

Inside WENATCHEE SCHOOLS



Most people don't see the seven portables tucked behind Wenatchee High School. Classes are held in the portables due to overcrowding.

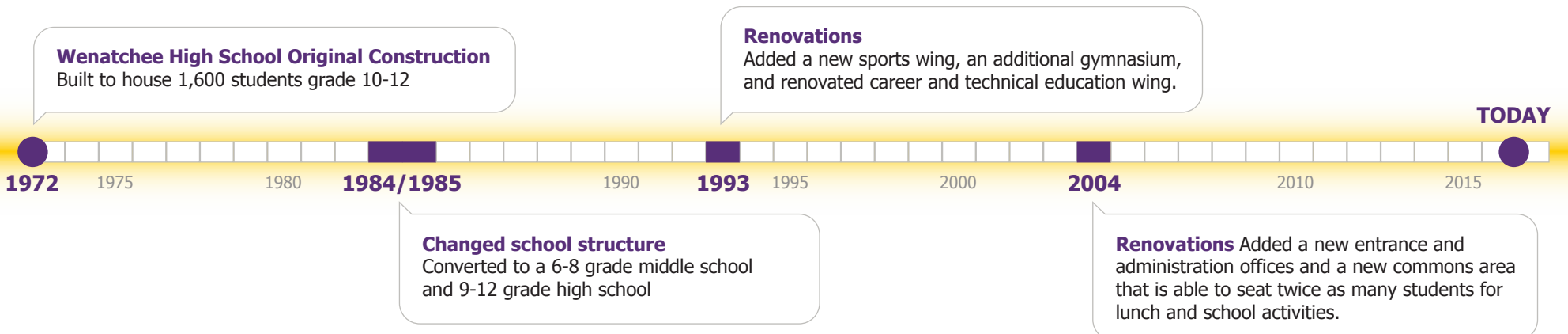
Bond Phase 2 Wenatchee High School Modernization

The Wenatchee School Board is considering running a construction bond to address an aging Wenatchee High School and replace a failing HVAC system at Foothills Middle School. The Wenatchee School Board created a committee known as the Citizens' Phase 2 Facility Planning Committee to address facilities needs. After seven months of research and study, the Committee recommended that Wenatchee High School be extensively remodeled, including demolition of old, small, windowless classrooms and replacement of an outdated infrastructure, including electrical, HVAC, technology and telephone systems, among others.

The Committee also recommended that overcrowding at WHS could be alleviated if more students choose to attend one of the other secondary school facilities in the district, namely Westside High School and the Wenatchee Valley Technical Skills Center. The Committee also endorsed the current practice of limiting "Choice" students into elementary and middle schools in order to help keep student numbers lower at WHS.

High school modernization under the recommended plan is estimated to cost about \$150 million.

Timeline: History of Wenatchee High School Construction



Bond Phase 2: Fast Facts

The Phase 2 Bond will address facility needs at Wenatchee High School. It will also address the HVAC system at Foothills Middle School.

The Issues at WHS

- Overcrowding
- Outdated infrastructure: electrical systems, alarm systems, phone systems, technology systems, HVAC
- School safety: alarm systems—including fire systems, camera systems, exterior entrance security
- Classroom Size: 750 sq. ft. while modern classrooms recommended at 900 sq. ft. for collaborative and STEAM (Science, Technology, Engineering, Art, Math) learning.
- Classroom appropriate design: example—science classes are held in lyceum, which was designed for college-like lecture with steeply stepped seating. Science classes are also taught in portables due to lack of science classrooms.
- Classroom Acoustics: WHS originally built as open concept with no walls between rooms. Dividers between rooms and retro-fitted walls don't block sound.
- Kitchen: Kitchen equipment is 43-years-old. Kitchen space is too small. Plumbing leaks.
- Athletic facilities adjacent to high school: track and tennis court condition (tennis courts are condemned), lack of restrooms and concession facilities, old cement track bleachers need replacing, lighting is failing, baseball field needs to be upgraded with minor improvements.

