

# Meeting Notes

**PROJECT:** Reynolds School District Bond and Finance Planning Committee  
**DATE:** March 6, 2023  
**SUBJECT:** Meeting 5  
**ATTENDEES:** Hank Bauer, Allison Brown, Alyssea Cephas, Kristy Curletto, John Dixon, Jennifer Halleck, Anthony Lebron, Christopher Ortiz, Brent Perrin, Karen Roney, Jairo Rios-Campos, Karina Ruiz, Gary Schuh, Joanna Williams, Jeremy Wright.

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## Welcome and Opening Remarks

Karina Ruiz opened the meeting, reviewed the agenda and group agreements. She also reviewed the last meeting, and some brief updates on the project.

## Build a Bond Activity

The group was given an Excel spreadsheet with a breakdown of project cost estimates. These had been developed by Heidi and Jen, to help the group get an idea of how much each project might cost. Once the group prioritizes the projects and comes up with a short list of projects, more definitive cost estimates can be generated. Jen noted that these costs are very rough estimates (for the purpose of this activity), and that more definitive costs will be determined once projects are prioritized.

Two small groups prioritized projects for the \$275 million package, and a second priority tier (for additional items, should additional funding become available).

## Group 1

Priority 1 (\$274M package)

- Replace Alder ES (incl. demo) (\$44,033,18)
- Replace Davis ES (incl. demo) (\$36,242,856)
- Replace Glenfair ES (incl. demo) (\$45,070,470)
- Replace Mt. Scott ES (incl. demo) (\$40,570,367)
- Replace and Repair Roofs (\$15,466,584)
- Exterior Lighting (\$200,000)
- Lead/Asbestos Mitigation district-wide (\$9,249,460)
- Electrical upgrades district-wide (\$3,260,471)
- Intercom/PA Upgrade district-wide (\$4,390,290)
- Perimeter Fencing at HS (\$322,647)
- Perimeter Fencing at ES (\$412,067)
- Perimeter Fencing at MS (\$437,879)
- Install/Upgrade Fire Water Service (\$995,597)

- Intruder Locks District-wide (\$637,920)
- Replace Plumbing fixtures & piping district-wide (\$20,974,119)
- Upgrade Fire Sprinklers (\$3,735,592)
- Title IX improvements (\$1,000,000)
- Replace Generators district-wide (\$2,788,020)
- ADA Restroom Stalls at ES (\$6,611,044)
- ADA Restroom Stalls at MS (\$7,443,474)
- Grandstands and Field Improvements at RHS (\$4,000,000)
- Gender Neutral Restrooms at MS/HS (\$1,106,219)
- ADA Restroom Stalls at HS (\$4,955,863)
- Alder ES Elevator @Gym/Café (\$1,843,699)
- New fire access road at 3 ES (\$464,612)
- Playground Upgrades at ES (\$6,242,605)

Priority 2 (if additional funding should become available):

- HVAC Replacement/Indoor Air Quality at ES (\$57,781,541)
- HVAC Replacement/Indoor Air Quality at MS (\$42,209,443)
- HVAC Replacement/Indoor Air Quality at HS (\$24,981,683)

Comments from the group:

- We removed two items (Exterior Window Replacement at Mt. Scott ES (\$12,694), and New Covered Play at Alder and David ES (\$691,387)), assuming that they would be covered in the replacement of those elementary schools.
- We felt that we could potentially accomplish all projects, except for HVAC improvements. With removing the projects that would be covered in the replacement, Priority 1 totals \$260,611,311.
- HVAC improvements are our second priority level, but we feel that there could be additional grants for HVAC.

## Group 2

Priority 1 (\$274M package)

- Replace Alder ES (incl. demo) (\$44,033,18)
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Priority 2 (if additional funding should become available):

- Intruder Locks District-wide (\$637,920)
- Replace Generators district-wide (\$2,788,020)
- Electrical upgrades district-wide (\$3,260,471)
- Replace and Repair Roofs (\$15,466,584)
- Replace Plumbing fixtures & piping district-wide (\$20,974,119)

Comments from the group:

- Our top priority is replacing the oldest elementary schools. Those four projects total \$164,916,874.
- The rest of our Priority 1 projects, including the replacements, total \$286,792,662. We know that's over the total, but we feel it's close enough for government work (especially as some costs will be adjusted as they will be covered in the replacement projects).
- We started to adjust some of the costs of the other projects in Priority 2 because they would be covered in the replacement.
- We did feel that HVAC improvements would be a big selling point of the bond, and would appeal to voters throughout the district.
- Could some of the Priority 2 projects be covered by the District's budget? Perhaps there could be money allocated to maintenance and improvements.

