
AUBURN SCHOOL DISTRICT

DECEMBER 2023



2023 Facilities Ad Hoc Committee Report

2023 FACILITIES AD HOC COMMITTEE MEMBERS

CO-LEADERS

Jeffrey Grose - Executive Director, Capital Projects

Dave Halford - Executive Director, School Programs & Leadership

CITIZEN MEMBERS

Ordella Archer - Parent, Lakeview Elementary School

Clara Olea Galeana - Parent, Gildo Rey Elementary, Mt. Baker Middle School, Auburn Riverside High School

Tamara Auelua - Parent, Auburn Riverside High School

Rinu Rajan - Parent, Willow Crest Elementary School

John Bawm - Parent, Pioneer Elementary School

Elsa Rascon - Parent, Alpac Elementary School

Stacy Bonaparte - Parent, Washington Elementary, Cascade Middle School

Katherine Ruiz - Parent, Willow Crest Elementary and Rainier Middle School

Mark Hollingsworth - Parent, Hazelwood Elementary School

Brian Serroels - Parent, Lakeland Hills Elementary School

Matt Lowery - Parent, Lakeland Hills Elementary School

Crystal Szlosek - Parent, Ilalko Elementary School

Brian Maloney - Parent, Mt. Baker Middle School

Tyler Urbas - Bowman Creek Elementary and Mt. Baker Middle School

Heriberto Martinez - Parent, Evergreen Height Elementary School

Jennifer Whealy - Parent, Lea Hill Elementary School

James Ngugi - Parent, Dick Scobee Elementary School



2023 Facilities Ad Hoc Committee Meeting

AUBURN SCHOOL DISTRICT STAFF

Vicki Alonzo - Executive Director,
Communications

Cindi Blansfield - Associate
Superintendent, Business & Operations

Lawrence Boyd - Coordinator of Network
Infrastructure, Security & Innovation

Jan Campbell-Aikens - Director, Child
Nutrition Services

Dan Duran - Coordinator, Mechanical &
Electrical

Laura Guenther - Principal, Cascade
Middle School

Ryann Mead - Asst. Director, PK-8 Student
Learning

Matt Nolan - Project Coordinator, Capital
Projects

Tami Petrina - Executive Director, Student
Special Services

Frank Ramirez - Asst. Principal, Auburn
Mountainview High School

Jim Riley - Principal, Alpac Elementary
School

Randy Thomas - Executive Director
Maintenance & Operations

Eric Vannatter - Asst. Principal, Mount
Baker Middle School

Scott Weide - Coordinator, Resource
Conservation Manager

Jennifer Yanez - Transportation
Coordinator

Mark Ziegler - Principal, Gildo Rey
Elementary School

INTRODUCTION

Auburn School District is committed to delivering the highest quality experience for students, families, staff, and the community. The school district's facilities - its buildings and grounds - are an essential part of this experience. These facilities include 16 elementary schools, four middle schools, four high schools, six support facilities, 112 portable classrooms, and six undeveloped properties. Over 17,000 students and 2,500 staff members occupy these facilities. Auburn School District is dedicated to maintaining these facilities in a high-quality manner, replacing aging buildings as needed, and building new facilities to accommodate growth.

The Board of Directors is dedicated to citizen involvement in planning for the education of our district's young people. It is with this commitment in mind that the Board has directed the superintendent to form a citizens' 2023 Facility Ad Hoc Committee to develop recommendations regarding the school district's facilities.

The 2023 Facilities Ad Hoc Committee is charged with examining existing facilities, evaluating the need for new facilities, and making recommendations to accommodate the school district's facility needs for the next ten years. The committee is commissioned by the Board and will report their findings and recommendations to the Board. This non-standing committee will cease operations upon completion of their charge.

Auburn School District citizens and administrative staff serve on the Committee. The citizen members are parents of students at 18 different schools. Administrative staff includes principals from four schools and administrators from nine departments.

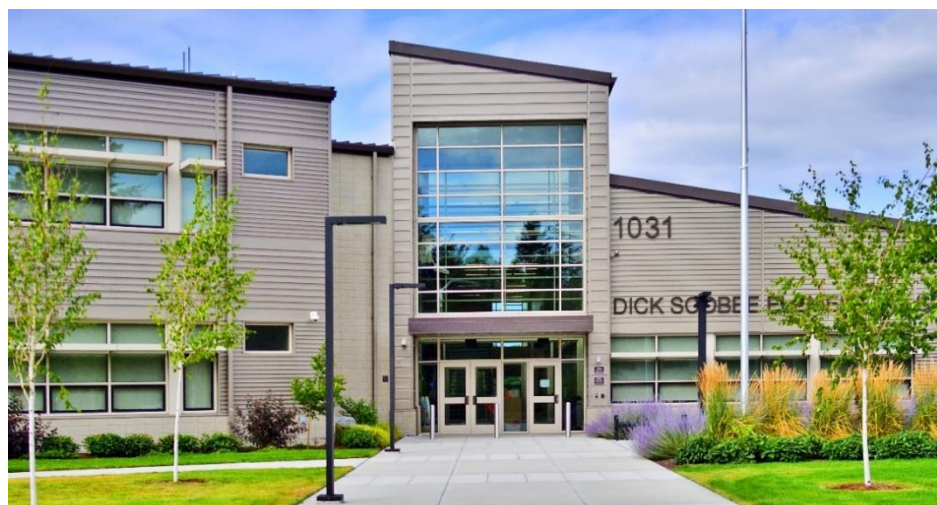
School district staff serve as a resource and liaison to the citizens of the Committee. They support the Committee by providing information about the school district and managing organizational and administrative tasks.

