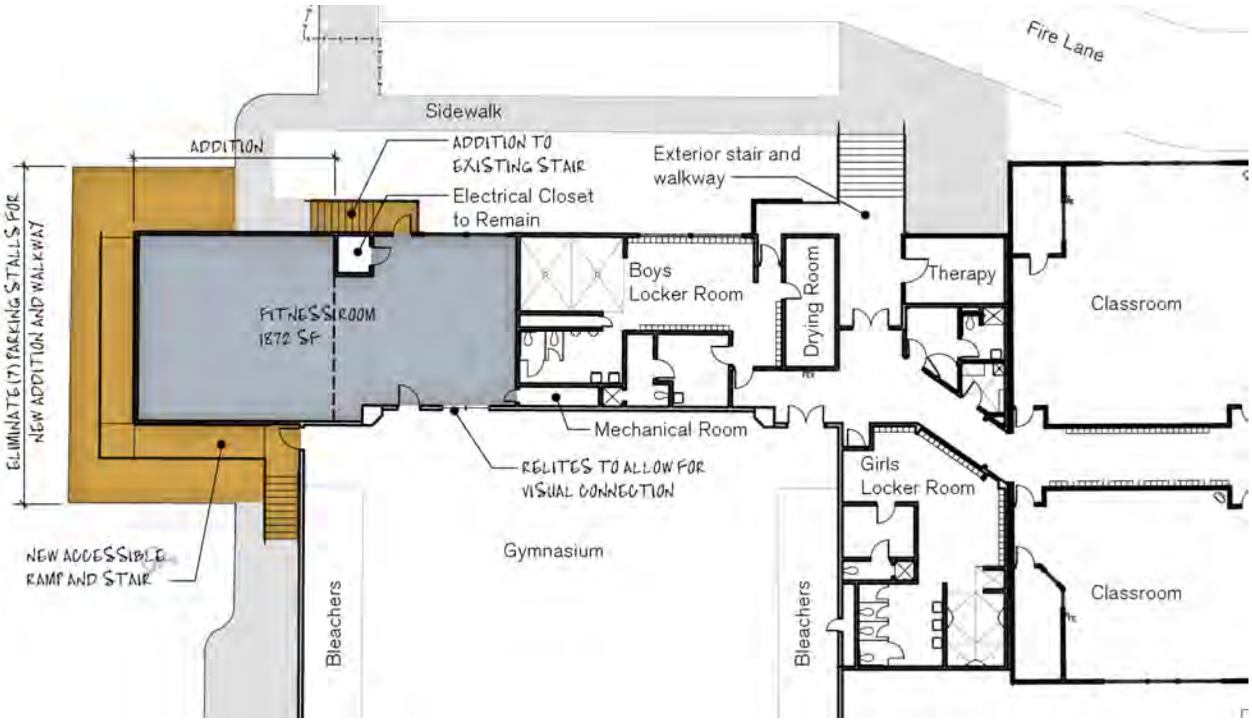
> *Area onsite is available to accommodate an expansion of the Fitness Room to the north or to the east. Refer to Options A, B, and C for additional information.*

Expansion Options

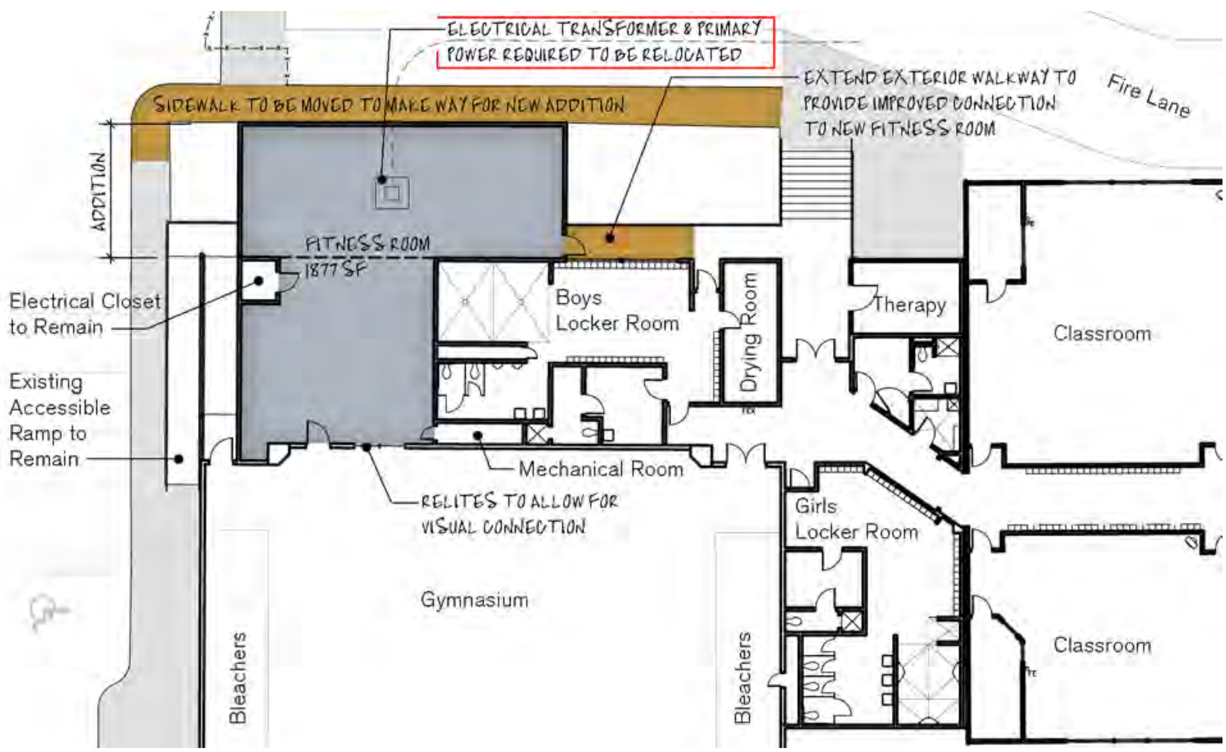


> EXISTING CONDITIONS

Expansion Options (cont'd)

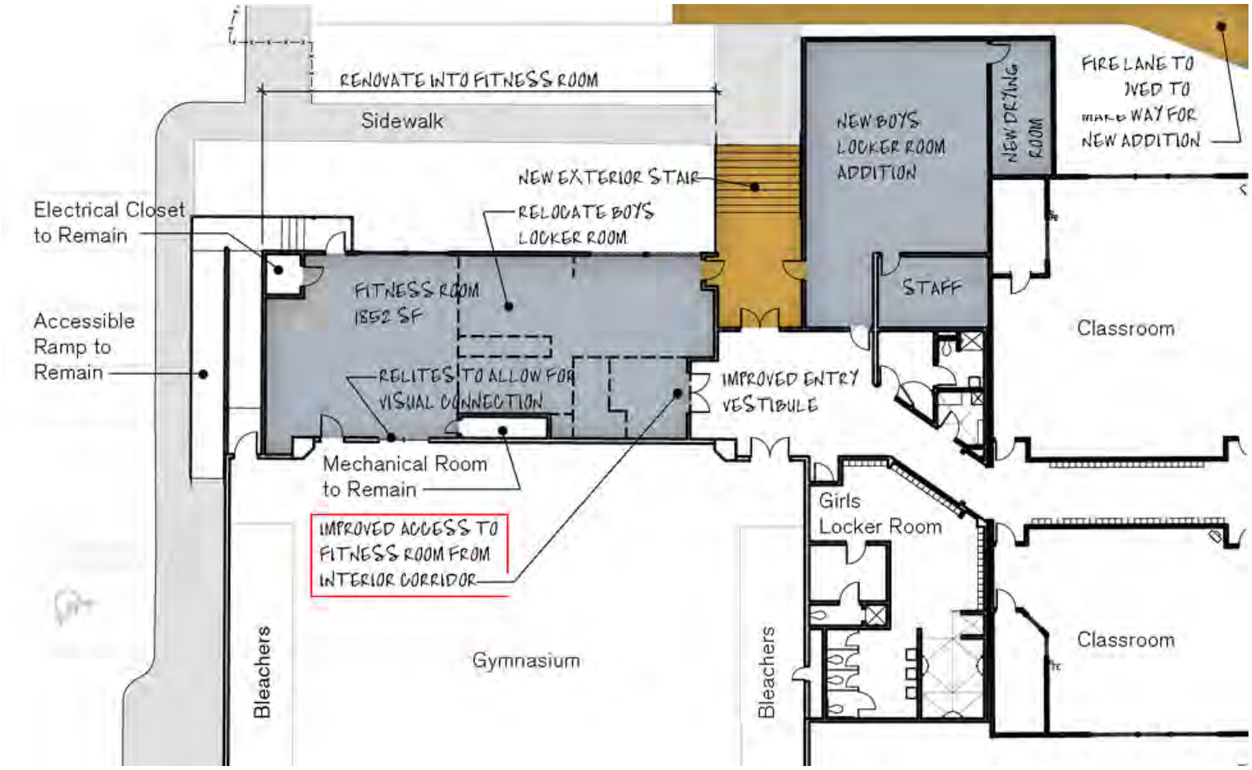


> OPTION A



> OPTION B

Expansion Options (cont'd)



> OPTION C

Water and Sewer Systems

DOMESTIC WATER

The original round portion of the High School was built in 1974 with portions of the building getting additions and modernizations in 1984, 1996, and 1999. The plumbing and piping systems are mostly original but reported to be in satisfactory condition. The gas fired domestic water heater installed in the 1995 renovation project is at the end of its anticipated life and should be replaced.

> *Replace existing domestic water heater.*

TOILETS AND SINKS

Some toilet rooms have had proximity sensing flush valves at water closets and urinals, but the valves are old and problematic. These flush valves should be rebuilt or replaced. Other fixtures throughout the building should have proximity sensing flush valves installed. All lavatory faucets should be replaced with spring shut-off or proximity sensors to minimize water usage and be code compliant. Traps and supplies should also be replaced on all lavatories that were not upgraded in 1999. Handicap accessible lavatories need to have insulation added to the waste piping.

> *It is recommended that the toilet rooms that did not get upgraded fixtures in the 1999 project have the flush valves replaced on water closets and urinals and faucets, traps, and supplies replaced on lavatories.*
> *The lavatory faucets in the public toilet rooms should be replaced to have spring shut off or proximity sensors to minimize water usage and be code compliant.*
> *Add insulation to waste piping at all handicap accessible lavatories.*

HVAC Systems

1974 BUILDING

The round building portion HV system is the original 1974 constant volume air flow with zone duct coils for each classroom. The 1974 vintage air handling system (supply fan and return/relief fan) have had the motors and bearings replaced approximately ten years ago. The duct systems in the room that are lined are very dirty and damaged. The mechanical room is a mixing plenum for the outside air and return air from the building. This causes the space to be very dirty and dusty. Also observed is a large quantity of combustible material stored in the mixing plenum mechanical room. All control damper blades appear to be original and in need of repair. The Library is located under this mixing plenum mechanical room. There is substantial mechanical equipment noise radiating down through the mechanical room floor. This equipment has exceeded its useful life and should be replaced with equipment that meets current codes and is energy efficient.

The existing mixing plenum space also has combustible material stored in the mixing plenum. This is not code compliant. It is recommended that if no work is done on this system, all stored material is removed. If the stored material cannot be removed, all return air from classrooms and crawl spaces and outside air needs to be ducted to a closed mixing chamber at the AHU. In 1994, a galvanized steel duct system was installed in the crawl space. The return air system was adjusted to accommodate the room reconfiguration of that project. The duct system is reported to be functional and operating acceptably.

Each classroom served by the 1973 AHU has a duct heating coil served by a boiler in a very small mechanical room. If the AHU is renewed, it is recommended to replace the single boiler with two (2) new boilers at 60% size for some redundancy. The boilers could be condensing boilers for increased efficiency. With condensing boilers, the duct heating coils should be changed to larger coils to accommodate the lower temperature heating hot water (130F maximum). District maintenance reports that he existing boiler is in need of repair or replacement at this time.

HVAC Systems (cont'd)

1994 BUILDING

> *Replace the single boiler with two (2) new boilers at 60% size for some redundancy.*
> *Provide a gas fired domestic hot water heater and revise the plumbing so the hot water can be removed from the heating boiler.*
> *The main heat and vent system for the building has exceeded its useful life and should be replaced with equipment that meets current codes and is energy efficient.*

1984 LANDY JAMES BUILDING

The original 1984 construction mechanical system is providing heating and ventilation to the Gym and Girl's and Boy's Locker Rooms. The AHU is a cabinet fan with an electric resistance heat preheating system. There are gas fired duct heating coils to provide heat for the Gym zone and each Locker Room zone. The Locker Rooms have heat exchangers to recover heat from the exhaust air when appropriate. The controls are old electronic controls with Alerton Ibex DDC overlay. The gas duct furnaces are showing signs of condensation in the heat exchangers and rust stains on the exterior of the cabinets. It is recommended that the gas fired duct furnaces be replaced with like kind in the same place. The AHU motor, fan drive sheaves, belts, and return air/outside air dampers should be replaced. The DDC controls should be updated to a new DDC system. All air systems should be balanced and the mechanical system commissioned.

> *Replace all gas fired duct furnaces.*
> *Replace the AHU motor and mixing dampers.*
> *Upgrade the DDC system.*

1996 ADDITION

The 1996 addition is served by four (4) rooftop gas fired heating/Dx Cooling units. These units have been in service for fifteen years. The anticipated life (Whitestone Building Maintenance and Repair) is fifteen years. These units are due to be replaced now.

> *Replace the four rooftop gas fired heating/Dx Cooling units serving the 1996 addition.*

1999 ADDITION INFILL

The 1999 Addition classrooms are served by gas fired AHUs installed in mechanical platforms above the classrooms. These units are functioning adequately at this time. The gas furnace sections should be inspected to verify their condition and to check for cracks in the heating section. These units have approximately four years useful life remaining. The systems should be air balanced and retro commissioned before being put back into service.

> *It is recommended that the systems should be air balanced and retro commissioned before being put back into service.*

Control System

The existing DDC system is an Alerton Ibex system that will be supported by the manufacturer for a limited time, approximately two years. ATS recommends that the existing DDC system be upgraded to a BacNET system. This new system can communicate with the older Ibex version controllers through an interface card. Any existing Ibex control features in place will remain operable through the new head end system. ATS recommends that any replacement equipment or new system equipment be fitted with the current BacNET compatible control panels and actuators. All air systems will need to be balanced to design values and retro commissioned to verify components are operating correctly.

> *Upgrade existing control system to a new Alerton BacNET DDC system and retro commission air systems to verify components are operating correctly.*

Fire Protection and Sprinklers

The building is fully wet fire sprinkler protected.

Power

SERVICE

The building is served via a 400 Amp, 480Y/377 Volt, 3 phase, 4 wire service terminating in an ITE Switchboard with integral step down transformer to feed the older 120/240 Volt service. Landy James Gym is served to a Federal Pacific, FDP Series Distribution Panel. This panel is 400 Amp, 208Y/120 Volt, 3 phase, 4 wire. Vocational Building is served from a 600 Amp 208Y/120 Volt, 3 phase, 4 wire Distribution panel in good condition. No work expected. Stadium is served from panels in the old concession building.

> *The 400 Amps of capacity will not be adequate for any renovations, additions, or mechanical upgrades and the service would need to be replaced.*
> *Switchboard is older style and near end of useful life.*
> *Landy James service distribution panel is by a manufacturer that is no longer in business. This panel would be replaced in any significant renovation and is past expedited life.*
> *Vocational building appears acceptable.*
> *Stadium panels should be planned for replacement.*

DISTRIBUTION

Panels are around the facility of varying vintage. In general most panels are old and passed expected life and difficult to obtain parts. Vocational building panels are newer and in good condition.

> *Any renovation should replace panels with modern fault current rated panels. In addition a consolidated distribution system should be provided for ease of access to comply with NFPA 70E and surge protection added for equipment protection.*
> *Vocational building appears acceptable.*

BRANCH POWER

Existing areas have minimal power or surface retrofitted power. Vocational building has modern power.

> *Each classroom should have receptacles allowed to support the program and number of computers and/or laptop carts added to the facility.*

RENEWABLE POWER

The high school has limited south facing roofs for photovoltaic power. However there is space on the site if the district elects to proceed with solar panels. With La Conner's solar intensity payback is anticipated to be over 30 years though solar intensity is higher than the Seattle area.

Following is the wind map for the State of Washington. The wind speed in La Conner is better than Seattle but still on the very low side and there are concerns about eagles in this area. Wind could be implemented but payback is expected to be longer 30 years.

Power (cont'd)

EMERGENCY POWER SYSTEM

The existing building is served individual Battery Ballasts, located around the facilities. Batteries if retained require annual testing and typically require battery replacement every 5-8 years. Most areas comply with code though some do not meet current codes. Stadium grandstand is not provided with emergency lighting.

> *A generator should be considered to power the MDF in the high school and emergency lights. This could be extended to other buildings. This could also power the gym lights and HVAC if the district wished to keep the gym operational during a long power outage.*
> *Add emergency lighting to the stadium grandstand.*

Lighting Analysis

FIXTURES AND ENERGY USE

In general, is equipped with T8 and T12 fixtures with parabolic louvers and acrylic lenses. The classrooms are equipped with Lightron Educator fixtures with 8 foot fluorescent lamps and science classrooms with lensed troffers. Some of the ballasts are anticipated to be PCB contaminated. These fixtures are not energy efficient and do not comply with current codes for energy use nor glare control for computer spaces. The Landy James gym contains high bay metal halide fixtures. Vocational building has more modern fluorescent fixtures but still could get a 20% energy savings with replacement. Site lighting is with HID shoebox cutoff fixtures and building lighting a combination of HID and fluorescent. Stadium has three poles per side16 heads. Heads are older with minimal glare control.

> *The district could see substantial energy savings by replacing the fixtures with modern, high efficiency T8, T5, and LED fixtures. In many cases the connected installed lighting wattage could be lowered by 30%+ while maintaining adequate light levels.*
> *The gym could be replaced with high efficiency fluorescent fixtures for a considerable energy savings.*
> *The site and building lighting could be replaced with new LED fixtures with motion sensors. This allows the fixture to be operated at minimal levels, using very little energy at night and only turn on to full brightness when motion is detected.*
> *The stadium lighting is recommended for replacement. It is suggested the district contract with Musco or similar and provide their smart lighting system. This system has minimal glare and uses intelligent ballasts to minimize energy consumption throughout life of the fixtures.*

LIGHTING CONTROLS

The energy code requires an occupancy sensor based automatic lighting control system be provided in all classrooms, offices, and is recommended for most core areas including restrooms, storage rooms, and corridors. Only a few spaces are equipped with occupancy sensors. The energy code also requires either manual or automatic control of the daylight zone fixtures. None of the areas comply with this requirement.

> *The base recommendation would be to add stand alone occupancy sensors to nearly all rooms.*
> *Daylighting controls could also be provided but do provide a dramatic light level reduction if dimming is not used.*
> *If the district wishes a higher level of control and smart lighting control system can be provided. This system is completely programmable and has remote access. The district, for example could program occupancy sensors to not turn on lights unless the switch is also used or could turn lights on to only 50% to gain additional energy savings.*

Telephone and Data Systems Analysis

BUILDING SERVICES

Incoming services appear to be via Black Rock Fiber and the K20 network. Currently Data, phone, and television services terminate in the MDF in the High School. From here a combination of copper, coaxial, and fiber optic cabling branches out to the following:

a. High School IDF
b. Vocational MDF
c. Middle School MDF
d. Middle School IDF
e. Elementary MDF
f. Administration MDF
g. Administration IDF
h. Comp Lab
i. Boys and Girls Blub

> *The MDF room should be evaluated for structural integrity as it serves the entire building.*
> *Potentially the district should consider an emergency engine generator to serve the MDF to keep the communications system active for long periods of time.*
> *New fiber optic standards are being introduced for high speed network. The fiber network should be evaluated as speeds progress.*

CABLING INFRASTRUCTURE

The existing buildings have Category 5 and 5E cabling with minimal drops in the building. There are small branch labs throughout the facility.

> *As speeds increase and computers become more prevalent higher speed data drops are going to be needed. In addition the district should consider supplementing the wired infrastructure with wireless, which requires wired drops around the building.*
> *Category 5 is technically good for 100 Mbps, Category 5E is good for 1Gbps. New Category 6A Cabling is good for 10 Gbps and a new 40 Gbps standard is soon to be approved. Higher speed data cabling will be required in the future.*

EQUIPMENT

The building is served via a Panasonic telephone system with voice mail. System is located in the High School MDF and serves all of the buildings on site. This system is reportedly adequate for the needs of the facility.

Communications System Analysis

INTERCOM/CLOCK

The building is served via a combined Bogen/Rauland System with Simplex Master Clock. The system was originally a Rauland Telecenter 4 with a Bogen TPC add on. The system is in the administration and appears functional. Analog Clocks are throughout the facility.

> *Intercom/Clock systems are converting to IP protocol. This can take place by putting an Ethernet card in the head end and remaining with traditional intercom systems downstream. This allows for district all call and accessing the system via the internet.*
> *The second option to consider is to provide a complete IP intercom system. Each speaker is assigned an IP address and can be remotely controlled and programmed.*
> *Newer clock systems are wireless if the district wants the flexibility to move clocks around rooms. Also digital clocks, while more expensive tend to have lower failure rate than mechanical analog clocks.*

Communications System Analysis (cont'd)

TELEVISION SYSTEM ANALYSIS

The building is equipped with coaxial cable and amplification.

> *If TV is still used a migration to a streaming video platform should be considered. In this system a few cable channels are selected and converted to a digital signal and streamed across the data network. This allows the teacher to have full control of content on their machine. It also greatly minimizes the AV control systems for rooms.*

AUDIO VISUAL SYSTEM ANALYSIS

Most rooms are equipped with projectors connected to the teacher's computer. The gym is equipped with a center speaker and sound system

> *Sound systems are recommended in classrooms. This would consist of amplifier, overhead speakers, wireless microphone. This serves as the amplification for the teacher and projector.*
> *Further upgrades would include an AV control system*
> *If an upgrade is desired provide a new digital sound system in the gym with speaker cluster. This could include a projector and AV switch if desired.*

Electronic Safety and Security

FIRE ALARM

The building is equipped with a Faraday MPC-2000 fire alarm system. Faraday parts are no longer easily found and the system is not addressable.

> *A new full addressable fire alarm system is recommended with ADA compliant notification. System requirements will vary depending on sprinkler coverage.*

VIDEO SURVEILLANCE

The building is equipped with a DVR and coaxial based camera system in the MDF. The system seems in satisfactory condition.

> *Nothing is immediately required but the district should consider upgrading to an IP based Megapixel system. Megapixel systems have a much wider range of view and allow schools with limited security personnel to cover much more of a building from fewer cameras.*

SECURITY/ACCESS CONTROL

The building is equipped with a Sonitrol security system with door contacts. No access control was noted.

> *District may want to consider access control with card readers on exterior doors to limit keys.*

Summary of Recommendations - La Conner High School

RECOMMENDED ITEMS

ARCHITECTURAL

Weight Room/Fitness Room Expansion **Estimated $375,000**

The existing high school Weight Room at 831 square feet is too small to accommodate program requirements. It is suggested that this room be expanded with an addition to the north providing a larger room (approximately 1,875 SF). The expanded room has the opportunity to include a health, fitness and weight training program.

Weight Room/Fitness Room Expansion	1,875 sf @ $200/sf =	$375,000

Replacement & Modernization of La Conner High School **Estimated $13,640,000**

The original high school building, constructed in 1974, has limited potential for modernization of current educational programs within its existing “round” configuration. At a minimum all mechanical and electrical systems need to be upgraded or replaced. Given the cost and extent of such an infrastructure replacement, it is recommended that the District consider a replacement of the round classroom portion of this facility and modernization of Landy James Gym and science classroom additions.

30,000 s.f. Replacement @ $290/sf =	$8,700,000
20,000 s.f. Replacement @ $185/sf =	$3,700,000
Add 10% for demolition and phasing =	$1,240,000

MECHANICAL

Replace the existing Hot Water Heater **Estimated $4,200**

The existing gas-fired domestic hot water heater installed in the 1996 Addition project is at the end of its anticipated life and should be replaced.

Replacement of the domestic hot water heater	Lump sum =	$4,200

Replace existing Boiler with (2) condensing Boilers **Estimated $118,600**

The existing boiler is in need of repair or replacement. It is recommended to replace the existing single boiler with two (2) new boilers at 60% size for redundancy. It is recommended that the new boilers be condensing type for increased efficiency.

Remove existing cast iron boiler and heating water header	Lump sum =	$4,800
Replace existing boiler with (2) new condensing type boilers	Lump sum =	$67,000
Remove and replace heating coils for low temperature HWS	22 units @ $1,800/ea =	$39,600
Electrical	Lump sum =	$12,000

The district could choose an option to replace the existing single boiler with “like kind” in the same place for an estimated cost of $25,000. If this option is selected the building will not have a redundant system as described above meaning that if the single boiler goes down for some mechanical reason, the building will not have heat until it is repaired. The single boiler, similar to what is currently at the high school, is not as energy efficient as the condensing boiler type. A new single boiler of ‘like kind’ is a nominal 80% efficient while the condensing boilers are 96% efficient thereby saving annual energy costs.

Summary of Recommendations - La Conner High School

MECHANICAL (cont'd)

1984 Landy James (Gym & Locker Rooms) Heat & Vent System Repair **Estimated $142,000**

The existing gas duct furnaces are showing signs of condensation in the heat exchangers and rust stains on the exterior of the cabinets. It is recommended that the gas fired duct furnaces be replaced with like kind in the same location. The air handler unit motor, fan drive sheaves, belts, and return air/outside air dampers should be replaced.

Remove and replace gym duct furnaces	2 units @ $6,600/ea =	$13,200
Remove and replace locker room duct furnaces	2 units @ $3,840/ea =	$7,700
Replace AHU motor and return air/supply air dampers	Lump sum =	$2,600
Remove and replace small exhaust fans	3 units @ $1,800/ea =	$5,400
Remove and replace large exhaust fans	1 unit @ $4,200/ea =	$4,200
DDC Controls	15,695 SF @ $4.80/sf =	$75,300
Test and Balance	15,695 SF @ $0.60/sf =	$9,500
Commissioning	15,695 SF @ $0.90/sf =	$14,100
Electrical	Lump sum =	$10,000

ELECTRICAL

Lighting Upgrades for Energy Savings **Estimated $125,000**

The existing light fixtures in the high school are not energy efficient and do not comply with current codes for energy use nor glare control for computer spaces. The district could see a substantial energy savings by replacing the fixtures with modern high efficiency fixtures. In many cases the connected installed lighting wattage could be lowered by 30% while maintaining adequate lighting levels.

A recent example where this has been done was at a 90,000 square foot (twice the size of La Conner High School) middle school. A cost of $250,000 was allocated to replacement of the existing lighting with more energy efficient lighting. This provided the district a savings of approximately $17,000 per year in energy usage. At the end of the project, PSE rebated the district 30% of the cost ($75,000). Taking this example and dividing the figures in half to account for size, it is estimated that switching out the light fixtures at La Conner High School would cost $125,000 and provide an annual energy savings of approximately $8,500 per year. Obtaining a grant from PSE (District must front-fund the project) is expected to rebate the district for as much as $40,000 to the cost of the project. It is anticipated that the scope of a project such as this will provide a 10-year payback.

Fire Alarm System **Estimated $40,000**

The building is equipped with a Farady MPC-200 fire alarm system. Faraday parts are no longer easily found and the system is not addressable. A new fully addressable fire alarm system is recommended with ADA compliant notification. This will entail replacing the head-end and all indicating devises. It is assumed that the original wiring can be reused.

Summary of Recommendations - La Conner High School

OTHER CONSIDERATIONS

ARCHITECTURAL

Exterior siding, railing and walkway repairs **Estimated $86,250**

The existing railings surrounding the high school exterior walkway do not meet code as the gaps in the railing are greater than 4-inches. The gaps between the existing railing pickets need to be in-filled to provide a gap less than 4-inches.

Exterior railing repairs	Lump sum =	$42,000

Replace exterior wooden stair treads where deterioration is noted. Remove rust and repaint stair stringers to prevent further deterioration.

Repair at exterior stairs	Lump sum =	$5,500

Glu-laminated roof beams at the round building have exposed ends and are susceptible to deterioration. The ends of all structural beams should be flashed with sheet metal.

Flashing at ends of structural roof beams	Lump sum =	$7,500

There are a number of different exterior siding products on the high school. These vary from wood, cement board, marine plywood and oriented strand-board. The oriented strand-board lap siding is deteriorating and should be replaced with cement board siding to protect the building exterior from water intrusion. The marine plywood at the Landy James portion of the high school should be covered with cement board lap siding to extend the life exterior envelope and provide a cohesive look to the building.

Replace oriented strand board lap siding	2,960 sf @ $5.25/sf =	$15,540
Cover marine plywood with cement board siding	3,700 sf @ $4.25/sf =	$15,725
	Subtotal =	$31,265

MECHANICAL

Plumbing Fixture Upgrades **Estimated $110,820**

Replace flush valves, faucets, p-traps, supplies and stop valves to eliminate continued maintenance and extend the service life of the plumbing fixtures.

Remove and replace flush valves on water closets and urinals	56 units @ $720/ea =	$40,320
Remove and replace lavatory faucets, p-traps, supplies and stop valves	32 units @ $1,320/ea =	$42,240
Remove and replace countertop sink faucets, p-traps, supplies and stop valves	18 units @ $1,320/ea =	$23,760
Remove and replace mop sink faucets	5 units @ $900/ea =	$4,500

Summary of Recommendations - La Conner High School (cont'd)

OTHER CONSIDERATIONS (cont'd)

MECHANICAL (cont'd)

1974 High School Building Air Handler Replacement **Estimated $500,200**

The original heating and ventilating system is a constant volume air flow with zone duct coils for each classroom. The air handling system (supply fan and return/relief fan) have had the motors and bearings replaced approximately 10-years ago. The lined duct systems in the mechanical room are very dirty and damaged. All control damper blades appear to be original and in need of repair or replacement. The library is located under the mixing plenum (mechanical room) which creates substantial mechanical noise in the library.

Remove and replace the existing air handling unit	28,025 CFM @ $5.70/CFM =	$160,000
Remove and replace the return air fan	28,025 CFM @ $3.60/CFM =	$100,000
Add ducting for mixing chamber	Lump sum =	$20,400
Remove and replace heating coils for low temp HWS	22 units @ $1,800/ea =	$39,600
DDC Controls	22,555 SF @ $4.80/sf =	$108,200
Test and Balance	22,555 SF @ $0.60/sf =	$13,500
Commissioning	22,555 SF @ $0.90/sf =	$20,300
Electrical	Lump sum =	$10,000

1996 Addition Rooftop Unit Replacement **Estimated $139,200**

This addition is served by four (4) rooftop gas fired heating/DX cooled units. These units have been in service for fifteen years. The anticipated life is fifteen years. These units are due to be replaced.

Remove and replace rooftop units	4 units @ $18,000/ea =	$72,000
Remove and replace small exhaust fans	4 units @ $1,800/ea =	$7,200
DDC Controls	4,839 SF @ $7.80/sf =	$37,700
Test and Balance	4,839 SF @ $0.60/sf =	$2,900
Commissioning	4,839 SF @ $0.90/sf =	$4,400
Electrical	Lump sum =	$15,000

1999 Infill Addition Repairs **Estimated $59,400**

This addition is served by gas fired air handling units installed in mechanical platforms above the classrooms. These units are functioning adequately at this time. The gas furnace sections should be inspected to verify their condition and to check for cracks in the heating section. These units have approximately four years of useful life remaining.

Remove and replace small exhaust fans	7 units @ $1,800/ea =	$12,600
Remove and replace medium exhaust fans	4 units @ $3,000/ea =	$12,000
DDC Controls	3,733 SF @ $7.80/sf =	$29,100
Test and Balance	3,733 SF @ $0.60/sf =	$2,300
Commissioning	3,733 SF @ $0.90/sf =	$3,400

Summary of Recommendations - La Conner High School (cont'd)

OTHER CONSIDERATIONS (cont'd)

ELECTRICAL

Replace Main Electrical Service & Distribution Panels **Estimated: $100,000**
The existing 400 amp power service and main switchboard will need to be upgraded (replaced) as a part of any planned renovation, addition or mechanical upgrades. Distribution panels around the high school are of varying vintage. Most panels are old and passed their expected life and difficult to obtain parts. Any future renovation or replacement of the buildings mechanical system should include replacement of panels with a consolidated distribution system including modern fault current rated panels. This recommended upgrade can be deferred until a later date with the understanding that random maintenance and replacement parts will most likely be needed from time to time. If the building is expected to last other 30-years in its current configuration, a budget number of approximately $100,000 should be allocated for this scope.

Additional Power Outlets to Support Program Requirements
This is a program issue. If the District believes that no additional power outlets are needed in the classrooms to support computer use, this can be deferred until a renovation is planned. Given that the District primarily uses laptop computers, this may not be an issue. If it is determined that additional outlets are required, a budget of $700 per classroom should be allocated for this scope.

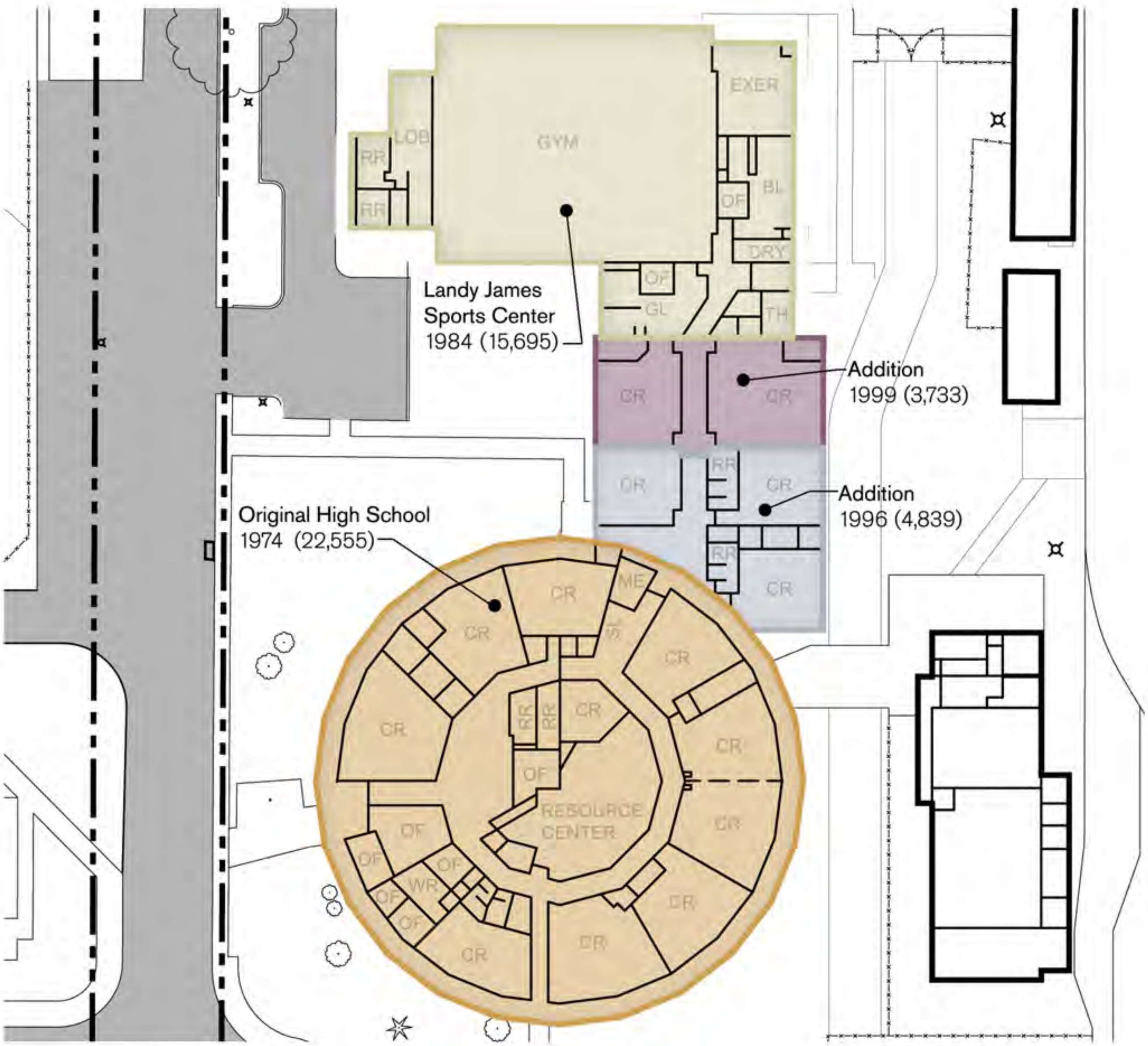
Add an Emergency Generator **Estimated $50,000 - $100,000**
A generator should be considered to power the main distribution frame (MDF) and possibly the emergency lights throughout the high school in a power outage situation. Incorporation of a generator would eliminate replacement of emergency batteries every 5-8 years. The MDF at the high school serves the entire campus. If the MDF was connected to a generator, the District could maintain phone, data and internet service through a power outage. The generator could also be sized to power gym lights and HVAC if the District wishes to keep the gym operational during long power outages. Incorporation of a generator to run the phone, data and internet for the campus would cost approximately $50,000. If the size and scope was increased so that it also ran the emergency lighting and included full heat and lights in the gym, the cost would be around $100,000.

Telephone and Data Systems
Systems appear adequate to serve the facility. All systems could be upgraded for faster and more reliable service but it is recommended that this be done as part of planning for a more major renovation to the facility.

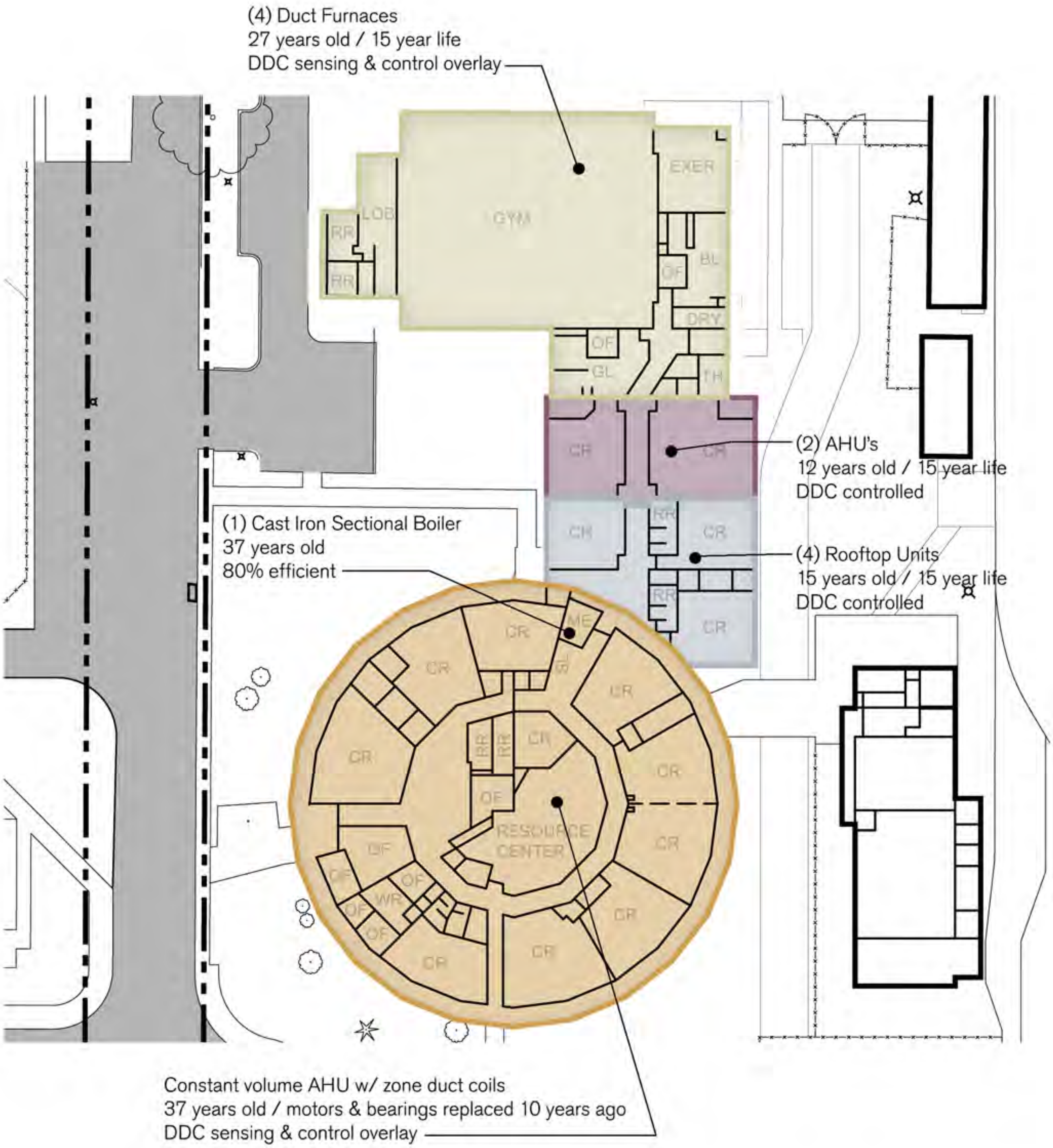
Intercom/Clock Systems
The intercom system could be converted to accept an IP protocol by including an Ethernet card in the head-end system. This would allow remote paging and remote maintenance. As an example, an emergency announcement could be made from any telephone (say from the district administration building, provided the user had the password) to the entire high school. The cost of this is estimated to be $5,000 per facility.

Television System & Audio Visual System
Incorporation of technological educational systems such as a streaming video system, classroom speakers and wireless microphones, and automated A/V controls could be incorporated into the classroom. The estimated cost of incorporation for the high school would be between $90,000 and $120,000.

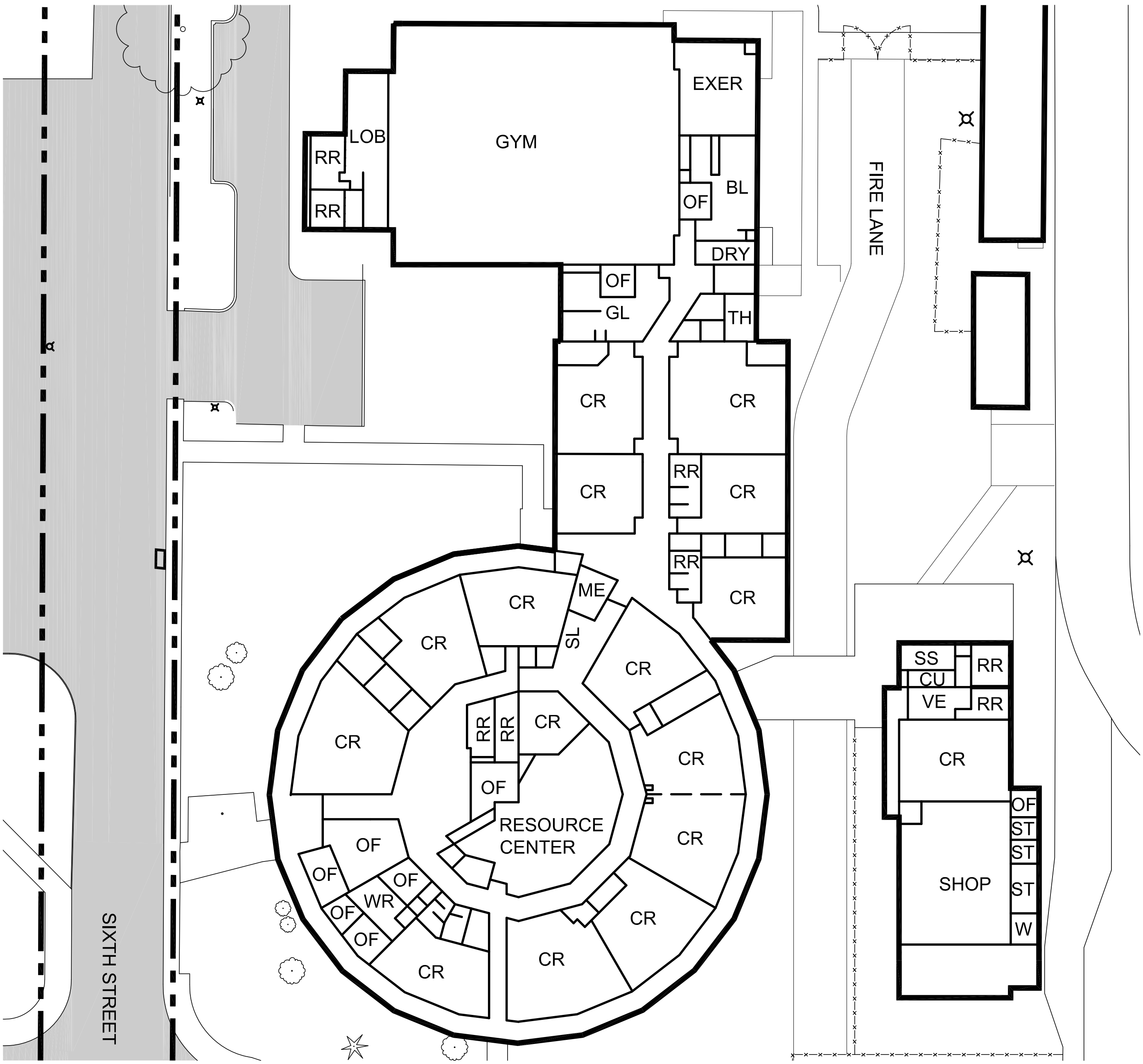
Video Surveillance and Security Access Control
Nothing is immediately required but the district should consider upgrading to an IP based megapixel system which has a much wider range of view and requires fewer cameras. The district may also want to consider access control of exterior doors with card readers to limit management of keys. Incorporation of card readers cost approximately $5,000 per door.



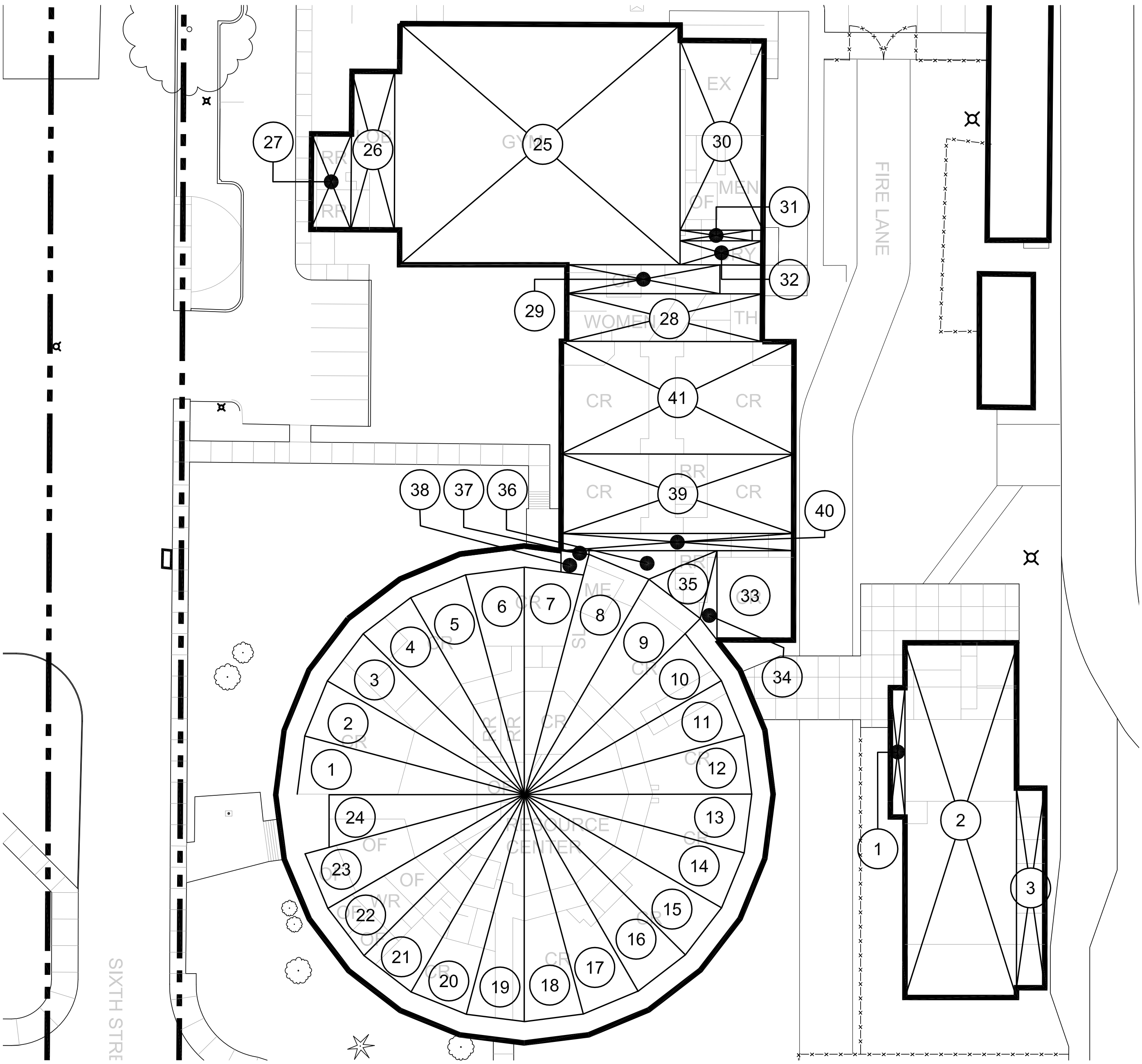
> CONSTRUCTION DATES



> HVAC SYSTEMS



> LA CONNER HIGH SCHOOL



> LA CONNER HIGH SCHOOL

LA CONNER HIGH SCHOOL
AREA ANALYSIS

Area	Length		Width		Area		Add/ Subtr.	Factor	Totals	
High School			1974						22,555	SF
1	22.33	x	83.75	=	935.21	s.f.	+	1	935	
2	22.33	x	83.75	=	935.21	s.f.	+	1	935	
3	22.33	x	83.75	=	935.21	s.f.	+	1	935	
4	22.33	x	83.75	=	935.21	s.f.	+	1	935	
5	22.33	x	83.75	=	935.21	s.f.	+	1	935	
6	22.33	x	83.75	=	935.21	s.f.	+	1	935	
7	22.33	x	83.75	=	935.21	s.f.	+	1	935	
8	24.33	x	92.83	=	1,129.28	s.f.	+	1	1,129	
9	24.33	x	92.83	=	1,129.28	s.f.	+	1	1,129	
10	22.33	x	83.75	=	935.21	s.f.	+	1	935	
11	22.33	x	83.75	=	935.21	s.f.	+	1	935	
12	22.33	x	83.75	=	935.21	s.f.	+	1	935	
13	22.33	x	83.75	=	935.21	s.f.	+	1	935	
14	22.33	x	83.75	=	935.21	s.f.	+	1	935	
15	22.33	x	83.75	=	935.21	s.f.	+	1	935	
16	22.33	x	83.75	=	935.21	s.f.	+	1	935	
17	22.33	x	83.75	=	935.21	s.f.	+	1	935	
18	22.33	x	83.75	=	935.21	s.f.	+	1	935	
19	22.33	x	83.75	=	935.21	s.f.	+	1	935	
20	22.33	x	83.75	=	935.21	s.f.	+	1	935	
21	22.33	x	83.75	=	935.21	s.f.	+	1	935	
22	22.33	x	83.75	=	935.21	s.f.	+	1	935	
23	22.33	x	83.75	=	935.21	s.f.	+	1	935	
24	18.00	x	73.00	=	657.00	s.f.	+	1	657	
Landy James			1984						15,695	SF
25	90.50	x	102.00	=	9,231.00	s.f.	+	1	9,231	
26	64.00	x	23.00	=	1,472.00	s.f.	+	1	1,472	
27	36.50	x	14.75	=	538.38	s.f.	+	1	538	
28	17.00	x	61.83	=	1,051.17	s.f.	+	1	1,051	
29	58.00	x	10.67	=	618.66	s.f.	+	1	619	
30	73.92	x	32.00	=	2,365.44	s.f.	+	1	2,365	
31	4.17	x	27.33	=	113.89	s.f.	+	1	114	
32	32.00	x	9.50	=	304.00	s.f.	+	1	304	

LA CONNER HIGH SCHOOL
AREA ANALYSIS

HS Addition			1996							4,839 SF
33	32.50	x	29.33	=	953.23	s.f.	+	1	953	
34	32.50	x	6.00	=	97.50	s.f.	+	1	98	
35	24.33	x	23.50	=	285.88	s.f.	+	1	286	
36	48.00	x	9.75	=	234.00	s.f.	+	1	234	
37	54.16	x	0.75	=	20.31	s.f.	+	1	20	
38	7.40	x	9.50	=	70.30	s.f.	+	1	70	
39	30.50	x	87.50	=	2,668.75	s.f.	+	1	2,669	
40	6.10	x	83.50	=	509.35	s.f.	+	1	509	

HS Addition			1999							3,733 SF
41	42.42	x	88.00	=	3,732.96	s.f.	+	1	3,733	

TOTAL ALL BUILDINGS	46,822 SF

LA CONNER VOCATIONAL BUILDING
AREA ANALYSIS

Area	Length		Width		Area		Add/ Subtr.	Factor	Totals	
Vocational Bldg		1999							6,508	SF
1	48.71	x	5.50	=	267.90	s.f.	+	1	268	
2	133.63	x	42.00	=	5,612.25	s.f.	+	1	5,612	
3	10.67	x	58.88	=	628.00	s.f.	+	1	628	

TOTAL ALL BUILDINGS	6,508	SF

Construction History

1921 Original Construction	
1948 Gym Addition	8,618 s. f.
1955 Cafeteria/	4,729. s.f.
Auditorium Renovation	4,808 s.f.
1956 Boiler Room Addition	676 s.f.
1982 Seismic Upgrades to Gym	
1990 Elevator Addition/ Auditorium Upgrades	
2003 Seismic Upgrades	
Building Area	18,831 s.f.

General Building Description

The original building was constructed in 1921 as the old high school gymnasium. The gym was originally located on the upper level. In 1948 a new gymnasium was added to the east. In 1955 the existing second floor gym was converted into the auditorium and the space below was converted into a multi-purpose cafeteria. In 1956 a boiler room was added as an addition at the northwest corner of the existing building. The 1948 gym addition received seismic upgrades in 1982. The auditorium space was modernized in 1990, which also consisted of converting the existing Boiler Room into restrooms and adding an elevator to access the second floor auditorium. In 2003 seismic upgrades were performed at the auditorium/cafeteria portion of the building.

Site

Primarily serving the elementary school program, the Cafeteria/Auditorium/Gym Building is located to the south of the elementary classroom building and centrally located on campus. The auditorium portion of the facility has a fairly prominent and historical main entrance which faces Sixth Street and the front of the school. This entrance and associated lobby is effective in serving the auditorium portion of the building. The gym entrance is around the back side, poorly identified and has a less than desirable entrance.

If it is determined that the existing elementary gym (often referred to as the "Old Gym") is to be modernized, it is suggested that a new main entrance be considered. Based on the observation that the locker rooms and restrooms facilities on the south end of the gym are small, in poor condition, and rarely used, consideration should be given to fully renovate the south end of the gym building to provide a new main entrance, public lobby space, and new restroom facilities. Refer to the following section "Expansion/Renovation/Replacement Options" for additional information.

Building Envelope

The cafeteria/auditorium building has un-insulated unreinforced solid brick masonry exterior walls, pre-cast concrete openings and a mixture of windows that have been replaced, in-filled or left as original single pane. Portions of the solid brick masonry are in need of repair.

The roofing was replaced over the cafeteria/auditorium portion of the building with a membrane roof in 2003 as part of the seismic upgrade project. The roof appears to be in good condition and with proper maintenance should last another 20 years. The age of the roof over the gymnasium is unknown but no issues of leaking have been reported.

Structure

The auditorium/cafeteria/gymnasium building is actually three components tied together with the one-story gym to the east, a two-story masonry structure to the west and a small boiler room addition to the northwest corner of the cafeteria.

CAFETERIA/AUDITORIUM

The original 1921 cafeteria/auditorium building is a two-story masonry building. Drawings were not available to determine if the building is supported by standard concrete foundations or piles. The structure consists of concrete slab-on-grade floor construction, wood framed 2x joist second floor with shiplap sheathing, unreinforced exterior masonry walls, interior wood stud bearing walls and steel columns, heavy timber roof trusses, and 3x tongue and groove decking. Both roof and floor framing is supported by exterior unreinforced masonry walls. As part of the 2003 seismic upgrade, plywood sheathing was placed underneath the floor and attic framing (spanning to the exterior unreinforced masonry shear walls to increase the lateral force resisting system.

GYMNASIUM

The 1948 gymnasium is a single story (with a mezzanine level), supported by concrete grade beams and wood piles. The first floor consists of slab-on-grade construction. The exterior walls are unreinforced masonry which supports a heavy timber truss roof structure at the pilasters. In 1982 steel frames were added to the interior face of the unreinforced masonry walls, plywood sheathing was added to the roof, and several dry-rotted wood piles were repaired.

BOILER ROOM ADDITION

The boiler room addition is a single-story, pile supported, masonry building. The structure consists of a structural concrete floor slab, unreinforced brick masonry exterior walls, and heavy timber beams and decking. This portion of the building was remodeled in 1990 when an elevator was added along with plywood sheathing to the existing roof decking and a new floor structure in front of the elevator.

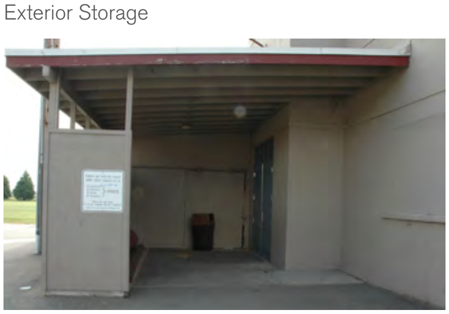
SEISMIC UPGRADES

Seismic upgrades were performed at the cafeteria/auditorium portion of the building in 2003 to strengthen the diaphragm and decrease failure in the event of a seismic occurrence. The scope of this work improved the structures lateral resistance but did not bring the building up to code.

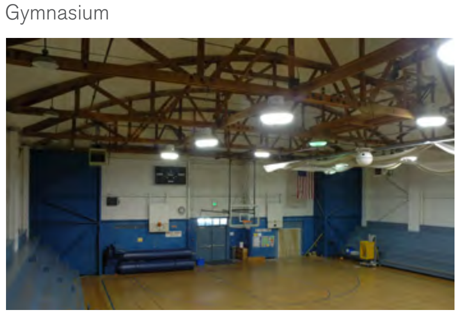
Seismic upgrades were completed on the gym building in 1982 which are visible by the steel frames added to the interior face of the unreinforced masonry walls. These steel frames provide a redundant lateral load path to the exterior walls for out of plane bending. Plywood sheathing was also added to the roof deck to strengthen the diaphragm. Again, the scope of this work improved the structures lateral resistance but did not bring the building up to code.

> *Concerns identified in the attached Structural evaluation Report relate to the buildings global lateral resisting system (wind and seismic) and details not consistent with current connection and diaphragm detailing. Any future renovations should include strengthening of the buildings lateral design.*

Exterior Storage



Gymnasium



Bleachers

Thermal Envelope

Wood windows in the cafeteria are single glazed and in need of replacement. Heat loss through the cafeteria windows is significant. It is believed that the only insulation that exists is in the attic spaces. It is believed that the energy performance of this building is poor.

> *As part of a major modernization, the addition of thermal insulation and replacement of windows will dramatically improve the buildings thermal performance and decrease energy usage and annual operation costs.*

Interior Finishes

The cafeteria has been updated with new rubber floor tiles, paint and suspended ceiling with recessed lighting.

The kitchen contains new slip-resistant sheet vinyl flooring, newly painted walls and a painted sheetrock ceiling.

The gym floor is maple hardwood in need of restoration and refinishing. The old wood bleachers are not up to code and are in need of replacement. The acoustics of the gym is very “hard” and in need of acoustical mitigation. All of the gym equipment is dated and in need of replacement. Bathrooms and locker rooms associated with the gym are in need of renovation.

The interior finishes within the 260 seat auditorium have been well maintained and are in good condition.

Renewable Power

This building has minimal south facing roofs for photovoltaic power, and is not considered a viable candidate for solar power.

Program Assessment

Cafeteria appears to be undersized. It was reported that the lunches need to be staggered and start at 10:45 am with the last group finishing lunch at 12:30. Lack of a dedicated room to store the lunch tables limits the flexibility of the space. The acoustics of the cafeteria are very “hard” and in need of acoustical mitigation. The overall feel of the cafeteria is small and cramped.

The kitchen serves as a warming kitchen with food brought over from the Middle School. The space is adequately sized but the equipment is old and appears to be near the end of its useful life. A number of code deficiencies were noted that include such things as no sprinklers at the main hood and no exhaust hood at the dishwasher.

The gym is dated and all equipment needs replacement. Although able to function as an instructional space, the gym is in need of a full renovation or replacement. The restroom facilities and locker rooms are in poor condition and in need of renovation. The toilet fixture count does not meet code. Although well situated to serve the elementary school students with direct access to the paved play and the playfields, the main exterior public access to the gym is around the side of the building, and is poorly identified and less than inviting.

The auditorium space is inviting and has a unique characteristic about it once you enter. It appears to function aesthetically and programmatically. The auditorium lobby is underdeveloped, along with the single set of stairs which lead to the auditorium on the second level. More vestibule space and a sense of procession would help to formalize the space.

Expansion/Renovation/Replacement Options

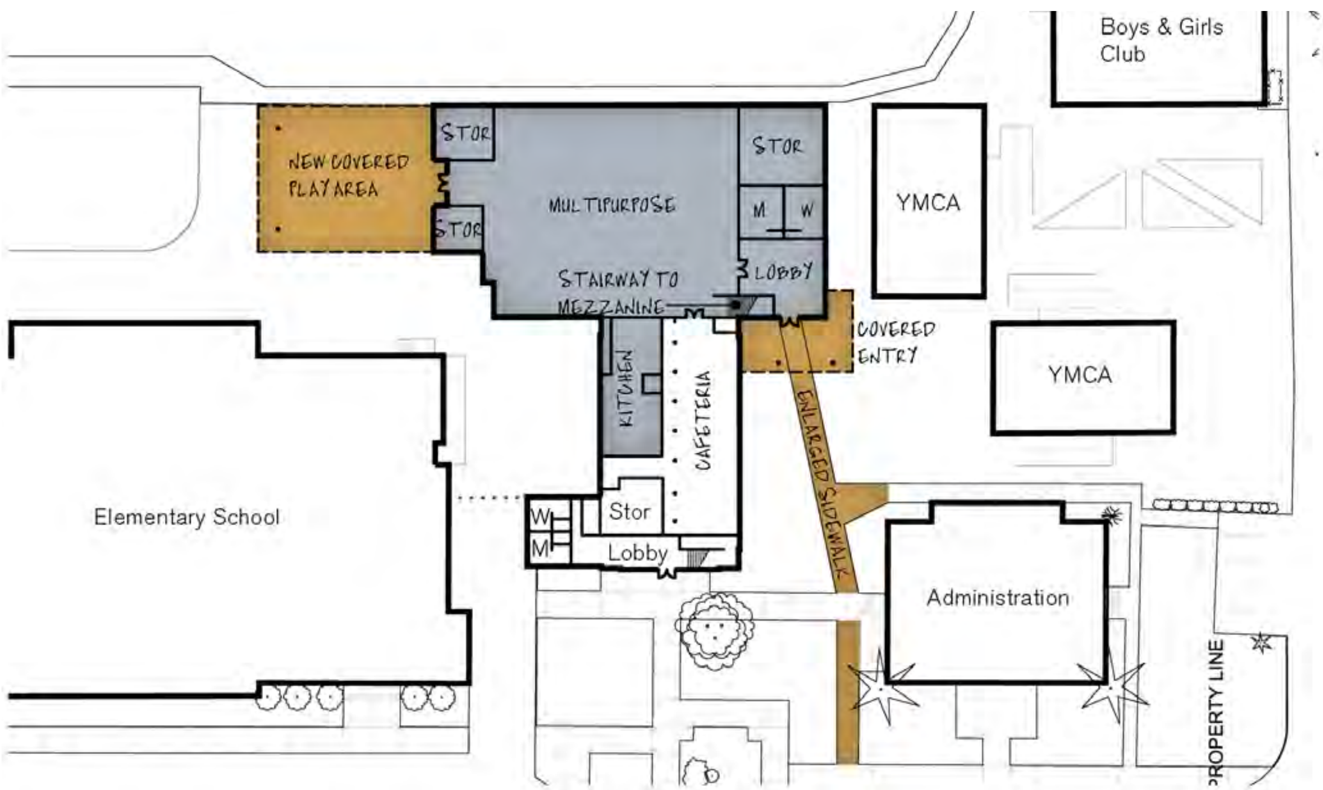
The original 1921 building that houses the auditorium and the cafeteria/kitchen has a unique historical character about it that should be maintained. Programmatically the auditorium appears to function properly with the exception that it needs mechanical and electrical upgrades. If it is decided that the elementary warming kitchen is to stay in its current location, future planning should consider replacement of all kitchen equipment as it has surpassed its useful life and has a number of code deficiencies. The cafeteria can continue to operate as it is but consideration could be given to serving the students in the gym similar to the service provided at the middle school. Under this scenario the existing cafeteria space can be reclaimed for another educational program in the future – possibly daycare, special education or kindergarten.

The real need at this building centers on the gym. If not renovated or replaced it will deteriorate at an accelerated rate requiring extensive ongoing maintenance. Further study is recommended to determine if this facility could be modernized or if would be a better economical decision to replace this facility.

Assuming a full renovation of the elementary school gym proves to be feasible, consideration should be given to providing a more identifiable entrance for evening and public events (see sketch below). The existing locker rooms and restrooms are small, underutilized and are in need of refurbishment. It is not typical to have locker rooms for an elementary gym and therefore consideration could be given for conversion of these spaces into code compliant restrooms and an entry/lobby space as shown below.

A full renovation of the gym would provide a facility that can be better utilized by the district, relieve maintenance burdens, decrease energy costs and greatly extend the life of this building.

> *Further study is recommended to consider renovation or replacement of the elementary school gym.*
> *Replacement of all kitchen equipment is needed at the elementary kitchen.*



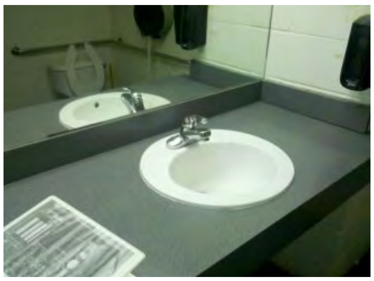
> RENOVATION OF THE GYM AND KITCHEN

Water and Sewer Systems

DOMESTIC WATER

The domestic water system is old, but has been adequate. The soil, waste and vent systems are old and have been problematic. The Kitchen domestic water and waste systems have had issues through the years. The Gymnasium plumbing systems have been problematic with reports of ongoing sewer issues for the two toilets and sinks. All water closets are floor mounted tank type fixtures, which should be replaced with wall mounted flush valve fixtures.

Existing Toilet Rooms

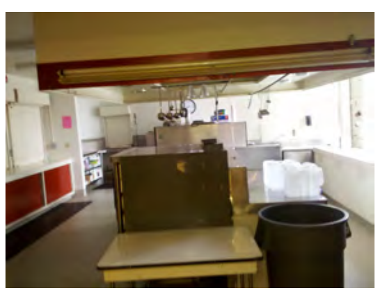


> *Recommend replacement of all sinks and faucets.*
> *All floor mounted tank type water closet fixtures should be replaced with wall mounted flush valve fixtures.*

KITCHEN EQUIPMENT

The Kitchen space is used for warming and serving only; no production cooking. Food service is provided at the middle school. The existing hood is not a proper Type 1 hood to support cooking and is noisy when operating. There is no make up air for the hood exhaust system, nor does it have a code required fire protection system. There does not appear to be a separate heating and ventilation system for the kitchen space. The hood should be replaced with an updated unit with quieter exhaust fan, fire protection, and a gas fired make up air unit to meet current code requirements. The dish washer in the kitchen is used regularly, but is old and near the end of the anticipated useful life, and does not have the code required exhaust hood for proper ventilation.

Existing Warming Kitchen Hood


> *The kitchen hood should be replaced with an updated unit with quieter exhaust fan, fire protection, and a gas fired make up air unit to meet current code requirements.*
> *The existing dishwasher is at the end of its anticipated useful life and should be replaced.*

HVAC Systems

CAFETERIA

The Kitchen and Cafeteria heating and ventilation (HV) system is old equipment. While operating acceptably at this time, the equipment is nearing the end of its expected lifespan. The ventilation rate does not meet current code requirements.

> *Kitchen air handling equipment should be replaced with new equipment to extend the service life of the building.*

AUDITORIUM

The air handling unit in the Auditorium is old and past the expected life. The unit has had sand blasting duct damage to the motor and bearings. This unit is hard to control heat output. The unit will not meet current code requirements for efficiency and ventilation rates.

> *The air handling equipment in the Auditorium is in need of replacement.*

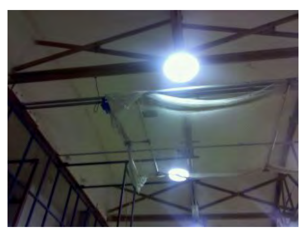
GYMNASIUM

The Gymnasium HV system consists of an old Reznor blower and indirect gas fired duct heater. This equipment is old and past its anticipated life. The ventilation rate will not meet current code requirements. The existing four (4) gas fired unit heaters in the space are too noisy to operate when the Gym is occupied.

Gym H&V Unit

Gym H&V Controls

Gym Unit Heaters



> *All heating and ventilating equipment in the old Gym needs to be replaced.*

Control System

The DDC control system for the campus does not control any of the equipment serving this building.

> *It is recommended to extend the DDC system to control the equipment serving this building.*

Sprinkler And Fire Protection

Not all parts of this building are wet sprinkler system fire protected.

> *It is recommended to add fire protection systems to all areas of the building.*

Power

SERVICE

The building is served via a bussed gutter with service disconnects to older Trumbull panels.

> *The electrical service will need to be completely replaced with a modern switchboard setup for any work in this building.*
> *Even without renovation it is recommended that the service be replaced as a maintenance item.*

DISTRIBUTION

Building is equipped with old Trumbull and GE panels fed from the bussed gutter.

> *Any renovation will require a new distribution system.*
> *As a maintenance item existing panels should be replaced with modern fault current rated panels.*
> *Surge protection is recommended to be added for equipment protection.*

BRANCH POWER

Existing areas have minimal power.

> *Provide upgraded power to modern standards.*
> *Add surge protection.*

RENEWABLE POWER

The elementary school cafeteria/gym has minimal south facing roofs for photovoltaic power.

EMERGENCY POWER SYSTEM

The existing building is served by individual Battery Ballasts, located around the facilities. Most areas are in compliance, though some do not meet current codes requirements.

> *Batteries if retained require annual testing and typically require battery replacement every 5-8 years.*
> *Some battery units need replacement due to age.*

Lighting Analysis

FIXTURES AND ENERGY USE

In general, the facility is equipped with T12 fixtures in the cafeteria and incandescent in the theater. The theater is very dark for anything but performance use. The stage has more modern fluorescent fixtures. The fixtures are not energy efficient and do not comply with current codes for energy use.

> *Existing cafeteria could be replaced with modern high efficiency fixtures for a 25% energy savings.*
> *If light level is too low in theater either fluorescent lighting is recommended or a combination fluorescent/incandescent system provided. Fluorescent would be primary with incandescent only for performances.*
> *Other areas of the building could be replaced with similar upgrades.*

Lighting Analysis (cont'd)

LIGHTING CONTROLS

Occupancy sensors are not provided. The Theater has a Colortran ENR dimmer system with an ETC Express console. Both of these are no longer made. The ETC console is supported.

> *The base recommendation would be to add stand alone occupancy sensors to all spaces.*
> *Daylighting controls could also be provided but do provide a dramatic light level reduction if dimming is not used.*
> *If the district wishes a higher level of control and smart lighting control system can be provided. This system is completely programmable and has remote access. The district, for example could program occupancy sensors to turn on lights unless the switch is also used or could turn lights on to only 50% to gain additional energy savings.*
> *Theater dimmer rack should be replaced with a modern ETC or Strand system.*

Telephone and Data Systems Analysis

BUILDING SERVICES

The building is equipped with a very small IDF, fed from the high school.

CABLING INFRASTRUCTURE

The existing building has Category 5 and 5E cabling with minimal drops in the building.

> *There are nearly no drops in the building. A new modern data system is recommended.*
> *As speeds increase and computers become more prevalent higher speed data drops are going to be needed. In addition the district should consider supplementing the wired infrastructure with wireless, which requires wired drops around the building.*
> *Category 5 is technically good for 100 Mbps, Category 5E is good for 1Gbps. New Category 6A Cabling is good for 10 Gbps and a new 40 Gbps standard is soon to be approved. Higher speed data cabling will be required in the future.*

EQUIPMENT

The building is served via a Panasonic telephone system with voice mail from the high school.

Communications System Analysis

INTERCOM/CLOCK

None.

AUDIO VISUAL SYSTEM ANALYSIS

The theater sound system is an Altec Lansing system with mixing board and source equipment on the desk. It appears to be an analog system.

> *If upgrades are desired a new digital based system with DSP is recommended.*

Electronic Safety and Security

FIRE ALARM

The building is equipped with an Electrosignal fire alarm system. Parts are no longer easily found and the system is not addressable.

> *A new full addressable fire alarm system is recommended with ADA compliant notification. System requirements will vary depending on sprinkler coverage.*

VIDEO SURVEILLANCE

None provided.

> *If desired the district should consider upgrading to an IP based Megapixel system. Megapixel systems have a much wider range of view and allow schools with limited security personnel to cover much more of a building from fewer cameras.*

SECURITY/ACCESS CONTROL

None provided.

> *District may want to connect to the Sonitrol system if not already.*
> *District may want to consider access control with card readers on exterior doors to limit keys.*

Summary of Recommendations - La Conner Elementary School Cafeteria/Auditorium/Gym Building

RECOMMENDED ITEMS

ARCHITECTURAL

Full Modernization of the Elementary Gym **Estimated $2,068,000**

The existing Elementary Gym (known as the “Old Gym”) is in need of a full architectural, structural, mechanical and electrical modernization. All of the mechanical and electrical systems have long since surpassed their useful life. The building has many existing code deficiencies. It is strongly recommended that the District consider a major modernization or full replacement of this facility. If it is determined that the gym is to be modernized and therefore left in its existing location, we would recommend incorporating a better public access to the facility for evening use. Also, it is not typical to have locker rooms in a facility that mainly serves elementary grade levels. The existing bathrooms are small and code deficient. It is recommended that the south end of the facility be reconfigured to eliminate the locker rooms and use this space for additional restroom facilities.

Architectural/structural Modernization	8,618sf x $165/sf =	$1,422,000
Mechanical Modernization	8,618sf x $45/sf =	$387,800
Electrical Modernization	8,618sf x $30/sf =	$258,500

MECHANICAL

Replacement of the Auditorium Mechanical System **Estimated $181,300**

The existing mechanical system serving the Auditorium is over 21 years old and has visual damage to the motor and bearings. This unit does not meet current code requirements for efficiency and ventilation rates and should be replaced.

Demo old AHU	Lump sum =	$3,600
New HVAC	8000CFM x $9/CFM =	$72,000
Duct Revisions	8000CFM x $7.20/CFM =	$57,600
Controls, Test & Balance	4,808sf x $10/sf =	$48,080

ELECTRICAL

Replace Main Electrical Service & Distribution Panels **Estimated $50,000**

The building is served via a bussed gutter with service disconnects to older Trumbull panels. The electrical service needs to be replaced with a modern switchboard setup prior to any additional work in this building.

Fire Alarm System **Estimated $25,000**

The building is equipped with an Electrosignal fire alarm system. Parts are no longer easily found and the system is not addressable. A new fully addressable fire alarm system is recommended with ADA compliant notification. This will entail replacing the head-end and all indicating devises. It is assumed that the original wiring can be reused.

Summary of Recommendations - La Conner Elementary School Cafeteria/Auditorium/Gym Building (cont'd)

OTHER CONSIDERATIONS

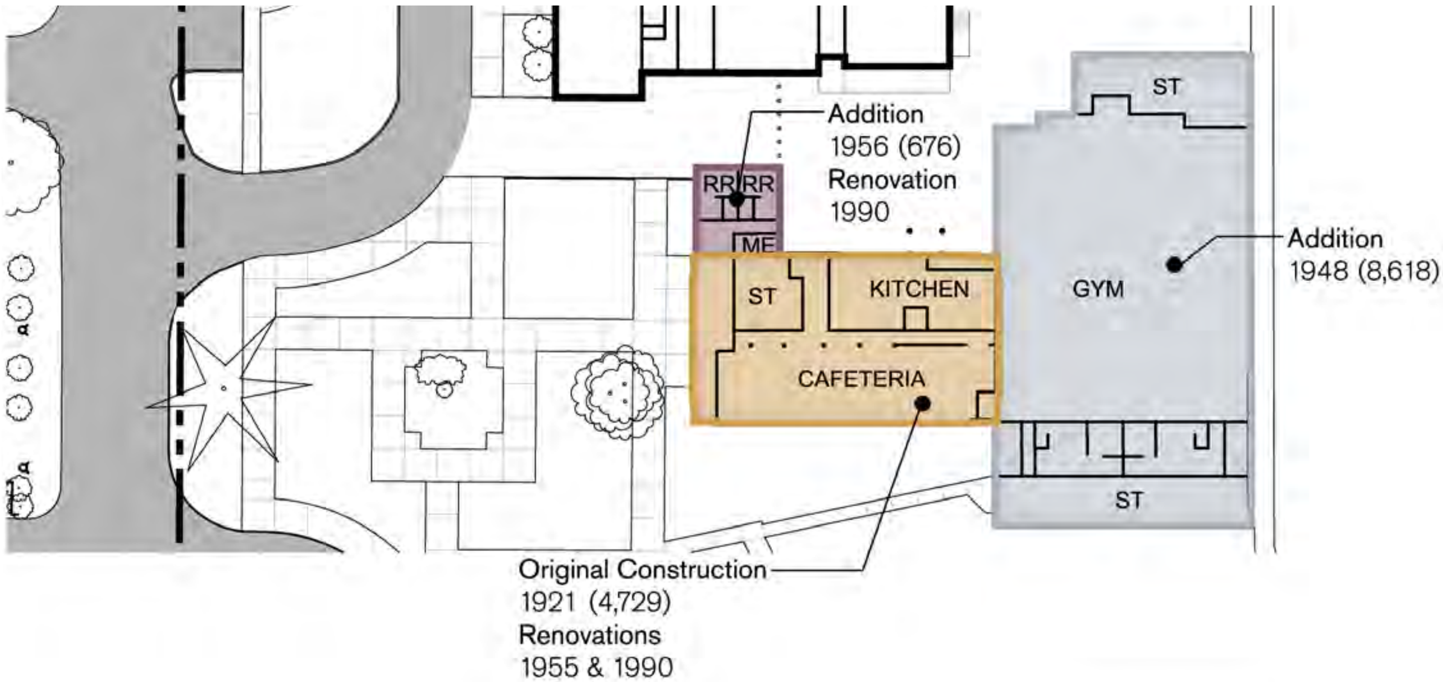
Auditorium Electrical Upgrades **Estimated $150,000**

Upgrades to the house and stage lighting, new dimmer rack, upgrade the existing sound system.