Karina noted that the groups are both aligned around prioritizing the replacement of the oldest four elementary schools. She asked the group, with the HVAC improvements, do you have priorities among the elementary, middle and high schools that are left?

- Would be good to look at the places where we are spending the most money on maintenance.
- It'd be good to prioritize the ones that are in the worst shape.
- The middle school is probably one of the worst off.

- There's also a very old stack of HVAC in the old building at RHS, which causes a lot of problems.

Karina told the group that at their next (and final) meeting, they can see updated dollar amounts on projects. She noted that in summary, it sounds like the group's priorities are the four new schools, the grandstands, and some of the other bigger projects, and then see how much HVAC you can buy. There are some outstanding questions on the stadium (and whether it's feasible at the RHS site) that need to be clarified, as well.

The group briefly discussed putting replacing Reynolds Middle School back on their list of projects, and noted that this would likely be a trade for replacing two elementary schools. This could be discussed at the next meeting further.

### Next Steps

Karina reviewed the next steps with the group:

- The group will reconvene soon to review the final package recommendations, with the associated updated costs.

These meeting notes are a record. If there are any errors and/or omissions in the foregoing notes, please advise our office immediately; otherwise these notes will be considered correct and complete as written.

Submitted by

Allison Brown  
BRIC Architecture, Inc.

Attachments:

- PowerPoint presentation, 3/6/2023, 10 pages
- Photos of prioritized package boards, 2 pages





# Bond and Finance Planning Committee

Meeting 4: February 6, 2023

*As a community, we prepare lifelong learners to achieve their full potential in a complex and interconnected world.*



# Meeting Agenda

- 4:00 – 4:05 pm      Opening Remarks/Group Norms
- 4:05 – 4:10 pm      Brief Recap of Last Meeting, Project Updates
- 4:10 – 5:10 pm      Build a Bond Activity (small groups)
- 5:10 – 5:45 pm      Small Group Report Back, Group Discussion
- 5:45 – 6:00 pm      Wrap-Up and Next Steps

