

# Music legend Glen Mitchell to retire

“Our ultimate goal as music educators is to inspire young musicians to be the best they can be and to love music both as a consumer and performer.”

**Glen Mitchell**

Hold your applause as there will be no more encores. After compiling nearly every award, honor and accolade in the school music business, longtime arts educator Glen Mitchell is calling it a career.

“Walla Walla Public Schools has a long and proud tradition of music in our schools thanks in large part to his efforts,” Superintendent Rich Carter said. “Students in our school system are exposed to a comprehensive music program in grades K-12 because of his passion for the arts and love of children.”

Mitchell says he hopes to have more time to do projects around the house, travel and take in a game or two of bowling. Hopefully, we’ll still get to listen to him playing in the Community Band. Good luck, we’ll miss you!

### Mitchell’s accomplishments at a glance...

- Washington Music Educators Hall of Fame
- Outstanding Young Educator award in Dayton
- Ron Ray Memorial Award in 1991 from the Walla Walla Community Band
- Citation of Excellence from the National Band Association in 1996
- Member of the Washington State Arts Committee to develop Arts WASL
- Served as president of three music districts in the state of Washington
- Church choir director for 3 different churches

### Hall of Fame Educator



Glen Mitchell

Mitchell was recently elected to the Washington Music Educators Hall of Fame.

He has served 33 years for Walla Walla Public Schools with a total of 38 years as an educator.

**Walla Walla  
Public  
Schools**

# Focus on Education

Your School District Newsletter | Spring 2006 | Volume 7 | Issue 3

## Bond 2006

*The numbers speak for themselves...*

### \$34 million

The amount of state matching dollars Walla Walla stands to get if bond proposal passes.

### \$2 million

Estimated amount the district will save by moving the Support Services operations to Wa-Hi’s current CTE building. The move also paves the way for the YMCA to purchase the Park Street property.

### 400

The number of students Wa-Hi is currently over capacity. Ten portable classrooms are used daily.

### 351 years

The combined age of the facilities proposed for improvement on the May 16 bond. (Edison, Paine, Support Services, Wa-Hi, and moving from Borleske Stadium)

### \$46 million

The approximate amount WW taxpayers will invest to get nearly \$88 million in school improvement projects.

### \$1.5 million

The amount a private WW Citizens group is willing to donate to pay for half of the proposed Wa-Hi PE/Athletic facility.

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### Election Basics

- Election date: May 16  
(Vote by mail only)
- Ballots mailed: April 28
- Voting questions or if you don’t receive a ballot in the mail:  
Contact the WW County Auditor:  
**524-2530**

## Walla Walla Public Schools

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### Board of Directors

- Tim Donaldson
- Mary Jo Geidl
- Anne Golden
- Cindy Meyer
- Toni Rudnick

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## Remember to vote!

Bond 2006 • May 16  
(Ballots mail Friday, April 28)

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## New Wa-Hi design propels district into the 21st Century

See more **Bond 2006** inside



### Project Benefits

- Larger, 21st Century classrooms
- Enhanced music rooms
- Technology upgrades schoolwide
- Energy efficient buildings
- Classroom for every teacher
- Drama performance “black box”
- Twice the parking spaces
- Enhanced PE/Athletic spaces
- New science labs
- More locker room space
- Air conditioning schoolwide
- Better safety & supervision

Our Core Values  
are more than mere words;  
they’re our business!

**Quality | Integrity | Accountability | Respect | Courtesy**



**Rich Carter**  
Superintendent

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*"The goal of education is the advancement of knowledge and the dissemination of truth."*

**John F. Kennedy**

## Bond marks defining moment in district history

I've been carefully reviewing the history of our school district as we move forward with developing our long-range facilities improvement plan.

From what I have studied, I'm certain the May 16 bond issue represents one of the defining moments in school district history.

We live in a global society and our students are expected to compete on a world stage.

We have developed a long-range facilities plan to help provide the necessary learning environments to meet these challenges.

We have provided you with the information on this issue and soon it will be in your hands to determine our future direction.

I thank you for taking time to study this issue and trust you have all the materials to make an informed decision.

This is an all mail-in election. Ballots will be mailed April 28 and I encourage you to vote.