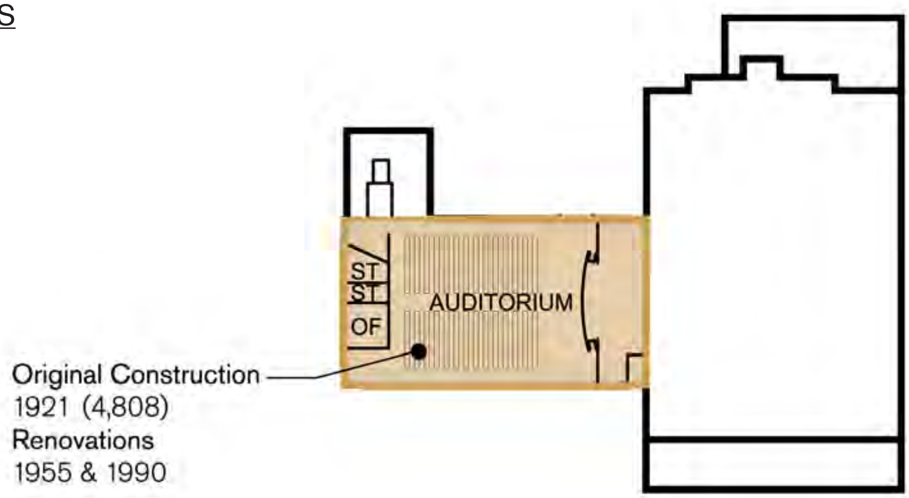
	Lump sum =	$150,000

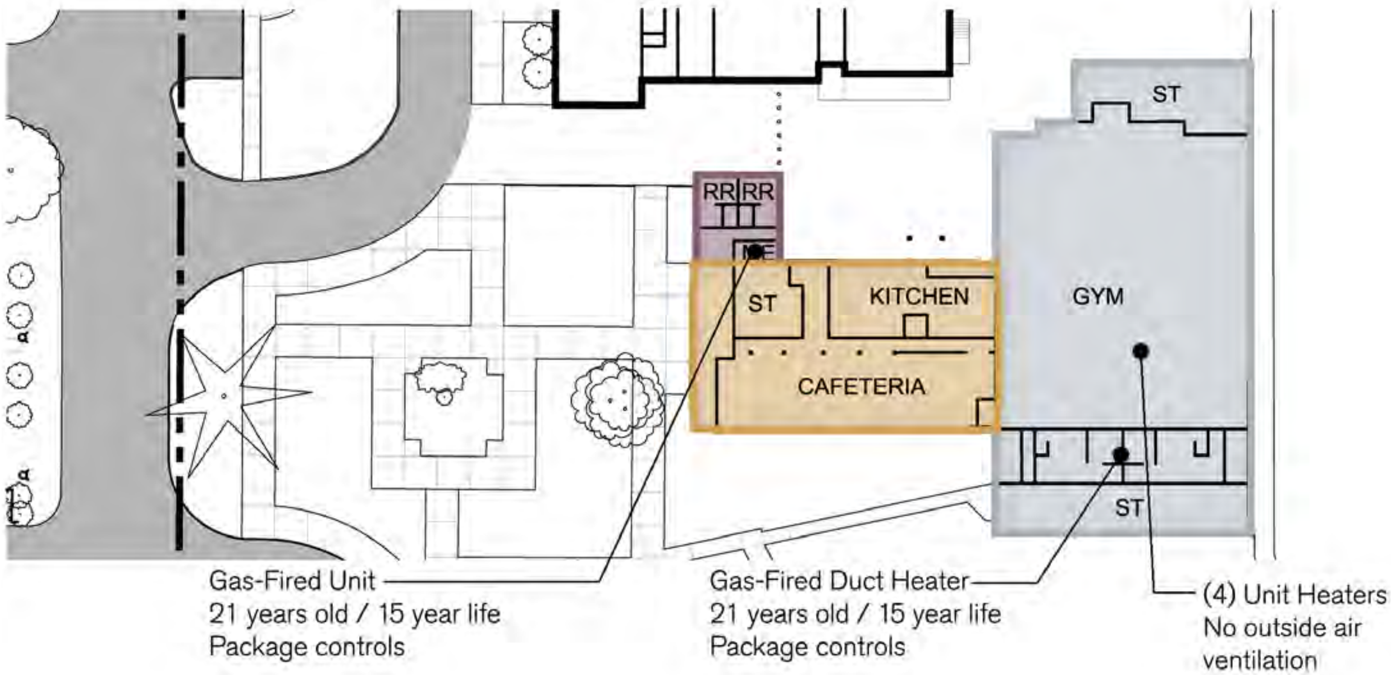
Kitchen Upgrades **Estimated $162,000**

Architectural	Lump sum =	$50,000
Mechanical	Lump sum =	$37,000
Electrical	Lump sum =	$15,000
Kitchen Equipment	Lump sum =	$60,000

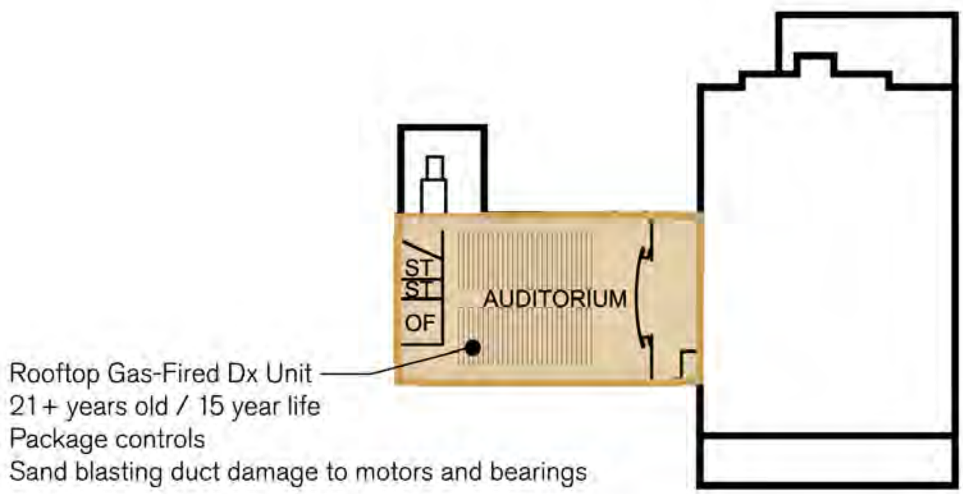


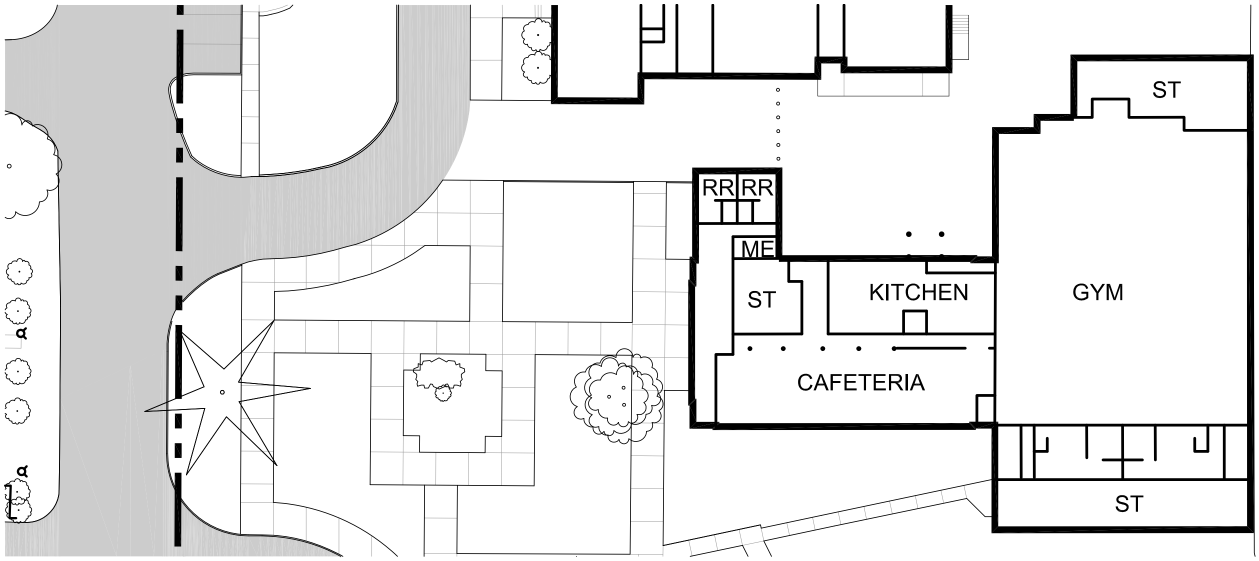
> CONSTRUCTION DATES





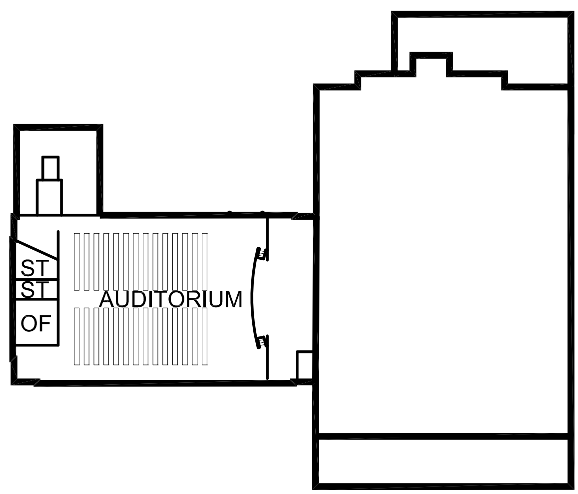
> HVAC SYSTEMS

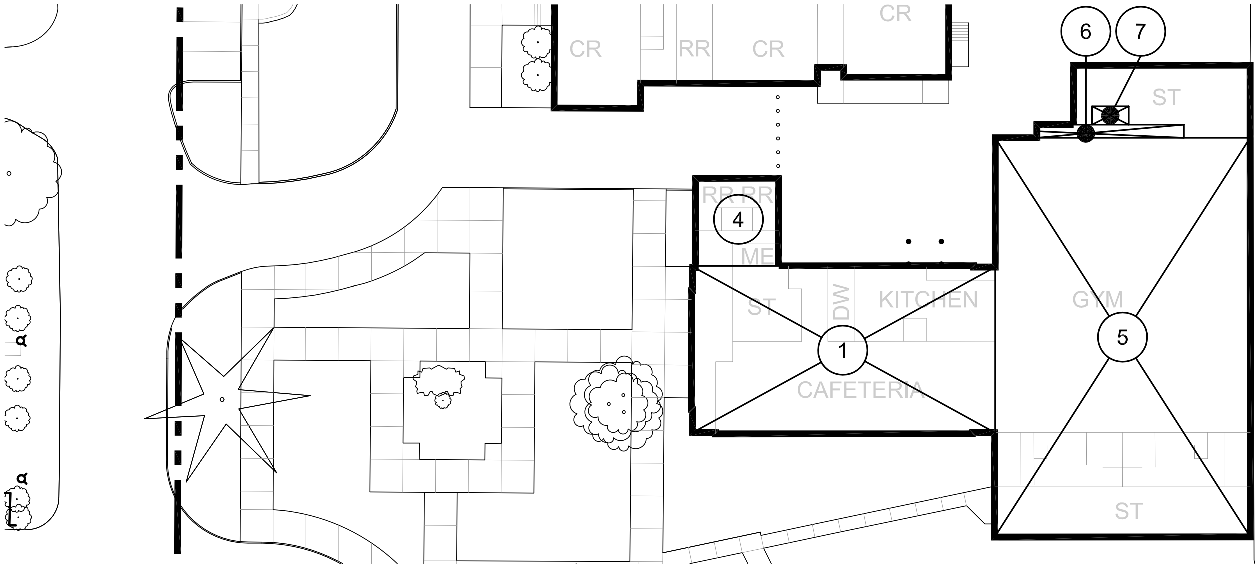




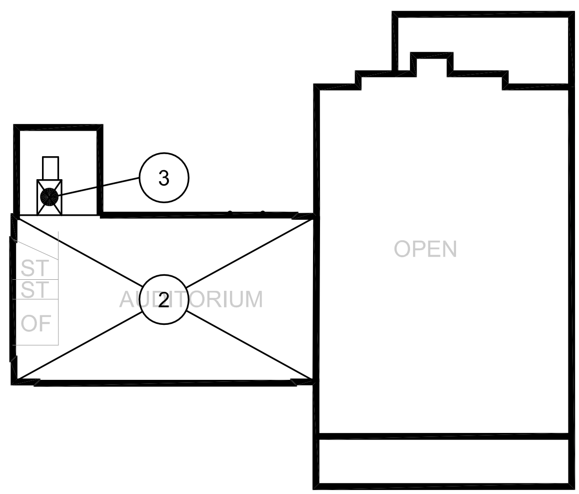
> FIRST FLOOR
CAFETERIA / AUDITORIUM / GYMNASIUM

> SECOND FLOOR
CAFETERIA / AUDITORIUM / GYMNASIUM





> FIRST FLOOR
CAFETERIA / AUDITORIUM / GYMNASIUM



> SECOND FLOOR
CAFETERIA / AUDITORIUM / GYMNASIUM

CAFETERIA / AUDITORIUM / GYMNASIUM
AREA ANALYSIS

Area	Length		Width		Area		Add/ Subtr.	Factor	Totals	
Cafeteria			1921						4,729	SF
1	50.67	x	93.33	=	4,729.20	s.f.	+	1	4,729	
Auditorium			1921						4,808	SF
2	50.67	x	93.33	=	4,729.03	s.f.	+	1	4,729	
3	7.42	x	10.67	=	79.17	s.f.	+	1	79	
Boiler Room Addition			1956						676	SF
4	26.67	x	25.33	=	675.55	s.f.	+	1	676	
Gymnasium			1948						8,618	SF
5	78.00	x	107.00	=	8,346.00	s.f.	+	1	8,346	
6	4.00	x	52.00	=	208.00	s.f.	+	1	208	
7	4.00	x	16.00	=	64.00	s.f.	+	1	64	

TOTAL ALL BUILDINGS	18,831	SF

Construction History

1921 Original Construction	10,002 s.f.
Building Area	10,002 s.f.

ADMINISTRATION BUILDING

General Building Description

The La Conner Administration Building is a two-story structure originally constructed in 1921. Records show a partial remodel in the 80's and a 2003 seismic upgrade. Organized around a double loaded corridor, the building serves many functions. Music and computer classrooms are located on the first floor, while District operations occupy the upper floor, with offices, professional development spaces, and the School Board Room. Vertical circulation is achieved with a stair case and elevator at the south end, and another stair to the north.

Site

Access to the Administration Building is off of 6th Street, with a drop-off loop and paved parking to the west and a small gravel parking lot to the south. There is a prominent main entry on the west side of the building, but is typically locked. Visitors may enter the facility from the north with the accessible ramp, or from the stairs that lead up to the southern doors.

> *Way-finding signage is needed for building visitors both on the site and within the facility.*

Building Envelope

The building itself is a wood framed structure with exterior brick veneer. The majority of the masonry is in good condition with the exception of a crack through the pediment above the west entry. There are large expanses of windows on all sides of the building, windows in general are single-pane, and operable. Exterior doors are hollow metal with wood frames. Several electrical runs and panels have been surface mounted directly to the masonry at the southeast corner.

Thermal Envelope

With little to no information available about this facility we are extrapolating assumptions based upon knowledge of adjacent facilities, with similar construction time frames. The insulation at the walls and roof are most likely minimal when compared to today's standards and should be replaced and bolstered within the scope of work for a major renovation. The wood-framed, single-pane windows are poor thermal barriers.

> *As part of a major modernization, the addition of thermal insulation and replacement of the exterior windows will dramatically improve the buildings thermal performance and decrease energy usage and annual operating costs.*

Interior Finishes

The interior of the building has been well maintained, but is showing its age. In general, carpeting and ceiling tiles are in good condition. Walls appear to be structurally sound, but finishes, including wood trim, base material, vinyl wall covering, etc. is worn and in need of replacement. Stair finishes are failing and stair railings do not meet Code. Interior casework is of plywood construction, and is heavily worn. In some cases the casework was designed for past uses that are no longer relevant and may have an impact on the flexible use of these spaces.

Renewable Power

This building has minimal south facing roofs for photovoltaic power, and is not considered a viable candidate for solar power.

Program Assessment

A programmatic assessment was not conducted for this facility. Current use of first floor classrooms appear to serve overflow programs from the elementary, middle, and high schools. The upper floor houses district operations, with professional development spaces, offices, conference rooms, and the school Board Room. A full programmatic review is recommended as part of a future building renovation. It is apparent that reconfiguration of spaces as part of a building tenant improvement project will provide a more efficient use of space and improve the programmatic needs of the users.

Water and Sewer Systems

DOMESTIC WATER

The toilet rooms have been upgraded with newer water closets and urinals. There was no comment about any difficulty with the existing water service or the waste and vent systems. Unless additional fixtures are needed, there is no urgent work needed on these systems.

HVAC Systems

The upper level has had three (3) heat pumps added to the roof top in 1983 to serve the East half of the building. At that time, the use of this space was Resource Center, Computer Classroom, and Staff Work Room. The Resource Center is now the Board Room.

The lower level has had three (3) heat pumps added in the crawl space below the floor to serve portions of the building.

The portions of the building that did not get heat pumps is heated and ventilated by old wall mount unit ventilators.

A Variable Flow Refrigerant (VRF) heat pump system would serve this building very well. There is one outside heat pump unit that is connected with refrigerant piping to a collector manifold inside the building. Each room or zone of rooms has an indoor fan coil unit that is connected to the manifold with refrigerant piping. The system can simultaneously serve multiple fan coil units with one heat pump unit outdoors. This system is very energy efficient and provides both heating and cooling for the building. If one portion of the building needs heat and another portion needs cooling, the energy is transferred between the spaces and the system efficiency increases.

Control System

All units have packaged controls and are not tied into the District DDC Control System.

Fire Protection and Sprinklers

The building is not sprinkler fire protected.

> *Recommend adding wet fire protection sprinkler system.*

Power

SERVICE

The building is served via overhead transformers to a CT cabinet on the building exterior. This serves an exterior panel and interior panels. In general panels are Square D, 20+ years old.

> *If the building is to be renovated a new main electric room and panels are recommended.*
> *Surge protection could be added to give further protection from lighting strikes.*

DISTRIBUTION

Panels are around the facility of varying vintage but mostly 20+ year old Square D panel.

> *All older equipment needs to be planned for replacement*
> *Surge protection is recommended to be added for equipment protection.*

BRANCH POWER

Existing areas have minimal power.

> *Provide upgraded power to modern standards in existing areas. Update offices, etc. to meet the program.*
> *Add surge protection.*

RENEWABLE POWER

The administration has minimal south facing roofs for photovoltaic power.

EMERGENCY POWER SYSTEM

The existing building is served individual Battery Ballasts, located around the facilities. Most areas comply with code though some do not meet current codes.

> *Batteries if retained require annual testing and typically require battery replacement every 5-8 years.*

Lighting Analysis

FIXTURES AND ENERGY USE

In general, is equipped with T8 and T12 fixtures with acrylic lenses. The existing building fixtures are not energy efficient and do not comply with current codes for energy use nor glare control for computer spaces. The newer classrooms have more modern fixtures but still are marginally energy efficient. Site lighting is with HID shoebox cutoff fixtures and building lighting a combination of HID and fluorescent.

> *Existing rooms could be replaced with modern high efficiency 2 lamp fixtures for a 30% energy savings.*
> *Other areas of the building could be replaced with similar upgrades.*
> *The site and building lighting could be replaced with new LED fixtures with motion sensors. This allows the fixture to be operated at minimal levels, using very little energy at night and only turn on to full brightness when motion is detected.*

Lighting Analysis (cont'd)

LIGHTING CONTROLS

Occupancy sensors are not provided.

- *The base recommendation would be to add stand alone occupancy sensors to all spaces.*
- *Daylighting controls could also be provided but do provide a dramatic light level reduction if dimming is not used.*
- *If the district wishes a higher level of control and smart lighting control system can be provided. This system is completely programmable and has remote access. The district, for example could program occupancy sensors to not turn on lights unless the switch is also used or could turn lights on to only 50% to gain additional energy savings.*

Telephone and Data Systems Analysis

BUILDING SERVICES

The building is equipped with an MDF. MDF is fed from the high school.

CABLING INFRASTRUCTURE

The existing building has Category 5 and 5E cabling with minimal drops in the building.

- *As speeds increase and computers become more prevalent higher speed data drops are going to be needed. In addition the district should consider supplementing the wired infrastructure with wireless, which requires wired drops around the building.*
- *Category 5 is technically good for 100 Mbps, Category 5E is good for 1Gbps. New Category 6A Cabling is good for 10 Gbps and a new 40 Gbps standard is soon to be approved. Higher speed data cabling will be required in the future.*

EQUIPMENT

The building is served via a Panasonic telephone system with voice mail from the high school.

Communications System Analysis

INTERCOM/CLOCK

None.

TELEVISION SYSTEM ANALYSIS

None.

Communications System Analysis (cont'd)

AUDIO VISUAL SYSTEM ANALYSIS

Board room has projector system connected to the front of the room.

> *Sound systems are recommended in classrooms. This would consist of amplifier, overhead speakers, and wireless microphone. This serves as the amplification for the teacher and projector.*
> *Further upgrades would include an AV control system*

Electronic Safety and Security

FIRE ALARM

The building is equipped with an older Simplex fire alarm system. The system is not addressable.

> *A new full addressable fire alarm system is recommended with ADA compliant notification. System requirements will vary depending on sprinkler coverage.*

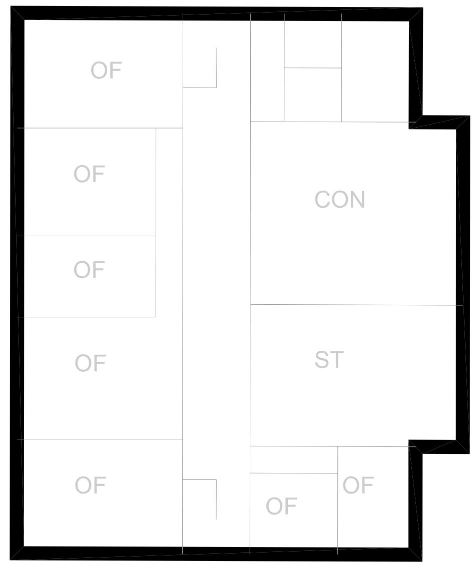
VIDEO SURVEILLANCE

None.

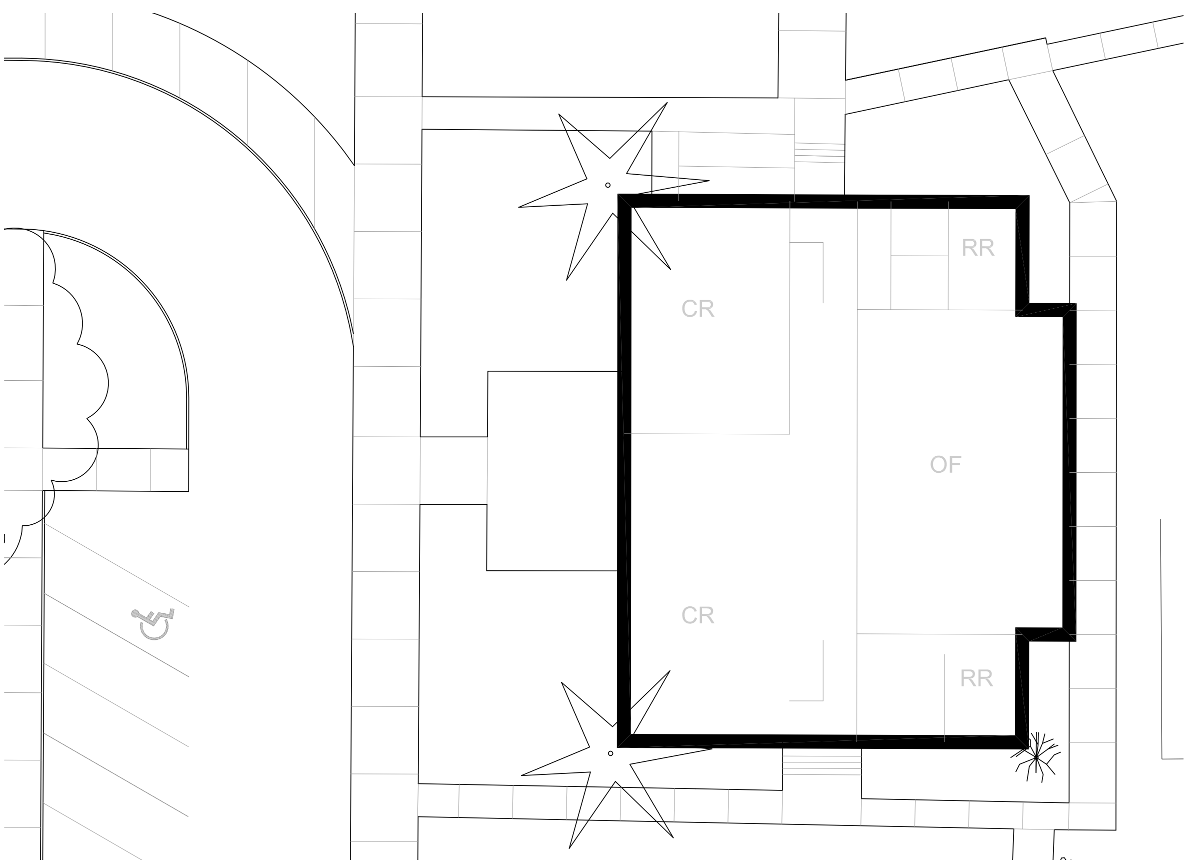
SECURITY/ACCESS CONTROL

The building is equipped with a Sonitrol security system with door contacts. No access control was noted.

> *District may want to consider access control with card readers on exterior doors to limit keys.*



> SECOND FLOOR
LA CONNER ADMINISTRATION BUILDING



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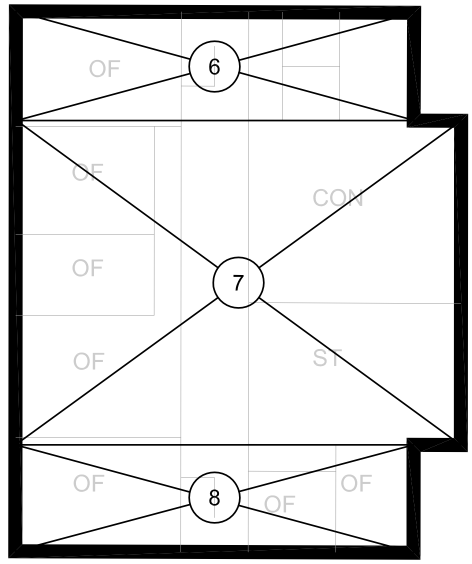

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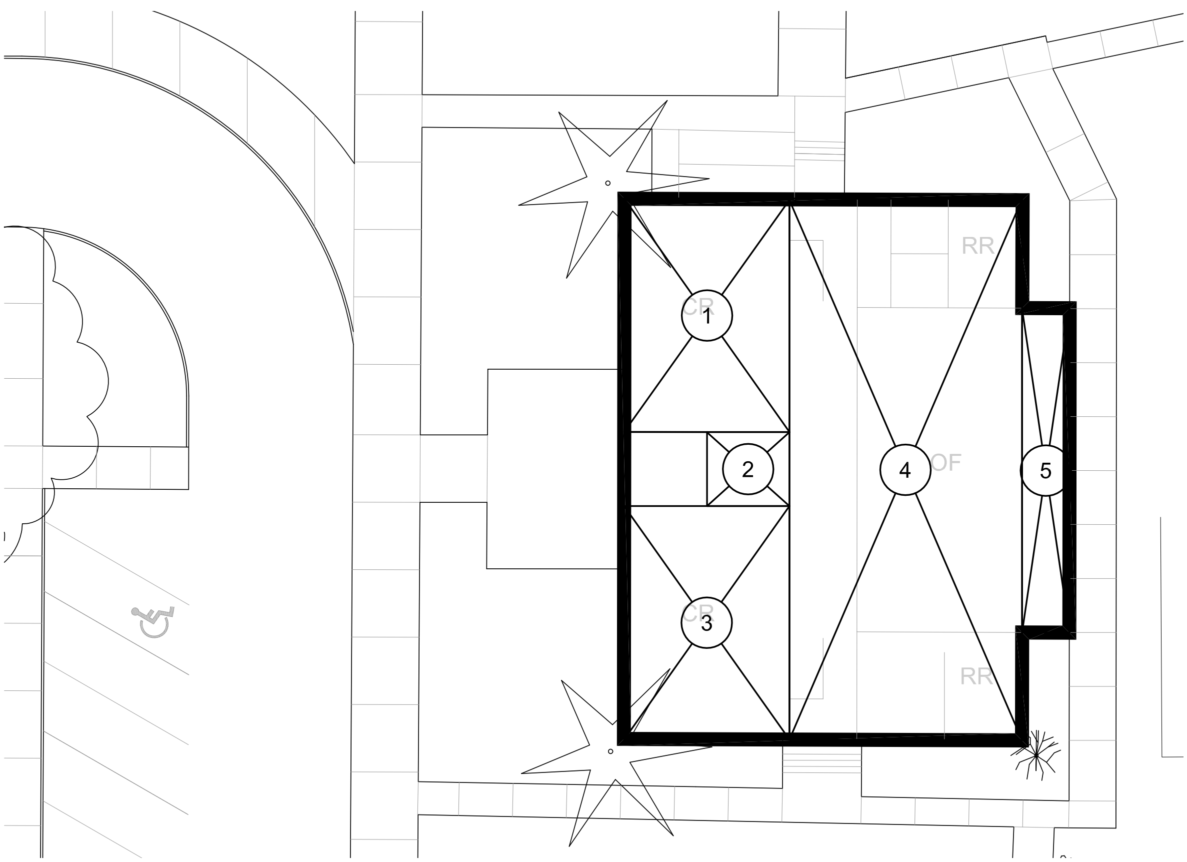
LA CONNER ADMINISTRATION BUILDING



> FIRST FLOOR
LA CONNER ADMINISTRATION BUILDING

LA CONNER ADMINISTRATION BUILDING
AREA ANALYSIS

Area	Length		Width		Area		Add/ Subtr.	Factor	Totals	
First Floor		1921							**4,978**	**SF**
1	34.60	x	24.50	=	847.70	s.f.	+	1	848	
2	12.10	x	12.50	=	151.25	s.f.	+	1	151	
3	34.60	x	24.50	=	847.70	s.f.	+	1	848	
4	81.00	x	34.50	=	2,794.50	s.f.	+	1	2,795	
5	48.00	x	7.00	=	336.00	s.f.	+	1	336	
Second Floor		1921							**5,024**	**SF**
6	15.50	x	61.83	=	958.42	s.f.	+	1	958	
7	46.50	x	66.83	=	3,107.75	s.f.	+	1	3,108	
8	15.50	x	61.83	=	958.42	s.f.	+	1	958	

TOTAL ALL BUILDINGS	**10,002**	**SF**

CHAPTER II

WAC 392-341-025 (2)

A long-range (minimum of six years) educational and facilities plan setting forth the projected facility needs and priorities of the district based on the educational plan.

2. LONG RANGE EDUCATIONAL AND FACILITIES PLAN

Long-Term Strategic Facility Plan

A broad-based Facilities Advisory Committee (FAC) was formed in June 2012 to begin a comprehensive review of the District's existing facilities and formulate a six-year Strategic Facility Plan. The overall goal of the FAC was to provide a recommendation to the School Board for implementation of a Capital Facilities Master Plan focused on preservation of the District's building assets and improvement of the physical learning environments for the staff, students and community.

Hutteball & Oremus Architecture and Bryan G. Young Associates were obtained by the District to perform a facility assessment of all District buildings and facilitate the FAC long range planning meetings. Regular meetings were held from June through September 2012 culminating in a final meeting where the committee was prepared to make a recommendation to the School Board outlining a six-year Strategic Capital Facilities Plan.

A total of six committee meetings were held. The meeting agendas, minutes and slide presentations of each meeting follow in this section.

In summary the FAC reviewed the needs for all school district facilities, realized that the current needs outweighed the financial capability to address them all at once, and proceeded on a prioritization basis which addressed the highest need issues and deferred the remaining issues to a later date within the overall plan.

After reviewing numerous options, it was determined that the District would gain a large benefit by relocating the middle school program closer to the existing high school and more closely aligning a 6-12 grade curriculum between the two schools. This would require a conversion of the existing middle school into the elementary school and programming the modernization and additions at the existing elementary school into a new middle school. In summary, the existing middle school would be converted into the elementary and the existing elementary school would be renovated into the middle school.

The existing Middle School is in good condition and with the addition of five more classrooms will effectively support the District's elementary program. Relocation of the Middle School program across the street and adjacent to the High School will allow for a more integrated 6-12 program and provide a strong opportunity for joint use of instructional spaces and flexibility in articulation of the overall curriculum. The existing Elementary School facility has surpassed its useful life (except for the 1994 addition which will need to be kept) and will require complete modernization and additions to function as the new Middle School.

A number of related and additional projects were identified throughout the campus. Based on a prioritization process these additional needs were grouped into immediate and future categories.

At the October 2012 School Board Meeting the FAC's recommendation to run a February 2013 Capital Improvement Bond was accepted. The total bond amount of $20,693,000 plus all available state assistance funding would be used to fund the following immediate need projects:

Campus Wide Improvements	$500,000
Football Field Lighting	
Upgrade Energy management System	
Resurface Existing Track	
New Energy Management System	

Auditorium Building Improvements	$360,000
Replace HVAC	
Fire Alarm Upgrades	
Replace Main Electrical Service	
Convert Existing Middle School to K-5 Elementary School	$4,695,000
Classroom Addition(s)	
Interior Modernizations	
Covered Play Area	
HVAC Upgrades	
Fire Alarm Upgrades	
Convert Existing Elementary School to 6-12 Middle/High	$17,082,000
Additions & Full Modernization	
Selected Upgrades at the Existing High School	$500,000
Anticipated OSPI Matching Funds	-$2,800,000
Bond Contingency	$356,000
Total Bond	$20,693,000

The remainder of the identified projects, including renovation and selective replacement of the existing High School, will be deferred to a later date.

La Conner Lantern

Winter 2013

LA CONNER SCHOOL DISTRICT NO. 311 • P.O. BOX 2103 • LA CONNER, WA 98257

Replacement Bond Vote: February 12, 2013

MASTER PLAN MODERNIZATION & ADDITIONS

Campus Wide Improvements	**$500,000**
Football Field Lighting	
Upgrade Energy Management System	
Resurface Existing Track	
Auditorium Building Improvements	**$360,000**
Replace HVAC	
Fire Alarm Upgrades	
Replace Main Electrical Service	
Convert Existing Middle School to K-6 Elementary School	**$4,895,000**
New East Addition - (2) General Use Classrooms	
New North Addition - (2) General Use Classrooms and (2) Resource Classrooms	
Existing Classroom Minor Modernization	
Covered Playshed	
Playfield Modifications	
1995 HVAC Upgrade	
1999 HVAC Upgrade	
Fire Alarm Upgrades	
Hot Water Heater Replacement	
Convert Existing Elementary to 7-12 Middle / High School	**$17,082,000**
New Addition *(Including: Gymnasium, Fitness Center, Stage, Boys & Girls Locker Rooms, Warming Kitchen & Satellite Administration Office)*	
Existing Classroom Modernization	
Selective Demolition	
Site Improvements	
Selected Upgrades at Existing High School	**$500,000**
Anticipated OPSI Matching Funds	**-$2,800,000**
Bond Contingency	**$356,000**
TOTAL BOND	***$20,693,000***

PLAN LEGEND

- Addition
- Major Modernization
- Minor Modernization
- Covered Playshed

With the knowledge that the district's current bonded indebtedness will be totally paid off in 2014, a citizens' advisory committee took on the difficult task of updating the district master plan by identifying and prioritizing needed campus improvements. Focusing on student safety and energy efficiency, the committee recommended that improvements be made as outlined on the following pages.

Proposed Modernization and Additions

Convert Current Middle School to K-6 Elementary

Rationale:

- When the committee looked at the current and future needs of elementary students, renovating and adding to the current middle school to create state-of-the-art classrooms, which was planned with future expansion in mind, which costs less than re-building significant parts of the current elementary. **Plus, an added benefit is that the district will qualify for $2.8 million in State construction dollars not available if we just re-model or rebuild the current elementary.** These dollars become critical in keeping our local taxes at current rates.
- As we face the needed building additions and modifications necessary to turn the middle school into an elementary, the building can continue to serve our middle school students until the elementary moves in. Then the 7th and 8th grades will move to portions of the current elementary needing only minor renovation, while their new facility is completed. (By eliminating the need to place students in rented portable structures during construction, expenses are greatly reduced).
- The current elementary is located next to our high school, with many of our campus services located in the middle school. By turning the middle school into our elementary we reduce the need for all our students to move between buildings, and create a safer environment for our younger students by housing all of their needs including classrooms, library, music, physical education and lunch facilities under one roof.
- The middle school building currently has a safer bus/parent drop-off location for elementary students and will accommodate another drop-off point for our youngest students.
- The committee's proposal suggests placing our 6th grade students in the new elementary building (Currently the middle school is made up of grades 6, 7 and 8). If the district exercises this option, architects have sighted more options for developing state-of -the-art classroom spaces for a smaller number of students grades 7 & 8 in the remaining portions of the elementary.
- **Middle School to Elementary Conversion includes:** Addition of six classrooms, upgrades and modifications as needed to create state-of-the-art classrooms, a new playground and covered play shed, and upgrades to the existing heating and air handling systems, fire alarm systems, and hot water heaters.

Convert best portions of elementary building to grades 7 and 8 Construct a new multiuse gymnasium/cafeteria for grades 7-12

Rationale:

- The best portions of the current elementary including the historic portion and the newest 1990's addition will be saved and renovated into state-of -the-art classrooms to best meet the needs of our 7th and 8th graders. The 1950's and 1960's north wing of the elementary will be demolished because they are not cost effective to renovate.
- A new multi-purpose gymnasium/lunch room, similar to the popular facility now in use at the middle school, will be built for use by grades 7-12. (Not cost effective to renovate and costly to maintain, the old elementary gym will be demolished).
- While maintaining a separate area for 7th & 8th grade students in the renovated elementary, joint use by 7-12 students of a new multipurpose gymnasium/cafeteria facility lends to an efficient use of space and staff, and reduces the need for our students to move between buildings, creating a more efficient and safer learning environment.
- **Conversion includes:** Demolition of the 1950's and 1960's additions to the current elementary building, the addition of a new multi-purpose gymnasium/cafeteria facility, renovation of the historic and newest portions of the elementary and demolition of the current elementary gymnasium.

Campus-wide Improvements

The committee recommended that the following district-wide, auditorium and high school improvements be made as soon as possible.

- Upgrade Campus Energy Management System
- Resurface Existing Track
- Replace Football Field Lighting

Auditorium Building Improvements:
- Replace Heating and Air Handling System
- Fire Alarm Upgrades
- Replace Main Electrical Service

High School Building Improvements
- Upgrade heating, electrical and fire alarm systems
- Upgrade classrooms to meet current and future student needs

Example of Replacement Bond Ballot:

LA CONNER SCHOOL DISTRICT NO. 311
SKAGIT COUNTY, WASHINGTON

February 12, 2013

INSTRUCTIONS TO VOTERS: To vote in favor of the following proposition, place a cross (X) in the square opposite the word "APPROVED"; to vote against the following proposition, place a cross (X) in the square opposite the word "REJECTED."

PROPOSITION NO. 1
LA CONNER SCHOOL DISTRICT NO. 311
GENERAL OBLIGATION BONDS - $20,693,000
The Board of Directors of La Conner School District No. 311 adopted Resolution No. CPF2012-01 concerning this proposition for bonds. This proposition would authorize the District to undertake major renovations and upgrades to its elementary, middle school and high school buildings, including energy conservation and life-safety improvements, to issue $20,693,000 of general obligation bonds maturing within a maximum of 20 years, and to levy excess property taxes annually replacing the existing bond levy expiring in 2014 to repay the bonds, as provided in Resolution No. CPF2012-01. Should this proposition be:

APPROVED ☐
REJECTED ☐

Facilities Committee

You are encouraged to talk with the following facilities committee members, who are willing to provide their insight into the facilities recommendations presented to the La Conner School District Board of Directors:

Mike Compton
Lois Coonc
Jim Dunlap
Gary Giovane
Ed Good
David Hedlin
Ryan Hiller
Steve Johnson
Bill McCall
Gretchen McCauley
Scott McDade
Brain Masonholder
Bo Miller
Dixie Otis
Madeleine Roozen-Cook
Rick Thompson
Brian Wilbur
Kathy Willins

Facilities or Bond Questions?

Contact any of our La Conner School District Board members at their homes using the following numbers:

John Thulen: 466-5920
Mike Compton: 466-9937
Brad Smith: 466-3834
Rick Thompson: 466-3318
Janie Beasley: 466-2556
Superintendent:
Tim Bruce: 466-3171 (school)
466-2011 (home)

Frequently Asked Bond Questions

What is the difference between a school levy and a school bond election?

A school levy pays for the operation of education programs not fully funded by the State or federal government. A bond is a long-term obligation to pay for school district facilities. Much like a loan used to purchase a home, voter approved bonds will pay for the construction and modernization outlined in this proposal over a 20 year period.

Wouldn't it cost the taxpayers less if the bonds were paid out over a longer period of time?

Even though interest rates are at historic lows, extending the bond payback period would increase interest costs. Not exceeding a twenty-year payoff is our best option.

Will the district be eligible for State construction funds for our project?

Yes, the district will qualify for $2.8 million in State construction dollars.

Does this bond request replace the one expiring, or is it an additional tax?

This bond proposal will replace the ones being paid off early in 2014. The community members serving on the citizens' advisory committee studied the many needs of our district and prioritized those needs with the goal of keeping the tax rate for La Conner School patrons close to the current rate being paid. With this in mind, the district turned to Seattle Northwest Securities to furnish information about current and future tax rates. The district asked the securities firm to keep the rates level over the life of the bonds and to use conservative assumptions when projecting interest rates and the total assessed value of the properties that make up the La Conner School District. The comparison below displays the current voter approved debt/tax rate and the projected replacement bond rate.

Current La Conner Bond Rate 2013 tax year
(Total payoff-December 2014)
$2.45 per $1000. of assessed value

Replacement Bond Recommendation
If approved this tax amount will replace the one being paid off in 2014 above.
$2.35 per $1000. of assessed value
($20,693,000. Bonds amortized over 20 years)

Moving the elementary to the current middle school seems like a huge undertaking. Why not completely remodel the current elementary?

After an extensive review by architects, engineers and cost estimators, it was determined that trying to save or replace all of the current elementary was not cost effective. The best portions will be saved including the historic section and the addition built in 1992, which will comfortably house the smaller population of our 7th and 8th grades. The current middle school was designed with future additions in mind, and will provide our elementary students with all of their needs under one roof. For years we have moved students between buildings for various programs. With this plan, we will gain precious instructional time lost moving between buildings, and will increase student safety.

With the construction of a multiuse gym/cafeteria for the 7th-12th grades, will we operate two kitchens?

No, the central kitchen in the current middle school will still cook all the food, which will be transported to the new facility for serving. With our current school population, this is the most cost effective way for us to provide food services. However, the new kitchen area will include space to accommodate additional ovens and equipment should that become necessary in the future.

Will we be able to save any part of the old gym for sentimental reasons?

Yes. We will save the hard-wood floors that will be re-used as wainscoting and stage flooring in the new facility.

I have heard that the older science classrooms in the high school need renovation. Will this be addressed in this bond?

Yes, there is money included in the bond for high school upgrades so that the building will continue to meet the needs of our students and faculty.

Will this plan meet our future enrollment needs?

Current projections for growth in our district show that these facilities will serve the district's needs for the foreseeable future. However, a major new housing development in our district could significantly increase our future needs.

hoarch.com

Hutteball & Oremus ARCHITECTURE

La Conner School District

Capital Bond Planning

Meeting 1- *The Foundation*

June 20th, 2012

AGENDA

Meeting #1 – The Foundation		***June 20, 2012***
TB	**Introductions**	5 min
TB	**Previous Bond Planning & Looking Forward**	5 min
BY	**Purpose, Goals, Objectives – How the process Works**	10 min
HOA	**Language of School Design** (PowerPoint)	15 min
HOA	**Overview of Facilities Condition Report** (PowerPoint)	15 min
HOA	**Strengths & Weaknesses of your Schools** (Group Exercise) Unique Characteristics of your schools Strength & Weaknesses - Campus, Elem, MS, HS,	40 min

Meeting #2 – Guiding Principals — ***June 27, 2012***

Meeting #3 – Master Plan — ***July 11, 2012***

Meeting #4 – Design Options / Logistics — ***July 18, 2012***

Meeting #5 – Logistics / Selection / Recommendation to School Board — ***July 25, 2012***

ideas of ....

DESIGN PATTERNS for 21st Century Schools

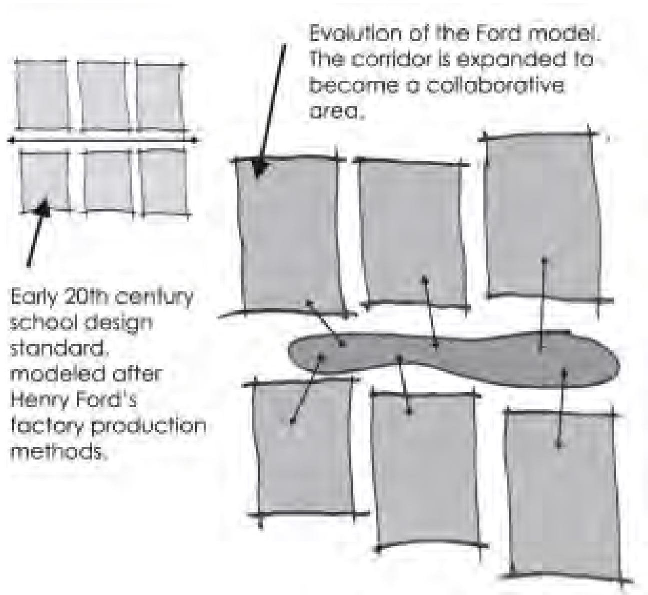
excerpt from:

The Language of SCHOOL DESIGN by Prakash Nair, Randall Fielding and Jeffery Lackney
Design Share

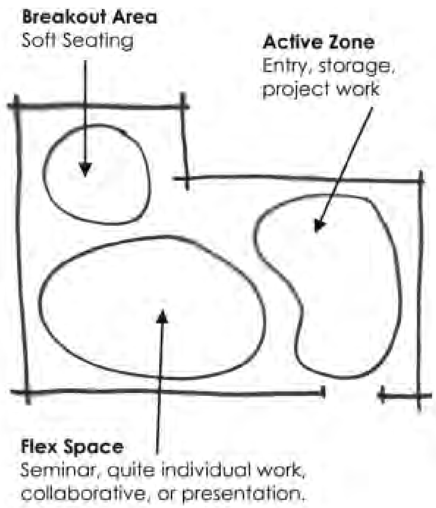
presented by :

Hutteball & Oremus Architecture

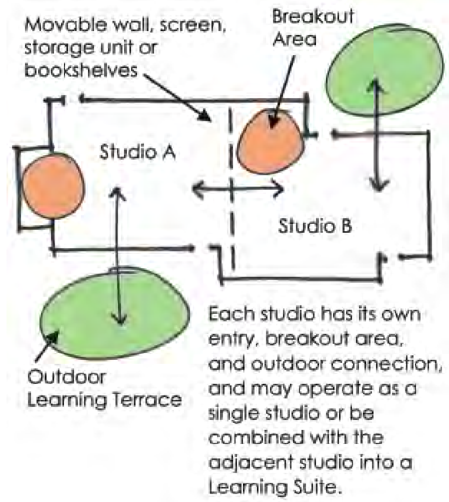
Principal Learning Areas



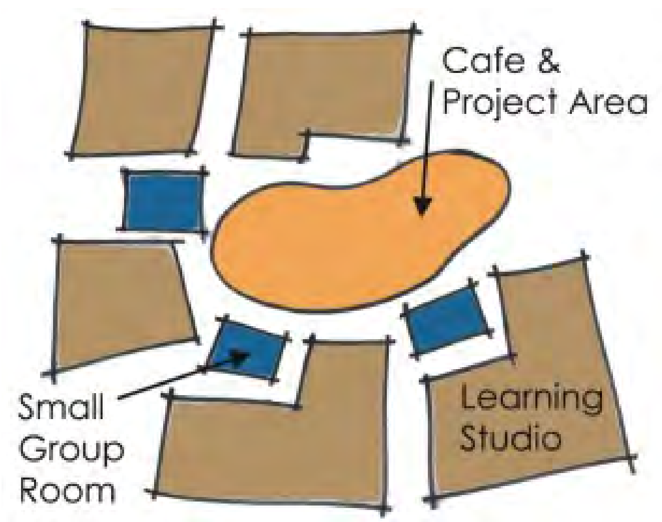
Traditional Classroom



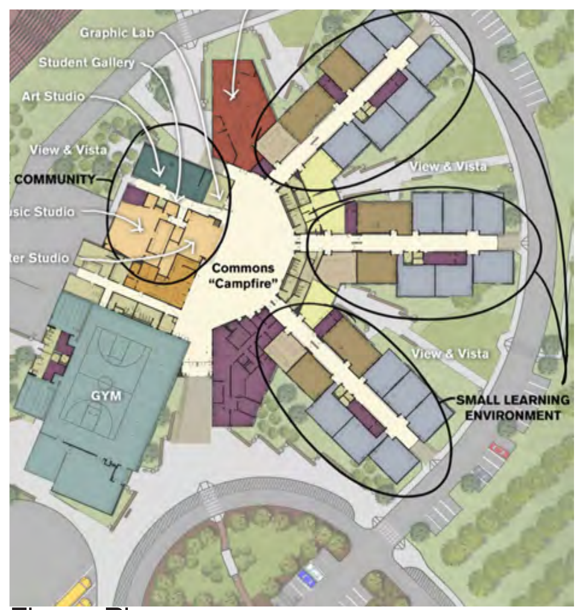
Learning Studio



Learning Suite



Learning Community



Finger Plans

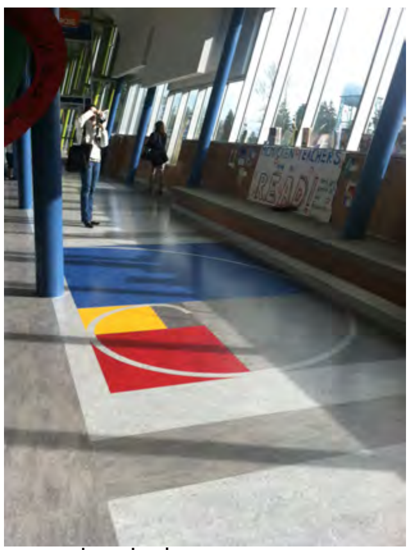
"under the new learning paradigm, we are looking at a model where different students (of varying ages) learn different things from different people in different places in different ways and at different times." ~ Fielding Nair International

Flexibility, Adaptablility and Variety

flexibility is an idea that can be developed in many different scales from Da Vinci Studio, individual classroom to the Learning Studios. The most important design quality is what these spaces are filled with natural daylight for comfort and to stimulate high performance learning, they also filter indirect light into the classrooms

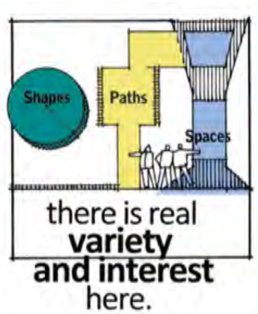
cave space

campfire space



watering hole space

campfire space



Labs, Studios and Project Areas

Science Lab

Spaces in which science and art are learned need to have the kind of richness that these disciplines themselves possess.

Flexible Furniture Layout

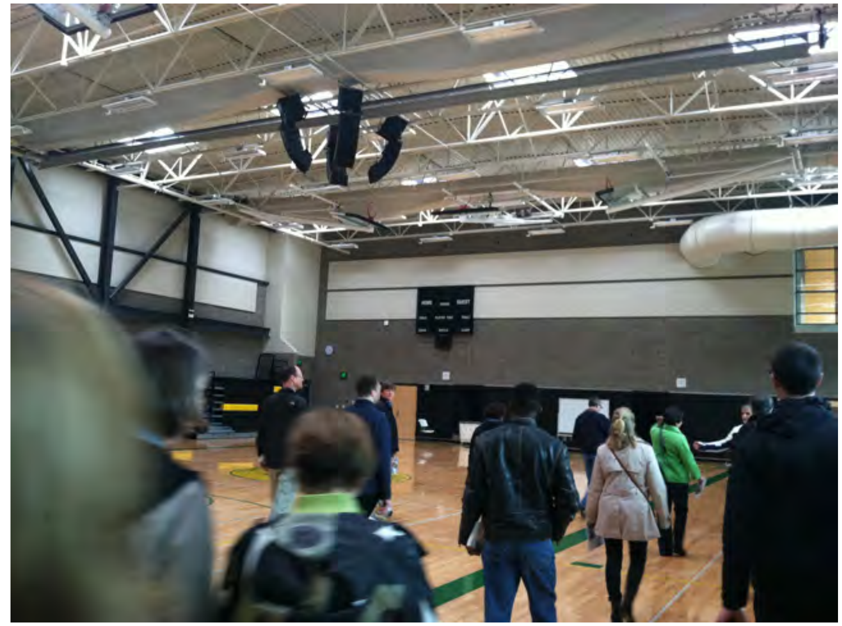
Art Studios

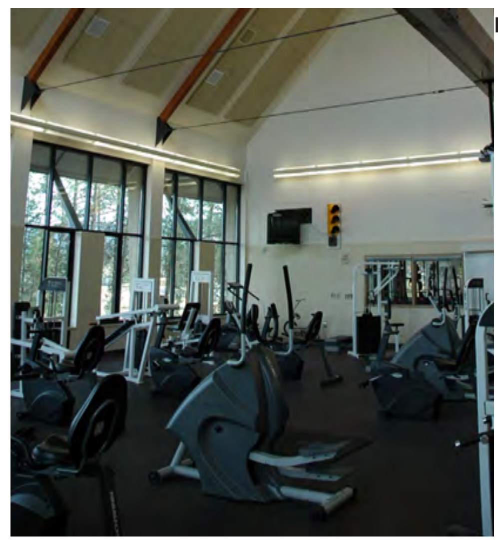
Horticulture

Health and Physical Fitness

border approach

community connections for physical fitness





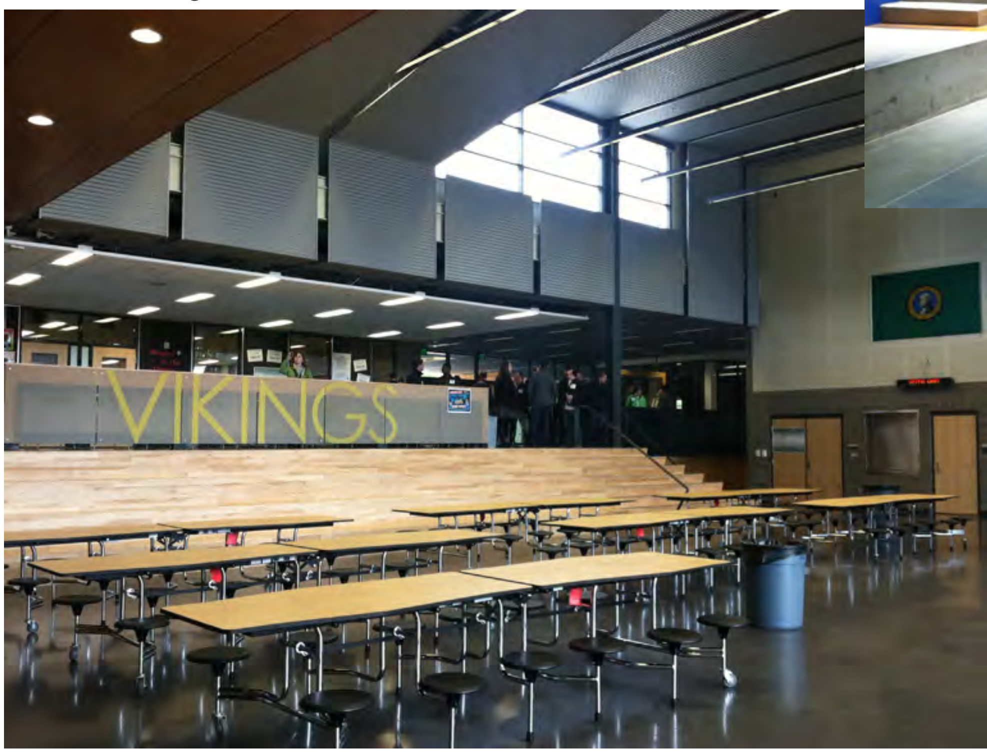
nuturtion & health

“a holilstic approach to health and physical education begins with the goal of personalizing health opportunities for students, so that their performance is not measured against the elite, but rather against their own personal goals. It means that the focus is on enjoying being healthy.” ~ Fielding Nair International

Music and Performance

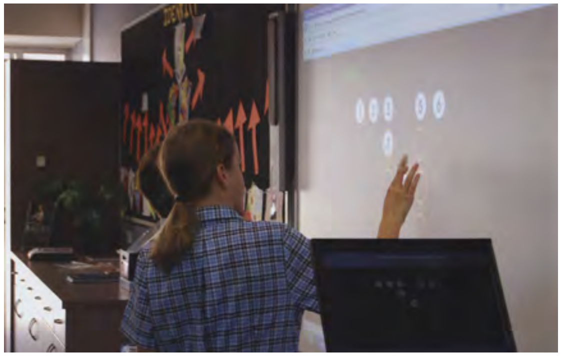
unexpected opportunity

flexible seating



“In order to better reflect and enable the use of creative endeavor throughout the professions and disciplines, schools should enable access to environments for creativity throughout ths school, not just in ‘arts wings’.” ~ Fielding Nair International.

Dispersed Technology



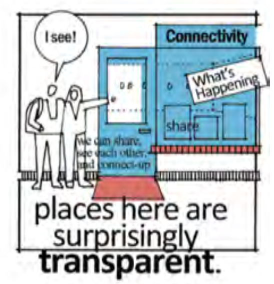
dispersed technology

Transparency and Passive Supervision

Transparency conveys the notion that learning should be visible and celebrated.

Improvement Opportunities

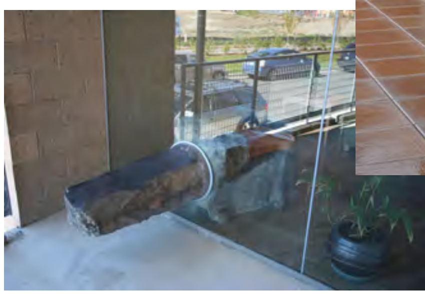
High level of visibility in both formal and informal learning areas to create a sense of openness while preserving acoustic separation and increase natural daylight to create a cheerful sense of place.



Indoor/Outdoor Connection

Vista to exterior from work area is important to eye health and comfort, and emotional well-being.

signature element



Welcoming Entry

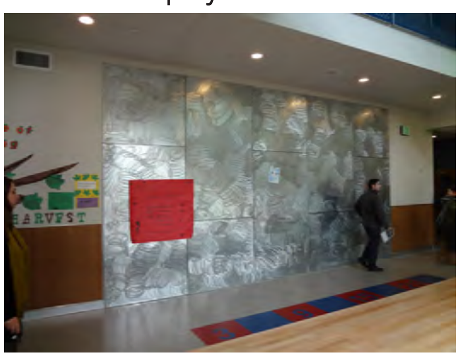
Signature Element

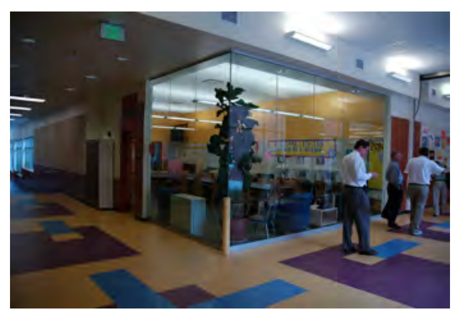
"a welcoming and inviting school entry will contain some 'signature' element that speaks to what makes the school special." ~ Fielding Nair International

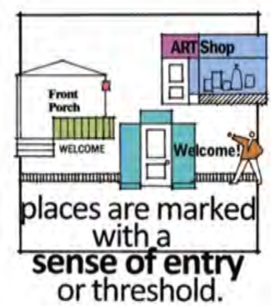
Identifable Entry

Office

Student Display

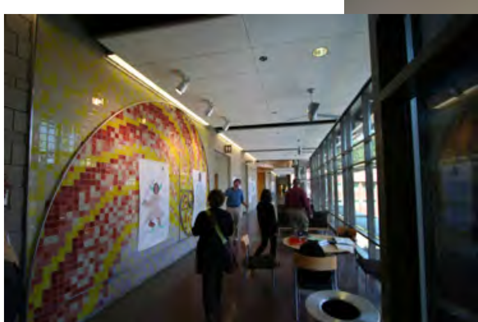


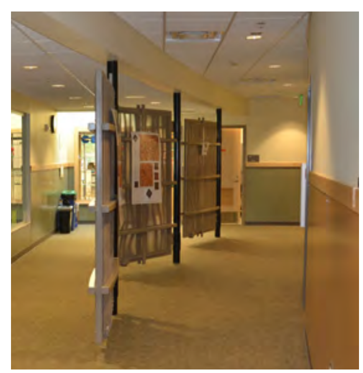




Student Display Space

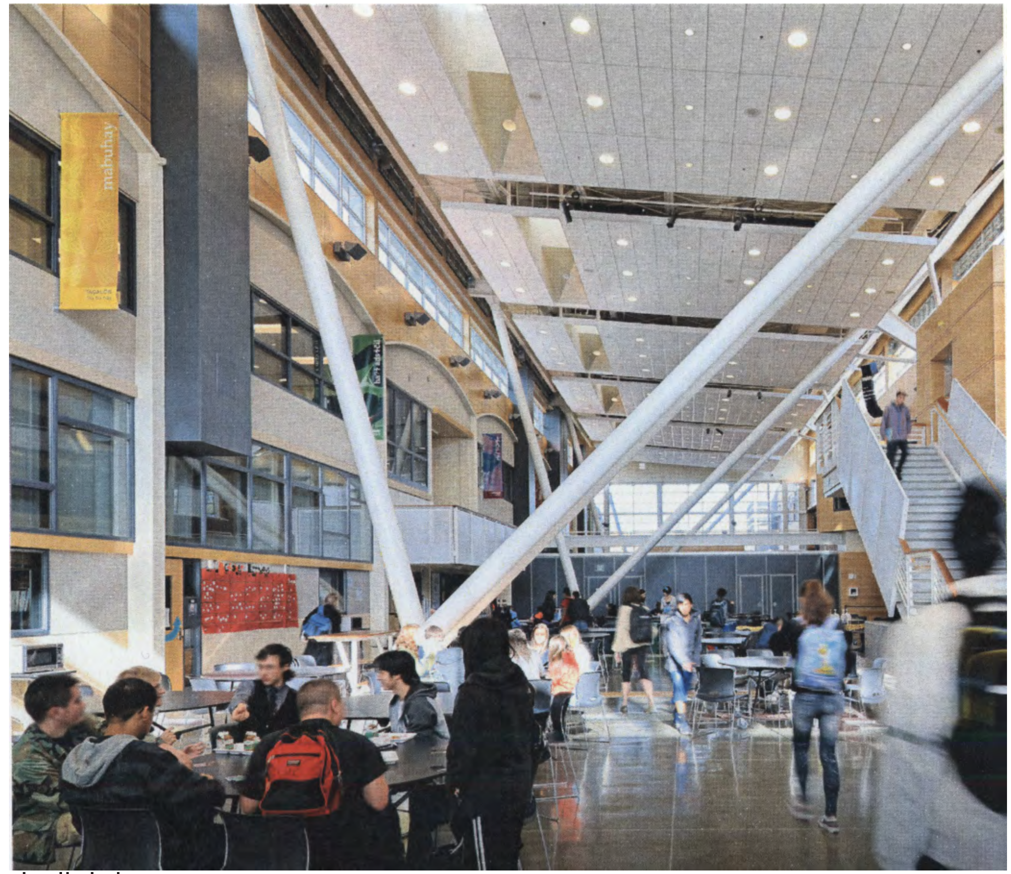
"The best display of student learning is active learning itself." ~ Fielding Nair International





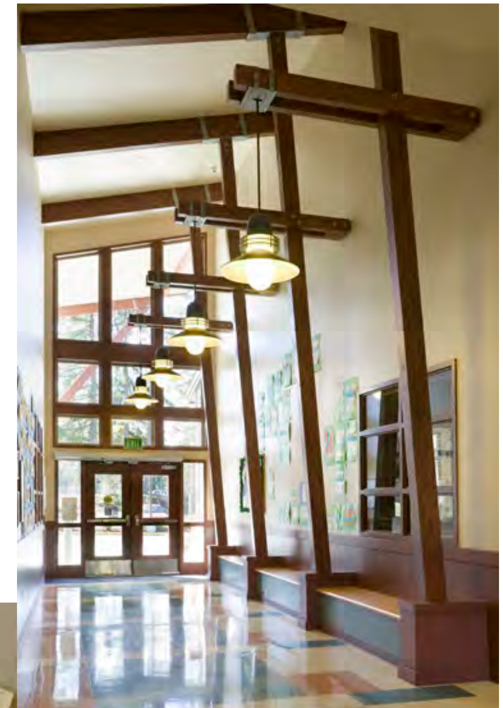
Sustainable Elements

solar energy

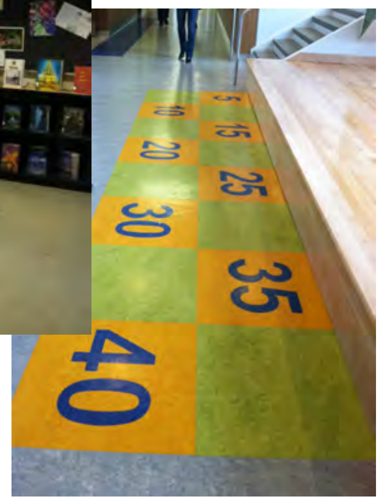


daylighting

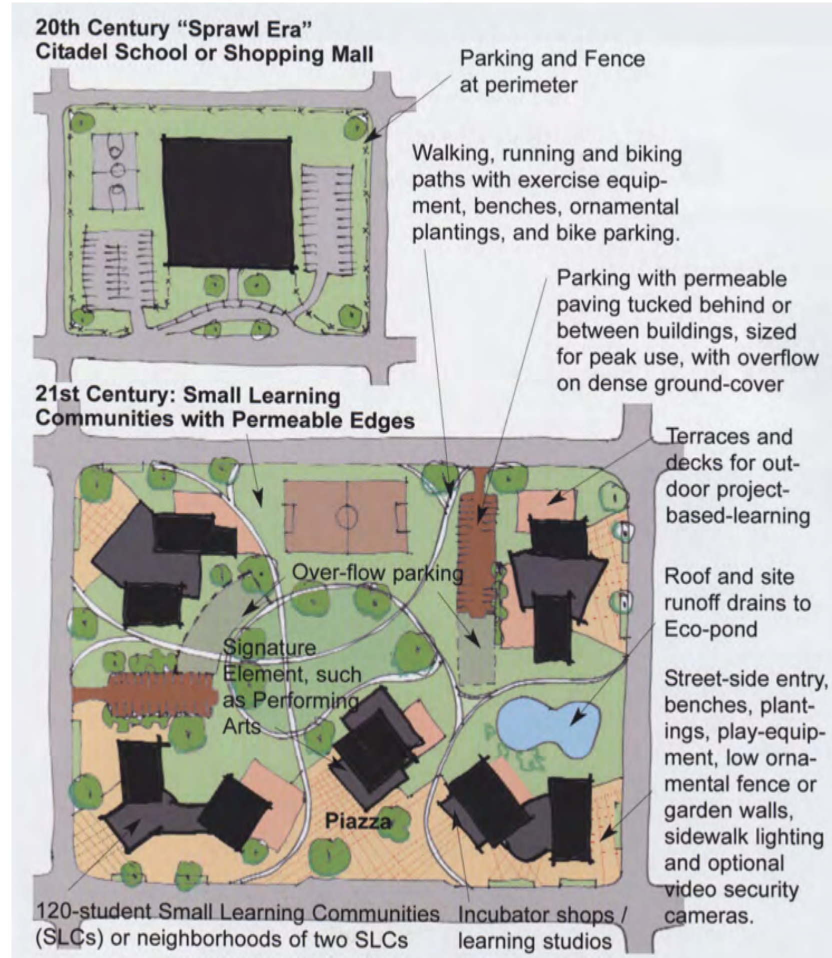
Local Signature

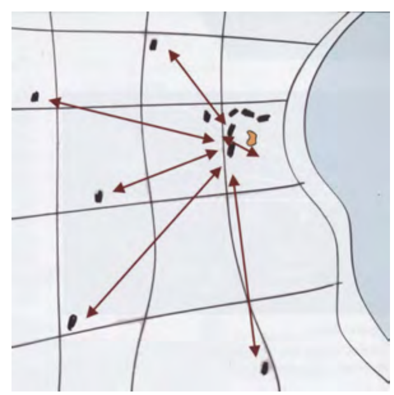


Community Connection



connected to community



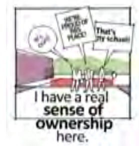


bringing it all together..........................

