

October 15, 2009



23 South Mission Street  
Suite C  
Wenatchee, WA 98801

Tel: (509) 293-5566  
Fax: (509) 664-6817

## ENTIAT SCHOOL DISTRICT #127

### Preliminary Needs Assessment in Order of Priority

1. Septic system improvements
2. Intercom/ phone system upgrades
3. Reconfigure Elementary School Wing
  - Elementary School Wing Air conditioning
  - Additional restrooms in lower (lunch room) level so K-1 don't share
  - Improved exiting and stair circulation and accessibility at Elementary School wing
  - Possibly reconfigure Elementary School Wing to improve interaction between various classes
  - Improved kitchen area for public use
4. Middle School/ High School
  - Separation of High School and Middle School, while maintaining some common areas such as library, computer labs, some science faculties
  - Some additional classroom space
  - Indoor student center for older kids and/or outside area for older students
  - Weight room
  - Permanent Stage
  - Music room improvements
  - Safety upgrades to science rooms
  - Separate science rooms, could be attached with shared storage and prep areas
  - Improved arts spaces with student project storage area and clean up area
  - Wood Shop improvements, equipment, power, air quality issues and separate welding shop
  - Improved lockers for security, with separate areas for Jr./Sr. High
  - Family and Consumer Science class
5. Site Improvements/ Land Acquisition
  - Secure land on west side of building for future expansion and play area
  - Restrooms with exterior access to playground (could be used for sports events (?))
  - Outdoor storage for sports and PE
  - Outdoor sports facilities (Track, football, soccer, softball)
  - Drinking fountain outside

6. Special Education
  - Life skills equipment
7. General
  - Improved security, fewer exits, secure drop off areas
  - More storage

## LONG RANGE FACILITIES PLAN

Over the past ten years the population of the Entiat School District has been decreasing. State projections suggest that this decline will continue over the next five years. As student population decline begins to slow and even stabilize, the district's plan is to meet the current educational needs of the district by adequately housing the current programs and population with modifications, modernization, and additions to the existing buildings to allow them to serve the district's needs for the next twenty years.

This report has identified a number of needs and proposed upgrades and modernizations to meet those needs. Although overall condition of the various buildings are good, in order to extend the life of the buildings and bring them up to current codes, certain systems and finish materials and equipment need to be upgraded or replaced as identified below and elsewhere.

The district currently has outstanding levy debt that is scheduled to expire at the end of 2010. The current capital bond is scheduled to be retired in 2013. The current thinking is to propose a replacement bond with an election date of mid to late 2012.

An ad hoc committee should be formed early in 2010 to review the proposed work items in this report, and develop specific building proposals to present to the public along with proposed budgets, schedules, and bond amounts. This process should be completed by spring of 2012 and a bond campaign should commence immediately.

### Potential Projects Identified:

- Site Improvements
  - Track and Field upgrades
    - New 'cinder' track with concrete curbs. Improved football field.
    - New permanent grandstands.
  - Parking Lot improvements
    - Patch, repair, and seal as required. This is an allowance number only, as the actual scope of work needs to be determined. Add parking as required near sports fields and new commons.
  - On-site circulation improvements for bus and parental pick up and drop off areas for safety
- Interior Improvements
  - Upgrades light fixtures and controls to new energy throughout
    - Energy efficient fixtures
    - Adjustable, programmable controls
    - Improve light levels in classrooms
  - Paint entire building (interior)
  - Modernize existing elementary wing as discussed elsewhere
  - Relocate kitchen for efficiency and improved usability

## LONG RANGE FACILITIES PLAN(CONTINUED)

- Improve accessibility by public and students alike
  - Improve food delivery and storage areas
- Add classroom space for elementary and junior high
- Add commons for dining, performances, public use, and improve internal circulation
- Add student center
- Upgrade science rooms
- Relocate and enlarge locker rooms
- Add weight training area
- Exterior Improvements
  - Repair exterior finish system where needed
  - Replace windows with energy efficient double glazed units
- Technology improvements
  - HVAC DDC Controls
- Industrial Arts Classroom (Upgrades only)
  - New electrical service





23 South Mission Street  
Suite C  
Wenatchee, WA 98801

Tel: (509) 293-5566  
Fax: (509) 664-6817

January 12, 2011

**Entiat School District No. 127**

2650 Entiat Way  
Entiat, WA 98822

**Subject: #0941**

Potential Project Costs

Michael Wyant, Superintendent,

We have developed a preliminary cost estimate based on the program and sketches we have been working with over the last year. These amounts are very rough estimates at this time, based on square footage costs and should be used for planning purposes only. After presentations to the public and information gathering, we can start to refine the plans and the budget.

