



**WORK STUDY SESSION MINUTES  
BOARD OF DIRECTORS  
MOUNT VERNON SCHOOL DISTRICT  
Wednesday, May 18, 2022, 5:00 PM  
Madison Elementary School In-Person and Zoom**

The Board of Directors of the Mount Vernon School District, Skagit County, Washington called to order a work study meeting at 5:00 p.m. at Madison Elementary School, 907 E. Fir Street, Mount Vernon, WA and via Zoom.

In attendance was Director Coffey, Director Ragusa, and Director Samora. Directors Otos and Cailloux were excused. A quorum was present. Also present, Superintendent Vivanco, several staff members, and an interpreter.

The purpose and agenda of the Work Study session was to discuss construction projects.

- Jeremy Woolley, LaVenture update: Tenant improvements include the Library, which is not related to the master plan. The construction support team has been working with Principal Riddle and library staff to ensure all materials are queued and prepared for work to occur.
  
- Tom Rooks, Project Manager, Old Main: Stewart Potter, Lydig Construction, provided a snapshot and update of work to date on Old Main. The windows on the left side of the building and the auditorium ceiling are done. The roof and painting are done. Additional structural steel work is being completed. They have been working through schedule delays and hope to have additional information in future updates. Current projection is August 5 for completion. Financially, with the original GMP and project change orders, the total GMP is \$26,768,000. With the contingency and allowances, there is \$415,000 remaining (numbers are rounded). He believes the work looks great and is pleased with the outcome.

Director Ragusa said the building is stunning and requested an explanation on the fire blocking. Mr. Potter explained this is a requirement from the City and creates a barrier between floors to slow a fire from penetrating to multiple floors. In addition, the required paint provides a level of fire retardant.

Mr. Rooks shared that both of those items became requirements during recent inspections. This was originally interpreted in code, but upon walk-through, an inspector interpreted the code language differently. Mr. Rooks will extract the financial impact of those specific changes to the board.

- Brian Ho, TCF Architecture, shared information on the Ag building. He said some structural work was needed to support hoods and dampers. There were options to accomplish this, but to get meaningful improvements to air quality, the ag building needed the work. There is also some improvement work to the waste piping. This will prevent clogging of the lines as frequently as they did in the past. Other phase 1 work was shifting the fire lane to accommodate Old Main work. In order to accommodate the New Main addition in Phase 2, the fire lane needs to be adjusted again. He shared logistics around the relocation of the portable located to the west of New Main. Four of the existing portables will be demolished to add parking.

There are two stormwater retention vaults on campus. Phase 2 of the general classrooms was intended to begin in September. The timing was established through the permitting process and completion of Old Main. Phase 3 is to be the reassignment of the shop to the fine arts building. That is planned for the summer of 2023.

- Tom Rooks shared the next piece is the permitting process through the City and how each phase falls within the process. The phase 1 permits we were anticipating to receive involved the portables, including the one we were planning to move, and the ag building. The assumption was no challenge to the fine arts building. The bigger piece is the new classroom addition, parking, and stormwater. Due to the type of construction it also includes a SEPA process. Another factor is the State matching funds available through the completion of the D Form process, which is for new classrooms only. A few of the state required D Forms must be submitted to the state by June 30 and they require approval of the SEPA review process, including a letter from the City planning department acknowledging the project is permissible. At this time, the team does not have that letter, putting the State funding at risk.

A recently received correction notice from the planning department has questioned whether there is adequate parking on campus. We had just submitted all the documents that showed an additional six classrooms and addressed enrollment questions. To better address the city's questions, a meeting with the planning department and executive in charge of development services was held. The challenge from the City is for the district to complete the 6-classroom addition under the minor modification process, which is how we were planning to proceed until approximately late April. The planning department letter is now pushing the timing back and adding additional expense by not allowing this work to occur through the minor modification process. The City didn't acknowledge the 6 classrooms would be replacing the removed portables. The district explained to the planning department staff that the enrollment at the high school is not the same as head count on campus, relaying that students in NCTA, Open Doors, Skagit Academy, Running Start, MVVL, Aspire Academy and other programs do not have a physical presence at the high school.

While the conversation was professional and respectful, it didn't change the perspective of city staff. The City shared three methods to move forward, including having the hearing officer review the information, have the hearing examiner forward to the City Council for their decision, or complete a new master plan. All of these would cause significant delays and increased costs for materials and labor. The District does not object to a master plan redo, but it can be a year-long process.

(360) 428-6110 fax (360) 428-6172 • 124 East Lawrence Street • Mount Vernon, WA 98273-2999

[www.mountvernonschools.org](http://www.mountvernonschools.org)

Director Samora wondered why the City wouldn't issue the permits and allow the district to work on a master plan simultaneously.

Director Coffey shared that he sensed the master plan is dated so the City is pushing that route to get it done, even if we were able to adequately explain the enrollment interpretation and parking availability. He added that Director Larson has done significant work on the actual numbers, versus the OSPI numbers that are always a year behind and do not explain the non-attendance of students in Choice Programs, and additionally demonstrates from a 5-year enrollment forecast that numbers are dropping significantly.

Mr. Sitkin commented the City saw numbers that exceeded the master plan. Parking is the issue. If the district is to engage in the master plan process, it doesn't seem appropriate to engage in it for the current process. The intent is a ten-year planning tool and it is a lengthy process to complete. The district is committed to completing a master plan, and it would be positive if the city were to look at the master plan commitment and approve the permit while it is underway. It is unfortunate that OSPI enrollment numbers do not reflect Choice Program non-attendance, but it seems as though the City would understand that once they had been informed. Mr. Sitkin said the parking issue is resolved. Essentially, this is a political issue. It doesn't seem like doing a master plan to address small projects is the appropriate tool.

Director Larson's enrollment information and background is very convincing. Mr. Nutting said since receipts of the corrections letter from the City, we have had many internal conversations with the Capital Projects Team, the Project Leadership Team, and Attorney Sitkin. Next steps will be reviewed and we will continue to keep the board informed, seeking board direction on what could be hefty decisions.

No action was taken. The meeting adjourned at 5:55 p.m.



---

Rob Coffey, Board Vice President



---

Ismael Vivanco, Superintendent