

CHAPTER 10

DISTRICT ELIGIBILITY TO RECEIVE STATE FUNDING ASSISTANCE

CHAPTER 11

DETERMINATION OF SPACE ELIGIBILITY FOR STATE FUNDING ASSISTANCE

CHAPTER 12

PROPOSED SCHEDULE/TIMELINES

Chapter 12. Proposed Schedule/Timelines

Freeman School District, with input from the staff and the community, is currently evaluating the proper timing of the next bond campaign and vote.

The proposed schedule/timelines of improvements following a successful bond campaign is as follows:

Phase I (Completed by August, 2005):

A. Modernization, New Construction at the High School (front funded):

Educational Specifications, Design and Construction Documents	Spring 2008 – Spring 2009
Bidding, Construction and Occupancy	Spring 2009 – Summer 2010

B. Modernization and New Construction at the Elementary School:

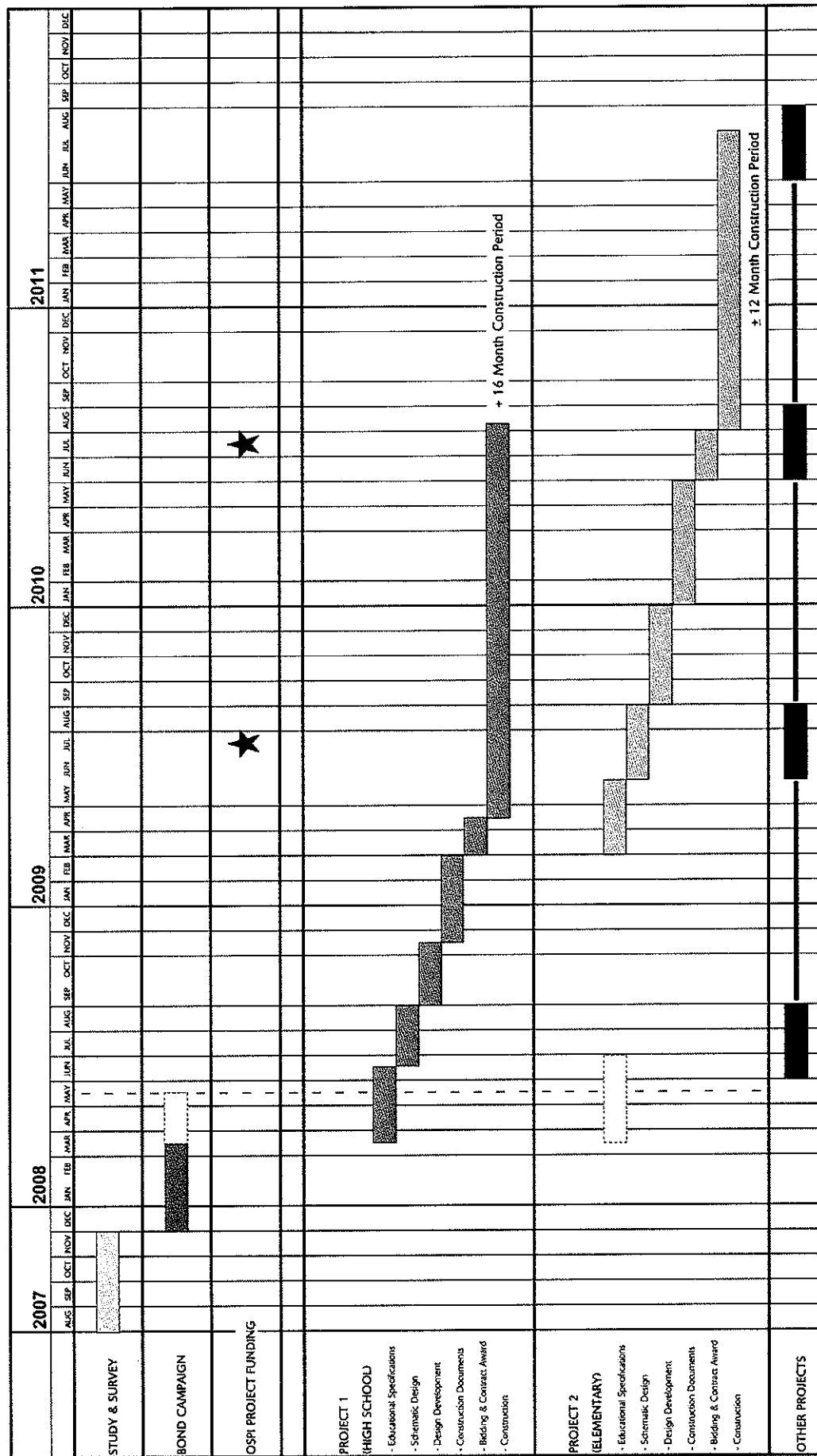
Educational Specifications, Design and Construction Documents	Spring 2009 – Summer 2010
Bidding, Construction and Occupancy	Summer 2010 – Summer 2011