The Solutions for Wenatchee High School

- Demolish old classrooms and replace with two story section.
- Other areas in need will undergo light, moderate or heavy remodel, according to condition and need.
- Classrooms in new section will be larger and meet state-of-the-art learning standards
- Windows for as many new classrooms as possible
- Replace HVAC and other infrastructure systems throughout the building.
- Provide a pathway for students to attend WestSide High School or Wenatchee Valley Technical Skills Center
- Refurbish athletic facilities and add restrooms and concession facilities

Foothills Middle School:

- The Issue** The HVAC system is failing.
- The Solution** Replace the HVAC system.

You're Invited to WHS Meeting and Tour

Come to an informational meeting and tour of Wenatchee High School. **Wednesday, December 14, 2016**
Presentation at 6:30 pm in the Commons followed by a tour of the school.

Let's Talk about the Bond

We invite you to talk to us about the Phase 2 Bond Information you'll find in this newsletter. To participate in the conversation, go online to: bit.ly/wsdbond
Add your voice from December 5-18. We look forward to hearing from you!

Dentro de Wenatchee Escuelas Públicas está disponible en español.

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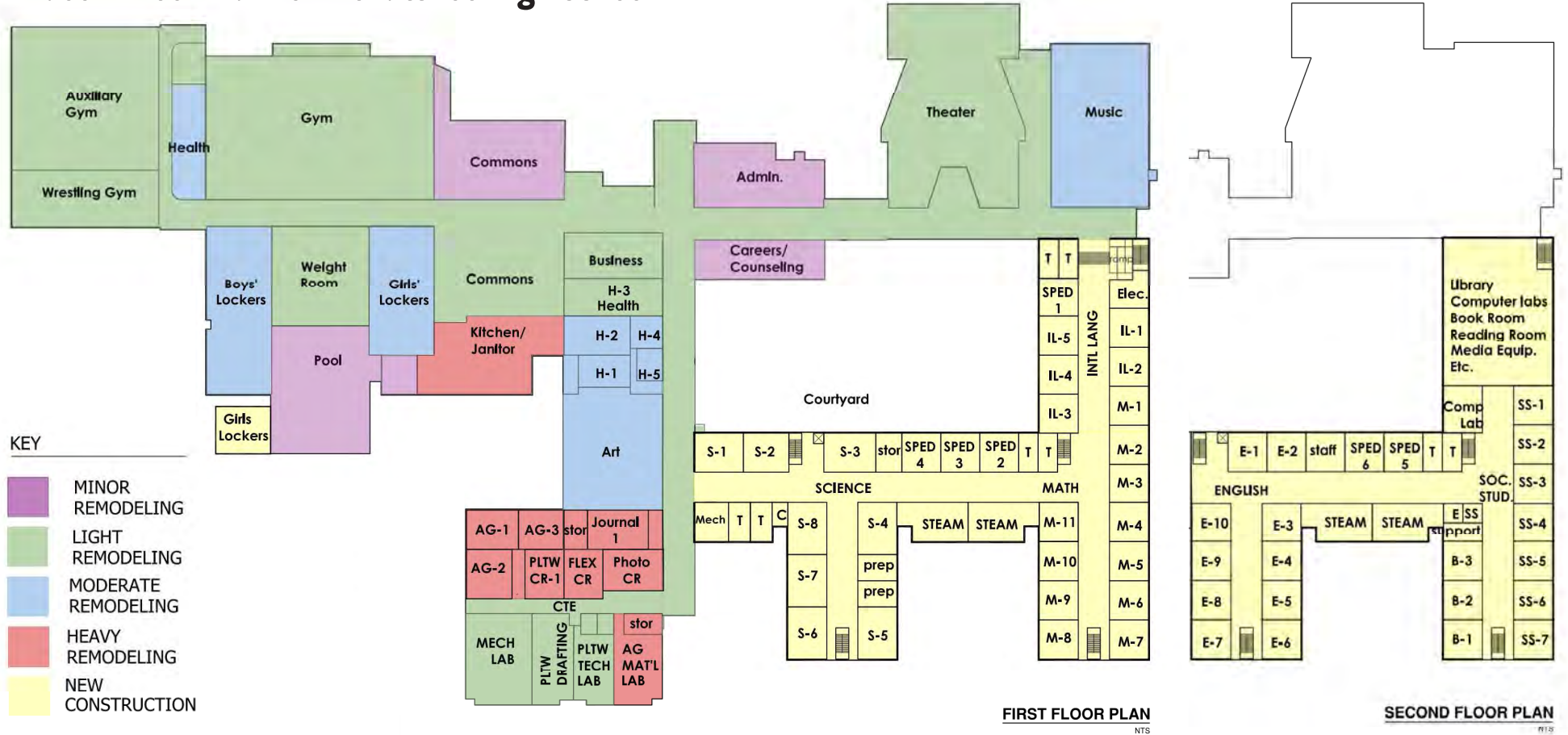
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Bond Phase 2 Q & A