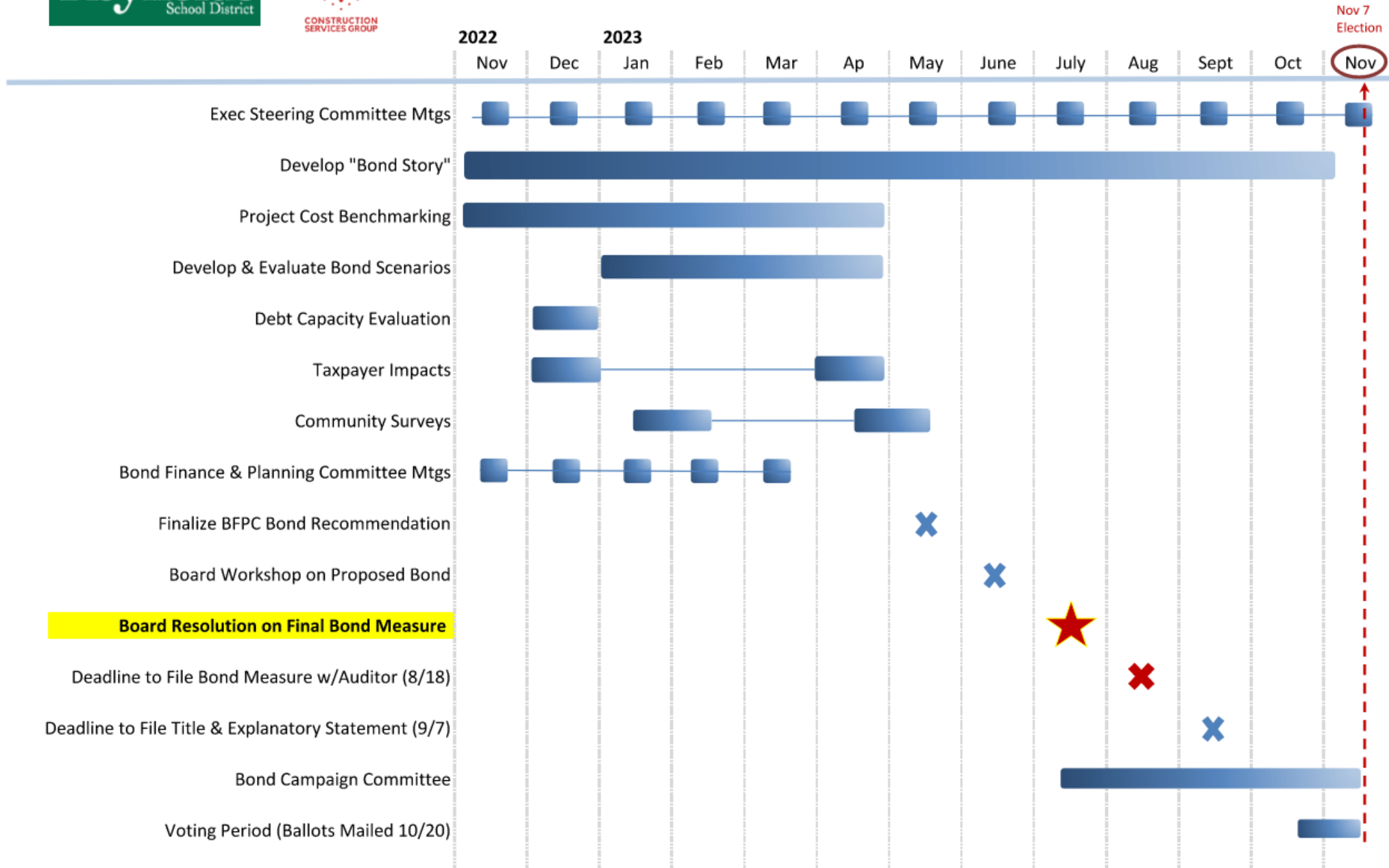
# Group Norms

- Stay engaged.
- Speak your truth responsibly.
- Listen to understand, to believe.
- Be willing to do things differently and experience discomfort.
- Expect and accept non-closure.
- Take space, make space.
- Ensure each person has a chance to speak.
- Respect each others' voices and views.

# Recap of Last Meeting

- Reviewed the polling data
  - Big takeaway: the larger package (\$275M) polled well!
- Presentation on possible bond financing scenarios

# BOND PLANNING TIMELINE



# Updated Meeting Schedule

## Nov. 1: Kickoff Meeting

## Nov. 7

- Timeline, Updates & Proposed Engagement
- Draft Guiding Principles
- Proposed Bond Priorities

## Nov. 14

- School Facility Tour

## Late November – Late December

- Community Dialogue Sessions
- School Facility Tours

## Dec. 5

- School Facility Tour

## Dec. 12

- Review community feedback
- Early (not final!) prioritization
- Project cost estimates

## February 2023

- Review bond scenarios
- Review polling results
- Prioritization, ‘build a bond’ activity

# Build a Bond

# Build a Bond Activity

REYNOLDS SCHOOL DISTRICT

2/22/2023

**COST BENCHMARKS FOR POTENTIAL BOND PROJECTS**

DATA FOR "BUILD A BOND" EXERCISE ONLY

These are estimated total project costs for pre-bond planning based on benchmarking, and may vary by as much as +/-20%. These costs are for the purpose of prioritizing potential projects only and must be validated and developed in more detail before determining final cost estimates for the