C. Site Improvements addressing bus loading/unloading, student drop-off and parking.

Transportation Facility, District Offices and Campus Wide Safety Improvements	(see attached schedule)
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PRELIMINARY

ALSC ARCHITECTS
DECEMBER 3, 2007

CHAPTER 13

UNUSED OR UNDERUTILIZED SCHOOL FACILITIES IN OTHER SCHOOL DISTRICTS

Chapter 13. Unused or Under-Utilized School Facilities in Neighboring School Districts

Freeman School District is bordered by 3 school districts. All three school districts (Liberty, Central Valley and Spokane District No. 81) have been contacted concerning unused educational space. Liberty School District reports that they have no unused space available. Central Valley has reported that University High School is partially vacant and is possibly available for lease. Spokane Public Schools (District #81) has reported the Pratt Elementary School available for lease. See attached letters for verification.

See enclosed School Board Resolution 2-2007/2008 related to unused space in neighboring school districts.

FREEMAN

SCHOOL DISTRICT NO. 358

15001 S. Jackson Road • Rockford, WA 99030-9755
Telephone: 509-291-3695 • Fax: 509-291-3636 • www.freemansd.org

August 29, 2007

Bill Motsenbocker
Liberty School District
29818 S North Pine Creek Rd
Spangle WA 99031


Dear Bill:

Freeman School District is currently in the process of reviewing our long-range facilities planning. As part of this process, we are required to complete a study and survey of all existing facilities as well as surveying districts that share a common boundary. It is with a sense of urgency that I request your assistance.

I have enclosed a short survey to determine if you have available school facilities that could be utilized by our district, if needed. I am requesting your cooperation in expediting this back to us by September 14, 2007. If you have any questions, please don't hesitate to give me a call.

Thank you for your assistance.

Sincerely,



Sergio Hernandez
Superintendent

Enclosure

SUPERINTENDENT: Sergio Hernandez

PRINCIPALS: Lisa Phelan, *Elementary School*; Jim Straw, *Middle School*; Dave Smith, *High School*

BOARD OF DIRECTORS: Kris Barnes, Sue M. Cronk, Chad Goldsmith, Kathleen Lundy, Diane Woodman

**DOCUMENTATION OF QUERY TO ADJACENT SCHOOL DISTRICT
REGARDING AVAILABLE AND SUITABLE SCHOOL PLANT FACILITIES**

DATE: 8/29/07

TO: Bill Motsenbocker Superintendent, Liberty School District

FROM: Sergio Hernandez, Superintendent
Freeman School District No. 358

RE: SURVEY TO DETERMINE IF YOUR DISTRICT HAS AVAILABLE AND SUITABLE
SCHOOL FACILITIES FOR USE BY OUR SCHOOL DISTRICT

As part of the process for obtaining facility matching funds, the State Board of Education requires that we survey district sharing a common boundary with ours to determine if they have any available and suitable school facilities which could be utilized by our school district. I will appreciate it if you could complete the following information and return it to me at your earliest convenience, preferably by September 14, 2007. Thank you.