The Committee reviewed, deliberated, and responded to the charge identified by the Board of Directors. This includes reaching consensus on all recommendations. This report identifies the Committee members, their charge, the Committee process, and recommendations. The report will be presented to the Board by representatives of the 2023 Facilities Ad Hoc Committee on January 22, 2024.

CHARGE

As guided by School Board Policy 6900 Facilities Planning, the Board of Directors has identified the following charge for the 2023 Facilities Ad Hoc Committee:

1. Review the conclusions and recommendations of the 2015 Ad Hoc Committee and 2023 Facilities Master Plan. This includes a review of possible financing plans for new facilities.
2. Develop recommendations regarding the district's existing facilities and addressing building and program deficiencies.
3. Develop recommendations for accommodating enrollment growth for the next ten years.
4. Develop recommendations for accommodating enrollment growth if new schools are not built.



Dick Scobee Elementary School - Built 2020

PROCESS

The 2023 Facilities Ad Hoc Committee met for nine two-hour meetings from September 27 to December 9, 2023. During these meetings the Committee:

- Began each meeting recognizing the ancestral lands of the Muckleshoot people.
- Reviewed the Committee's charge, structure, responsibilities, timeline, and decision-making process.
- Reviewed the school district's 2022-2027 Strategic Plan and 2014-15 Citizens Ad Hoc Facilities Sub-Committee report.
- Reviewed information about each of the school district's schools, support facilities, portable classrooms, and undeveloped property.
- Reviewed the school district's 2023 Facilities Master Plan. This included a review of:
 - school district data,
 - facility inventory,
 - school capacities,
 - ten-year historical enrollment levels,
 - ten-year enrollment projections,
 - enrollment projection process,
 - facility conditions,
 - facility improvement data,
 - facility improvement recommendations and costs,
 - new and replacement facility data,
 - new and replacement facility recommendations and costs,
 - property data,
 - property recommendations and costs, and
 - Capital Projects funding.
- Toured Alpac Elementary and Pioneer Elementary Schools.
- Conducted work group sessions to review the Committee charge and identify preliminary recommendations.
- Deliberated as a full group to reach consensus on recommendations, rationale, timelines, and priorities.
- Identified Committee representatives to present Committee report to the Auburn School District Board of Directors.



Bowman Creek Elementary School - Built 2020

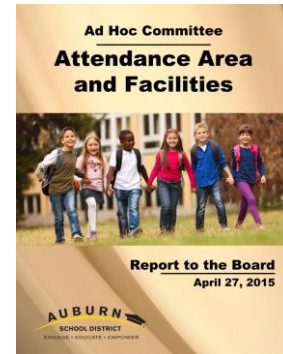
RECOMMENDATIONS

CHARGE NO. 1

Review the conclusions and recommendations of the 2015 Ad Hoc Committee and the 2023 Facilities Master Plan. This includes a review of possible financing plans for new facilities.

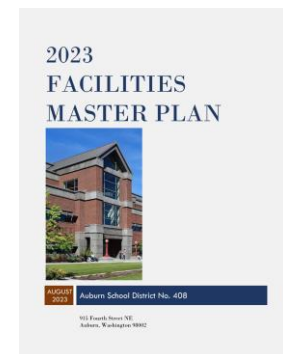
Recommendation 1.1: Review the 2014-15 Citizens Ad Hoc Committee Facilities Sub-Committee report.

- Recommendations: Review the 2014-15 Facilities Sub-Committee report during Ad Hoc Committee Meetings #1 and #2. Complete review October 4, 2023.
- Rationale: The 2014-15 Facilities Sub-Committee report provides information about the Ad Hoc Committee process and findings that are beneficial for the 2023 Facilities Ad Hoc Committee to consider.



Recommendation 1.2: Review the 2023 Facilities Master Plan.

