

WENATCHEE SCHOOL DISTRICT



Long-Range Facility Master Planning Committee

Consensus Recommendations

- Committee Board Presentation
- June 24, 2025

COMMITTEE

The Superintendent established a Long-Range Facilities Planning Committee in March 2024.

- Comprised of a cross-section of community members and district staff
- Supported by expert consultants



Construction Management and Pre-Bond Planning
Turner & Townsend Herry



Educational Facility Planning
Teater-Crocker



COMMITTEE

The Committee conducted nine work sessions over 15 months

- Studied facility, educational program and financial information
- Engage in a structured planning process
- Determine needs grounded in data analysis and educational programming
- Included consideration of the community's responses to recommendations

RECOMMENDATIONS

IMPROVE LEARNING SPACES AT SEVEN BUILDINGS

- Complete HVAC Upgrades at all required locations across the district
- Build a new Wenatchee High School on the existing site

Fund these through a \$295,000,000 Bond Request

RECOMMENDATION - HVAC

COMPLETE HVAC UPGRADES AT ALL REQUIRED LOCATIONS THROUGHOUT THE DISTRICT

Complete Heating, Ventilation and Air Conditioning (HVAC) upgrades and retrofitting at all schools throughout the district.

RECOMMENDATION - HVAC

School	Scope	Mechanical SF	2025 Cost Estimate
Castle Rock ECLC ¹			-
Columbia ES	TBD		TBD
Lewis & Clark ES	Boilers, Controls, AHU	52838	\$ 3,698,660
Lincoln ES ¹			-
Mission View ES	Boilers, Controls	54838	\$ 3,838,660
Newbery ES	Boilers, Controls	52896	\$ 3,702,720
Sunnyslope ES	Boiler, Controls, VFD	47917	\$ 3,890,000
Washington ES ¹			-
Foothills MS	Boiler, HRV, Controls	87685	\$ 8,410,000
Orchard ES	Chiller, Boiler, Controls	94103	\$ 8,490,000
Pioneer MS	Boiler, Chiller, Controls	122897	\$ 11,675,215
Wenatchee HS ²			-
WestSide HS ¹			-

Source: Wenatchee School District / Turner & Townsend Heery

1. No HVAC work is required at Castle Rock ECLC, Lincoln ES, Washington ES or WestSide HS
2. HVAC work at Wenatchee High School will be addressed as part of the recommended reconstruction of the school