Q. What projects will be paid for by the bond?

A. Wenatchee High School will be modernized, including demolishing the oldest section of the school and building a two-story section that will house larger classrooms equipped with state-of-the-art technology and provide space for collaborative learning and STEAM (Science, Technology, Engineering, Art, Math) activities. Windows will be included in as many classrooms as possible to provide natural light. The old infrastructure of the school will be modernized. Some athletic facility upgrades will be done at the high school, including resurface the track; replace old concrete bleachers; updating lighting at track, adding restrooms/storage/concessions that service the track facilities, replacing tennis courts (current tennis courts are condemned and cannot be used) and minor improvements to the baseball field next to track. Also, Foothills Middle School's HVAC system will be modernized.

Phase 2 Floor Plan for Wenatchee High School



Q. Why not a new high school?

A. The cost of building a new high school was found to be higher than current bond capacity, and the existing high school would still need to be modernized. A secondary school facilities citizens committee studied this issue in 2010, and recommended that an additional full-sized high school was not warranted. That committee also recommended increasing enrollment at WestSide High School and the Wenatchee Valley Technical Skill Center and in order to take advantage of facility capacity that exists at both schools. The 2016 committee reviewed and concurred with these findings.

Q. Why not convert Pioneer Middle School into a freshmen campus?

A. While the proximity to Wenatchee High School is excellent, using Pioneer as a freshman campus would require building a new middle school. It was determined that the cost exceeds the bond capacity funds to build both new middle school and modernize Wenatchee High School.

Q. What other scenarios were considered?

A. Converting Foothills into an alternative high school of about 600 students (requiring construction of a new middle school).

- Building a STEAM academy for 600 students.
- Acquiring the old Public Utility District building.
- Acquiring the Old Food Pavilion for a high school.
- Acquiring the Wenatchee Federal Building as an alternative high school.

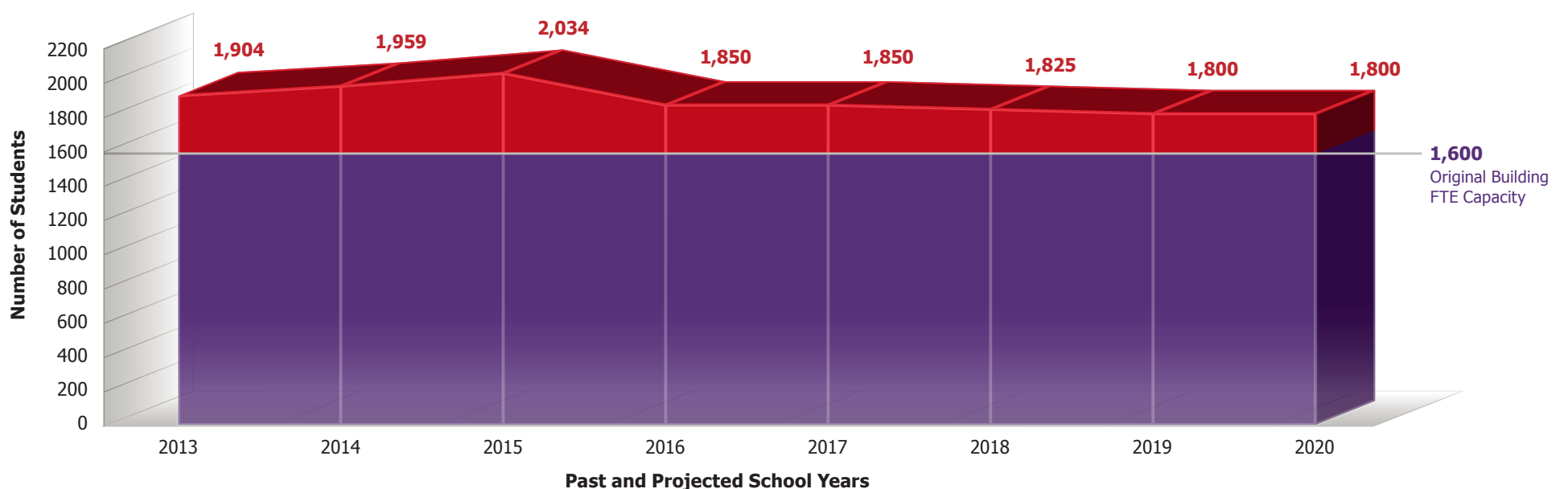
All options would have significant costs which divert too much of the available funds away from the modernization of WHS, which must be done due to aging infrastructure, including HVAC, electrical system, alarm system, and telephone systems.