### Facilities Improvement Plan Benefits

- Something for all schools & students
- Long-range maintenance plan
- Flat tax rate
- Brings all schools to industry standards
- Meets growing technology demands
- Flexible to change with the times
- Based on research & priorities
- Boosts local economic development
- Supports business recruitment efforts
- Improved learning environments

## Wa-Hi facilities issues much more than lack of maintenance



By **Mary Jo Geidl**  
President, Board of Directors

**\*\*Note:** Geidl spent 30 years as a Wa-Hi English teacher.

One of the perceptions some people have is that the problems at Wa-Hi are due to deferred maintenance.

The fact is the facility's major weaknesses are not connected to maintenance at all.

The size and construction at Wa-Hi pose the major problems. Classrooms are too small to accommodate 30 or more students comfortably. Most rooms have no air conditioning and inadequate air circulation.

The walls of single-pane windows contribute to discomfort and energy inefficiency. Many rooms have a total of two electrical outlets, certainly not enough to allow use of needed technology. (Only one computer is available in the majority of classes.)

Science labs are far too small, with little storage space,

poor ventilation, and antiquated plumbing. The library and commons are also too small to accommodate students.

The lunch room has space for about 400 students although over 700 eat lunch at the same time. The library can hold only two classes of students per period.

The separation of classrooms and buildings create more problems. Teachers are unable to collaborate with each other, especially when they have to share rooms and have no adequate planning areas.

***"In fact, it is because of continuous maintenance that Wa-Hi looks much better than it really is."***

Wa-Hi does not meet ADA requirements, making it difficult to negotiate the campus for those who are disabled. Locker lobbies are crowded and hard to supervise. Unfortunately these are weaknesses that cannot be solved by more maintenance or even by some minor alterations. In fact, it is because of continuous maintenance that Wa-Hi looks much better than it really is.

## \*\* Bond Frequently Asked Questions \*\*

### Why don't we just build a second high school?

- Where would we build the school?
- We would need 40 to 50 acres for a second high school to support 500-800 students -- costly.
- Cost concerns: \$30 to \$50 million required to build a second high school.
- District would still have to repair Wa-Hi (Cost estimates: \$30 to \$50 million)
- Expensive to offer comparable programs at both schools (academics, extracurricular, staffing, administration).
- Additional maintenance, transportation, support services costs to support a second high school.

### Why build a sports complex at Wa-Hi? What is wrong with Borleske Stadium?

- Borleske was built in the 1920s. No locker rooms, out-of-date, no ADA -- cost as much to repair as to replace.
- \$70,000 a year just to use Borleske (\$15,000 for transportation and \$55,000 for usage fees)
- Creates PE teaching station at Wa-Hi -- 1,200 students daily participate in PE at Wa-Hi.

### How much will the proposed Wa-Hi PE/Athletic facility cost?

Total cost for the PE/Athletic facility — complete with a public all weather track, all weather infield, and bleacher system — will be about \$3 million.

*Estimated PE/Athletic facility funding sources:*

- \$750,000 (25 percent) Walla Walla taxpayers
- \$750,000 (25 percent) State of Washington matching dollars
- \$1.5 million (50 percent) Private matching donation from Walla Walla citizens group

### How much more will these bond projects cost us if we wait?

*(Source: Architects West)*

- 2006 = 88 million
- 2009 = 106 million
- 2012 = 129 million
- 2015 = 156 million

### How will the new Wa-Hi design improve learning?

- Larger classrooms to allow for more flexible learning (i.e. small group instruction, cooperative learning, testing).
- Ability to have adequate space for hands-on learning class projects.
- Opportunities for interdisciplinary curriculum (i.e. combining math & science or English & Social Studies, etc.).
- New science labs equipped with today's technology and adequate storage for safe and secure handling of chemicals.
- Updated Career and Technical Education classrooms to support today's growing vocational needs.
- Improved classroom lighting, hearing enhancement systems in all classrooms, technology advancements schoolwide.

# Modernization vs. New Construction

Architects West estimates modernizing existing Wa-Hi buildings to cost 30 percent more than building new

## Time is Money

Each year the district waits to improve facilities, construction costs increase an estimated 7 to 10 percent and our dollar buys us less.