RECOMMENDATION - WHS

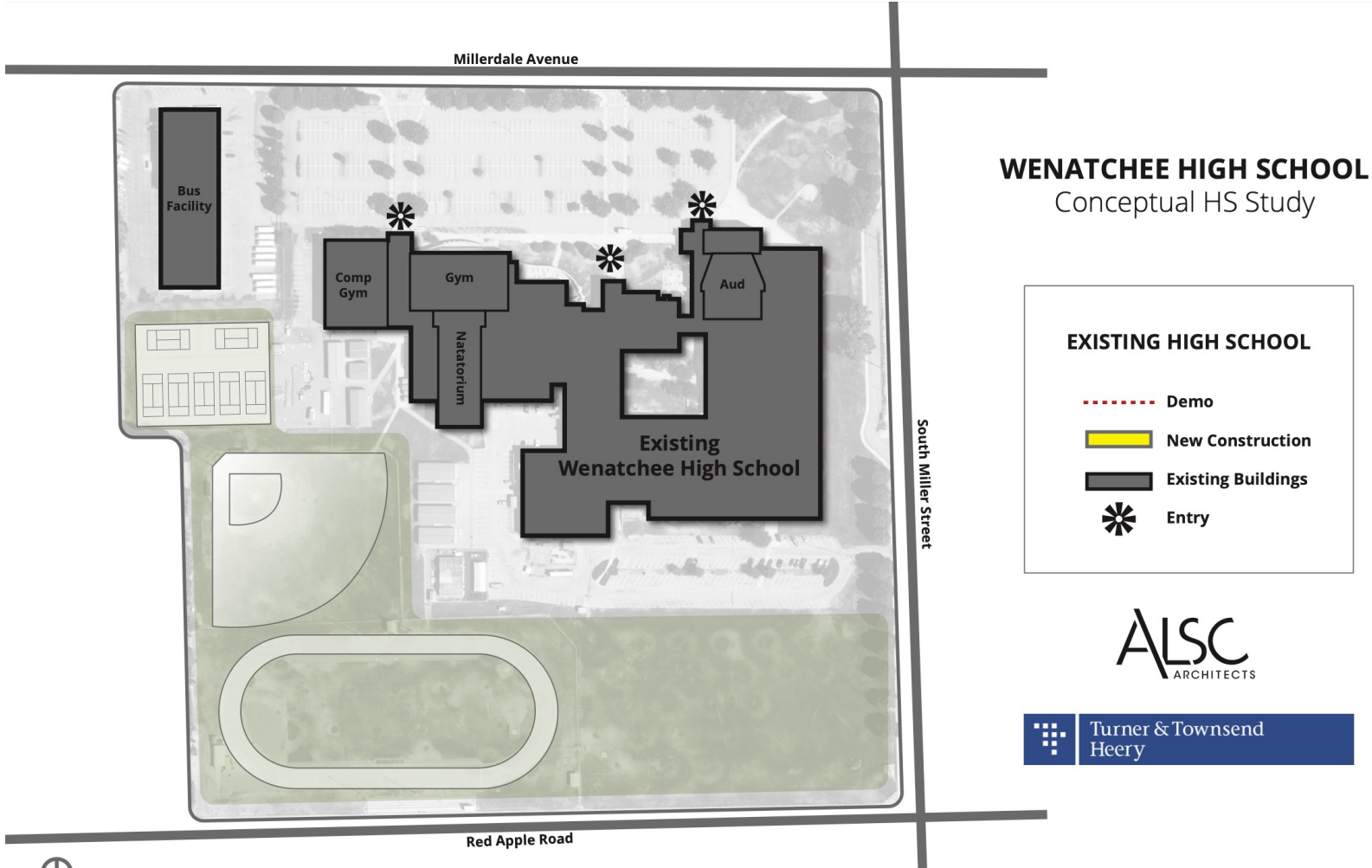
CONSTRUCTION OF A NEW WENATCHEE HIGH SCHOOL ON THE EXISTING SITE

A new high school constructed on the existing site allowing students to utilize the existing building during construction.

Two conceptual models:

- Entirely new building
- Integration of modernized Gym and Pool areas with new construction