Principal Learning Areas

Flexibility, Adaptablility and Variety

Labs, Studios and Project Areas



Health and Physical Fitness

Music and Performance

Dispersed Technology

Transparency and Passive Supervision

Indoor/Outdoor Connection

Welcoming Entry

Sustainable Elements

Student Display Space

Community Connection

Local Signature

"................helping students develop the knowledge, skills and attitudes fundamental to lifelong learning, to achieve personal enrichment, and to become repsonsible contributing individuals in this rapidly changing and evolving society."

hoarch.com

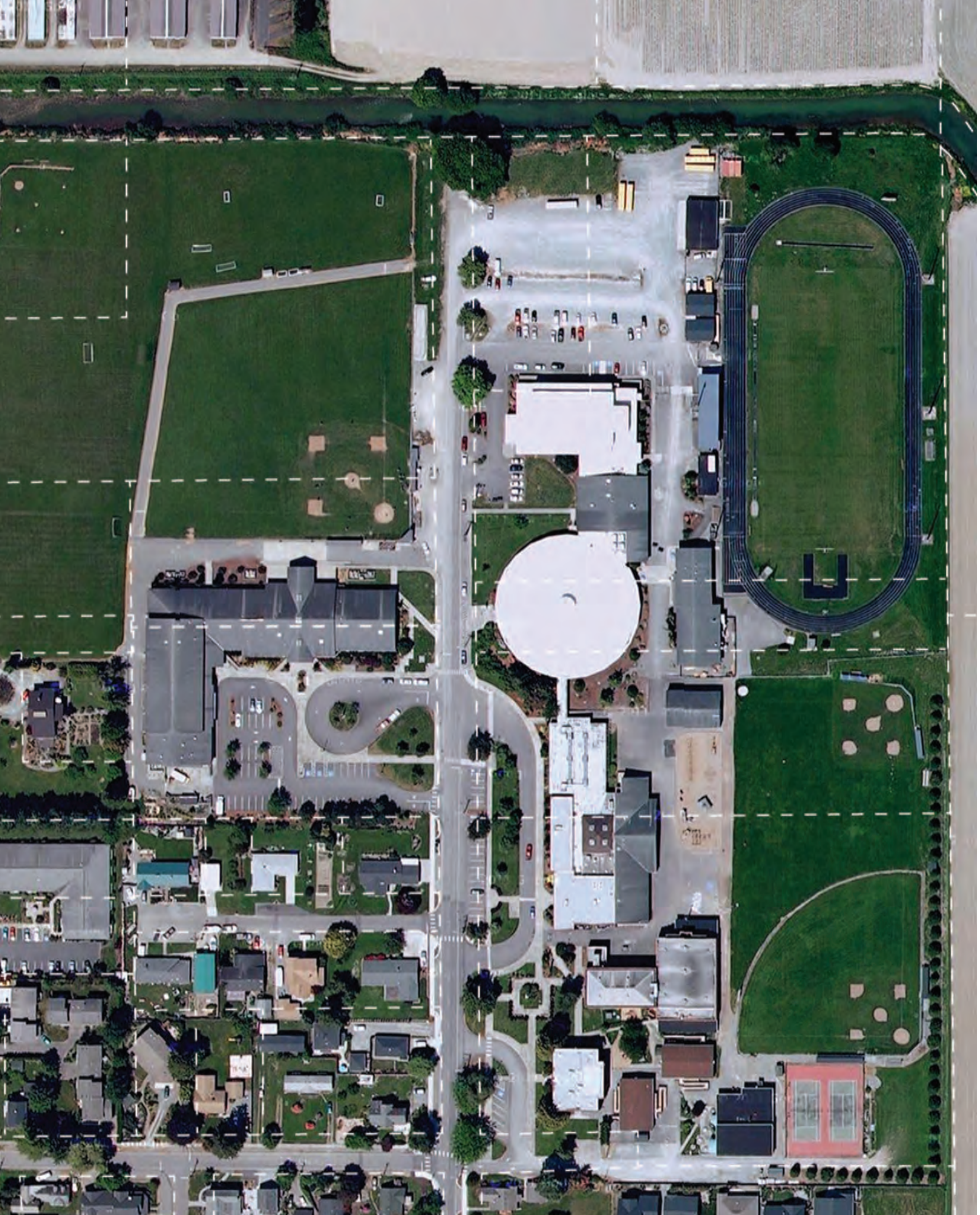
Hutteball & Oremus ARCHITECTURE

La Conner School District

Facility Assessment Report

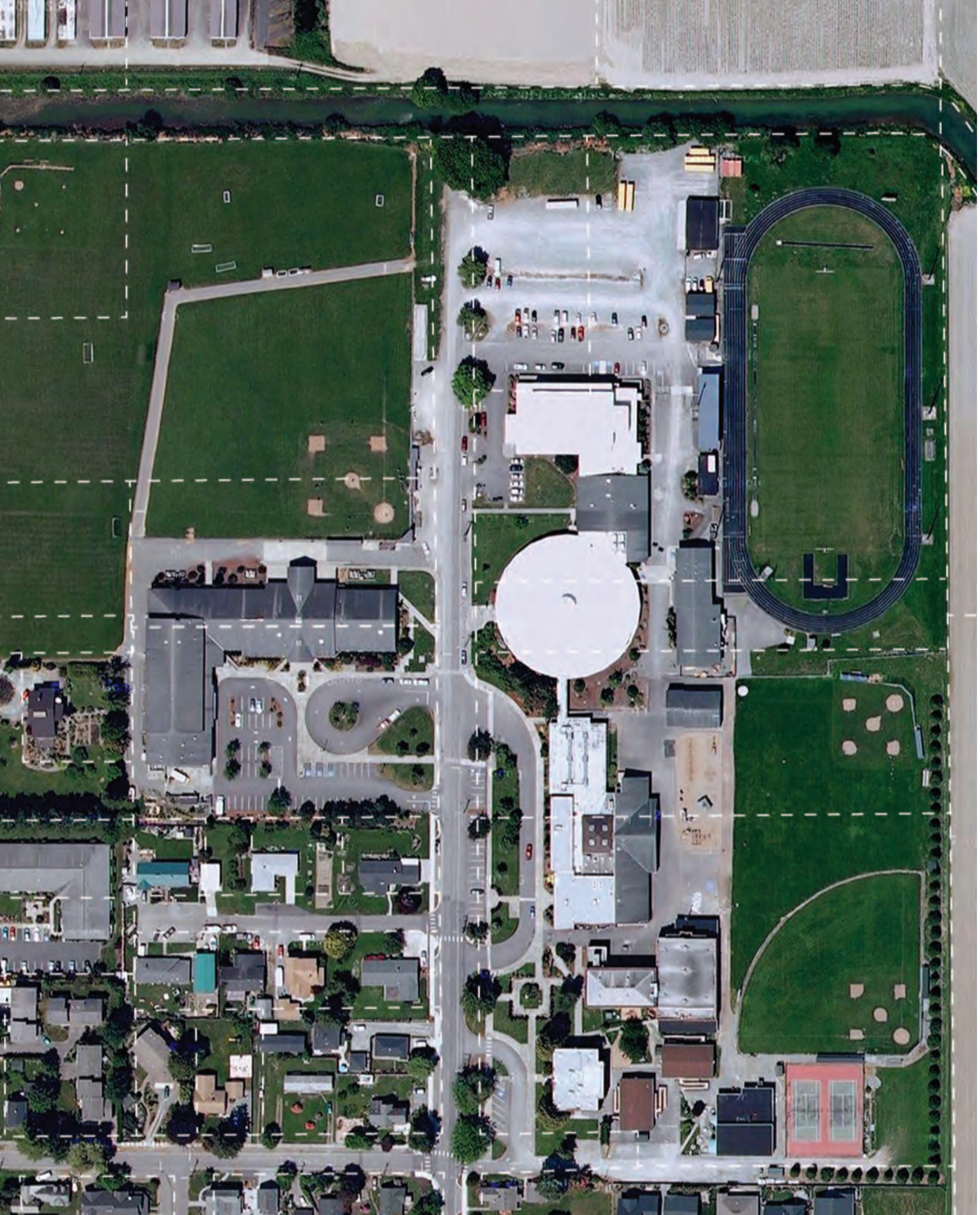
May 2012

La Conner Elementary School | La Conner Cafeteria/Auditorium/Gym Bldg
La Conner Middle School | La Conner High School
District Administration Building



LA CONNER SCHOOL DISTRICT SITE

Hutteball&Oremus ARCHITECTURE

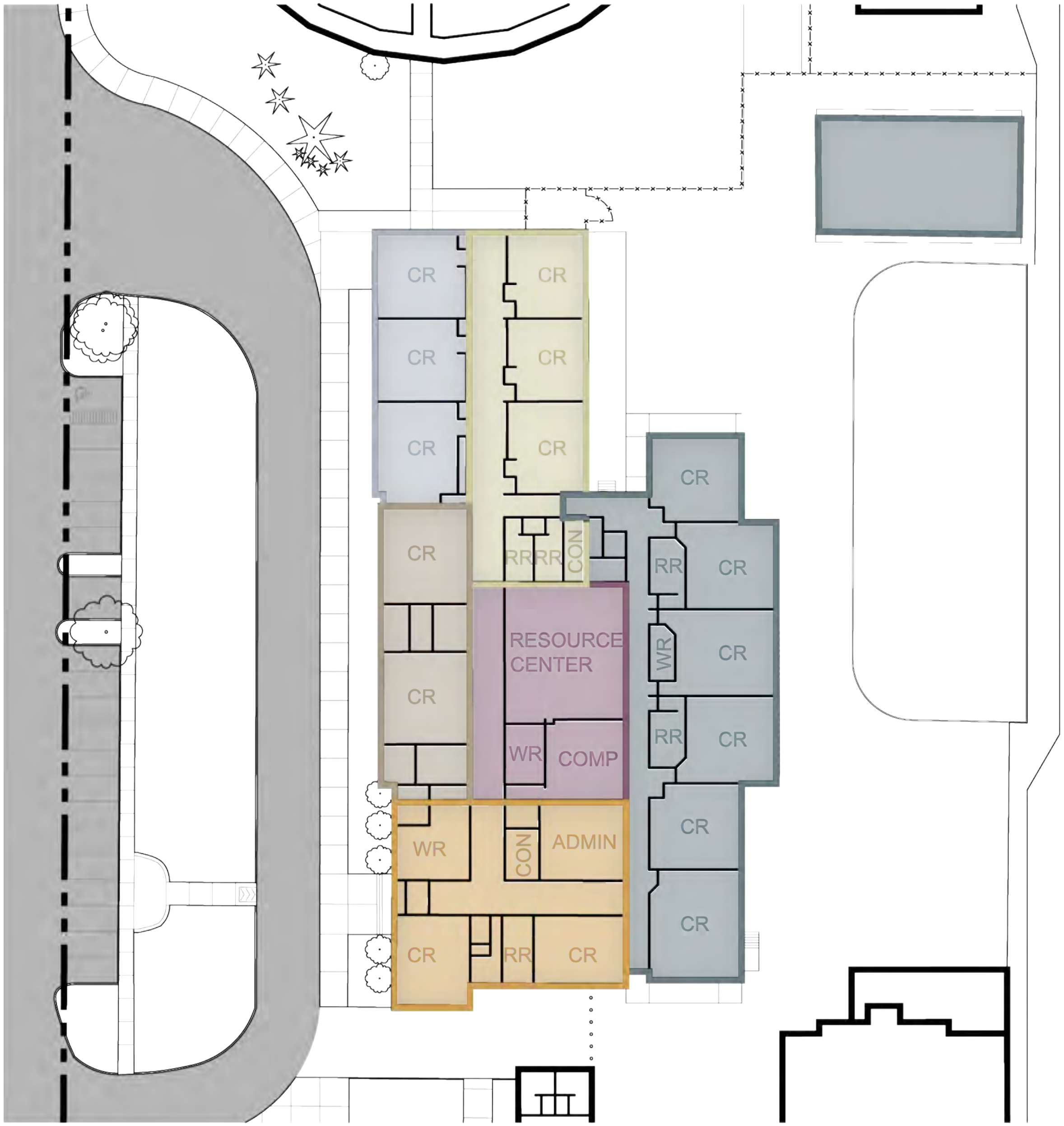


SITE AND INFRASTRUCTURE:

- Recommend replacement of existing HID site lighting with LED fixtures incorporating motion sensors
- The existing track at the stadium is in need of immediate replacement
- Replace existing field lighting with new system that provides uniform coverage and minimizes energy consumption
- Upgrade the existing campus-wide DDC control system to head-end

Hutteball&Oremus ARCHITECTURE

LA CONNER ELEMENTARY CLASSROOM BUILDING

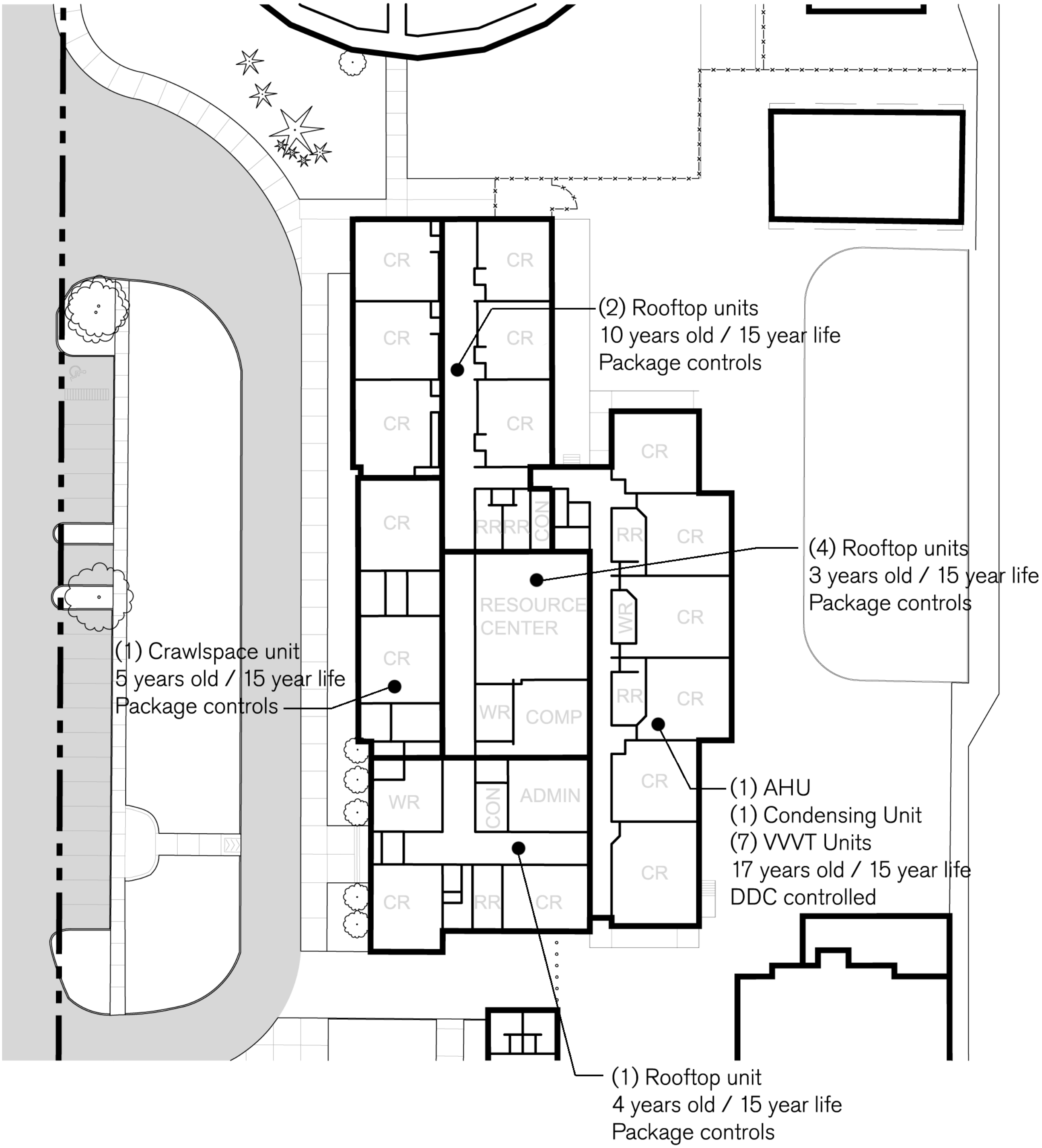


LA CONNER ELEMENTARY CLASSROOM BUILDING

Original School:	1935
Addition:	1950
Addition:	1950-1965
Addition:	1965
Addition:	1983
Addition and Covered Playshed:	1994

> LA CONNER ELEMENTARY CLASSROOM BUILDING

Hutteball&Oremus ARCHITECTURE



MECHANICAL ASSESSMENT

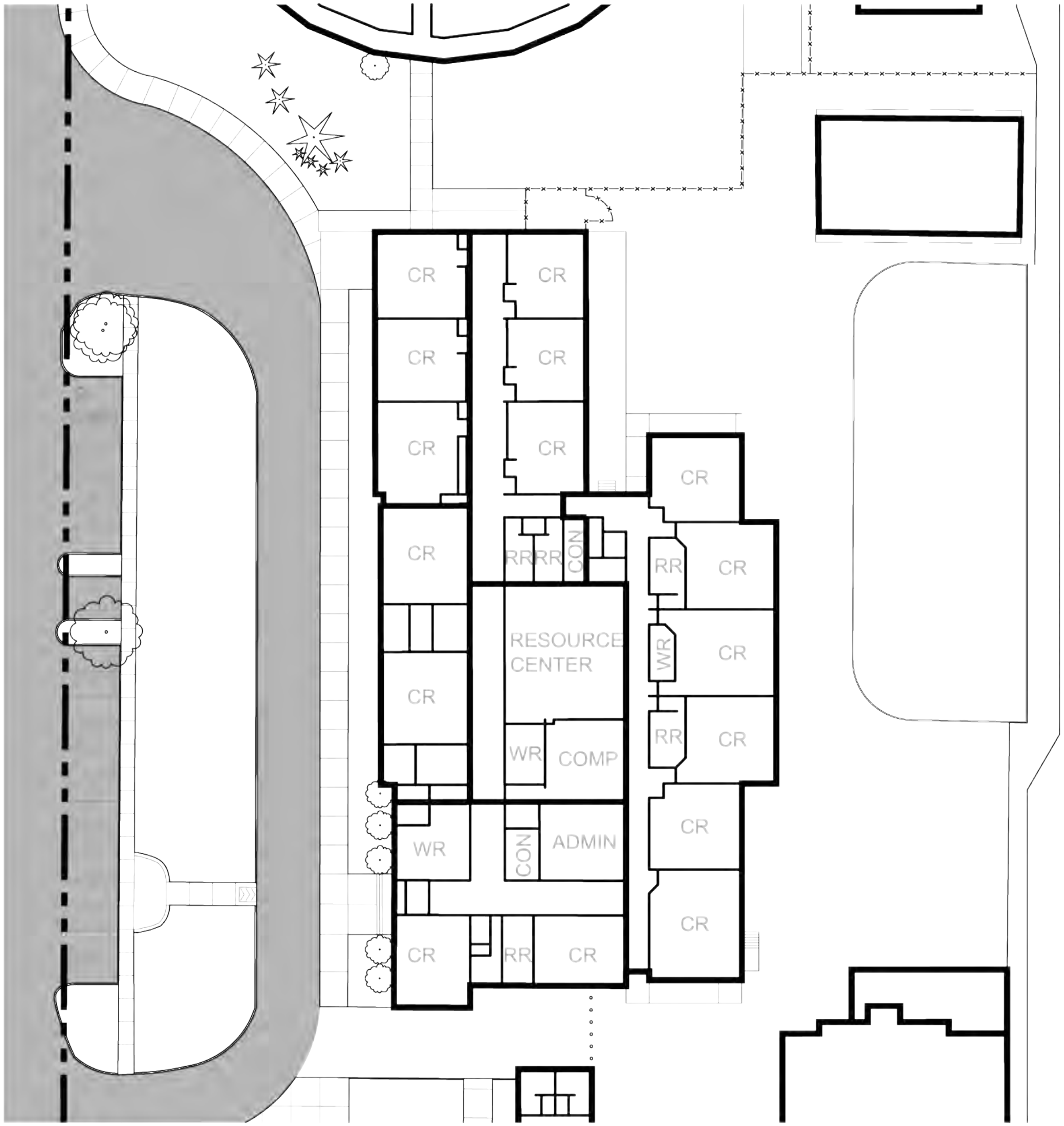
Plumbing -

- Water heater replacement (17 years old)
- Fixtures (faucets, traps, supplies, stop valves). Various vintages and in need of replacement to extend the service life of fixtures.

HVAC -

- Lack of zoned control
- Packaged controls (not tied into DDC controls) except for 1994 Addition
- Various ages
- More energy efficient systems available

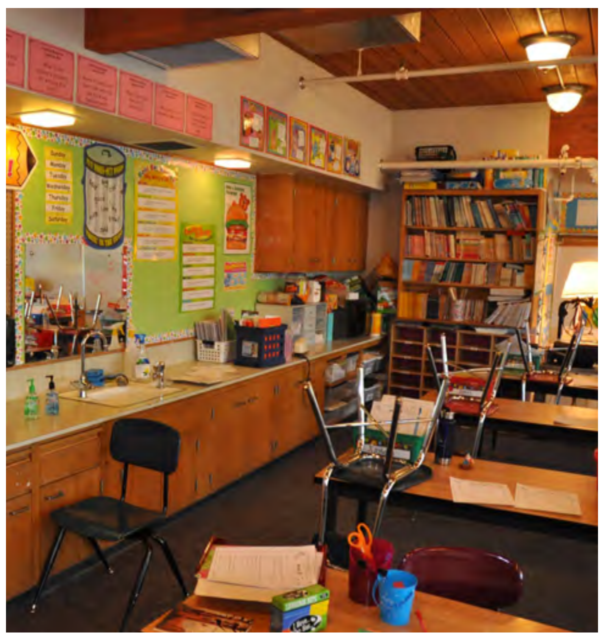
> LA CONNER ELEMENTARY CLASSROOM BUILDING



ELECTRICAL ASSESSMENT

- Replace Main Electrical Service & Distribution Panels
- Fire Alarm System
- Lighting upgrades for energy savings
- Telephone Data systems
- Intercom / Clock Systems
- Additional Power Outlets to Support Program requirements
- Security System

> LA CONNER ELEMENTARY CLASSROOM BUILDING



ARCHITECTURAL ASSESSMENT

- Historic in nature
- Good candidate for modernization
- Structurally sound but does not meet current seismic code
- Defficient in:
  - Furnishings and Equipment
  - Natural Daylighting
  - Energy usage
  - Thermal Envelope
  - Inefficiencies in storage, organizational layout, and materials

> LA CONNER ELEMENTARY CLASSROOM BUILDING

> LA CONNER ELEMENTARY CLASSROOM BUILDING

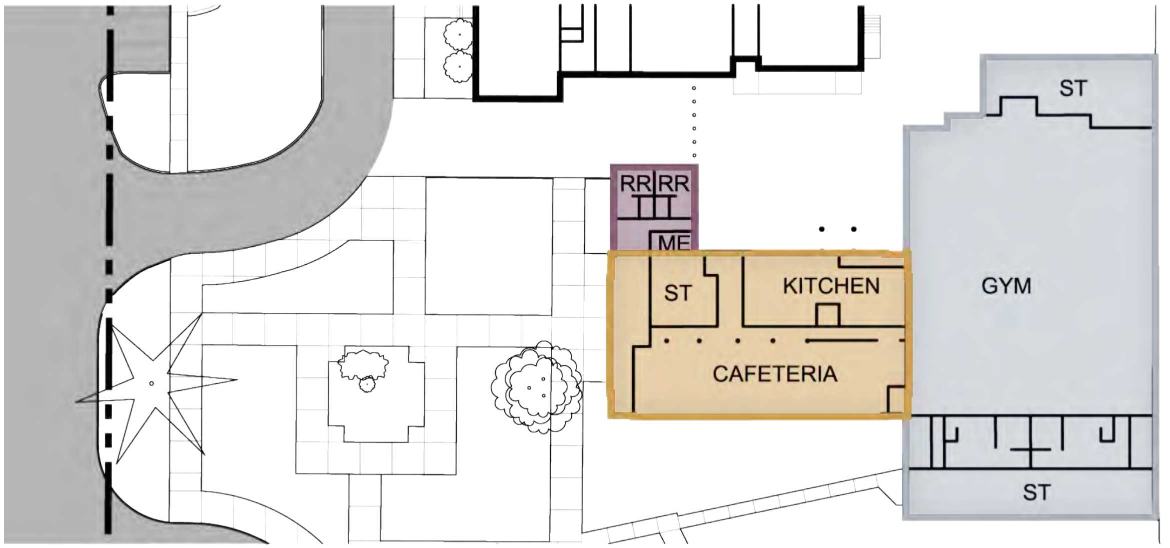
DESIGN TEAM RECOMMENDATIONS:

- The elementary school is in need of full architectural, mechanical and electrical modernization.

Hutteball & Oremus ARCHITECTURE

CAFETERIA / AUDITORIUM / GYM BUILDING:

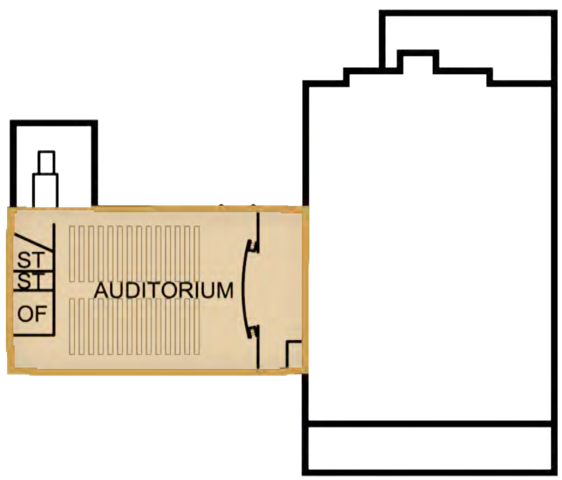
Hutteball & Oremus ARCHITECTURE



CAFETERIA / AUDITORIUM / GYM BUILDING:

Original Construction:	1921
Gym Addition:	1948
Cafeteria & Auditorium Reno:	1955
Boiler Room Addition:	1956
Cafeteria, Auditorium, and Boiler Room Renovation:	1990

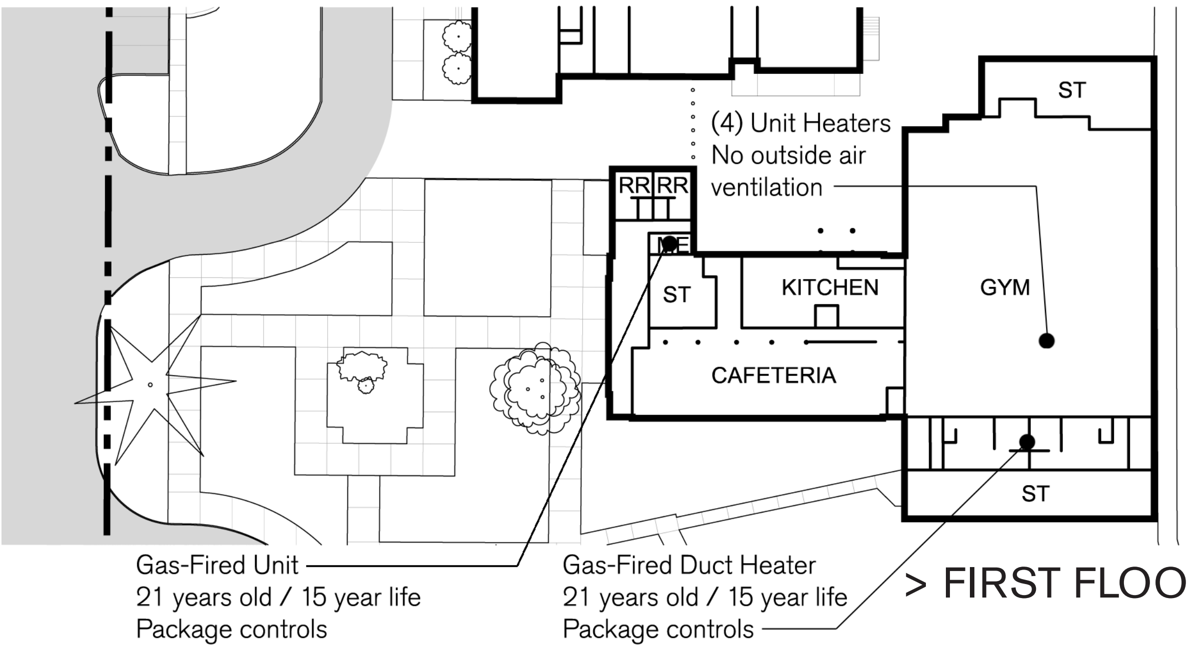
> FIRST FLOOR



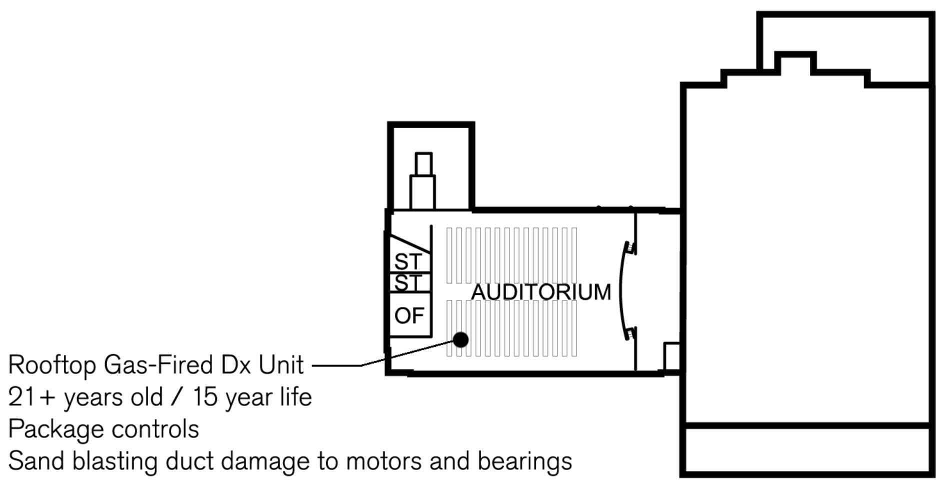
> SECOND FLOOR

> LA CONNER CAFETERIA / AUDITORIUM / GYMNASIUM BUILDING

Hutteball&Oremus ARCHITECTURE



> FIRST FLOOR



> SECOND FLOOR

MECHANICAL ASSESSMENT

- Replacement of Auditorium Mechanical System:
- Gym Mechanical Modernization

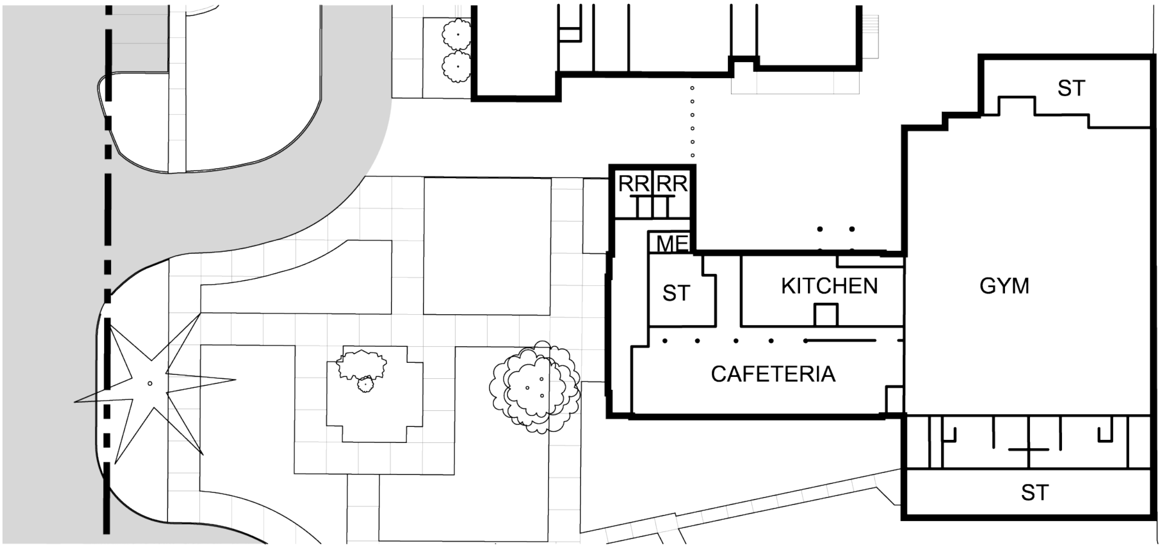
Plumbing -

- Soil, waste and vent systems are old and have been problematic

HVAC -

- Lack of zoned control
- Packaged controls (not tied into DDC controls)
- Various ages
- More energy efficient systems available
- Damage to some systems
- Outside air ventilation

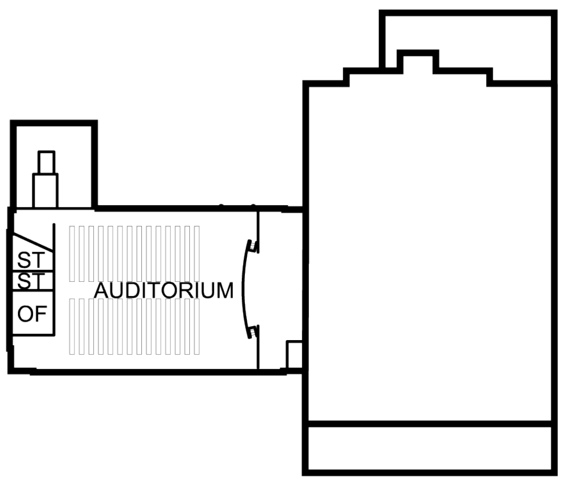
> LA CONNER CAFETERIA / AUDITORIUM / GYMNASIUM BUILDING



> FIRST FLOOR

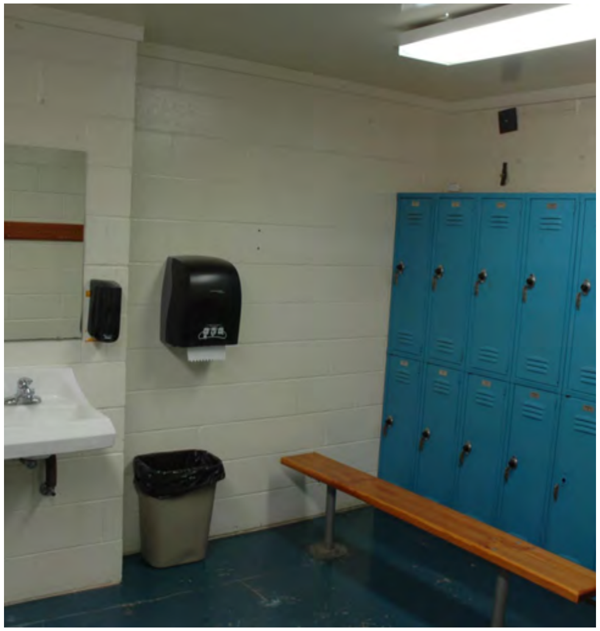
ELECTRICAL ASSESSMENT

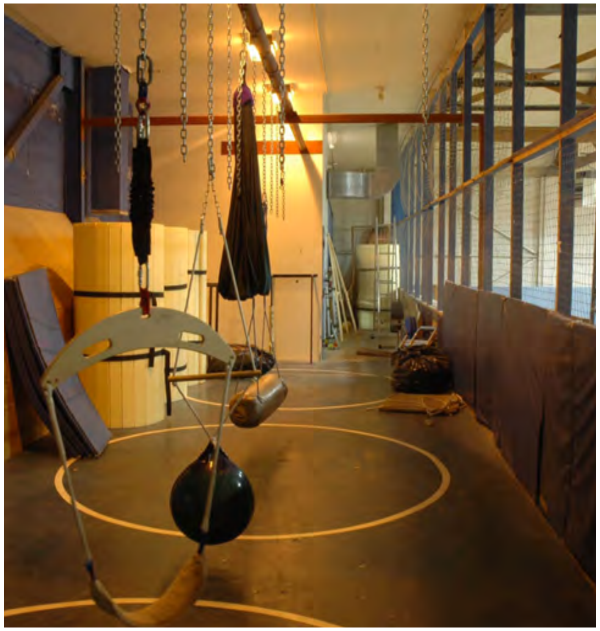
- Replace Main Electrical Service & Distribution Panels
- Fire Alarm System does not meet code
- Auditorium Upgrades to house and stage lighting and dimmer rack
- Gym Electrical Modernization



> SECOND FLOOR

> LA CONNER CAFETERIA / AUDITORIUM / GYMNASIUM BUILDING



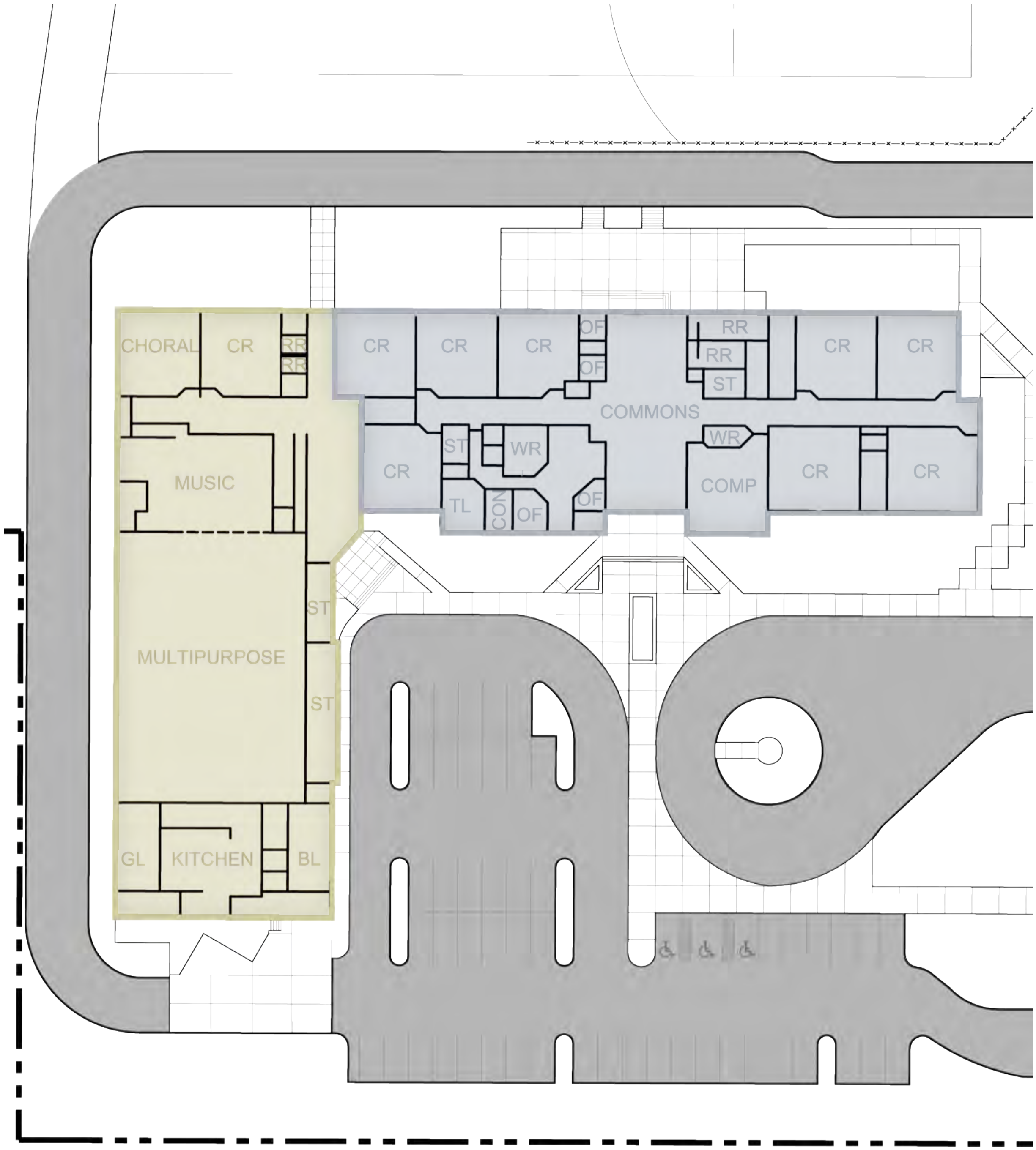


ARCHITECTURAL ASSESSMENT

- Gym Addition is in need of full architectural, mechanical, structural and electrical modernization. It is recommended that a major modernization or full replacement be made incorporating better public access, and new code-complying restroom facilities

> LA CONNER CAFETERIA / AUDITORIUM / GYMNASIUM BUILDING

LA CONNER MIDDLE SCHOOL:

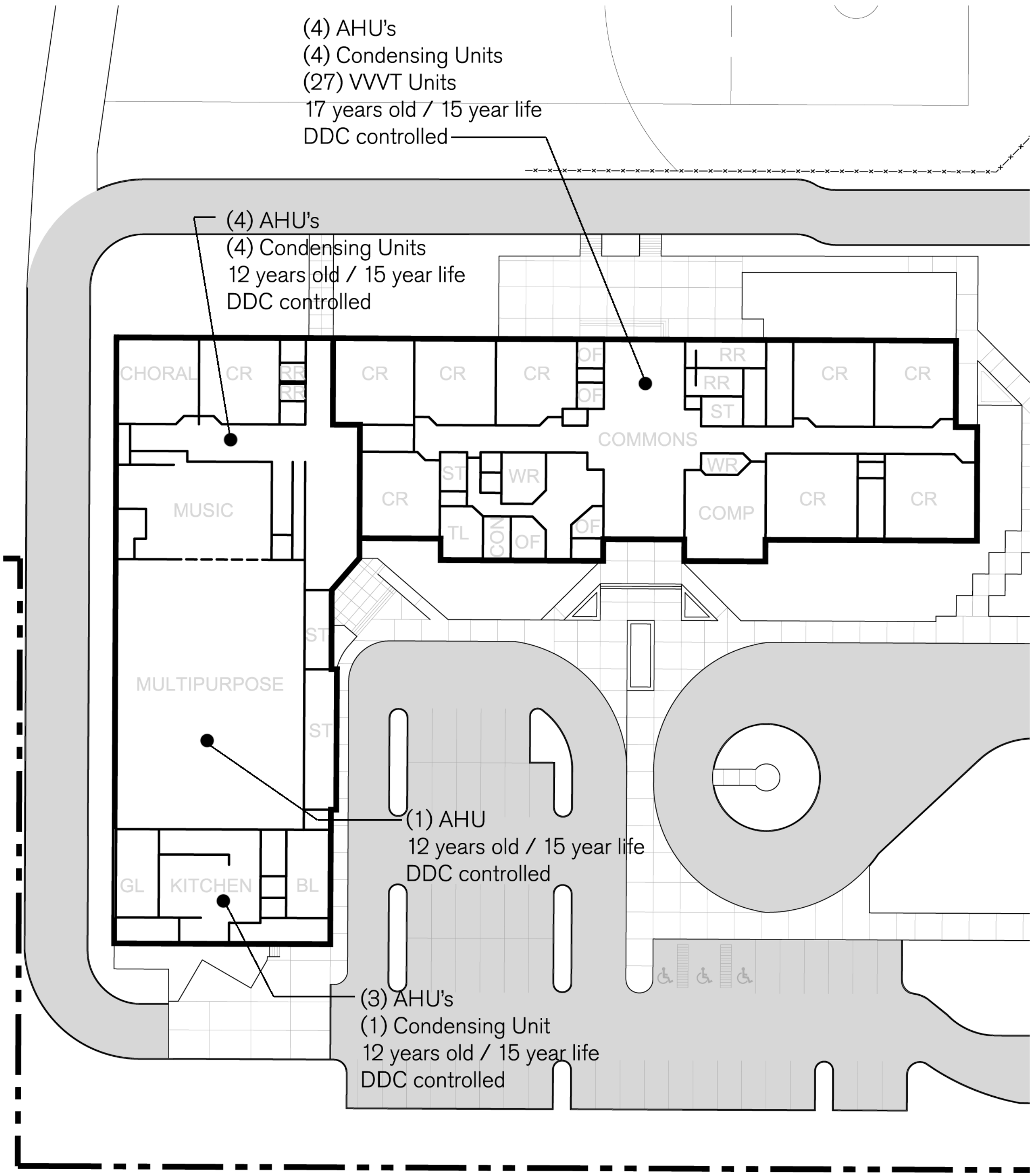


LA CONNER MIDDLE SCHOOL:

Original Construction:	1994
Addition:	1999

> LA CONNER MIDDLE SCHOOL

Hutteball & Oremus Architecture



MECHANICAL ASSESSMENT

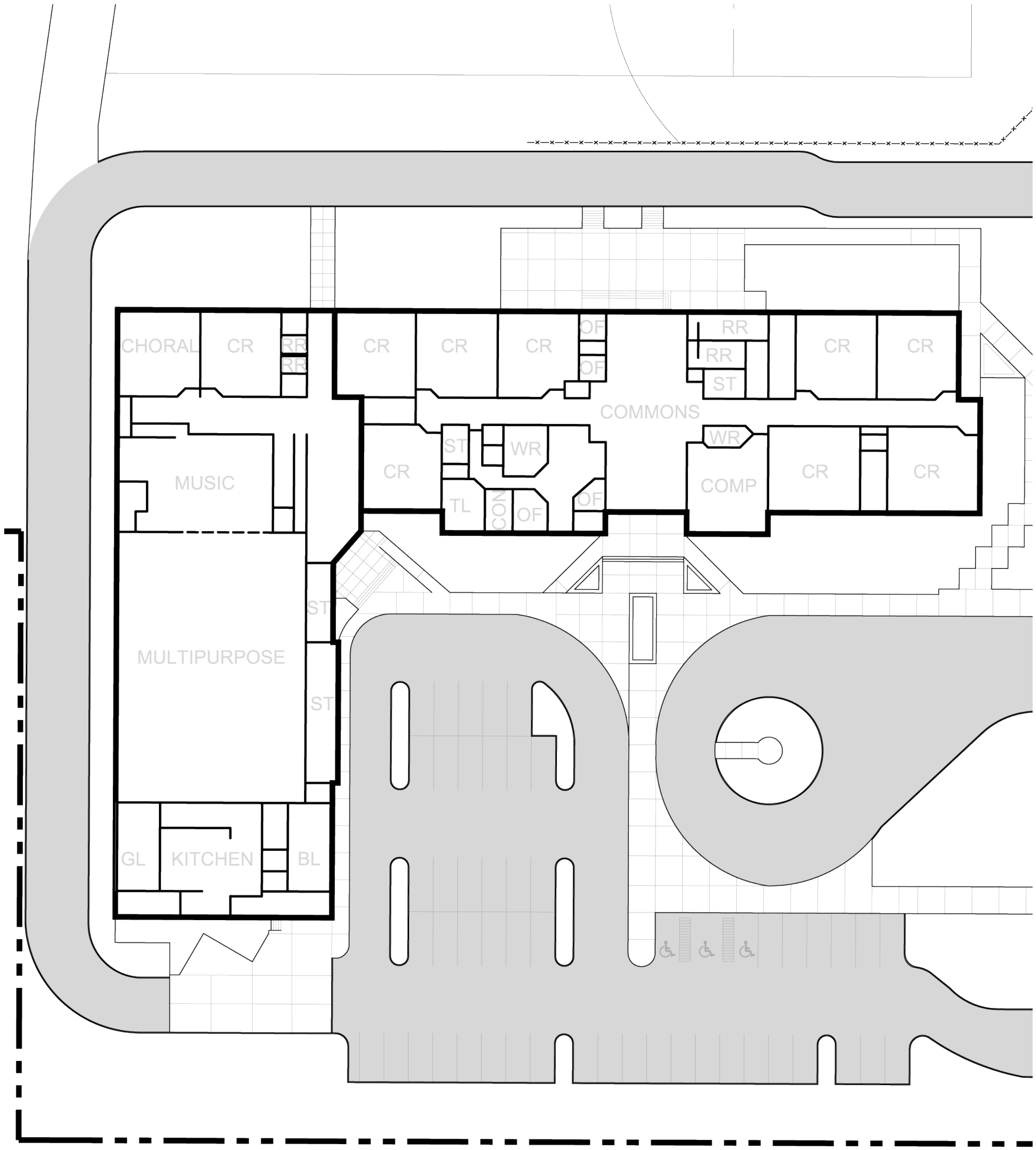
Plumbing -

- Replace existing hot water heaters
- Plumbing Fixture Upgrades

HVAC -

- Packaged Variable Volume Variable Temperature (VVVT) system is 17 years old, and therefore over the anticipated useful life (15 years)
- Replace 1999 HVAC System and balance the Multipurpose AHU
- Add CO2 Demand Ventilation to Multipurpose room for energy savings

> LA CONNER MIDDLE SCHOOL



ELECTRICAL ASSESSMENT

- Add Surge Protection
- Lighting Upgrades for Energy Savings
- Fire Alarm System
- Telephone and Data Systems
- Intercom / Clock Systems
- Television System and Audio Visual System
- Video Surveillance and Security Access Control

> LA CONNER MIDDLE SCHOOL

Hutteball&Oremus ARCHITECTURE

ARCHITECTURAL ASSESSMENT

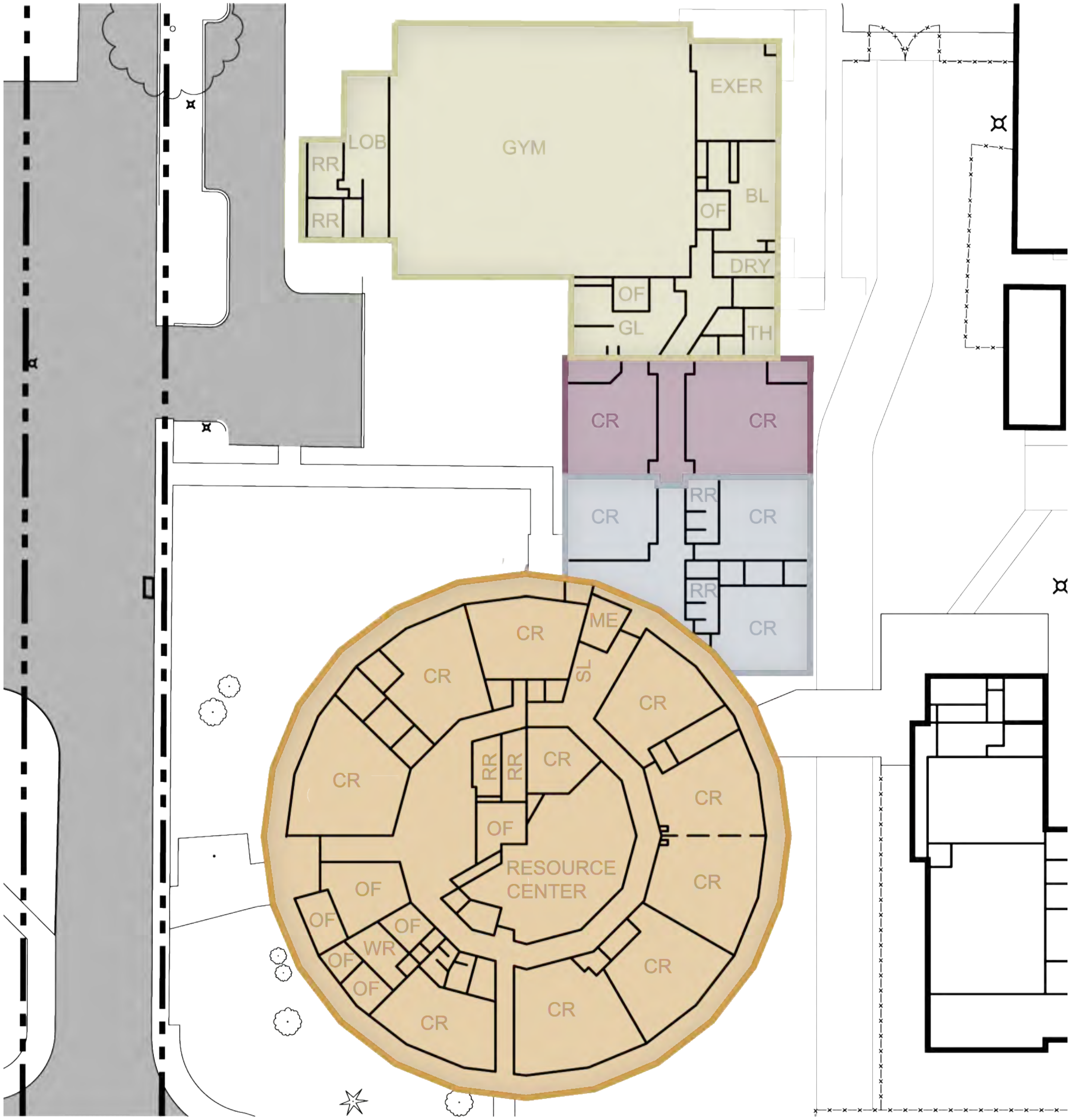
- Constructed in 1993 with an addition in 1999, this is the districts newest facility and has been well-maintained
- Overall the exterior site, building exterior and interior are in good condition and no apparent deficiencies were observed.

EXPANSION OPTIONS

- Commons expansion possible to East end of existing commons space
- Possible (2) classroom addition to south end of Middle School building
- Possible (2) classroom addition to east end of Middle School building

LA CONNER HIGH SCHOOL:

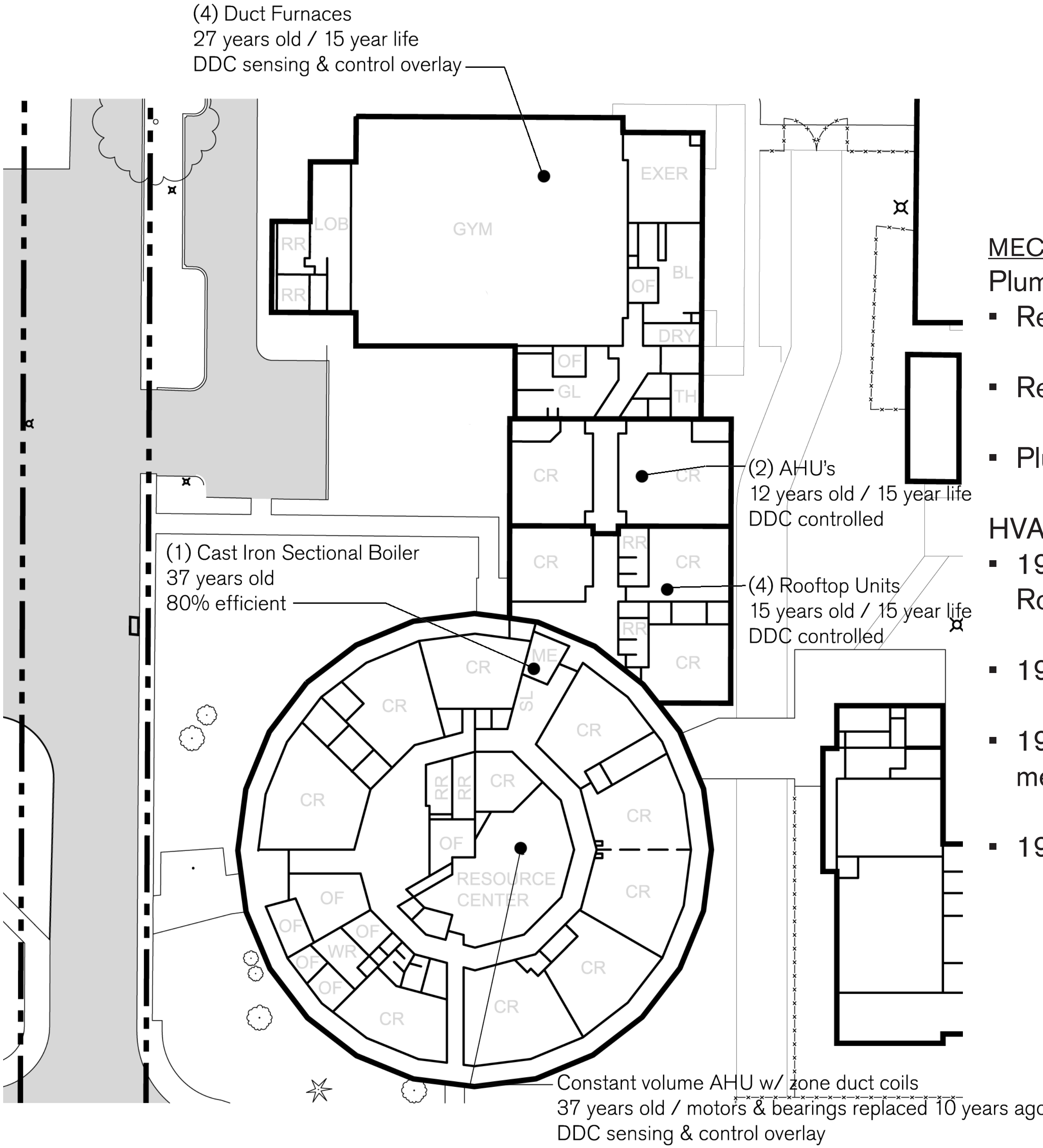
Hutteball&Oremus ARCHITECTURE



LA CONNER HIGH SCHOOL:

Original Construction:	1974
Landy James Sports Center:	1984
Addition:	1996
Addition:	1999

> LA CONNER HIGH SCHOOL



MECHANICAL ASSESSMENT

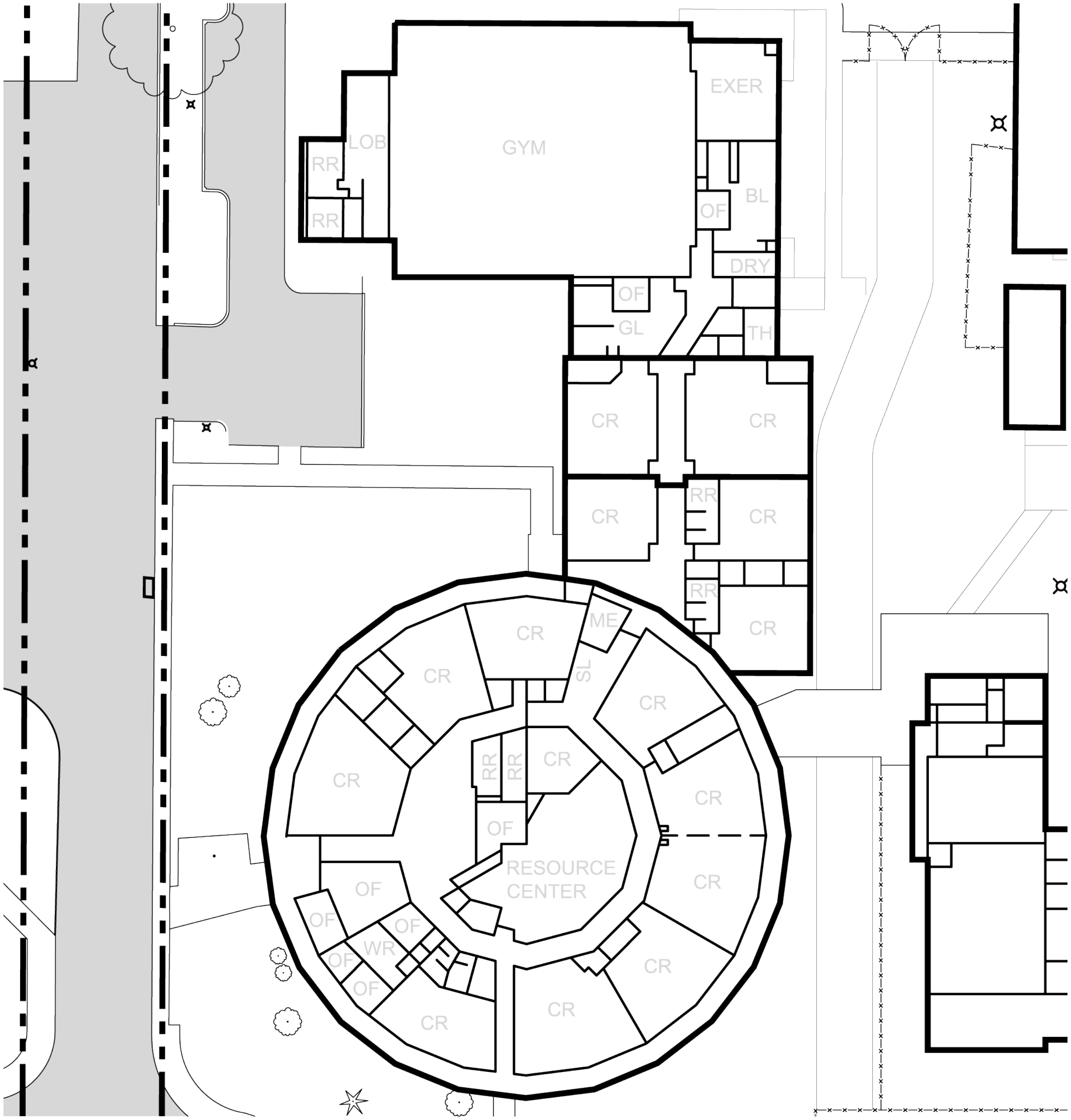
Plumbing -

- Replace existing Hot Water Heater
- Replace existing Boiler
- Plumbing fixture upgrades

HVAC -

- 1984 Landy James (Gym & Locker Rooms) Heat and Vent System Repair
- 1974 HS Air Handler Replacement
- 1996 Addition Rooftop Unit Replacement
- 1999 Infill Addition Repairs

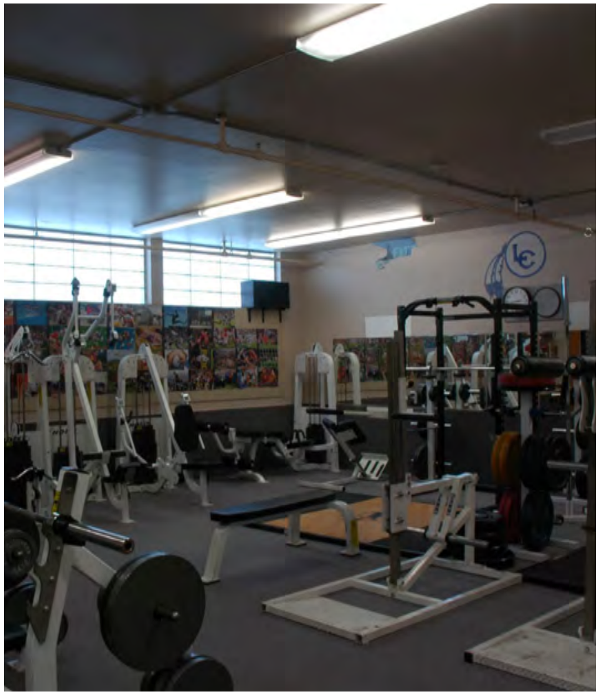
> LA CONNER HIGH SCHOOL



ELECTRICAL ASSESSMENT

- Lighting upgrades for energy savings
- Fire Alarm System
- Replace Main electrical service and distribution panels
- Additional Power outlets to support program requirements
- Add an emergency generator
- Telephone and Data Systems
- Intercom / Clock Systems
- Television System and Audio Visual System
- Video Surveillance and Security Access Control

> LA CONNER HIGH SCHOOL



ARCHITECTURAL ASSESSMENT

- Weight Room / Fitness Room Expansion
- Exterior siding, railing and walkway repairs
- Small Library
- No Commons / Student gathering space
- Poor natural day-lighting
- Renovation, Modernization or Replacement for Program Enhancement

> LA CONNER HIGH SCHOOL

Hutteball & Oremus ARCHITECTURE

4010 Lake Washington Blvd. NE, Suite 320
Kirkland, WA 98033
p 425 828 8948 f 425 828 9067

La Conner 2012 Study & Survey

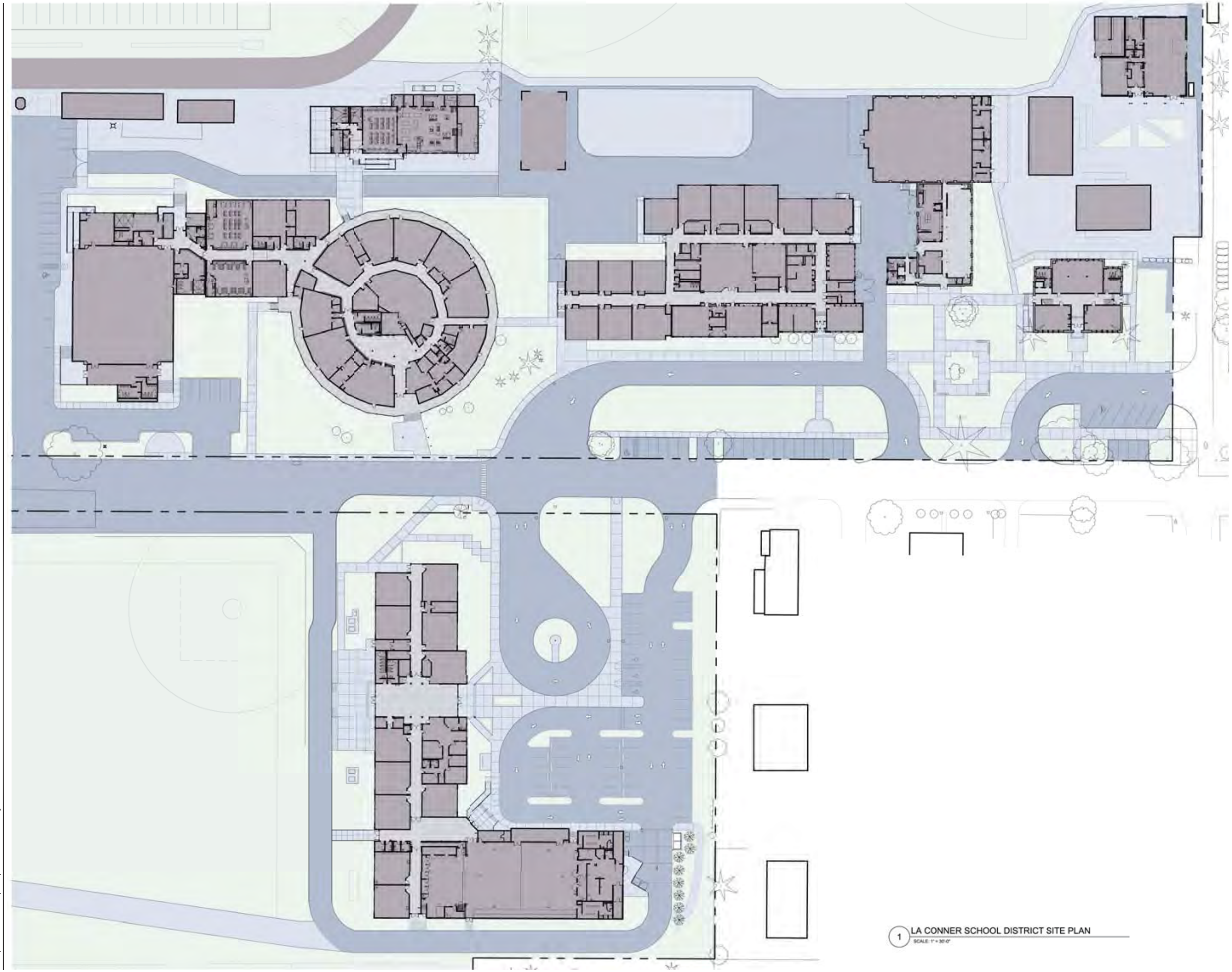
305 N 6th Street
La Conner, WA 98257
La Conner School District No. 000

Date: 00/00/03
Project No. 0000.00
Drawn: KC

La Conner Site Plan

Sheet No.

A1.0



1 LA CONNER SCHOOL DISTRICT SITE PLAN

SCALE: 1" = 30'-0"

Hutteball & Oremus ARCHITECTURE

4010 Lake Washington Blvd. NE, Suite 320
Kirkland, WA 98033
p 425 828 8948 f 425 828 9067

La Conner 2012 Study & Survey

305 N 6th Street
La Conner, WA 98257

La Conner School District No. 000

Date: 00/00/03

Project No. 0000.00

Drawn: KC

La Conner Site Plan

Sheet No.

A1.1

Facilities Planning Meeting Minutes 6-20-2012

Meeting started promptly at 5:00pm

***Meeting #1- The Foundation* Agenda:**

Introductions: Dr. Tim Bruce, LCSD Superintendent

Tim thanked committee members for being willing to dedicate their time and expertise to these planning sessions, and expressed that his goal is that we start and stay on schedule without running overtime.

Committee members in attendance who introduced themselves :

Dr. Tim Bruce, LCSD Superintendent
Connie Funk, LCSD Administrative Assistant

Facilitating Team:
Bryan Young, Architect and Consultant, Project Manager
Kevin Oremus, Hutteball and Oremus Architecture
Kim Fong (HOA)
Katie Chapman (HOA)

Community Members:
Brian Wilbur
Gretchen Mc Cauley
Gary Giovane
Bo Miller
Ryan Hiller
Ed Good
Bill Mc Call
Kathy Willins
Steve Johnson
Dave Hedlin
Mike Compton
Jim Dunlap
Lois Coonc
Madeleine Roozen-Cook
Dixie Otis

Tim Bruce opened the meeting with the first item on the agenda:

Previous Bond Planning and Looking Forward: Tim Bruce

Tim acknowledged committee members who have been involved in previous planning and serving on the school board and shared the unique history of the La Conner Schools campus. He referred to the situation that presented itself when he arrived as LCSD Superintendent and how a previous community committee had contributed to the long range planning and evolution of the facilities thus far. He talked about the capital projects and improvements that have been made during his time here. He shared that the LC Middle School was constructed on land purchased from committee member Steve Johnson's family. He explained the relationship with Bryan Young and his work as Project Manager for the NCTA buildings at SVC and the Marine Technology Center in Anacortes. In the last year, the team of Bryan Young, Kevin Oremus and engineers did a comprehensive review of our existing facilities for long term planning. Tim explained that although our facilities for the most part are safe and structurally sound, there are a number of areas of concern in the area of infrastructure such as mechanical heating systems, antiquated plumbing, and a general lack of energy efficiency. The challenge that continues to present itself is at what point is it economically appropriate to patch what exists or to replace what has already outlived its lifespan. Tim said that some of the findings were sobering enough that he and the school board realized after the presentation of findings by the Young and Oremus team that a new committee to review and plan for the current and future needs was necessary. With that, he formerly introduced Bryan Young and turned the meeting over to him.

Purpose, Goals and Objectives: Bryan Young

Bryan thanked Tim and acknowledged their now long- term working relationship, and thanked the committee members for coming and taking the time to share their experience and expertise, which he said was crucial to the success of long term planning. He then told the committee that he would read his prepared statement of the Purpose, Goals and Objectives for La Conner Schools. I will paraphrase here:

Bryan expressed that the success of the NCTA structures was due to planning with a team approach to capital projects. He said that he was pleased to be asked by Tim last year to assist in planning ongoing project development for La Conner Schools. Bryan said that he has a very organizational nature and recommends a Master Plan approach that sees the big and long- term picture as well as the current needs. The planning must reflect the educational goals of the schools and community. There needs to be organized segments and phases, but must always be planned in a wholistic manner that reflects the foundational building blocks that build upon each other. The architectural team did a comprehensive inventory and study which will provide a baseline for the planning. He stressed that it is the *human element that makes the schools work—not the concrete and the glass.* We need to ask what is the relationship of the students and the staff and the community—*what is the life of the* *school* that the planning must reflect? He went on to say that the goal of the facilitating team is to guide the committee through 5 interactive meetings, with each meeting building upon the next. They have prepared notebooks for each committee member to review the findings, which contains the agenda for each meeting.

Meeting #1 (tonight) presents: **The Foundation**
Bryan addressed the Foundation principles in his opening remarks.

Meeting 2, scheduled for June 27, 2012 at 5 pm, has an agenda called: **Guiding Principles**
He stressed that this meeting is critically important and urges committee members that this is a 'must attend' if possible. He said that it reflects core beliefs and values and is vital to the long- term success of planning. A very important video that highlights these topics will be shown.

Meeting #3, scheduled for July 11 at 5pm, 2012, has an agenda called: **Master Plan**
This will be a workshop meeting to discuss a long term Master Plan, and how each facility can be improved.

Meeting #4, scheduled for July 18 at 5pm, 2012, has an agenda called: **Design Options/ Logistics.** This meeting will continue to expand on the small and large scale planning with input from the shared expressions of the committee.

Meeting #5, scheduled for July 25 at 5pm, 2012, has an agenda called: **Logistics/ Selection/ Recommendation to the School Board**
This meeting is intended to wrap up the previous sessions and culminate in making decisions to make recommendations to the school board regarding potential bonds and Capital Projects.

Bryan said it is important for this group to remain flexible to modify and change this agenda, and that additional meetings may be necessary. Then he introduced Kevin Oremus, of Hutteball and Oremus Architecture to present the remainder of the agenda for tonight's meeting.

Kevin Oremus: (HOA)
Kevin thanked Bryan and the members of the committee and stated that he was pleased with the diversity and capabilities of the members chosen. He said that his firm has completed 180 projects in 34 school districts in the Puget Sound region, and that school district design and architecture represents 90% of his firm's work. He then introduced Kim Fong, a member of his firm, to present an overview of The Language of School Design.

Kim Wong: (HOA)
Kim said that this Powerpoint presentation would give a snapshot of Design Patterns for 20th Century Schools. This information is also in your binders.

The topics discussed were: **Principal Learning Areas, Flexibility, Adaptability and Variety, Labs, Studios and Project Areas, Health and Physical Fitness, Dispersed Technology, Transparency and Passive Supervision, Indoor/Outdoor Connection, Welcoming Entry, Student Display Space, Sustainable Elements, Local Signature, and Community Connection.**

Kevin Oremus:
Kevin told committee members that he would pass out notebooks that has the information that will covered in tonight's meeting and urged members to take some time to look it over. He requested that everyone bring the binders to each meeting so that later materials can be added and pages referred to. He reiterated that this material had been presented to the school board. He also reviewed what Tim had explained: that although the buildings are currently safe, and have been well maintained, they are well used and that parts of the infrastructure need to be addressed before there are unexpected emergencies of a large scale concerning plumbing, heating, lighting, etc., since some of the components have already outlived their projected lifespan. He also stressed that there is a generalized lack of energy efficiency and that the track surface needs immediate replacement. He said that the field lighting is very outdated and that new software is needed to integrate a DDC Control System.

He then referred to white boards, which had colored enlargements of architectural rendering of blueprints of existing facilities and discussed how there have been many additions and remodeling over the years. He reviewed his earlier comments about the mechanical systems all in need of replacement and updating, including communication, security and fire alarms. He went on to report on the findings of each school:

LA CONNER ELEMENTARY SCHOOL:
Kevin said that although it is structurally sound, and the importance of the history is noted, that it currently needs more daylight, energy efficiency, attention to the thermal envelope, improved storage and furnishings. He said that the story is the same for the LC Elementary Cafeteria and Gym. He said there is not good air exchange and that the mechanical systems are surviving on borrowed time. The assessment from the electrical consultants is that it needs replacement. Although the Auditorium had seismic upgrading and the important historical element preserved, the gym is in need of a great deal of help from every standpoint.

LA CONNER MIDDLE SCHOOL:
These type of buildings are termed '30-40 year' types before needing renovation, and the building is about 15 years old and remains in good condition, the mechanical systems have already reached the manufacturer's specifications, of a 15 year life expectancy and are in need of review. The question at this point, for this building and others, is: Do we continue to repair mechanical structures or replace? Kevin said we certainly need to be aware to prevent an unplanned failure (of the

heating system, for example) that would put kids out of school in an emergency situation.

LA CONNER HIGH SCHOOL:
There are 4 different vintages and remodels as there are in other facilities. The mechanical unit is 37 years old and has gone beyond its life expectancy. Tim added that the boiler had just been replaced out of necessity, but the complete problem of overall age of the mechanical system is not resolved. Though the overall architectural assessment is adequate, the team feels the library it too small and needs more light and that the gym needs more progressive health, nutrition and fitness space. He expressed concern about the number of exterior doors relating to safety and that there is a need for common areas and social spaces. He reiterated what Tim stated in his opening remarks that the total projected costs for these areas are significant enough to form this committee to ask the questions whether continuing to pour money into outdated spaces is the best long term solution. We have to ask if it is the best use of space, money and whether it is in alignment with educational goals. He said that the La Conner Schools Administrators had been shown this information and interviewed as to their long -term goals and priorities. He then opened the floor to comments and asked the committee members to share what they like and think is working well with existing facilities and what can be done to enhance those things.

SUMMARY OF COMMENTS FROM COMMITTEE MEMBERS:

WHAT MEMBERS LIKE ABOUT OUR SCHOOLS:

- K-12, ADMINISTRATION AND PRE AND AFTER SCHOOL PROGRAMS ON A COMMON CAMPUS THAT IS WELL LAID OUT
- PEER AND COMMUNITY TUTORING AND MENTORSHIP
- SENSE OF COMMUNITY AND CULTURAL AND HISTORIC HERITAGE
- GROUNDS ATTRACTIVE AND WELL MAINTAINED
- ARTWORK INCORPORATED INDOORS AND OUTDOORS
- MIDDLE SCHOOL COMMONS AND MULTI PURPOSE GYM, CAFÉ CITED AS VERY WELCOMING AND GREAT SPACES—ENOUGH TO DISCUSS REPLICATING THEM FOR OTHER SCHOOLS
- MOST OF THE CLASSROOMS ARE FAIRLY LARGE
- ACCESS TO ATHLETIC FIELDS AND FACILITIES

WHAT MEMBERS FEEL NEEDS IMPROVEMENT:

- PARKING AND STUDENT DROP OFF AREAS CONGESTED
- TWO ENTRANCES TO MIDDLE SCHOOL ARE NOT WELL MARKED
- WE ARE LANDLOCKED IN TERMS OF EXISTING SPACE
- HIGH SCHOOL DISORIENTING AND LIBRARY CLOSED OFF—DESIRE TO SEE IT OPENED TO OTHER CLASSROOMS AS IT WAS ORIGINALLY; W. END CLASSROOMS ISOLATED
- REVISIT THE MIDDLE SCHOOL CONCEPT—DESIRE TO HAVE ELEMENTARY GO BACK TO K-6 AND MIDDLE SCHOOL TO 7 & 8
- LACK OF NATURAL LIGHT IN MANY AREAS
- ROAD BETWEEN BUILDINGS A SAFETY ISSUE
- LOCKER ROOMS CRAMPRED AND INADEQUATE
- LACK OF ADEQUATE STORAGE
- NOT ENOUGH TIME FOR STUDENTS BETWEEN CLASSES
- INADEQUATE SPACE IN SHOP FOR METAL ARTS
- ELEMENTARY GYM IS HISORIC BUT INADEQUATE

Ed Good asked if the students will be asked for input -- committee members agreed it would be important.

Tim thanked the committee members for coming and told them he would be available if there were any further questions after the meeting. Connie reminded members if anyone needs to miss a meeting that the minutes can be emailed upon request. Meeting adjourned at 6:30.

Respectfully submitted,

Connie Funk
Administrative Assistant
La Conner Schools

hoarch.com

Hutteball & Oremus ARCHITECTURE

La Conner School District

Capital Bond Planning

Meeting 2 - *Guiding Principles*

June 27th, 2012

4010 Lake Washington Blvd, NE, Suite 320 Kirkland, Wa 425 828 8948

AGENDA

Meeting #2 – Guiding Principles | ***June 27, 2012***

TB/BY	**Welcome**	5 min
HOA	**Video – Designing Tomorrow's Schools**	7 min
	Discussion	5 min

Preparing kids for a global environment in 2020
To work in groups, problem solve, be critical thinkers, to think out of the box, being able to get along.
Modalities of learning & multiple intelligences – connect students to what they are already good at.
If you had a blank sheet of paper – design a school to allow teachers to teach in multiple modes.
Allow kids to express themselves in whatever their strength is – WHAT WOULD THAT SCHOOL LOOK LIKE?

HOA	**Video – Creative age Elementary Schools**	8 min
	Discussion	5 min

"Before there were a series of boxes, teachers were isolated – the excellent things they did were unwitnessed and when things were going hard they felt isolated and unprotected."
Need thinkers and inventors and entrepreneurs.
Shift from teacher centered to learner centered
Teachers become mentors/guides – curriculum becomes interdisciplinary or project based.
Learning can happen anywhere.
HOW FLEXIBLE AND ADAPTABLE ARE YOUR SCHOOLS?
DOES THE BUILDING LIMIT WHAT YOU CAN DO?

HOA	**Review - Strengths & Weaknesses of your Schools**	10 min
HOA	**Master Plan Campus Organizational Concepts**	40 min
HOA	**Guiding Value/Core Belief Related to Campus Organization**	10 min

Video:

Designing Tomorrow’s Schools

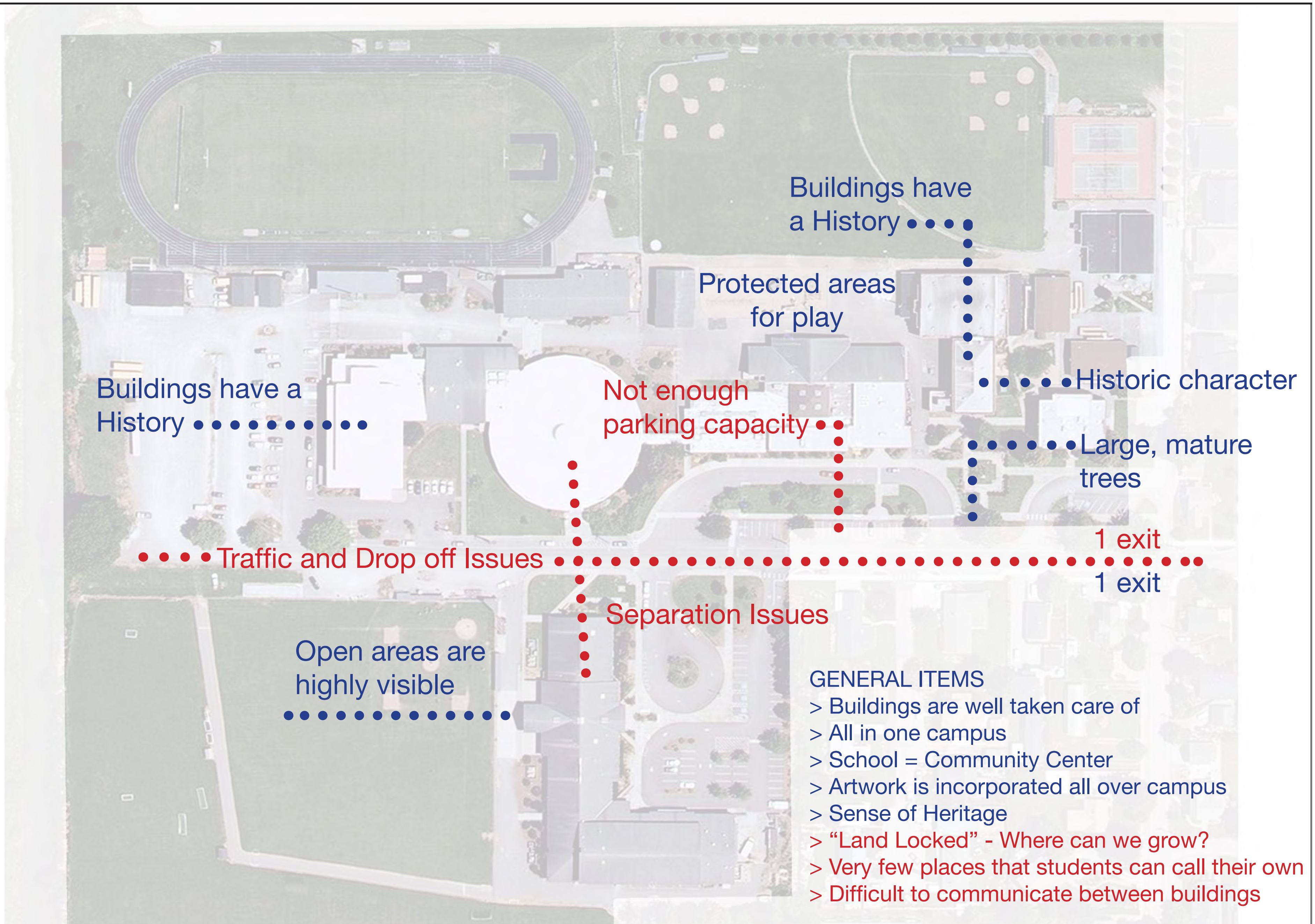
by: Fielding Nair International

Video:

Creative Age Elementary Schools

by: Fielding Nair International

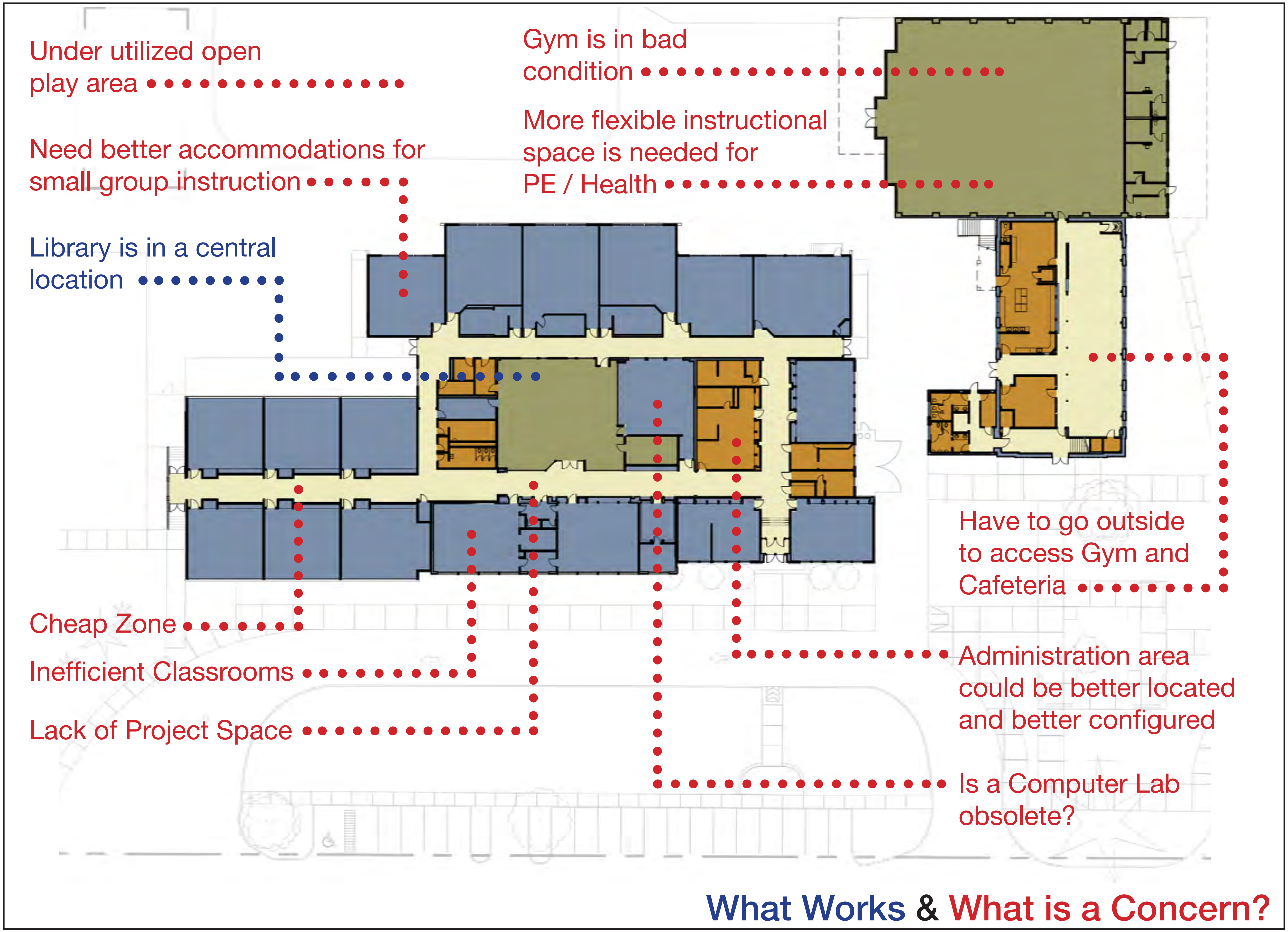
LA CONNER CAMPUS



GENERAL ITEMS
> Buildings are well taken care of
> All in one campus
> School = Community Center
> Artwork is incorporated all over campus
> Sense of Heritage
> “Land Locked” - Where can we grow?
> Very few places that students can call their own
> Difficult to communicate between buildings

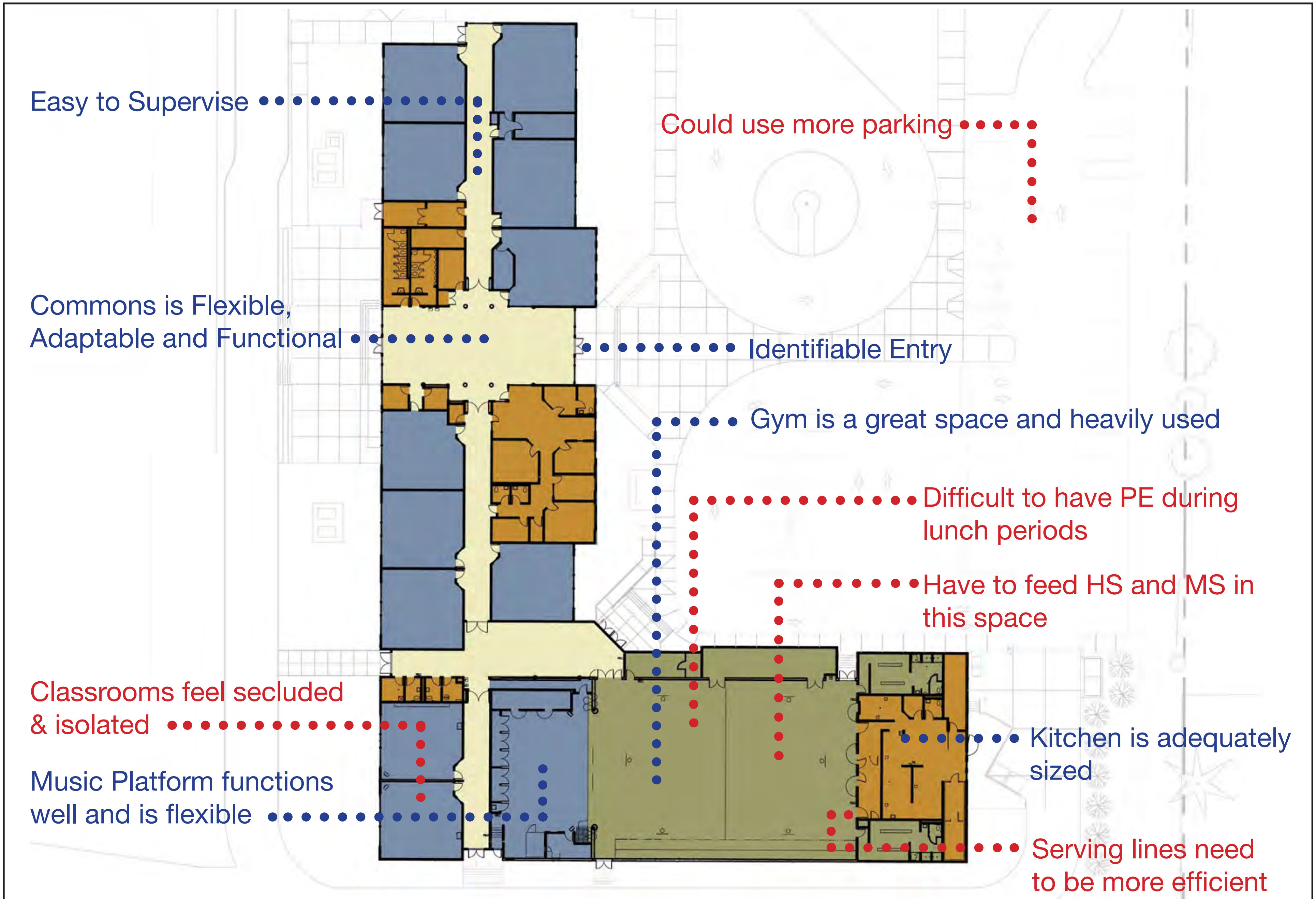
What Works & What is a Concern?