Why is now the right time to build?

- Interest rates are low
- Construction costs will only rise in the future

## MODERNIZATION VS. NEW CONSTRUCTION

The WaHi buildings were built in 1964; Edison and Paine in the early 1900's. Since 1964 the building codes have been rewritten at least 12 times. A complete modernization of these buildings will require that all current building and seismic codes, energy codes, mechanical codes, electrical codes, indoor air quality standards, American with Disabilities Act (ADA) standards, life safety standards are met.

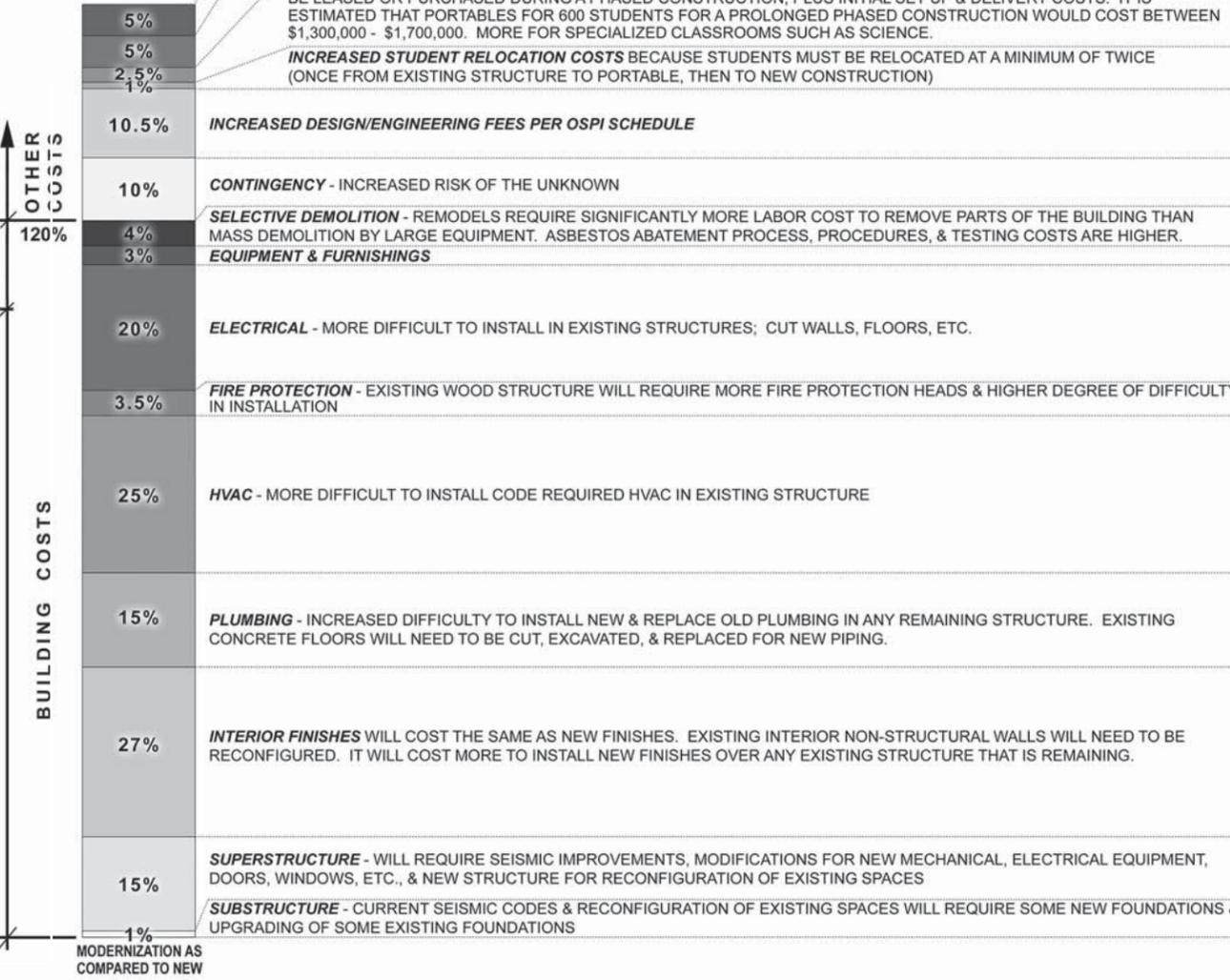
If the existing buildings that are proposed to be demolished and replaced with new construction were to be renovated, then they would require 100% replacement of finishes, mechanical and electrical system equipment, doors, windows, insulation, etc. Major revisions to the structural system will be necessary to meet current seismic (earthquake) code requirements as well as interior revisions to walls to increase classroom size. Once the existing buildings are prepared for receiving new work, there is essentially little remaining value of the existing wood structures.