- Recommendations: Review the 2023 Facilities Master Plan. Complete review November 8, 2023.
- Rationale: The 2023 Facilities Master Plan provides a ten-year strategic plan for school district facilities that is relevant to the Facilities Ad Hoc Committee Charges and provides resource for the evaluation of the school districts facility needs.



CHARGE NO. 2

Develop recommendations regarding the district's existing facilities and addressing building and program deficiencies.

Recommendation 2.1: Recommendations for improvements to schools.

- Recommendations: Complete all Rank A and B improvements. Limit improvements to safety and critical items at schools being replaced. Complete as soon as possible.
- Rationale:
 - Rank A improvements are needed to address current facility needs such as but not limited to ADA, building code, safety and security, health, and critical systems improvements.
 - Rank B improvements are needed to address facility needs within six years such as but not limited to air conditioning, major maintenance, major building systems, and functional improvements.
- Estimated Cost: \$43,446,356
- Priority: 1

Recommendation 2.2: Recommendations for improvements to support facilities.

- Recommendations: Complete all Rank A and B improvements. Limit improvements to safety and critical items at support facilities being replaced. Complete as soon as possible.
- Rationale:
 - Rank A improvements are needed to address current facility needs such as but not limited to ADA, building code, safety and security, health, and critical systems improvements.
 - Rank B improvements are needed to address facility needs within six years such as but not limited to major maintenance, major building systems, and functional improvements.
- Estimated Cost: \$8,889,738
- Priority: 1

Recommendation 2.3: Recommendations for improvements to portable classrooms.

- Recommendations: Improvements to portable classrooms are not recommended.
- Rationale: Portable classrooms are in good condition. Improvements are not currently needed.

Recommendation 2.4: Recommendations for replacement of schools.

- Recommendations:
 - Replace Cascade Middle School and Alpac Elementary School as soon as possible.
 - Replace Evergreen Heights and Gildo Rey Elementary Schools after Cascade Middle School and Alpac Elementary School are replaced.
- Rationale:
 - Cascade Middle School is 56 years old; its site, building, and function are in fair condition; and the building is overcapacity with 122% occupancy.
 - Alpac Elementary School is 51 years old; its site, building, and function are in fair condition; and the building is overcapacity with 142% occupancy.



Cascade Middle School



Alpac Elementary School

- Evergreen Heights Elementary School is 53 years old; its site is in good condition; its building and function are in fair condition; the building is overcapacity with 123% occupancy.
- Gildo Rey Elementary School is 54 years old; its site is in good condition; its building and function are in fair condition; the building is at capacity with 99% occupancy.



Evergreen Heights Elementary School

- Estimated Cost:
 - Cascade Middle School: \$134,516,750
 - Alpac Elementary School: \$84,785,000
 - Evergreen Hts.: \$84,785,000
 - Gildo Rey ES: \$84,785,000
- Priority:
 - Cascade Middle School: Priority 1
 - Alpac Elementary School: Priority 1
 - Evergreen Heights Elementary School: Priority 2
 - Gildo Rey Elementary School: Priority 2



Gildo Rey Elementary School

Recommendation 2.5: Recommendations for replacement of support facilities.

- Recommendation: Replace the Administration Building. Demolish the Administration Annex and consolidate its staff in the new Administration Building. Replace these facilities after Cascade Middle School and Alpac, Evergreen Heights, and Gildo Rey Elementary Schools are replaced.
- Rationale:
 - Administration Building is 55 years old; its site and building are in good condition; its function is in fair condition; the building is overcapacity with 122% occupancy.
 - Administration Annex is 88 years old; its site is in good condition; its building and function are in fair condition; the building is at capacity with 100% occupancy.



Administration Building



Administration Annex

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- Estimated Cost:
 - Administration Building: \$29,182,888
 - Administration Building Annex Demolition: \$232,500
 - Priority: 3

Recommendation 2.6: Recommendations for replacement of portable classrooms.

- Recommendation: Replacement of portable classrooms is not recommended.
- Rationale: Portable classrooms are in good condition and replacements are not currently needed.



Auburn High School Portable Classroom

Recommendation 2.7: Recommendations for continued ownership of undeveloped property.

- Recommendation: Retain ownership of undeveloped property for future school development.
- Rationale: These properties are a valuable resource for future school development at a time when it is difficult and expensive to acquire large sites for schools.

Recommendation 2.8: Recommendations for acquisition of property.

- Recommendation: Monitor the local property market for acquisition opportunities that will be beneficial for future school district facilities.
- Rationale: School enrollment and support facility staffing continues to grow. Monitoring the local property market will allow the school district opportunities to acquire property that may be needed for future facilities.

Recommendation 2.9: Recommendations for improvement of undeveloped property.

- Recommendation: Improvements to undeveloped property are not recommended.
- Rationale: Undeveloped property is in good condition and improvements are not currently needed.

CHARGE NO. 3

Develop recommendations for accommodating enrollment growth for the next ten years.

