

MARYSVILLE SCHOOL DISTRICT FACILITIES MASTER PLAN

Introduction

The Marysville School District has Policy No. 6900 Facilities Planning that requires the district to have a Facilities Master Plan. No such plan currently exists. The purpose of the plan is to efficiently manage the District's present and future facilities needs covering a ten-year period. To be effective the plan needs to include enrollment projections, inventory and condition of existing facilities, projected facility needs with timelines and a financial plan to support the facilities program.

A Facilities Planning Committee organized and met all day on March 31, 2017 and April 27, 2017. The committee reviewed the condition of existing buildings and prioritized the facility maintenance needs district-wide. The committee consisted of;

Jeff Walters – Community Member

Chris Nation – School Board Director

Rich Green - Maintenance Lead

Joe D'Ambrosia - Maintenance Lead

TJ Schmoe - Maintenance Lead

Jim Long – Custodial Manager

Greg Dennis – Facilities Supervisor

Mike Sullivan – Executive Director, Finance and Operations

The Information and Conditions of Schools (ICOS) is a web-based system from the Office of Public Instruction. ICOS is utilized as a tool for inventory tracking of our facilities, rating the conditions of the facility to assist in the prioritization needs for the Master Facilities Plan.

There are a couple of sections that due to time constraints this year were not included or done as completely as we would have liked but we feel this Facilities Master Plan is complete enough to guide the district for the next couple of years. It is recommended that a committee be brought together over a lengthier period to complete a more thorough Facilities Master Plan in two years.

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Enrollment Projections

Enrollment projections for the purpose of facilities uses the ICOS Enrollment Projections (Report 1049) from the Office of Superintendent of Public Instruction (OSPI). Enrollment projections from OSPI using the cohort survival linear projections through 2022 shows continued declining enrollment. With the continued declining enrollment, there would not be projections in the future for enrollment growth, therefore, not showing a need for adding school buildings to the district. Attached is the ICOS Enrollment Projections (Report 1049).

School Facilities and Organization
INFORMATION AND CONDITION OF SCHOOLS
Enrollment Projections (Report 1049)

Snohomish/Marysville(31025)

Grade	--- ACTUAL ENROLLMENTS ON OCTOBER 1st ---						AVERAGE % SURVIVAL	--- PROJECTED ENROLLMENTS ---					
	2011	2012	2013	2014	2015	2016		2017	2018	2019	2020	2021	2022
Kindergarten	855	898	934	812	848	836		827	817	806	796	785	775
Grade 1	862	830	902	957	771	859	99.24%	830	821	811	800	790	779
Grade 2	879	860	848	891	952	781	100.29%	861	832	823	813	802	792
Grade 3	830	857	844	848	874	942	98.53%	770	848	820	811	801	790
Grade 4	857	834	824	827	838	897	99.21%	935	764	841	814	805	795
Grade 5	887	844	834	817	843	810	99.24%	890	928	758	835	808	799
K-5 Sub-Total	5,170	5,123	5,186	5,152	5,126	5,125		5,113	5,010	4,859	4,869	4,791	4,730
Grade 6	853	847	829	802	775	802	95.97%	777	854	891	727	801	775
Grade 7	903	874	852	827	793	766	100.10%	803	778	855	892	728	802
Grade 8	851	895	844	863	812	788	98.90%	758	794	769	846	882	720
6-8 Sub-Total	2,607	2,616	2,525	2,492	2,380	2,356		2,338	2,426	2,515	2,465	2,411	2,297
Grade 9	827	876	909	856	891	840	102.51%	808	777	814	788	867	904
Grade 10	868	845	892	911	851	890	100.70%	846	814	782	820	794	873
Grade 11	808	800	772	807	818	747	90.31%	804	764	735	706	741	717
Grade 12	892	881	830	843	776	739	101.69%	760	818	777	747	718	754
9-12 Sub-Total	3,395	3,402	3,403	3,417	3,336	3,216		3,218	3,173	3,108	3,061	3,120	3,248
DISTRICT K-12 TOTAL	11,172	11,141	11,114	11,061	10,842	10,697		10,669	10,609	10,482	10,395	10,322	10,275

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Facility Inventory and Condition

The following is the ICOS building condition summary. Buildings conditions are rated on a percentage scale and then assigned a rating level. Rating levels are excellent, good, fair and poor. Each building at a school site is rated and then combined for an average rating for the entire school. A school may average in the “fair” rating but specific buildings at that school may actually be in the “poor” rating. Portables are not included in the ICOS system, therefore Heritage, Arts and Technology, Marysville Mountain View High School, and 10th Street are not included. The average rating for each school is listed below as a summary.

