



**Northgate**  

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**School District**

**Capital Improvement Planning  
Process:**

**Information and Timeline**

## **Capital Improvements Timeline:**

### **Fall 2016**

Superintendent Johns made the recommendation to the Board to hire a firm to do a study of the facilities. The purpose of the study was to have a comprehensive understanding of the current state of our buildings, identify short-term needs and develop a long-term Capital Improvement Plan. This plan will also be utilized for long-term budget planning.

The administration and Buildings & Grounds committee interviewed four firms to conduct the facility study. HHSDR was selected based on their experience with schools, the varied expertise in their firm and their competitive price.

### **Winter/Spring 2017**

HHSDR completed their on-site visits and review of documentation. A preliminary report was reviewed with administration in late spring.

### **June 2017**

A report was provided to the district by Churches Engineering indicating the football Field light poles had deteriorated to a point of being hazardous. The decision was made to close the field and immediately remove the poles. More information about this project can be found in Alumni Field Light Pole Project FAQ document.

### **August 2017**

HHSDR presented the Capital Improvements Study for the Northgate School District at the August school board meeting. This comprehensive report included “building observations and

recommendations” for each building with an assigned priority level. Included with the report were estimated costs for all of the recommended work. Below is a table showing the estimated costs should the district move forward with all of the recommendations.

<b>School Building</b>	<b>Estimated Construction Cost Range</b>
Avalon Elementary	\$6.85 M to \$9.42 M
Bellevue Elementary	\$9.67 M to \$13.02 M
Middle/High School	\$15.5 M to \$20.1 M

### **October 2017**

HHS DR did a presentation for the Board “Planning Facilities for the Future...Northgate School District.” HHS DR also provided the Board a tour of Bellevue Elementary while explaining some of the findings from the original report.

The presentation included information on: Study Findings including enrollment/building capacities and conditions/costs, immediate needs and long-term options.

### **November 2017**

Three need areas were identified by the administration and communicated to the Board: assistance with development of a long-term capital improvement plan, construction management for larger projects and expert assistance with smaller facility projects. Since the district does not have a Facilities/Operations Director to offer expertise in these areas, district administration researched options for assistance with the capital improvement planning process and construction/facilities oversight. Administration researched what has been done in other school districts, including having a person with background in this area meet with the Buildings and

Grounds Committee. Three firms, who provide services in the identified areas of need, were researched and interviewed. This information was provided to the Buildings & Grounds committee for their consideration.

At the November 2017 school board meeting, the Board voted to hire S.P. Smith Construction Services, LLC to provide facilities consulting services, owner representative services and to assist with day-to-day facilities operations. Mr. Scott Smith, owner of the company, will be the person working directly with the district. Starting in January, Mr. Smith will be working with administration and the Buildings & Grounds committee to begin developing a long-term capital improvement plan utilizing the study that was completed by HHSDR.

As this body of work continues, updates will be added to this document.