The graph below represents a comparison between proposed new construction and modernization costs.



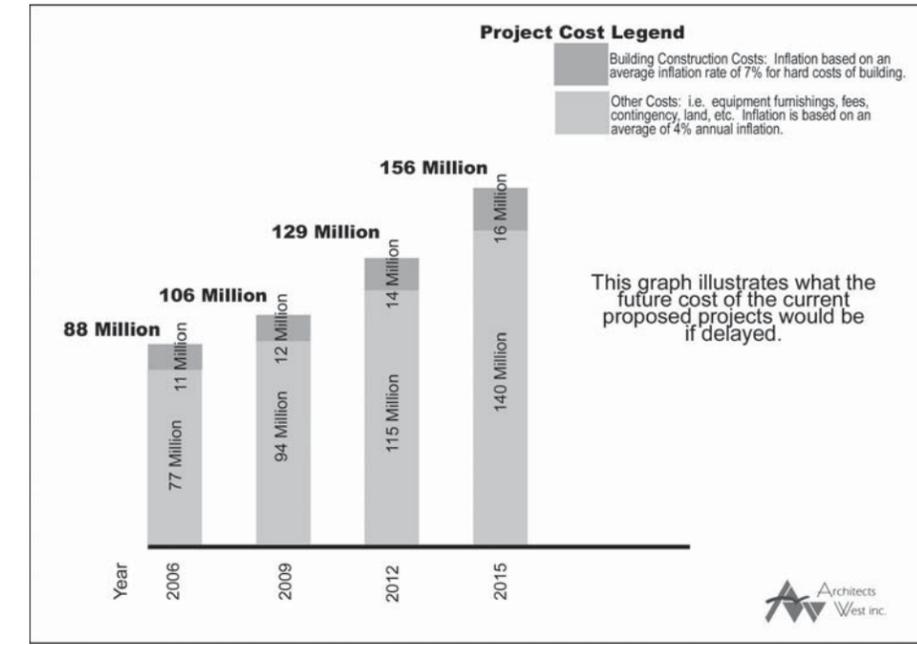
- OTHER FACTORS THAT MAY AFFECT COST**
- \* INTERRUPTION OF EDUCATION & POTENTIAL NEW CONSTRUCTION COSTS DUE TO CONSTRUCTION ACTIVITIES IN THE MIDDLE OF CLASS BUILDINGS
  - \* INCREASED SAFETY RISKS/COSTS DUE TO CONSTRUCTION ACTIVITIES IN THE MIDDLE OF CLASS BUILDINGS
  - \* INCREASED COSTS FOR UNKNOWN
  - \* LOSS OF EFFICIENCY FOR THE CONTRACTOR TO PURCHASE ALL CONSTRUCTION MATERIALS ONCE INSTEAD OF MULTIPLE PURCHASES PER PHASE
- INCREASED PHASING COSTS** - MODERNIZATION WILL REQUIRE THE USE OF PORTABLES & MODERNIZATION OF ONE BUILDING AT A TIME WHICH WILL TAKE LONGER & WILL REQUIRE SUBCONTRACTORS TO REMOBILIZE AT EACH PHASE. THE LONGER A PROJECT TAKES, THE MORE MANAGEMENT COSTS, INCREASED ESCALATION OF WAGES, INFLATION, REMOBILIZATION, ETC.
- PORTABLE COSTS** - THERE IS NO ROOM TO HOUSE STUDENTS DURING MODERNIZATION, SO PORTABLES WILL NEED TO BE LEASED OR PURCHASED DURING A PHASED CONSTRUCTION, PLUS INITIAL SET UP & DELIVERY COSTS. IT IS ESTIMATED THAT PORTABLES FOR 600 STUDENTS FOR A PROLONGED PHASED CONSTRUCTION WOULD COST BETWEEN \$1,300,000 - \$1,700,000. MORE FOR SPECIALIZED CLASSROOMS SUCH AS SCIENCE.
- INCREASED STUDENT RELOCATION COSTS** BECAUSE STUDENTS MUST BE RELOCATED AT A MINIMUM OF TWICE (ONCE FROM EXISTING STRUCTURE TO PORTABLE, THEN TO NEW CONSTRUCTION)

