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August 26, 2016

VASHON ISLAND SCHOOL DISTRICT NO. 402

Board of Directors

NOTICE OF SPECIAL MEETING

The Board of Directors of Vashon Island School District No. 402 King County Washington will meet to conduct a Capital Planning Workshop. The meeting is scheduled at 7:00 p.m. on Thursday, September 1, 2016. The meeting will be held at the Chautauqua Elementary School, District Conference Center, Room 302; 9309 SW Cemetery Rd., Vashon, WA 98070, and is open to the public.

Michael Soltman
Superintendent

cc: Editor, Vashon Beachcomber
Editor, The Loop
Board Members
VISD
PTSA Representative

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Superintendent: Michael Soltman / Board of Directors: Dan Chasan, Bob Hennessey, Zabette Macomber, Steve Ellison, Toby Holmes

Board Capital Planning
 Study Session
 Updated September 1, 2016

Facility/Function	Deficiencies	Desired Level of Service (LOS)	Options	Information Gaps	Other Questions
Building K- Family/Student Link	Mechanical system at risk of failure due to age	Mechanical system with 20-year life	Replace	Cost	What is the intention for the long term use of this building? If a 20 year life - doors, windows, and energy efficiency should be considered.
	Restrooms configured for young children, accessed through instructional areas, not ADA	Adult private toilet rooms	Renovate	Design, Cost	
	Roof at end of useful life	20 year roof	Replace	Cost	
Bus Barn and Yard	Current space configuration does not adequately support current and future program (see deficiencies report)	Functional space – highly flexible providing for variety of programs and components (can be accomplished within existing building footprint)	Renovate	Consult with Link staff to clearly identify the building deficiencies affecting the programs. Consider cost of design to address essential deficiencies	
	Structurally deficient	Current code	Replace	Costs of modular, metal and stick-built options. What is the actual square footage required? Modular Steel	What functionality does building really need to accommodate intended purposes (e.g. lifts, storage, etc.)? Consider option for small heated building for office functions and minimal amenities for shop areas. Determine if it is really necessary to provide this facility as part of the transportation contract – are there other options?
	Lack of paved yard surface drives higher maintenance costs	Paved surface	New flexible pavement New rigid pavement	Costs of paving, gravel, other(?) options	
Facilities Maintenance	Fencing is deteriorating and unsightly	Functional fence with >20 year life	Replace	Cost	
	Structural deficiencies	Functional space with >20-year life	Retrofit existing space	Cost	What are the use/cost options for combining

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Building			Construct new (free standing or add to bus barn construction)	Cost	facility department functions (maintenance, grounds, custodial and warehouse) with bus barn/yard?
	roof at end of useful life	20 year roof	Relocate elsewhere	Code requirements, cost	
	Inadequate space for shops and storage	Functional space with >20-year life	Replace	Cost	
Building F	Seismic deficiencies	DLS unknown until building is repurposed or demolished.	Repair	Cost	Building code costs for storage vs code costs for occupation?
	Insufficient space for equipment and records	8,000 sf of storage capacity	Demolish and relocate functions Locate in Building F or add sf to bus barn or maint options	Cost, function relocation options	
Storage			Replace	Cost	
	Roof at end of useful life	20-year roof	Append new facility to existing structure	Code ramifications, cost	
Technology VHS Grandstands	No wheelchair access	Wheelchair access for 5 with attendants	Construct stand-alone structure	Cost	
	Structural deficiencies in "connectors"	Safe facility with 10 years life?	Repair?	Cost of Repair?	

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VHS Gym	Some fixtures, equipment, and finishes at end of useful life	New fixtures, equipment and finishes as needed to extend life for 10 years	Renovate and repair	Cost	
	Roof is due for replacement	20 year roof	Replace	Cost	
	Seismic issues need to be addressed	Secure equipment for seismic safety & 10 year fix for masonry walls	Secure and Repair	Cost	
VHS Track	Insufficient drainage	Track that sheds water consistent with 2008 IAAF Track and Field Facilities Manual	Demolish and install new track	Cost	Can this effectively be done without replacing field?
	Surface hard and outmoded	Surface with force reduction and friction characteristics			
VHS Field	Poor drainage leads to rapid deterioration requiring prolonged resting	1 artificial turf field, or 2 sand-based grass fields (in addition to McMurray sand-based field)	Sand-based grass	Field space required to meet LOS Lighting required to meet LOS Cost	Request for field use data/demand for school and community. Warrantee info for artificial turf field? Life cycle costs comparison for turf vs grass fields.
	Field time is insufficient for school and community use demands		Artificial turf	Cost Options for design and infill Studies of health issues	
	Unsafe double hung windows at end of useful life	Safe, energy efficient, windows	Replace	Cost	
McM Windows	Structural deficiencies in gym walls	Provide repairs meeting recommendations of structural engineer	Renovate Repair	Cost	
McM Gym Seismic					

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McM Locker Rooms	Fixtures, equipment, and finishes end of useful life	4 showers, new lockers, storage for each locker room	Renovate and repair	Cost
	Hot water tank/system has reached the end of useful life	Provide safe hot water system, sized appropriately	Renovate and repair	Cost
McM Classroom Flooring	Carpet is at the end of useful life	30 year carpet	Replace	Cost
CES Furniture	Furniture is at end of useful life	>40 year furniture system	Replace	Cost
VHS Parking Lot	Deteriorating asphalt and unsafe pedestrian access	10 year solution	Repair and replace asphalt as needed and install new sidewalk	Cost
VHS Tennis Courts	Three courts are at end of useful life (north courts)	25 year court	Replace	Cost

** Cost = Construction cost + operating cost over design life

Bob marked up the deficiencies/LoS document to indicate where he thought we were on a path to get the information (green); where he was unsure (yellow) and where he believed we are not on the way to securing the information.