1. Our school District needs the following type(s) of facilities:

Elementary School, High School

2. Does your school district have any school facilities of the above type(s) vacant now or scheduled for vacation within five years?

Please check: Yes ☐ No ☒ If Yes, please complete the information request in Item 3 below. If you indicate that you have a building available, I will contact you for further discussion. Thank you for your assistance.

Person Completing This Form: Bill Motsenbocker Signature: [Signature]

Title: SUPERINTENDENT Date: 8-31-07

School District: Liberty

3. School facilities of the above type(s) that your school district has vacant now or scheduled for vacation within the foreseeable future:

School Facility Name: _____

Type: _____

Street Address: _____

General Condition of Facility: _____

Does the facility meet reasonable health and safety codes? _____

Meet handicapped accessibility requirements? _____

Have adequate site including parking and playfields? _____

Assuming that we could negotiate a satisfactory agreement, would your district be willing to lease the facility to our district for an extended period of time?

**DOCUMENTATION OF QUERY TO ADJACENT SCHOOL DISTRICT
REGARDING AVAILABLE AND SUITABLE SCHOOL PLANT FACILITIES**

DATE: 8/29/07

TO: Mike Pearson, Superintendent, Central Valley School District

FROM: Sergio Hernandez, Superintendent
Freeman School District No. 358

RE: **SURVEY TO DETERMINE IF YOUR DISTRICT HAS AVAILABLE AND SUITABLE
SCHOOL FACILITIES FOR USE BY OUR SCHOOL DISTRICT**

As part of the process for obtaining facility matching funds, the State Board of Education requires that we survey district sharing a common boundary with ours to determine if they have any available and suitable school facilities which could be utilized by our school district. I will appreciate it if you could complete the following information and return it to me at your earliest convenience, preferably by September 14, 2007. Thank you.

1. Our school District needs the following type(s) of facilities:

Elementary School, High School

2. Does your school district have any school facilities of the above type(s) vacant now or scheduled for vacation within five years?

Please check: Yes ☒ No ☒ If Yes, please complete the information request in Item 3 below. If you indicate that you have a building available, I will contact you for further discussion. Thank you for your assistance.

Person Completing This Form: Michael Pearson Signature: [Signature]

Title: Superintendent Date: 09/31/07

School District: CENTRAL VALLEY SCHOOL DISTRICT

3. School facilities of the above type(s) that your school district has vacant now or scheduled for vacation within the foreseeable future:

School Facility Name: UNIVERSITY CENTER - A portion of the Building
would be available for lease as an
Type: elementary or High School Temporary Site

Street Address: 10304 E. Ninth

General Condition of Facility: SAFELY well used, currently leased to Valley Christian

Does the facility meet reasonable health and safety codes? Yes

Meet handicapped accessibility requirements? Yes

Have adequate site including parking and playfields? Yes

Assuming that we could negotiate a satisfactory agreement, would your district be willing to lease the facility to our district for an extended period of time? Possible, depending on space needed.

**DOCUMENTATION OF QUERY TO ADJACENT SCHOOL DISTRICT
REGARDING AVAILABLE AND SUITABLE SCHOOL PLANT FACILITIES**

DATE: 8/29/07

TO: Nancy Stowell, Superintendent, Spokane School District

FROM: Sergio Hernandez, Superintendent
Freeman School District No. 358

RE: SURVEY TO DETERMINE IF YOUR DISTRICT HAS AVAILABLE AND SUITABLE
SCHOOL FACILITIES FOR USE BY OUR SCHOOL DISTRICT

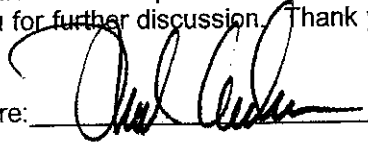
As part of the process for obtaining facility matching funds, the State Board of Education requires that we survey district sharing a common boundary with ours to determine if they have any available and suitable school facilities which could be utilized by our school district. I will appreciate it if you could complete the following information and return it to me at your earliest convenience, preferably by September 14, 2007. Thank you.