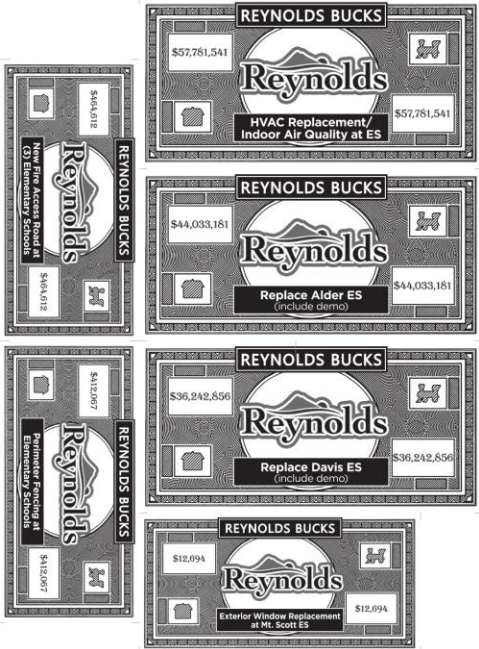
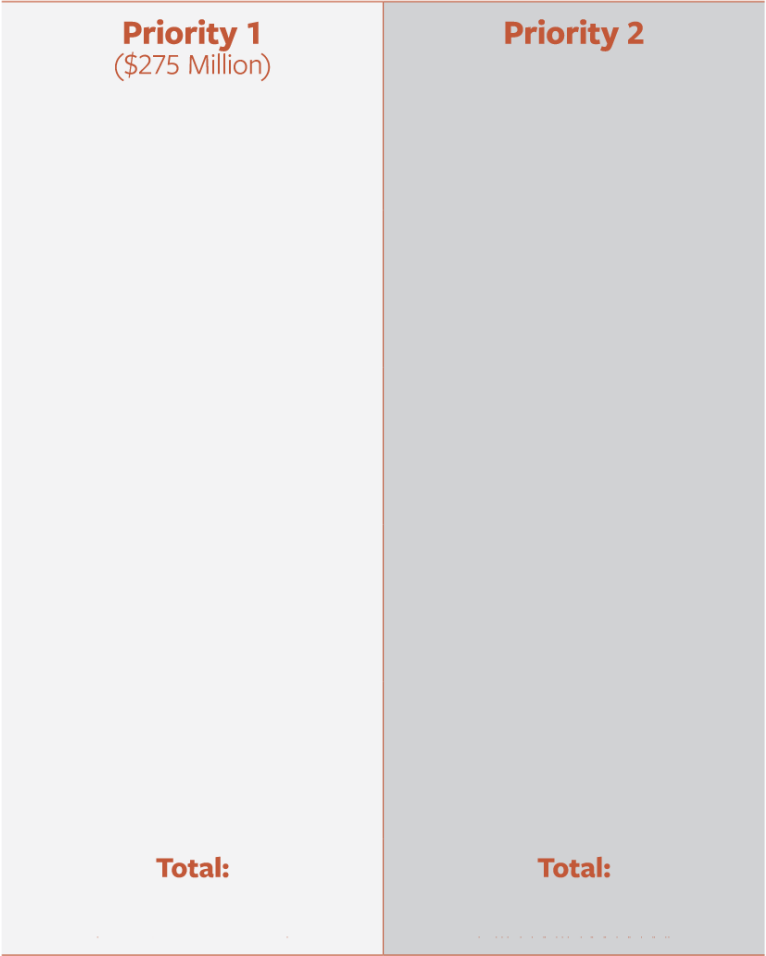
	Alder	Davis	Glenfair	Hartley	M Scott	Salish P	Sweetbriar	Woodland	HB Lee MS	RMS	WM MS	RHS	Total	
WARM/SAFE/DRY:														WARM/SAFE/DRY:
ADA restroom stalls	\$ 1,742,296	\$ 1,742,296	\$ 619,483	\$ 1,742,296	\$ 764,674				\$ 2,710,238	\$ 3,184,529	\$ 1,548,707	\$ 4,955,863	\$ 19,010,380	ADA restroom stalls
Add Elevator @ Gym/Cafeteria	\$ 1,843,699												\$ 1,843,699	Add Elevator @ Gym/Cafeteria
Exterior Lighting		\$ 20,000	\$ 20,000		\$ 20,000	\$ 20,000			\$ 40,000	\$ 40,000	\$ 40,000		\$ 200,000	Exterior Lighting
Gender Neutral Restroom									\$ 184,370	\$ 184,370	\$ 184,370	\$ 553,110	\$ 1,106,219	Gender Neutral Restroom
Install hydrant/fire line			\$ 199,119	\$ 199,119	\$ 66,373		\$ 99,560			\$ 99,560		\$ 331,866	\$ 995,597	Install hydrant/fire line
Intercom/PA Upgrade	\$ 273,517	\$ 244,396	\$ 255,122		\$ 222,571	\$ 317,706	\$ 319,209	\$ 280,219	\$ 447,125	\$ 673,457	\$ 435,814	\$ 921,154	\$ 4,390,290	Intercom/PA Upgrade
Intruder locks	\$ 57,155	\$ 47,936	\$ 44,249	\$ 47,936	\$ 57,155	\$ 47,936	\$ 46,092	\$ 57,155	\$ 66,373	\$ 99,560	\$ 66,373	\$ -	\$ 637,920	Intruder locks
Lead/Asbestos Mitigation	\$ 547,035	\$ 488,792	\$ 510,244	\$ 468,880	\$ 445,143	\$ 635,412	\$ 638,418	\$ 560,438	\$ 894,249	\$ 1,346,914	\$ 871,627	\$ 1,842,307	\$ 9,249,460	Lead/Asbestos Mitigation
New fire access road				\$ 221,244	\$ 188,057		\$ 55,311					\$ -	\$ 464,612	New fire access road
Perimeter fencing	\$ 88,498		\$ 41,483	\$ 20,281	\$ 9,218	\$ 29,499	\$ 202,807	\$ 20,281	\$ 230,462	\$ 23,046	\$ 184,370	\$ 322,647	\$ 1,172,593	Perimeter fencing
Replace all exterior windows					\$ 12,694								\$ 12,694	Replace all exterior windows
Replace electrical panels	\$ 273,517	\$ 244,396	\$ 255,122	\$ 234,440	\$ 222,571					\$ 673,457	\$ 435,814	\$ 921,154	\$ 3,260,471	Replace electrical panels