Q. How many students will the modernized WHS hold, and will it be large enough for the future?

A. Wenatchee High School currently has just over 2,000 students enrolled, but when you remove students who participate in Running Start and Wenatchee Valley Technical Skills Center from the count, about 1860 students physically attend the high school. Additionally, the district plans to expand enrollment at WestSide High School and increase options for 9th and 10th grade students to attend the Tech Center. Student population is estimated to be near 1800 in the future. Enrollment was down 120 students this 2016/2017 school year, and an additional 50 students chose to move from WHS to WestSide this year, too.

Original Building FTE Capacity and Current Wenatchee High School FTE

Student Full Time Equivalent (FTE)



Voices Committee Members

John McQuaig on the citizen committee decision-making process



John McQuaig
Photo by Jeremy Williams

We thoroughly looked at all of the different options, and came to the conclusion that this [modernizing WHS] was the best solution. For educational reasons, for cost reasons, all across the board it made the most sense. It was a unanimous decision by the committee.

We ended up looking at a lot of different options, including the post office building, a second new high school, a 9th grade campus at Pioneer and then building a new middle school to replace Pioneer.

We were talking about a second high school, or third with WestSide. We were aware that the citizens committee had previously recommended not adding another high school. That went into our thinking. Overall, we're limited by our budget because of the bonding capacity of the district. We couldn't float a \$230 million dollar solution to this situation. It's not even in the cards. Regardless of what we looked at, we realized it had to include a remodel of Wenatchee High School. Wenatchee High School doesn't look bad at the entrance.

You have to get deeper in to realize where the problems are. It's a big box with no windows that was designed for an open classroom concept. The open classrooms were ultimately enclosed and we ended up with a pretty chopped up environment. The HVAC system is on its last legs. Security is not adequate. It's not laid out well and the classrooms aren't the right size. In addition we need more capacity.

We came to the conclusion that it made the most sense to build a new two-story addition that would have new classrooms, built the way we need them, with the windows we want, so you have a much nicer environment in which to teach and learn.

Brian Vertrees on the proposed Wenatchee High School modernization, which combines new construction with remodeling



Brian Vertrees
Photo by Jeremy Williams

This solution was brought forth by a community member on the committee. We asked [the architects and construction consultants], "What if some part is new construction, how would that look?" They dug into it and said, "We can do this."

By doing a combination of new construction and remodel we are still able to receive state matching funds which maximizes what we could do from a bonding standpoint, and brings the high school back up to where it should be.

The back half of the high school would be demolished. We'd put up three wings and two stories that will increase the capacity from 1600 to 1800 students. It brings us way closer to an equilibrium of capacity and enrollment.