LA CONNER ELEMENTARY SCHOOL



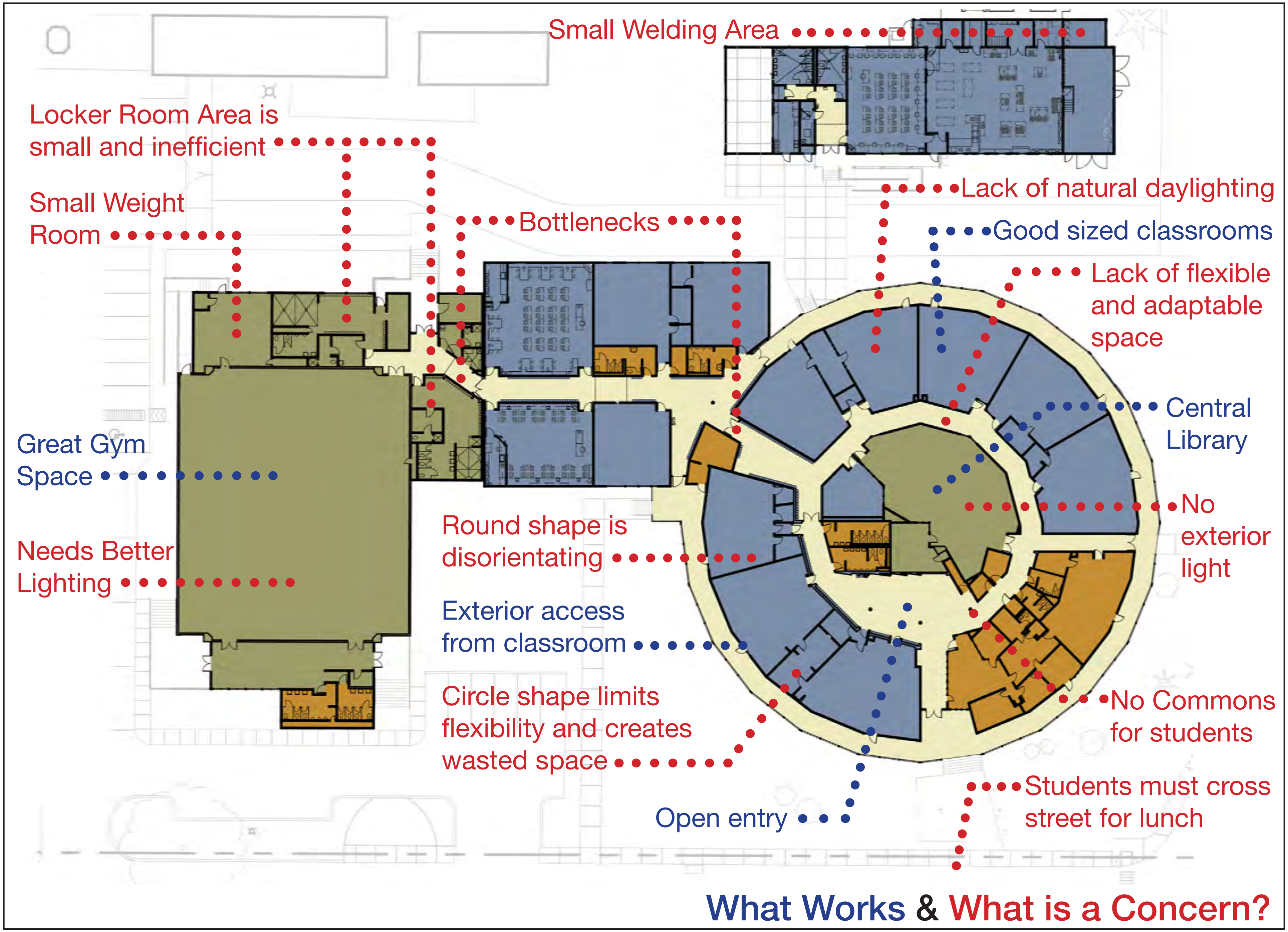
What Works & What is a Concern?

LA CONNER MIDDLE SCHOOL



What Works & What is a Concern?

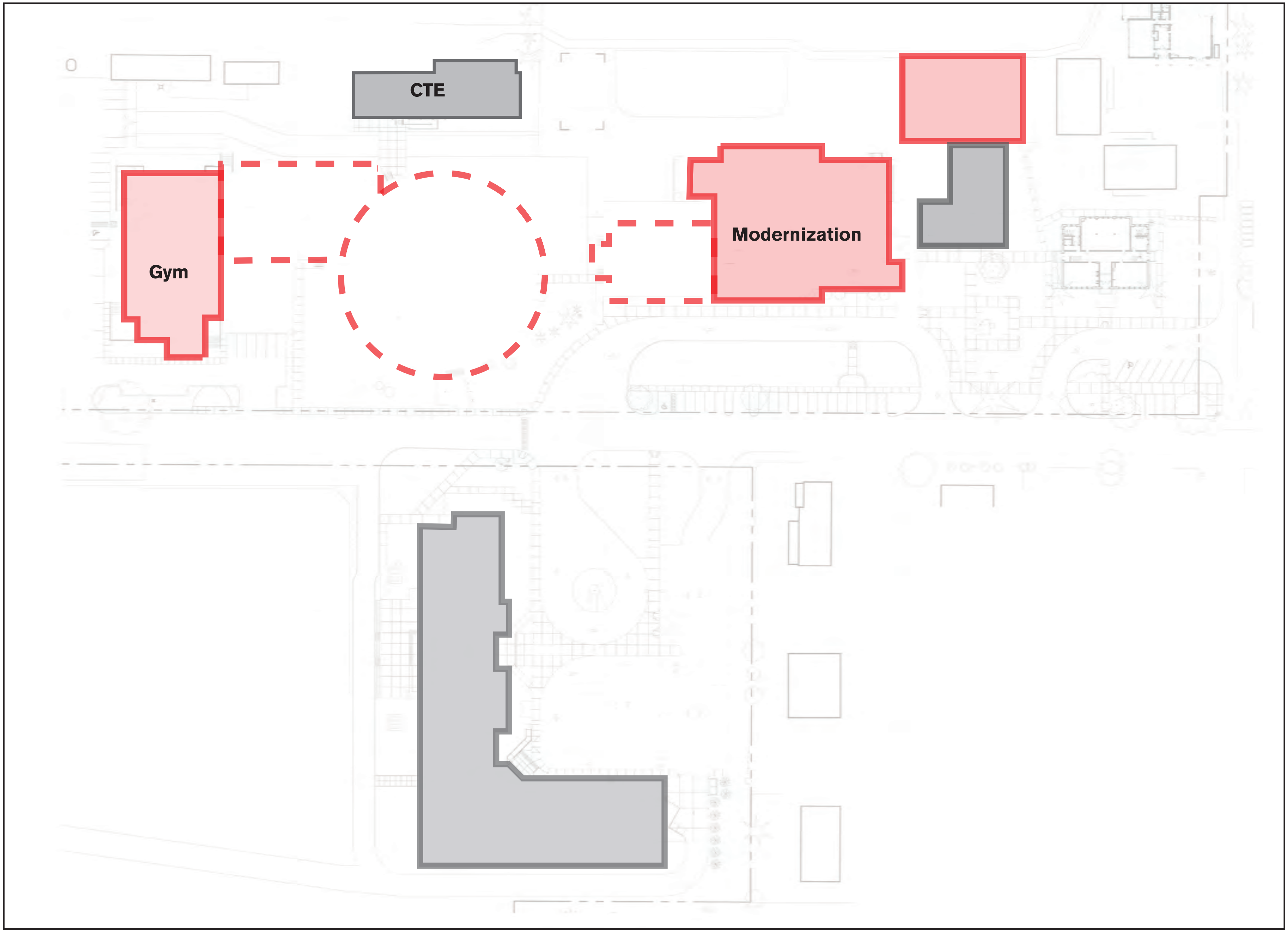
LA CONNER HIGH SCHOOL



Master Plan Options

"A 10,000 Foot View"

OPTION A



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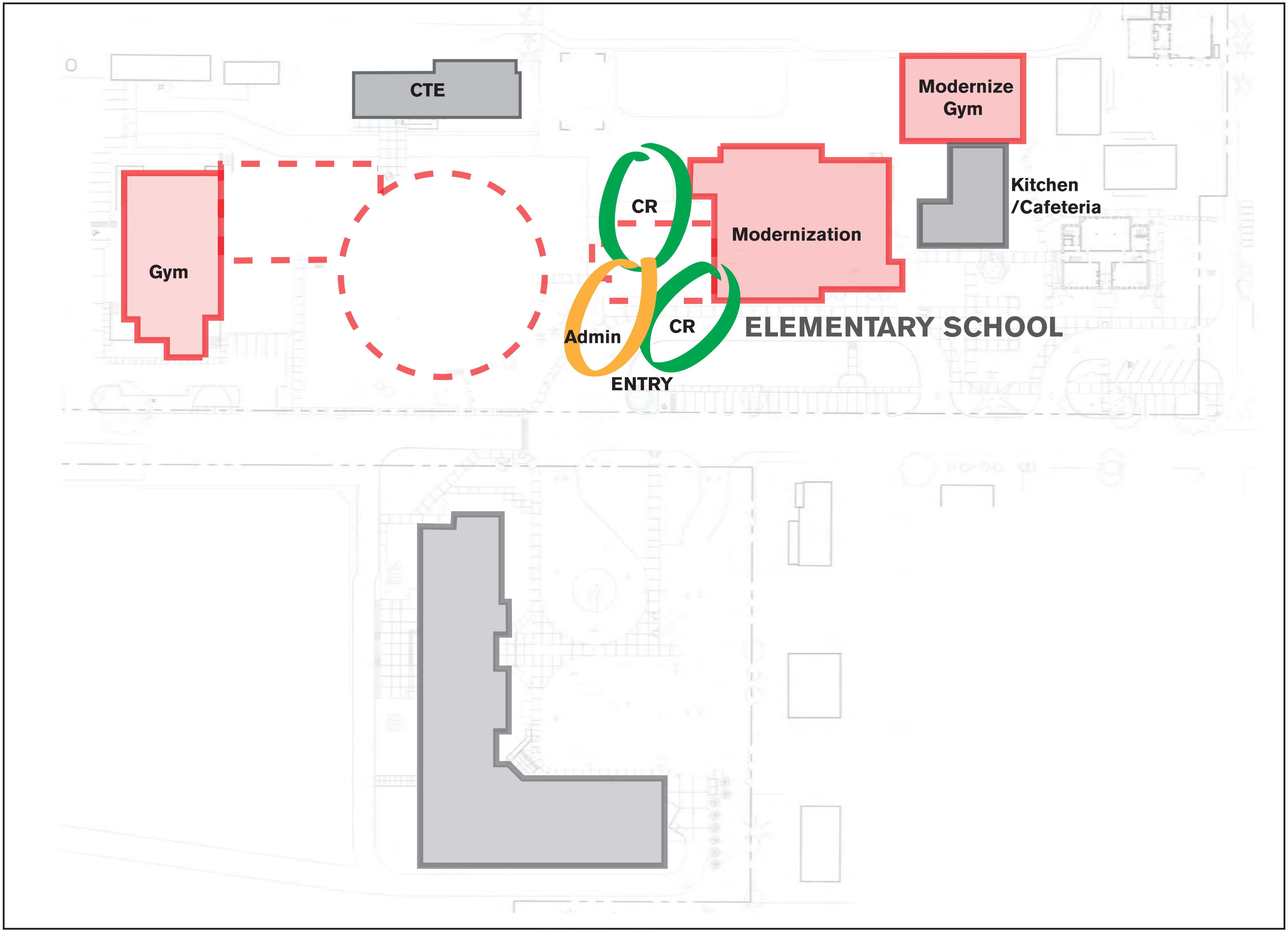
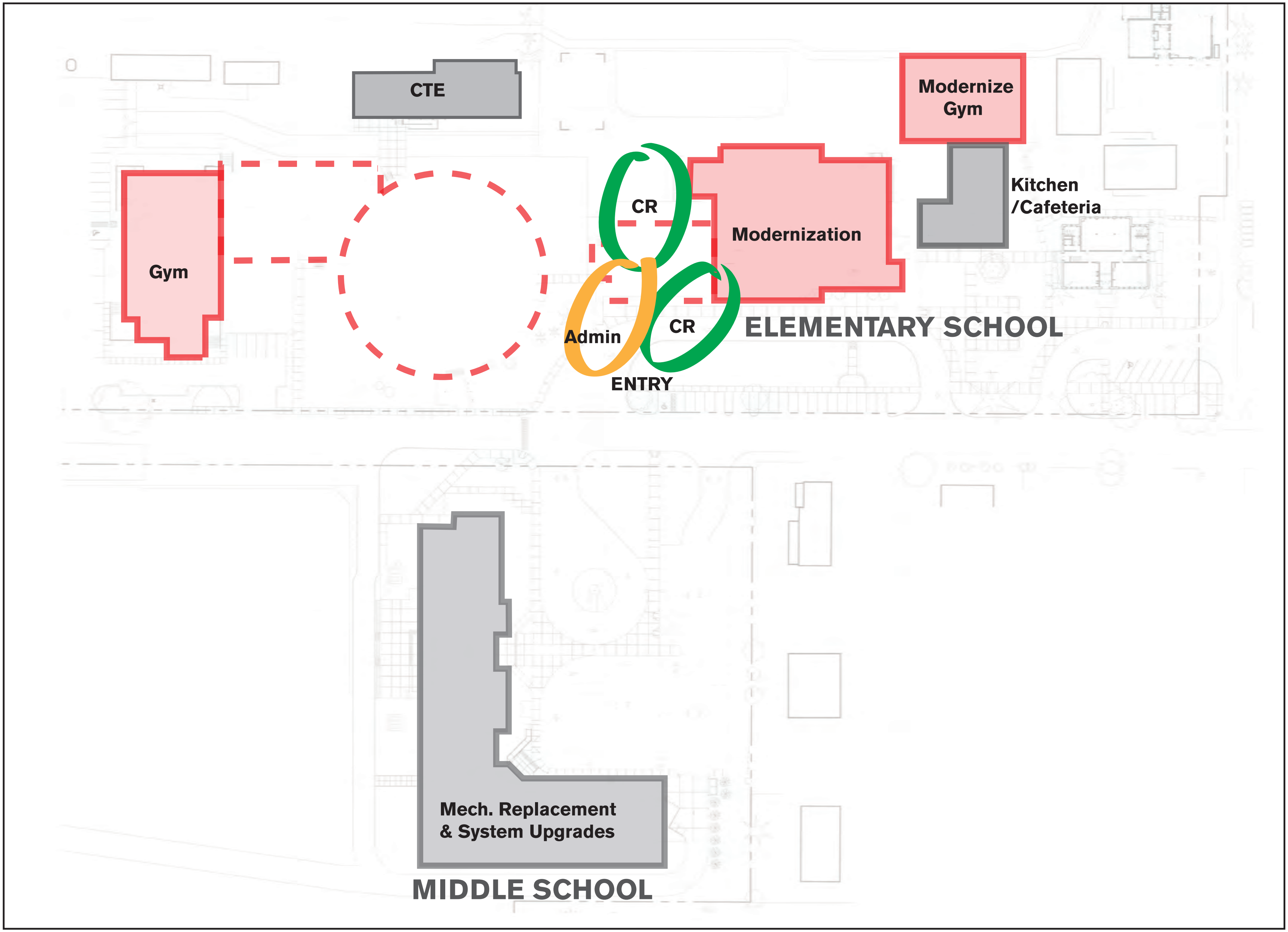


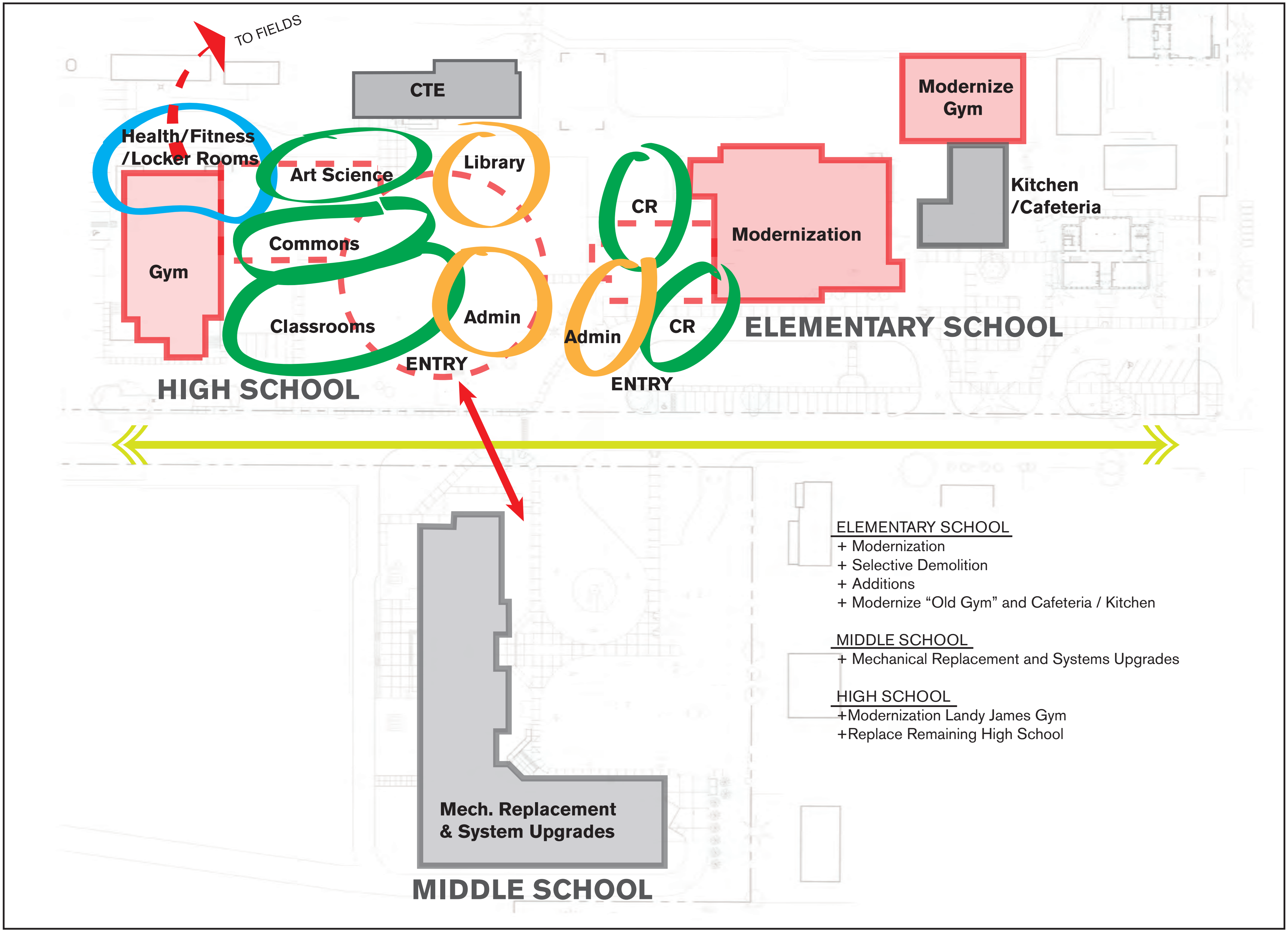
CTE
Modernize Gym
Kitchen /Cafeteria
Gym
CR
Modernization
Admin
CR
ELEMENTARY SCHOOL
ENTRY

OPTION A



CTE
Modernize Gym
Gym
CR
Modernization
Kitchen /Cafeteria
Admin
CR
ELEMENTARY SCHOOL
ENTRY
Mech. Replacement & System Upgrades
MIDDLE SCHOOL

OPTION A

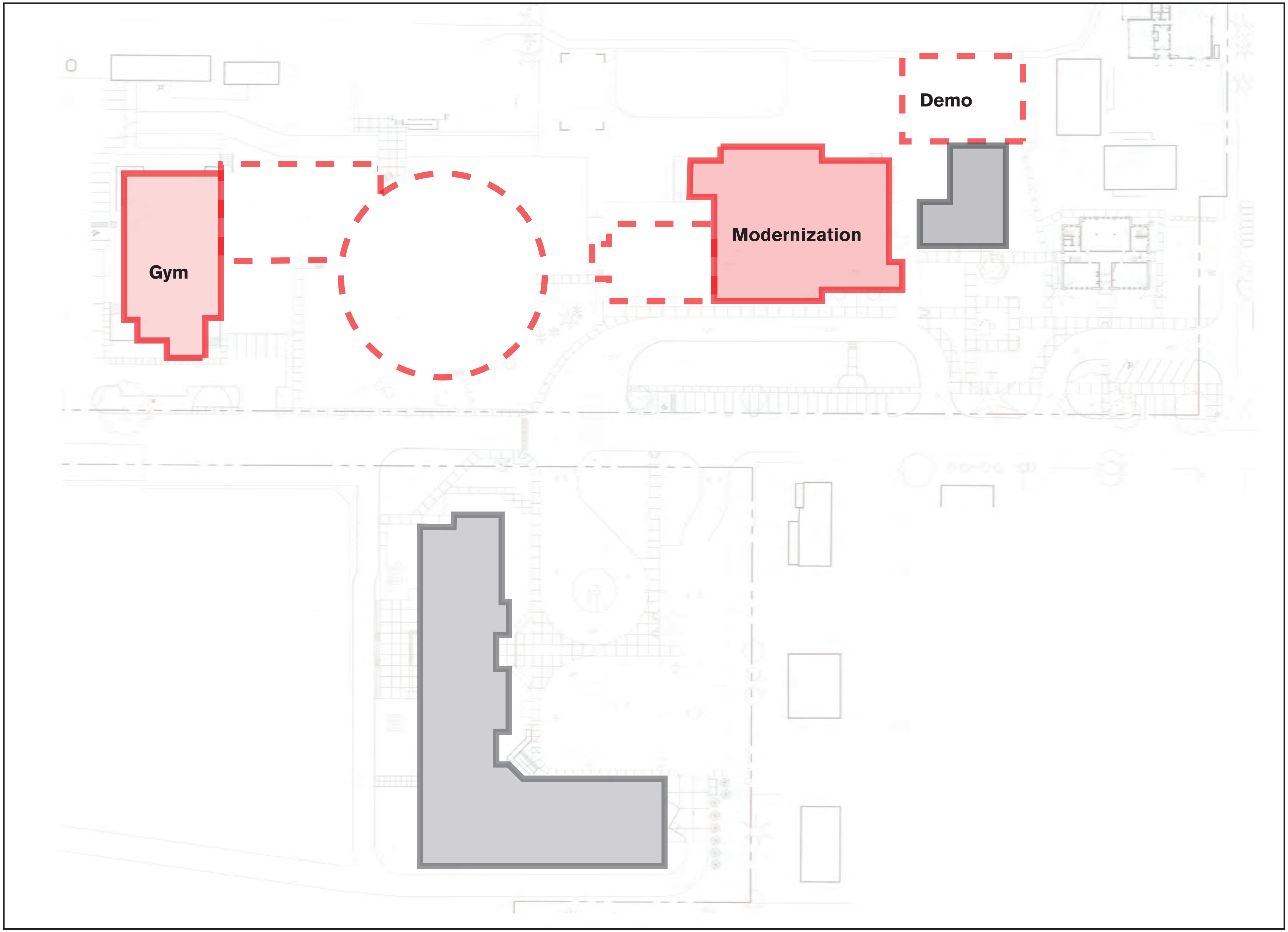


ELEMENTARY SCHOOL
+ Modernization
+ Selective Demolition
+ Additions
+ Modernize “Old Gym” and Cafeteria / Kitchen

MIDDLE SCHOOL
+ Mechanical Replacement and Systems Upgrades

HIGH SCHOOL
+Modernization Landy James Gym
+Replace Remaining High School

OPTION B



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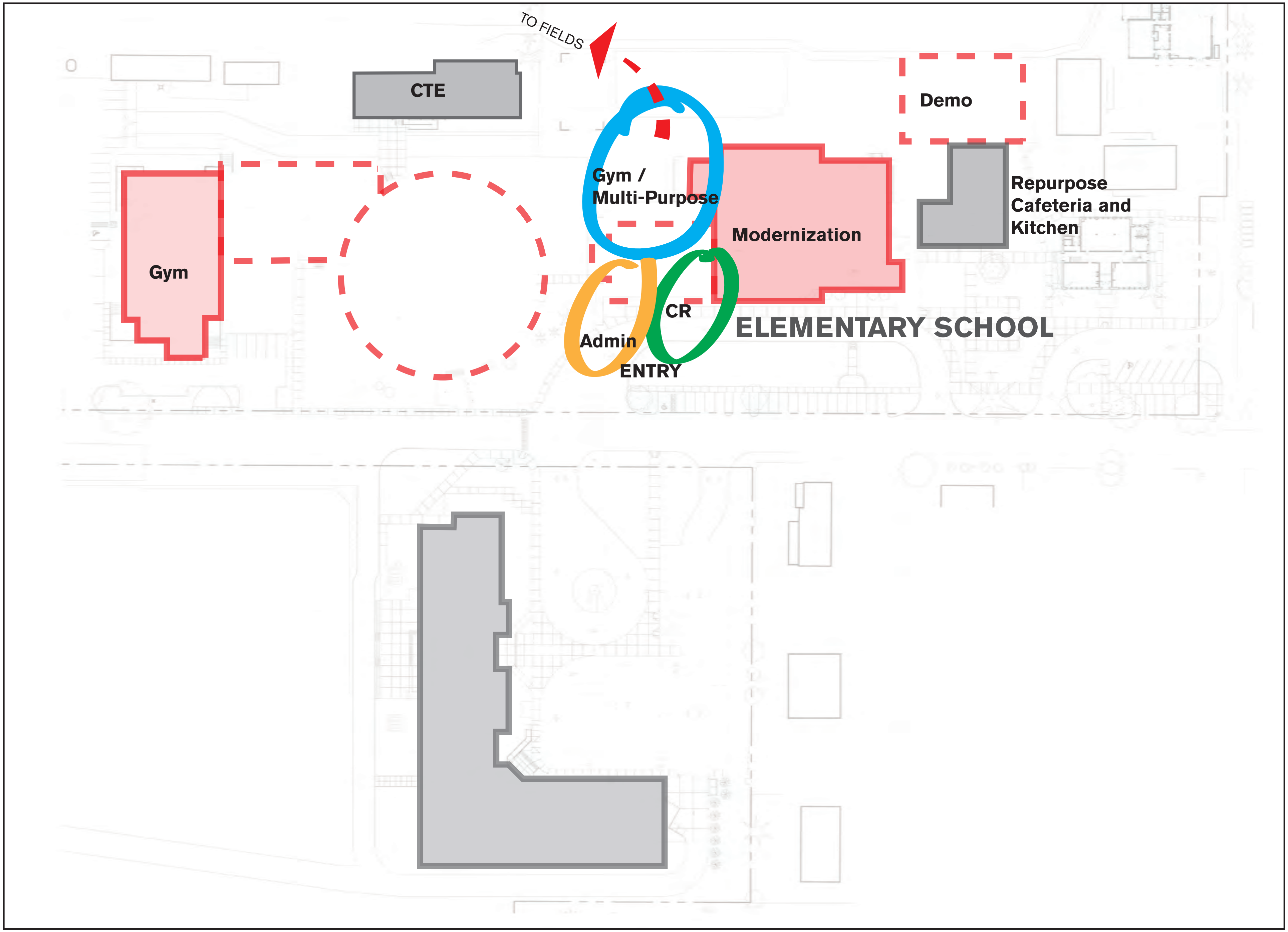
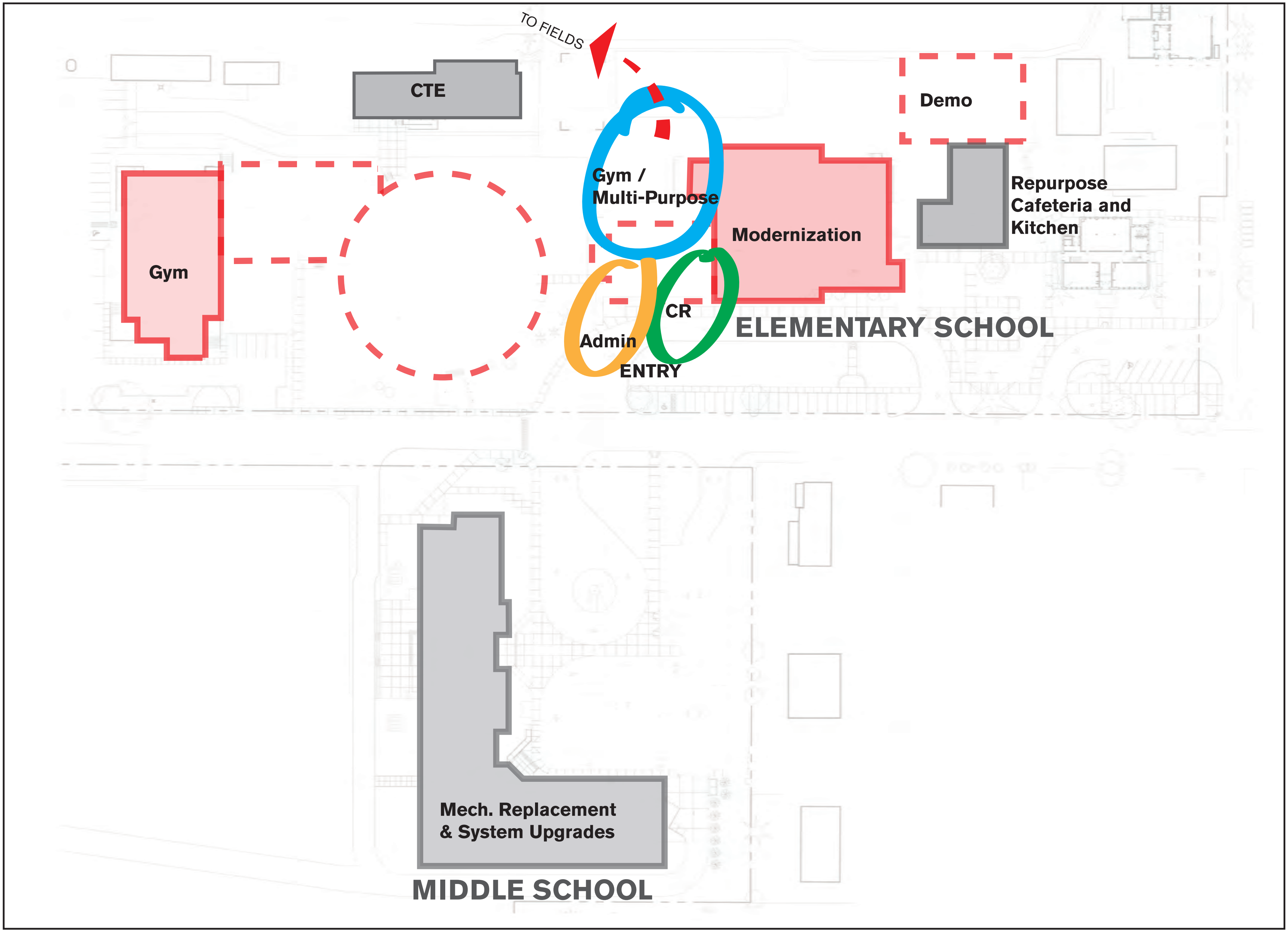


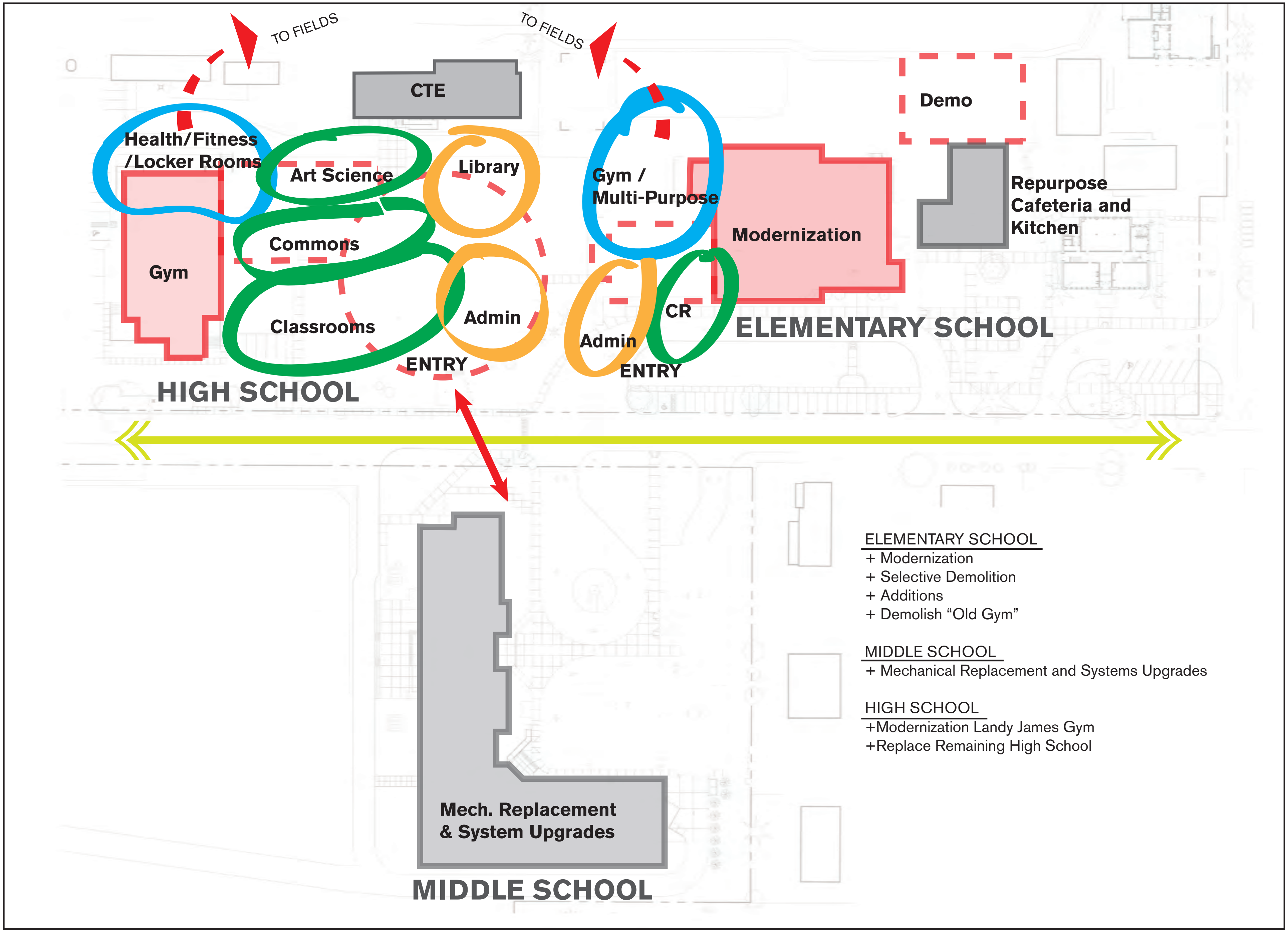
TO FIELDS
CTE
Demo
Gym / Multi-Purpose
Repurpose Cafeteria and Kitchen
Modernization
Gym
CR
ELEMENTARY SCHOOL
Admin
ENTRY

OPTION B



TO FIELDS
CTE
Demo
Gym / Multi-Purpose
Repurpose Cafeteria and Kitchen
Modernization
Gym
CR
ELEMENTARY SCHOOL
Admin
ENTRY
Mech. Replacement & System Upgrades
MIDDLE SCHOOL

OPTION B

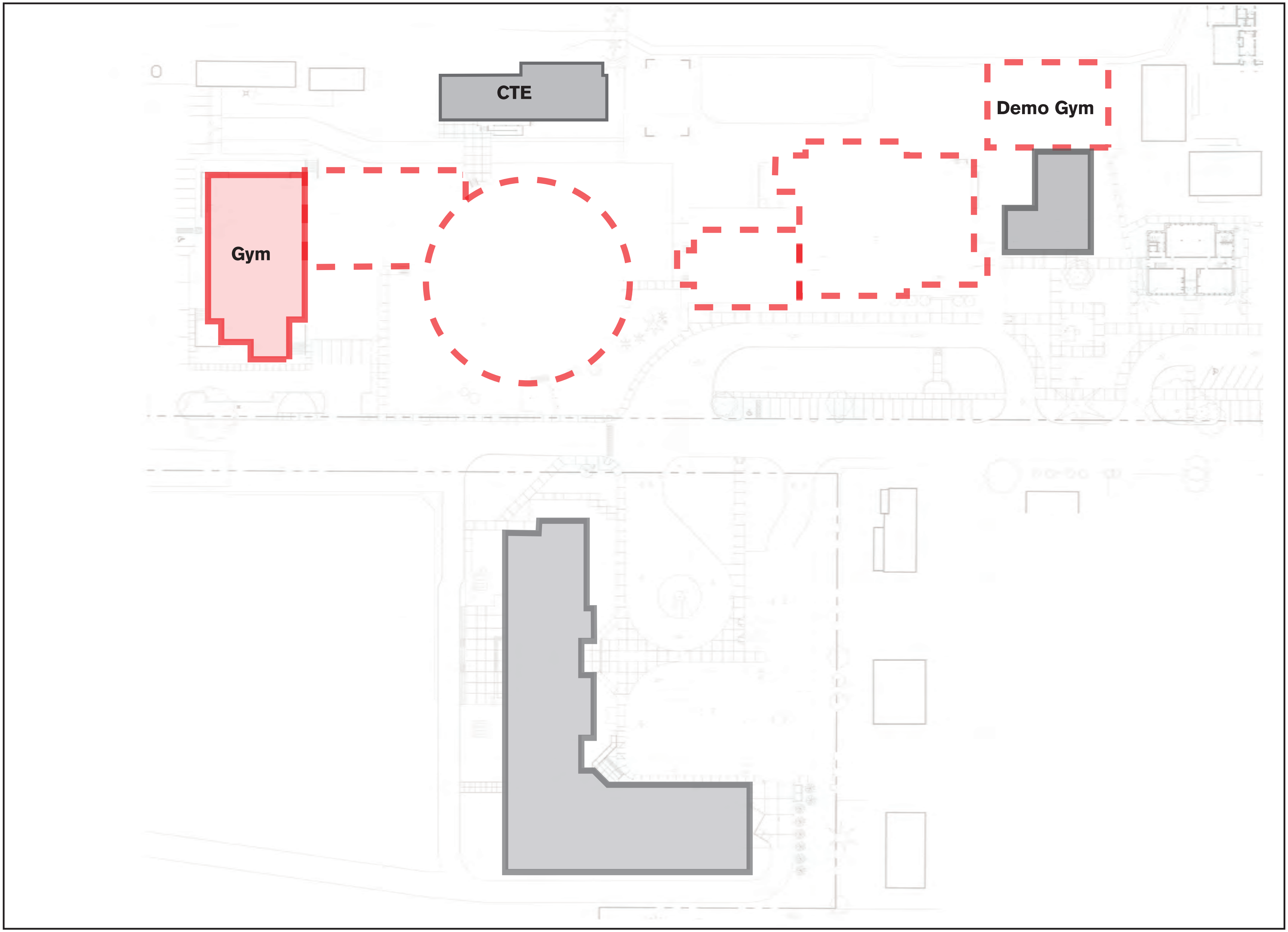


ELEMENTARY SCHOOL
+ Modernization
+ Selective Demolition
+ Additions
+ Demolish "Old Gym"

MIDDLE SCHOOL
+ Mechanical Replacement and Systems Upgrades

HIGH SCHOOL
+Modernization Landy James Gym
+Replace Remaining High School

OPTION C



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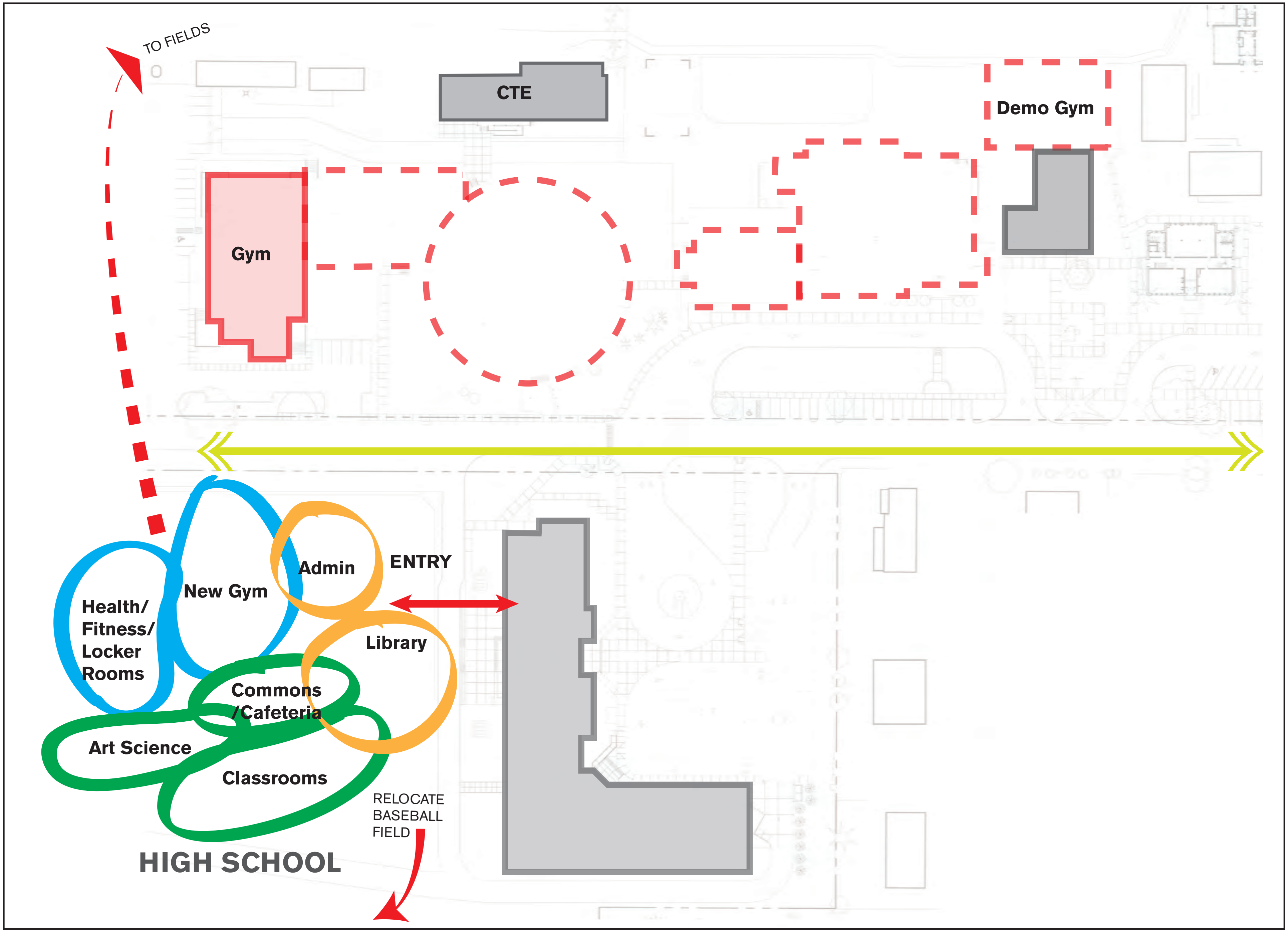
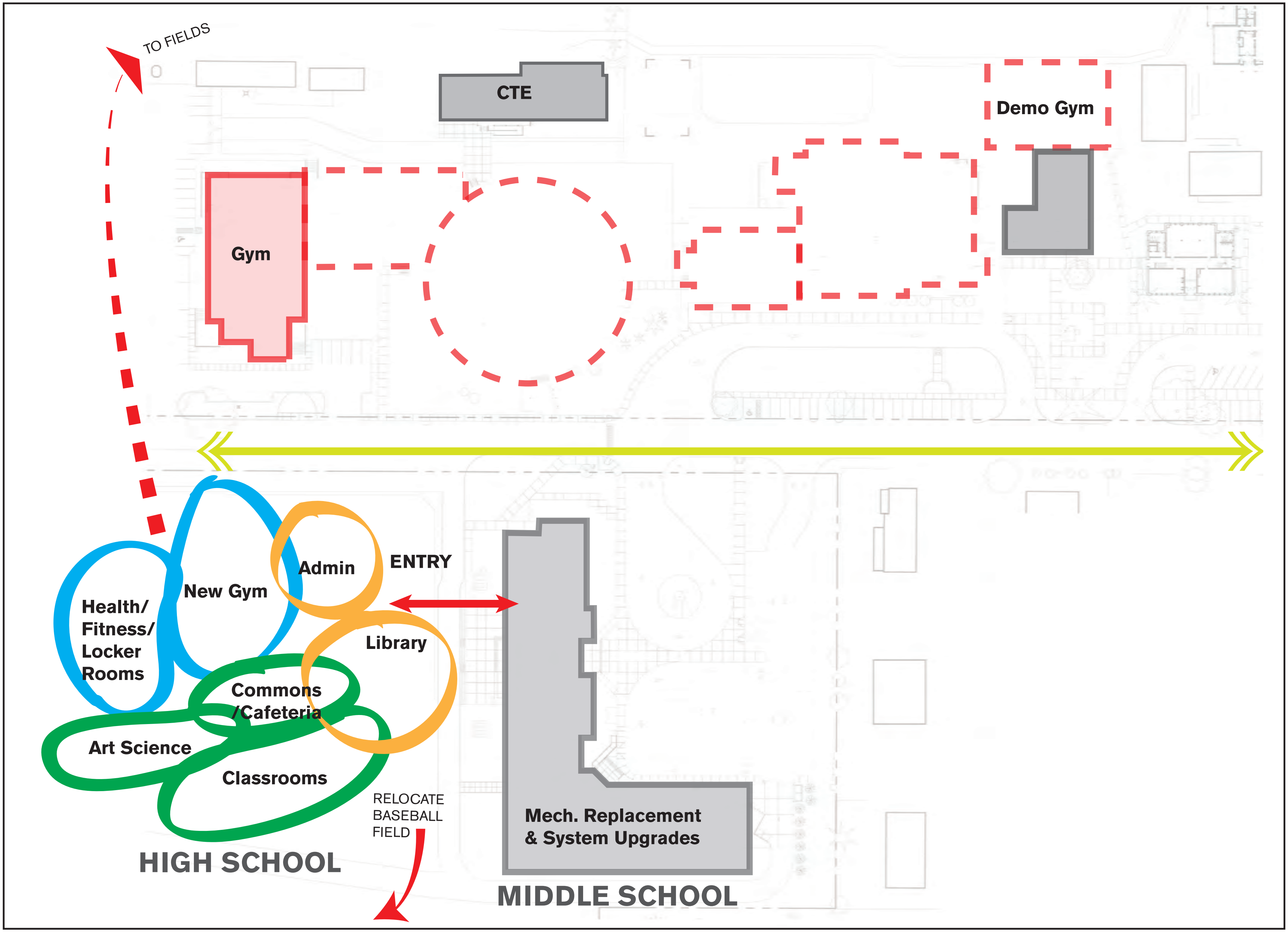
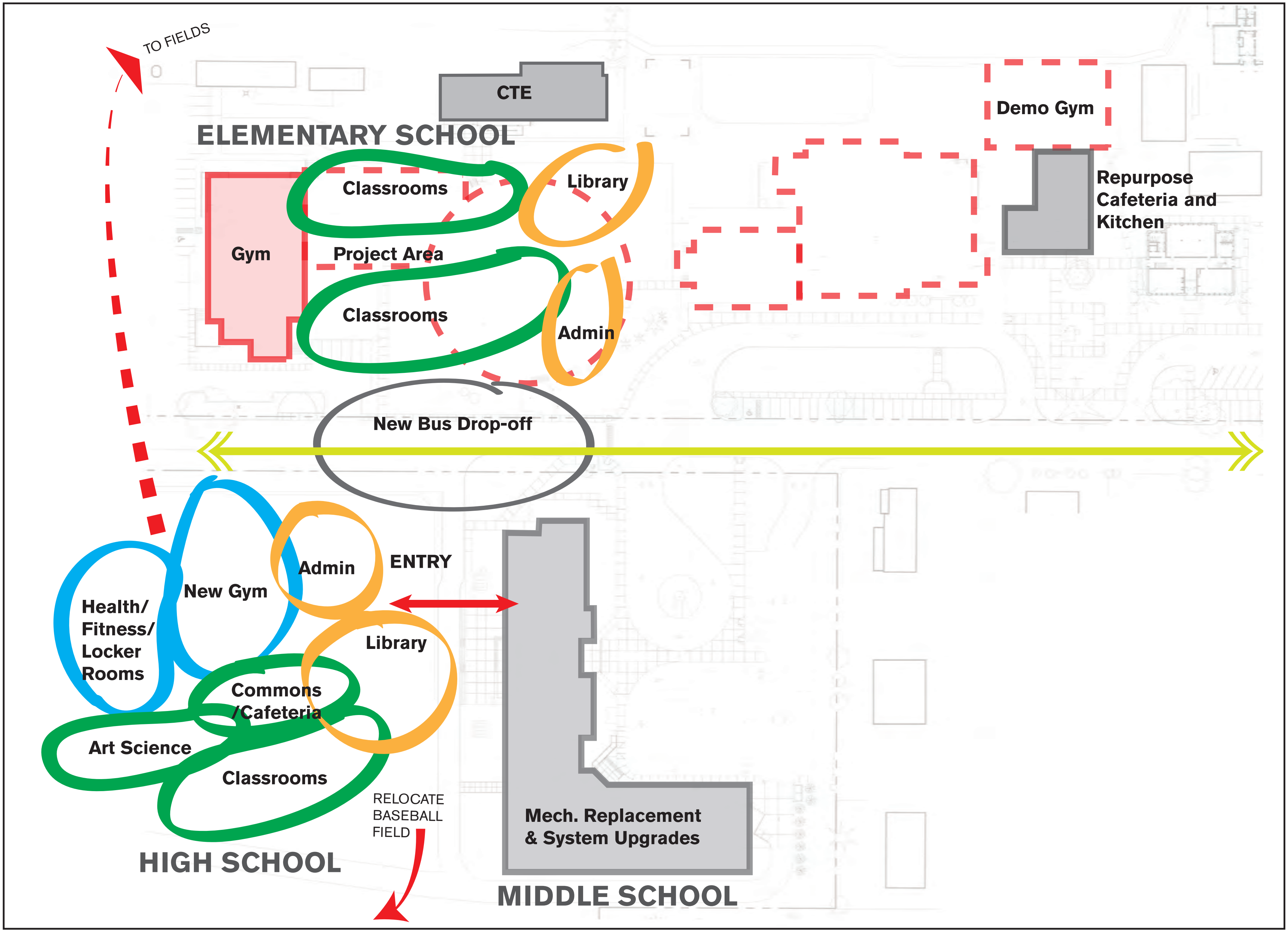


TO FIELDS
CTE
Demo Gym
Gym
Health/
Fitness/
Locker
Rooms
New Gym
Admin
ENTRY
Library
Commons
/Cafeteria
Art Science
Classrooms
RELOCATE
BASEBALL
FIELD
HIGH SCHOOL

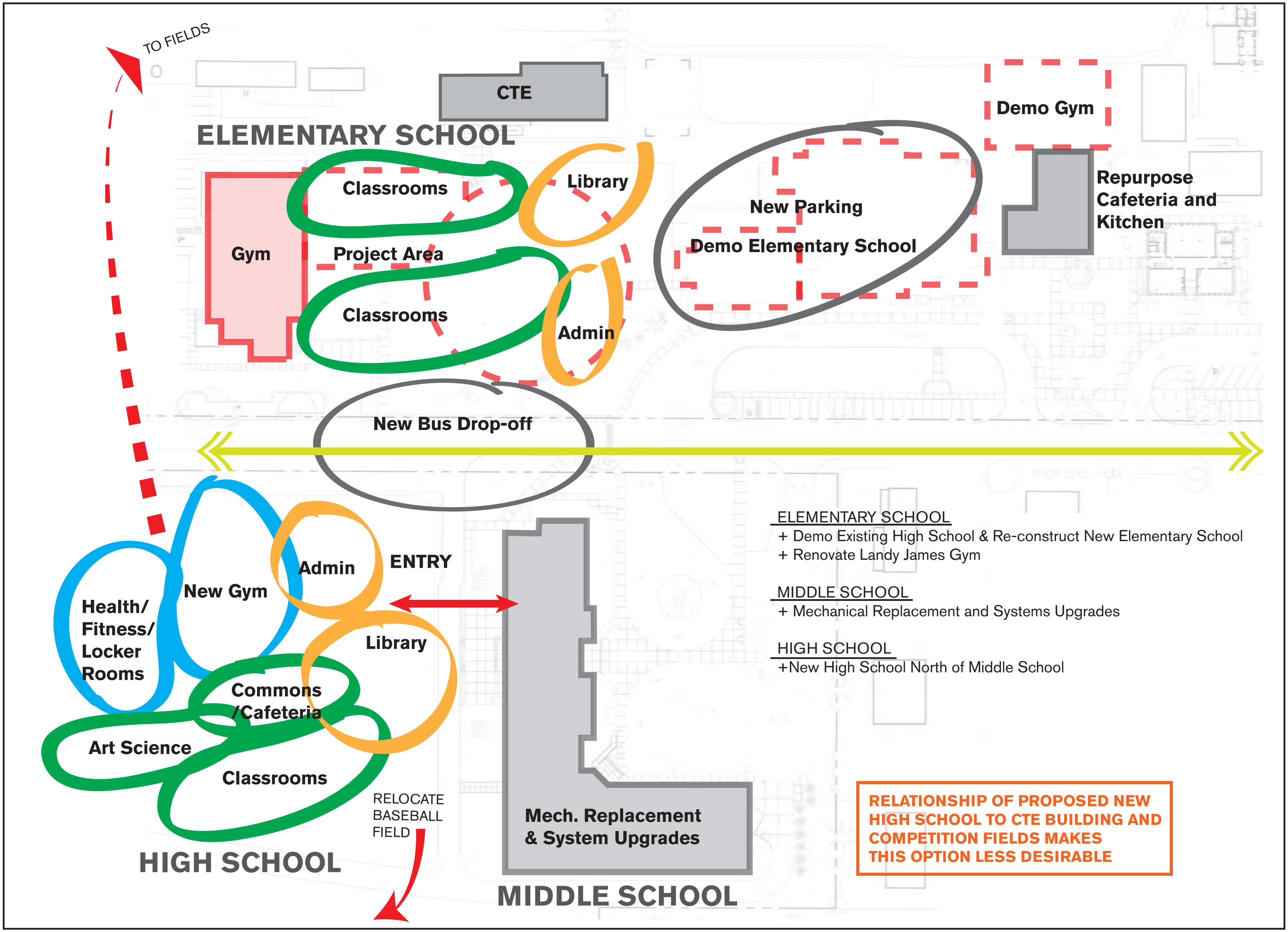
OPTION C


TO FIELDS
CTE
Demo Gym
Gym
ENTRY
Admin
New Gym
Health/
Fitness/
Locker
Rooms
Library
Commons
/Cafeteria
Art Science
Classrooms
RELOCATE
BASEBALL
FIELD
HIGH SCHOOL
Mech. Replacement
& System Upgrades
MIDDLE SCHOOL

OPTION C

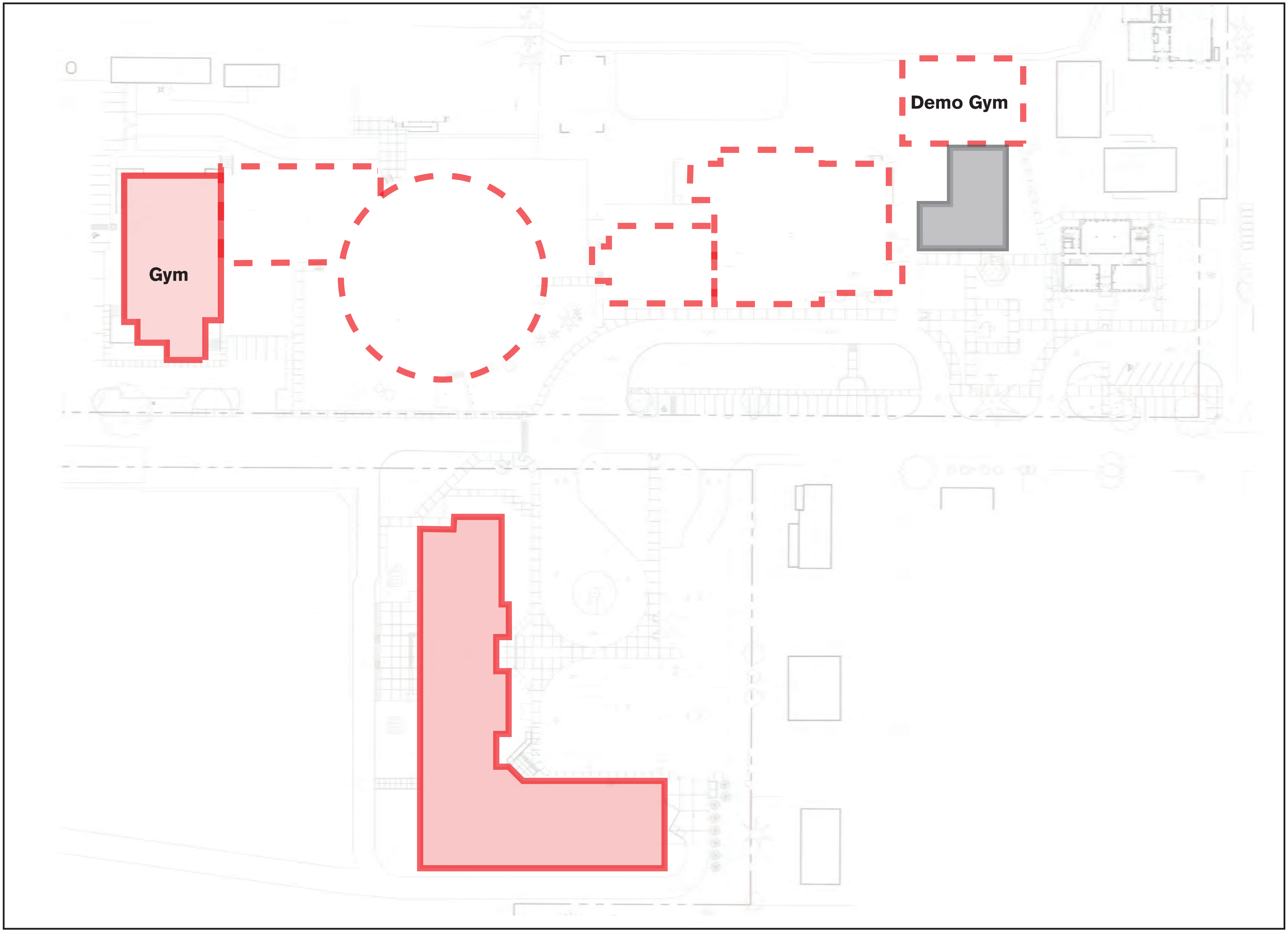

TO FIELDS
CTE
ELEMENTARY SCHOOL
Demo Gym
Repurpose Cafeteria and Kitchen
Classrooms
Library
Gym
Project Area
Classrooms
Admin
New Bus Drop-off
Health/ Fitness/ Locker Rooms
New Gym
Admin
ENTRY
Library
Commons /Cafeteria
Art Science
Classrooms
RELOCATE BASEBALL FIELD
HIGH SCHOOL
Mech. Replacement & System Upgrades
MIDDLE SCHOOL

OPTION C

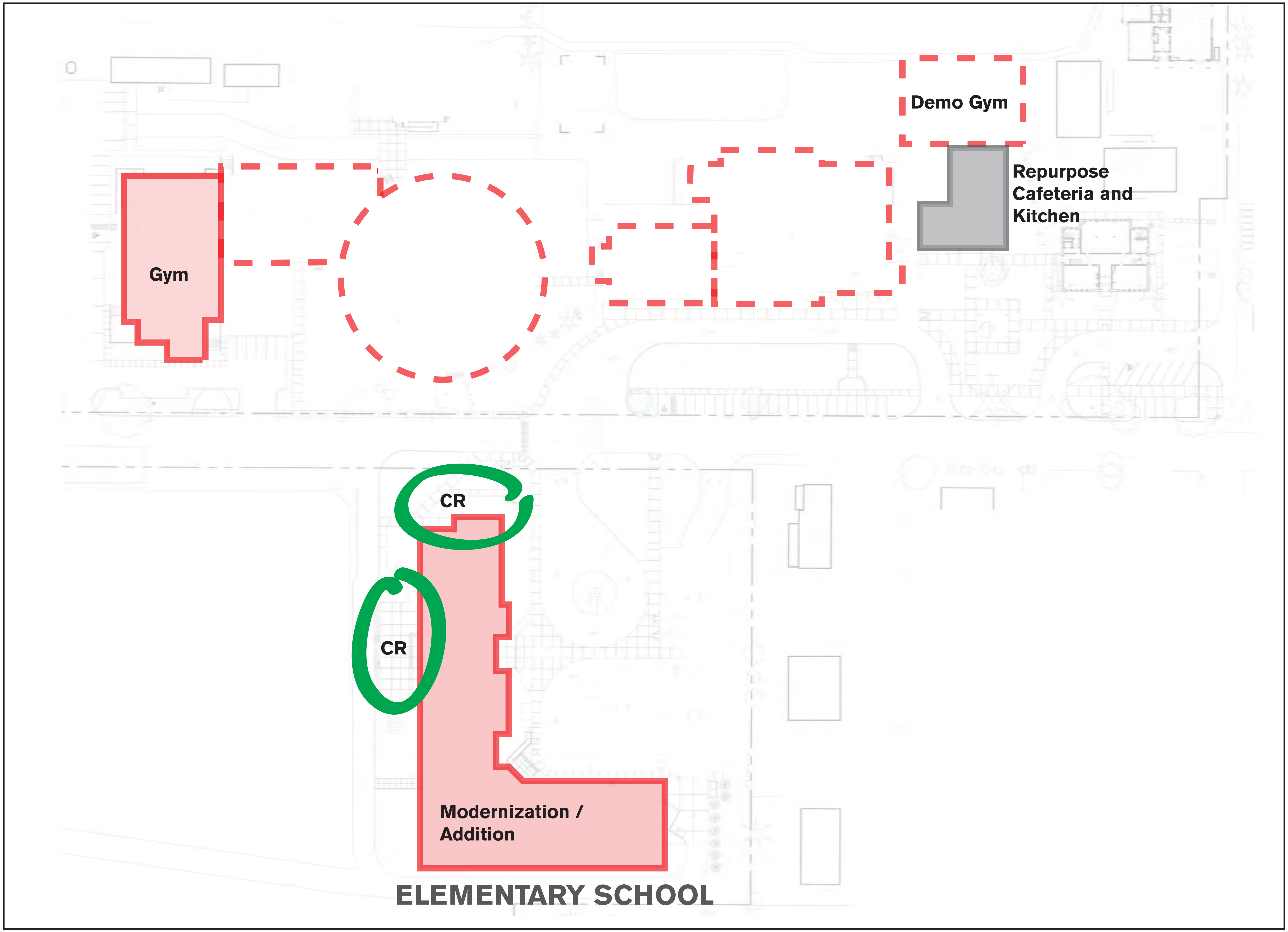


TO FIELDS
CTE
ELEMENTARY SCHOOL
Demo Gym
Repurpose Cafeteria and Kitchen
Gym
Classrooms
Library
New Parking
Demo Elementary School
Project Area
Classrooms
Admin
New Bus Drop-off
ELEMENTARY SCHOOL
+ Demo Existing High School & Re-construct New Elementary School
+ Renovate Landy James Gym
MIDDLE SCHOOL
+ Mechanical Replacement and Systems Upgrades
HIGH SCHOOL
+New High School North of Middle School
Health/ Fitness/ Locker Rooms
New Gym
Admin
ENTRY
Library
Commons /Cafeteria
Art Science
Classrooms
RELOCATE BASEBALL FIELD
HIGH SCHOOL
Mech. Replacement & System Upgrades
MIDDLE SCHOOL
RELATIONSHIP OF PROPOSED NEW HIGH SCHOOL TO CTE BUILDING AND COMPETITION FIELDS MAKES THIS OPTION LESS DESIRABLE

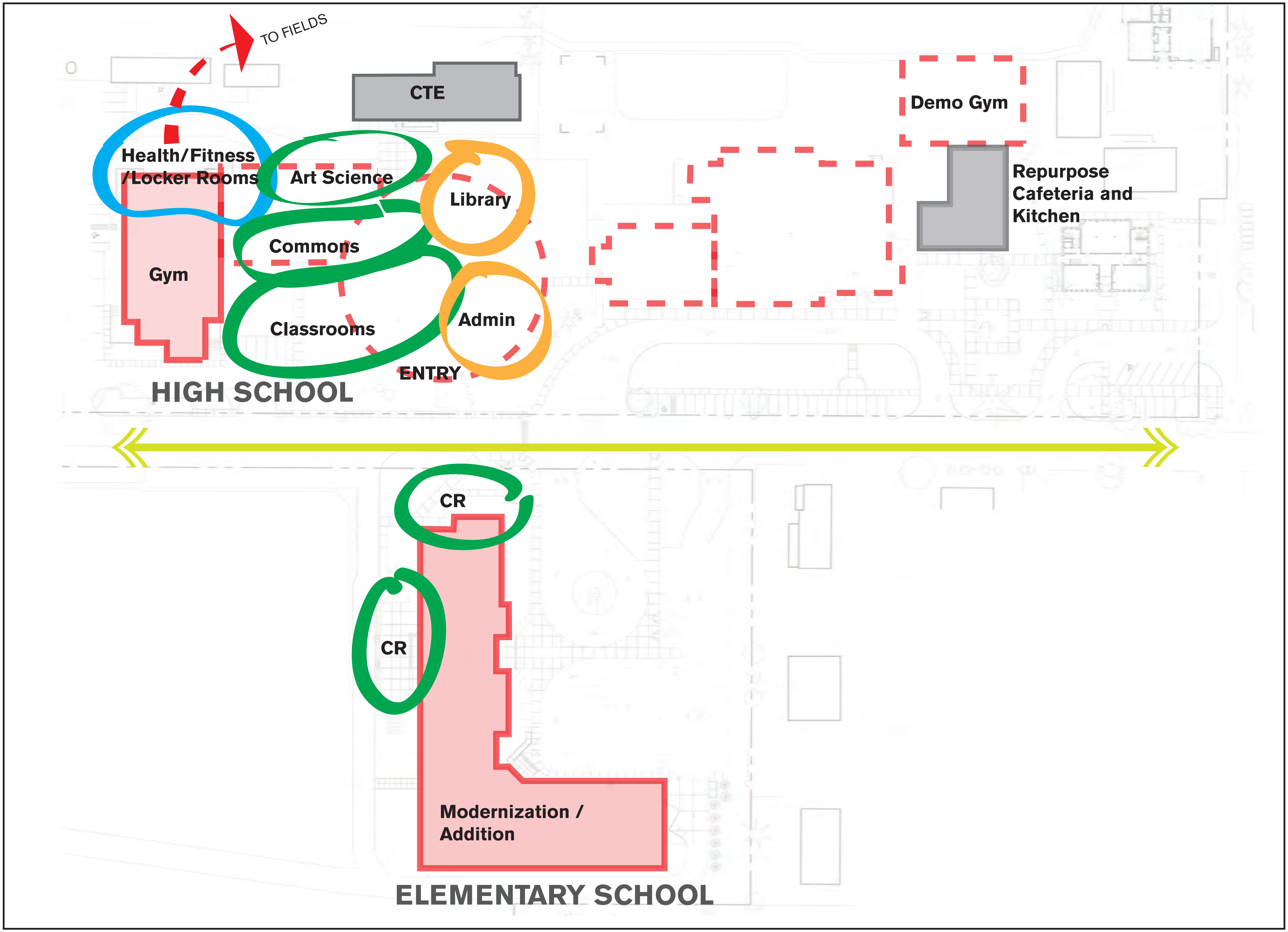
OPTION D



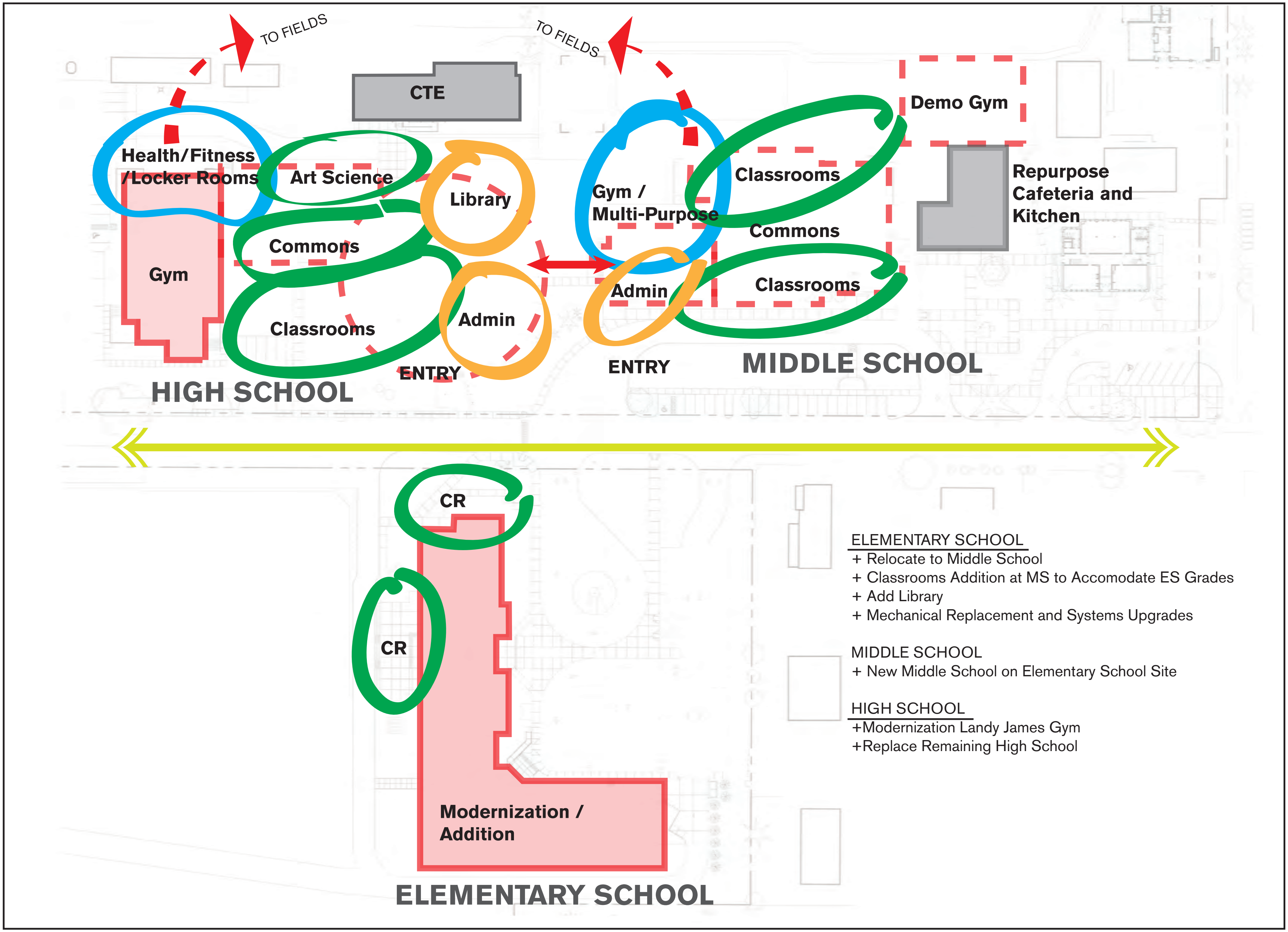
OPTION D


Demo Gym
Repurpose Cafeteria and Kitchen
Gym
CR
CR
Modernization / Addition
ELEMENTARY SCHOOL

OPTION D


TO FIELDS
CTE
Demo Gym
Health/Fitness
/Locker Rooms
Art Science
Library
Repurpose
Cafeteria and
Kitchen
Commons
Gym
Classrooms
Admin
ENTRY
HIGH SCHOOL
CR
CR
Modernization /
Addition
ELEMENTARY SCHOOL

OPTION D

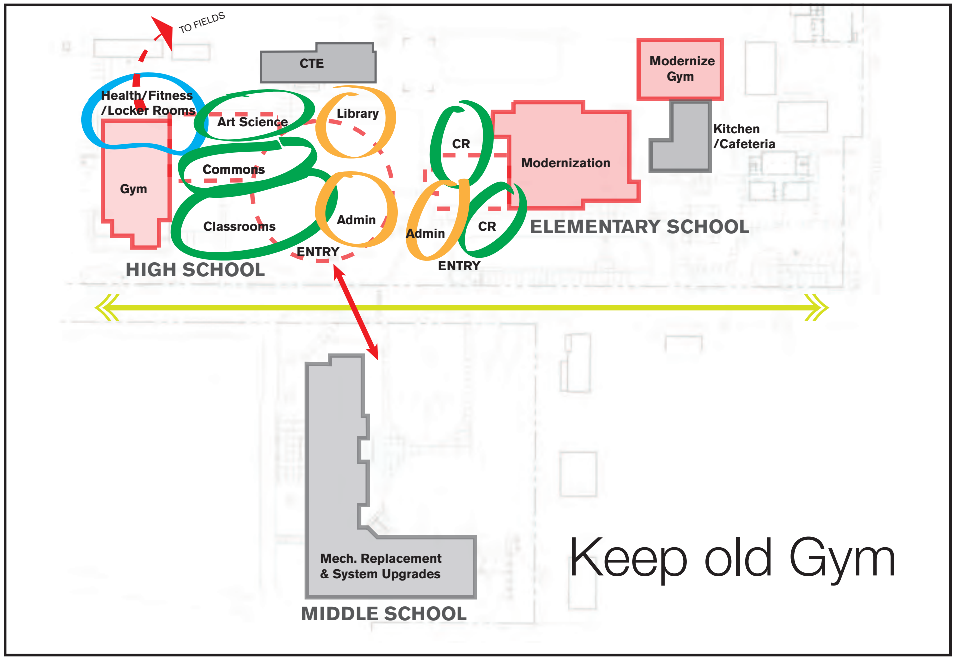


ELEMENTARY SCHOOL
+ Relocate to Middle School
+ Classrooms Addition at MS to Accomodate ES Grades
+ Add Library
+ Mechanical Replacement and Systems Upgrades

MIDDLE SCHOOL
+ New Middle School on Elementary School Site

HIGH SCHOOL
+Modernization Landy James Gym
+Replace Remaining High School

OPTION A



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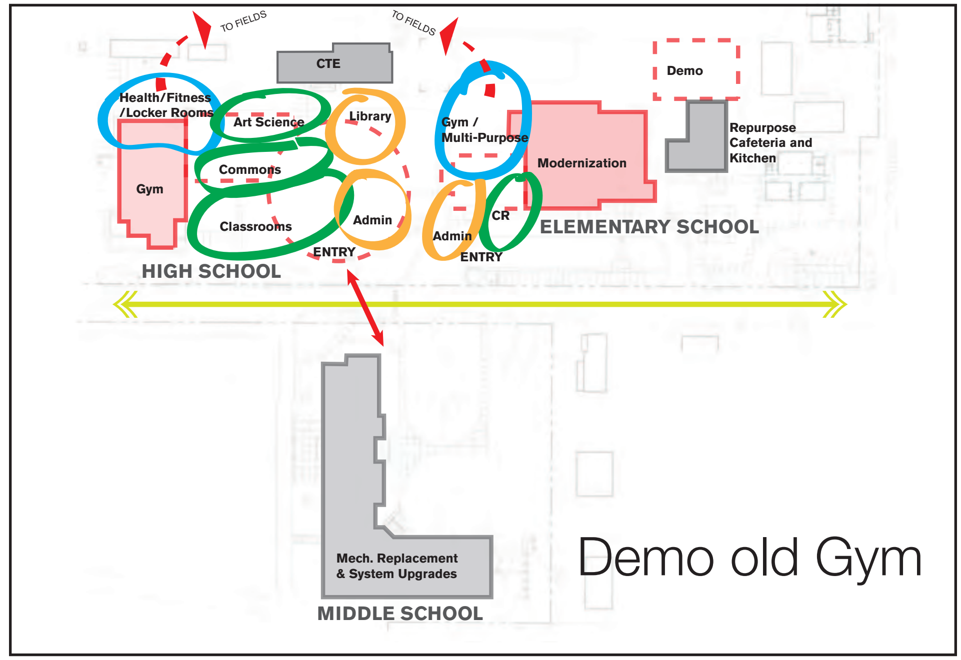

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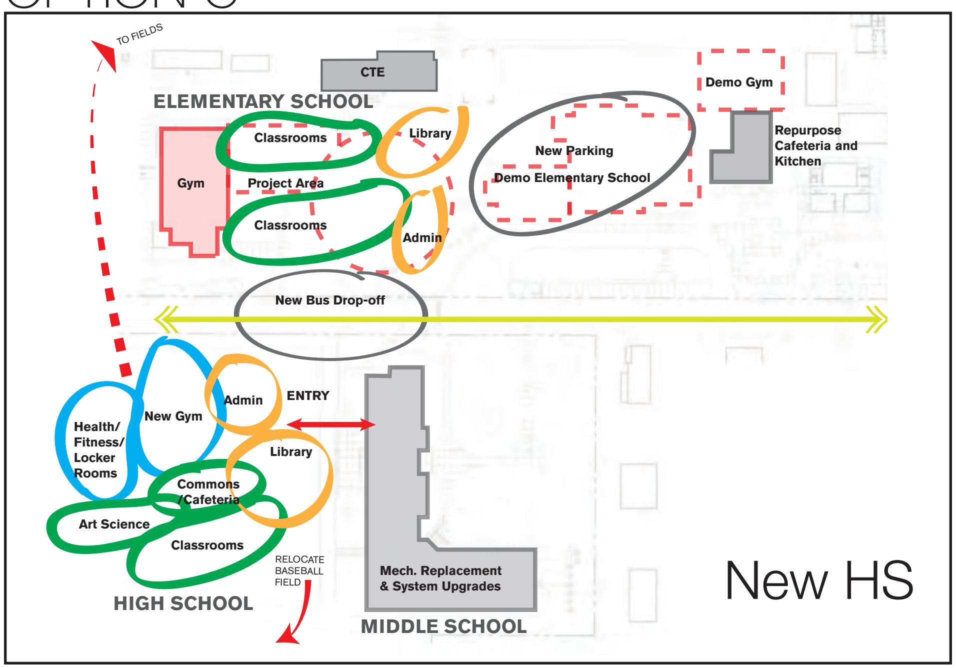
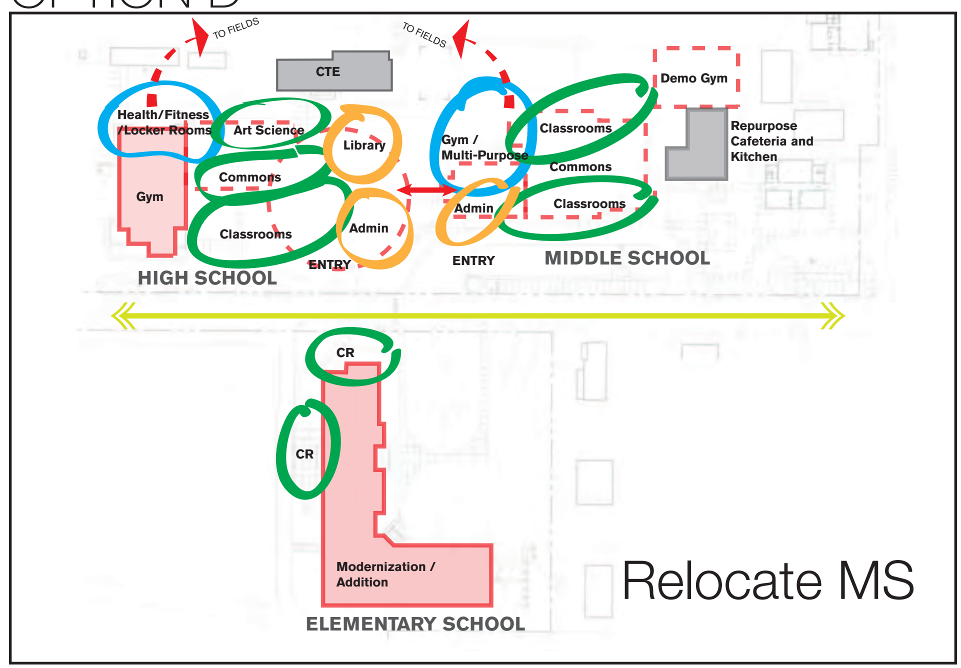


OPTION D



Guiding Values & Core Beliefs

> Campus / School Organization
> Education / Curriculum
> Sustainability
> Building Systems & Maintenance
> Technology
> Safety & Security
> School Character
> Community

THANK YOU

Next Meeting:
July 11th, 2012
5:00 pm

Facilities Planning Meeting Minutes 6-27-2012

Meeting started promptly at 5:00 PM

***Meeting #2—Guiding Principles* Agenda**

Committee Members Present:
Gretchen Mc Cauley
Kathy Willins
Lois Coonc
Gary Giovane
Dixie Otis
Jim Dunlap
Ed Good
William Mc Call
David Hedlin
Scott Mc Dade
Rick Thompson
Mike Compton
Madeleine Roozen Cook

Bryan Young:
Bryan opened the meeting by thanking the committee members for coming and for their input at the first meeting. He felt the important issues were well addressed, and that we will mostly follow the agenda, but feels we can integrate ideas as we go along and proceed quickly to the core issues of Campus Organization, Master Planning with big picture themes and the foundations for potential solutions. He turned the meeting over to Kevin Oremus.