1. Our school District needs the following type(s) of facilities:

Elementary School, High School

2. Does your school district have any school facilities of the above type(s) vacant now or scheduled for vacation within five years?

Please check: Yes X No If Yes, please complete the information request in Item 3 below. If you indicate that you have a building available, I will contact you for further discussion. Thank you for your assistance.

Person Completing This Form: Mark Anderson Signature: 

Title: Associate Superintendent Date: 9/6/2007

School District: Spokane Public Schools

3. School facilities of the above type(s) that your school district has vacant now or scheduled for vacation within the foreseeable future:

School Facility Name: Pratt Elementary

Type: Elementary School

Street Address: 6903 East 4th Avenue, Spokane, WA 99212

General Condition of Facility: Aged, but good condition

Does the facility meet reasonable health and safety codes? Yes

Meet handicapped accessibility requirements? Yes

Have adequate site including parking and playfields? Minimal

Assuming that we could negotiate a satisfactory agreement, would your district be willing to lease the facility to our district for an extended period of time? Yes

CHAPTER 14

NEED TO ADJUST SCHOOL ATTENDANCE AREAS

Chapter 14. Need to Adjust School Attendance Areas

At present and for the foreseeable future, Freeman School District will have only one school building per grade configuration. Consequently, it is not anticipated that there will be any need to consider formation of attendance area boundaries within Freeman School District or involving adjacent school districts.

APPENDIX

FREEMAN SCHOOL DISTRICT **BUILDING CONDITION EVALUATION SCORE SUMMARY SHEET**

August 8, 2007

SCHOOL (year constructed/substantially modernized)	EXTERIOR	INTERIOR	MECH & ELEC.	SAFETY	UNADJUSTED SCORE	ADJUSTED SCORE
ELEMENTARY SCHOOL						
ORIGINAL (1970) & ADDITION (1989)	20	15	10	9	54	57
MIDDLE SCHOOL						
ORIGINAL (1989)	19	17	20	17	73	73
HIGH SCHOOL						
ORIGINAL (1957) & ADD'NS ('77 & '9)	17	9	8	8	42	45
HIGH SCHOOL VOGELT BLDG						
ORIGINAL (1957) & ADDITION (1980)	17	10	6	5	38	40
DISTRICT AVERAGE	18	13	14	10	52	54

NOTE #1: Maximum possible BCEF score is 100 (unadjusted score), if building has air conditioning and 94 (adjusted score) without A/C. Only the Middle School has Central A/C.

NOTE #2: For reference purposes, the following are common score ranges for reasonably "sound" facilities in other Districts around the State (based on building age):

- A. Greater than 60 yrs. old: 44 to 52
 - B. 45 to 60 yrs. old: 52 to 64
 - C. 35 to 44 yrs. old: 58 to 70
 - D. 25 to 34 yrs. old: 65 to 76
 - E. 10 to 24 yrs. old: 75 to 85
 - F. Newer than 10 yrs. old: 82 to 100
- Original portion of HS & Vo-Tech Bldg. are 50 years old.
Original portion of Elementary School is 37 years old.
Middle School is 17 years old.

NOTE #3: Facilities with scores 70 or less, at least 30 yrs. old, and no substantial remodeling in the past 30 yrs. are typically in need of some level of modernization.

NOTE #4: Facilities with scores in the 40's & 50's and no substantial remodeling in the past 30 yrs. are typically in significant need of major modernization.
Deferred Maintenance is becoming a major issue.

NOTE #5: Low building scores are also an indication of significant code changes & program changes since the time of original construction.