[Existing] classroom sizes are way smaller than they should be, especially given the enrollment. We're cramming kids in. Additionally, students on the committee shared with us that they don't even go to lunch at the high school because they can't get to the cafeteria, stand in line, get their food and go back to class in time. That's crazy. The perception that Wenatchee High School is overcrowded is correct, but there's also the perception that our population is growing—that we have this increase in population and enrollment that's going to happen at the high school. If you look over a 20 year period [population has] fluctuated. It's gone up and down. We don't think we're going to see that big increase in enrollment over the next 10 or 20 years. With the district continuing to develop enrollment at Westside and the Tech Center I think we can even drop below 1800 students at WHS and create a really amazing experience for all of our high school kids.

Everyone wants to do the greatest good for the greatest number of kids. This proposed bond plan does that. In our competitive global environment, we're either continuing to invest in our kids or we're going to get behind, and that's the bottom line. High school is the pinnacle of our students educational career here, it's time to let the light into the high school and tee even more students up for greater success.



Joy McCallum Clark with 5th grade teacher Tina Nicpan-Brown, who works at the recently renovated Lincoln Elementary School. "The new technology within the classrooms has allowed us to reach, inspire and engage all our student learners," says Nicpan-Brown.
Photo by Liz Lewis

Joy McCallum Clark on high school students choosing to attend Wenatchee Valley Technical Skills Center or WestSide High

Offering the choice for more students to attend the Technical Center and Westside is work that has been in place for a long time, not to solve the crowding problem—although it helps that—but first and foremost because there are students whose educational needs and goals for their future better align with the programs available in those well-equipped, modern facilities. There are just phenomenal opportunities at both sites. Rather than identifying students later in their high school career, why not identify them in middle school and help show them the options? Students can now choose to start attendance in their freshman year. I think it's a creative and wonderful solution the district is taking on behalf of students. The district is looking at each student, individually, and offering a success plan based on learning needs and what fits each person the best.

Regarding the new modernization of the high school, I think the public will be excited to see more light, more windows, and more educational space. I think it will bring a new rejuvenation for education, just like I've seen in Washington and Lincoln. You see the excitement and overall renewed energy towards work and the educational process, from the students as well as the teachers. And the gratitude. Students know that our community did this for them—that we as individuals and families in Wenatchee value their education.

Voices Teachers



Leticia Manzo-Ochoa Spanish Teacher

There are a lot of disadvantages in having a small classroom. I've never had all my students' desks separated, as that takes up too much space in the classroom. Students can't get into their chairs easily and it is difficult for me to move around the classroom and help students individually. The students and I can't get to the cabinets without moving a desk or two. There are certain lesson plans I need to adjust because of the classroom

size. Materials are not easily accessed because of the weird space in my classroom. I don't have enough board space because my cart, where the document camera & laptop is placed, takes at least one whole board.



Chris Cloke, National Board Certified English Teacher

Besides the lack of natural light in rooms, I think much of the outdated items are behind the walls and in the ceilings: HVAC, electrical wiring, computer wiring, etc. Modern classrooms also have walls which allow for pins and thumbtacks to be used over and over without damage (for things like bulletin boards), and we have virtually no storage space unless we find storage on our own. Teachers have to share rooms, and many of

us do not even have a desk to ourselves to use when out of the classroom on prep periods. The Resource Center's electrical system is so old that we can't plug in more than two microwaves at a time, and a used microwave can shut down the computer lab.