Kevin Oremus:
Kevin reviewed the first meeting by talking about how the language of design is in alignment with the needs of the school and programs. Two videos were shown about designing schools that are conducive to learning in today's environment. Students will be competing for jobs in a world economy and our job is to prepare them in alignment with our school mission statement.

Key themes:

- **Students need to become thinkers, inventors, entrepreneurs**
- **Shift from teacher centered to learner centered**
- **Teachers as guides/mentors; students as workers/learners**
- **Curriculum becomes interdisciplinary and project- based**
- **Shift from "cells and bells" to learning happening everywhere**
- **Focus on multiple intelligences: spatial, musical, etc. and learning styles**
- **Teachers need more support rather than isolation**
- **Social and emotional development a critical part of development**

Kevin said that the traditional style of classroom design may have been convenient in certain ways, but the new paradigm is to have more flexible spaces and furnishings. The old style is based on the industrial model and the new one based on today's technological and global society. Hallways often take up 40% of total space and can be wasted if it is only used for 'circulation' rather than learning. By modifying spaces and creating multiple small 'learning community centers', staff and students move more seamlessly from one space to another and teachers have more support and flexibility to assist students with multiple learning styles.

Both videos were shown. Kevin then asked members:

What did you like about these models/ what are your concerns?:

- **Reminded former teachers of the style of the 1960's all over again—will this style be able to support teachers with the rigid testing requirements?**
- **Liked the multi level, multi disciplinary approach---similar to the old one room schoolhouse where everyone learned together and supported each other**
- **What is noise level with these open spaces? Is it distracting?**
- **How do you mainstream behaviorally challenged students?**
- **Members liked the idea of getting away from wasted hallway space and making that more efficient**
- **Concern about shifting structure before public and staff accept the evolving philosophy**
- **Concern about staff and students adapting to changes**
- **Like the ideas of sharing spaces and resources/better use of space**
- **Like the focus on the strengths of student and staff in this model**
- **Like the increased natural light and a combination of classroom and open space with more glass and visibility for supervision and safety**
- **Will more staff be necessary with this model?**

Kevin's responses:

- Why planning is so important—to get a fit for your community
- Noise and distractions are very manageable issues with good design
- Staff/student/Community involvement important to help in adjusting to healthy changes
- Volunteers will continue to be important and flexible use of staff
- Community outreach important: use of local resources to enhance learning here
- Solutions to complex challenges need to be openly discussed

Kevin showed 4 Long Term Planning Options:
Section 2 in your binder

OPTIONS A-D
Kevin showed the options on the screen, explaining the red areas as what is of concern/needs change and the blue areas are what it working.

La Conner Elementary School: Mostly red= Priority for change
La Conner Middle School: Red and Blue matched
La Conner High School: Mostly red= Priority for change

Kevin asked for comments/questions on the options:

- Have load- bearing walls been studied?
- When remodeling, is one problem address while creating another?
- When did interior walls go back up in HS?
- Concern that in getting bond approval, much of expense is not seen, such as sprinkler systems, electrical, etc
- Need to prioritize—what is most pressing?
- Members agree the old Elementary Gym needs replacing
- Members agree obtaining the maximum state matching funding is critical
- Teachers can be isolated—can we physically connect the campus more?
- The road between buildings is a big challenge? What can be done?
- Can we incorporate more combined outdoor spaces?
- What about other buildings other than the 3 schools?
- Exploring the issue of Middle and Elem: which grades in which building?
- Use of gyms for outside entities and club sports a trend

Responses from Kevin and Tim:

- To date study has looked at overall footprint and infrastructure
- To date we have done what was supported financially as it was possible

- Old gym is a huge expense to maintain
- 80% Rule: if remodeling costs crosses this amount, then new building makes sense
- We will continue to look at the overall picture and develop phases as it financially feasible

Kevin: Are we ready to take a vote on the most desirable option?

- Though not taken to a vote, members are most inclined to favor Option B and D.

Kevin and Tim asked the members to take time to think this over between meetings and reconvene on July 11 at 5pm for further discussion. Meeting adjourned at 6:30 pm.

Respectfully submitted,

Connie Funk
La Conner Schools Administrative Assistant

hoarch.com

Hutteball & Oremus ARCHITECTURE

La Conner School District

Capital Bond Planning

Meeting 3 - *Master Plan*

July 11th, 2012

4010 Lake Washington Blvd, NE, Suite 320 Kirkland, Wa 425 828 8948

AGENDA

Meeting #3 – Master Plan ***July 11, 2012***

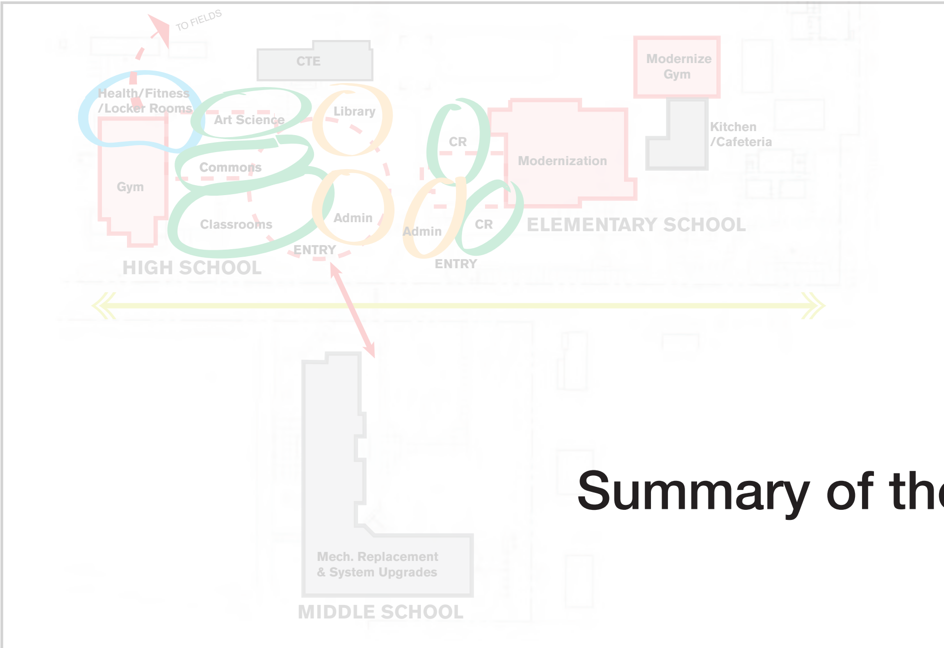
TB	**Welcome**	5 min
BY	**Primary Part of Planning and Implementing a School Capital Project**	5 min
HOA	**Option B - Expanded**	10 min
HOA	**Option D - Expanded**	40 min
	Student Teacher Ratio to determine classroom count	
	Existing Elementary Program	
	Existing space available in Middle School	
	Conversion of the existing Middle School to an Elementary School	
	New Middle School & High School Modernization	
HOA	**Option E - Review & Discuss**	15 min
	Summary	15 min

Primary Parts of Planning and Implementing a School Capital Project:

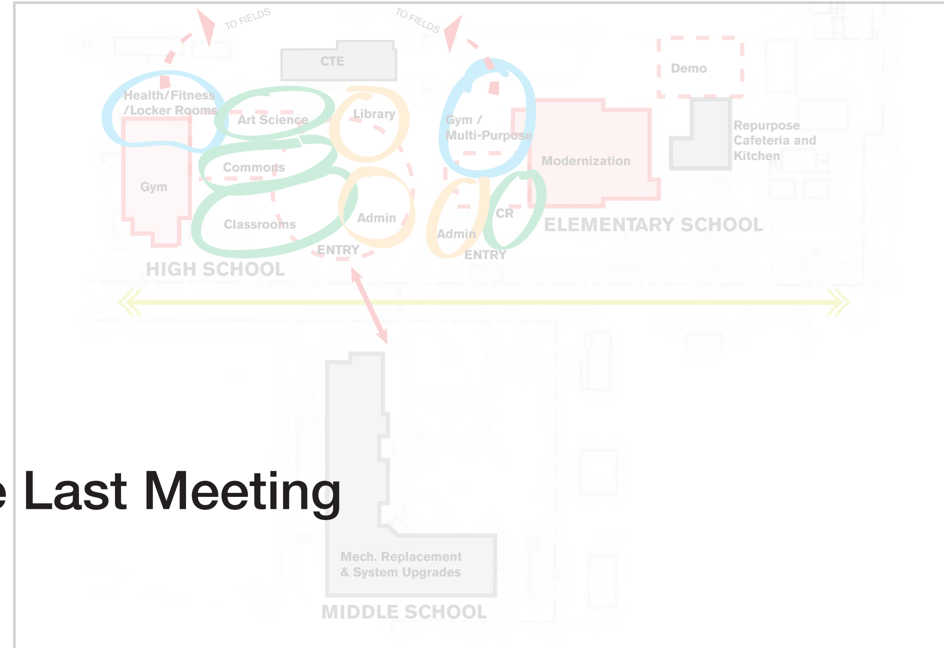
1	**Bond Planning**	
	Mobilization of Bond Committee for 10 Yr. Master Planning	*Focus on Campus, Big Picture*
	Thorough Assessment of Existing Inventory, Assets and Deficiencies	*A/E Report and Observations*
	Committee Agreement of Need for Modifications, Short and Long Term	*By School Bldg or Other*
	Analysis and Debate of Probable Options, Sequences and Probable Costs	*Big Picture Opportunities*
	Committee Recommendation of Preferred Option to School Board	*Big Picture, Not Design*
2	**Bond Implementation**	
	School Board Resolution	*Hearings, Refinements*
	Community Awareness	*Bond Committee Public Effort*
	Bond Passage for Capital Projects	*Election*
3	**Capital Project Implementation**	
	Mobilization of Project Teams	*Board Action*
	Pre Design	*A/E, Board, Smaller Pictures*
	Programming and Educational Specifications	*Board, Teachers, Student Input*
	Schematic Design	*A/E, Teachers, Board*
	Design Development	*A/E, Teachers, Board*
	Contract Documents	*A/E, Board*
	Bidding	*A/E, Board*
	Construction	*A/E, Board*
	Post Occupancy	*A/E, End Users*

Summary of the Last Meeting

OPTION A



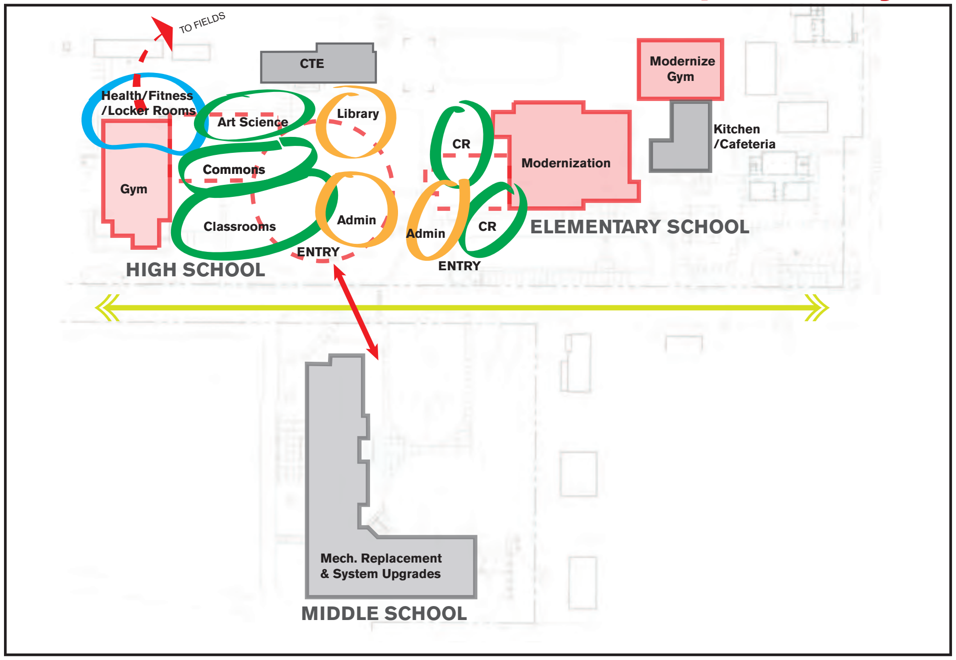
OPTION B



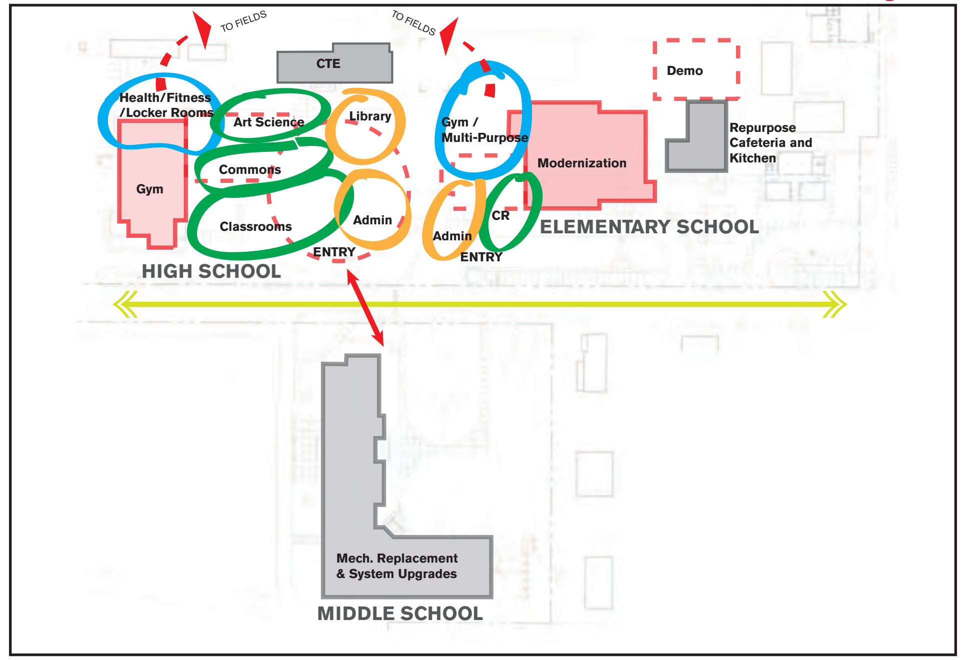
OPTION C

OPTION D

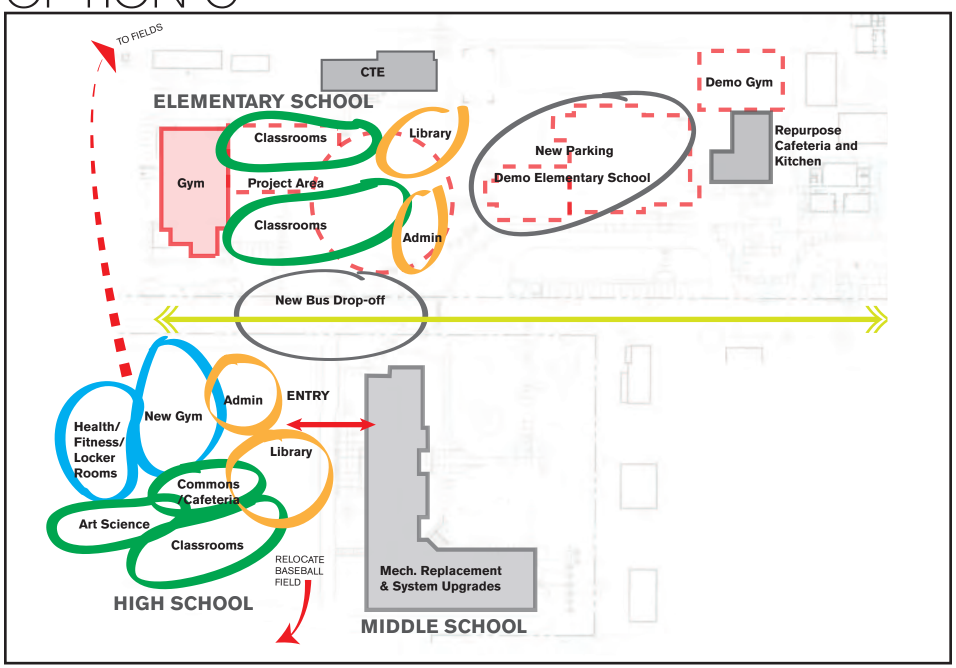
OPTION A **Keep old Gym**



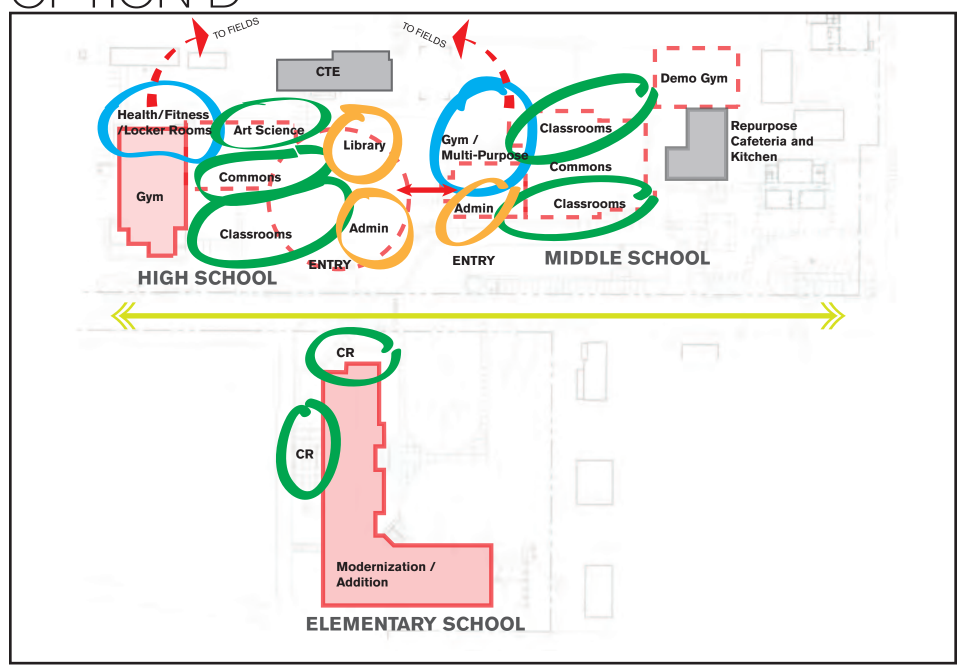
OPTION B **Demo old Gym**



OPTION C **New HS**

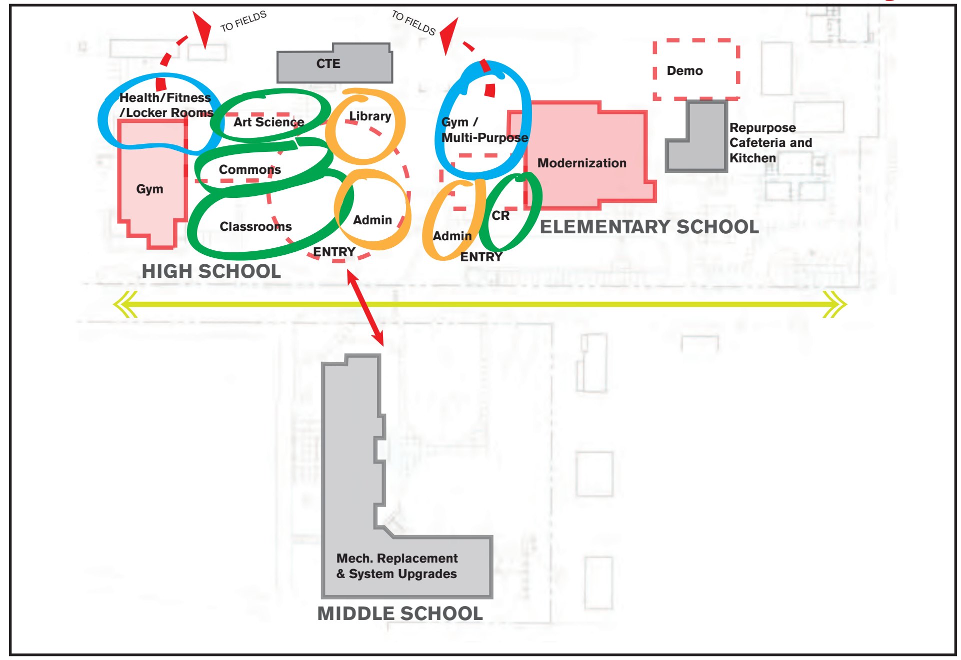


OPTION D **Relocate MS**



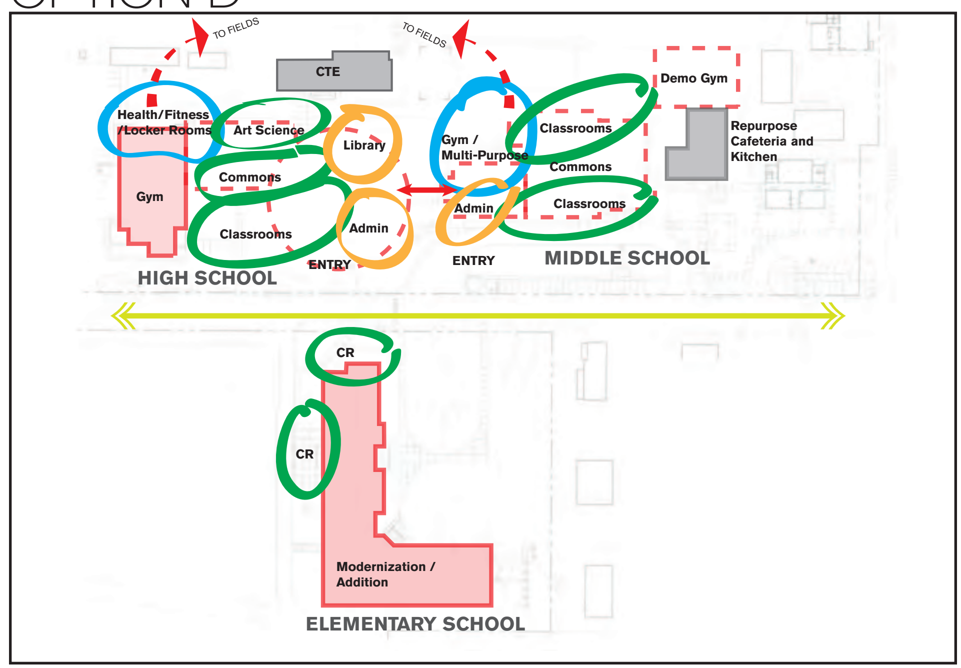
OPTION A Keep old Gym

OPTION B Demo old Gym



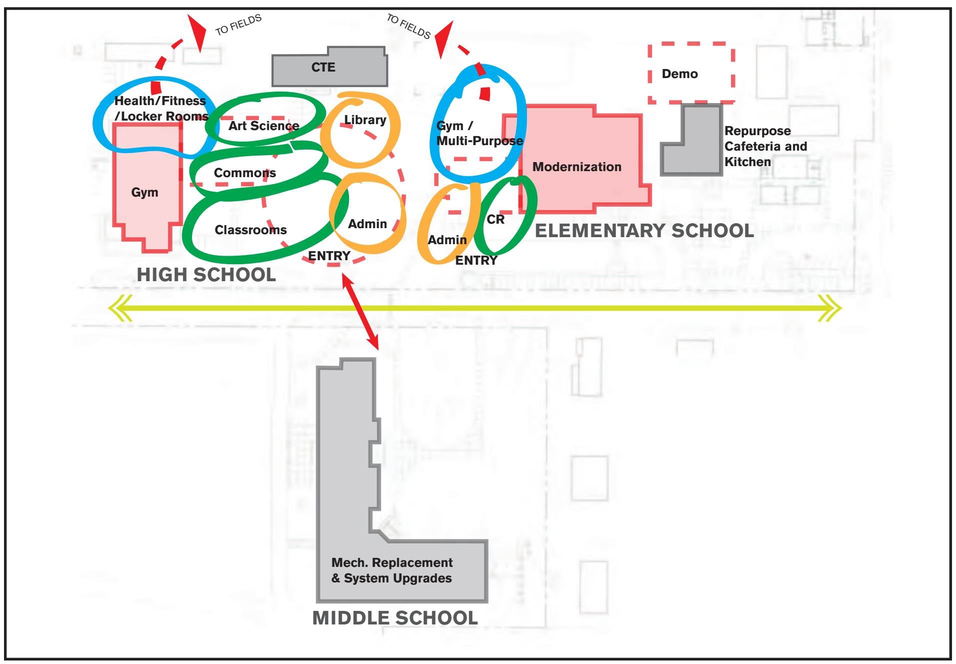
OPTION C New HS

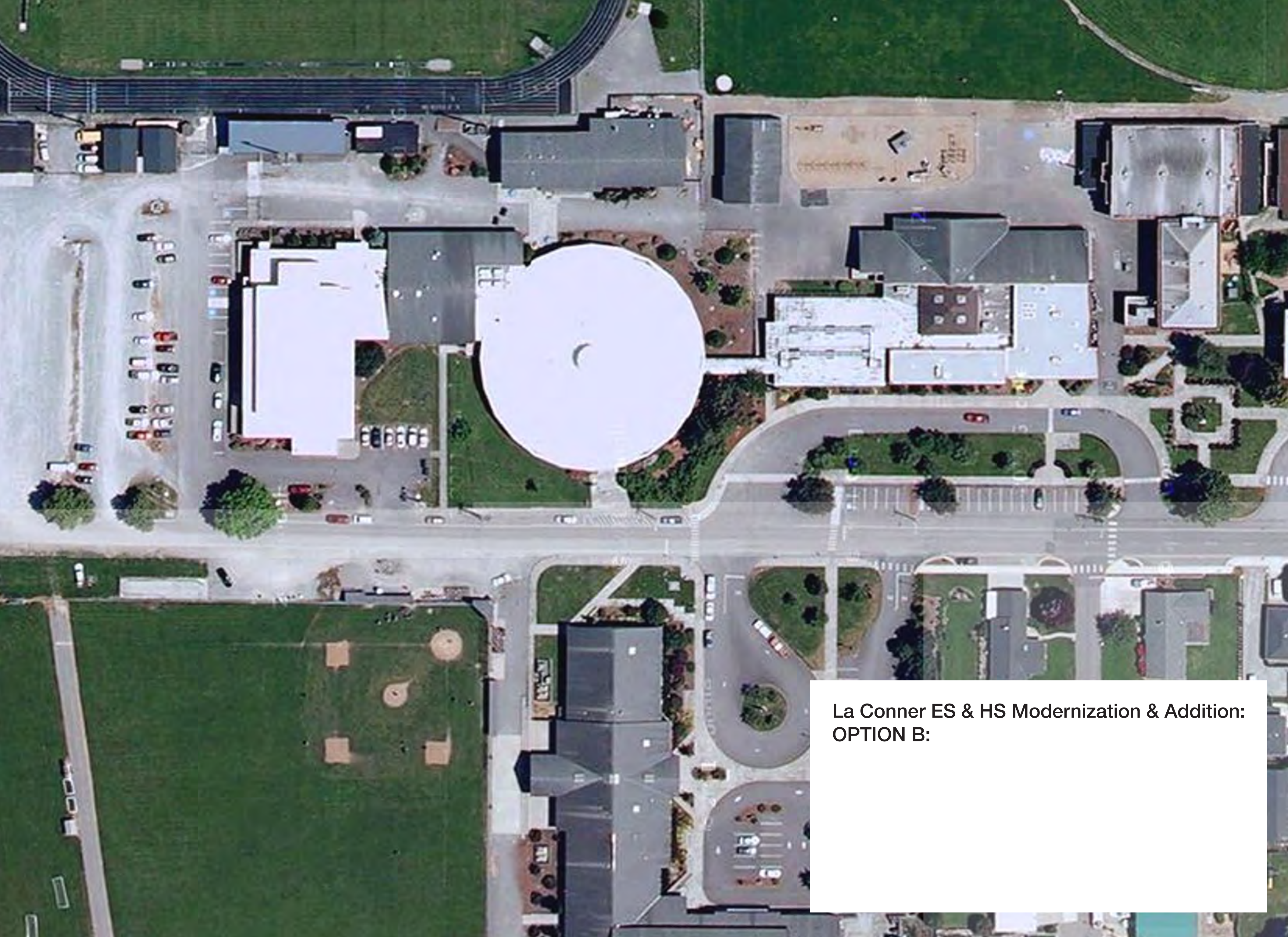
OPTION D Relocate MS



OPTION B:

Modernization & Addition to the Elementary School & High School





La Conner ES & HS Modernization & Addition: OPTION B:

La Conner ES & HS Modernization & Addition: OPTION B:

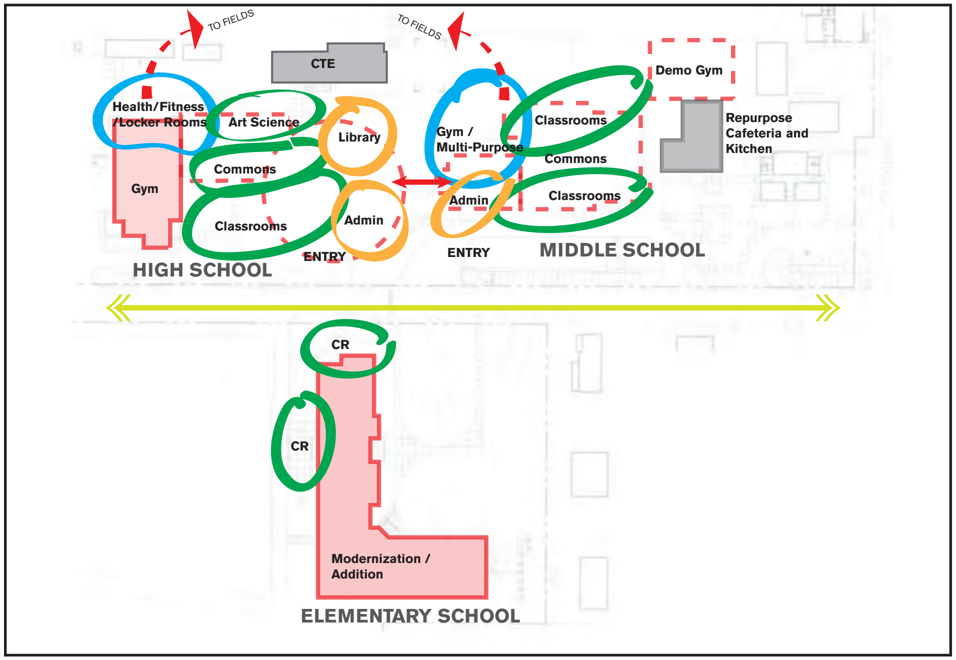
> Partial Demolition, Addition & Mondernization of Elementary School
> Elementary Gym to be demoed

La Conner ES & HS Modernization & Addition: OPTION B:

> Partial Demolition, Addition & Mondernization of Elementary School
> Elementary Gym to be demoed
> Partial Demolition, Addition & Mondernization of High School

OPTION D:

Moving the Elementary School into the Middle School Building



LA CONNER ELEMENTARY K-5

Target Teacher-Student Ratio

K-1	23 Students
2-3	25 Students
4-5	26 Students

Note: District desires the student-teacher ratio maximum to be 23 students per instructional day for all K-5 sessions.

Current Enrollment & Capacity

Grade	2011-12 Student Enrollment	Number of Classrooms	Students per Classroom	Capacity per Classroom	2011-12 Available Capacity
Kindergarten	38	2	19	23	8
Grade 1	39	2	19.5	23	7
Grade 2	46	2	23	25	4
Grade 3	46	2	23	25	4
Grade 4	43	2	21.5	26	9
Grade 5	46	2	23	26	6
Totals	258	12		148	38

Projected Enrollment & Capacity

Grade	2013-13 Student Enrollment	2013-14 Student Enrollment	2014-15 Student Enrollment	2015-16 Student Enrollment	2016-17 Student Enrollment	2017-18 Student Enrollment
Kindergarten	41	41	41	41	40	40
Grade 1	38	41	41	41	41	40
Grade 2	39	38	41	41	41	41
Grade 3	47	39	38	41	41	41
Grade 4	48	49	40	39	42	42
Grade 5	45	50	51	42	41	44
Totals	258	258	252	245	246	248

Conclusions

12 general classrooms are needed to accommodate K-5 for projected enrollment through 2017. This still provides room for growth and stays below Target Student-Teacher Ratio.

existing
LA CONNER ELEMENTARY K-5

existing
LA CONNER ELEMENTARY K-5

> 12 General Classrooms
(2 for each Grade Level)

existing
LA CONNER ELEMENTARY K-5

> 12 General Classrooms
(2 for each Grade Level)

> 2 Special Education Classrooms

Special Education

Grade K-2	4 Students
Grade 3-5	17 Students
Total for 2011-12:	***21 Students***

Currently using Room 15 for K-2 Grade Students and Room 105 for 3-5. There is no dedicated self-contained classroom. Typically 1 student per year requires 1 on 1 supervision

existing
LA CONNER ELEMENTARY K-5

> 12 General Classrooms
(2 for each Grade Level)

> 2 Special Education Classrooms

> General Office

existing
LA CONNER ELEMENTARY K-5

> 12 General Classrooms
(2 for each Grade Level)

> 2 Special Education Classrooms

> General Office

> Library

existing

LA CONNER ELEMENTARY K-5

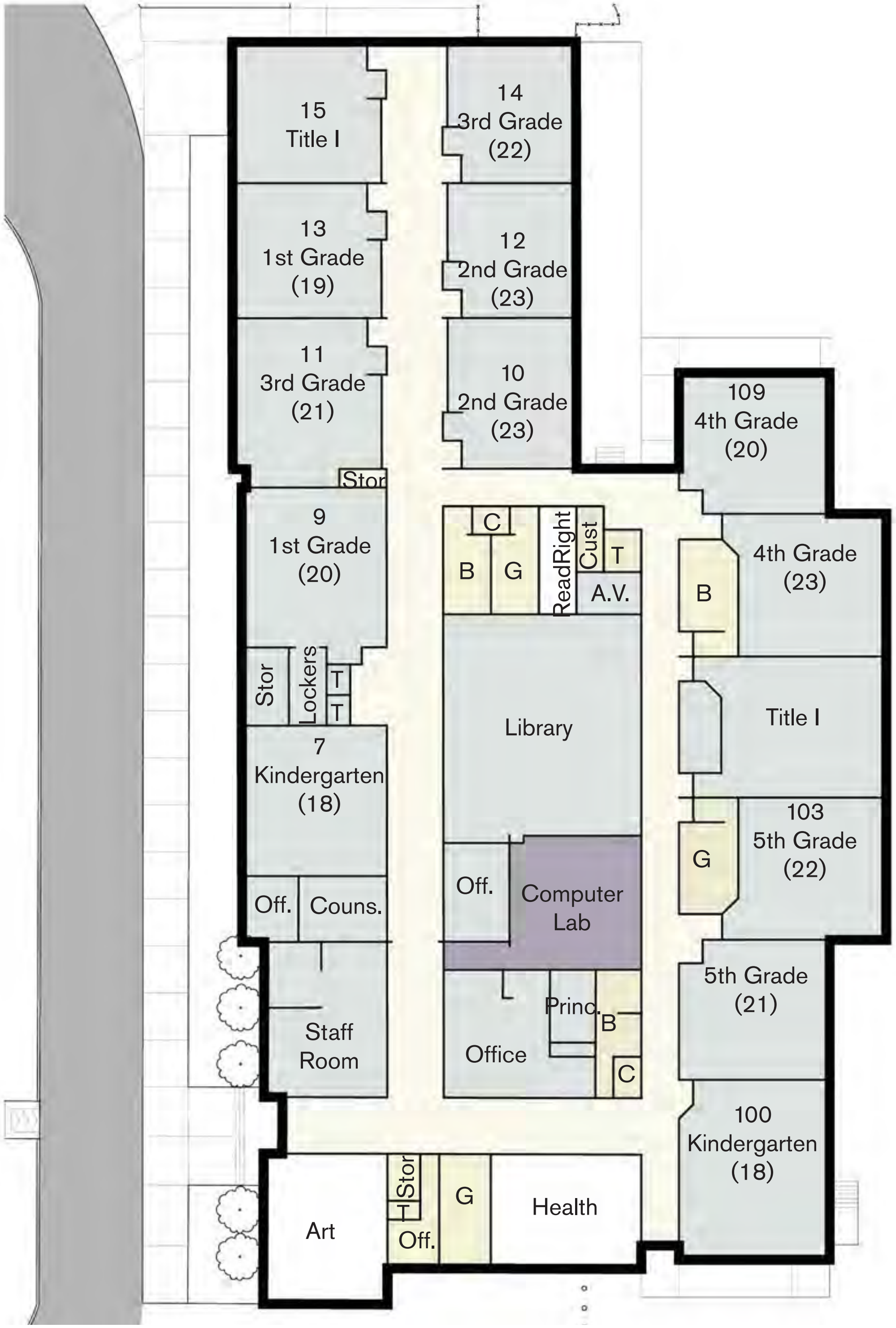
> 12 General Classrooms
(2 for each Grade Level)

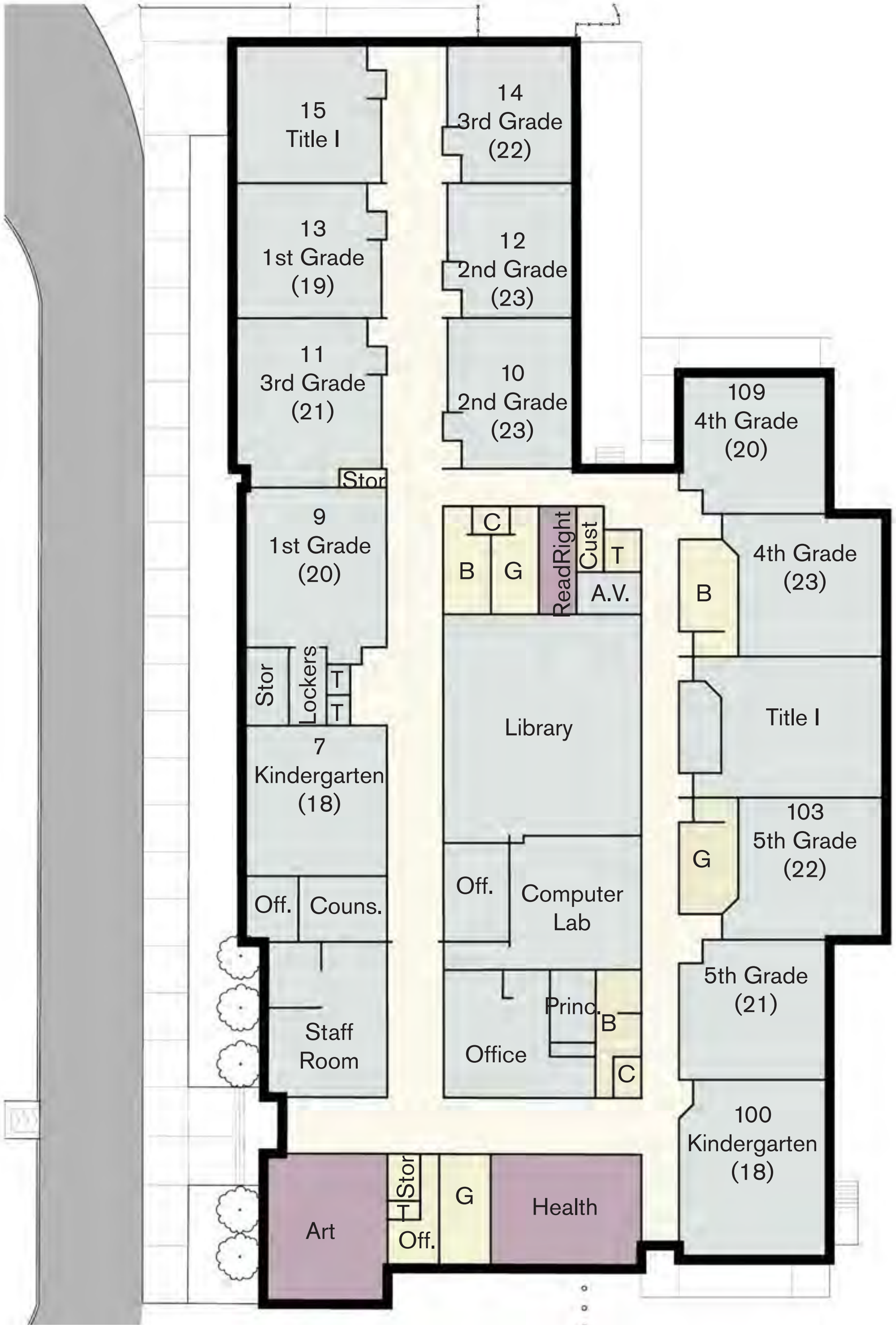
> 2 Special Education Classrooms

> General Office

> Library

> Computer Lab





existing
LA CONNER ELEMENTARY K-5

> 12 General Classrooms (2 for each Grade Level)

> 2 Special Education Classrooms

> General Office

> Library

> Computer Lab

> Health / Book Room

> Art Room

existing
LA CONNER ELEMENTARY K-5

> 12 General Classrooms
  (2 for each Grade Level)

> 2 Special Education Classrooms

> General Office

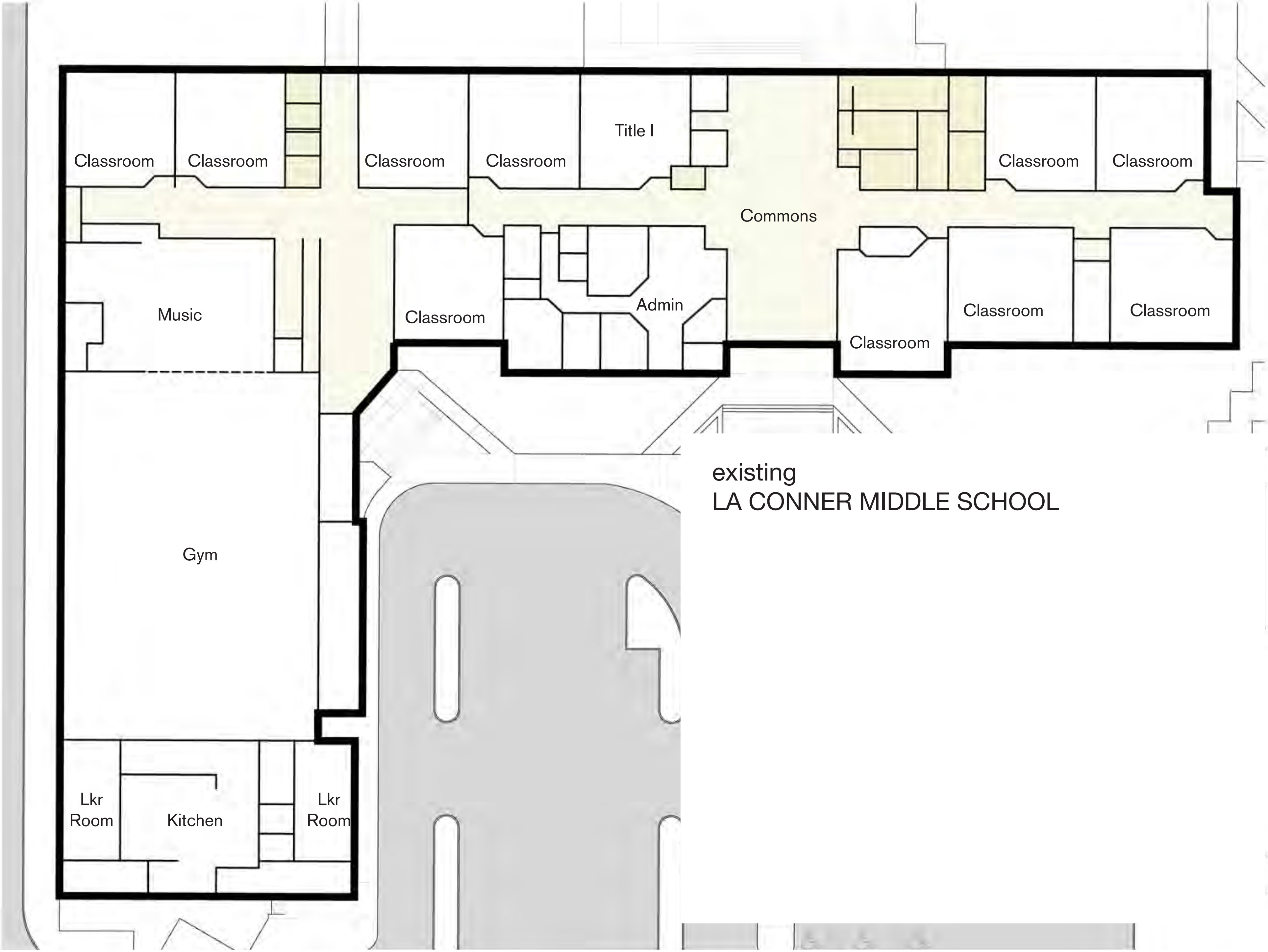
> Library

> Computer Lab

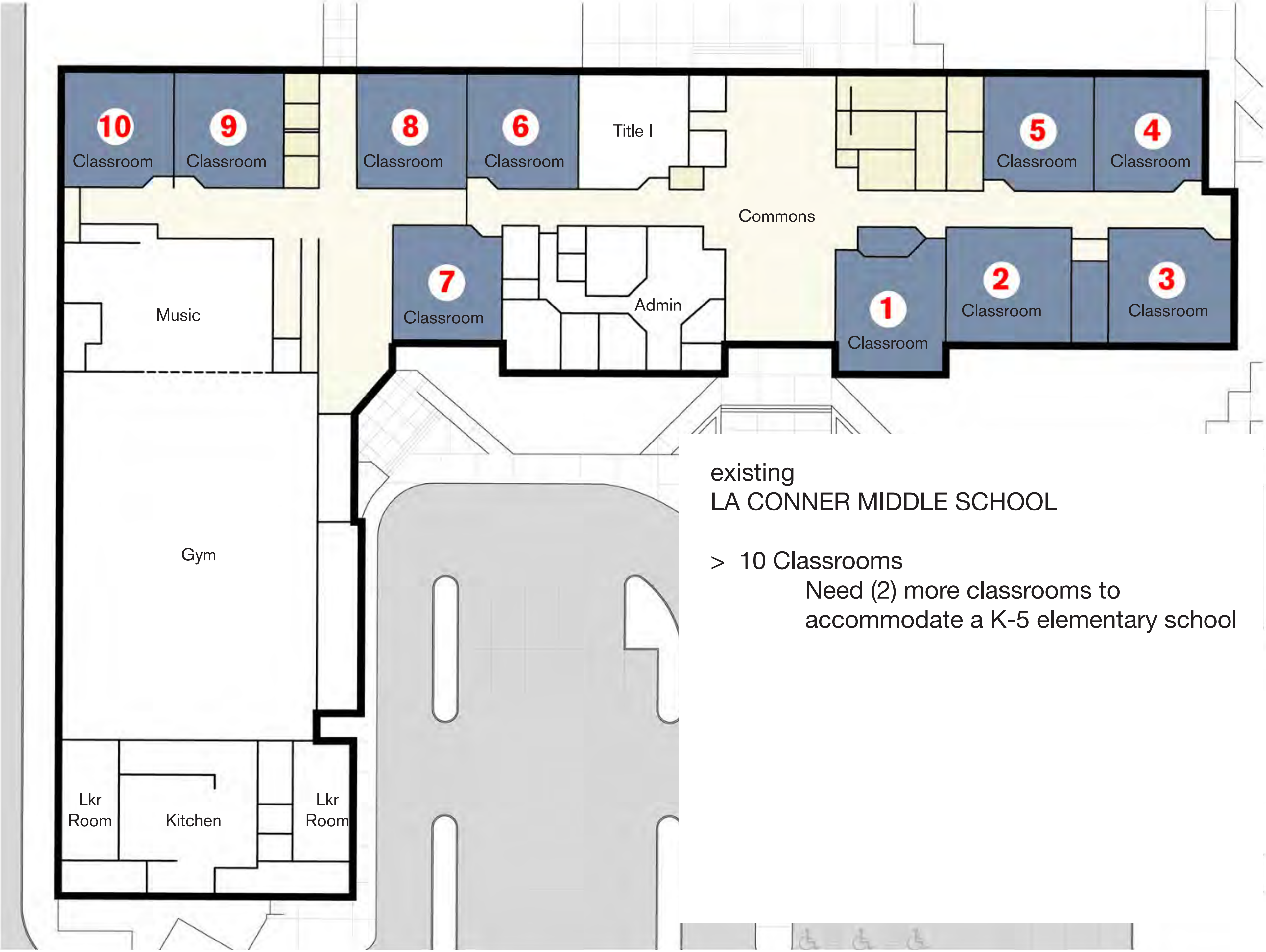
> Health / Book Room

> Art Room

> Primary Activities Held Elsewhere
  Gym
  Cafeteria / Lunch
  Music

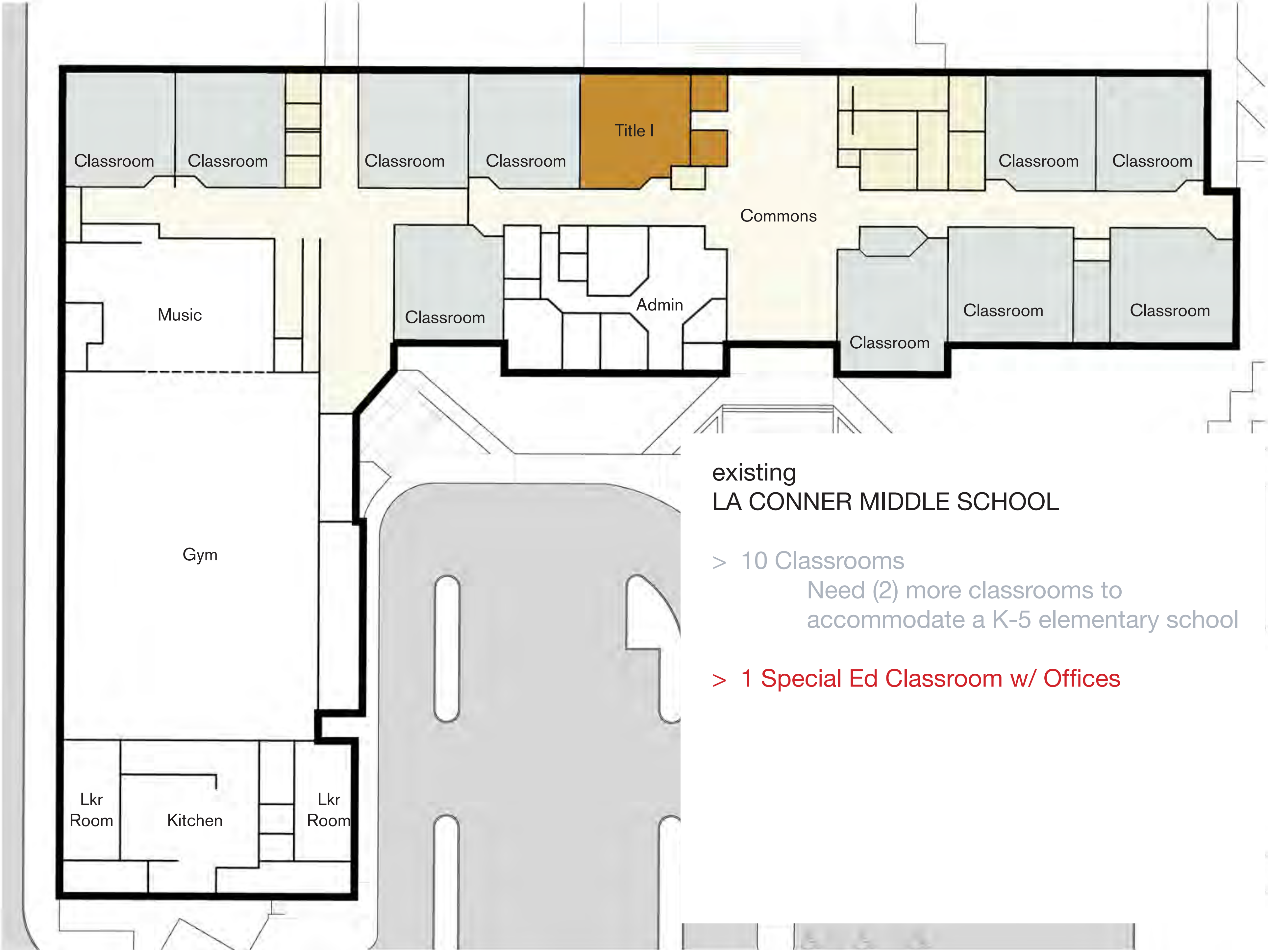


existing
LA CONNER MIDDLE SCHOOL



existing
LA CONNER MIDDLE SCHOOL

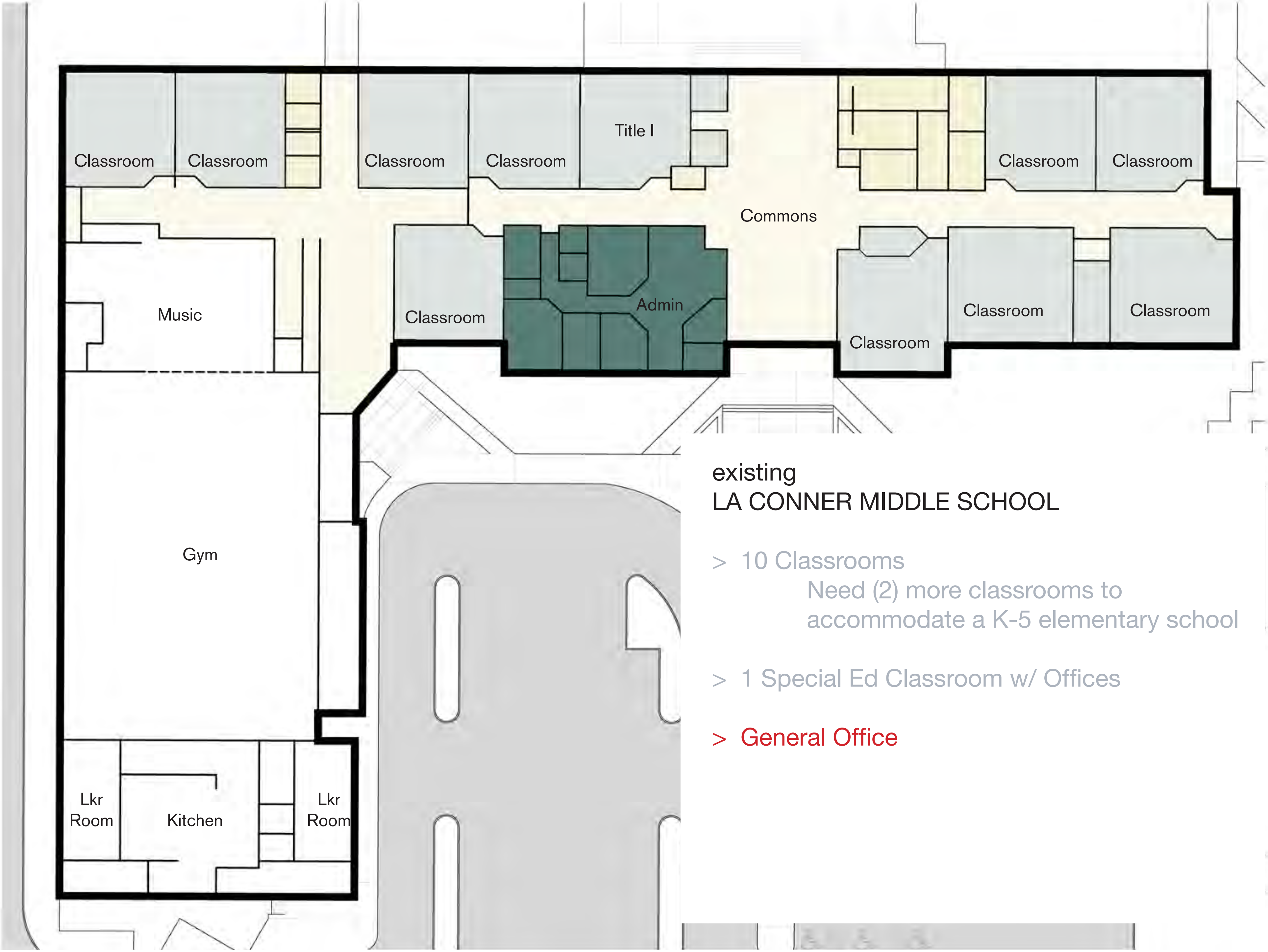
> 10 Classrooms
Need (2) more classrooms to accommodate a K-5 elementary school



existing
LA CONNER MIDDLE SCHOOL

> 10 Classrooms
  Need (2) more classrooms to accommodate a K-5 elementary school

> 1 Special Ed Classroom w/ Offices

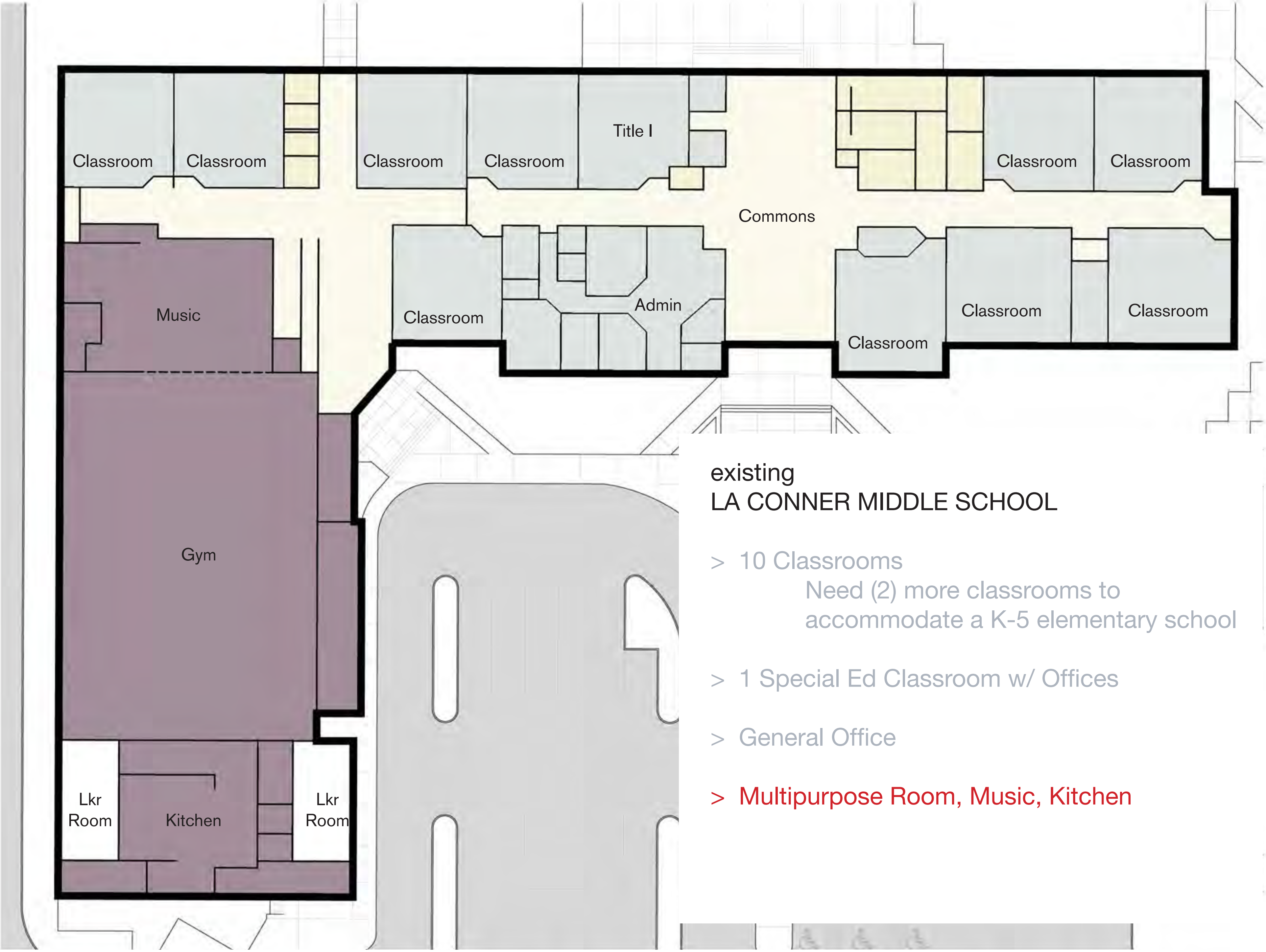


existing
LA CONNER MIDDLE SCHOOL

> 10 Classrooms
    Need (2) more classrooms to accommodate a K-5 elementary school

> 1 Special Ed Classroom w/ Offices

> General Office



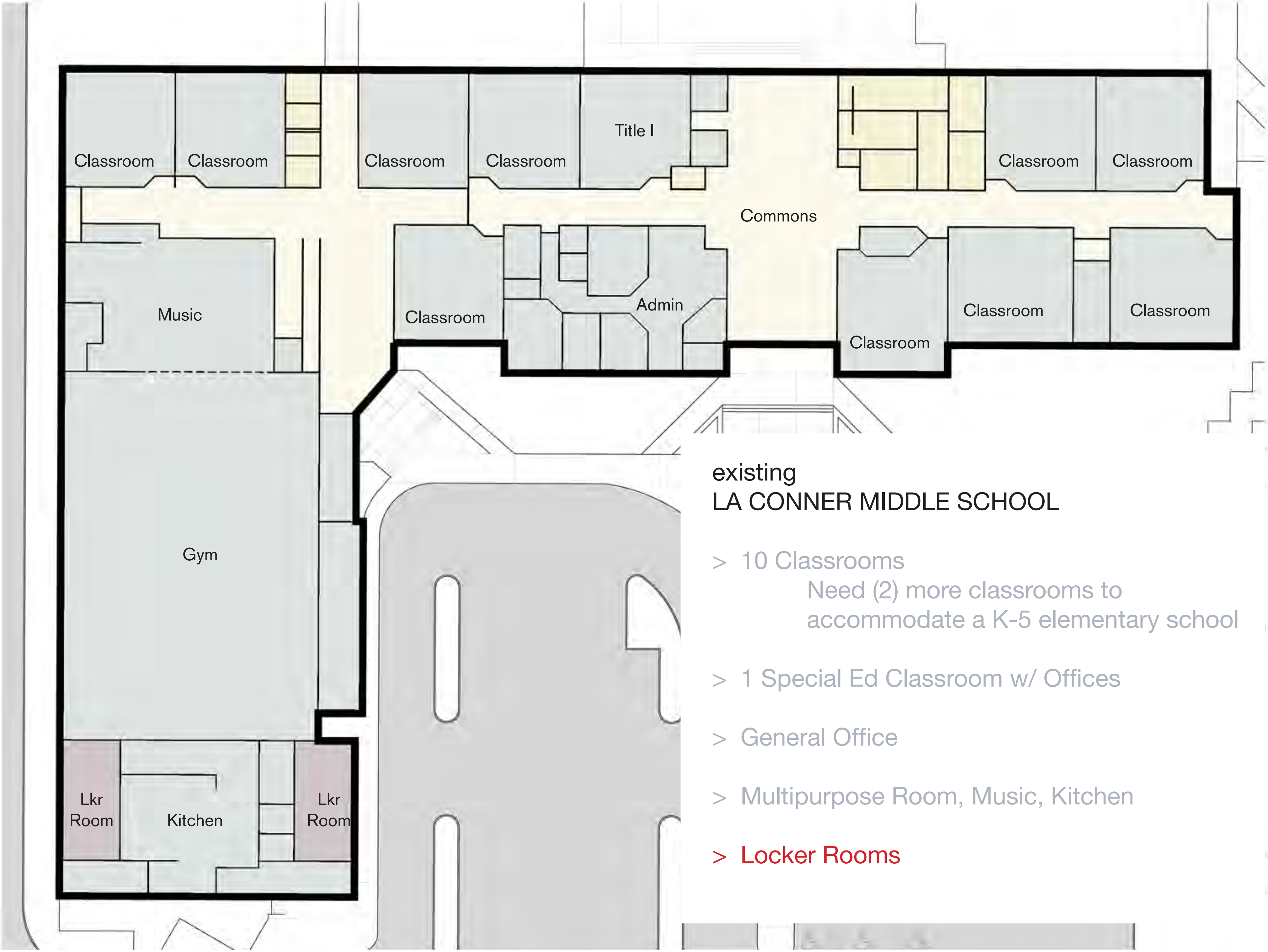
existing
LA CONNER MIDDLE SCHOOL

> 10 Classrooms
  Need (2) more classrooms to accommodate a K-5 elementary school

> 1 Special Ed Classroom w/ Offices

> General Office

> Multipurpose Room, Music, Kitchen



existing
LA CONNER MIDDLE SCHOOL

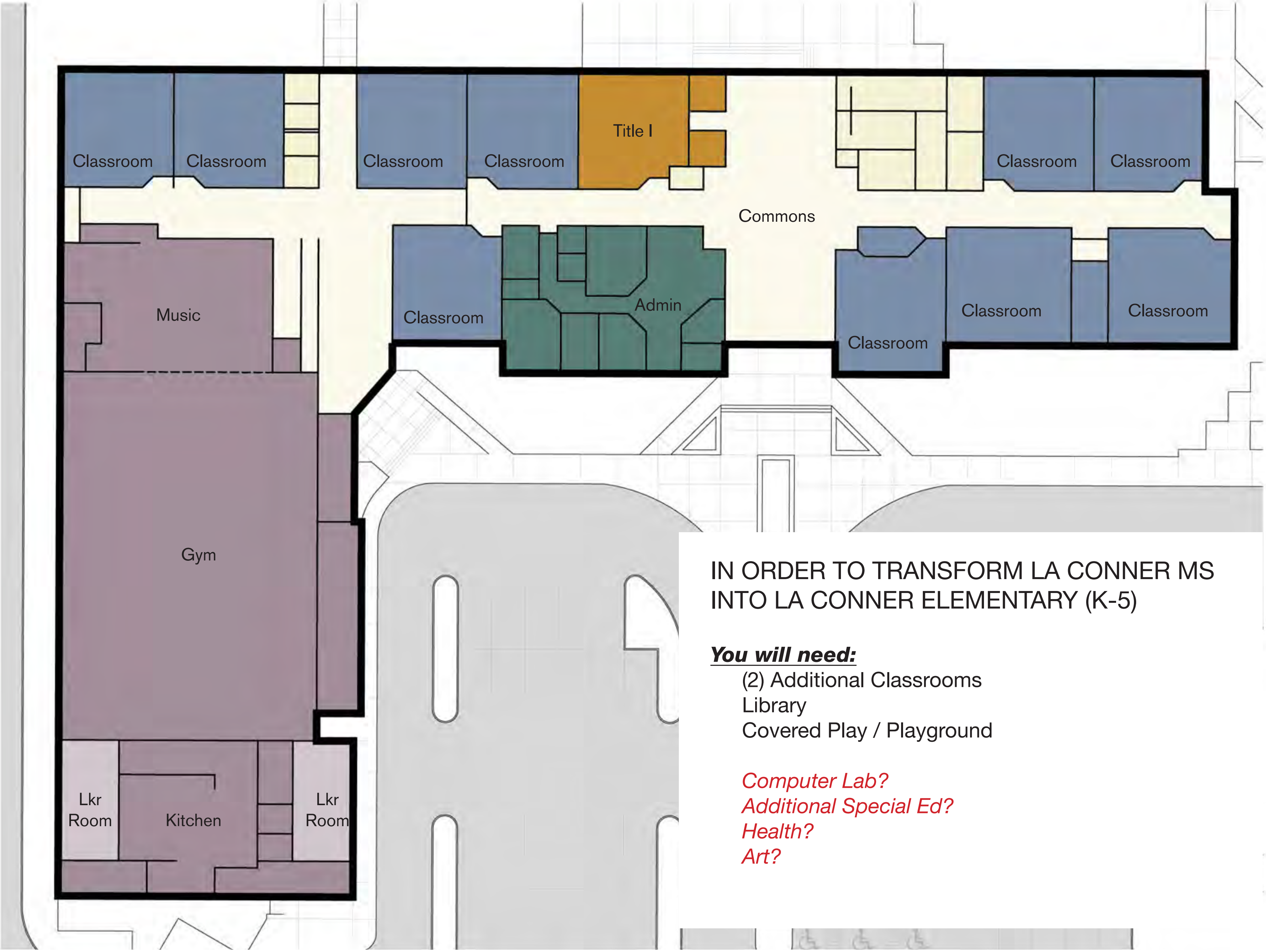
> 10 Classrooms
  Need (2) more classrooms to accommodate a K-5 elementary school

> 1 Special Ed Classroom w/ Offices

> General Office

> Multipurpose Room, Music, Kitchen

> Locker Rooms



IN ORDER TO TRANSFORM LA CONNER MS INTO LA CONNER ELEMENTARY (K-5)

You will need:

(2) Additional Classrooms
Library
Covered Play / Playground

Computer Lab?
Additional Special Ed?
Health?
Art?