School	Overall Percentage	Overall Rating
Allen Creek Elementary	71.85%	Fair
Cascade Elementary	63.90%	Fair
Grove Elementary	98.01%	Excellent
Kellogg Marsh Elementary	85.86%	Good
Liberty Elementary	60.55%	Poor
Marshall Elementary	80.52%	Fair
Pinewood Elementary	67.10%	Fair
Quil Ceda Tulalip Elementary	83.73%	Fair
Shoutles Elementary	71.36%	Fair
Sunnyside Elementary	66.65%	Fair
Cedarcrest Middle School	63.71%	Fair
Marysville Middle School	64.31%	Fair
Totem Middle School	67.74%	Fair
Marysville Getchell High School	99.12%	Excellent
Marysville Pilchuck High School	73.85%	Fair
Marysville Tulalip Campus (Gym only)	98.93%	Excellent

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Projected Facility Needs – Prioritized with Costs

The committee reviewed each building and the building component conditions to determine need and prioritized the need based on a time schedule of when repairs were needed based upon the urgency of the current conditions. The timeframes were as follows;

- 1) Immediate to one year
- 2) Two to three years
- 3) Four to five years
- 4) Six to ten years

Escalation is calculated based upon time before the project would be started and soft costs include taxes and a 10% contingency.

As part of the plan it is understood that flexibility, in the schedule by management, is required in order to take advantage of possible grants that could help pay for some needs or due to unforeseen circumstances that may make something further out become an immediate need.

It was determined that the condition of the following school buildings are low rated percentage and outdated and that replacement of the schools are required. Therefore, it would not be fiscally responsible to invest in major component replacements for these schools and that they should be in a reactive only maintenance plan until they are replaced.

- Cascade Elementary
- Liberty Elementary
- Marysville Middle School

It was determined that the condition of the following school buildings were good enough that no major component needed replaced and therefore preventative maintenance should occur to these buildings to keep them in good condition.

- Grove Elementary
- Marysville Getchell High School
- Marysville Tulalip Campus

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Below is the prioritized list with a total estimated cost. For reference LS = Life and Safety meaning the committee determined this to be a life and safety item.

		2107 Direct Cost	Escalation	Soft Costs	TOTAL
	Marysville Pilchuck HS – Cafeteria Demo+	\$ 500,000	\$ 20,000	\$ 104,520	\$ 624,520
1 year Immediate Needs					
	Allen Creek Elem - LS Roof	\$ 606,823	\$ 24,273	\$ 126,850	\$ 757,946
	Cedarcrest Middle School - LS Roof	\$ 1,074,545	\$ 42,982	\$ 224,623	\$ 1,342,149
	Shoultes Elem - Fire System	\$ 96,940	\$ 3,878	\$ 20,264	\$ 121,082
	Totem Middle School - LS Roof	\$ 463,350	\$ 18,534	\$ 96,859	\$ 578,743
	Marysville Pilchuck HS - LS Pool Doors	\$ 85,000	\$ 3,400	\$ 17,768	\$ 106,168
	Marysville Pilchuck HS - Boiler	\$ 56,500	\$ 2,260	\$ 11,811	\$ 70,571
	Marysville Pilchuck HS - LS Roof	\$ 1,283,750	\$ 51,350	\$ 268,355	\$ 1,603,455
	Marysville Pilchuck HS - Ceiling	\$ 5,000	\$ 200	\$ 1,045	\$ 6,245
	Marysville Pilchuck HS - Floor	\$ 320,000	\$ 12,800	\$ 66,893	\$ 399,693
	Kellogg Marsh Elem - Floor	\$ 8,750	\$ 350	\$ 1,829	\$ 10,929
	Marshall Elem - Office Carpet	\$ 8,750	\$ 350	\$ 1,829	\$ 10,929
	Marysville Pilchuck HS - Lighting	\$ 245,056	\$ 9,802	\$ 51,227	\$ 306,085
					\$ 5,313,994