BUILDING CONDITION EVALUATION FORM

Spokane/Freeman 358

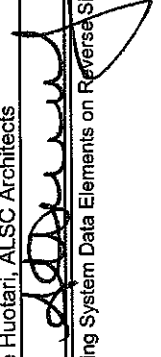
Elementary School

Original (1970), Addition (1989)

County/School District

School Name

Building Name/#

COMPONENTS	SYSTEMS	RATINGS				COMBINED	COMMENTS
		GOOD (1)	FAIR (2)	POOR (3)	UNSAT. (4)		
1.0 Exterior Building Condition +20 Component Score	1.1 Foundation/Structure	+12					
	1.2 Walls		+5				No exterior shear walls.
	1.3 Roof					+3	Significant leakage @ gym.
	1.4 Windows/Doors			+0			Uninsulated windows/old hdwe
	1.5 Trim			+0			Wood trim in need of repair.
2.0 Interior Building Condition +15 Component Score	2.1 Floors	+8					
	2.2 Walls		+5				
	2.3 Ceilings			+1			
	2.4 Fixed Equipment		+1				
3.0 Mechanical Systems Condition +10 Component Score	3.1 Electrical			+2			
	3.2 Plumbing			+1			
	3.3 Heating				+1		
	3.4 Cooling					+3	AC in 1989 addition only.
	3.5 Lighting		+3				
4.0 Safety/Building Code +9 Component Score	4.1 Means of Exit		+4				Exit/Egress marginally lit under emergency power.
	4.2 Fire Control Capability				+1		Vis. alarm does not meet ADA.
	4.3 Fire Alarm System		+3			+0	FACP also serves MS.
	4.4 Emergency Lighting				+1		
	4.5 Fire Resistance				3		
TOTALS		20	21	4	3		
5.0 Provisions for Handicapped				X			
Suitability Code and Definition (Circle Appropriate Code)	4 Building makes positive contribution to educational environment.						
	3 Building suitable.						
	2 Current use of space is compatible with intended use but needs remodeling.						
	1 Current use of space is not compatible with intended use or design.						
Significant Location Factors/Overall Conclusions 37 year old building in need of remodeling, no fire sprinkler.							
Evaluator Signature	Dave Huotari, ALSC Architects						
School Official Signature							
(BCEF WK1 2/15/92)	**Record Information on Building System Data Elements on Reverse Side.**		Date	8/8/2007	Unadjusted Score	54	Adjusted Score

BUILDING CONDITION EVALUATION FORM

Spokane/Freeman 358


Middle School

Original (1989)

County/School District

School Name

Building Name/#

COMPONENTS	SYSTEMS	RATINGS				COMBINED	COMMENTS
		GOOD (1)	FAIR (2)	POOR (3)	UNSAT. (4)		
1.0 Exterior Building Condition +19 Component Score	1.1 Foundation/Structure		+8				
	1.2 Walls		+5				CMU needs sealant replaced
	1.3 Roof					+4	Roof patch (east/central) poor.
	1.4 Windows/Doors		+1				
	1.5 Trim		+1				
2.0 Interior Building Condition +17 Component Score	2.1 Floors		+5				Carpet being replaced/ wood
	2.2 Walls	+8					being refinished.
	2.3 Ceilings		+3				
	2.4 Fixed Equipment		+1				
3.0 Mechanical Systems Condition +20 Component Score	3.1 Electrical		+4				Limited expansion capability.
	3.2 Plumbing		+2				
	3.3 Heating		+4				Pumps out of compliance w/
	3.4 Cooling	+6					current standards.
	3.5 Lighting	+4					
4.0 Safety/Building Code +17 Component Score	4.1 Means of Exit	+6					Exit/Egress marginally lit under
	4.2 Fire Control Capability		+3				emergency power.
	4.3 Fire Alarm System		+3				
	4.4 Emergency Lighting	+2					
	4.5 Fire Resistance		+3				
	TOTALS	26	43	0	0		
5.0 Provisions for Handicapped			X				
Suitability Code and Definition (Circle Appropriate Code)	4 Building makes positive contribution to educational environment.						
	3 Building suitable.						
	2 Current use of space is compatible with intended use but needs remodeling.						
	1 Current use of space is not compatible with intended use or design.						
Significant Location Factors/Overall Conclusions <i>Easily repairable issues, no fire sprinkler</i>							
Evaluator Signature	Dave Huotari, ALSC Architects						
School Official Signature							
(BCEF:WK1 2/15/92)	**Record Information on Building System Data Elements on Reverse Side.	Date	8/8/2007	Unadjusted Score	73	Adjusted Score	73