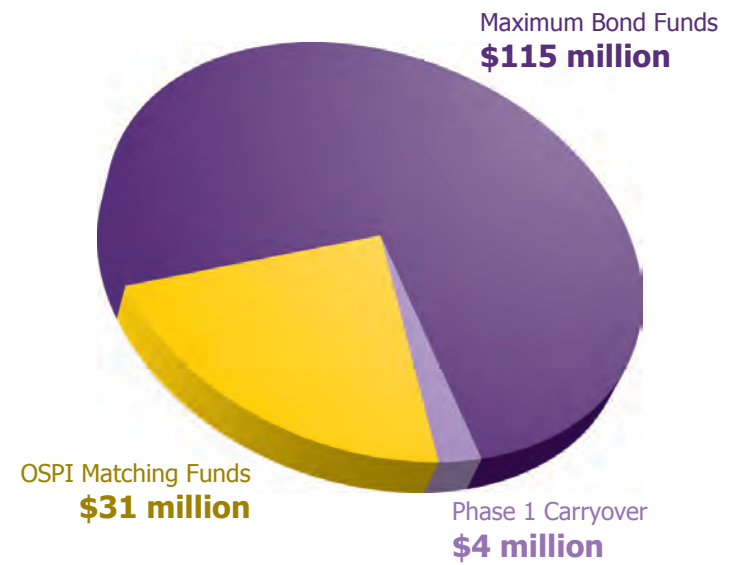
Bond Phase 2 Funding

The Citizens Phase 2 Facility Planning Committee recommends that all or most of bond funds be used to modernize Wenatchee High School. Foothills Middle School HVAC modernization will also be included.

The Committee reviewed the debt capacity and funding options available to the school district. Debt capacity is the state-mandated total debt a school district may incur, up to 5% of the district's assessed valuation. The maximum debt capacity for Wenatchee School District is estimated at about \$124 million. Of that, \$115 million is estimated to be needed for the two projects. Of that \$115 million Wenatchee High School is eligible for an estimated \$31 million dollars in state matching funds.

The Committee determined that local bond money combined with state match money were the most prudent funding sources to modernize Wenatchee High School.

Estimated Available Funding
Total: \$150 million



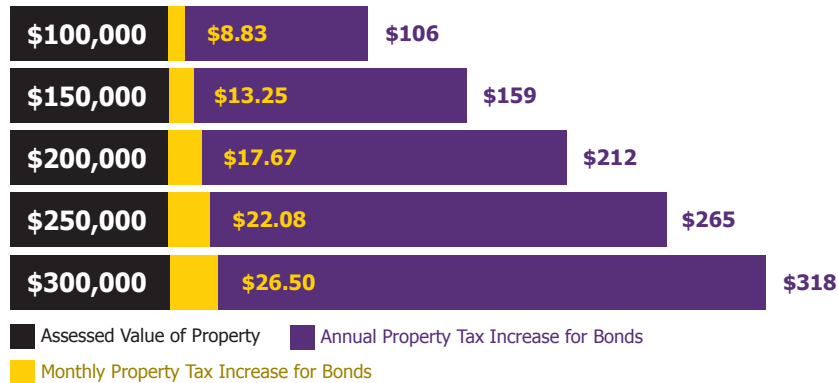
Taxpayer Impact Analysis

Bond Authorization Amount: \$115 million

Estimated 2018 Total Tax Rate Increase

\$1.06

Increase over 2016 Tax Rate
(per \$1,000 assessed value)



Note: Qualified homeowners may apply for a senior exemption. Please contact the Chelan County Assessor for details at (509) 667-6365.

Bond Tax Impact Q&A

Q. What will be the tax rate impact of the proposed bond on property owners/taxpayers?

A. The estimated bond tax rate increase will be \$1.06 per \$1,000 assessed value.

Q. What tax impact will the proposed bonds have on a home assessed at \$200,000?

A. \$212.00 annually or \$17.67 per month.

Q. Is there a special tax exemption for senior or disabled citizens?

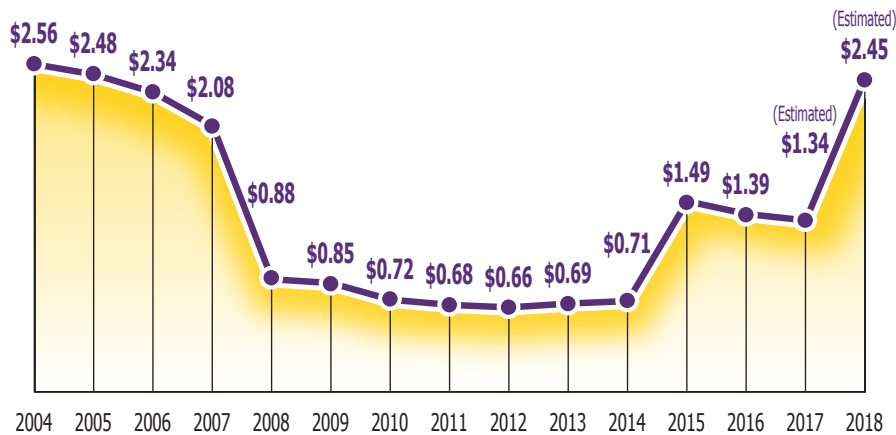
A. Yes. For information about tax exemptions contact the office of the Chelan County Assessor at 667-6365, website: www.co.chelan.wa.us/assessor