Recommendation 3.1: Recommendations for building new schools to accommodate current and projected enrollment.

- Recommendations:
 - Build a new middle school as soon as possible.
 - Monitor enrollment projections and build a new high school in nine to ten years if current enrollments projections remain accurate.

- Rationale:
 - A new middle school is needed because middle school enrollment currently exceeds capacity by over 900 students.
 - A new high school may be needed within ten years if current enrollment projects are accurate. If accurate, a new high school will be needed in 2031-32 when the projected high school enrollment exceeds capacity by over 1,200 students.
- Estimated Cost:
 - New Middle School: \$143,320,750
 - New High School: \$260,012,500
- Priority:
 - New Middle School: Priority 1
 - New High School: Priority 4



Chinook Elementary Steel Erection - 2022

Recommendation 3.2: Recommendations for use of portable classrooms to accommodate current and projected enrollment growth.

- Recommendations: Continue to use and purchase portable classrooms as needed to accommodate growth. Reduce reliance on portable classrooms by adjusting school boundaries.
- Rationale: Portable classrooms are placed at schools on a temporary basis to address periods of high enrollment. Portables classrooms allow the school district to accommodate enrollment growth until a new school is built or school boundaries are adjusted. The use of portable classrooms allows the school district to qualify for state matching funds to build new schools.
- Estimated Cost:
 - Relocate Portable Classroom: \$248,000
 - Purchase / Install New Portable Classroom: \$388,000
- Priority: As needed to accommodate growth.



Chinook Elementary School - Built 2021

CHARGE NO. 4

Develop recommendations for accommodating enrollment growth if new schools are not built.

Recommendation 4.1: Recommendations if new schools are not built to accommodate current and projected enrollment.

- Recommendations:
 - Adjust attendance boundaries to reduce overcrowding at specific schools.
 - Adjust the school calendar to run a Multi-Track School Year for levels that are overcrowded resulting in year-round facilities use.
 - Adjust school daily schedules to have students attend schools in two-shifts per day.
 - Close schools to out-of- district waivers.
 - Lease space for school use at non-school district sites and facilities.
 - Promote attendance in Auburn Online school.
 - Promote attendance in the Running Start Program.
 - Reduce high school overcrowding by shifting 9th grade students to middle schools if there is adequate middle school capacity.
 - Reduce middle school overcrowding by shifting 6th grader students to elementary schools if there is adequate elementary school capacity.
 - Reduce the number of classrooms used for discretionary non-mandatory programs such as transitional kindergarten and ECEAP.
 - Relocate and add new portable classrooms to schools that are overcapacity.
 - Utilize space at private schools and private buildings.
 - Implement measures when overcrowding adversely affects school operations and instruction.
- Rationale:
 - Middle schools and high schools are currently overcrowded.
 - An additional middle school is needed. An additional high school may be needed within ten years.
 - Enrollment projections show overcrowding will worsen if a new middle school and potentially a new high school are not built.
 - If these new schools are not built, the school district needs to implement additional measures to address overcrowding at middle schools and high schools.

CONCLUSION

Auburn School District's schools, support facilities, portable classrooms, and undeveloped property are well maintained and generally in good condition. New schools built since 2012 are in excellent condition. Minor to moderate improvements are needed at most facilities. Improvements that address facility needs during the next six years are a top priority and should be completed as soon as possible. Improvements to portable classrooms and undeveloped property are not currently needed.

Some facilities are over 50 years old and should be replaced because of their age, condition, and overcrowding. These facilities include Cascade Middle school; Alpac, Evergreen Heights, and Gildo Rey Elementary Schools; the Administration Building; and the Administration Annex. Replacement of Cascade Middle School and Alpac Elementary School is the highest priority. Replacement of Evergreen heights and Gildo Rey Elementary Schools is second priority. The Administration Building and Administration Annex should be replaced with a consolidated facility and is third priority.

The school district's middle schools and comprehensive high schools are overcrowded. A new middle school is currently needed and should be built as soon as possible. An additional comprehensive high school may be needed within ten years if enrollment projections remain accurate.

The school district owns undeveloped property to meet its need for future schools for more than ten years. They should continue to monitor the local property market for acquisitions opportunities that will be beneficial for future school district facilities.

Enrollment projections show overcrowding will worsen if a new middle school and potentially a new high school are not built within ten years. If these new schools are not built, the school district should implement additional measures to address overcrowding at middle and high schools.

The 2023 Facilities Ad Hoc Committee received valuable information and support from the school district administration during the Committee process. This assisted the Committee in evaluating facility needs, making decisions, and reaching consensus on all recommendations. The Committee thanks the school district for this support and thanks the Board of Directors for the opportunity to provide guidance in determining its facility needs for the next ten years.



Olympic Middle School - Built in 2019