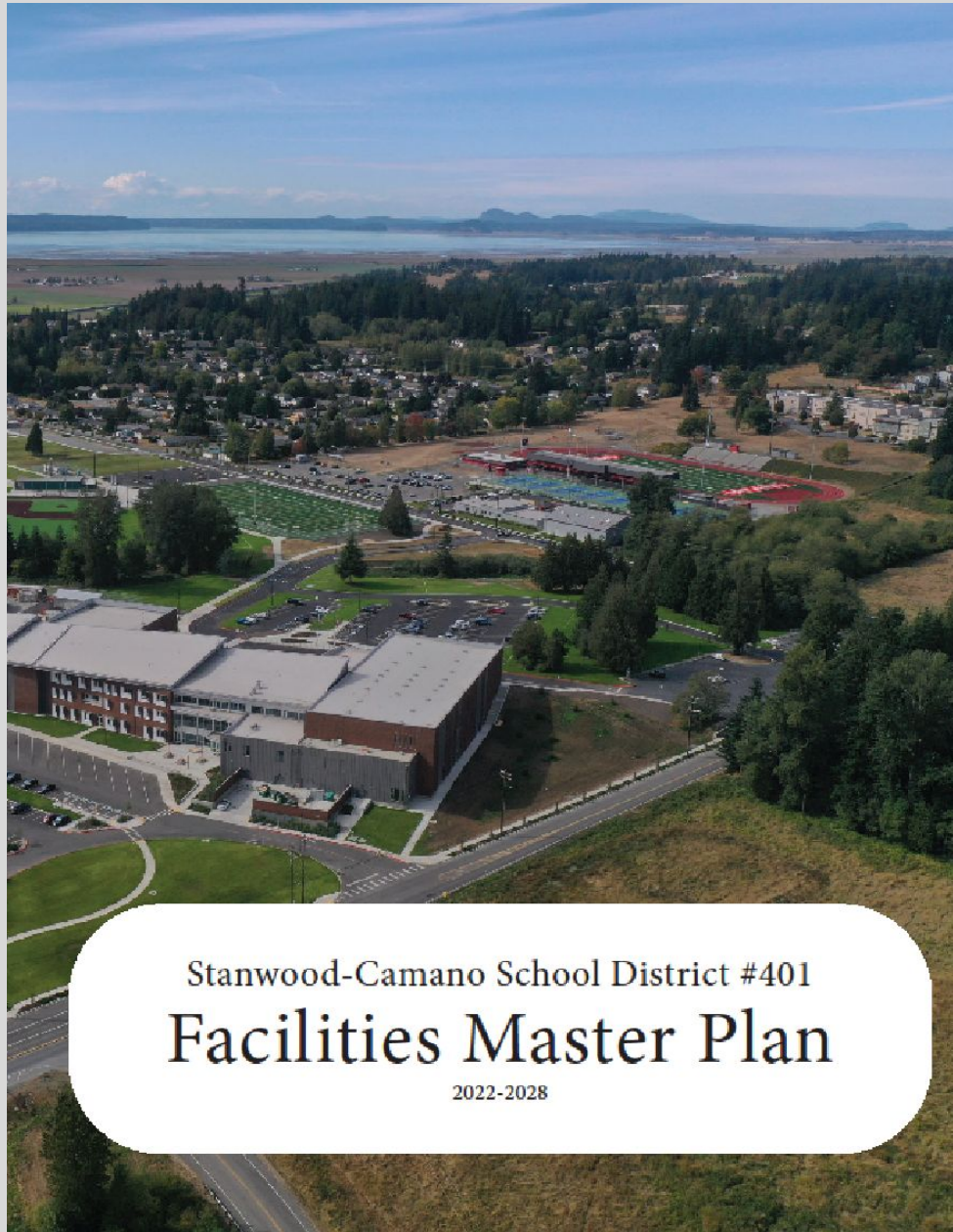




# SCSD Facilities Master Plan Update

June 21, 2022 Board Report  
Liz Jamieson, Director of Capital Projects



Stanwood-Camano School District #401  
**Facilities Master Plan**

2022-2028

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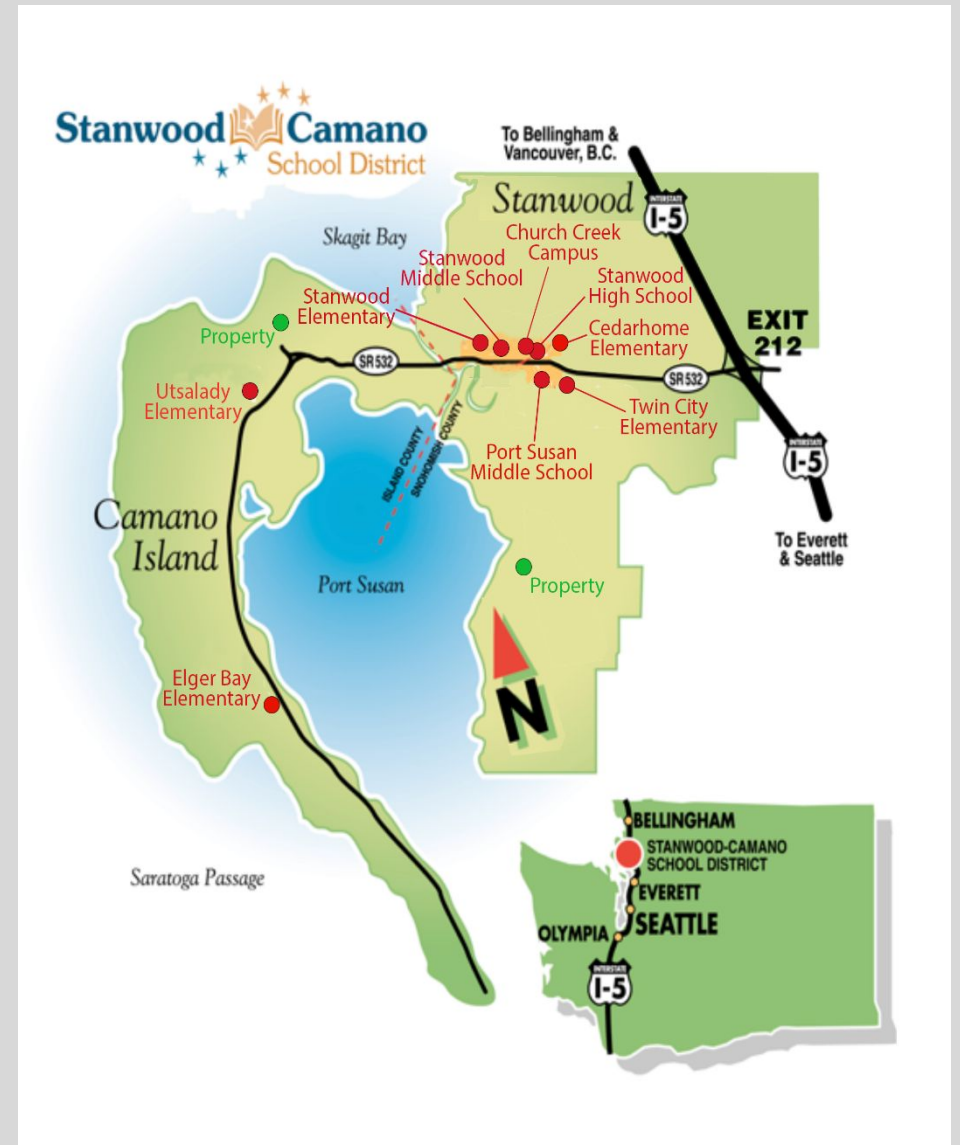
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# Contents of Specific Interest

- Report purpose and process
- Programs and standards
- Evaluation of assets
- Capacity and projected growth
- Community input on needs
- Costs and financing



# Evaluation of Assets (SES Example)



STANWOOD ELEMENTARY

Address:	10227 273rd Pl. NW	Portables:	4 Single
Year Built:	1955	Classrooms:	26
Property Acreage:	12	Building Capacity:	483
Building SF:	53,570 Gross	2021-2022 Enrollment:	426
Addition Feasible:	Yes	2027 Projected Enrollment:	470

Stanwood Elementary School has 26 classrooms in use for Pre-K through Grade 5 and four portables, one housing music, one ELL, one storage, and one for 5th grade. The developmental preschool is located on site and four of the 26 classrooms are dedicated to this. There are a number of support positions associated with the Special Services offered at SES which require more office space than the building was designed for. The school is served by public electricity, natural gas, and city water and sanitary sewer.

#### BUILDING CONDITION

The building had major renovations and additions in 1966, 1981, and 1995. Seismic upgrades were included in the '81 and '95 work. The building is located in a flood plain and is on seismically sensitive soil, so complete replacement would be costly. An addition to the building would be feasible, but would be costly due to its location. The HVAC system is functioning and boilers were replaced in 2017, but the classroom units are aged and require increasing maintenance. **This building will need to come into compliance with the Washington State Clean Buildings act by June 1st, 2028.** Some deficiencies are:

- Many exterior walls are inadequately insulated.
- Windows are outdated and inefficient.

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- Many classrooms are not carpeted which affects acoustics and comfort.
- Exterior painting of metal and stucco finishes needed in next 5 years.
- Exterior canopies and covered play should be evaluated for any needed structural upgrades.
- Casework in some areas needs doors to limit access.
- Flooring is aged and wearing out in some areas.
- Generally, many of the interior finishes are aging and need replacement.