Category	Percentage
RELOCATION COSTS - RELOCATE STUDENTS ONCE	0-5%
DESIGN & ENGINEERING FEES	7%
CONTINGENCY	5%
MASS DEMOLITION	0-5%
EQUIPMENT & FURNISHINGS	3%
<b>ELECTRICAL</b>	<b>16%</b>
<b>FIRE PROTECTION</b>	<b>2.5%</b>
<b>HVAC</b>	<b>20%</b>
<b>PLUMBING</b>	<b>8%</b>
<b>INTERIORS</b> * FINISHES - WALL, FLOOR CEILING * EQUIPMENT * DOORS, WINDOWS, ETC.	<b>22%</b>
<b>SUPERSTRUCTURE</b> - FLOOR, SLAB, ROOF, WALL FRAMING	<b>25%</b>
<b>SUBSTRUCTURE</b> - FOUNDATIONS, FOOTINGS	<b>3%</b>



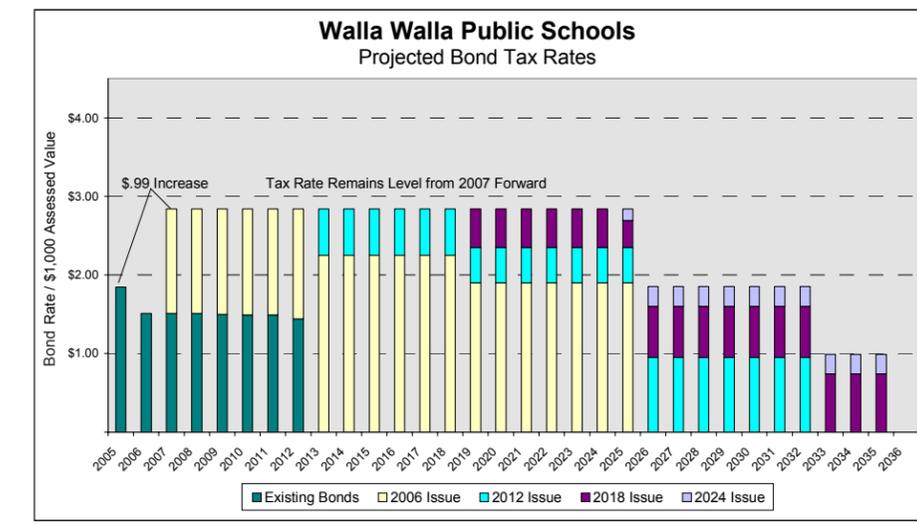
*“The longer the District waits to address its construction needs, the more it will cost the taxpayer.”*

**Roger Roen, Director**  
Roen Associates, Construction Management



**Flat Tax Rate** (proposal - 99 cents per \$1,000 above 2005 bond rates)

The district's long-range facilities management plan calls for a continuing improvement program for all facilities over the next 25 years. Funding throughout the period will be maintained at a flat rate of 99 cents per \$1,000 over the 2005 bond rate. Approval of the bond proposals every six years will result in the levels below.



## \*\* Bond Frequently Asked Questions \*\*

### Why is it less expensive to build new than remodel Wa-Hi?

*(Architects West projects remodel costs to be 30 percent more than building new)*

- Must bring existing buildings up to current codes -- costly (seismic, electrical, ADA, fire suppression, energy, air quality).
- Wood framed load bearing walls in existing buildings -- costly to change without significant structural enhancements.
- Wood truss system limits necessary space for HVAC, technology, electrical improvements.
- Slabs must be cut or completely removed to address plumbing needs -- costly.
- Asbestos removal and selective demolition costs -- adds to project costs.
- Housing students while remodeling existing buildings is expensive -- compromises current site during construction.
- Over capacity -- still need space for an additional 400 students even if existing buildings were remodeled -- costly.