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2-3 Year Needs					
	Kellogg Marsh Elem - Gutters	\$ 86,240	\$ 9,831	\$ 19,310	\$ 115,381
	Kellogg Marsh Elem - Hallways	\$ 25,000	\$ 2,850	\$ 5,598	\$ 33,448
	Marshall Elem - LS - Intercom	\$ 103,886	\$ 11,843	\$ 23,262	\$ 138,991
	Marshall Elem - Gutters	\$ 96,095	\$ 10,955	\$ 21,517	\$ 128,566
	Marshall Elem - Hallways	\$ 27,500	\$ 3,135	\$ 6,158	\$ 36,793
	Pinewood Elem - Doors	\$ 49,000	\$ 5,586	\$ 10,972	\$ 65,558
	Pinewood Elem - Roof	\$ 481,250	\$ 54,863	\$ 107,759	\$ 643,871
	Pinewood Elem - Outlets	\$ 84,000	\$ 9,576	\$ 18,809	\$ 112,385
	Quil Ceda Tulalip Elem - Hallways	\$ 27,500	\$ 3,135	\$ 6,158	\$ 36,793
	Sunnyside - LS Intercom	\$ 76,818	\$ 8,757	\$ 17,201	\$ 102,776
	Cedarcrest MS - Doors/Hardware	\$ 127,500	\$ 14,535	\$ 28,549	\$ 170,584
	Cedarcrest MS - Exterior Siding	\$ 840,000	\$ 95,760	\$ 188,088	\$ 1,123,848
	Cedarcrest MS - Lighting	\$ 26,250	\$ 2,993	\$ 5,878	\$ 35,120
	Marysville Pilchuck HS - Lighting	\$ 46,250	\$ 5,273	\$ 10,356	\$ 61,879
	Marysville Pilchuck HS - Lead	\$ 62,904	\$ 7,171	\$ 14,085	\$ 84,160
	Marysville Pilchuck - Door Hardware	\$ 155,000	\$ 17,670	\$ 34,707	\$ 207,377
					\$ 3,097,528
4-5 Year Needs					
	Allen Creek Elem - Boiler	\$ 130,000	\$ 23,400	\$ 30,833	\$ 184,233
	Quil Ceda Tulalip Elem - Roof	\$ 614,488	\$ 110,608	\$ 145,744	\$ 870,839
	Totem Middle School - Flooring	\$ 111,500	\$ 20,070	\$ 26,446	\$ 158,016
	Totem Middle School - Door Hardware	\$ 54,000	\$ 9,720	\$ 12,808	\$ 76,528
					\$ 1,289,616

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6-10 Year Needs					
	Allen Creek Elem	\$ 200,000	\$ 74,000	\$ 55,074	\$ 329,074
	Kellogg Marsh Elem	\$ 1,752,255	\$ 648,334	\$ 482,518	\$ 2,883,108
	Marshall Elem	\$ 1,804,931	\$ 667,824	\$ 497,024	\$ 2,969,779
	Pinewood Elem	\$ 140,500	\$ 51,985	\$ 38,689	\$ 231,174
	Quil Ceda Tulalip Elem	\$ 160,000	\$ 59,200	\$ 44,059	\$ 263,259
					\$ 6,676,395

Summarized expenditures for each year are as follows:

Unknown – Marysville-Pilchuck Cafeteria Demo	\$624,520
Immediate need to one year	\$5,313,994
Two to three years	\$3,097,528
Four to five years	\$1,289,616
Six to ten years	\$6,676,395

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Facility Replacement Schedule

A facilities replacement schedule was developed and discussed in the committee. The concept to have schools scheduled for replacement/remodel over the next thirty years and yet keep tax rates steady. By doing this there is also a known plan in place for when each school will be replaced or remodeled. Below is a model that needs to be discussed further for long term planning, but this model is being used for the basis of facility maintenance and determining the amount of funds to invest in existing facilities.

Bond	Amount	Year	Schools	Year	Bond Exist	Bond 1	Bond 2	Bond 3	Bond 4	Bond 5	Combined	+/-
				2017	1.134						1.134	
				2018	1.101						1.101	
1	120,000,000	2019	Cascade Elementary	2019	1.069	0.652					1.721	0.62
			Liberty Elementary	2020	1.038	0.633					1.671	(0.05)
			Marysville Middle School	2021	1.008	0.615					1.622	(0.05)
			Shoultes Elementary	2022	0.978	0.597					1.575	(0.05)
				2023	0.950	0.579					1.529	(0.05)
				2024	0.922	0.562					1.484	(0.04)
				2025	0.895	0.546					1.441	(0.04)
2	200,000,000	2026	Sunnyside Elementary	2026		0.530	1.087				1.617	0.18
			Pinewood Elementary	2027		0.515	1.055				1.570	(0.05)
			Totem Middle School	2028		0.500	1.025				1.524	(0.05)
			M-P High School	2029		0.485	0.995				1.480	(0.04)
				2030		0.471	0.966				1.437	(0.04)
				2031		0.457	0.938				1.395	(0.04)
3	100,000,000	2032	Kellogg Marsh Elementary	2032		0.444	0.910	0.543			1.898	0.50
			Marshall Elementary	2033		0.431	0.884	0.528			1.842	(0.06)
			Cedarcrest Middle School	2034		0.418	0.858	0.512			1.789	(0.05)
				2035		0.406	0.833	0.497			1.737	(0.05)