Assumptions made include:

- Moderate level of finishes, no high end materials
- Construction similar to existing
- Budget based on 2011 costs

Modernizations/ interior modifications

- |                             |                     |             |
|-----------------------------|---------------------|-------------|
| • Modernize elementary wing | 7,400 sf @ \$190/sf | \$1,406,000 |
| • Student Center            | 2,500 sf @ \$100/sf | \$250,000   |

New Construction

- |                             |                     |             |
|-----------------------------|---------------------|-------------|
| • Middle School classrooms  | 4,500 sf @ \$250/sf | \$1,125,000 |
| • Elementary classrooms     | 6,500 sf @ \$250/sf | \$1,625,000 |
| • Commons including kitchen | 9,600 sf @ \$220/sf | \$2,112,000 |
| • Locker rooms (2 story)    | 6,000 sf @ \$290/sf | \$1,740,000 |

Site work \$250,000

Total Construction Cost \$8,508,000

Taxes, fees and contingency (40%) \$3,403,200

**Total Project Costs**

**\$11,911,200** — Local funds

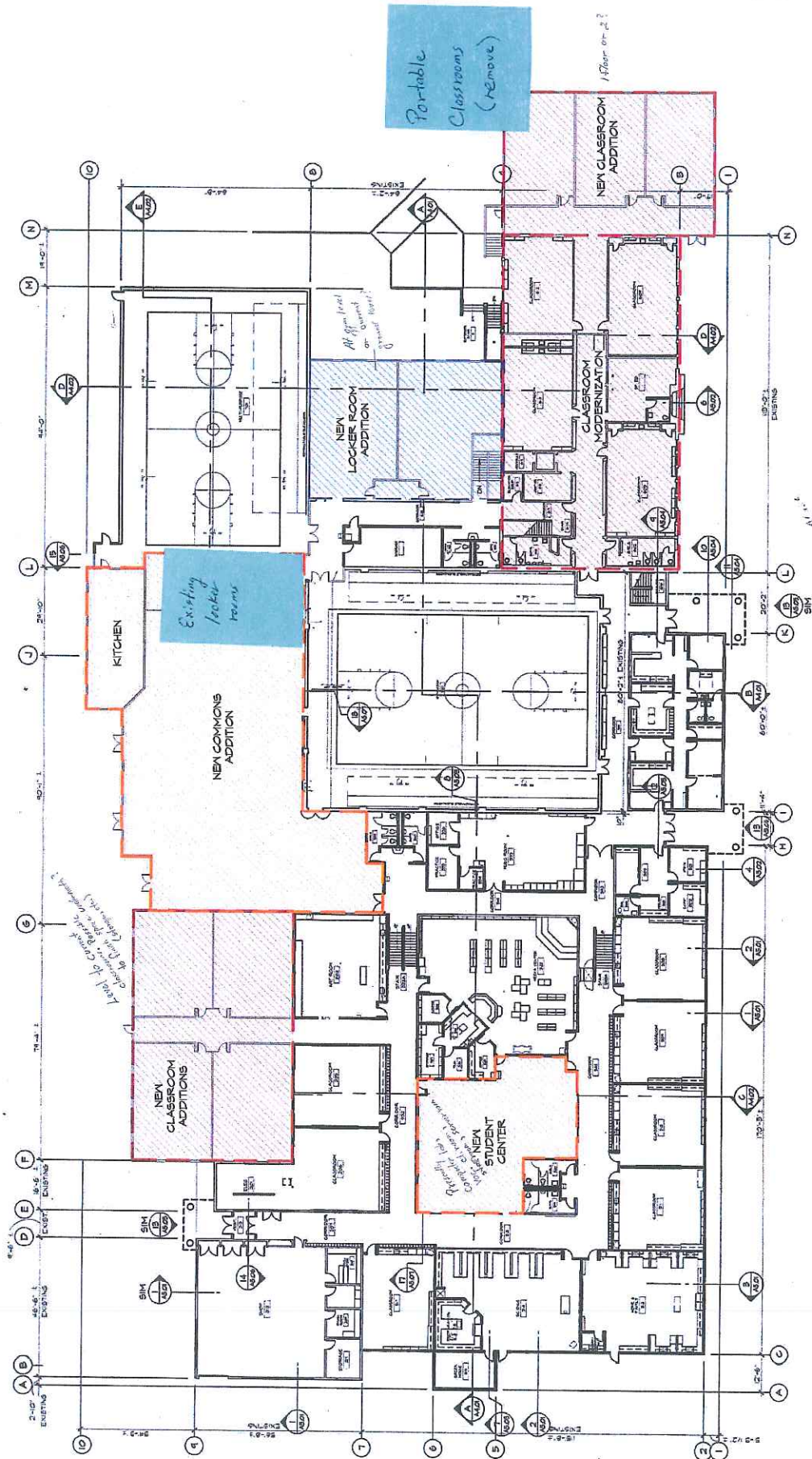
Potential State match for elementary wing modernization