BUILDING CONDITION EVALUATION FORM

Spokane/Freeman 358

High School

Original (1957), Additions (1977 & 1989)

County/School District

School Name

Building Name/#

COMPONENTS	SYSTEMS	RATINGS					COMBINED	COMMENTS
		GOOD (1)	FAIR (2)	POOR (3)	UNSAT. (4)			
1.0 Exterior Building Condition +17 Component Score	1.1 Foundation/Structure		+8					
	1.2 Walls		+5					
	1.3 Roof					+3		Between fair & poor.
	1.4 Windows/Doors		+1					
	1.5 Trim			+0				
2.0 Interior Building Condition +9 Component Score	2.1 Floors		+5					Old & damaged @ pipe breaks.
	2.2 Walls					+3		Between fair & poor.
	2.3 Ceilings			+1				Old, stained & worn.
	2.4 Fixed Equipment			+0				
3.0 Mechanical Systems Condition +8 Component Score	3.1 Electrical			+2				Panels don't meet code.
	3.2 Plumbing			+1				Problems with valves & breaks.
	3.3 Heating			+2				Pipes under slab break.
	3.4 Cooling							NA, Window units through-out.
	3.5 Lighting		+3					
4.0 Safety/Building Code +8 Component Score	4.1 Means of Exit		+4					Problems @ Library & IT exit
	4.2 Fire Control Capability				+1			No fire sprinkler.
	4.3 Fire Alarm System			+2				Doesn't meet current code.
	4.4 Emergency Lighting				+0			Doesn't meet current code.
	4.5 Fire Resistance				+1			Bldg. not fire resistive.
TOTALS		0	26	8	2			
5.0 Provisions for Handicapped			X					Between fair & poor.

4 Building makes positive contribution to educational environment.
3 Building suitable.
2 Current use of space is compatible with intended use but needs remodeling.
1 Current use of space is not compatible with intended use or design.

Significant Location Factors/Overall Conclusions
Major remodel required due to age of building.

Evaluator Signature: Dave Huotari, ALSC Architects

School Official Signature: 

Date: 8/8/2007

Unadjusted Score: 42

Adjusted Score: 45

BUILDING CONDITION EVALUATION FORM

Spokane/Freeman 358

High School, Vo-Tech. Bldg.

Original (1957), Addition (1980)

County/School District

School Name

Building Name/#

COMPONENTS	SYSTEMS	RATINGS				COMBINED	COMMENTS
		GOOD (1)	FAIR (2)	POOR (3)	UNSAT. (4)		
1.0 Exterior Building Condition +17 Component Score	1.1 Foundation/Structure		+8				Some cracks in foundations.
	1.2 Walls					+4	Some significant cracking.
	1.3 Roof		+5				
	1.4 Windows/Doors			+0			Single pane windows.
	1.5 Trim			+0			
2.0 Interior Building Condition +10 Component Score	2.1 Floors					+4	Between fair & poor.
	2.2 Walls					+3	Between fair & poor.
	2.3 Ceilings					+2	Between fair & poor.
	2.4 Fixed Equipment		+1				
3.0 Mechanical Systems Condition +6 Component Score	3.1 Electrical			+2			Elect. Panels not per code.
	3.2 Plumbing				+0		Fixtures broken & removed.
	3.3 Heating			+2			Tanks rusted. Pipes leak.
	3.4 Cooling						No A/C
	3.5 Lighting			+2			Most light levels too low.
4.0 Safety/Building Code +5 Component Score	4.1 Means of Exit			+2			
	4.2 Fire Control Capability				+1		No sprinkler, no separation.
	4.3 Fire Alarm System				+1		Smoke detection not per code.
	4.4 Emergency Lighting				+0		Emerg. lighting not per code.
	4.5 Fire Resistance				+1		Building is not fire resistive.
	TOTALS	0	14	8	3		
5.0 Provisions for Handicapped				X			No real provisions provided.