Conversion of the Existing Middle School to an Elementary School

La Conner Elementary School Transformation: OPTION D (K-5):

La Conner Elementary School Transformation: OPTION D (K-5):

> (2) Classroom addition
> (1) Library Addition
> Cover Play and Playground to be built on existing soccer field

La Conner Elementary School Transformation:
OPTION D1 (K-5):

> (2) Classroom addition
> (1) Library & Computer Lab Addition

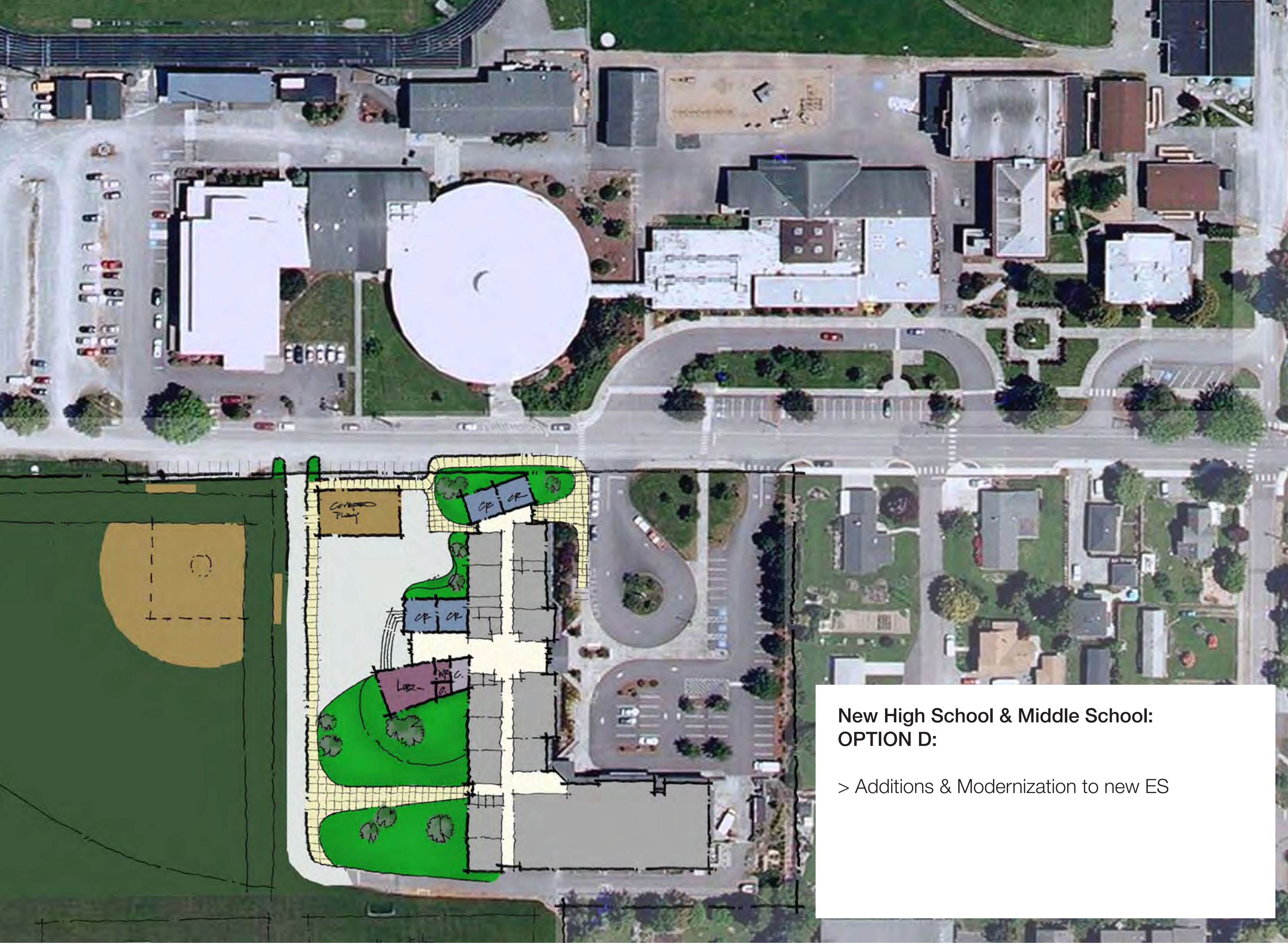
La Conner Elementary School Transformation: OPTION D1 (K-5):

> (2) Classroom addition
> (1) Library & Computer Lab Addition
> Cover Play and Playground to be built on existing baseball field
> Baseball Field to be moved

La Conner Elementary School Transformation: OPTION D2 (K-6):

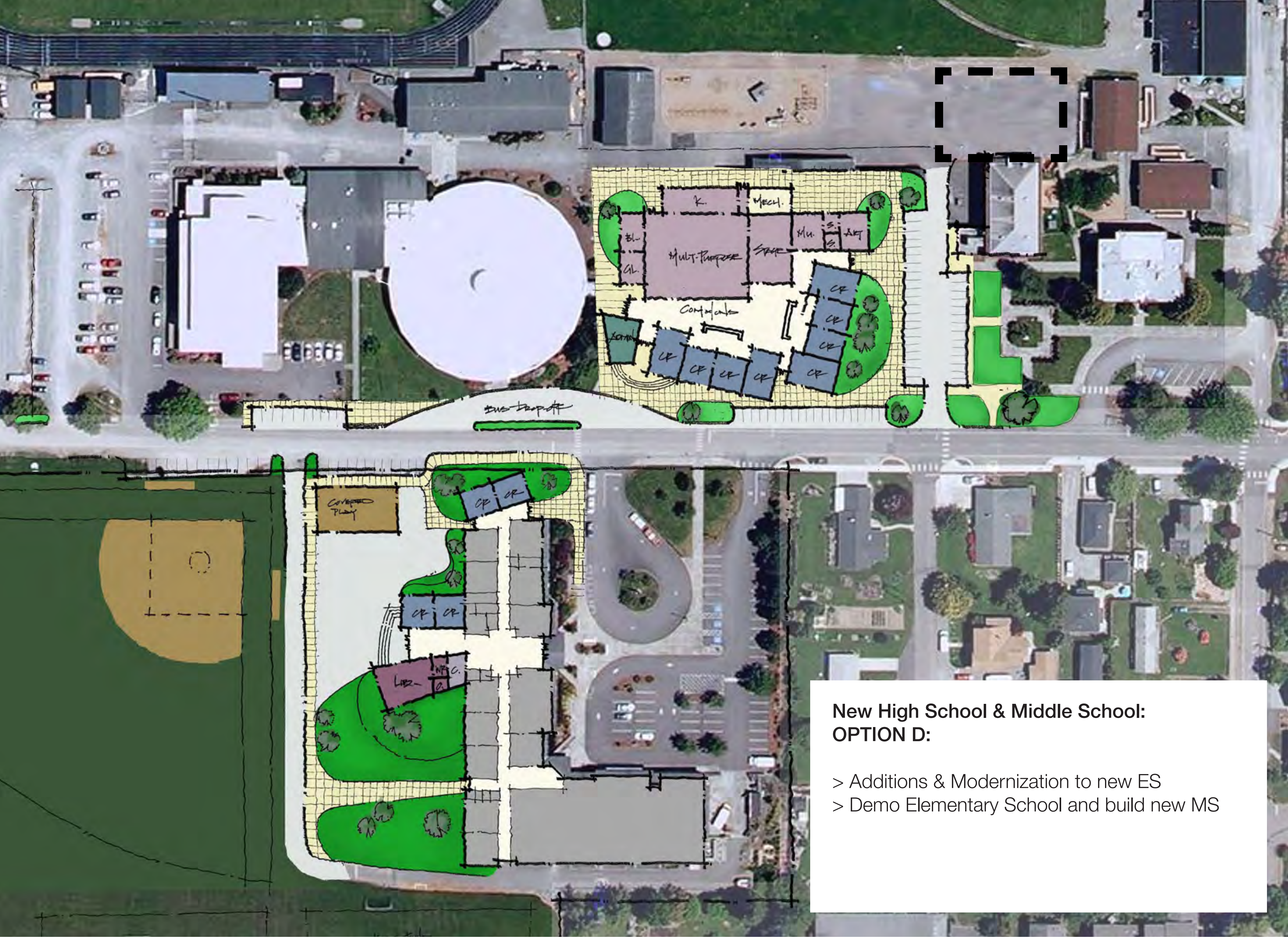
> (2) Classroom addition
> Library, Computer Lab, & (2) Classroom Addition
> Cover Play and Playground to be built on existing baseball field
> Baseball Field to be moved

New Middle School and High School Modernization



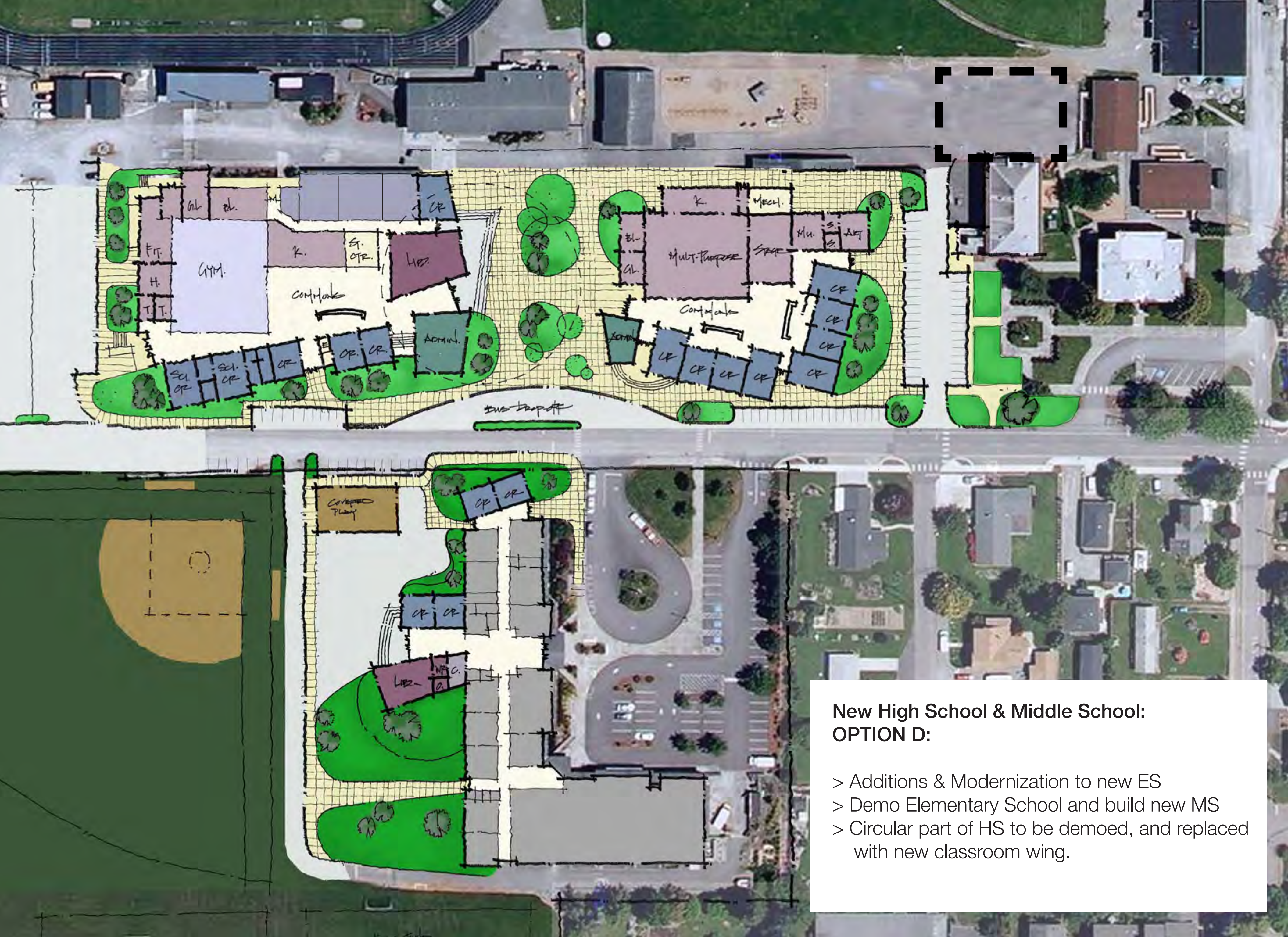
New High School & Middle School:
OPTION D:

> Additions & Modernization to new ES



New High School & Middle School:
OPTION D:

> Additions & Modernization to new ES
> Demo Elementary School and build new MS



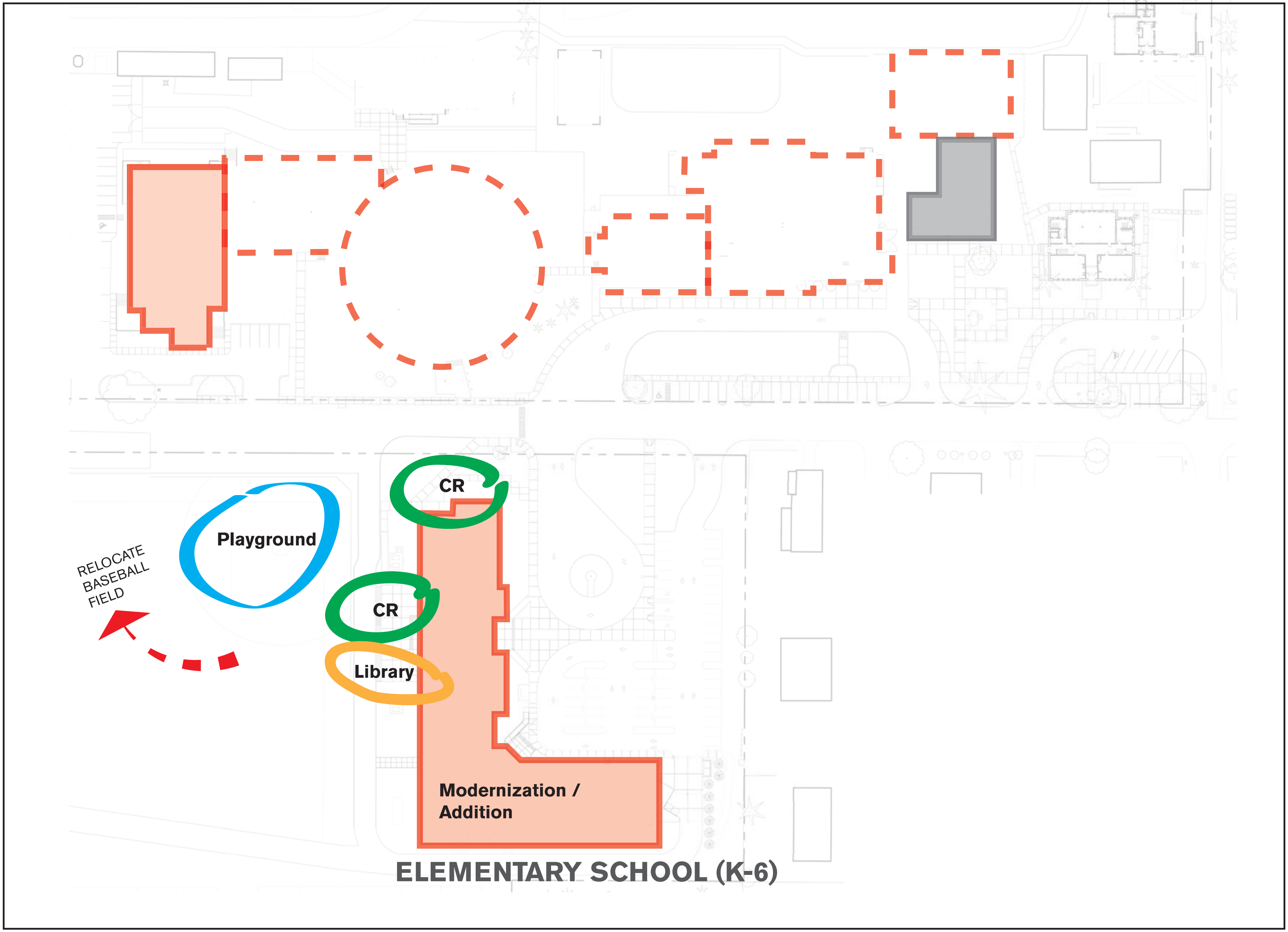
New High School & Middle School:
OPTION D:

> Additions & Modernization to new ES
> Demo Elementary School and build new MS
> Circular part of HS to be demoed, and replaced with new classroom wing.

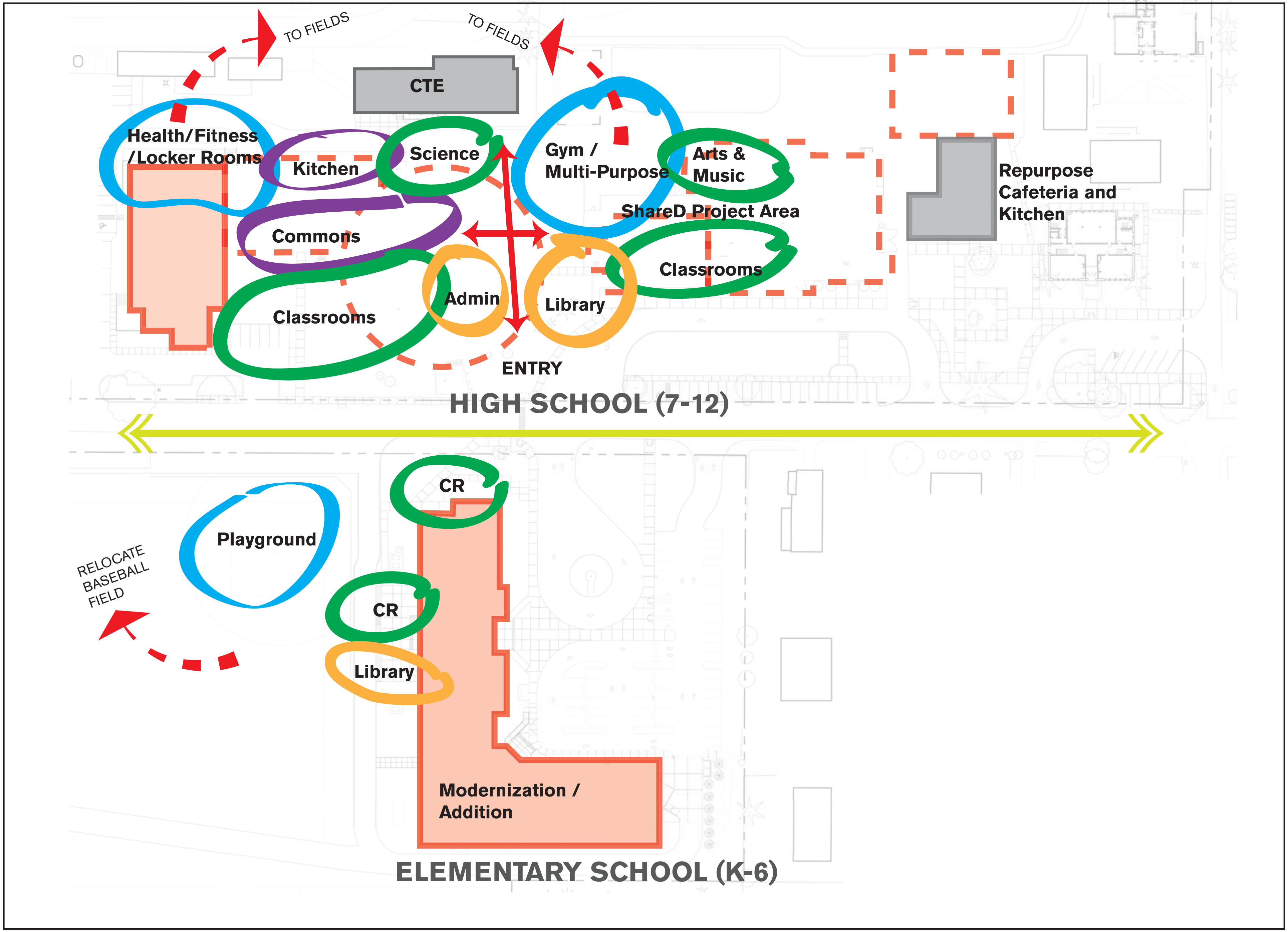
OPTION E:

Moving Toward K-6 and 7-12

OPTION E


CR
Playground
RELOCATE
BASEBALL
FIELD
CR
Library
Modernization /
Addition
ELEMENTARY SCHOOL (K-6)

OPTION E



TO FIELDS
TO FIELDS
CTE
Health/Fitness
/Locker Rooms
Kitchen
Science
Gym /
Multi-Purpose
Arts &
Music
Repurpose
Cafeteria and
Kitchen
ShareD Project Area
Commons
Classrooms
Admin
Library
Classrooms
ENTRY
HIGH SCHOOL (7-12)
CR
Playground
RELOCATE
BASEBALL
FIELD
CR
Library
Modernization /
Addition
ELEMENTARY SCHOOL (K-6)

FINAL COMMENTS

THANK YOU

Next Meeting:

July 18th, 2012
5:00 pm

Facilities Planning Meeting Minutes
July 11, 2012

Meeting #3—Master Plan Agenda

Committee Members present:
Gretchen Mc Cauley
Lois Coonc
Gary Giovane
Mike Compton
William Mc Call
Steve Johnson
Jim Dunlap
Ryan Hiller
Bo Miller
Kathy Willins
Dixie Otis
Madeleine Roozen Cook

Connie Funk opened the meeting by thanking everyone for coming and turned the floor over to Bryan Young.

Bryan Young:
Bryan shared that he felt the first two meetings have been very constructive, which has allowed the architectural team to really understand what is feasible and realistic. He explained that the planning process for Public Schools is unique because OSPI (Office of the Superintendent of Public Instruction) has a formula-driven approach that must meet particular specifications in order to qualify for capital to support projects. He said that as much as 40% of these total costs involve surveys, tests, permits, engineering, in addition to architectural design. He referred to a chart on the whiteboard entitled:
Primary Parts of Planning and Implementing a School Capital Project
BOND PLANNING:
This is what the purpose of this committee is—creates a long-term plan, focusing on the big picture of existing facilities, current and future needs. This will include sequences and probable costs, which will be presented to the La Conner School Board.
BOND IMPLEMENTATION:
Board will likely schedule Public Meetings for community input. The LC Schools Board would then pass a resolution to prepare to pass a bond. Then the district can hire the architectural team to move forward with specific design.

CAPITAL PROJECT IMPLEMENTATION:
Project Teams
Pre Design
Educational Specifications—once a document is created that is approved by OSPI, the LCS Board can approve, and it becomes a legal document between the school and architectural team, with the project manager overseeing the design and construction.
Schematic Design-organizes spaces and must express the Educational Specification
Contract Documents-must be approved by all parties and meet budget requirements
Bidding- Public Bidding
Construction
Post Occupancy—All users are interviewed at this point to see how the needs are being met, and this information will be used for additional phases

Bryan stressed the importance of the committee to keep a "big picture" focus and bring larger ideas to the table. He turned the meeting over to Kevin Oremus to continue to discuss the potential options and how they can best be realized.

Kevin Oremus:
Kevin displayed Options A-D on the whiteboard to be discussed:
The two that were most favored in the previous meetings were Options B and D, so he went into those in more detail. Aerial views were shown, which were a graphic image of a potential school without specifics or scale. The Options have been considered after studying the Target Teacher/Student Ratio for LCSD. LCSD is currently meeting the standard and Census and Enrollment Projections predict we will remain steady.

OPTION B:

- Keep most of Elem and demo and modernize some classrooms
- Demo Elem gym and rebuild and relocate Multi-purpose building
- Expand Admin and centralize location in Elem
- More central entry to Elem, Demo parts of HS and create 2 story classroom wing
- Create commons in HS

Bryan Young added that the major drawback to this plan is that the HS and the Elementary and the most unrelated buildings, and that the changes are mostly to take advantage of being on the same side of the street.

OPTION D: New MS and HS Modernization

- Move Elem students to the existing MS
- Move Library/can this be flexible or need a dedicated space/doable

- Add Classrooms to existing MS to accommodate Elem Students
- Create playground space and covered area outdoors onto existing fields
- The Fire Lane area can be changed to accommodate
- Play area more safe where it is most visible
- Enough spaces for change to K-6 configuration
- Central courtyard between buildings and much increased communication between buildings, developing a more singular footprint with shared spaces
- Designed in a way that it is built in sequenced pieces with emphasis on the whole

Bryan stated that it is important to preserve the assets of what is already there and working by adding additional spaces cleanly with a look toward the future. Kevin opened the floor to input.

Committee comments and questions:

- Is adding classroom space more of the old model?
- Advantage to equalizing student population K-6 and 7-12
- Advantage of shared administration between MS and HS
- Would modernization of HS meet eligibility requirements for matching funds? Having a 7-12 School could make the difference—discussed joining/modifying the buildings to accomplish this
- OSPI is looking for efficiency and contiguous spaces
- Historic preservation important with efficiency and costs equally considered
- 80% costs rule discussed again
- Savings by shrinking time frame
- Costs must be a priority, but educational process is what matters most
- Costs are a concern for many
- Committee seems to favor moving LCES students to LCMS, but need more info on what will be done to improve the existing Elem
- Discussed a priority on larger Multi-purpose gym spaces
- Expressed concern for enough ball field spaces

Kevin said that when adding on, we need to be aware that the buildings have their own memory/rigidity. In the phases process, it will be possible to move toward the new paradigm in many areas with more flexible spaces. He suggested that OPTION E may be the direction that OPTION D heads by marrying the MS and HS spaces in that manner with shared indoor and outdoor spaces.

The meeting was adjourned and a number of the committee members went on a walkabout tour of the campus led by Tim Bruce and new LC Schools Maintenance Manager Brian Masonholder.

Hutteball & Oremus ARCHITECTURE

La Conner School District

Capital Bond Planning

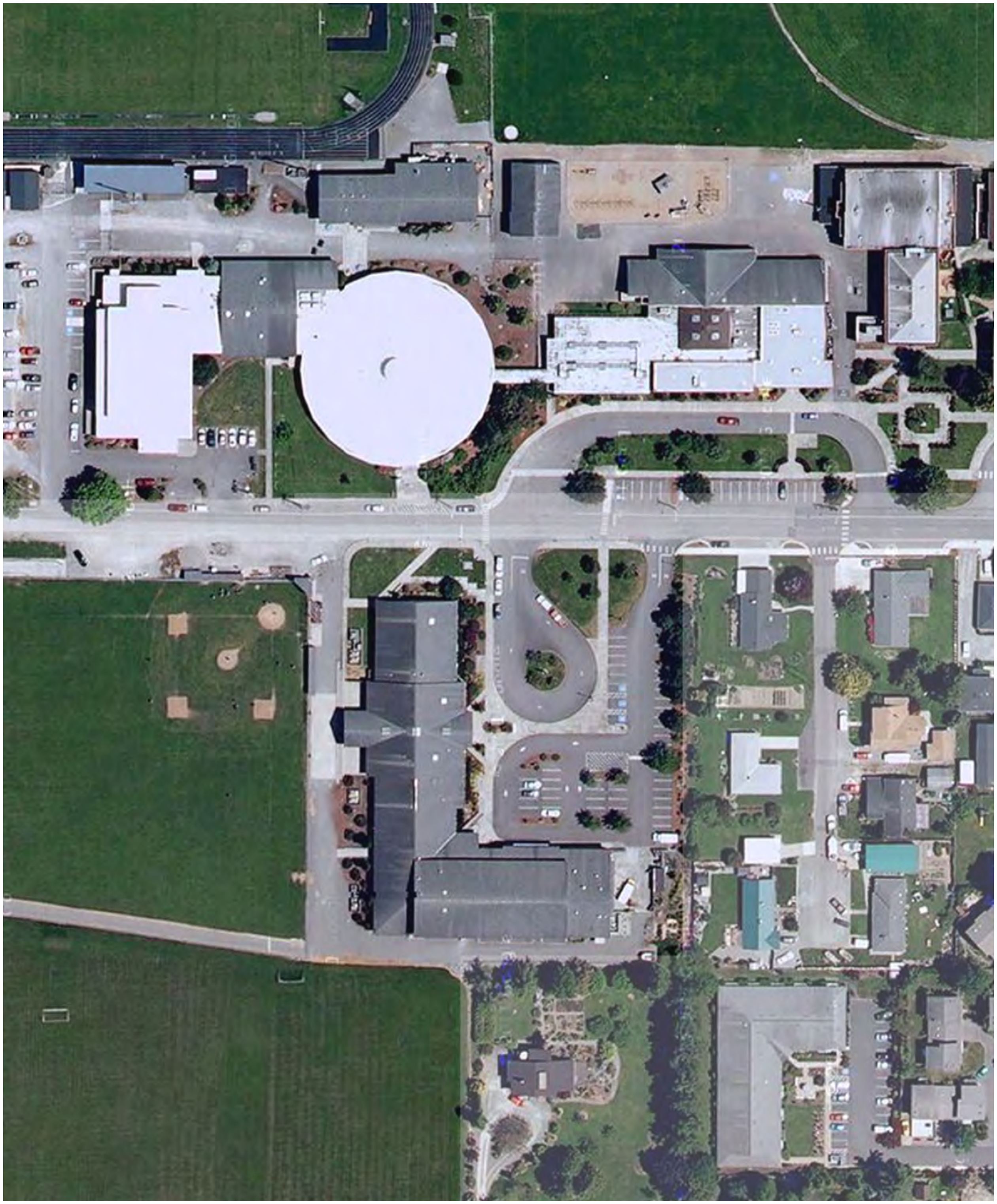
Meeting 4 - *Master Plan Options / Budget Estimates*

July 18th, 2012

4010 Lake Washington Blvd, NE, Suite 320 Kirkland, Wa 425 828 8948

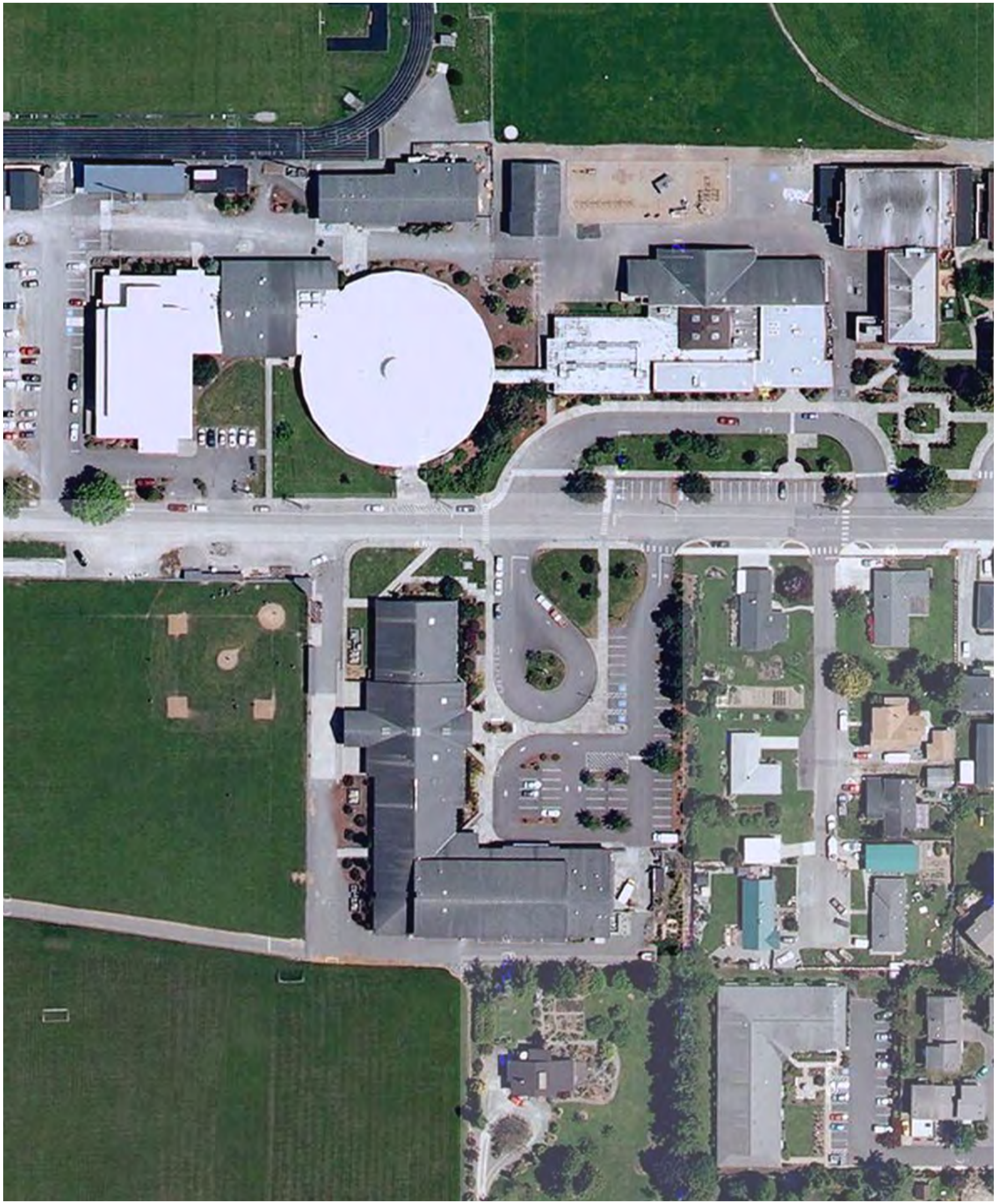
AGENDA

Meeting #4 – Master Plan Options / Budget Estimates		***July 18, 2012***
TB	**Welcome**	2 min
BY	**What we know so far**	3 min
TB	**Bond Capacity Introduction, State Funding Eligibility**	10 min
BY	**Project vs. Construction Costs**	5 min
HOA	**Workshop Session - Continued** Continue to analyze master plan and plausible facility design options	50 min
	Bond Planning Discussion	20 min



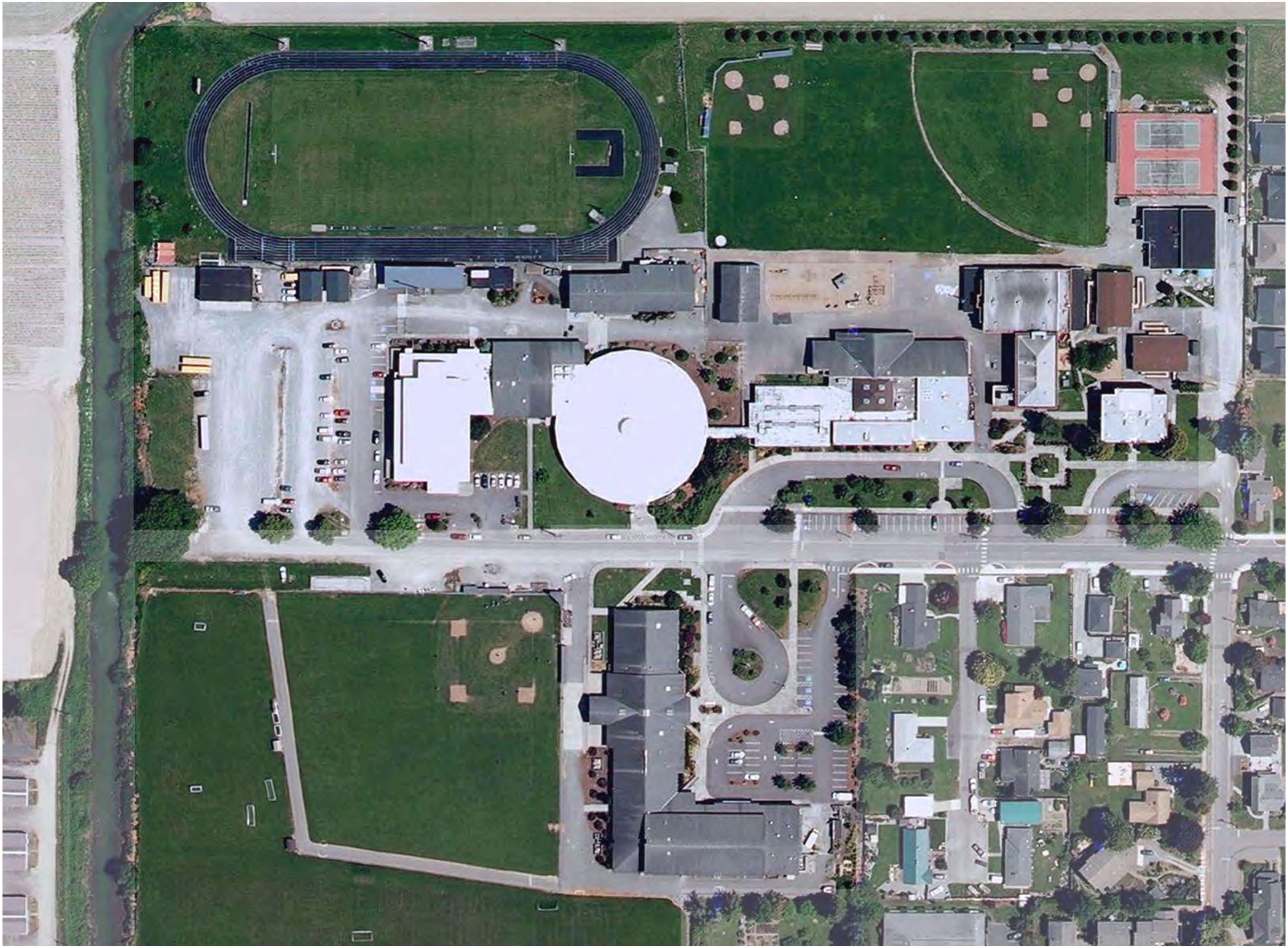
WHAT WE KNOW

>	Campus wide improvements are required including High School Track, site lighting, & energy management.	Selective Projects
>	Heating, ventilation, plumbing, & electrical systems in all buildings require up-grades or replacement in varying degrees.	Selective Projects
>	The Old Gym is the building on campus that requires the most work or replacement.	Option B
>	Modernization or replacement of aging parts of the Elementary School is necessary to improve program spaces and building quality.	Option B
>	The 1995 addition to the Elementary School is only 17 years old and should be saved if cost effective.	Option B, Option D
>	K-6 and 7-12 grade configurations would better balance school populations, resources, and improve building and school management. As such reconfiguring the schools should be an essential goal of a long term Master Plan.	Option D
>	Switching locations of the Elementary and Middle School supports those configurations because it joins the High School and Middle School on the same site without the barrier of the road. It also separates the Elementary School from the High School.	Option D



WHAT WE KNOW

>	The design and building attributes of the existing Middle School support conversion into an Elementary School.	Option D
>	A Middle School conversion project should anticipate and implement design attributes that will operationally join it with a future High School project.	Option D, Option E
>	The Landy James Gym is an asset that should be saved, but future modernization or replacement of aging parts of the High School is necessary to improve program spaces and building quality.	Option E
>	As budget allows capital projects will be sequenced to cost effectively build upon each other to ultimately reach a Master Plan goal of a 7-12 grade configuration with contiguous buildings.	All Options
>	Estimated probable project costs for the options presented will influence, if not determine, the options selected. Budgetary concerns may lead to hybrid options that better organize capital projects into phases and future bond efforts.	All Options



PROJECT COSTS

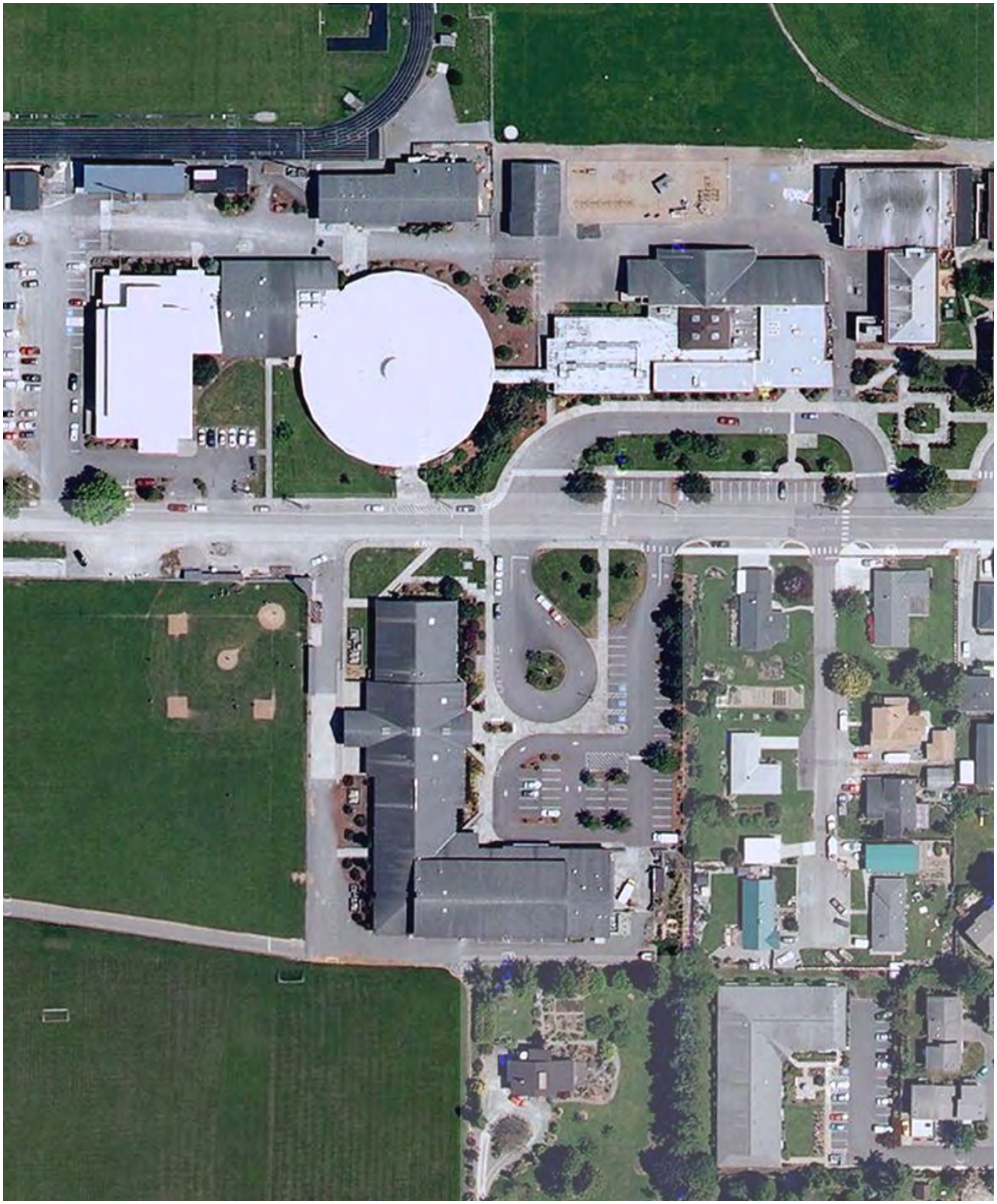
Construction Cost

Site and Building Construction cost as submitted by Contractor in a competitive pre-tax Low Bid Process

Soft Costs

All other costs associated with development of the project which includes things such as Sales Tax, Design Fees, Permitting, Furniture and Equipment, Legal Fees, Construction Contingencies, etc

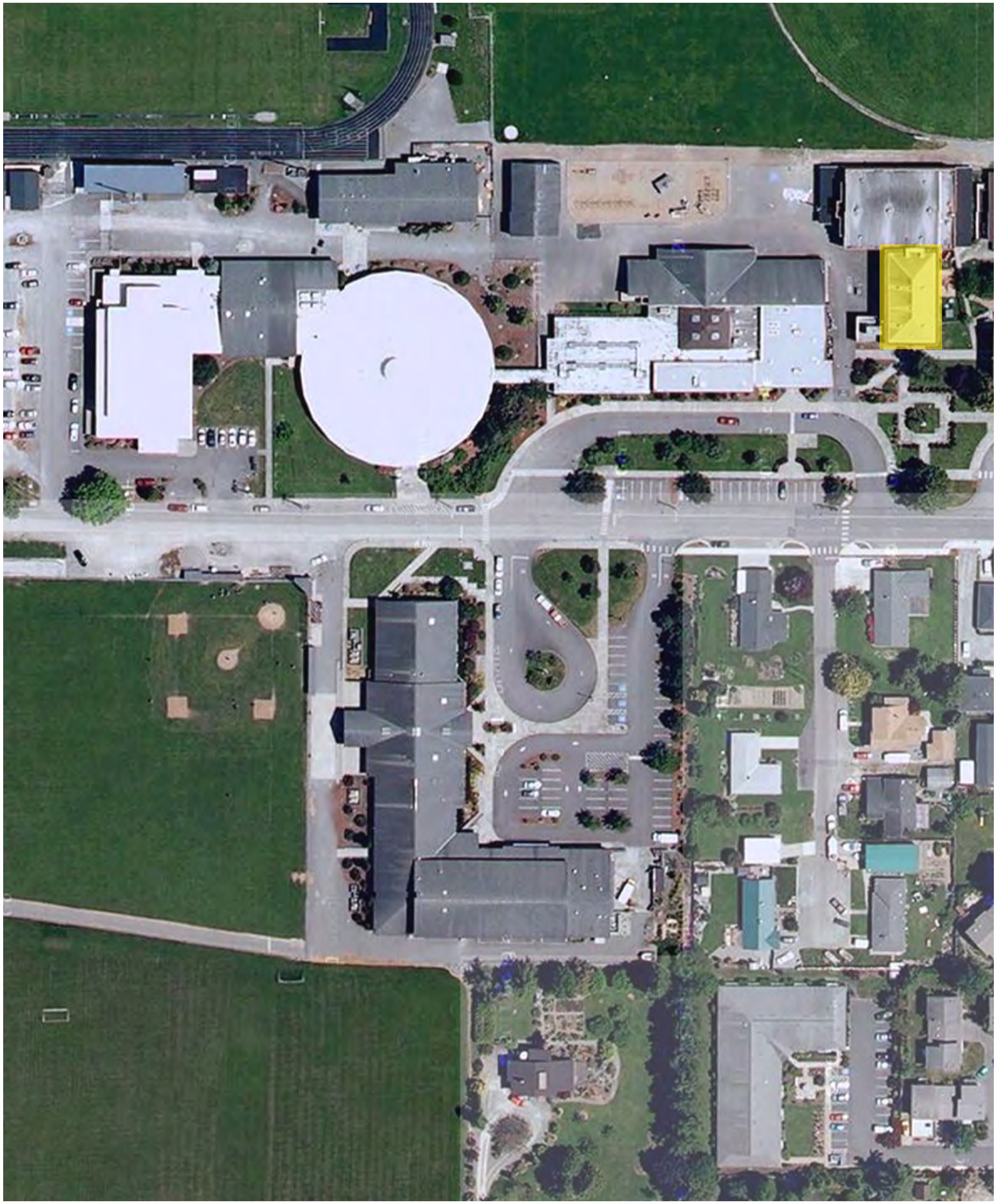
Sales Tax	8.20%
A/E Fees	10.00%
CM Fees	2.50%
OSPI Requirements *(VE, Commissioning, Constructability)*	4.00%
Survey, Geotech, Hazmat	1.50%
Permitting	1.00%
Furnishings & Equipment	3.00%
Administrative & Legal	2.00%
Special Inspections	1.00%
Money for the Arts	0.50%
Bidding & Advertising	0.03%
Change Order Contingency	8.00%
Total	**42.00%**



SITE / CAMPUS

Site / Campus Wide Improvements

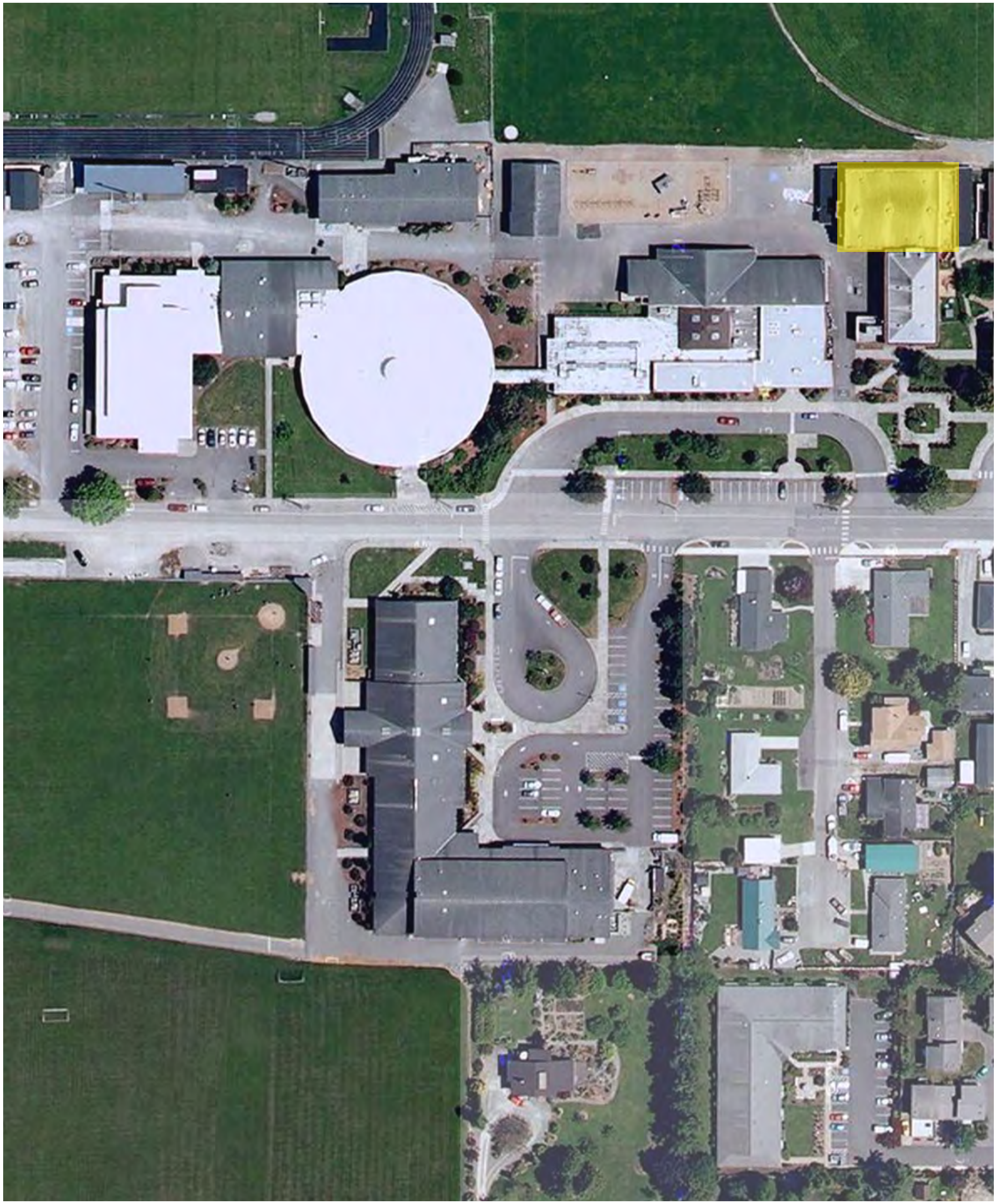
Repair High School Track	$180,000
Football Field Lighting Replacement *(50% Energy Savings)*	$150,000
Upgrade Exterior Site Lighting *(50% Energy Savings)*	$50,000
Upgrade Energy Management System	$50,000
Construction Cost	***$430,000***
Escalation (2 years @ 4.5%/yr)	$39,560
Subtotal	$469,560
Soft Costs @ 42%	$197,215
Subtotal	$666,775
Total Estimated Project Budget	***$670,000***



AUDITORIUM / CAFETERIA BUILDING

Systems Upgrades

Fire Alarm Upgrades	$25,000
Replace Auditorium HVAC (21 years old)	$181,300
Replace Main Electrical Service & Panels	$50,000
Construction Cost	***$256,300***
Escalation (2 years @ 4.5%/yr)	$23,580
Subtotal	$279,880
Soft Costs @ 42%	$117,549
Subtotal	$397,429
Total Estimated Project Budget	***$400,000***



ELEMENTARY SCHOOL GYMNASIUM

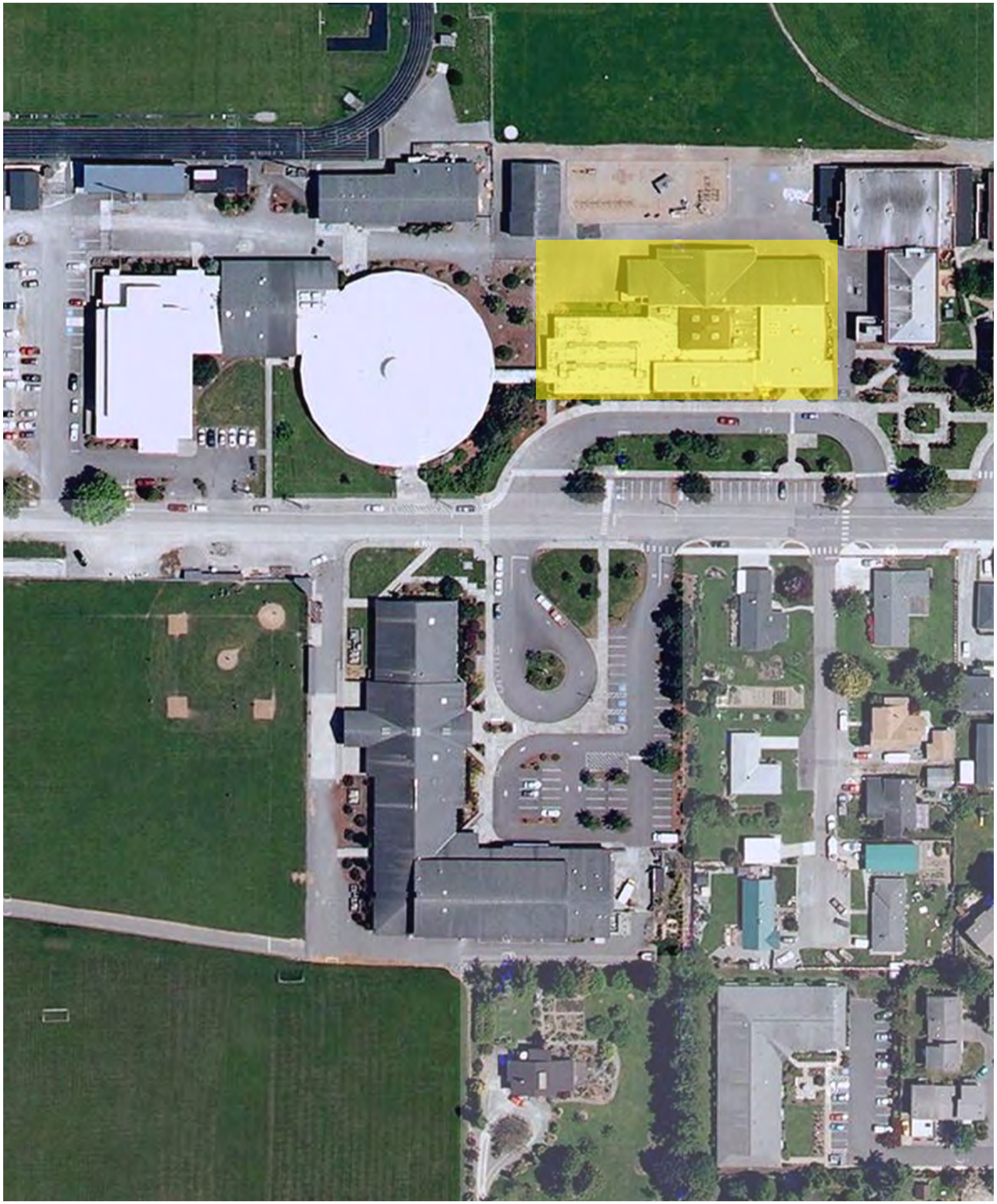
Modernize Old Gym & Locker Rooms

Architectural / Structural *(8,618 sf x $165/sf)*	$1,422,000
Mechanical *(8,618 sf x $45/sf)*	$387,800
Electrical *(8,618 sf x $30/sf)*	$258,500
Construction Cost	***$2,068,300***

New Gymnasium & Locker Rooms

Demo (Lump Sum)	$120,000
Architectural / Structural *(8,618 sf x $220/sf)*	$1,895,960
Mechanical *(8,618 sf x $45/sf)*	$387,800
Electrical *(8,618 sf x $30/sf)*	$258,500
Construction Cost	***$2,662,260***

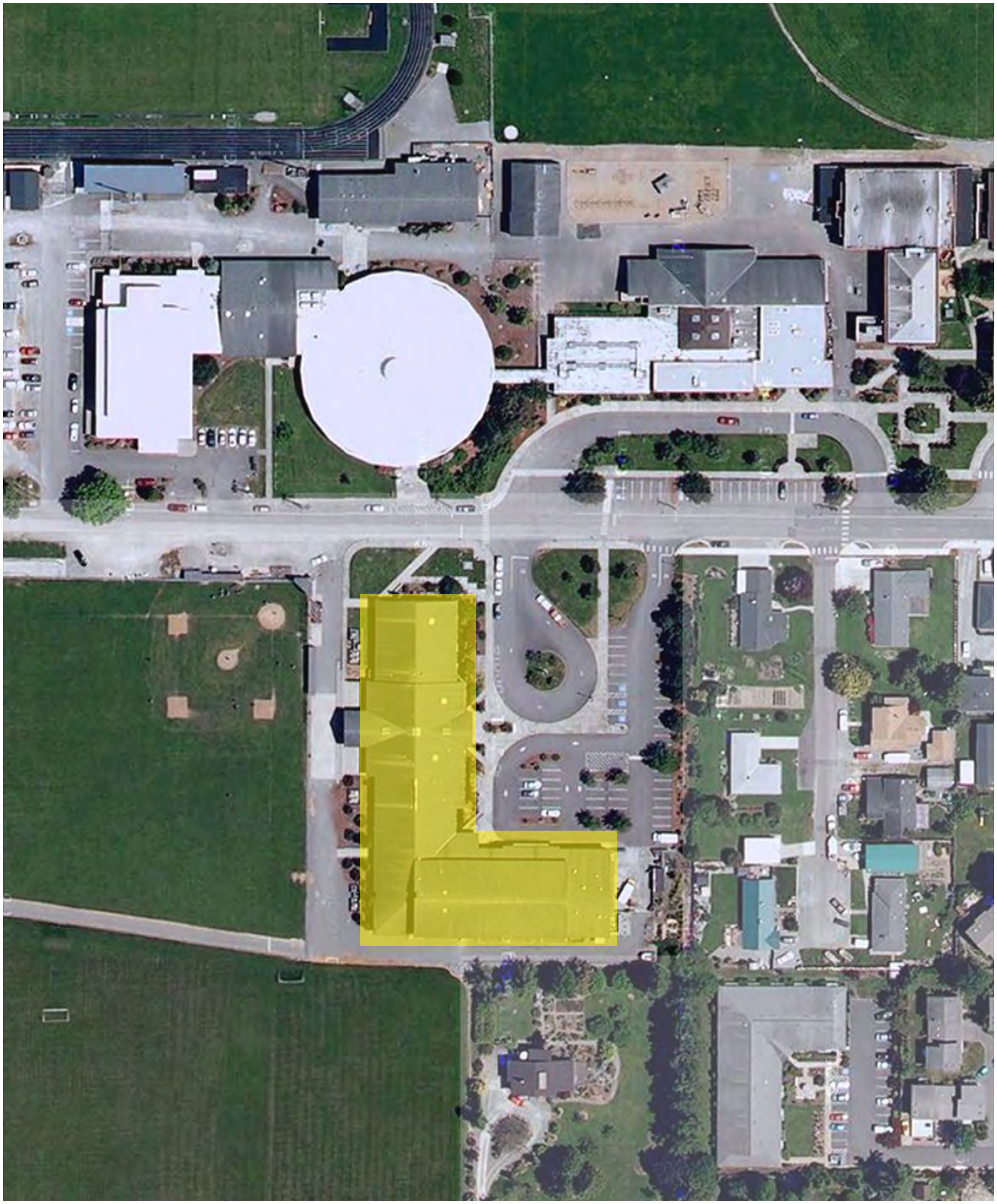
Modernization of Old Gym is approximately 80% of the Replacement Cost



ELEMENTARY SCHOOL

Mechanical & Electrical Upgrades

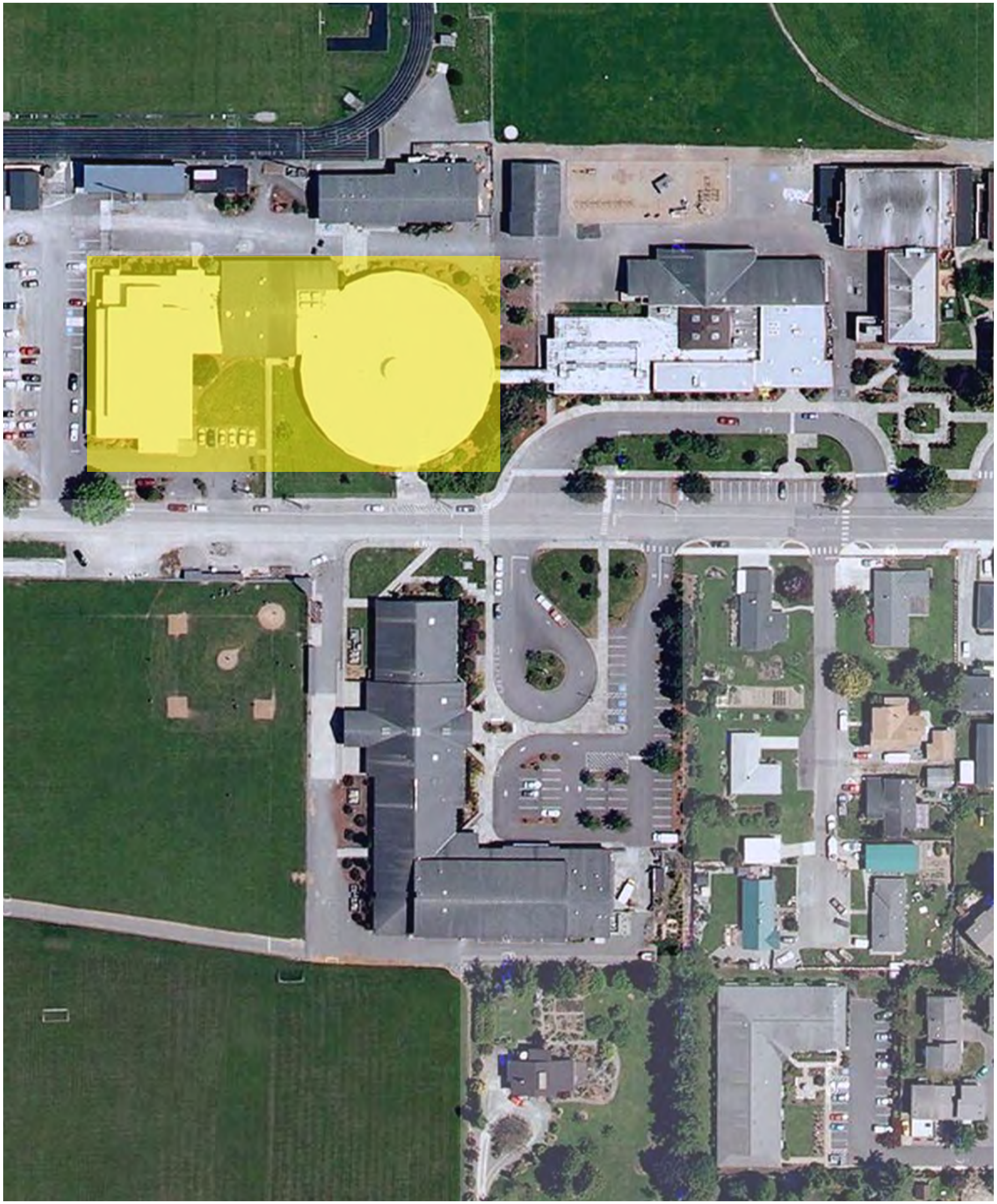
Plumbing Fixture Upgrades	$31,200
Replace Hot Water Heaters	$7,500
1935 Building Control Upgrades	$44,600
1950 Addition Control Upgrade	$37,400
1950-65 HVAC Replacement	$173,600
1983 Library & Computer Room HVAC	$33,300
1994 HVAC Replacement	$394,500
Toilet Room Fans	$9,600
Replace Main Electrical Service & Panels	$80,000
Lighting Upgrades for Energy Savings	$125,000
Intercom & Clock System Upgrades	$5,000
Fire Alarm System *(use existing wiring)*	$30,000
Construction Cost	***$971,700***
Escalation (2 years @ 4.5%/yr)	$89,421
Subtotal	$1,061,121
Soft Costs @ 42%	$445,671
Subtotal	$1,506,792
Total Estimated Project Budget	***$1,500,000***



MIDDLE SCHOOL

Systems Upgrades

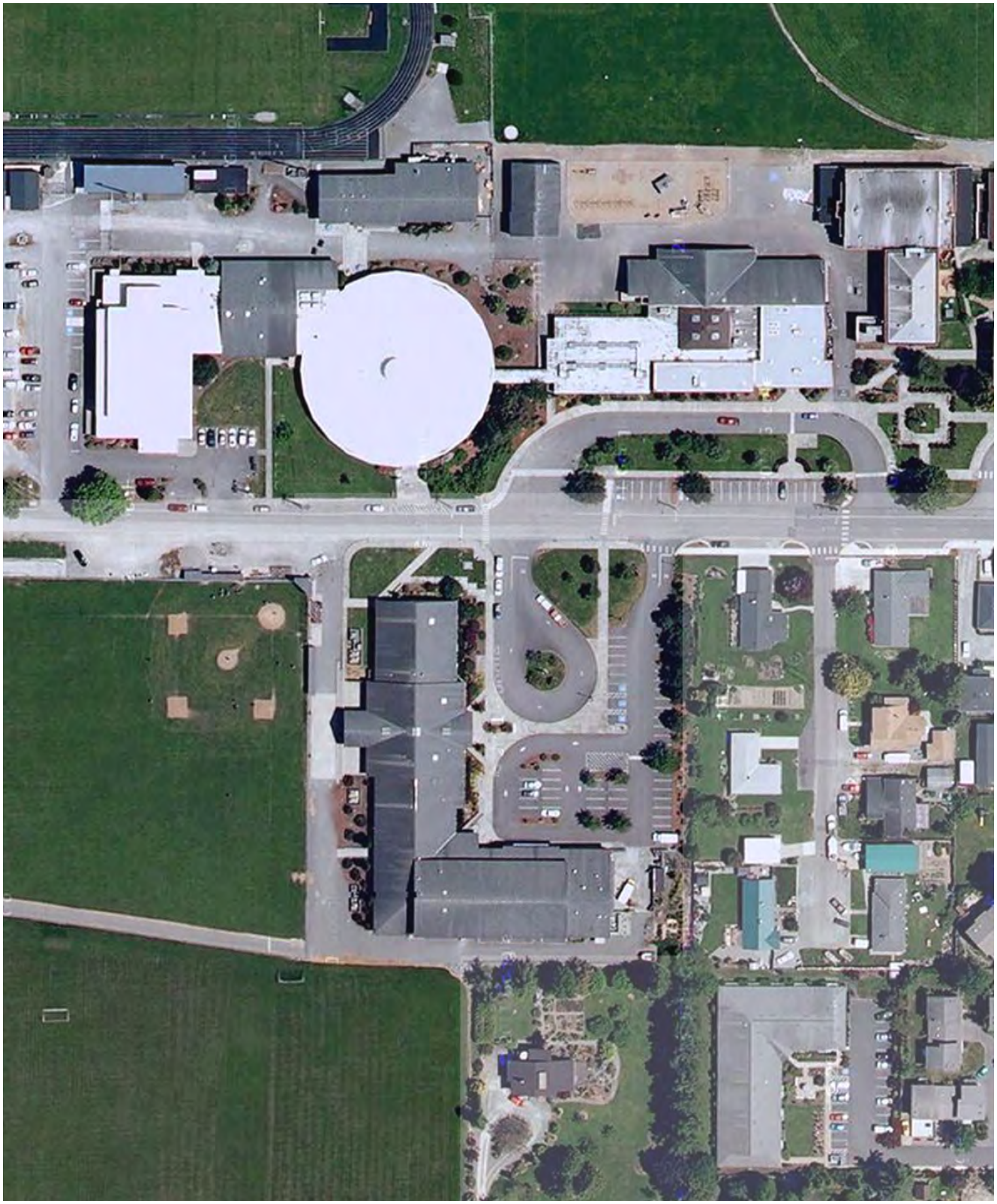
Fire Alarm Upgrades	$30,000
Replace Hot Water Heaters	$25,200
Lighting Upgrades for Energy Savings	$85,000
1995 HVAC Replacement (18 years old)	$910,000
1999 HVAC Replacement (13 years old)	$120,000
Construction Cost	***$1,170,200***
Escalation (2 years @ 4.5%/yr)	$107,688
Subtotal	$1,277,888
Soft Costs @ 42%	$536,713
Subtotal	$1,814,601
Total Estimated Project Budget	***$1,800,000***



HIGH SCHOOL

Systems Upgrades

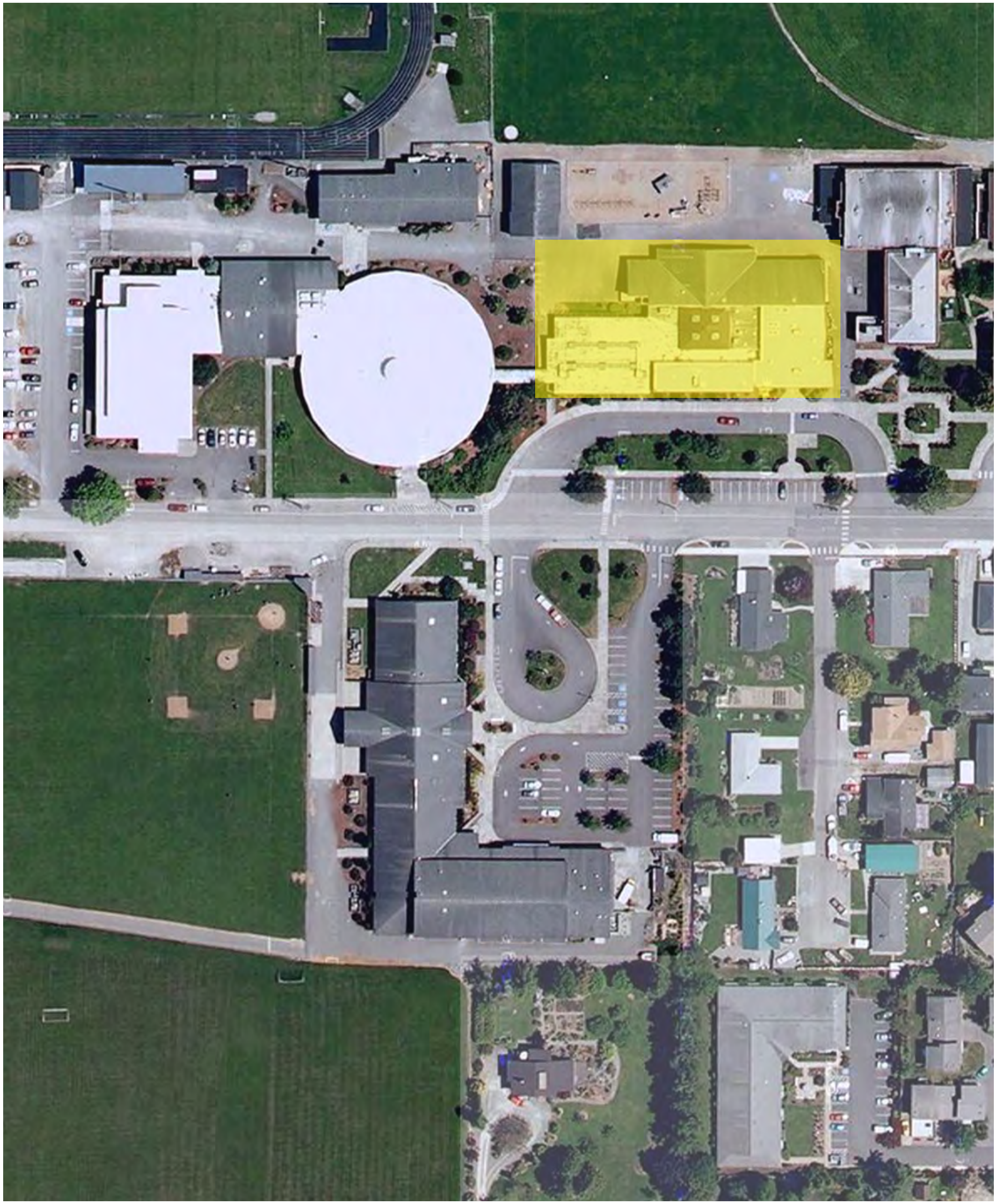
Fire Alarm Upgrades	$40,000
Replace Hot Water Heaters	$4,200
Landy James Gym HVAC Replacement	$142,000
Lighting Upgrades for Energy Savings	$125,000
Exterior Siding, Railings & Walkways	$86,250
Plumbing Fixture Upgrades	$110,820
HVAC Replacement	$698,800
Replace Main Electrical Service & Panels	$100,000
Construction Cost	***$1,307,070***
Escalation (2 years @ 4.5%/yr)	$120,283
Subtotal	$1,427,353
Soft Costs @ 42%	$599,488
Subtotal	$2,026,841
Total Estimated Project Budget	***$2,000,000***



DISTRICT FACILITIES

Systems Upgrades

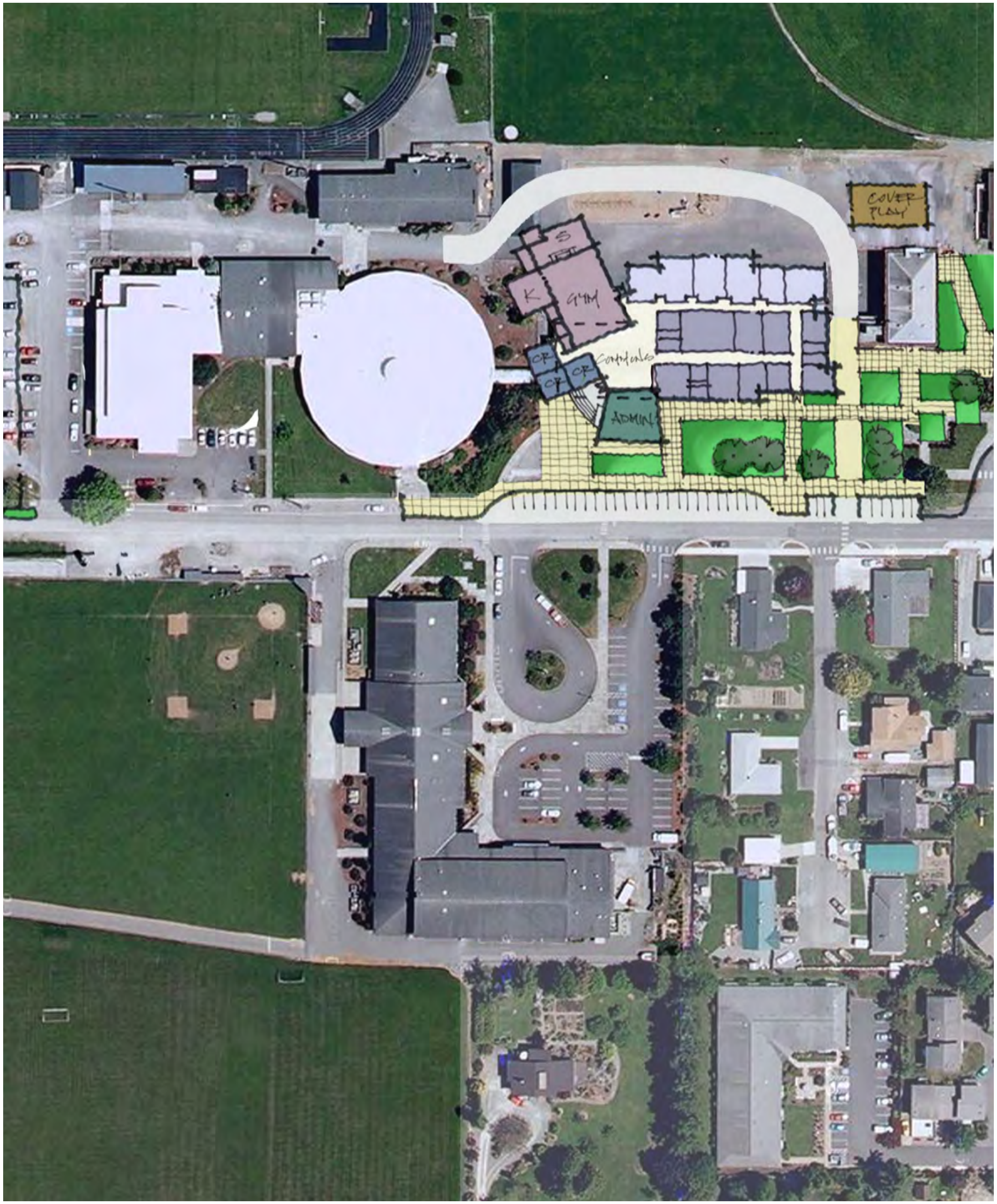
Site / Campus Improvements	$670,000
Auditorium / Cafeteria Building (10,213 sf)	$400,000
Elementary School (29,227 sf)	$1,500,000
Middle School (36,514 sf)	$1,800,000
High School (46,822 sf)	$2,000,000
Total Estimated Project Budget	***$6,370,000***



ELEMENTARY SCHOOL

Building Modernization

Modernization *(22,426 sf x $215/sf)*	$4,821,590
Minor Mod. *(6,800 sf x $120/sf)*	$816,000
Construction Cost	***$5,637,590***
Escalation (2 years @ 4.5%/yr)	$518,799
Subtotal	$6,156,389
Soft Costs @ 42%	$2,585,683
Subtotal	$8,742,072
Total Estimated Project Budget	***$8,750,000***



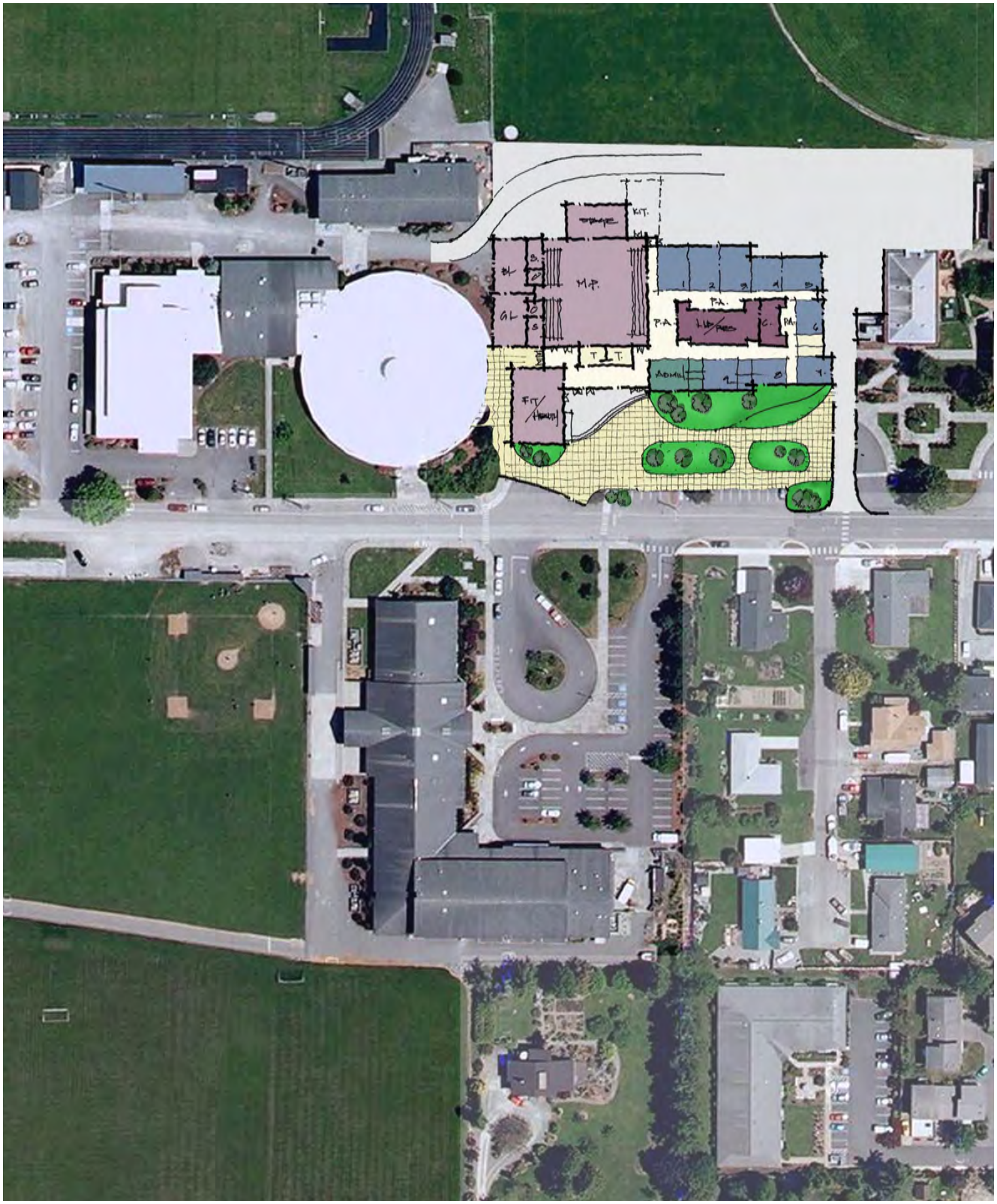
ELEMENTARY SCHOOL

Building Modernization

Modernization *(22,426 sf x $215/sf)*	$4,821,590
Minor Mod. *(6,800 sf x $120/sf)*	$816,000
Construction Cost	***$5,637,590***
Escalation (2 years @ 4.5%/yr)	$518,799
Subtotal	$6,156,389
Soft Costs @ 42%	$2,585,683
Subtotal	$8,742,072
Total Estimated Project Budget	***$8,750,000***

Building Addition & Modernization (Option B)

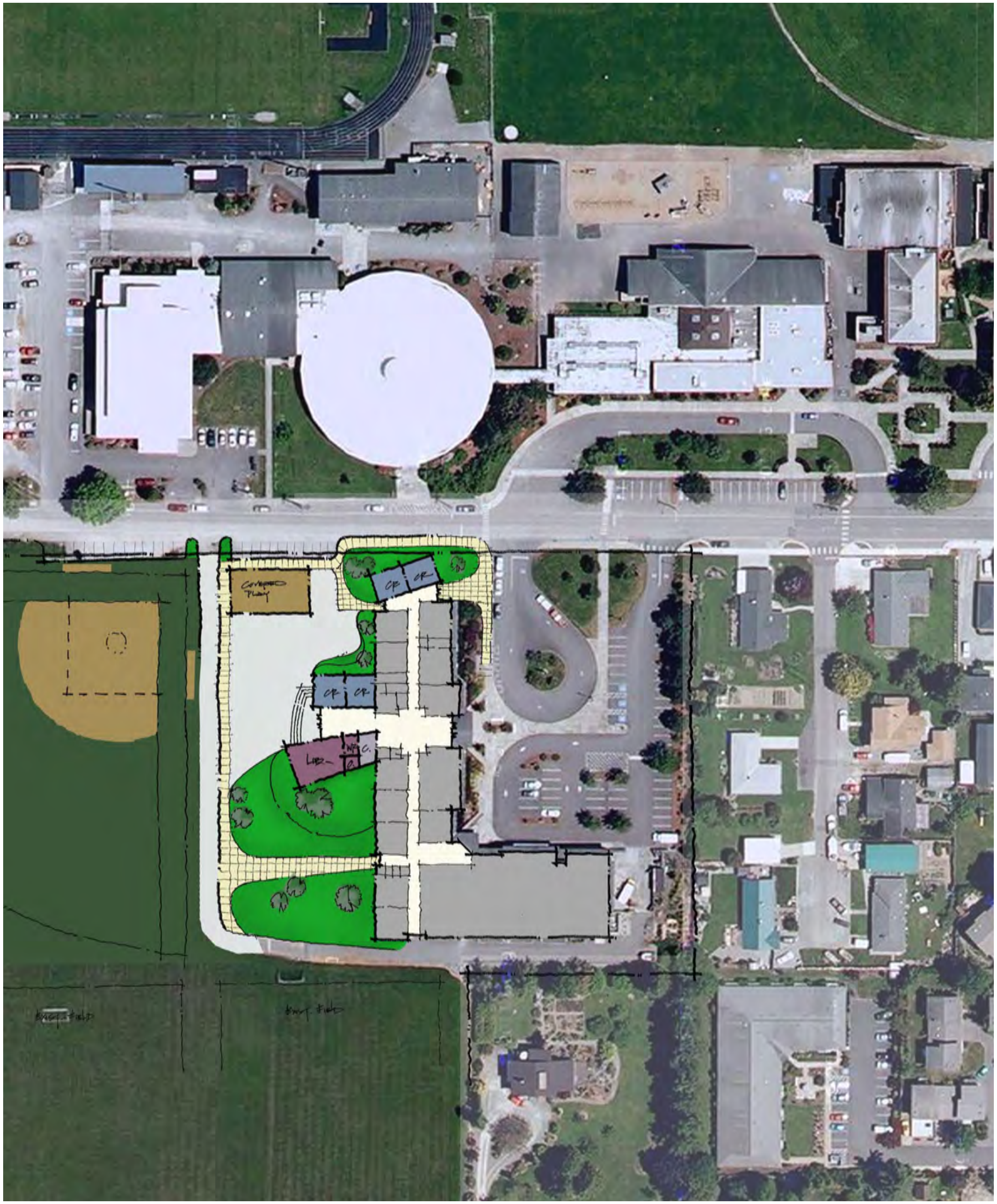
Modernization *(15,700 sf x $215/sf)*	$3,375,500
Minor Mod. *(6,800 sf x $120/sf)*	$648,000
Gym & Admin Addition *(13,650 sf x $270/sf)*	$3,685,500
Covered Playshed	$180,000
Construction Cost	***$7,889,000***
Escalation (2 years @ 4.5%/yr)	$725,985
Subtotal	$8,614,985
Soft Costs @ 42%	$3,618,293
Subtotal	$12,233,278
Total Estimated Project Budget	***$12,250,000***



