

Board of Directors Meeting

Minutes - January 24, 2019 - DeSales Catholic High School

Call to Order: Claire Valente called meeting to order at 5:01pm. Fr. Nicks started with prayer.

Board Members Present: Andrea Renholds, David Byma, Fr. Nicks, Joyce Sanks, Ruthann Haider, Brenda Shields, Jerry Anhorn, Fr. Seidel, Deacon Jim Barrow, Elly Sherry, Kristal Hassler, Marleen Ramsey

Board Members Absent: None

Administrators and Staff Present: John Lesko, Melissa Thiessen, Jamie Von Wormer, Emily Larson, Julie Brinson

Guests Present: Randy Rizzuti, Katherine Worden - All guests and staff, save John Lesko, left after the 3 architect presentations.

Approval of Prior Meeting Minutes: Claire Valente asked for a motion to approve the December 20, 2018 regular meeting minutes. Marleen Ramsey motioned for approval of the minutes, Jim Barrow seconded. All members present voted to approve prior months minutes.

President's Report: Added to the written report that at the recent open house there were 18 potential students who toured, with 1 new student joining Assumption and 1 returning to DeSales.

Principal's Report: Upcoming events for new students, both kindergarten, and DeSales info night are coming up. Feb 13th is re-accreditation visit. Board members are reminded of our 7:30 am meeting and 12pm for lunch. Next week is Catholic Schools week, a national celebration. Talent show is Wednesday, adoration on Thursday, and a concluding mass at St. Pat's at 10am, with potluck afterwards. A great time for board member interaction with parents and parish community.

Committee Reports:

Financials: Looks good now, but be prepared for the balance sheet to go down as our prepaid tuition gets spent.

Other Business: None

Jerry - 3 architects here for briefing on creating a plan for an updated campus. Spreadsheet with comments from firms with our questions given out to members.

(Board questions in italics with architect answers in regular font - paraphrased)

ALSC - Troy Bishop and Indy Dehal - Over the past 20 years, they have worked with 38 eastern Washington school districts, with 80+ K-12 school projects. Both are excited to bring spiritual elements into the visioning and design process. With smaller schools, can have active learning environments in hallways, or outside normal classrooms. One example had a cafeteria/multipurpose room in own building, with elementary and middle school separate buildings, so it could be used with community and not open up the other buildings. Understand safety trends in schools such as single point of entry and lock down corridors. Passive safety: sight line, flow, view commons from multiple corridors. DeSales has good bones for renovating or adding on.

Timelines, average: Roughly 3 months, given visioning sessions are able to be done quickly.

Existing facilities, does footprint have enough room: We have not looked at that, but new gym is 6,000 sq ft, extra high school classrooms would be roughly 4,500 sq ft.

How often is high school co-located with grade school: 50-50 mix for private schools, some separated in different building, others separate wings but same building. High school parking and little kid drop off be as separated as possible. Mentorship of the older kids to younger, seeing siblings can be a big plus.

Describe vision sessions: Community questions, very open ended. Let parents talk about concerns and then plan can address those.

When would those sessions start?: This spring, not in summertime.

Include existing students?: Yes, they can come up with best ideas. New social space for HS import, as they behave as mature as the space they are given.

What type of support do you provide with end state?: Given proposal for renderings and fundraising package, for us to go fundraise. Hire them for construction documents to bid on. Size and scope figured out, and then we build.

Back to timeline, how long until building in existence: Without fundraising a school is about 8-12 months to design and then 1 year to build.

Architects West - Ed Champagne and Derek Miller. 45 years based in CDA, ID, with office in Spokane. Worked on Pioneer Methodist Church, and Sharpstein and Edison Elementaries and College Place schools locally. Currently working on the newly passed WWPS bond projects. WWCS know ideas best, so start there and advise on visioning. Public schools similar in process, but fundraising piece is different.

WWPS bond will involve lots of work. Are you able to take on another project?: That is taken into consideration, and they are starting with the HS. They have teams for each school.

What is a timeline for this phase?: Evaluate what we have, then what is missing to fulfill our mission.

How many months: End of school year at a good point with where you want to go.

Do you have separate people for visioning meetings?: These guys will be doing that piece.

Standard price per square foot for starting over?: That's a tough one, renovating is between \$275-325 per square foot and new construction will be more.

One campus in phased fashion for fundraising, can this be done?: They have in-house landscape department that helps with site restrictions, temporary use of facilities. Phasing is often what happens in a small district.

Walked both schools, can we do one campus?: Underutilized space here must be used. All ideas generated are not going to be great, but many ideas lead to good discussion and end product.

Fundraising aside, what is most tricky?: Budget is usually not enough, so just work with it.

Bid price is very low, help us understand the number?: They are using the OSPI fee schedule with us, and that is very low compared to non-government projects.

Do you have preliminary thoughts on campuses?: No, don't know enough about what we want.

Echo Oregon K-12 together.: Unique in that they have a community center and fitness room included. Public allowed in those sections but separated from students. Great piece of building that community gets to utilize instead of just paying for them.

Compliment on Sharpstein and College Place HS. Edison has curb appeal. Davis Elementary, and especially Christian Aid Center.

Design West - Ned Warnick (Principle and face of project) and Cameron Golightly - Pullman

What are we excited about and fearful of?: *Something new, and moving to one campus and will we be able to pay for it. Respectful history of separated campuses, interested how to deal with co-location plan with parents and parishioners. Balance constituents ideas and how to pay for it.* Those are all common fears to construction.