Q. Will the district receive matching money from the State of Washington for the bond projects?

A. Yes. The district expects to receive about \$31 million for WHS.

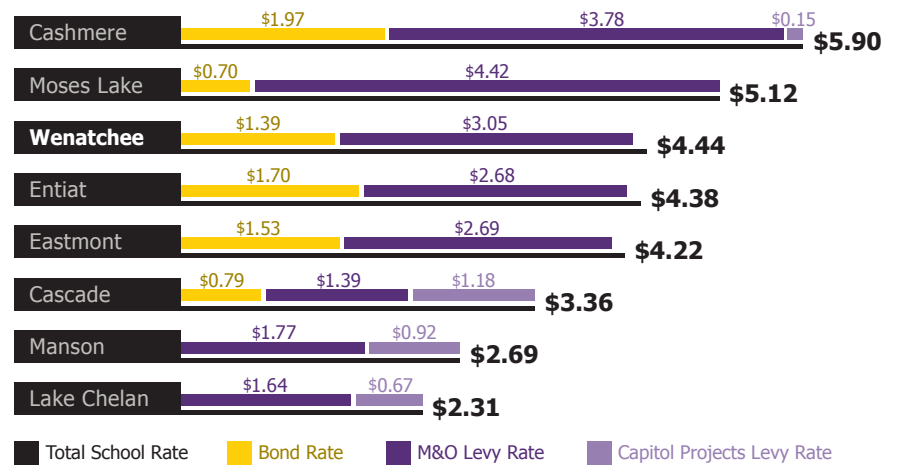
Comparison of Proposed Bond Tax Rate to Prior Rates

Bond Rate per \$1,000 of assessed property value.



2016 Comparable Tax Rates

Bond Rate per \$1,000 of assessed property value.



Wenatchee School District Voted Debt Capacity

2016 Bond Assess Value	\$3,891,512,468
Statutory Capacity Rate	5%
Total Statutory Capacity	\$194,575,623
Less: Outstanding Voted Debt	\$-71,635,000 (@12/1/2016)
Plus: Debt Service Fund Balance	\$1,365,976 (@2/29/2016)
Remaining Capacity	\$124,306,599

2002 Bonds for \$26,700,000 will be paid off in **2021**
2014 Bonds for \$66,500,000 will be paid off in **2033**

*Note: As these bonds are paid each year, the debt capacity increases. There is NOT a lump sum of \$26.7 million that gets added to capacity in 2021 or \$66.5 million in 2033.

Assumptions for new bond estimates:

- Based on current interest rate and risk environment
- 3% increase in assessed valuation per year, splitting bond into issuances of 1/3 of total per year
- 20 year bonds

Construction Bond Phase 1 Projects Completed on Time and In or Under Budget



All projects included in Bond Phase 1 were completed at or under budget, and were on time (Lincoln Elementary is on track and estimated to be complete by early 2017). Bond Phase 1, passed by voters in 2014, paid for a new, larger Washington Elementary School, a modernized Lincoln Elementary, including the addition of a new wing providing 8 more classrooms, and the modernization of the Castlerock Special Education and Early Childhood Learning Center. All modernized buildings include state-of-the-art technology and classroom configuration for collaborative learning and STEAM (science, technology, engineering, art, math) education. Phase 1 also paid for modernization of Pioneer Middle School gymnasium, locker rooms, and the Apple Bowl, and the completion of a pedestrian safety project at Mission View Elementary in collaboration with Chelan County Public Works.