#### SITE CONDITION

The 12 acre site has an informal ballfield and a new (2017) structured playground. Because it is located in the flood plain there is typically some areas of saturation during the winter months. There is limited paved play area available, and it is located directly adjacent to the street. The covered play area is smaller than other District elementary schools. Parking accommodates staff and is also being used for student pick-up to reduce the number of cars backed up on 102nd Ave. NW. Some deficiencies are:

- Additional fencing desired to control foot traffic onto the site.
- Portable ramps are made of wood and need repair.
- A separate playground for the Pre-K program is needed.
- It is desirable to visually separate the playground from the neighborhood.

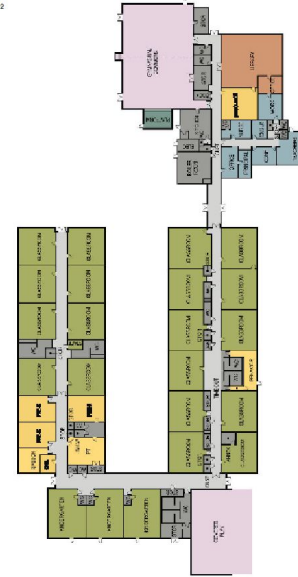
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#### STANWOOD ELEMENTARY SCHOOL

- GENERAL EDUCATION CLASSROOMS 22
- SPECIAL EDUCATION 8
- ARTS AND MUSIC 0
- LIBRARY
- TECHNOLOGY 0
- ADMINISTRATION
- GYM GYMNASIUM, CAFETERIA 1
- COVERED PLAY
- CIRCULATION
- BUILDING SUPPORT



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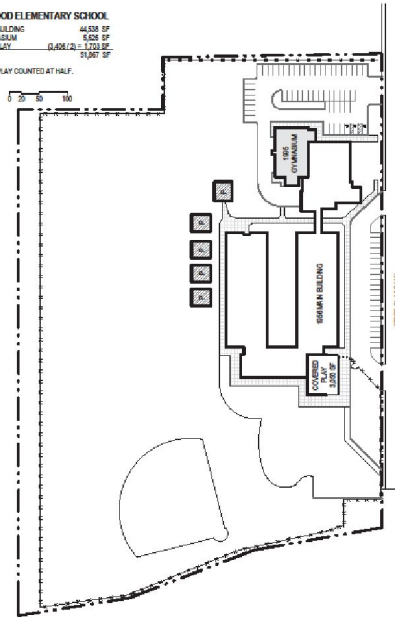
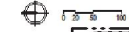
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#### STANWOOD ELEMENTARY SCHOOL

- BSB MAIN BUILDING 44,528 SF
- 1995 CHANGELUM 8,538 SF
- COVERED PLAY 1,703 SF
- TOTAL 54,769 SF

\*COVERED PLAY COUNTED AT HALF.



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- Table of relevant facts
- Summary of condition and needs
- Floor plan
- Site plan

# Capacity and Projected Growth

SCHOOL	CAPACITY PER SCEA CONTRACT*	PLANNING CAPACITY**	2021-2022 ENROLLMENT	SCEA REMAINING CAPACITY	REMAINING PLANNING CAPACITY	2027 PROJECTED ENROLLMENT	2027 REMAINING CAPACITY (SCEA)	2027 REMAINING PLANNING CAPACITY
<b>Elementary School</b>								
Cedarhome	432	424	575	-143	-151	632	-200	-208
Elger Bay	423	404	340	83	64	385	38	19
Stanwood	502	483	420	82	63	470	32	13
Twin City	423	404	378	45	26	435	-12	-31
Utsalady	408	388	289	119	99	336	72	52
	2188	2103	2002	186	101	2258	-70	-155
<b>Middle School</b>								
Port Susan	662	582	495	167	87	624	38	-42
Stanwood	800	674	476	324	198	596	204	78
	1462	1256	971	491	285	1220	242	36
<b>High School</b>								
Stanwood	1501	1396	1217	284	179	1307	194	89
<b>Church Creek Campus</b>								
LHHS/LA			20/138		***	157	***	
Saratoga			261		***	222	***	

\*SCEA 2021-2024 Contract Recommended Classroom Size: K=19; 1st = 20; 2nd-3rd = 21; 4th-5th = 25; 6th = 27; 7-12 = 28

\*\*Planning Capacity: K-3rd = 20; 4th-8th = 24; 9th-12th = 26 Planning capacity is based on an evaluation of current program and curriculum needs.

\*\*\*Saratoga and Lincoln Hill HS/Lincoln Academy are alternative learning environments and have more fluid capacity than other buildings. Saratoga students are on site 1-4 hours per week, typically.

# Explaining Capital Funding

[\(https://www.esd112.org/bond-levy/\)](https://www.esd112.org/bond-levy/)



*Bonds are for building*

[Click to learn more](#)



*Levies are for learning*

[Click to learn more](#)

*Grow & thrive with local support*

# Community Input

- Four to five in-person meetings
- Provide draft Facilities Plan to committee?
- Provide expanded detail on specific components for discussion (growth projections, boundaries, levy vs. bond, district undeveloped property)
- Facilitator – district or consultant?
- Integrate into Facilities Master Plan

Questions?