Replace generator	\$ 218,814	\$ 195,517	\$ 204,097	\$ 187,552					\$ 357,700	\$ 538,766	\$ 348,651	\$ 736,923	\$ 2,788,020	Replace generator
Replace plumbing fixtures & piping	\$ 1,312,883	\$ 1,173,101		\$ 1,125,313	\$ 1,068,342	\$ 1,524,990	\$ 1,532,202	\$ 1,345,052	\$ 2,146,198	\$ 3,232,594	\$ 2,091,905	\$ 4,421,537	\$ 20,974,119	Replace plumbing fixtures & piping
Title IX Improvements									\$ -	\$ -	\$ -	\$ -	\$ 1,000,000	Title IX Improvements
Upgrade sprinkler		\$ 488,792	\$ 510,244						\$ 894,249			\$ 1,842,307	\$ 3,735,592	Upgrade sprinkler
HVAC Replacement	\$ 7,417,791	\$ 6,628,023	\$ 6,918,905	\$ 5,908,007	\$ 6,036,135	\$ 8,616,192	\$ 8,656,943	\$ 7,599,545	\$ 12,126,021	\$ 18,264,158	\$ 11,819,264	\$ 24,981,683	\$ 124,972,667	HVAC Replacement
Replace with New School (Y2026 Cost)	\$ 43,123,434	\$ 35,296,308	\$ 44,120,385		\$ 39,708,347								\$ 162,248,474	Replace with New School (Y2026 Cost)
Demolish Existing School	\$ 909,747	\$ 946,548	\$ 950,085		\$ 862,020								\$ 3,668,400	Demolish Existing School
Playground Upgrade (Equipment + Surfaces)	\$ 618,559	\$ 834,839	\$ 678,834	\$ 693,016	\$ 813,565	\$ 735,563	\$ 579,558	\$ 1,288,673					\$ 6,242,605	Playground Upgrade (Equipment + Surfaces)
New Covered Play	\$ 345,694	\$ 345,694											\$ 691,387	New Covered Play
Grandstand/Field @ RHS Allowance													\$ 4,000,000	Grandstand/Field @ RHS Allowance
Roof Replace/Repair/Maintain 15-yr Plan													\$ 15,466,584	Roof Replace/Repair/Maintain 15-yr Plan
<b>GRAND TOTAL</b>	<b>\$ 58,772,638</b>	<b>\$ 48,696,638</b>	<b>\$ 55,327,371</b>	<b>\$ 10,848,084</b>	<b>\$ 50,496,867</b>	<b>\$ 11,927,299</b>	<b>\$ 12,130,100</b>	<b>\$ 11,151,362</b>	<b>\$ 20,096,985</b>	<b>\$ 28,360,411</b>	<b>\$ 18,026,894</b>	<b>\$ 41,830,549</b>	<b>\$ 388,131,784</b>	<b>GRAND TOTAL</b>