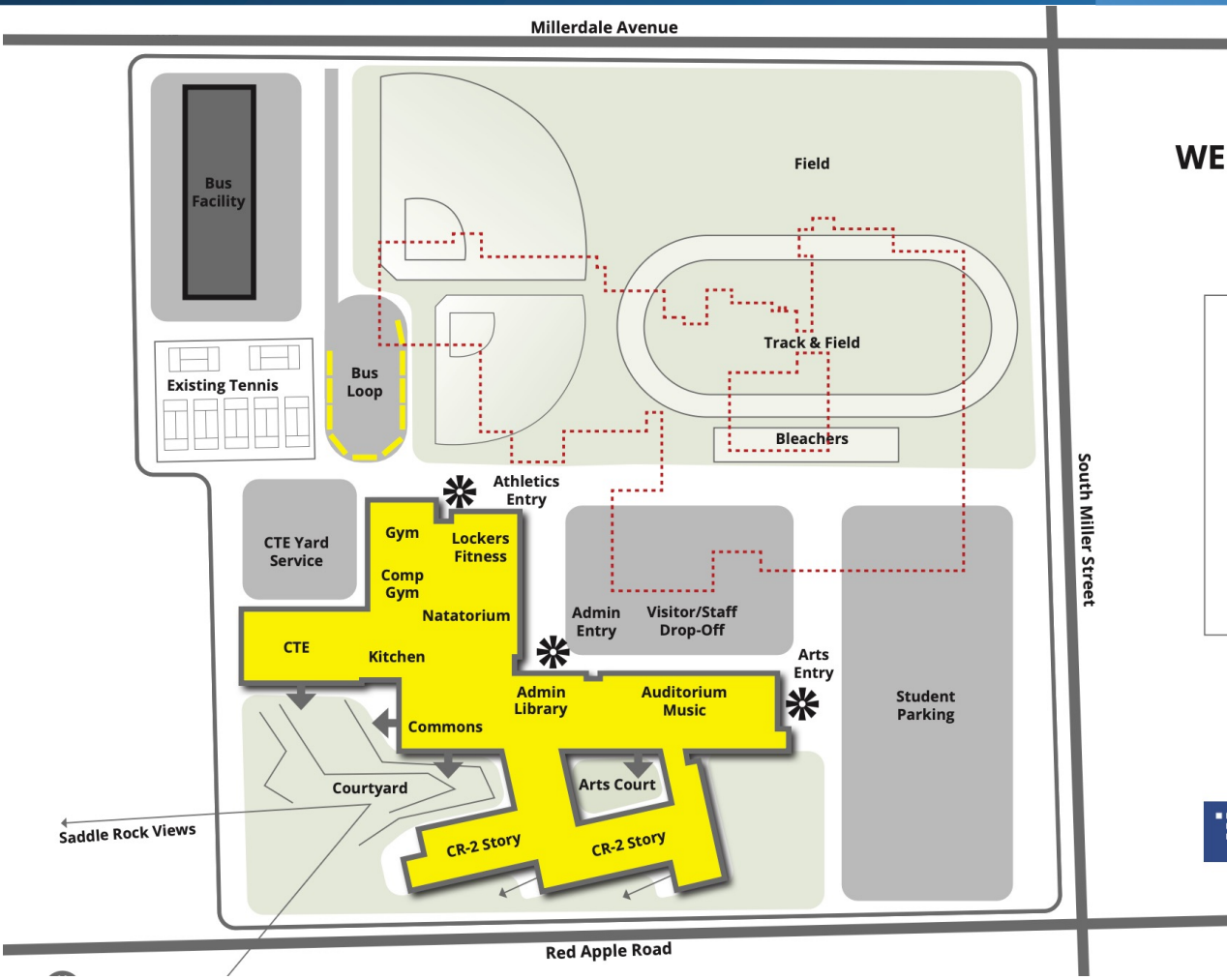
NEW HIGH SCHOOL



WENATCHEE HIGH SCHOOL Conceptual HS Study



NEW HIGH SCHOOL



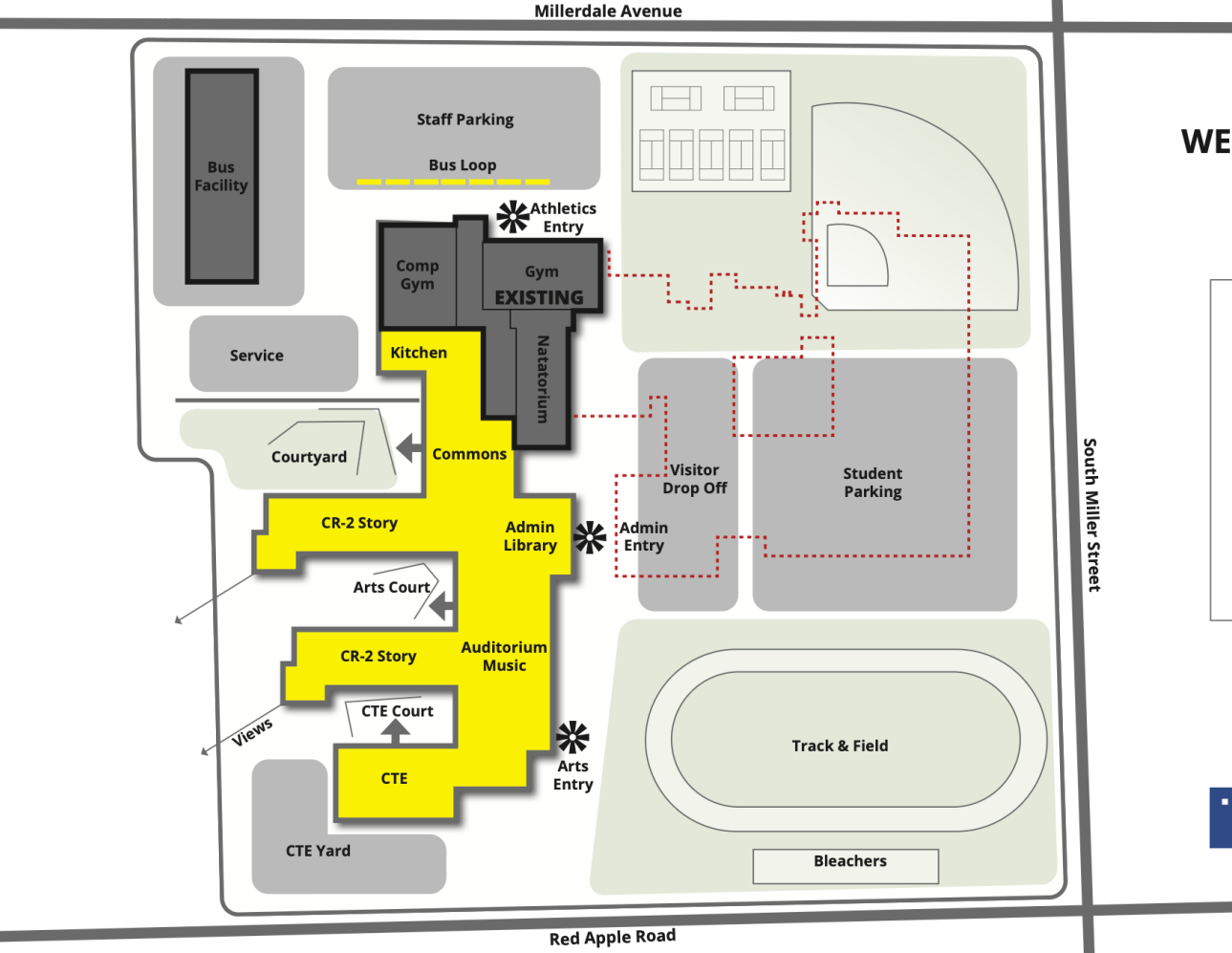
WENATCHEE HIGH SCHOOL Conceptual HS Study

NEW HIGH SCHOOL
2 Story 280,000 SF

- - - - Demo
- New Construction
- Existing Buildings
- ✱ Entry



NEW HIGH SCHOOL



WENATCHEE HIGH SCHOOL Conceptual HS Study

NEW / MODERNIZATION
2 Story 280,000 SF

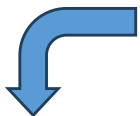
- - - - - Demo
- New Construction
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- ✱ Entry



COSTS

The Recommendations are estimated to cost a total of **\$372,875,900**, utilizing the midpoint of construction method and including escalation

	HVAC	NEW HIGH SCHOOL
Escalation Rate	7.5%	6%
2025	\$ 43,705,255	\$ 249,120,492
2026	\$ 46,983,149	\$ 264,067,721
2027	\$ 50,506,885	\$ 279,911,785
2028	\$ 54,294,902	\$ 296,706,492
2029	\$ 58,367,019	\$ 314,508,881



Source: Turner & Townsend Heery

If 2026 Bond, estimated midpoint of construction

STATE MATCH (SCAP)

	HVAC	NEW HIGH SCHOOL	TOTAL
2029 Escalated Cost	\$58,367,019	\$314,508,881	\$372,875,900
	SCAP		- \$79,000,000
			\$293,875,900

With inclusion of up to \$79,000,000 in state matching funds the recommended projects will require a Bond request of approximately **\$295,000,000**

BOND TERM AND RATE

Bond projection information from Piper | Sandler indicates that a 15-year bond will generate the best option for taxpayers to realize a flat bond rate over the life of the bond

\$295,000,000 @ 15 Years

=

\$1.48 increase

Flat over 15 years

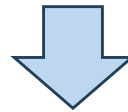


THANK YOU

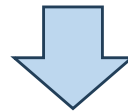
The Committee appreciates the Board's consideration of the consensus recommendations presented

NEXT STEPS

Board consideration of Committee Recommendations



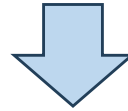
Board action on Committee Recommendations



Board decision to run a Bond initiative



Board development of a Bond Resolution



Bond Committee formation (Community Advocacy)



BOND PASSAGE