CONVERT ELEMENTARY TO 7-8 MIDDLE SCHOOL

Building Modernization (Option D)

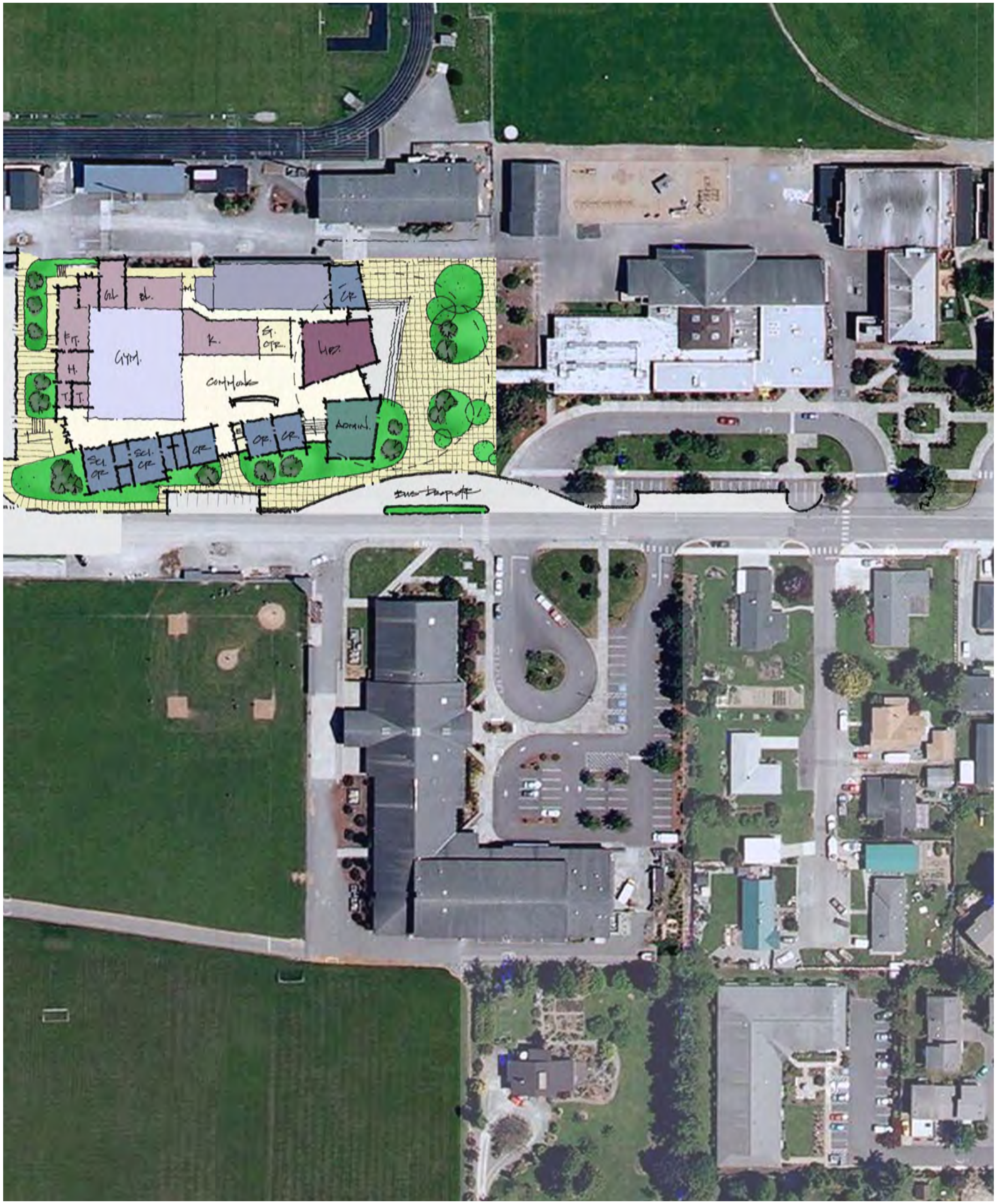
Modernization *(15,700 sf x $215/sf)*	$3,375,500
Minor Mod *(6,800 sf x $120/sf)*	$816,000
Gym, Fitness, & Music Addition *(23,950 sf x $270/sf)*	$6,466,500
Construction Cost	***$10,658,000***
Escalation (2 years @ 4.5%/yr)	$980,802
Subtotal	$11,638,802
Soft Costs @ 42%	$4,888,296
Subtotal	$16,527,098
Total Estimated Project Budget	***$16,500,000***



CONVERT MIDDLE SCHOOL TO K-6 ELEMENTARY

Building Modernization (Option D)

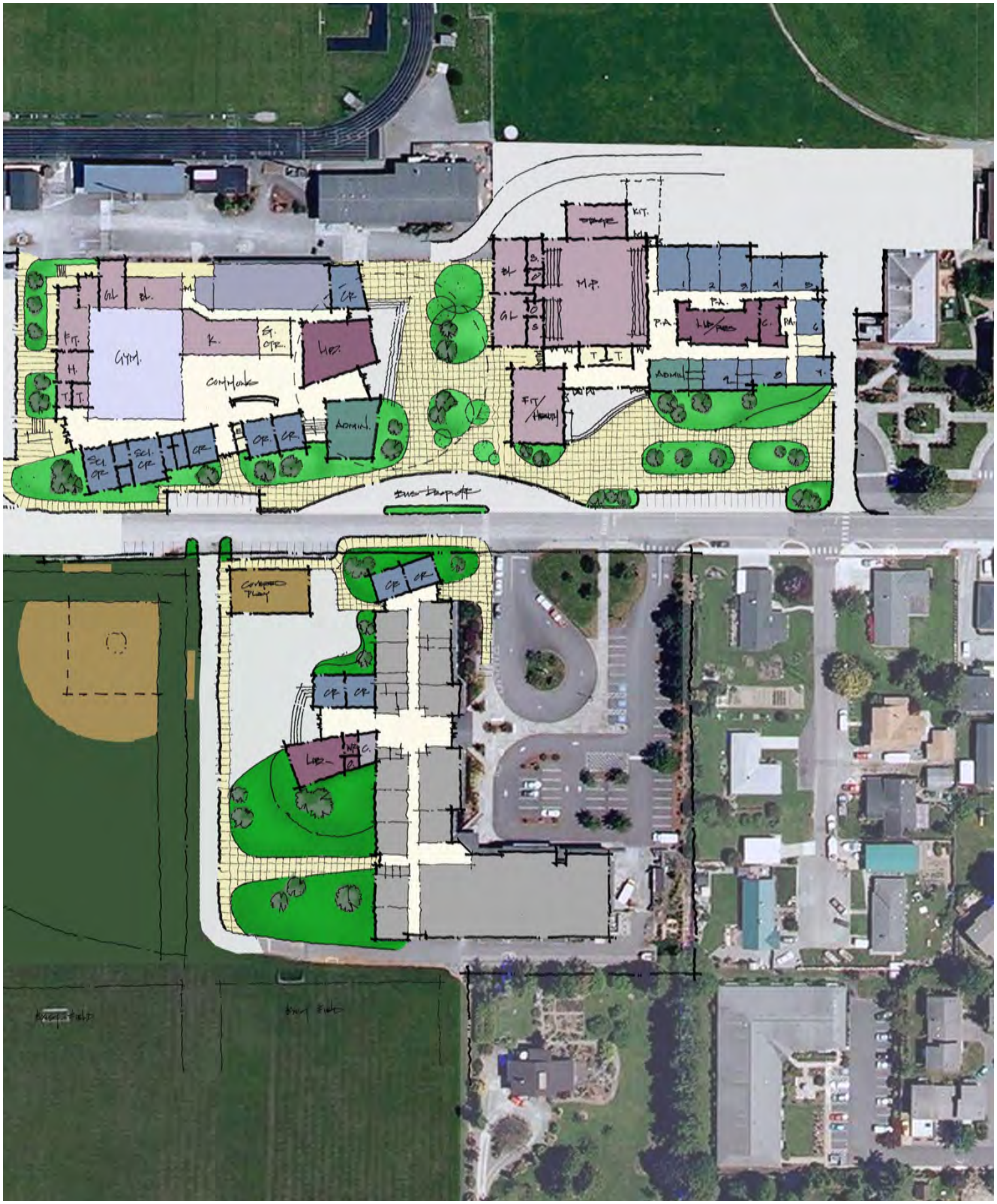
Additions *(8,840 sf x $270/sf)*	$2,386,800
Fire Alarm Upgrades	$30,000
Replace Hot Water Heaters	$25,200
Lighting Upgrades for Energy Savings	$85,000
HVAC Replacement	$1,030,000
Covered Playshed (Lump Sum)	$180,000
Site Improvements	$260,000
Construction Cost	***$3,997,000***
Escalation (2 years @ 4.5%/yr)	$367,824
Subtotal	$4,364,824
Soft Costs @ 42%	$1,833,226
Subtotal	$6,198,050
Total Estimated Project Budget	***$6,200,000***



HIGH SCHOOL MODERNIZATION & ADDITION

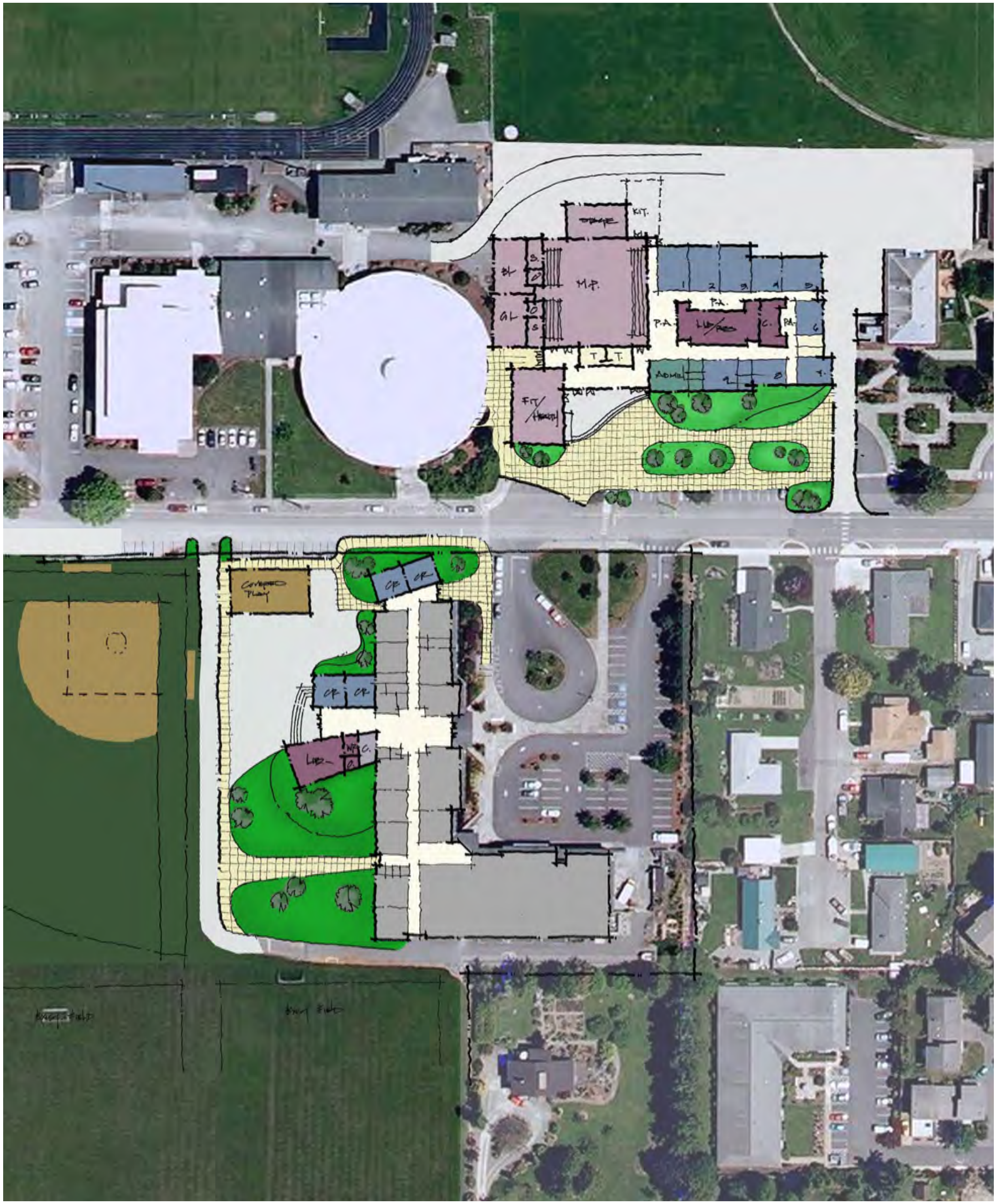
Building Addition & Modernization

Modernization *(21,450 sf x $120/sf)*	$2,574,000
Replacement *(34,875 sf x $270/sf)*	$9,416,250
Construction Cost	***$11,990,250***
Escalation (2 years @ 4.5%/yr)	$1,103,402
Subtotal	$13,093,652
Soft Costs @ 42%	$5,499,333
Subtotal	$18,592,985
Total Estimated Project Budget	***$18,600,000***



MASTERPLAN MODERNIZATION & ADDITIONS

Site / Campus Improvements	$670,000
Auditorium Building System Upgrades	$400,000
Convert MS to K-6 Elementary	$6,200,000
Convert Elementary to 7-8 MS with large PE	$18,200,000
High School Modernization & Replacement	$18,600,000



ELEMENTARY & MIDDLE SCHOOL CONVERSION

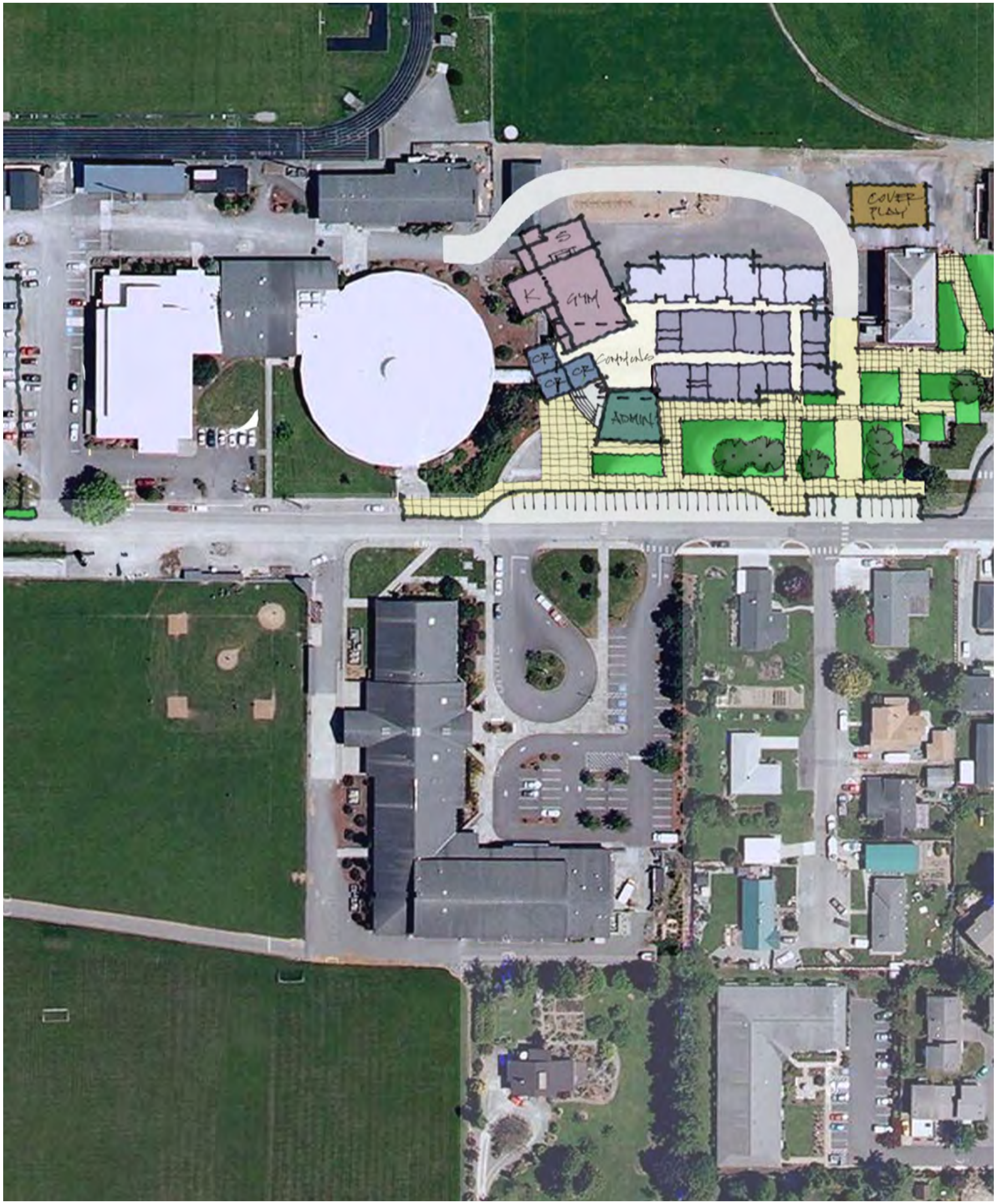
Middle School

Modernization *(15,700 sf x $215/sf)*	$3,375,500
Minor Mod *(6,800 sf x $120/sf)*	$816,000
Gym, Fitness, & Music Addition *(23,950 sf x $270/sf)*	$6,466,500
Construction Cost	***$10,658,000***
Escalation (2 years @ 4.5%/yr)	$980,802
Subtotal	$11,638,802
Soft Costs @ 42%	$4,888,296
Subtotal	$16,527,098
Total Estimated Project Budget	***$16,500,000***

Elementary School

Additions *(8,840 sf x $270/sf)*	$2,386,800
Fire Alarm Upgrades	$30,000
Replace Hot Water Heaters	$25,200
Lighting Upgrades for Energy Savings	$85,000
HVAC Replacement	$1,030,000
Covered Playshed (Lump Sum)	$180,000
Site Improvements	$260,000
Construction Cost	***$3,997,000***
Escalation (2 years @ 4.5%/yr)	$367,824
Subtotal	$4,364,824
Soft Costs @ 42%	$1,833,226
Subtotal	$6,198,050
Total Estimated Project Budget	***$6,200,000***

Estimated Project Total	**$22,700,000**



ELEMENTARY SCHOOL

Building Addition & Modernization (Option B)

Modernization *(15,700 sf x $215/sf)*	$3,375,500
Minor Mod. *(6,800 sf x $120/sf)*	$648,000
Gym & Admin Addition *(13,650 sf x $270/sf)*	$3,685,500
Covered Playshed	$180,000
Construction Cost	***$7,889,000***
Escalation (2 years @ 4.5%/yr)	$725,985
Subtotal	$8,614,985
Soft Costs @ 42%	$3,618,293
Subtotal	$12,233,278
Total Estimated Project Budget	***$12,250,000***

FINAL COMMENTS

THANK YOU

<u>Next Meeting:</u>
July 25th, 2012
5:00 pm

Facilities Planning Meeting Minutes
July 18, 2012

Meeting # 4—Design Options/Logistics

Committee members present:
Ed Good
Jim Dunlap
Mike Compton
Gary Giovane
Gretchen Mc Cauley
Bill Mc Call
Lois Coonc
Ryan Hiller
Bo Miller
Dixie Otis
Madeleine Roozen Cook

Bryan Young:
Bryan opened the meeting with a brief review of the previous meetings, saying they had been constructive in looking at long-term planning and the need to prioritize and organize Capital Projects. In looking at the probable projected costs, he outlined the two sources of funding:

- Bond(s) local community approved
- Funding from OSPI

Bryan reported that his research from OSPI is formula based and a work in progress.

If the LCHS is considered alone with no grade configuration changes, the amount available could be as high as:

$3.2 million

If the grade configuration changed to K-6 and 7-12, could be as high as:

$2.8 million

These OPSI funds are not realized until the spaces are occupied. The two things that Brian considered good news:

- The funding amounts are more than anticipated
- Making grade configuration changes would still allow funding

Tim Bruce:

One important thing to consider is that OSPI funding is not “matching funding” as it is often described at a dollar per dollar ratio—rather it is a ‘contribution’ to the total costs.

The current bonds will be paid off within a year and a year and a half, and are currently at a rate of $2.17/thousand dollar of assessed property values. In this economic climate, do we want to remain where we are or offer even less with a capital project bond? We have the Bond Capacity to go beyond as well. If we choose to remain where we are, it would allow us to obtain approximately:

- $15 million total

Bond Capacity is a formula the state puts together based on property values. Members expressed the importance of timing and not allowing a period in between the pay-off of bonds and voting for a new bond. The reason La Conner has had a history of success with previous bonds is that there has always been input from the community and we have used common sense.

Bryan Young:

In review:

What we know so far that needs attention or consideration—

- LCHS track
- Site lighting
- Energy Management
- Heating
- Ventilation
- Plumbing
- Electrical Systems
- Elementary Gym (all of the above)
- Modernization or replacing parts of the LCES
- HVAC

- K-6 and 7-12 better balance property management/resources
- LCMS conversion project
- Landy James Gym modernization and addition

The options that have been presented will address these issues. These can be sequenced with long –term vision so that the **Master Plan Goal** can be addressed. The goal has been defined by this committee as:

DEVELOPMENT OF A K-6 FACILITY AT THE SITE OF THE EXISTING LCMS AND A 7-12 GRADE CONFIGURATION WITH CONTIGUOUS/INTERACTIVE BUILDINGS WITH SHARED ADMINISTRATION AS A 7-15 YEAR PLAN AT THE EXISTING LCES and LCHS.

Estimated probable costs for the options presented will influence and determine the options selected, which will likely be a 'hybrid' of the best of all planning.

Construction costs (Hard costs) include site and building construction costs as submitted by contractor from the lowest bidder.
Soft costs include:
Sales tax (schools are not exempt from state taxes)
A/E fees
CM Fees
OSPI Project Manager's fees
Survey fees: Geotech/ HAZMAT
Permitting
Furnishings/Equipment
Administrative fees/Legal fees
Inspections
Money for the Arts
Bidding/Advertising
Change Order Contingency

These soft costs represent on average:
- **42% of total costs**

These costs are not only necessary and mandated, considered quality control efforts by OSPI. The state may contribute to some of these costs.

Kevin Oremus:

Total costs:

- Construction costs
- Soft Costs (add ~ 42% to above)
- Escalation (factored in ~2 years for everything)

We have been talking of a 10 year plan—it may be longer or shorter, but the costs will continue to escalate. Construction costs more with public schools that the private sector due to all of the necessary regulations. With the figures that Bryan researched from OSPI the total amount we would have to work with is :

~ 17.5 – 19.2 millions with OSPI funding added

These are budgetary estimates—you get more for the dollar by combining projects.

Priorities:

La Conner High School

- LCHS Track
- Football field lighting (replace existing 6 poles with 2 poles and achieve 200% improvement with an energy savings of 50%)
- Parking lot lighting (same improvement %)
- Energy Management Systems
- Project budget for the above improvements: **$670,000**.

Escalation is calculated at 4.5% /year plus ~ 42% soft costs.

Auditorium/Cafeteria Building:

- Fire Alarms
- HVAC system
- Electrical Service Panels
- Project budget for the above improvements: **~$400,000.**
- If Elementary Gym and locker rooms are updated to code in this plan, it would bring the total estimated costs to**:** $2,068,300.

- If Elementary Gym was redesigned and rebuilt with all of the amenities discussed, the cost would be: ~ $2,662,260. This is where the 80% rule previously discussed is a huge factor.

The next proposals are the costs just to maintain the existing systems (Mechanical, Electrical, Lighting, HVAC, Computer, Library, etc) at the buildings:

LCES:
- $1,500,000.

LCMS:
- $1,800,000.

LCHS:
- $2,000,000.

It was stated that for just doing building maintenance that some of the added soft costs would not apply. It may be possible to delay/defer some of these selective projects if they were to be replaced relatively soon in the sequence of planning. Therefore, with the above figures, La Conner School District could spend as much an estimated $6,370,000. to maintain existing systems only(without the improvements suggested above). Priorities will determine timeline.

Proposals:

Modernize LCES, without changing the square footage and footprint
- $8,700,000.

Building additions and modernization of LCES (Option B):
- $12,250,000.

Conversion of LCES to 7-8- MS with larger new gym and Fitness Center (Option D) This would perhaps replace the need to change the Landy James weight room. Perhaps add kitchen and library. Enhanced community spaces and administration.
- $16,500.000

Convert LCMS to K-6 Elementary:
- $6,200,000.

These structures need to be 'front funded' and then the district is reimbursed. Construct "New in Lieu Of", which is different for different configurations. This maximizes the amount of OSPI funding.

The above combined proposals are a total of ~$22,000.000

LCHS Modernization and Addition:

- $18,600,000.- $20,000,000.

MASTER PLAN MODERNIZATIONS AND ADDITIONS:

- Site/Campus improvements $670,000.
- Aud. Building System Upgrades $400,000.
- Convert LCMS to K-6 $6,200.000.
- Convert LCES to 7-8 w/additions $18,200,000.
- LCHS Modernization and additions $18,600,000.
- GRAND TOTAL: $45,000,000.

We can have bonds approved for ~ 10-15 years and can get a fixed rate if rates are low.

Bryan Young:
What is necessary to facilitate Option D?
What kind of 'hybrid' of the above options can be achieved for approximately $22,000,000?

Tim Bruce:
An approximate 60 cent increase in the bond /per thousand creates another ~ $5,000,000. to work with . Do we ask the voters for more than the current amount? Typically, we have used the state funds to reimburse the district for the selective projects (maintenance) that have needed to be done. We need to look at safety (i.e. the current lighting at the LCHS stadium). We need to focus on the long- term goals.

Bryan Young:
In order to focus on the Master Plan goals, we may need to build some of the facilities (i.e. the new gym) as a shell with some of the spaces to be configured at a later date. This may mean that 9th grade comes back down to the LCMS until the new buildings are available. The 'Hybrid' changes set us up for long-term success.

Community members concur that the LCES is in the greatest need and these proposed improvements might be the most feasible. There is an important need to present the greater vision to the community. Concerns were expressed that the time frame may be longer than we had hoped. There are also concerns also about staying true to goals without dependence on state funding. Everyone realizes that this is a cycle and the nature of public school buildings. If Option D is considered, one bond may be adequate with the intent of completion but phase and sequence so that it has the least impact on students.

Kevin Oremus:
What is the picture if the LCHS is considered as the first project? We would get state funding to assist with this most easily. The key issue is how much time between bonds.

Community members expressed the LCES again as the greatest need and suggested perhaps housing the students in the HS during construction by switching buildings. This needs to be analyzed.

Tim Bruce:
We need to continue to focus on long term planning. We want our decisions to play into and enhance future planning. Before we adjourn, since we are all somewhat overloaded with options and information, can we ask the advisory team of Young and Hutteball /Oremus to: look more into what a 'Hybrid' version of Option B would look like with a bigger gym and Fitness Center as the architectural challenge that is more in keeping with the budget, so that we have something to propose to the LC School Board and Community members that is feasible and still in keeping with our long term vision ?

Respectfully submitted,
Connie Funk

hoarch.com

Hutteball & Oremus ARCHITECTURE

La Conner School District

Capital Bond Planning

Meeting 5 - *Workshop / Bond Capacity / Discussion & Recommendation*

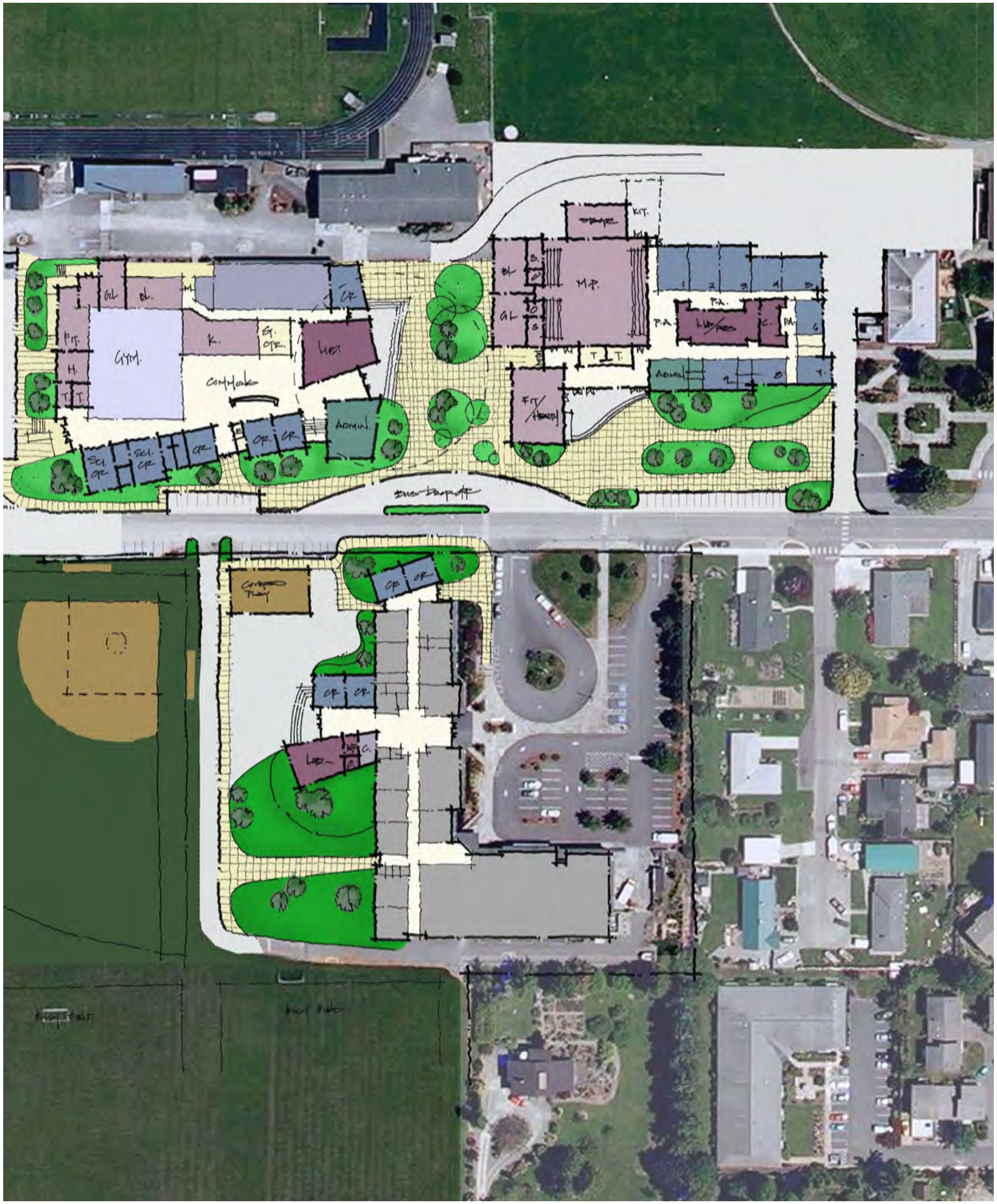
July 25th, 2012

4010 Lake Washington Blvd, NE, Suite 320 Kirkland, Wa 425 828 8948

AGENDA

Meeting #5 – Workshop / Bond Capacity / Discussion & Recommendation ***July 25, 2012***

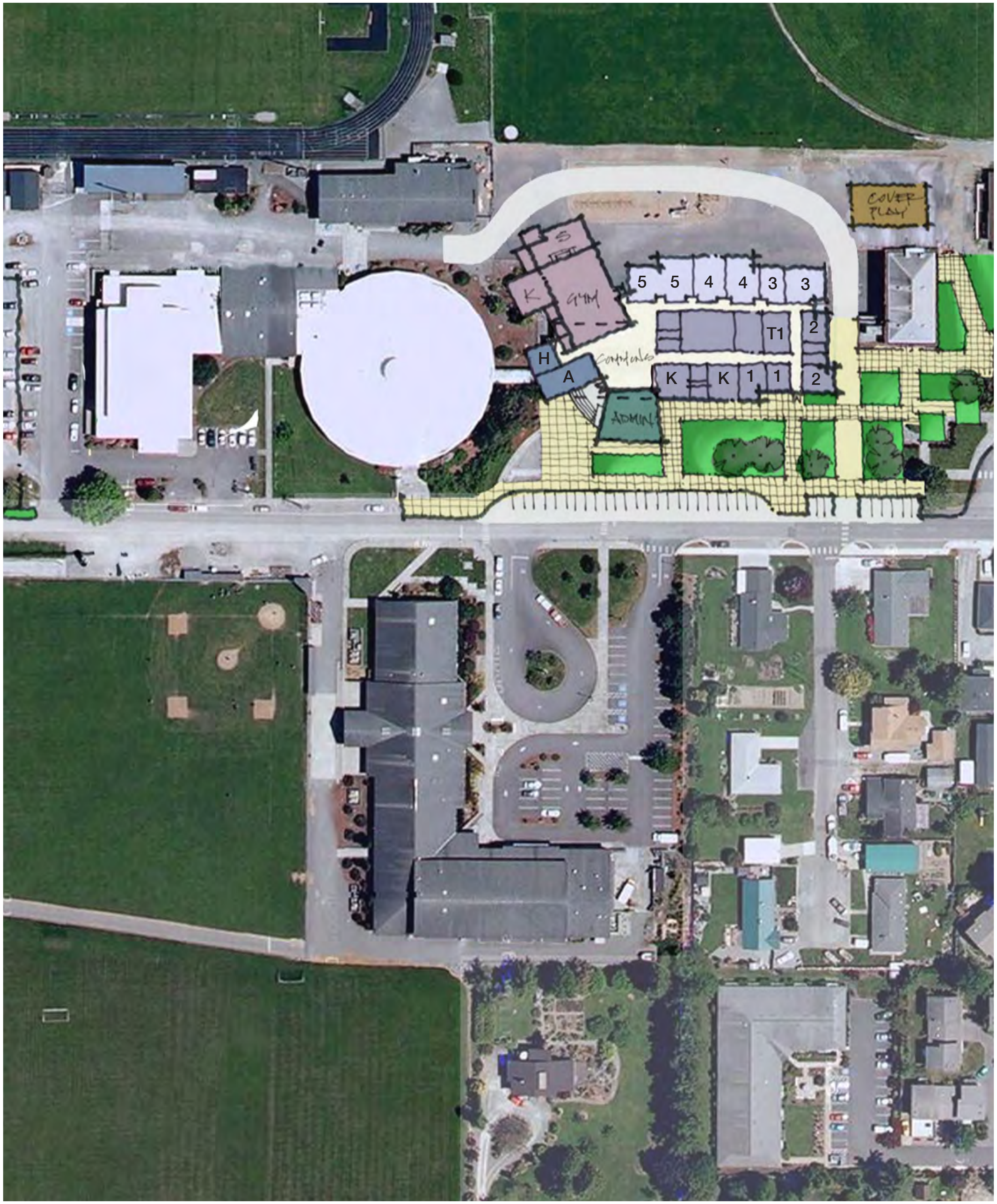
TB	**Welcome**	2 min
BY	**Summary and Elementary School Focus**	3 min
HOA	**Workshop Wrap-Up** Recommend Campus Projects Option B Option B Hybrids	45 min
TB	**Bond Capacity**	10 min
	Discussion and Recommendation	30 mins



MASTERPLAN MODERNIZATION & ADDITIONS

Site / Campus Improvements	$670,000
Auditorium Building System Upgrades	$400,000
Convert MS to K-6 Elementary	$6,200,000
Convert Elementary to 7-8 MS with large PE	$18,200,000
High School Modernization & Replacement	$18,600,000

TOTAL BOND: $44,070,000

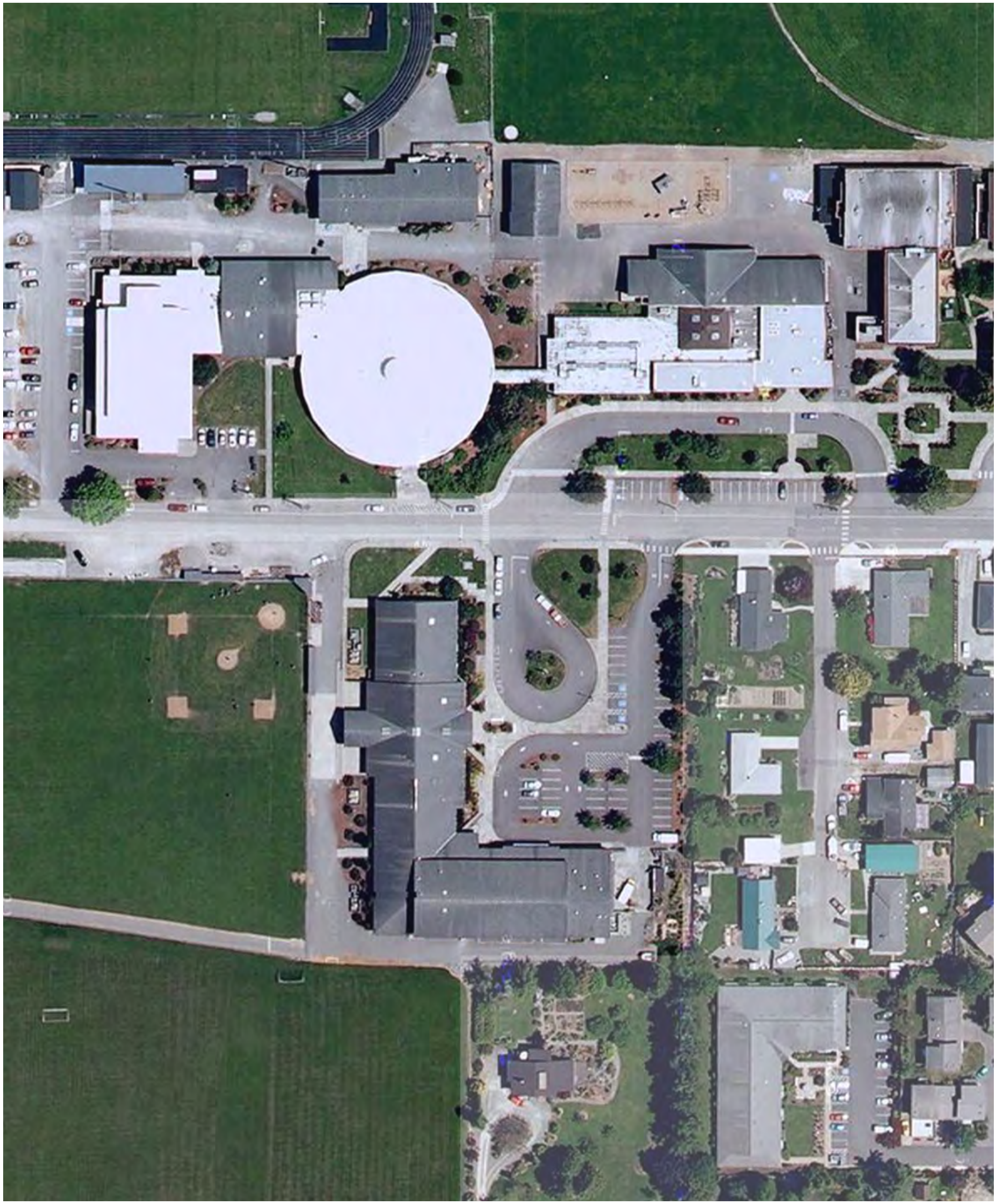


ELEMENTARY SCHOOL - OPTION B

Building Addition & Modernization

Modernization	*15,700 sf*	*x*	*$215/sf*	$3,375,500
Minor Mod.	*6,800 sf*	*x*	*$120/sf*	$648,000
Gym & Admin Add.	*13,650 sf*	*x*	*$270/sf*	$3,685,500
Covered Playshed	1,400 sf	x	$128/sf	$180,000
	37,550 sf			***$7,889,000***

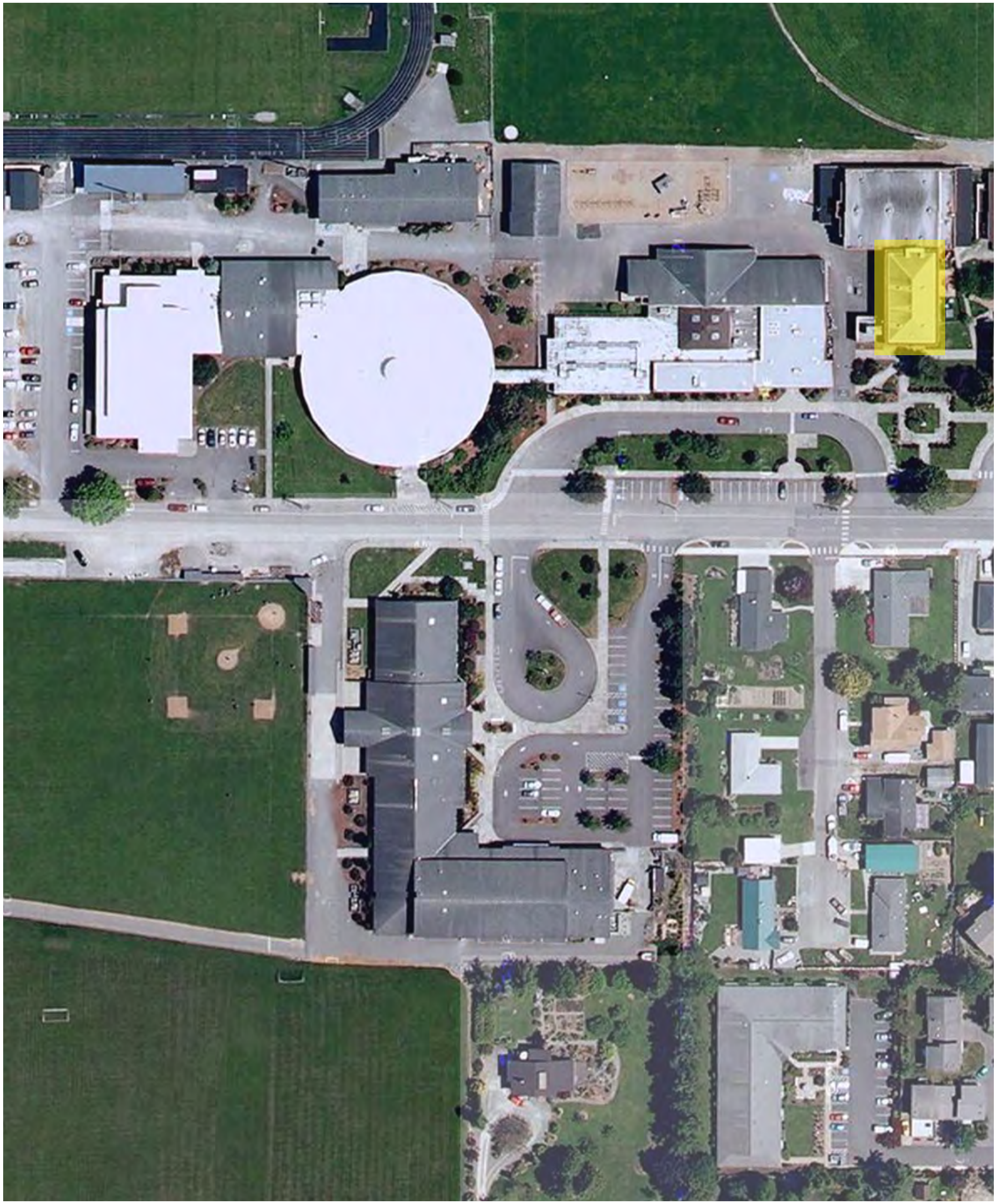
Escalation (2 years @ 4.5%/yr)	$725,985
Subtotal	$8,614,985
Soft Costs @ 42%	$3,618,293
Subtotal	$12,233,278
Total Estimated Project Budget	***$12,250,000***



MECHANICAL & ELECTRICAL UPGRADES

Campus Wide Improvements

Football Field Lighting	*$150,000*
Upgrades to exterior Lighting	*$50,000*
Upgrade Energy Management	*$50,000*
with Escalation & Soft Costs	***$390,000***



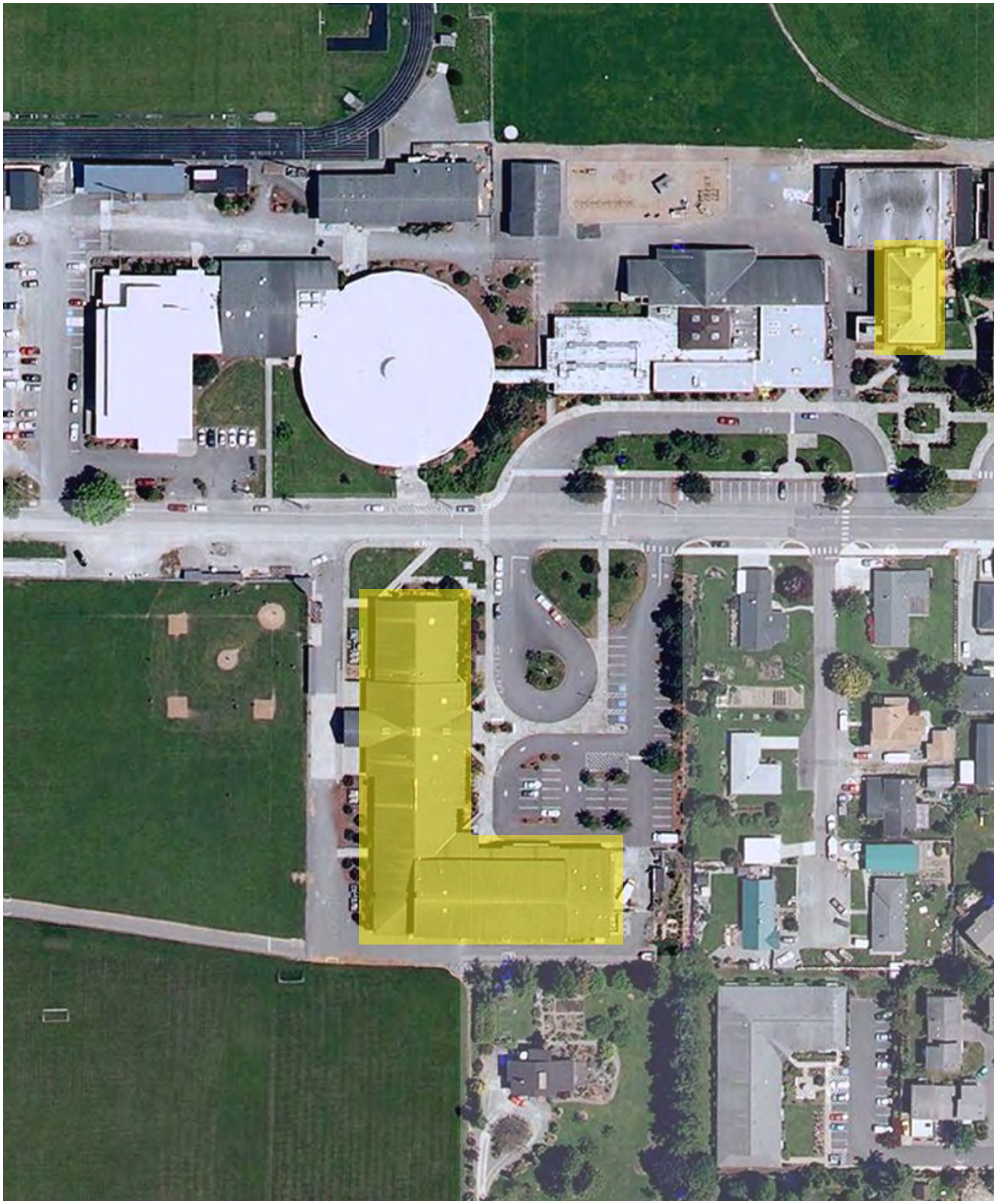
MECHANICAL & ELECTRICAL UPGRADES

Campus Wide Improvements

Football Field Lighting	*$150,000*
Upgrades to exterior Lighting	*$50,000*
Upgrade Energy Management	*$50,000*
with Escalation & Soft Costs	***$390,000***

Auditorium / Cafeteria Building

Fire Alarm Upgrades	*$25,000*
Auditorium HVAC (21 yrs old)	*$181,300*
Replace Main Electrical Service	*$50,000*
with Escalation & Soft Costs	***$400,000***



MECHANICAL & ELECTRICAL UPGRADES

Campus Wide Improvements

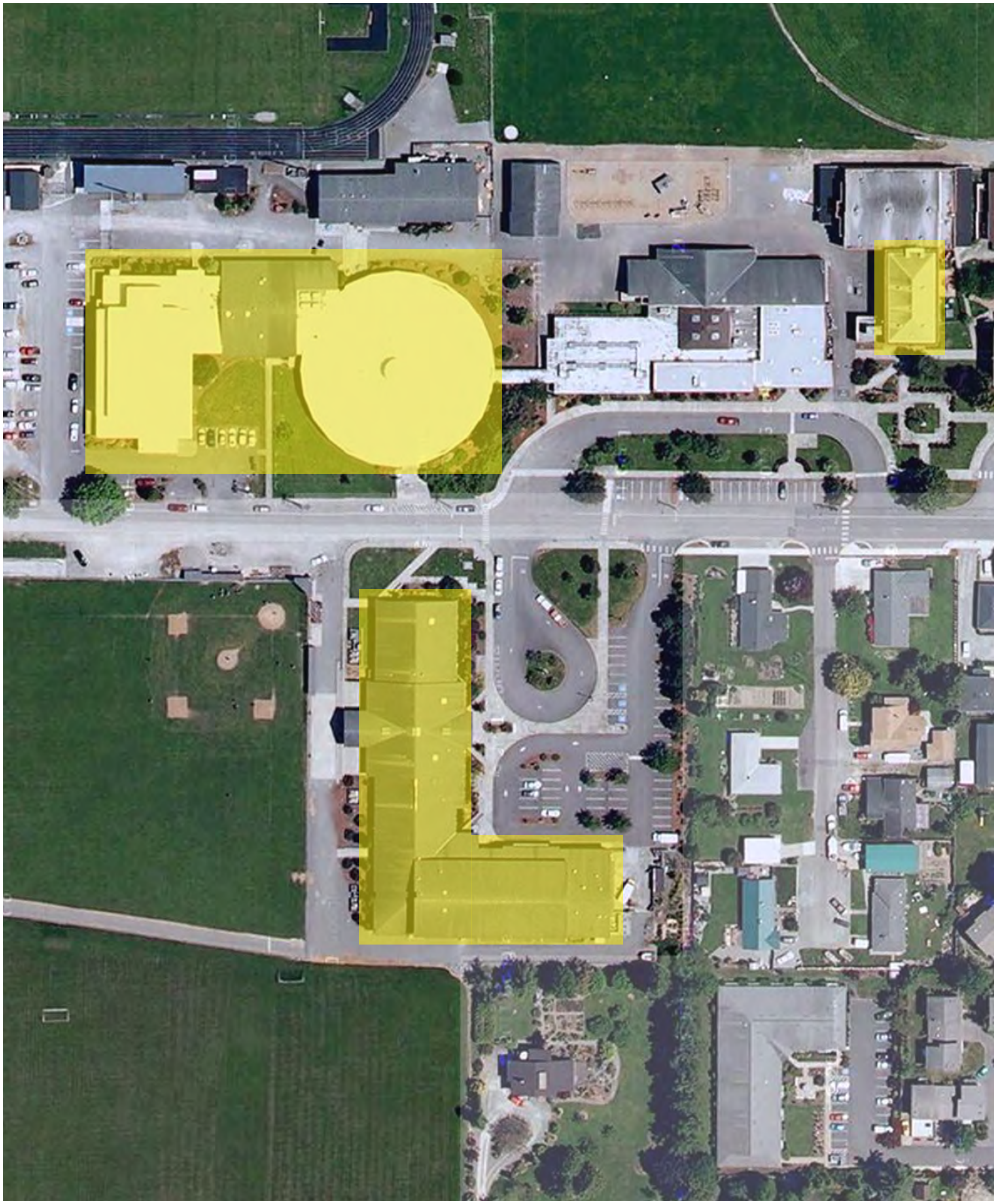
Football Field Lighting	*$150,000*
Upgrades to exterior Lighting	*$50,000*
Upgrade Energy Management	*$50,000*
with Escalation & Soft Costs	***$390,000***

Auditorium / Cafeteria Building

Fire Alarm Upgrades	*$25,000*
Auditorium HVAC (21 yrs old)	*$181,300*
Replace Main Electrical Service	*$50,000*
with Escalation & Soft Costs	***$400,000***

Middle School

Fire Alarm Upgrades	*$30,000*
Replace Hot Water Heaters	*$25,200*
Lighting Upgrades for Energy Savings	*Deferred*
1995 HVAC Replacement (18 yrs old)	*$910,000*
1999 HVAC Replacement (21 yrs old)	*$120,000*
with Escalation & Soft Costs	***$1,680,000***



MECHANICAL & ELECTRICAL UPGRADES

Campus Wide Improvements

Football Field Lighting	*$150,000*
Upgrades to Exterior Lighting	*$50,000*
Upgrade Energy Management	*$50,000*
with Escalation & Soft Costs	***$390,000***

Auditorium / Cafeteria Building

Fire Alarm Upgrades	*$25,000*
Auditorium HVAC (21 yrs old)	*$181,300*
Replace Main Electrical Service	*$50,000*
with Escalation & Soft Costs	***$400,000***

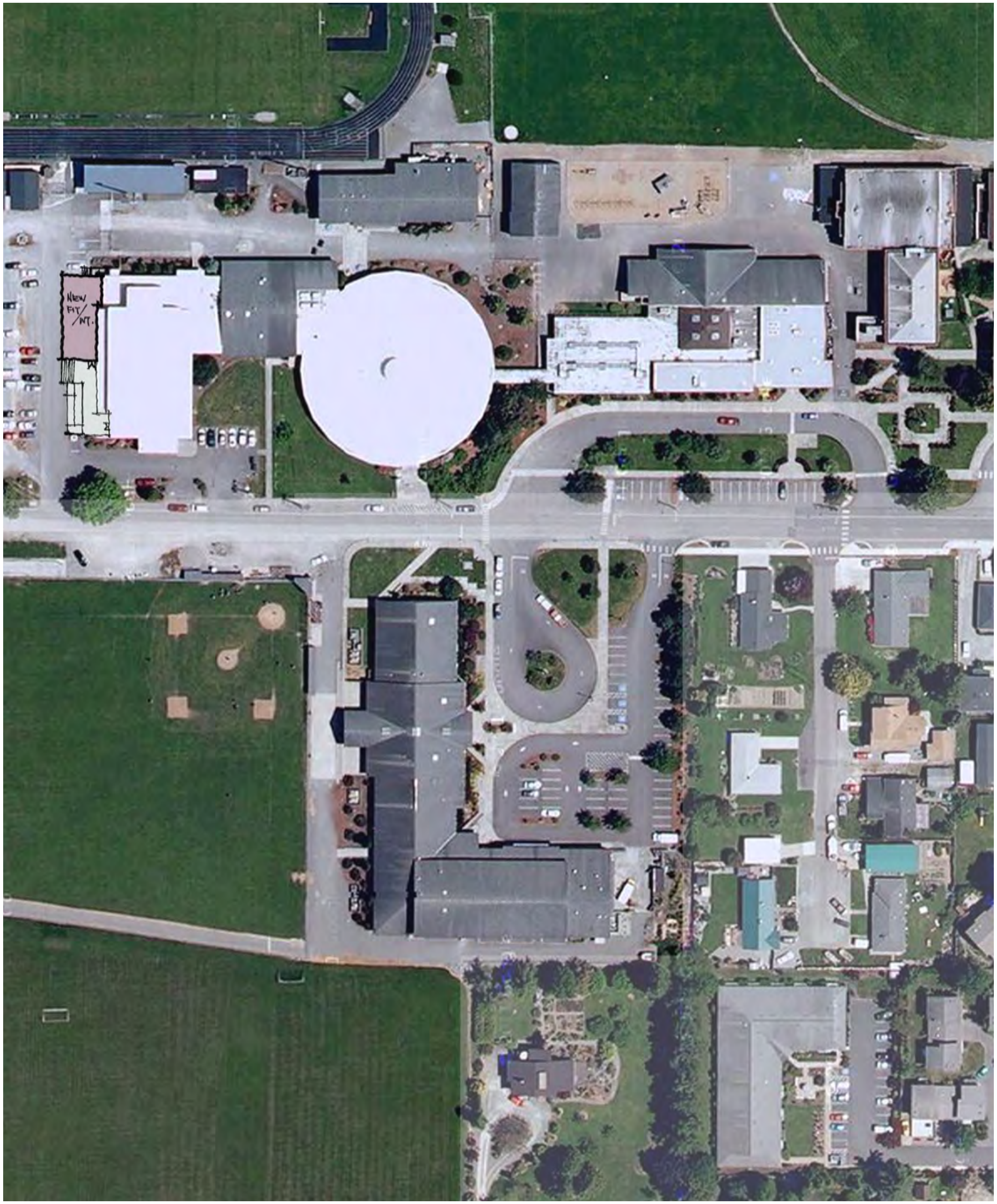
Middle School

Fire Alarm Upgrades	*$30,000*
Replace Hot Water Heaters	*$25,200*
Lighting Upgrades for Energy Savings	*Deferred*
1995 HVAC Replacement (18 yrs old)	*$910,000*
1999 HVAC Replacement (21 yrs old)	*$120,000*
with Escalation & Soft Costs	***$1,680,000***

High School

Fire Alarm Upgrades	*$40,000*
Lighting Upgrades for Energy Savings	*Deferred*
Exterior Siding, Railings & Walkways	*Deferred*
Landy James HVAC Replacement	*$142,000*
Plumbing Fixture Upgrades	*Deferred*
HVAC Repairs	*$600,000*
Replace Main Electrical Service	*$100,000*
with Escalation & Soft Costs	***$1,400,000***

TOTAL PROJECT COST: $3,870,000

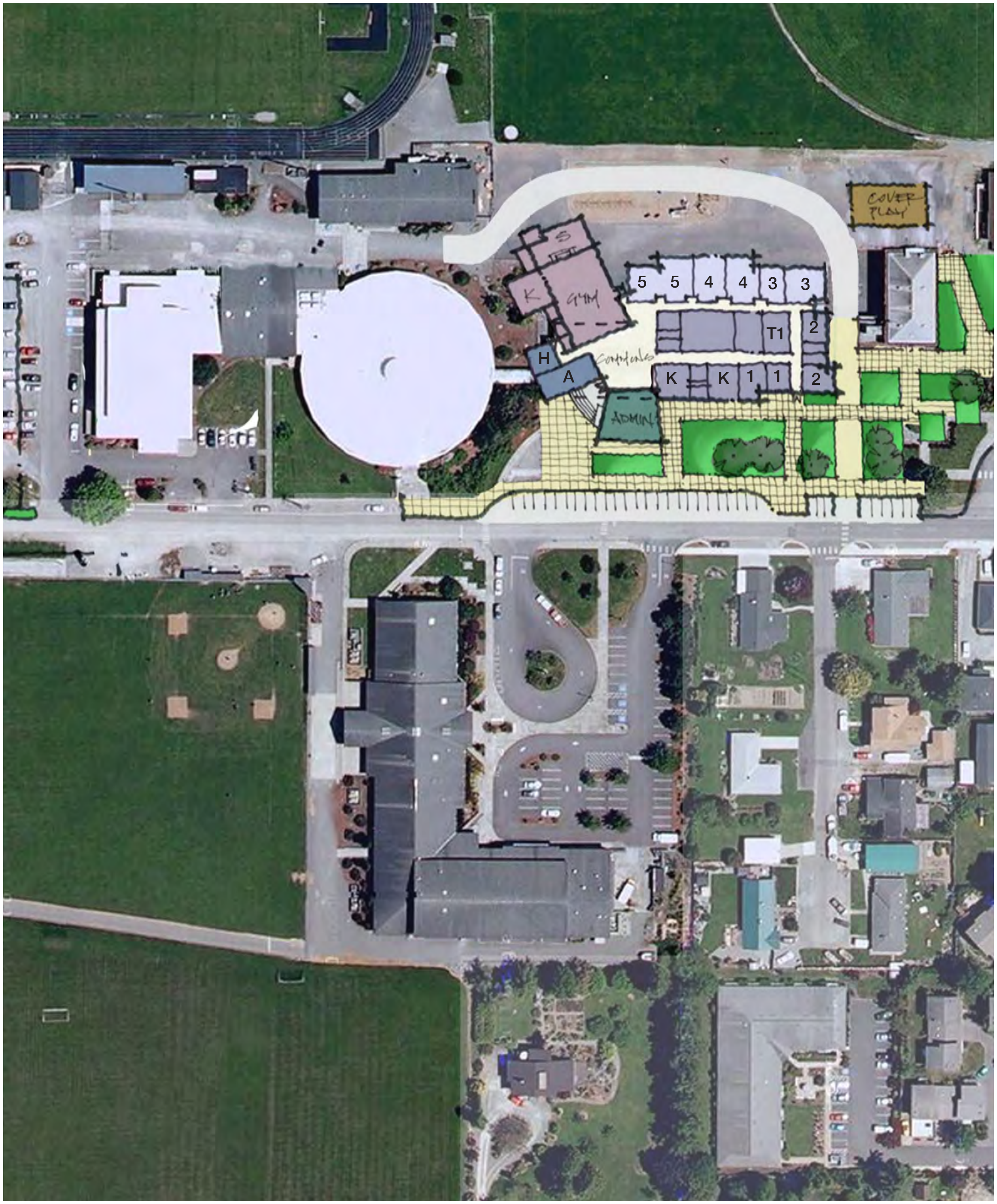


PROGRAM UPGRADES & ADDITIONS

Repair of High School Track		$210,000
HS Fitness Add.	*2,950 sf x $270/sf*	$1,250,000
		$1,460,000
	Escalation (2 years @ 4.5%/yr)	$134,356
	Subtotal	$1,594,356
	Soft Costs @ 42%	$669,629
	Subtotal	$2,263,985
	Total Estimated Project Budget	***$2,250,000***

Mechanical & Electrical Upgrades	**$3,870,000**
Program Upgrades & Additions	**$2,250,000**
	$6,120,000

TOTAL PROJECT COST: $6,120,000



ELEMENTARY SCHOOL - OPTION B

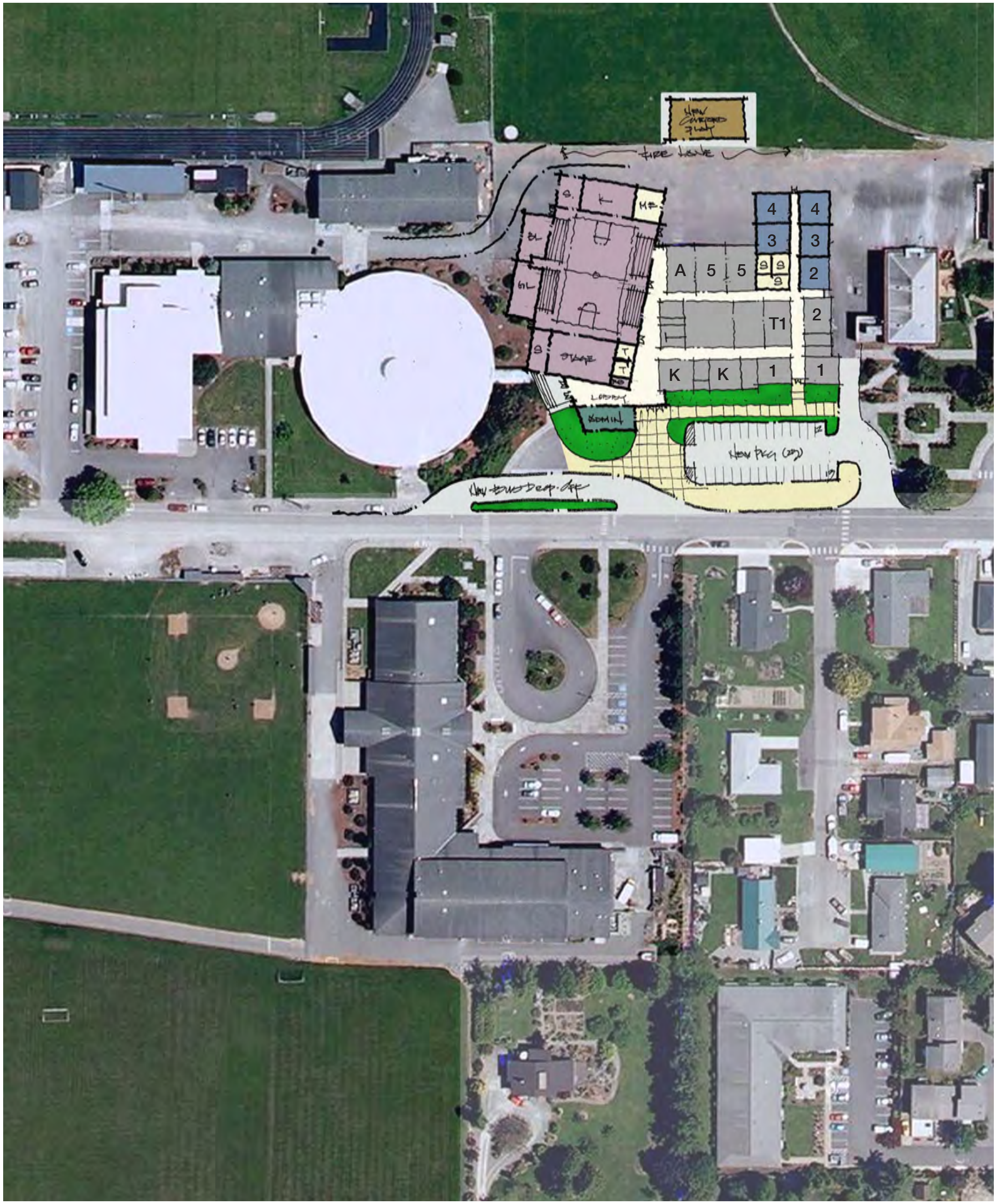
Building Addition & Modernization

Modernization	*15,700 sf*	*x*	*$215/sf*	$3,375,500
Minor Mod.	*6,800 sf*	*x*	*$120/sf*	$648,000
Gym & Admin Add.	*13,650 sf*	*x*	*$270/sf*	$3,685,500
Covered Playshed	1,400 sf	x	$128/sf	$180,000
	37,550 sf			***$7,889,000***

Escalation (2 years @ 4.5%/yr)	$725,985
Subtotal	$8,614,985
Soft Costs @ 42%	$3,618,293
Subtotal	$12,233,278
Total Estimated Project Budget	***$12,250,000***

Option B:
Typical Elementary School Gym / Multipurpose Room with Serving Kitchen and Music Platform. No bleachers or Locker Rooms.

Old Gym:
7,000 sf with bleacher capacity of approximately 540. No Music Platform.



ELEMENTARY SCHOOL - OPTION B1

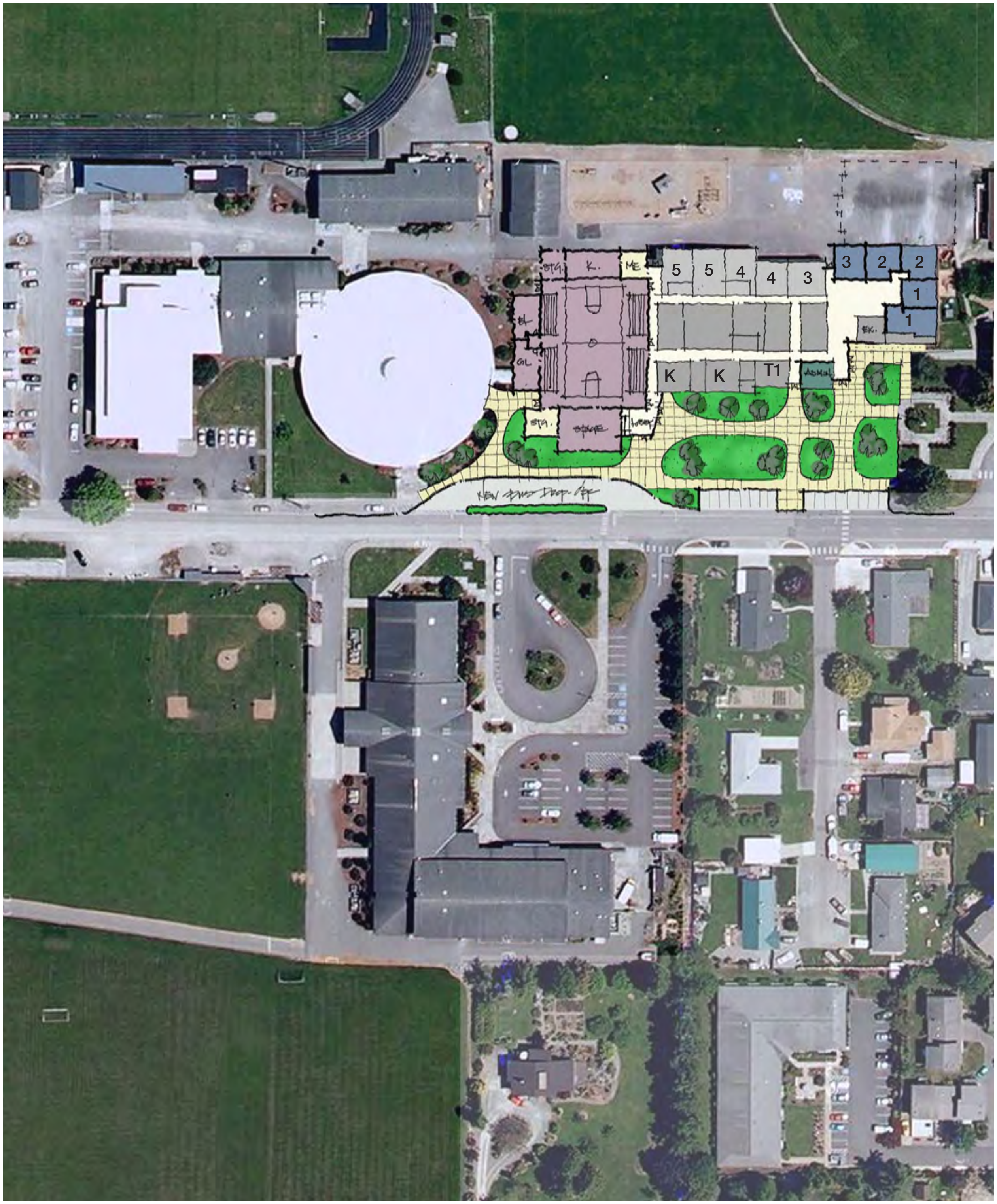
Building Addition & Modernization

Modernization	*18,825 sf*	*x*	*$215/sf*	$4,047,375
Gym & Admin Add.	*22,625 sf*	*x*	*$270/sf*	$6,108,750
Classroom Add.	*6,300 sf*	*x*	*$270/sf*	$1,701,000
Covered Playshed	1,400 sf	x	$128/sf	$180,000
	53,150 sf			***$12,037,125***

Escalation (2 years @ 4.5%/yr)	$1,107,716
Subtotal	$13,144,841
Soft Costs @ 42%	$5,520,833
Subtotal	$18,665,674
Total Estimated Project Budget	***$18,700,000***

Option B1:
8,000 sf Gym with bleacher capacity of 550.
Locker Rooms and Music Platform of comparable size to La Conner MS with Serving Kitchen.

Landy James Gym:
9,200 sf with bleacher capacity of approximately 700.



ELEMENTARY SCHOOL - OPTION B2

Building Addition & Modernization

Modernization	*12,825 sf*	*x*	*$215/sf*	$2,757,375
Minor Mod.	*6,000 sf*	*x*	*$120/sf*	$720,000
Gym & Music Add.	*20,000 sf*	*x*	*$270/sf*	$5,400,000
Classroom Add.	*11,400 sf*	*x*	*$270/sf*	$3,078,000
	54,225 sf			***$11,955,375***
			Escalation (2 years @ 4.5%/yr)	$1,100,193
			Subtotal	$13,055,568
			Soft Costs @ 42%	$5,483,338
			Subtotal	$18,538,906
			Total Estimated Project Budget	***$18,500,000***

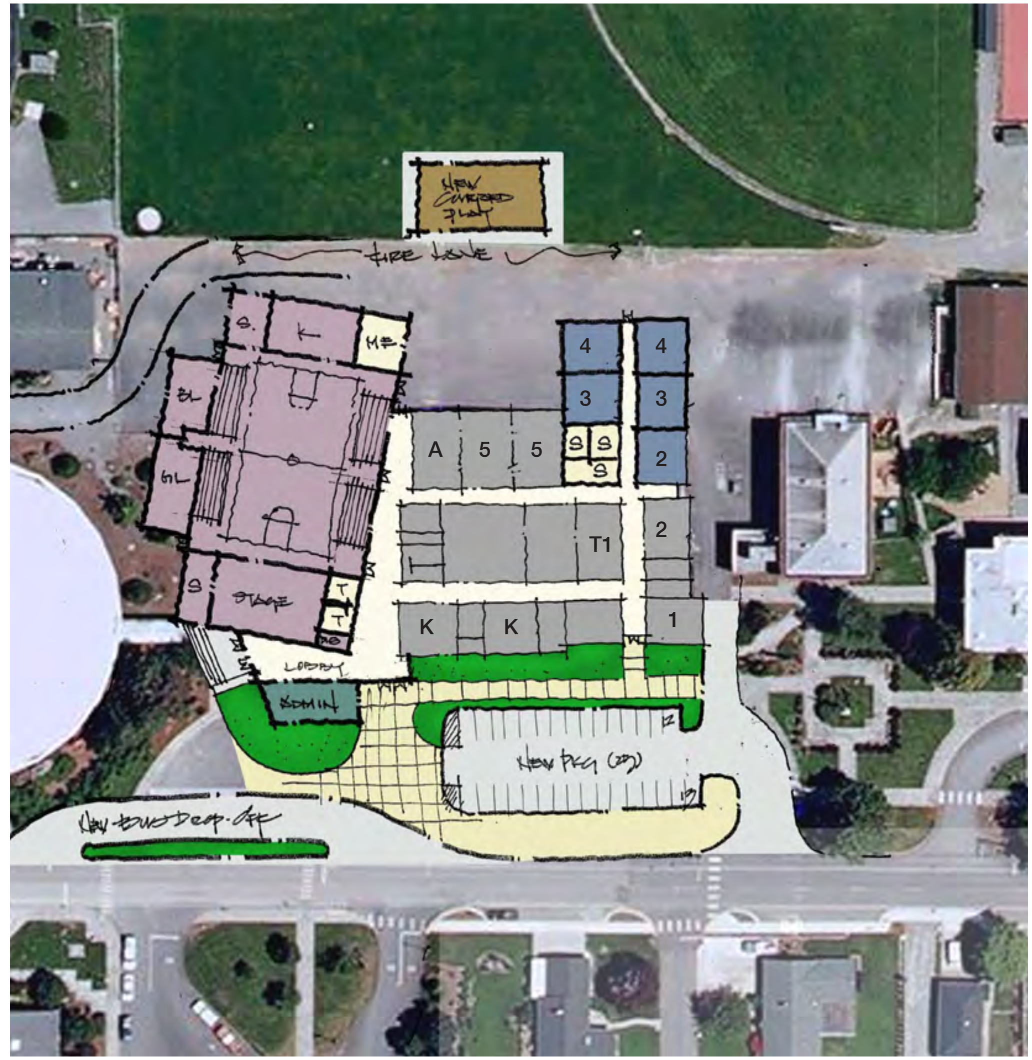
Option B2:
8,000 sf Gym with bleacher capacity of 550.
Locker Rooms and Music Platform of comparable size to La Conner MS with Serving Kitchen.

Landy James Gym:
9,200 sf with bleacher capacity of approximately 700.