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				2036		0.394	0.809	0.483			1.686	(0.05)
				2037		0.383	0.785	0.469			1.637	(0.05)
4	100,000,000	2039	Allen Creek Elementary	2038		0.372	0.762	0.455			1.589	(0.05)
			Quil Ceda Tulalip Elementary	2039			0.740	0.442	0.543		1.726	0.14
			Marysville Tulalip Campus	2040			0.719	0.429	0.528		1.675	(0.05)
				2041			0.698	0.417	0.512		1.626	(0.05)
				2042			0.677	0.404	0.497		1.579	(0.05)
				2043			0.658	0.393	0.483		1.533	(0.05)
				2044			0.638	0.381	0.469		1.488	(0.04)
				2045			0.620	0.370	0.455		1.445	(0.04)
5	125,000,000	2046	Grove Elementary	2046				0.359	0.442	0.679	1.481	0.04
			M-G High School	2047				0.349	0.429	0.660	1.437	(0.04)
				2048				0.339	0.417	0.640	1.396	(0.04)

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Miscellaneous Properties

Site	Size (Acres)	Geographic Location	Comments	Initial Recommendation	2017 Assessed Value
1. 44th & 71st	2.12 + 5.05	South	Small Elementary Site	Sell	\$349,600
2. Westlund	9.78	East	Elementary Site	Sell	\$170,600
3. 132nd	19.42	North	Any Size School	Sell	\$169,700
4. 84th (Commercial)	20.67	East	Frontage on 84th	Sell	\$329,900
5. 116th	17.97	North	Any Size School (Rental)	Sell	\$532,000
6. 67th (Multi-Family)	2.00	East	Currently Listed For Sale	Sell	\$189,100
7. 80th	0.34	Middle	Rental	Sell	\$154,900
8. Hwy 9 & 84th	53.02	East	Any Size or Multiple Schools	Sell	\$324,000
9. 84th	27.75	East	Any Size School	Sell	\$323,100
10. 74th	10.00 (approx.)	West	Part of MTC Campus	Keep	\$90,000
11. 152nd	14.63 + 19.74	North	Any Size or Multiple Schools	Keep	\$7,641,000
					\$10,273,900

Green – Recommend Selling, Yellow – Discussion before selling, Red – Recommended Keep

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Financial Plan

The committee identified \$17,002,053 in major maintenance required over the next ten years. The immediate need is \$5,313,994. In order to meet the facility needs in the District the following financial plan is suggested.

It is recommended that sales of properties numbered 1 through 9 be approved and the proceeds used to address immediate needs. The estimated proceeds from the sale of these properties based upon the 2017 assessed values is \$2,542,900.

It is then recommended that a four-year capital levy be run in February 2018 starting in calendar year 2019 in the amount of \$3,000,000 per year. It is estimated that the tax rate would be \$0.43 as that is the current 2017 tax rate for the technology levy of the same amount.

These two recommendations create the following cash flow:

2017-2018 (Sale of Properties)	\$2,500,000
2019	\$3,000,000
2020	\$3,000,000
2021	\$3,000,000
2022	\$3,000,000
Total	\$14,500,000

Total estimated expenditures over the next five years are \$10,325,658. This would provide for the higher cash flow need sooner than later. It will also address some issues that are not brought up in the current plan due to time constraints in creating a plan. Portables, non-school buildings and grounds were not addressed. This allows for those items to be taken care of during the next five years and be incorporated into the next update to the Facilities Master Plan.

There still remains insufficient funds available to take care of the immediate to one year needs, but the District Leadership can prioritize those and the plan does allow for all identified needs to be taken care of within the next few years.

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Recommendation

This Facilities Master Plan will be recommended for adoption at the next board meeting. By adopting the Facilities Master Plan the District will accomplish the following:

- Have a maintenance plan for major building components (this will help us better predict major costs that affect annual budget).
- As per current practice. Each parcel will be brought before the Board for their consideration to surplus. The intent is to use the proceeds to be applied as a source of funds to pay for major maintenance.
- Plan to discuss placement of a Capital Projects Levy on the February 2018 ballot to provide funds for future major facility maintenance needs. This discussion would take place as part of the regular process in placing initiatives on the ballot.
- Initiate a new discussion about a long term bond issuing plan that is inclusive and prioritizes all buildings' replacement/remodel based upon building condition and the obsolescence of major building components.
- It will also be recommended that the Facilities Master Plan be reported to the school board annually, and that every two years the plan will be updated by the Facilities Master Plan Committee.

NOTE: District will provide a list of all properties, including Greg's map, and possibility of placing other schools on existing property as part of a future Work Study.