80% of projects are schools. Work with both public and private schools, both large and small districts. 80% are repeat clients. Relationships are foundation and Cameron still follows first school district news. Doing work at WWU and finishing up El Sombrero restaurant. We know how to do schools, and relationships. 6 week process to inventory and look at existing facilities. Money is always a concern. Long range educational plan is already developed via our strategic plan. They put together facility plan.

Proposed 3 visioning meetings for different functions, but with different groups?: Totally willing to do that within the fee proposed. Student meetings are great. More efficient to take constituents in smaller groups. Third visioning session with a final plan to the board in late May. DeSales is a mid century modern gem that has bones to be a great building.

Timeline from fundraising start to building open?: Fundraising through end of 2019, design after that, construction in late 2020-2021.

Phased construction?: Absolutely, that is almost a given for the likely scenarios for the type of construction we are looking at. Phasing will be natural process, and break funding into pieces that can be absorbed.

Do you feel we have enough space here?: Yes, he thinks we do have enough space to co-locate. One idea would be to spin the softball area, and use the hodge-podge of buildings behind to build the K-6 rooms. We have enough space from aerial photos. All in one building vs. co-located on campus in separate buildings.

Comfortable with General contracts, or design, bid, build?: DBB is the tried and true lowest price option. In-kind donations, can be used to reduce cost. Like excavation, but prefer not electrical. Strongly encourage us to call references.

Claire Valente wants board to decide tonight which of the 3 very qualified firms we want to select. A straw poll taken, results confidential. Vision process costs. ALSC \$16.5k, AW \$1.6k, DW \$12.5k

ALSC - **Pros** Indy inspired John Lesko more on visioning statements. Have the spiritual and safety things in mind. Very easy to sit down with, comfortable with donors. The way safety and visioning was shared, they were thinking beyond just initial building. Inspired Brenda to see something different and breathed life into building. Incorporate location pluses, and themes of constituents. Jerry has worked with both of them and Troy has an ability to see something is unbelievable. Faith component matters to them and that will come up with a different product. Level of preparation was high. Facilities study already been done. Creative ideas which could be cost savings.

AW - **Pro** Cost is a pro! Different approach, lots of local projects here in Walla Walla so familiar. Helped to get WWPS bond passed after 4 times. Invest time without \$. Liked the Echo project given that they have things we are looking at including. Look at independent assessment of two campuses vs. one. Good to have more money if we don't go through with build. Begin with budget constraints in mind, and give us a good proposal. Christian Aid Center was closer to our budget. In house landscape architect. Change orders cost which is low. Introduced themselves to everybody. Builds buildings and good at doing that.

DW - **Pro** Presentation not as engaging, but sense of confidence that could do the project and overcome challenges. Price right in middle. Experience with small schools, and K-12. Quirky, but who would work best with us and parents? Clear idea on visioning sessions. Did homework and thought about what we will need. More of a vision to lead the donors. He loved the campus, architecture of DeSales. Construction costs lower than OSPI averages by 20%.

ALSC - **Cons** Almost dismissed consideration of Assumption. Price was the highest without having looked at existing survey. What is price structure going to look like for the design? Listening to input while also pitching ideas, that are exciting. Ideas realistic in terms of our budget. One board member had uncomfortable working sessions with them previously.

AW - **Cons** Didn't like the spreadsheet, afterthought. Very professional inside the materials. Didn't get a warm sense to fit in with our donors. The price was lower than others, and concern over whether that would be added in if we chose them for design plans. They will leverage travel and existing meetings with WWPS to meet with us. We need a process to master plan.

DW - **Cons** Hesitant working with contractors in WW Valley. Thought they had perhaps done least detail and prep. Gave them a few minutes to warm up to the room. Cameron isn't very polished. Cameron is a project manager, not architect.

Straw Poll #2: results also confidential

Claire Valente asked for a motion from the floor.

Motion to approve Architects West as the firm to contract with for our vision session brought forward by Jim Barrow. Seconded by Kristal Hassler. 7-4, motion approved. Claire abstained from vote, nays were Andrea Renholds, Jerry Anhorn, Ruthann Haider, and Elly Sherry. Yeas were David Byma, Joyce Sanks, Kristal Hassler, Marleen Ramsey, Jim Barrow, Fr. Seidel, Fr. Nicks.

Mission Moment: When students leave, they realize how valuable the education is here.

Good of the Order: None

15 Minute Public Comment Period: None

Closing Prayer lead by Fr. Matthew Nicks:

O Christ, our Teacher, You have commanded your people, "Go out and teach all nations." We thank You for the gift of our Walla Walla Catholic Schools, and we ask that you continue to guide them and preserve them. Please send your Spirit upon the students, faculty, and staff of DeSales and Assumption. Fill them with your wisdom and blessings. Impart to our teachers and staff strength and zeal in their noble task of Catholic education. Grant that our students grow to be disciples of Jesus Christ – strong in virtue, exceptional in learning, and generous in service. We ask this through the intercession of St. Francis DeSales and of our Blessed Mother, assumed into heaven. Amen

Meeting adjourned by Claire Valente at 8:38 PM.

Executive Session: None

Minutes prepared by: Andrea Renholds

Next Meeting: Thursday, February 28, 2019 at 6:30pm