\$1,050,000 — match

Sincerely,  
Forte Architects, Inc.

match ratio 54%

Tom Bassett AIA  
Principal



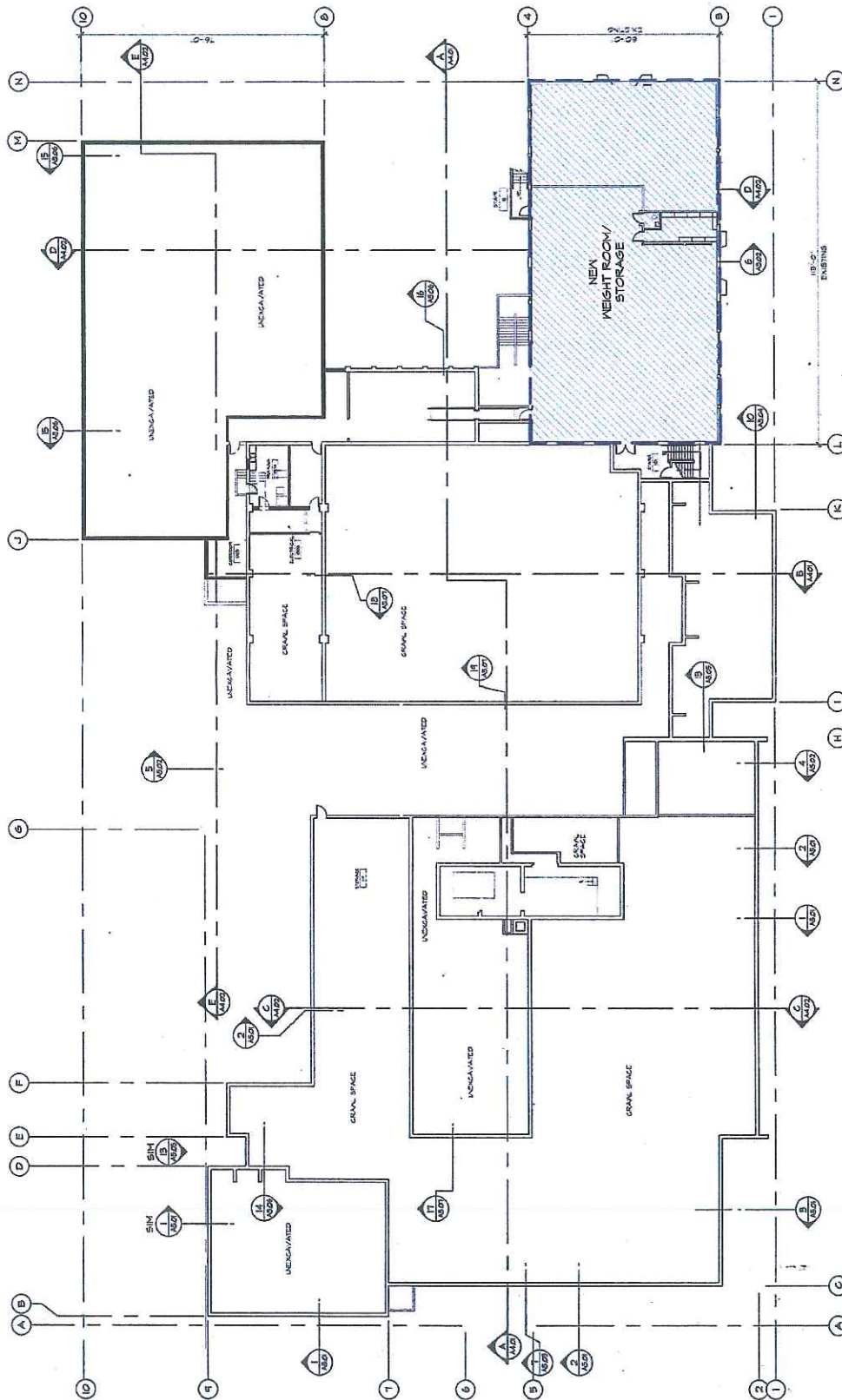
MAIN FLOOR PLAN



ENTIAT SCHOOL DISTRICT  
PROPOSED MODIFICATIONS

January, 2010





BASEMENT PLAN