ELEMENTARY SCHOOL - OPTION B

37,500 sf

Mechanical & Electrical Upgrades	$3,870,000
Program Upgrades	$2,250,000
Elementary Modernization & Additions	$12,250,000
	$18,370,000



ELEMENTARY SCHOOL - OPTION B1

53,150 sf

Mechanical & Electrical Upgrades	$3,870,000
Program Upgrades	$2,250,000
Elementary Modernization & Additions	$18,700,000
	$24,820,000

RANGE: $18.4 MILLION TO 24.8 MILLION

FINAL COMMENTS

THANK YOU

Hutteball & Oremus ARCHITECTURE

La Conner School District

Capital Bond Planning

Meeting 6 - *Workshop / Bond Capacity / Discussion & Recommendation*

September 26th, 2012

4010 Lake Washington Blvd, NE, Suite 320 Kirkland, Wa 425 828 8948

AGENDA

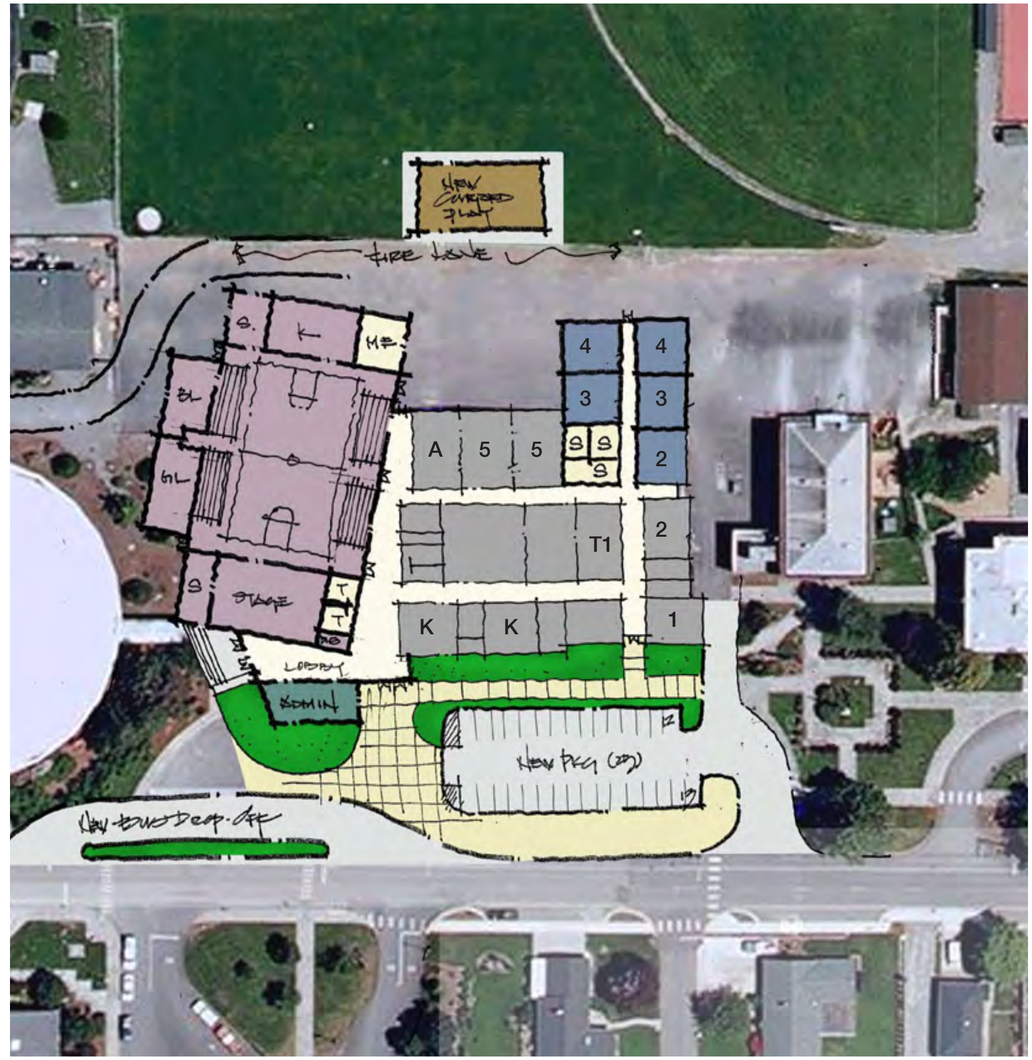
Meeting #6 – Workshop / Bond Capacity / Discussion & Recommendation — ***September 26, 2012***

TB	**Welcome**	5 min
BY	**Summary** > Master Planning Recap > Efforts since Last Meeting > Initial Tax Rate Comparisons	5 min
HOA	**Workshop** Recommend Campus Projects > Campus Wide Improvements > Auditorium Building Improvements > Convert MS to K-6 Elementary > Convert ES to 7-12 MS/HS > Selected Upgrades at HS	35 min
TB	**Bond Capacity** > Tax Rate Comparisons > Discussion and Recommendations	45 min

ELEMENTARY SCHOOL - OPTION B

37,500 sf

Mechanical & Electrical Upgrades	$3,870,000
Program Upgrades	$2,250,000
Elementary Modernization & Additions	$12,250,000
	$18,370,000



ELEMENTARY SCHOOL - OPTION B1

53,150 sf

Mechanical & Electrical Upgrades	$3,870,000
Program Upgrades	$2,250,000
Elementary Modernization & Additions	$18,700,000
	$24,820,000

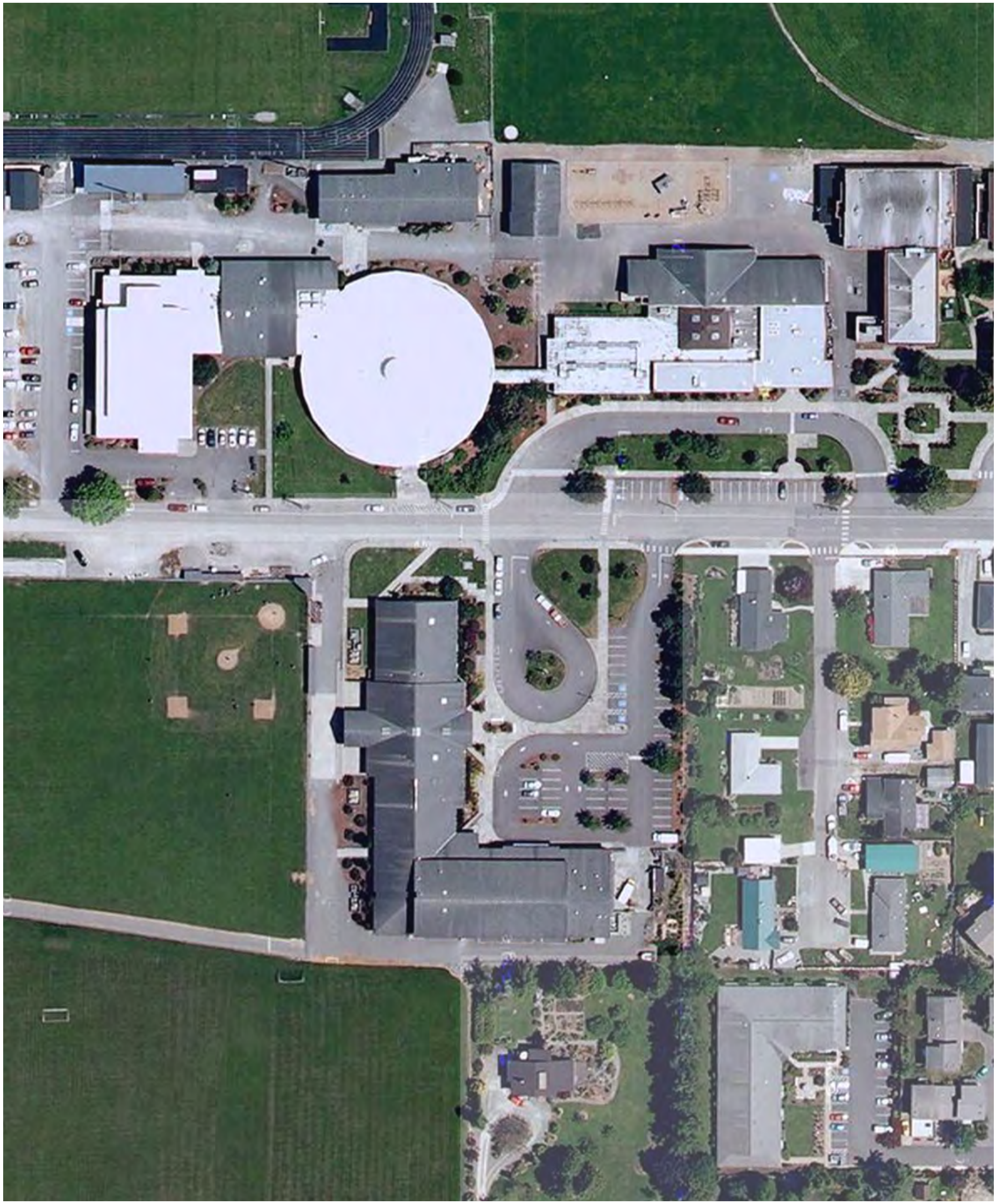
RANGE: $18.4 MILLION TO 24.8 MILLION

Bond Options:

	_31	_29	_30
Bond Structure	Combined Level Tax Rate (Bonds Only)	Combined Level Tax Rate (Bonds Only)	Combined Level Tax Rate (Bonds Only) @ $2.35/$1,000
Bond Sales			
April 2013	$10,000,000	$11,533,000	$12,933,000
March 2014	$8,500,000	$9,800,000	$7,760,000
Total Bond Authorization	$18,500,000	$21,333,000	$20,693,000
Total Bond Tax Rates			
Actual 2012	*$2.19*	*$2.19*	*$2.19*
Projected 2013	$2.45	$2.45	$2.45
2014	$2.10	$2.41	$2.35
2015	$2.10	$2.41	$2.35
2016	$2.10	$2.41	$2.35
2017	$2.10	$2.41	$2.34
2018	$2.11	$2.41	$2.35
2019	$2.10	$2.41	$2.35
2020	$2.10	$2.41	$2.35
2021	$2.10	$2.41	$2.34
2022	$2.10	$2.41	$2.35
2023	$2.10	$2.41	$2.35
2024	$2.10	$2.41	$2.35
2025	$2.10	$2.41	$2.35
2026	$2.10	$2.41	$2.35
2027	$2.10	$2.41	$2.35
2028	$2.10	$2.41	$2.35
2029	$2.10	$2.41	$2.35
2030	$2.10	$2.41	$2.35
2031	$2.10	$2.41	$2.35
2032	$2.10	$2.41	$2.35
2033	$2.10	$2.41	$2.35
2014 Total Bond Tax Increase Over 2012	($0.08)	$0.22	$0.16
2014 Total Bond Tax Increase Over 2013	($0.34)	($0.04)	($0.10)
Estimated Net Interest Cost ("NIC") [1]	3.27%	3.27%	3.28%
Estimated Total Interest Cost [1]	$7,528,231	$8,638,822	$8,479,240
Final Maturity	2033	2033	2033

(1) Assumes current interest rates plus 1.00% cushion

Note: Assessed Value Assumptions: (5.00%) in 2013; 0.00% 2014 - 2015, 1.00% and thereafter



CAMPUS WIDE IMPROVEMENTS

Maintenance Projects - *Direct Contract by Owner*

Football Field Lighting

Electrical	$150,000
Soft Costs @ 30%	$45,000
Estimated Project Budget	***$195,000***

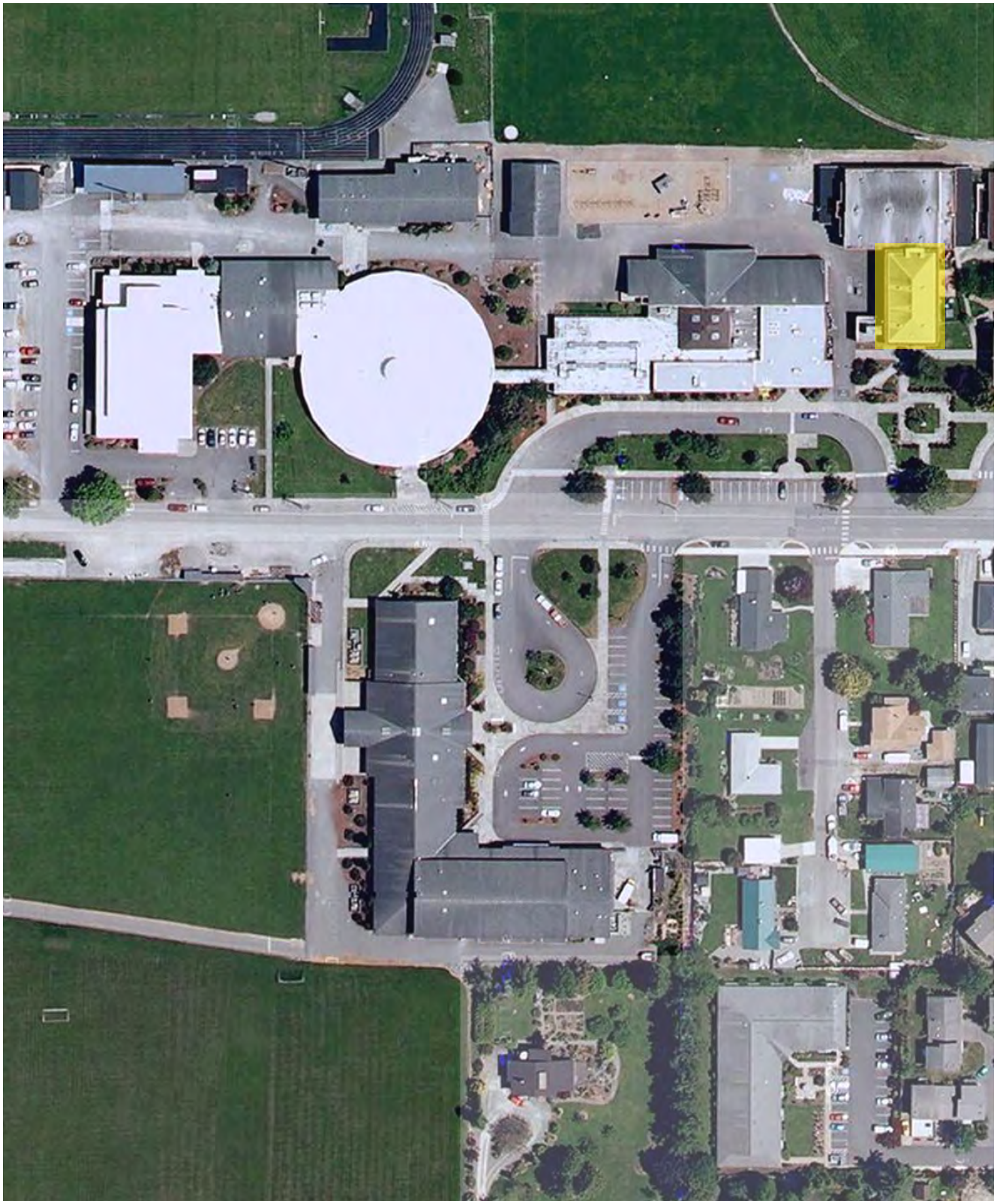
Upgrade Energy Management System

Mechanical	$50,000
Soft Costs @ 30%	$15,000
Estimated Project Budget	***$65,000***

Resurface Existing Track

Owner	$186,000
Soft Costs @ 30%	$54,000
Estimated Project Budget	***$240,000***

Total Campus Wide Improvements: $500,000



AUDITORIUM BUILDING IMPROVEMENTS

Maintenance Projects - *Direct Contract by Owner*

Replace HVAC

Mechanical	$182,300
Electrical	$20,000
Subtotal	$202,300
Soft Costs @ 30%	$60,400
Estimated Project Budget	***$262,700***

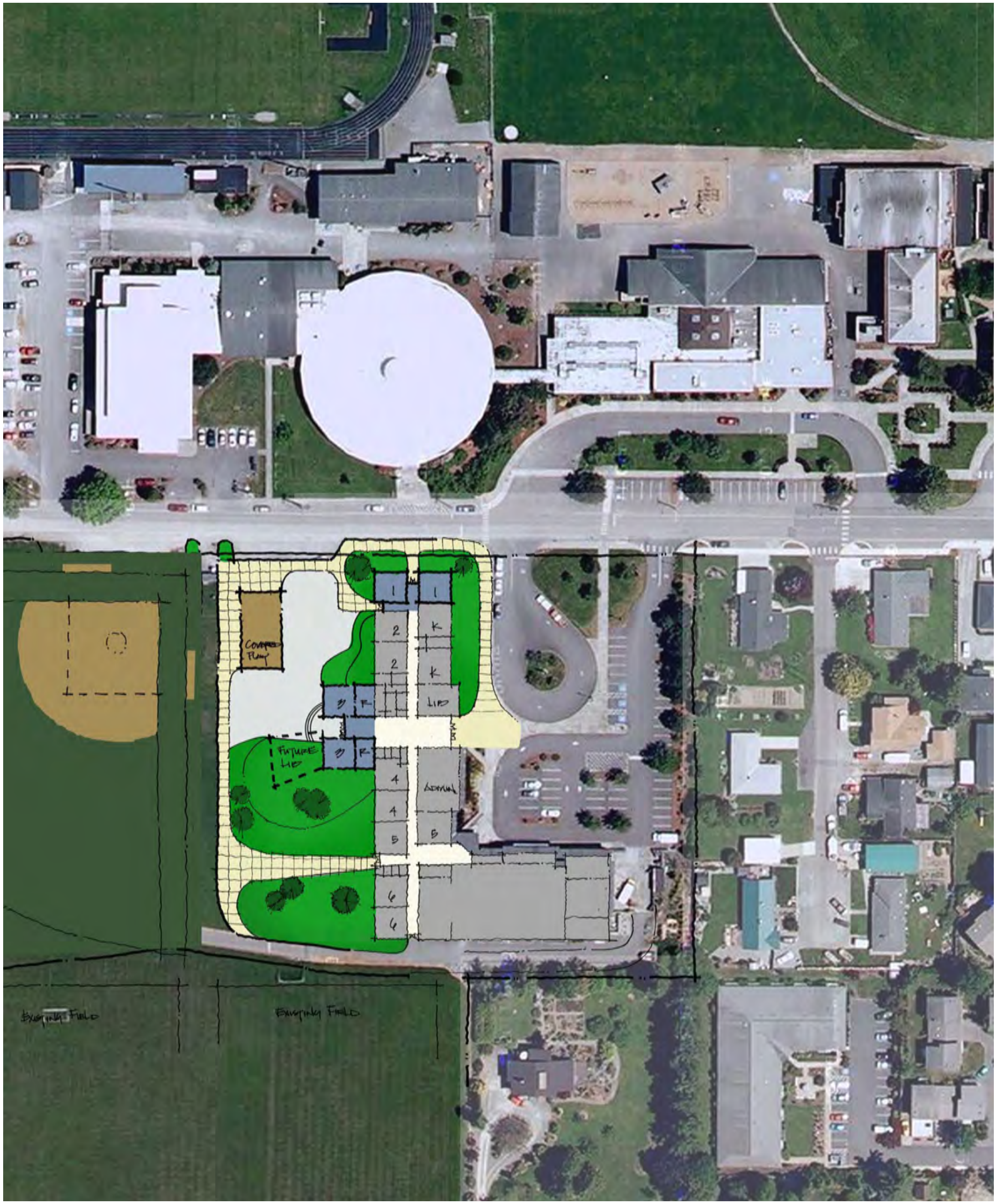
Fire Alarm Upgrades

Electrical	$25,000
Soft Costs @ 30%	$7,300
Estimated Project Budget	***$32,300***

Replace Main Electrical Service

Electrical	$50,000
Soft Costs @ 30%	$15,000
Estimated Project Budget	***$65,000***

Total Auditorium Bldg Improvements: $360,000



CONVERT MS TO K-6 ELEMENTARY

Conversion

East Addition	*2,300 sf x*	*$270/sf*	$621,000
North Addition	*3,600 sf x*	*$270/sf*	$972,000
(E) Classrm Mods		*Lump Sum*	$50,000
Covered Playshed		*Lump Sum*	$180,000
Playfield Mod.		*Lump Sum*	$260,000
1995 HVAC Upgrade		*Lump Sum*	$910,000
		Subtotal	$2,993,000
		Escalation (1 year @ 4.5%/yr)	$134,500
		Subtotal	$3,127,500
		Soft Costs @ 42%	$1,313,500
		Estimated Project Budget	***$4,441,000***

MAINTENANCE PROJECTS - *Direct Contract by Owner*

1999 HVAC Upgrade

Mechanical	$120,000
Electrical	$20,000
Subtotal	$140,000
Soft Costs @ 30%	$42,000
Estimated Project Budget	***$182,000***

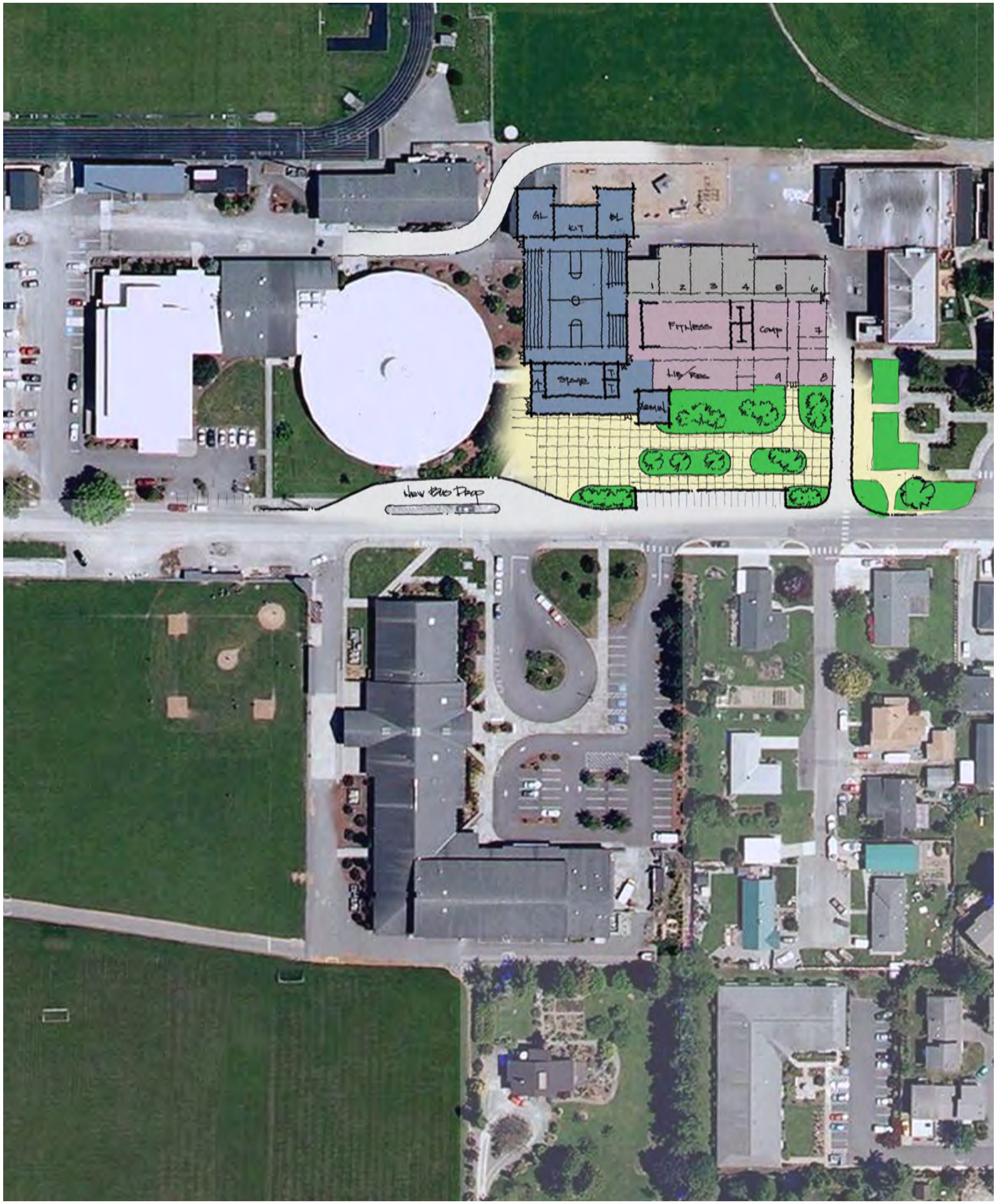
Fire Alarm Upgrades

Electrical	$30,000
Soft Costs @ 30%	$9,000
Estimated Project Budget	***$39,000***

Hot Water Heater Replacements

Mechanical	$25,500
Soft Costs @ 30%	$7,500
Estimated Project Budget	***$33,000***

Total MS Coversion to K-6 ES: $4,695,000

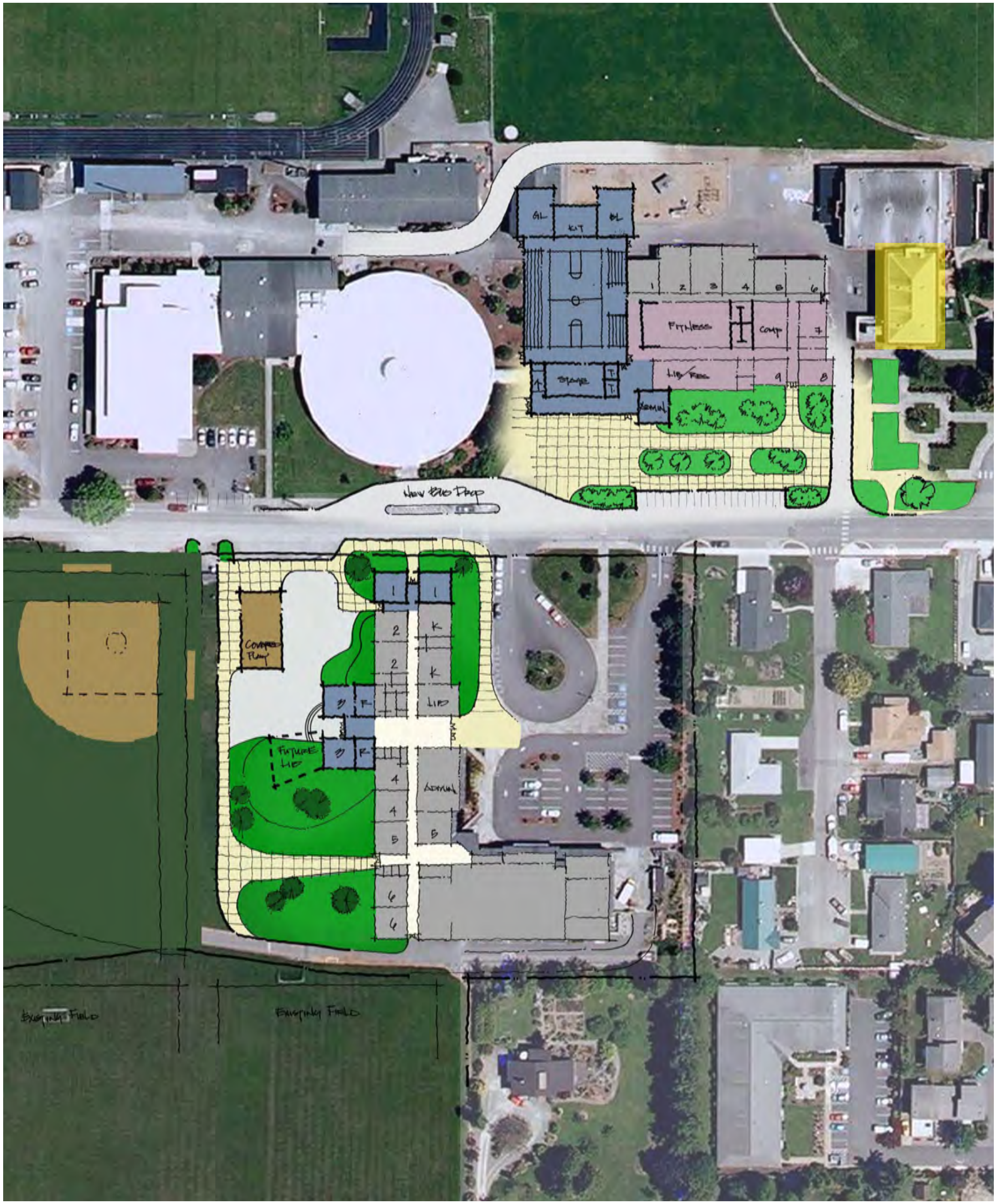


CONVERT ES TO 7-12 MS/HS

Conversion

Addition	*23,500 sf x*	*$270/sf*	$6,345,000
Modernization	*14,800 sf x*	*$215/sf*	$3,182,000
Minor Mod.	*8,825 sf x*	*$120/sf*	$1,059,000
Demolition		*Lump Sum*	$180,000
Site Improvements		*Lump Sum*	$250,000
		Subtotal	$11,016,000
		Escalation (2 years @ 4.5%/yr)	$1,013,747
		Subtotal	$12,029,747
		Soft Costs @ 42%	$5,052,253
		Estimated Project Budget	***$17,082,000***

Total ES Conversion to 7-12 MS/HS: $17,082,000



MASTER PLAN MODERNIZATION & ADDITIONS

Campus Wide Improvements	$500,000
Auditorium Building Improvements	$360,000
Convert MS to K-6 Elementary	$4,695,000
Convert ES to 7-12 MS/HS	$17,082,000
Selected Upgrades at HS	$500,000
Subtotal	$23,137,000
Matching Funds from OSPI	($2,800,000)
Subtotal	$20,337,000
Bond Contingency	$356,000
TOTAL BOND:	**$20,693,000**

CHAPTER III

WAC 392-341-025 (3)

Demographic data including population projections and projected economic growth and development.

3. DEMOGRAPHICS

Demographic Data

The La Conner School District accepts the 2012-2013 Washington State Determination of Projected Enrollments Report 1049, but would like to highlight the following economic information that may have an upward impact on our enrollment trends. Increased enrollment is anticipated because of the following:

- The Shelter Bay community and the Swinomish Tribe have entered into an agreement extending the lease on the Shelter Bay property. While homeowners in this community own the improvements on the site, the land, owned by the Tribe is leased on a negotiated agreement. When this lease drops below a 30-year extension, homeowners find it hard to acquire loans. With a new lease extension, new home starts and sale of vacant homes is expected to rise.
- The Swinomish Tribe continues to make the construction of new housing for Tribal members a priority. As these new homes become available, Tribal members return home to the Swinomish community increasing the number of students residing in the La Conner School District which is the only school serving the Tribe.

STATE OF WASHINGTON
SUPERINTENDENT OF PUBLIC INSTRUCTION
OLYMPIA

REPORT NO. 1049
RUN ON 16:07 DEC 07 '11

D E T E R M I N A T I O N O F P R O J E C T E D E N R O L L M E N T S

B Y C O H O R T S U R V I V A L   KK LINEAR PROJECTION

LA CONNER   DISTRICT NO. 311 SKAGIT   COUNTY NO. 29

	----ACTUAL ENROLLMENTS ON OCTOBER FIRST---						AVER. %	---------P R O J E C T E D E N R O L L M E N T S--					
	2006	2007	2008	2009	2010	2011	SURVIVAL	2012	2013	2014	2015	2016	2017
KINDERGARTEN	34	45	47	49	36	38		41	41	41	41	40	40
GRADE 1	47	37	39	49	45	39	99.98	38	41	41	41	41	40
GRADE 2	52	49	39	40	43	46	100.44	39	38	41	41	41	41
GRADE 3	54	54	44	41	40	46	101.14	47	39	38	41	41	41
GRADE 4	37	52	51	49	44	43	103.38	48	49	40	39	42	42
GRADE 5	62	42	52	50	53	46	104.85	45	50	51	42	41	44
GRADE 6	52	63	41	54	57	53	103.41	48	47	52	53	43	42
K-6 HEADCOUNT	338	342	313	332	318	311		306	305	304	298	289	290
K-6 W/K @ 1/2	321	320	290	308	300	292		286	285	284	278	269	270
GRADE 7	42	54	60	44	54	53	99.87	53	48	47	52	53	43
GRADE 8	50	41	53	60	43	54	98.69	52	52	47	46	51	52
7-8 HEADCOUNT	92	95	113	104	97	107		105	100	94	98	104	95
GRADE 9	83	69	60	70	71	53	131.60	71	68	68	62	61	67
GRADE 10	51	61	61	49	67	61	85.03	45	60	58	58	53	52
GRADE 11	43	51	55	52	41	64	90.92	55	41	55	53	53	48
GRADE 12	52	44	39	45	44	35	86.11	55	47	35	47	46	46
9-12 HEADCOUNT	229	225	215	216	223	213		226	216	216	220	213	213
K-12 HEADCOUNT	659	662	641	652	638	631		637	621	614	616	606	598

STATE OF WASHINGTON

SUPERINTENDENT OF PUBLIC INSTRUCTION

SCHOOL CONSTRUCTION ASSISTANCE PROGRAM

REPORT 1049 - DETERMINATION OF PROJECTED ENROLLMENTS

SCHOOL YEAR 2012-2013

Skagit/LaConner(29311)

	--- ACTUAL ENROLLMENTS ON OCTOBER 1st ---						AVERAGE %	--- PROJECTED ENROLLMENTS ---					
Grade	**2007**	**2008**	**2009**	**2010**	**2011**	**2012**	**SURVIVAL**	**2013**	**2014**	**2015**	**2016**	**2017**	**2018**
Kindergarten	45	47	49	36	38	44		39	37	36	35	34	32
Grade 1	37	39	49	45	39	43	100.84%	44	39	37	36	35	34
Grade 2	49	39	40	43	46	37	98.56%	42	43	38	36	35	34
Grade 3	54	44	41	40	46	49	101.68%	38	43	44	39	37	36
Grade 4	52	51	49	44	43	47	104.55%	51	40	45	46	41	39
Grade 5	42	52	50	53	46	44	102.61%	48	52	41	46	47	42
Grade 6	63	41	54	57	53	43	101.78%	45	49	53	42	47	48
K-6 Sub-Total	342	313	332	318	311	307		307	303	294	280	276	265
Grade 7	54	60	44	54	53	49	97.59%	42	44	48	52	41	46
Grade 8	41	53	60	43	54	53	99.17%	49	42	44	48	52	41
7-8 Sub-Total	95	113	104	97	107	102		91	86	92	100	93	87
Grade 9	69	60	70	71	53	71	130.29%	69	64	55	57	63	68
Grade 10	61	61	49	67	61	45	87.31%	62	60	56	48	50	55
Grade 11	51	55	52	41	64	54	88.62%	40	55	53	50	43	44
Grade 12	44	39	45	44	35	58	83.77%	45	34	46	44	42	36
9-12 Sub-Total	225	215	216	223	213	228		216	213	210	199	198	203
DISTRICT K-12 TOTAL	662	641	652	638	631	637		614	602	596	579	567	555

Notes: Specific subtotaling on this report will be driven by District Grade spans.

10.15

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) 664-3631

ESD	CO	DIST
189	29	311

ENROLLMENT/CLASSROOM COUNT
2011–12

School District La Conner School

1. ENROLLMENT REPORT AS OF LATEST OCTOBER 1 COUNT

Enter the number of students with disabilities (as reported on actual October headcount enrollment) who are assigned to a specially designated self-contained classroom for at least 100 minutes per school day. Enter pre-kindergarten students with disabilities at 50 percent of the actual headcount enrollment.

Grade	October Enrollment per above definition
Pre-Kindergarten	
Kindergarten	0
1	4
2	0
3	11
4	2
5	4
6	6
7	5
8	5
9	3
10	4
11	2
12	3
Total	49

2. NUMBER OF CLASSROOMS BY FACILITY

List by building the number of specially designed self-contained classrooms for students with disabilities and the number of classrooms assigned to the regular instructional program.

Building Name	Self-Contained Classrooms for Students with Disabilities	Regular Classrooms/Teaching Stations
La Conner Elementary	1	12
La Conner Middle School	1	8
La Conner High School	1	12

[signature] 3/30/12

SIGNATURE OF SUPERINTENDENT/DESIGNEE DATE

Return to: School Facilities and Organization
Office of Superintendent of Public Instruction
Old Capitol Building
PO BOX 47200
OLYMPIA WA 98504-7200

Fax Number: (360) 586-3946

CHAPTER IV

WAC 392-341-025 (4)

The ability of such district to provide capital funds by local effort.

4. ABILITY TO PROVIDE CAPITAL FUNDING SUPPORT

Introduction

The La Conner School District is currently a district that meets the statutory and fiscal requirements for eligibility to compete for state assistance for construction projects.

This plan is based on the assumption that the district will continue to compete for state matching funds for new-in-lieu of modernization and if eligible, new construction. In addition to state assistance, capital projects will be financed through issuance of general obligation bonds and/or capital projects levies. Money collected through voluntary mitigation agreements will be included in the local share of capital projects.

Bond History

The recent Bond History for La Conner School District is shown on the following table:

Historical Bond Issue Results

Date	Total $ Request	% Yes	Validation	Result
February 12, 2013	$20,693,000	69.48%	49%	Passed
May 19, 1998	$5,600,000	76.6%	39%	Passed
February 2, 1993	$5,500,000	83.1%	38%	Passed

State Match Funds

State match funds come from the Common School Construction Fund. Bonds are sold on behalf of the fund then retired from revenues accruing predominantly from the sale of renewable resources (i.e. timber) from state school lands set aside by the Enabling Act of 1889. If these sources are insufficient to meet needs, the Legislature can appropriate general funds, or the State Board of Education can establish a moratorium on certain projects.

School districts may qualify for state matching funds for specific capital projects based on a prioritization system. This system prioritizes allocation of available funding resources to school districts statewide based on several prioritization categories. Funds are then distributed to the districts based on a formula which calculates district assessed valuation per pupil relative to the whole state assessed valuation per pupil to establish the ratio of the total project cost to be paid by the state.

State match funds can only be applied to school construction projects. Site acquisition and improvements are not eligible to receive matching funds from the state.

Impact Fees

Development impact fees have been adopted by a number of jurisdictions as a means of supplementing traditional funding sources for construction of public facilities needed to accommodate new development. School impact fees are generally collected by the permitting agency at the time building permits or certificate of occupancy are issued.

Assessed Valuation

2012 Assessed Valuation of District	$588,701,644
Five percent maximum Capital Outlay	$29,435,082
Less Outstanding Bonds and Debts	$2,560,250
Allowable Bonded Indebtedness	$26,874,832

Six-Year Finance Plan

Of the approximately $23,253,250 million authorized, $20,693,000 was approved under the February 12, 2013 Special Election and will be issued as needed (along with any available State Assistance Funding) in compliance with the Six-Year Financial Plan for Capital Projects.

CHAPTER V

WAC 392-341-025 (5)
The existence of a school housing emergency.

5. EXISTENCE OF A HOUSING EMERGENCY

Because the La Conner School District currently has available bonding capacity, no housing emergency exists per the definition contained in WAC 392-343-115. None of the district's schools have been damaged from catastrophes or natural disasters such as fires, earthquakes, wind damage or other related structural failures. All of the district's current permanent and temporary facilities are fully operable.

CHAPTER VI

WAC 392-341-025 (6)

The need to improve racial balance and/or avoid creation or aggravation of racial imbalance.

6. RACIAL BALANCE OR IMBALANCE

The La Conner School District has long been committed to a policy of non-discrimination for all students and employees.

The district's Long-Range Facilities Plan will not adversely impact the racial balance within the district. The District will continue an organization which houses all students of a grade configuration at one building.

Included in this chapter is a table identifying the 2013 enrollment at each school, the number of African-American, Asian, Native American, Hispanic and Caucasian students.

SchoolDigger®

The Web's Easiest and Most Useful K-12 Search and Comparison Tool for Parents

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School Rankings
Best 10 Schools
Worst 10 Schools
Most Improved
Search for Colleges

Home > Washington > La Conner > La Conner School District > La Conner High School

La Conner High School

Tools: Write Review Follo
Share: Facebook Tweet 0
Send Be the first of

Public | Grades: 9-12 | 216 students
SchoolDigger 2011 Rating:

Overview | Rankings | Test Scores | Reviews | Students | Neighborhood

Total Students (2009 - 2010): 216

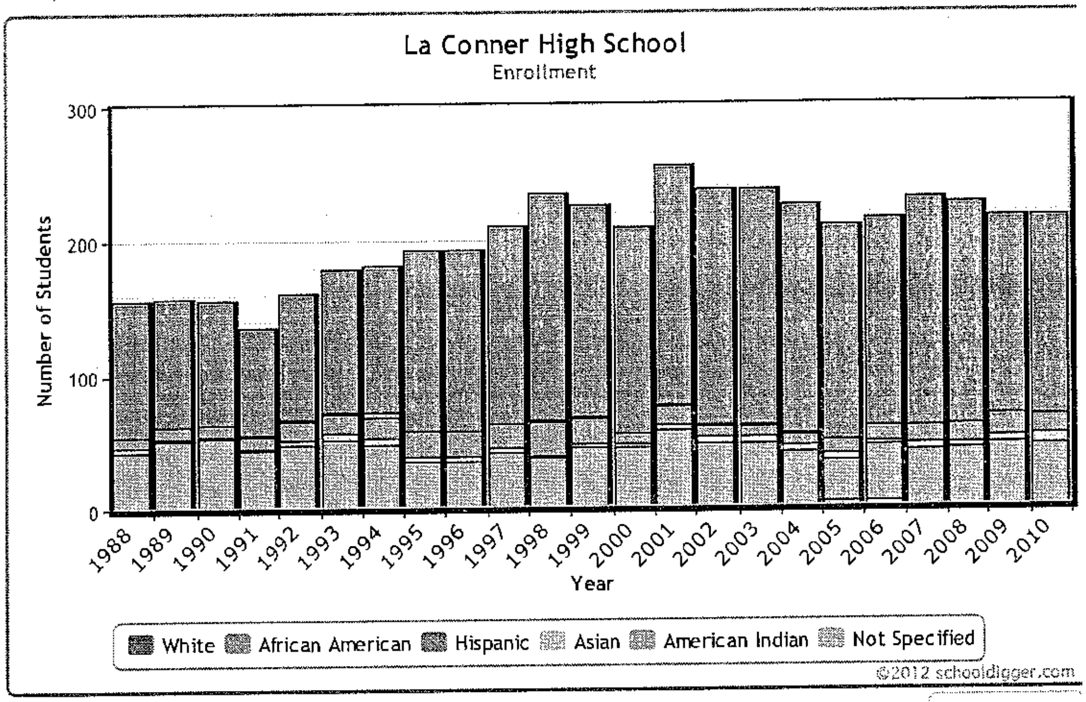
- African American: 0 (0%)
- American Indian: 44 (20.4%)
- Asian: 8 (3.7%)
- Hispanic: 14 (6.5%)
- Pacific Islander: 0 (0%)
- Two or more races: 0 (0%)
- White: 149 (69%)

Fulltime teachers: 14.2
Student/Teacher Ratio: 15.1
Eligible for discounted/free lunch: 30.7%

Enrollment/Ethnicity | Free/Disc Lunch | Student/Teacher Ratio

Enrollment information for La Conner High School

Chart options



Compare

Year	White	African American	Hispanic	Asian	American Indian	Not Specified	Total
1988	102	0	8	4	41	0	155
1989	95	0	9	2	50	0	156
1990	92	0	9	1	52	0	154
1991	80	1	9	1	43	0	134
1992	94	2	14	3	47	0	160
1993	106	2	14	5	50	0	177
1994	110	3	16	5	46	0	180
1995	134	0	19	4	34	0	191
1996	134	0	19	4	34	0	191
1997	147	0	18	4	40	0	209
1998	169	1	25	2	36	0	233
1999	157	1	20	2	44	0	224
2000	154	0	7	3	44	0	208
2001	178	1	14	4	56	0	253
2002	176	1	7	5	47	0	236
2003	176	1	7	5	47	0	236
2004	170	1	8	5	40	0	224
2005	160	0	10	5	31	3	209
2006	155	0	11	3	42	3	214
2007	171	0	13	5	41	0	230
2008	165	0	14	5	41	1	226
2009	148	0	16	5	47	0	216
2010	149	0	14	8	44	1	216

Source: National Center for Education Statistics, U.S. Dept of Education.

About Enrollment/Ethnicity

For more information about how the Department of Education defines ethnicity, see Defining Race and Ethnicity Data, National Center for Education Statistics

Race	Gr		
Amr Indian/Alska Nat	01		
Amr Indian/Alska Nat	01		
Amr Indian/Alska Nat	01		
Amr Indian/Alska Nat	01		
Amr Indian/Alska Nat	01		
Amr Indian/Alska Nat	01		
Amr Indian/Alska Nat	01		
Amr Indian/Alska Nat	01		
Amr Indian/Alska Nat	01		
Amr Indian/Alska Nat	01		
Amr Indian/Alska Nat	01		
Amr Indian/Alska Nat	01		
Amr Indian/Alska Nat	01		
Amr Indian/Alska Nat	01		
Amr Indian/Alska Nat	01		
* Count of Race Amr Indian/Alska Nat		:	15
Hispanic	01		
Hispanic	01		
Hispanic	01		
* Count of Race Hispanic		:	3
MULTIRACIAL	01		
MULTIRACIAL	01		
MULTIRACIAL	01		
* Count of Race MULTIRACIAL		:	3
White, non-Hispanic	01		
White, non-Hispanic	01		
White, non-Hispanic	01		
White, non-Hispanic	01		
White, non-Hispanic	01		
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White, non-Hispanic	01		
White, non-Hispanic	01		
White, non-Hispanic	01		
White, non-Hispanic	01		
White, non-Hispanic	01		
* Count of Race White, non-Hispanic		:	21
* Count of Gr 01		:	42
Amr Indian/Alska Nat	02		
Amr Indian/Alska Nat	02		
Amr Indian/Alska Nat	02		
Amr Indian/Alska Nat	02		
Amr Indian/Alska Nat	02		

Race	Gr		
Amr Indian/Alska Nat	02		
Amr Indian/Alska Nat	02		
Amr Indian/Alska Nat	02		
Amr Indian/Alska Nat	02		
Amr Indian/Alska Nat	02		
Amr Indian/Alska Nat	02		
Amr Indian/Alska Nat	02		
* Count of Race Amr Indian/Alska Nat		:	12
MULTIRACIAL	02		
* Count of Race MULTIRACIAL		:	1
PACIFIC ISLANDER	02		
* Count of Race PACIFIC ISLANDER		:	1
White, non-Hispanic	02		
White, non-Hispanic	02		
White, non-Hispanic	02		
White, non-Hispanic	02		
White, non-Hispanic	02		
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White, non-Hispanic	02		
White, non-Hispanic	02		
White, non-Hispanic	02		
White, non-Hispanic	02		
White, non-Hispanic	02		
* Count of Race White, non-Hispanic		:	26
* Count of Gr 02		:	40
Amr Indian/Alska Nat	03		
Amr Indian/Alska Nat	03		
Amr Indian/Alska Nat	03		
Amr Indian/Alska Nat	03		
Amr Indian/Alska Nat	03		
Amr Indian/Alska Nat	03		
Amr Indian/Alska Nat	03		
Amr Indian/Alska Nat	03		
Amr Indian/Alska Nat	03		
Amr Indian/Alska Nat	03		
Amr Indian/Alska Nat	03		
Amr Indian/Alska Nat	03		

Race	Gr		
Amr Indian/Alska Nat	03		
Amr Indian/Alska Nat	03		
* Count of Race Amr Indian/Alska Nat		:	14
Hispanic	03		
Hispanic	03		
Hispanic	03		
* Count of Race Hispanic		:	3
White, non-Hispanic	03		
White, non-Hispanic	03		
White, non-Hispanic	03		
White, non-Hispanic	03		
White, non-Hispanic	03		
White, non-Hispanic	03		
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White, non-Hispanic	03		
White, non-Hispanic	03		
* Count of Race White, non-Hispanic		:	32
* Count of Gr 03		:	49
Amr Indian/Alska Nat	04		
Amr Indian/Alska Nat	04		
Amr Indian/Alska Nat	04		
Amr Indian/Alska Nat	04		
Amr Indian/Alska Nat	04		
Amr Indian/Alska Nat	04		
Amr Indian/Alska Nat	04		
Amr Indian/Alska Nat	04		
Amr Indian/Alska Nat	04		
Amr Indian/Alska Nat	04		
Amr Indian/Alska Nat	04		
Amr Indian/Alska Nat	04		

Race	Gr		
Amr Indian/Alska Nat	04		
Amr Indian/Alska Nat	04		
Amr Indian/Alska Nat	04		
Amr Indian/Alska Nat	04		
Amr Indian/Alska Nat	04		
* Count of Race Amr Indian/Alska Nat		:	17
Hispanic	04		
* Count of Race Hispanic		:	1
MULTIRACIAL	04		
* Count of Race MULTIRACIAL		:	1
NOT PROVIDED	04		
* Count of Race NOT PROVIDED		:	1
White, non-Hispanic	04		
White, non-Hispanic	04		
White, non-Hispanic	04		
White, non-Hispanic	04		
White, non-Hispanic	04		
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White, non-Hispanic	04		
White, non-Hispanic	04		
* Count of Race White, non-Hispanic		:	26
* Count of Gr 04		:	46
Amr Indian/Alska Nat	05		
Amr Indian/Alska Nat	05		
Amr Indian/Alska Nat	05		
Amr Indian/Alska Nat	05		
Amr Indian/Alska Nat	05		
Amr Indian/Alska Nat	05		
Amr Indian/Alska Nat	05		
Amr Indian/Alska Nat	05		
Amr Indian/Alska Nat	05		
* Count of Race Amr Indian/Alska Nat		:	9

Race	Gr	
Asian or Pacific Isl	05	
* Count of Race Asian or Pacific Isl :		1
Hispanic	05	
Hispanic	05	
Hispanic	05	
* Count of Race Hispanic :		3
White, non-Hispanic	05	
White, non-Hispanic	05	
White, non-Hispanic	05	
White, non-Hispanic	05	
White, non-Hispanic	05	
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White, non-Hispanic	05	
White, non-Hispanic	05	
* Count of Race White, non-Hispanic :		24
* Count of Gr 05 :		37
Amr Indian/Alska Nat	06	
Amr Indian/Alska Nat	06	
Amr Indian/Alska Nat	06	
Amr Indian/Alska Nat	06	
Amr Indian/Alska Nat	06	
Amr Indian/Alska Nat	06	
Amr Indian/Alska Nat	06	
Amr Indian/Alska Nat	06	
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Amr Indian/Alska Nat	06	
Amr Indian/Alska Nat	06	
Amr Indian/Alska Nat	06	
Amr Indian/Alska Nat	06	
Amr Indian/Alska Nat	06	
Amr Indian/Alska Nat	06	
* Count of Race Amr Indian/Alska Nat :		17
Asian or Pacific Isl	06	
* Count of Race Asian or Pacific Isl :		1

Race	Gr		
Hispanic	06		
Hispanic	06		
Hispanic	06		
* Count of Race Hispanic		:	3
MULTIRACIAL	06		
* Count of Race MULTIRACIAL		:	1
White, non-Hispanic	06		
White, non-Hispanic	06		
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White, non-Hispanic	06		
White, non-Hispanic	06		
* Count of Race White, non-Hispanic		:	16
* Count of Gr 06		:	38
Amr Indian/Alska Nat	07		
Amr Indian/Alska Nat	07		
Amr Indian/Alska Nat	07		
Amr Indian/Alska Nat	07		
Amr Indian/Alska Nat	07		
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Amr Indian/Alska Nat	07		
Amr Indian/Alska Nat	07		
Amr Indian/Alska Nat	07		
Amr Indian/Alska Nat	07		
Amr Indian/Alska Nat	07		
* Count of Race Amr Indian/Alska Nat		:	18
Asian or Pacific Isl	07		
* Count of Race Asian or Pacific Isl		:	1
Hispanic	07		
Hispanic	07		
* Count of Race Hispanic		:	2
MULTIRACIAL	07		
* Count of Race MULTIRACIAL		:	1

Race	Gr		
White, non-Hispanic	07		
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White, non-Hispanic	07		
* Count of Race White, non-Hispanic		:	26
* Count of Gr 07		:	48
Amr Indian/Alska Nat	08		
Amr Indian/Alska Nat	08		
Amr Indian/Alska Nat	08		
Amr Indian/Alska Nat	08		
Amr Indian/Alska Nat	08		
Amr Indian/Alska Nat	08		
Amr Indian/Alska Nat	08		
Amr Indian/Alska Nat	08		
Amr Indian/Alska Nat	08		
Amr Indian/Alska Nat	08		
Amr Indian/Alska Nat	08		
* Count of Race Amr Indian/Alska Nat		:	11
Asian or Pacific Isl	08		
* Count of Race Asian or Pacific Isl		:	1
Black, non-Hispanic	08		
Black, non-Hispanic	08		
* Count of Race Black, non-Hispanic		:	2
Hispanic	08		
Hispanic	08		
Hispanic	08		
Hispanic	08		
Hispanic	08		
* Count of Race Hispanic		:	5

Race	Gr		
NOT PROVIDED	08		
* Count of Race NOT PROVIDED		:	1
White, non-Hispanic	08		
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White, non-Hispanic	08		
White, non-Hispanic	08		
* Count of Race White, non-Hispanic		:	30
* Count of Gr 08		:	50
Amr Indian/Alska Nat	09		
Amr Indian/Alska Nat	09		
Amr Indian/Alska Nat	09		
Amr Indian/Alska Nat	09		
Amr Indian/Alska Nat	09		
Amr Indian/Alska Nat	09		
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Amr Indian/Alska Nat	09		
Amr Indian/Alska Nat	09		
Amr Indian/Alska Nat	09		
Amr Indian/Alska Nat	09		
Amr Indian/Alska Nat	09		
Amr Indian/Alska Nat	09		
Amr Indian/Alska Nat	09		
Amr Indian/Alska Nat	09		
Amr Indian/Alska Nat	09		
Amr Indian/Alska Nat	09		
* Count of Race Amr Indian/Alska Nat		:	18

Race	Gr
Asian or Pacific Isl	09
Asian or Pacific Isl	09

* Count of Race Asian or Pacific Isl : 2

Race	Gr
Hispanic	09

* Count of Race Hispanic : 1

Race	Gr
White, non-Hispanic	09
White, non-Hispanic	09
White, non-Hispanic	09
White, non-Hispanic	09
White, non-Hispanic	09
White, non-Hispanic	09
White, non-Hispanic	09
White, non-Hispanic	09
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White, non-Hispanic	09
White, non-Hispanic	09
White, non-Hispanic	09
White, non-Hispanic	09
White, non-Hispanic	09
White, non-Hispanic	09

* Count of Race White, non-Hispanic : 41
* Count of Gr 09 : 62

Race	Gr
Amr Indian/Alska Nat	10
Amr Indian/Alska Nat	10
Amr Indian/Alska Nat	10
Amr Indian/Alska Nat	10
Amr Indian/Alska Nat	10

Race	Gr		
Amr Indian/Alska Nat	10		
Amr Indian/Alska Nat	10		
Amr Indian/Alska Nat	10		
Amr Indian/Alska Nat	10		
Amr Indian/Alska Nat	10		
Amr Indian/Alska Nat	10		
Amr Indian/Alska Nat	10		
Amr Indian/Alska Nat	10		
* Count of Race Amr Indian/Alska Nat		:	13
Asian or Pacific Isl	10		
* Count of Race Asian or Pacific Isl		:	1
Hispanic	10		
Hispanic	10		
* Count of Race Hispanic		:	2
MULTIRACIAL	10		
* Count of Race MULTIRACIAL		:	1
White, non-Hispanic	10		
White, non-Hispanic	10		
White, non-Hispanic	10		
White, non-Hispanic	10		
White, non-Hispanic	10		
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White, non-Hispanic	10		
White, non-Hispanic	10		
White, non-Hispanic	10		
White, non-Hispanic	10		
* Count of Race White, non-Hispanic		:	27
* Count of Gr 10		:	44
Amr Indian/Alska Nat	11		
Amr Indian/Alska Nat	11		
Amr Indian/Alska Nat	11		
Amr Indian/Alska Nat	11		
Amr Indian/Alska Nat	11		
Amr Indian/Alska Nat	11		

Race	Gr
Amr Indian/Alska Nat	11
Amr Indian/Alska Nat	11
Amr Indian/Alska Nat	11
Amr Indian/Alska Nat	11
Amr Indian/Alska Nat	11

* Count of Race Amr Indian/Alska Nat : 11

Race	Gr
Hispanic	11
Hispanic	11
Hispanic	11
Hispanic	11

* Count of Race Hispanic : 4

Race	Gr
MULTIRACIAL	11
MULTIRACIAL	11

* Count of Race MULTIRACIAL : 2

Race	Gr
White, non-Hispanic	11
White, non-Hispanic	11
White, non-Hispanic	11
White, non-Hispanic	11
White, non-Hispanic	11
White, non-Hispanic	11
White, non-Hispanic	11
White, non-Hispanic	11
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White, non-Hispanic	11
White, non-Hispanic	11
White, non-Hispanic	11
White, non-Hispanic	11
White, non-Hispanic	11
White, non-Hispanic	11

* Count of Race White, non-Hispanic : 35
* Count of Gr 11 : 52

Race	Gr
Amr Indian/Alska Nat	12

Race	Gr		
Amr Indian/Alska Nat	12		
Amr Indian/Alska Nat	12		
Amr Indian/Alska Nat	12		
Amr Indian/Alska Nat	12		
Amr Indian/Alska Nat	12		
Amr Indian/Alska Nat	12		
Amr Indian/Alska Nat	12		
Amr Indian/Alska Nat	12		
Amr Indian/Alska Nat	12		
Amr Indian/Alska Nat	12		
Amr Indian/Alska Nat	12		
Amr Indian/Alska Nat	12		
Amr Indian/Alska Nat	12		
Amr Indian/Alska Nat	12		
Amr Indian/Alska Nat	12		
Amr Indian/Alska Nat	12		
Amr Indian/Alska Nat	12		
* Count of Race Amr Indian/Alska Nat		:	18
Asian or Pacific Isl	12		
Asian or Pacific Isl	12		
Asian or Pacific Isl	12		
* Count of Race Asian or Pacific Isl		:	3
Hispanic	12		
Hispanic	12		
Hispanic	12		
* Count of Race Hispanic		:	3
White, non-Hispanic	12		
White, non-Hispanic	12		
White, non-Hispanic	12		
White, non-Hispanic	12		
White, non-Hispanic	12		
White, non-Hispanic	12		
White, non-Hispanic	12		
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White, non-Hispanic	12		
White, non-Hispanic	12		
White, non-Hispanic	12		
White, non-Hispanic	12		
White, non-Hispanic	12		

Race	Gr		
White, non-Hispanic	12		
White, non-Hispanic	12		
White, non-Hispanic	12		
White, non-Hispanic	12		
White, non-Hispanic	12		
White, non-Hispanic	12		
White, non-Hispanic	12		
White, non-Hispanic	12		
* Count of Race White, non-Hispanic		:	35
* Count of Gr 12		:	59
Amr Indian/Alska Nat	K2		
Amr Indian/Alska Nat	K2		
Amr Indian/Alska Nat	K2		
Amr Indian/Alska Nat	K2		
Amr Indian/Alska Nat	K2		
Amr Indian/Alska Nat	K2		
Amr Indian/Alska Nat	K2		
Amr Indian/Alska Nat	K2		
Amr Indian/Alska Nat	K2		
Amr Indian/Alska Nat	K2		
Amr Indian/Alska Nat	K2		
Amr Indian/Alska Nat	K2		
Amr Indian/Alska Nat	K2		
Amr Indian/Alska Nat	K2		
Amr Indian/Alska Nat	K2		
Amr Indian/Alska Nat	K2		
Amr Indian/Alska Nat	K2		
* Count of Race Amr Indian/Alska Nat		:	17
Hispanic	K2		
Hispanic	K2		
* Count of Race Hispanic		:	2
MULTIRACIAL	K2		
MULTIRACIAL	K2		
MULTIRACIAL	K2		
* Count of Race MULTIRACIAL		:	3
White, non-Hispanic	K2		
White, non-Hispanic	K2		
White, non-Hispanic	K2		
White, non-Hispanic	K2		
White, non-Hispanic	K2		
White, non-Hispanic	K2		
White, non-Hispanic	K2		
White, non-Hispanic	K2		
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White, non-Hispanic	K2		
White, non-Hispanic	K2		
White, non-Hispanic	K2		
White, non-Hispanic	K2		
White, non-Hispanic	K2		

Race	Gr		
White, non-Hispanic	K2		
White, non-Hispanic	K2		
White, non-Hispanic	K2		
* Count of Race White, non-Hispanic		:	20
* Count of Gr K2		:	42
Amr Indian/Alska Nat	P2		
* Count of Race Amr Indian/Alska Nat		:	1
White, non-Hispanic	P2		
* Count of Race White, non-Hispanic		:	1
* Count of Gr P2		:	2
White, non-Hispanic	P3		
White, non-Hispanic	P3		
White, non-Hispanic	P3		
* Count of Race White, non-Hispanic		:	3
* Count of Gr P3		:	3
Amr Indian/Alska Nat	P4		
Amr Indian/Alska Nat	P4		
Amr Indian/Alska Nat	P4		
Amr Indian/Alska Nat	P4		
Amr Indian/Alska Nat	P4		
* Count of Race Amr Indian/Alska Nat		:	5
White, non-Hispanic	P4		
* Count of Race White, non-Hispanic		:	1
* Count of Gr P4		:	6

Gr Count:620

*********************** End of report ***********************

CHAPTER VII

WAC 392-341-025 (7)

The type and extent of new and/or additions to existing school facilities required, and the urgency of need for such facilities.

7. NEW AND ADDITIONS TO EXISTING SCHOOL FACILITIES AND THE URGENCY OF NEED FOR SUCH FACILITIES

Phase I – Convert Middle School into an Elementary School
Implementation of the Long-Range Educational and Facilities Plan requires the Elementary School program to relocate into the existing Middle School. This will require additional general classrooms, an increased paved play area, and minor interior improvements to accommodate Special Education, Title 1, and a Library. With the addition of a Library and four additional K-1 classrooms, the existing Middle School will accommodate the Elementary School program.

Phase II – Convert Elementary School into a Middle School
Once the elementary school program is relocated out of the existing elementary school, this older building can be modernized, with the required selective demolition and additions required to provide a comprehensive Middle School located adjacent to the existing High School.

Completion of these first two phases (along with some minor campus-wide improvements) will provide the District with modernized facilities capable of serving grades K-8.

Phase III – Renovation and Replacement of the High School
It has been determined that Phase III of this Long-Range Master Plan will be deferred to a later date with planning and construction obtained under a future bond issue. At that time selective parts of the High School will be replaced and modernized to improve the existing facility and better accommodate current educational programming needs.

CHAPTER VIII

WAC 392-341-025 (8)

A cost/benefit analysis on the need to modernize and/or replace existing school facilities in order to meet the current educational needs and the current state building code.

8. COST BENEFIT ANALYSIS FOR MODERNIZATION OR REPLACEMENT OF EXISTING SCHOOL FACILITIES

Introduction

The Capital Facilities Plan developed by the La Conner School District is a six-year rolling plan that is intended to be reviewed and revised each year for the succeeding six years. It provides an intermediate time frame perspective for capital facility decisions.

Based on the current work by the Facilities Advisory Committee, the La Conner School District successfully passed a $20,693,000 Bond Issue for their next round of capital improvements. The present plan calls for an addition and modernization to their existing Middle School to convert this building into their Elementary School. In addition, the existing Elementary School is scheduled to be modernized with an addition to accommodate a comprehensive Middle School program. The remaining balance of the capital improvement bond will be used for campus wide upgrades.

The following budget has been proposed to accomplish the immediate needs of the District:

Campus Wide Improvements	$500,000
Football Field Lighting	
Upgrade Energy Management System	
Resurface Existing Track	
New Energy Management System	
Auditorium Building Improvements	$360,000
Replace HVAC	
Fire Alarm Upgrades	
Replace Main Electrical Service	
Convert Existing Middle School to K-5 Elementary School	$4,695,000
Classroom Addition(s)	
Interior Modernizations	
Covered Play Area	
HVAC Upgrades	
Fire Alarm Upgrades	
Convert Existing Elementary School to 6-12 Middle/High	$17,082,000
Additions & Full Modernization	
Selected Upgrades at the Existing High School	$500,000
Anticipated OSPI Matching Funds	-$2,800,000
Bond Contingency	$356,000
Total Anticipated Project Cost:	$20,693,000

CHAPTER IX

WAC 392-341-025 (9)

The need and the estimated capital cost to restore to design specifications the major building systems and subsystems that have deteriorated due to deferred maintenance.

9. ESTIMATED CAPITAL COST TO RESTORE MAJOR FACILITY SYSTEMS DUE TO DEFFERRED MAINTENANCE

The La Conner School District has traditionally been aggressive in the maintenance of the District's facilities. Upon review of scheduled capital projects none are ascertained as being the result of deferred maintenance.

Current projects in the newly adopted Capital Facilities Plan are the result of programmatic changes, code upgrades, or replacement of systems due to age.

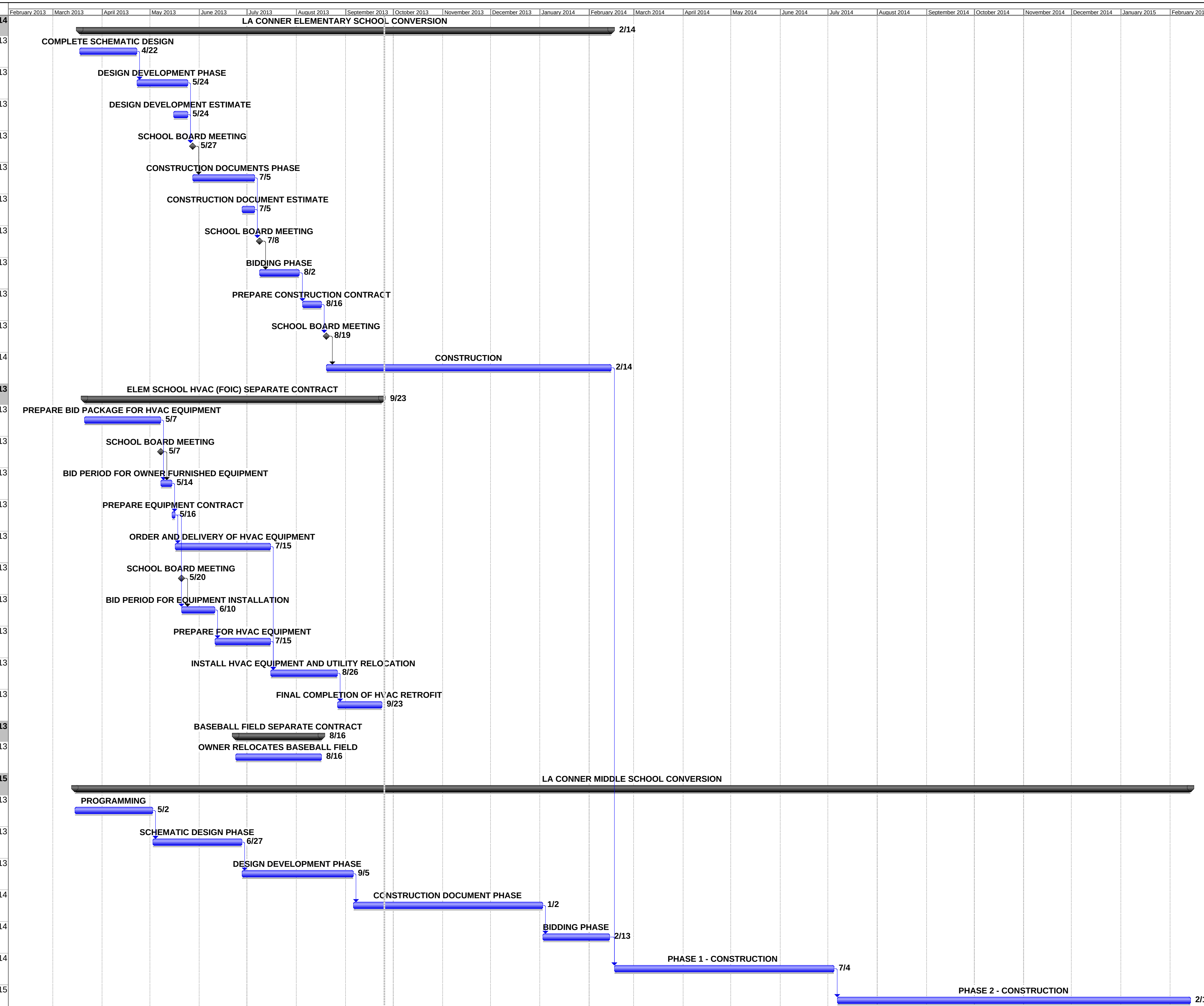
CHAPTER X

WAC 392-341-025 (10)

A determination of the district's time line for completion of the school facilities project.

LA CONNER SCHOOL DISTRICT CAPITAL PROJECTS 2013-2015

ID	Task Name	Duration	Start	Finish
1	**LA CONNER ELEMENTARY SCHOOL CONVERSION**	**240 days**	**Mon 3/18/13**	**Fri 2/14/14**
2	COMPLETE SCHEMATIC DESIGN	26 days	Mon 3/18/13	Mon 4/22/13
3	DESIGN DEVELOPMENT PHASE	24 days	Tue 4/23/13	Fri 5/24/13
4	DESIGN DEVELOPMENT ESTIMATE	7 days	Thu 5/16/13	Fri 5/24/13
5	SCHOOL BOARD MEETING	1 day	Mon 5/27/13	Mon 5/27/13
6	CONSTRUCTION DOCUMENTS PHASE	29 days	Tue 5/28/13	Fri 7/5/13
7	CONSTRUCTION DOCUMENT ESTIMATE	6 days	Fri 6/28/13	Fri 7/5/13
8	SCHOOL BOARD MEETING	1 day	Mon 7/8/13	Mon 7/8/13
9	BIDDING PHASE	19 days	Tue 7/9/13	Fri 8/2/13
10	PREPARE CONSTRUCTION CONTRACT	2 wks	Mon 8/5/13	Fri 8/16/13
11	SCHOOL BOARD MEETING	1 day	Mon 8/19/13	Mon 8/19/13
12	CONSTRUCTION	129 days	Tue 8/20/13	Fri 2/14/14
13	**ELEM SCHOOL HVAC (FOIC) SEPARATE CONTRACT**	**133 days**	**Thu 3/21/13**	**Mon 9/23/13**
14	PREPARE BID PACKAGE FOR HVAC EQUIPMENT	34 days	Thu 3/21/13	Tue 5/7/13
15	SCHOOL BOARD MEETING	1 day	Tue 5/7/13	Tue 5/7/13
16	BID PERIOD FOR OWNER FURNISHED EQUIPMENT	1 wk	Wed 5/8/13	Tue 5/14/13
17	PREPARE EQUIPMENT CONTRACT	2 days	Wed 5/15/13	Thu 5/16/13
18	ORDER AND DELIVERY OF HVAC EQUIPMENT	42 days	Fri 5/17/13	Mon 7/15/13
19	SCHOOL BOARD MEETING	1 day	Mon 5/20/13	Mon 5/20/13
20	BID PERIOD FOR EQUIPMENT INSTALLATION	3 wks	Tue 5/21/13	Mon 6/10/13
21	PREPARE FOR HVAC EQUIPMENT	5 wks	Tue 6/11/13	Mon 7/15/13
22	INSTALL HVAC EQUIPMENT AND UTILITY RELOCATION	6 wks	Tue 7/16/13	Mon 8/26/13
23	FINAL COMPLETION OF HVAC RETROFIT	4 wks	Tue 8/27/13	Mon 9/23/13
24	**BASEBALL FIELD SEPARATE CONTRACT**	**40 days**	**Mon 6/24/13**	**Fri 8/16/13**
25	OWNER RELOCATES BASEBALL FIELD	2 mons	Mon 6/24/13	Fri 8/16/13
26	**LA CONNER MIDDLE SCHOOL CONVERSION**	**501 days**	**Fri 3/15/13**	**Fri 2/13/15**
27	PROGRAMMING	7 wks	Fri 3/15/13	Thu 5/2/13
28	SCHEMATIC DESIGN PHASE	8 wks	Fri 5/3/13	Thu 6/27/13
29	DESIGN DEVELOPMENT PHASE	10 wks	Fri 6/28/13	Thu 9/5/13
30	CONSTRUCTION DOCUMENT PHASE	17 wks	Fri 9/6/13	Thu 1/2/14
31	BIDDING PHASE	6 wks	Fri 1/3/14	Thu 2/13/14
32	PHASE 1 - CONSTRUCTION	5 mons	Mon 2/17/14	Fri 7/4/14
33	PHASE 2 - CONSTRUCTION	8 mons	Mon 7/7/14	Fri 2/13/15



 Hutteball & Oremus Architecture

CHAPTER XI

WAC 392-341-025 (11)

An inventory of accessible unused or underutilized school facilities in neighboring school districts and the physical condition of such school facilities.

11. INVENTORY OF UNUSED OR UNDERUTILIZED SCHOOL FACILITIES IN NEIGHBORING DISTRICTS

Introduction

The La Conner School District conducted a survey of neighboring school districts to determine if accessible unused or underutilized school facilities were available for use. Each neighboring district was sent a letter requesting if school facilities were currently vacant or scheduled to be vacant within the next six years.

Letters were sent to the following districts:

Anacortes Public Schools	Chris Borgen, Superintendent
Burlington-Edison School District	Laurel Browning, Superintendent
Mount Vernon School District	Carl Bruner, Superintendent
Conway School District	Ken Axelson, Superintendent

The La Conner School District Board of Directors passed *Resolution No 28* on the *24th day of* July*, 2013* stating that this survey had been conducted and is complete. A copy of the resolution is included in this chapter along with copies of the returned survey letters.

La Conner School District
Skagit County, Washington

RESOLUTION 28

A RESOLUTION of the Board of Directors of La Conner School District, Skagit County, State of Washington, confirming that no suitable unused or underutilized educational facilities exist in contiguously adjacent school districts.

WHEREAS, the Office of the Superintendent of Public Instruction School Facilities and Organization of the State of Washington (OSPI) has established procedures to prove eligibility for State Funding Assistance in School Construction; and

WHEREAS , the OSPI procedures require that a school district which applies for State Funding Assistance in School Construction shall survey contiguously adjacent school districts to determine whether such school districts have unused or underutilized educational facilities suited for use by the applicant school district, and if such facilities are available, the condition of such facilities; and

WHEREAS, the La Conner school District has surveyed contiguously adjacent school districts to determine whether such school districts have unused or underutilized education facilities suited for use by the La Conner School District and has found none;

THEREFORE, BE IT RESOLVED by the Board of Directors that no unused or underutilized educational facilities exist in adjacent school districts for use by La Conner School District.

ADOPTED at a regular meeting of the Board of Directors of the District, where notice was given in the manner provided by law, on the (~~date~~)th of (~~month~~), (~~year~~).
24 June 2013.

Board of Directors:

Attest:

June 24, 2013
Secretary to the Board

La Conner Schools

La Conner School District

June 24, 2013

Laurel Browning
927 E. Fairhaven
Burlington, WA 98233

Re: Inventory of School Facilities in Neighboring School Districts
La Conner School District Study and Survey

Dear Laurel,

A requirement for a portion of the State Study & Survey is to request an indication from neighboring school districts as to space available sufficient to accommodate students from La Conner School District. On behalf of the La Conner School District, please consider this a request to identify unused or underutilized school facilities and the physical condition of such facilities.

The Burlington School District currently has space available for students who are located within the La Conner School District.

Yes ______ No X ______ Signature ______

If yes, please explain what space exists.

______
______
______
______
______

Thank you for your help in this matter.

Sincerely,

Tim Bruce,
Superintendent

Tim Bruce, Superintendent
P.O. Box 2103
La Conner, WA 98257
(360) 466-3171
Fax: (360) 466-3523

La Conner Schools

La Conner School District

June 24, 2013

Carl Bruner
124 E. Lawrence Street
Mount Vernon, WA 98273

Re: Inventory of School Facilities in Neighboring School Districts
La Conner School District Study and Survey

Dear Carl,

A requirement for a portion of the State Study & Survey is to request an indication from neighboring school districts as to space available sufficient to accommodate students from La Conner School District. On behalf of the La Conner School District, please consider this a request to identify unused or underutilized school facilities and the physical condition of such facilities.

The Mount Vernon School District currently has space available for students who are located within the La Conner School District.

Yes ________ No X Signature Carl Bruner

If yes, please explain what space exists.

Thank you for your help in this matter.

Sincerely,

Tim Bruce,
Superintendent

Tim Bruce, Superintendent
P.O. Box 2103
La Conner, WA 98257
(360) 466-3171
Fax: (360) 466-3523

La Conner Schools

La Conner School District

June 24, 2013

Ken Axelson
19710 State Route 534
Mount Vernon, WA 98274

Re: Inventory of School Facilities in Neighboring School Districts
La Conner School District Study and Survey

Dear Ken,

A requirement for a portion of the State Study & Survey is to request an indication from neighboring school districts as to space available sufficient to accommodate students from La Conner School District. On behalf of the La Conner School District, please consider this a request to identify unused or underutilized school facilities and the physical condition of such facilities.

The Conway School District currently has space available for students who are located within the La Conner School District.

Yes ________ No X Signature Ken S. Axelson

If yes, please explain what space exists.

Thank you for your help in this matter.

Sincerely,

Tim

Tim Bruce,
Superintendent

Tim Bruce, Superintendent
P.O. Box 2103
La Conner, WA 98257
(360) 466-3171
Fax: (360) 466-3523

La Conner Schools

La Conner School District

June 24, 2013

Dr. Mark Wenzel
Anacortes School District
2200 M. Avenue
Anacortes, WA 98221

Re: Inventory of School Facilities in Neighboring School Districts
La Conner School District Study and Survey

Dear Mark,

A requirement for a portion of the State Study and Survey is to request an indication from neighboring school districts as to space available sufficient to accommodate students from La Conner School District. On behalf of the La Conner School District, please consider this a request to identify unused or underutilized school facilities and the physical condition of such facilities.

The Anacortes School District currently has space available for students who are located within the La Conner School District.

Yes__________ No X________ Signature Mark Wenzel

If yes, explain what space exists.

____

____

____

Thank you for your help in this matter.

Sincerely,

Tim Bruce

Tim Bruce, Superintendent

P.O. Box 2103
La Conner, WA 98257
(360) 466-3171
Fax: (360) 466-3523

CHAPTER XII

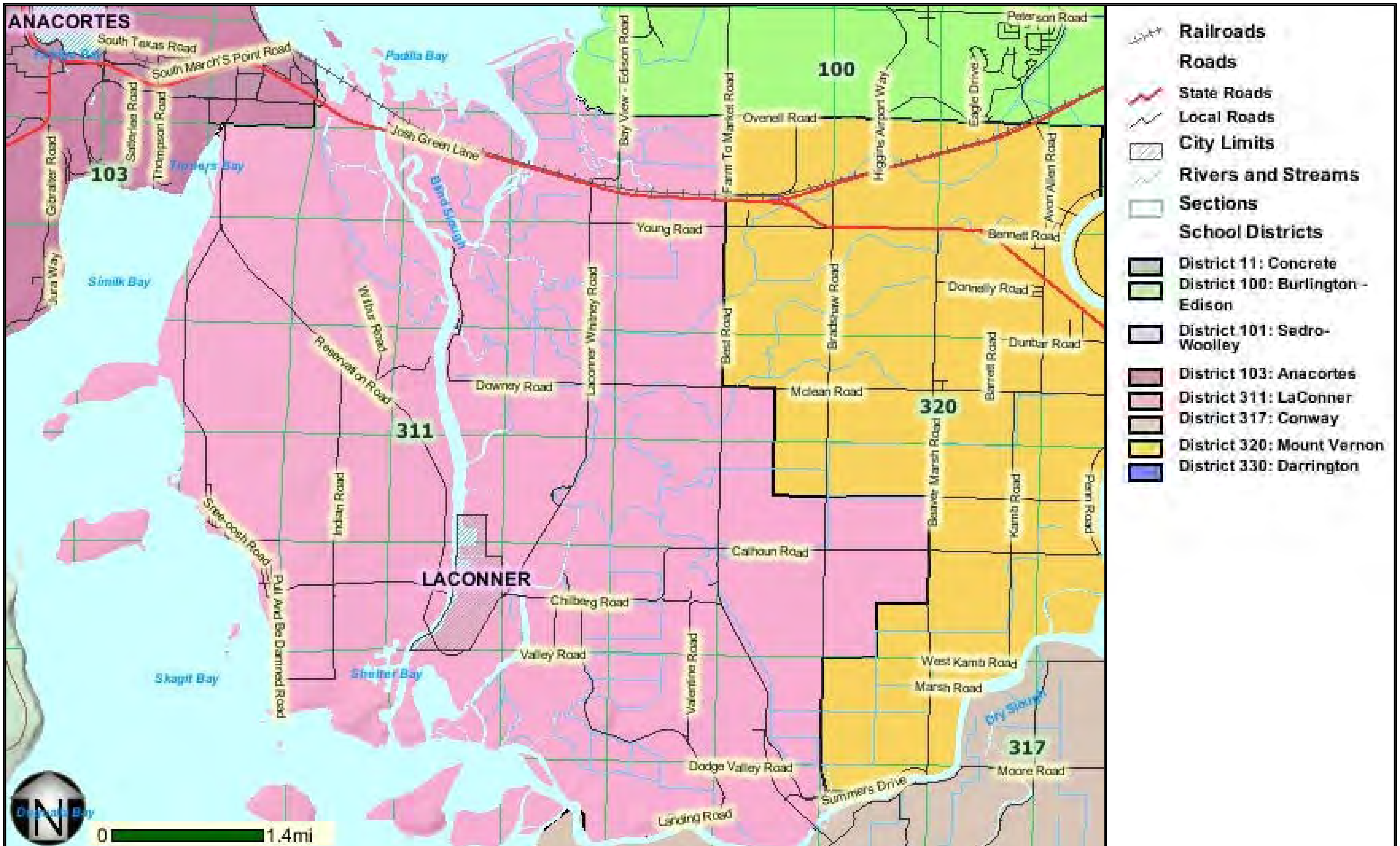
WAC 392-341-025 (12)

The need for adjustments of school attendance areas within the district.

12. ATTENDANCE AREA ADJUSTMENTS

The La Conner School District does not have individual attendance areas. All students are housed on one campus serving grades K-12. Construction and modernization of facilities will not change this distribution.

La Conner School District Boundary



Skagit County iMap

SKAGIT COUNTY does not attest to the accuracy to the data contained herein and makes no warranty with respect to the correctness or validity of this map. Data contained in this map is limited by the method and accuracy of its collection.

Map Scale:

1 inch = 7500 Feet
(1 inch = 1.4 Miles)