# Build a Bond Activity

Project	Costs
1 ADA Restroom Stalls at ES	\$ 6,611,044
2 ADA Restroom Stalls at MS	\$ 7,443,474
3 ADA Restroom Stalls at HS	\$ 4,955,863
4 Alder ES Elevator @Gym/Cafe	\$ 1,843,699
5 Exterior Lighting	\$ 200,000
6 Gender Neutral Restrooms at MS/HS	\$ 1,106,219
7 Install/Upgrade Fire Water Service	\$ 995,597
8 Intercom/PA Upgrade district-wide	\$ 4,390,290
9 Intruder Locks District-wide	\$ 637,920
10 Lead/Asbestos Mitigation district-wide	\$ 9,249,460
11 New fire access road at 3 ES	\$ 464,612
12 Perimeter Fencing at ES	\$ 412,067
13 Perimeter Fencing at MS	\$ 437,879
14 Perimeter Fencing at HS	\$ 322,647
15 Exterior Window Replacement at Mt. Scott ES	\$ 12,694
16 Electrical upgrades district-wide	\$ 3,260,471
17 Replace Generators district-wide	\$ 2,788,020
18 Replace Plumbing fixtures & piping district-wide	\$ 20,974,119
19 Title IX improvements	\$ 1,000,000
20 Upgrade Fire Sprinklers	\$ 3,735,592
21 HVAC Replacement/Indoor Air Quality at ES	\$ 57,781,541
22 HVAC Replacement/Indoor Air Quality at MS	\$ 42,209,443
23 HVAC Replacement/Indoor Air Quality at HS	\$ 24,981,683
24 Replace Alder ES (incl. demo)	\$ 44,033,181
25 Replace Davis ES (incl. demo)	\$ 36,242,856
26 Replace Glenfair ES (incl. demo)	\$ 45,070,470
27 Replace Mt. Scott ES (incl. demo)	\$ 40,570,367
28 Playground Upgrades at ES	\$ 6,242,605
29 New Covered Play at Alder and David ES	\$ 691,387
30 Grandstands and Field Improvements at RHS	\$ 4,000,000
31 Replace and Repair Roofs	\$ 15,466,584
	\$ 388,131,784

## Build a Bond Exercise - 3.6.2023





Thank you!



*As a community, we prepare lifelong learners to achieve their full potential in a complex and interconnected world.*



# Build a Bond Exercise - 3.6.2023

## Priority 1

(\$275 Million)

REYNOLDS BUCKS

- \$36,242,856: Replace Davis ES (include demo)
- \$995,597: Install/Upgrade Fire Water Service
- \$44,033,161: Replace Alder ES (include demo)
- \$637,920: Intruder Locks District-wide
- \$40,570,367: Replace Mt. Scott ES (include demo)
- \$20,974,119: Replace Plumbing Fixtures & Piping District-wide
- \$45,070,470: Replace Glenfair ES (include demo)
- \$3,735,592: Upgrade Fire Sprinklers
- \$15,466,564: Replace & Repair Roofs
- \$1,000,000: Title IX Improvements
- \$2,766,020: Replace Generators District-wide
- \$200,000: Exterior Lighting
- \$6,611,044: ADA Restroom Stalls at Elementary Schools
- \$9,249,400: Lead/Asbestos Mitigation District-wide
- \$7,443,474: ADA Restroom Stalls at Middle Schools
- \$3,250,471: Electrical Upgrades District-wide
- \$4,000,000: Grandstands & Field Improvements at RHS
- \$4,390,850: Infercom/PA Upgrade District-wide
- \$1,106,219: Gender Neutral Restrooms at MS/HS
- \$322,647: Perimeter Fencing at High Schools
- \$4,955,563: ADA Restroom Stalls at High Schools
- \$412,007: Perimeter Fencing at Elementary Schools
- \$437,879: Perimeter Fencing at Middle Schools
- \$464,612: New Fire Access Road at 23 Elementary Schools
- \$6,948,600: Playground Upgrades at Elementary Schools