### Why are school construction costs more than residential construction costs?

- Public works projects require all wages to be paid per prevailing wages as determined by the state.
- Schools held to higher standards -- i.e. ADA (Americans with Disabilities Act), seismic, & fire provisions mandatory.

### What happens if College Place elects to build a high school?

- College Place garnered less than 40 percent support during a recent bond proposal to build a new high school.
  - A post election survey indicated the community wanted to fix current schools -- especially Davis Elementary.
  - Bond capacity issues -- once College Place fixes its current schools, bonding capacity for a new high school is reduced.
- (Note: \$8 million to attend a new Wa-Hi vs. \$20 plus million to build its own school -- good value for College Place)*

### Why doesn't Walla Walla High School meet current program needs?

- Size of classrooms -- too small.
- Teaching methods have changed -- more small group instruction, technology driven curriculum, less lecture style.
- Existing structure limits ability for teacher collaboration and interdisciplinary studies.
- Limited infrastructure to meet technology demands and vocational education needs (i.e. culinary arts, health sciences)

### How much more space would be in the new Wa-Hi?

- Additional 65,000 square feet.
- Classroom for every teacher -- plus extra classrooms and additional meeting and work spaces.

### Where would Wa-Hi students attend class during construction of new school?

- Classes would be held in existing school buildings.
- This is less disruptive to the learning environment.
- Numerous, expensive portables would be required if district were to remodel existing buildings.

### Is this bond just to replace Edison, Paine, Wa-Hi and Support Services -- or is there more?

- Every school and student benefits from this bond.
- Dollars for annual facilities improvements -- all schools.
- Dollars for technology enhancements -- all schools.
- Dollars for safety improvements -- all schools.

### What are the safety concerns at Wa-Hi?

- Unlimited access to campus and students.
- Supervision limitations for staff.
- Confined locker lobby spaces.
- Lockdown challenges.

## Bond 2006 Facts

For more information visit: [www.wwps.org](http://www.wwps.org) Bond Highlights

### What is the proposed bond?

The May 16 bond issue represents the first of four bonds to improve the district's current facilities over a 25 year period.

The plan calls for replacement bond elections to be voted on every six years, while maintaining a flat rate of 99¢ per \$1,000 in additional taxes over the 2005 bond rate throughout the 25 year span to improve existing facilities.

### What will the proposed bond cost you?

"99¢" per \$1,000 of your property's value  
 For Example: \$150,000 home = \$148.50 per year or about \$12 per month or about the cost of a movie out and box of popcorn.

### Will Walla Walla taxpayers have to foot the whole bill?

"NO." Here's how the funding works...

Local WW Taxpayer Contribution (on ballot)	\$53,950,000
* College Place funding	- \$8,000,000
(*estimated amount for high school improvements)	_____

Estimated total for Walla Walla taxpayers: **\$45,950,000**

### Are matching dollars available?

"YES."

State matching dollars	\$33,672,000
Private WW Citizens' group (for PE/Athletics)	\$1,500,000

Note: Walla Walla voters would vote on each proposed bond phase, scheduled for 2006, 2012, 2018, 2024.

### More bang for your buck...

State match, College Place funding and a significant donation from a citizens' group offers Walla Walla taxpayers nearly a **dollar-for-dollar** match on all projects to vastly improve their local schools.

Walla Walla's bond contribution will be approximately **\$46 million** to fund the nearly **\$88 million** in school improvement projects proposed in the 2006 bond.

### Quality Schools - Important to All



### What will the proposed 2006 bond fund?

*This bond addresses the district's most urgent needs first:*

- Replacing Edison Elementary (current site)
- Replacing Paine Alternative (current site)
- Moving Support Services operations to the current Wa-Hi Career and Technical Education building
- Modernizing Wa-Hi
- Additional dollars provided at all schools for yearly facility improvements, technology and security upgrades

### When would school construction on the proposed projects be completed?

Edison	Summer 2008
Paine	Summer 2008
Support Services	Summer 2009
Wa-Hi	Summer 2009

*Planning for all projects would begin this summer.*