4 Building makes positive contribution to educational environment.

3 Building suitable.

2 Current use of space is compatible with intended use but needs remodeling.

1 Current use of space is not compatible with intended use or design.

Significant Location Factors/Overall Conclusions

Major remodel or building replacement required

Evaluator Signature

School Official Signature

Dave Huotari

Date	Unadjusted Score	Adjusted Score
8/8/2007	38	40

(BCEF.WK1 2/15/92) **Record Information on Building System Data Elements on Reverse Side.**

FREEMAN SCHOOL DISTRICT NO. 358
RESOLUTION 2-2007/2008
Available Space in Adjacent School Districts

WHEREAS, WAC 180-25 requires school districts applying for state construction funds to conduct a documented survey of available and suitable school facilities in adjacent school districts to determine whether existing facilities could reasonably serve students of the applying district, and

WHEREAS, the Superintendent of Liberty School District No. 362 has indicated in writing that there are no available facilities within their district, the Superintendents of Central Valley School District No. 356 and Spokane Public Schools (District No. 81) have indicated they have available space, and

WHEREAS, the Board of Directors of Freeman School District has reviewed the documentation provided from the adjacent school districts and has also reviewed current and projected enrollment for the district, and

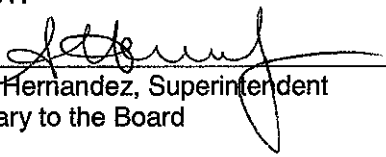
WHEREAS, the Board of Directors of Freeman School District has determined that the potentially available space of University High School in Central Valley School District No. 356 and Pratt Elementary School in Spokane Public Schools (District No. 81) are unsuitable and will not meet the needs of the District.

NOW THEREFORE BE IT RESOLVED by the Board of Directors of Freeman School District No. 358 that the state requirements to examine the potential use of facilities in adjacent school districts has been satisfied.

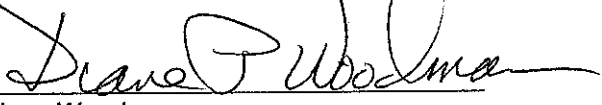
Signed this 12th day of December, 2007.

ATTEST:


BOARD OF DIRECTORS



Sergio Hernandez, Superintendent
Secretary to the Board


Chad Goldsmith


Diane Woodman


Brent Fetsch


Randy Primmer


Vicki Sellers

**FREEMAN SCHOOL DISTRICT NO. 358
RESOLUTION 3-2007/2008**

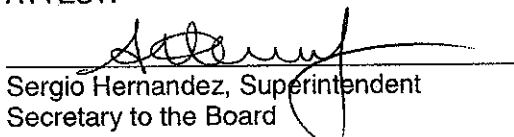
FACILITIES STUDY AND SURVEY

At its December 12th, 2007 regular Board meeting of Freeman School District No. 358, the Board of Directors passed Resolution No. 3-2007/2008 approving the Facilities Study and Survey dated December, 2007 conducted by ALSC Architects of Spokane, Washington.

Signed this 12th day of December, 2007.

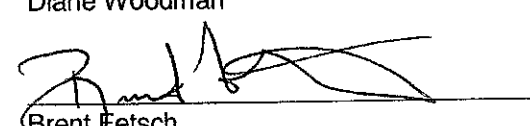
ATTEST:

BOARD OF DIRECTORS


Sergio Hernandez, Superintendent
Secretary to the Board


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