## Priority 2

REYNOLDS BUCKS

- \$42,209,443: HVAC Replacement/Indoor Air Quality at MS
- \$57,761,541: HVAC Replacement/Indoor Air Quality at ES
- \$24,981,683: HVAC Replacement/Indoor Air Quality at HS

Total:

\$124,972,667

Reynolds School District

March, 2023



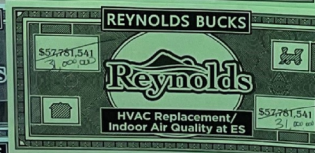
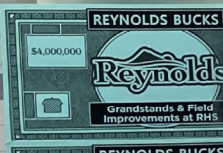
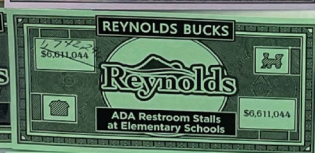
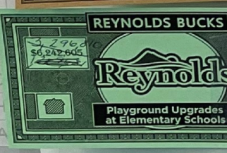
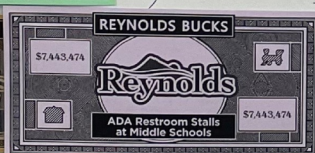
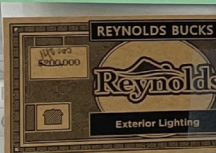
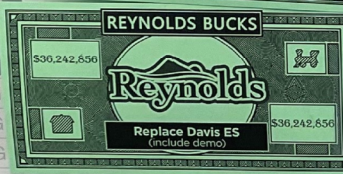
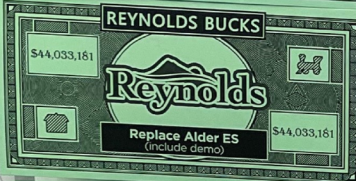
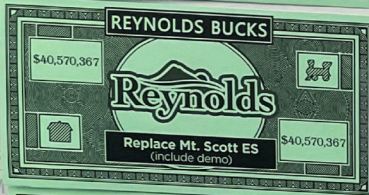
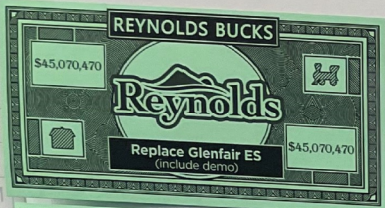
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# Build a Bond Exercise - 3.6.2023

## Priority 1 (\$275 Million)

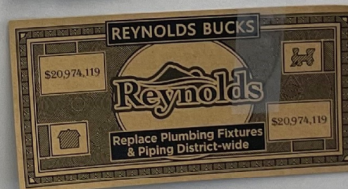
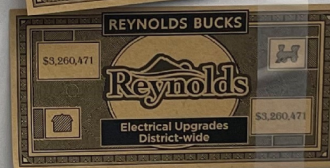
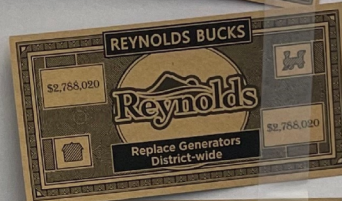
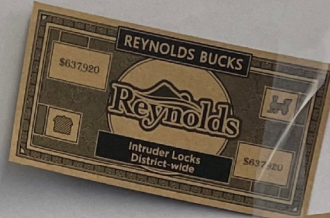


\$165,916,874

(Close enough for government work)

TOTAL: 286,792,662

## Priority 2



Total:

BRIC