

**Issaquah School District  
EL-13 Facilities**

*The Board believes that student learning is enhanced when school facilities are safe, clean and properly maintained, and when there is adequate classroom space to provide learning opportunities for all students.*

**Executive Limitations Monitoring Report  
November 10, 2022**

**The Superintendent certifies that the District is in compliance  
with EL-13 without exceptions.**

*The Superintendent shall not fail to assure that physical facilities support the accomplishment of the Board's Ends policies and are safe and properly maintained.*

**General Interpretation**

I interpret physical facilities to include all buildings, equipment, grounds, sports fields and parking lots; and that the District will:

- (a) Plan for, at a minimum, a five-year forward-looking strategy to build, improve and/or maintain our physical facilities;
- (b) Implement the capital/maintenance plan to appropriately address District priorities;
- (c) Complete 90% of repair/replacement work orders during the school year in which they are submitted, using customer feedback loops to help set priorities and measure satisfaction; and
- (d) Maintain equipment, including school buses, to the extent of safe and useful life as determined by the administration; and
- (e) Provide capital revenue streams for construction, renovation and maintenance of physical facilities.

*Accordingly, the Superintendent may not:*

1. *Fail to develop a plan and establish priorities for construction, renovation and maintenance projects. In setting priorities the Superintendent shall not fail to:*
  - a. *Assign highest priority to the correction of unsafe conditions;*
  - b. *Include maintenance costs as necessary to enable facilities to reach their intended life cycles;*
  - c. *Plan for and schedule preventive maintenance;*
  - d. *Plan for and schedule system replacement when new schools open, schools are renovated or systems replaced;*
  - e. *Disclose assumptions on which the plan is based, including growth patterns and the financial and human capital impact individual projects will have on other parts of the organization.*

## Interpretation

I interpret this to mean that the District will plan for, at a minimum, a five-year forward-looking strategy that ensures unsafe conditions are treated as priorities, preventive maintenance is planned and implemented, and system replacements are scheduled as appropriate.

## Evidence of compliance

- **Facilities Work Order System:** A computerized work order system allows building staff to submit work orders online. The Department plans and schedules, preventive maintenance and work order status is tracked electronically.
  - In FY 2021-22 (September 1, 2021 through August 31, 2022), the Facilities Services Department received 4,554 work orders. Of these work orders, 96% were completed by a staff of 22 technical tradespeople.
- **Maintenance of Grounds:** The District employs a grounds crew of 16 people to maintain nearly 542 acres. Our grounds priority is the maintenance of lawn areas, shrubs and flower beds. In many locations throughout the District, volunteers assist in tending flower beds. The District works closely with building administrators to determine how and when volunteer groups will be mobilized. We have also taken steps in new construction to plant low maintenance shrubbery with installed irrigation systems.
- **Vehicle Maintenance System:** In 2021-22, nine vehicle maintenance technicians completed 2714+ work orders on 175 school buses driven 1,405,244 miles, 73 other District vehicles driven 321,528 miles, and 26 trailers. The Transportation Department's vehicle safety inspections by the State showed results of 99.5% compliance with State safety standards.
  - The Transportation Department uses an electronic database system to manage maintenance of the school bus fleet and District motor pool. The system receives vehicle usage information from drivers when they refuel. The fuel pump operating system updates the data base electronically and alerts the motor pool manager when service is due. School buses and other vehicles are inspected and serviced every 3,000 miles.
  - The District also utilizes Zonar GPS services for enhanced fleet management, which facilitates efficient routing, minimization of idle time, increased safety, and provides real time engine diagnostics for effective preventive maintenance.
- **Levy Planning:** The District convened a Levy Development Committee in spring 2021 to form a recommendation for a Capital/Critical Repairs measure to address additional preventative maintenance and replacement needs in the years 2023-2026. The measure passed in April 2022. Information regarding these projects and prior levy and bonds are provided on monthly budget status reports provided to the Board of Directors.

## ***2. Build or renovate buildings without Board approval.***

### Interpretation

I interpret this to mean that contracts to build or majorly renovate buildings shall not be issued without Board approval.

### Evidence of compliance

- I certify that all major construction or renovation contracts (\$350,000 or greater which require formal public bid) for the 2021-22 (9-1-2021 to 8-31-2022) fiscal year were presented to and

approved by the Board. [Holly Street Campus Creek Bank Repair](#) is an example of a project that was provided to the Board for action, approval, award or completion.

- The Board is provided monthly Budget Status Reports that include ongoing project information. Capital Projects updates are also provided to the Board and the community in public meetings and updated on the [District's Capital Projects website](#).

**3. *Recommend land acquisition without first determining growth patterns, comparative costs, construction and transportation factors and any extraordinary contingency costs due to potential natural and man-made risks.***

**Interpretation**

I interpret this to mean that prior to the acquisition of land for school sites that the Board be provided sufficient/compelling information regarding the need for and location of a school site.

**Evidence of compliance**

- During this monitoring period, the District has not publicly recommended the purchase of any property relating to school construction. Additionally, we have kept the Board apprised of potential changes to land use regulation that may impact future school sites.

**4. *Fail to project life cycle costs as capital decisions are made.***

**Interpretation**

I interpret this to mean that the District will plan for, at a minimum, a five-year forward-looking strategy that ensures timely planning and implementation of preventive maintenance and appropriately scheduled system replacement.

**Evidence of compliance**

- Large scale projects or system replacements are historically funded through Capital Bonds. The 2012 Bond issue was approved by the community for \$219M and voters approved a \$533.5M bond issue with a 71.39% “yes” vote in April of 2016.
- The District has also continued to update and grow its preventative maintenance schedules and passed a four-year capital levies in 2018 (2019-2022) and 2022 (2023-2026) which contained funding earmarked for preventative maintenance and critical repair needs.

**5. *Authorize construction schedules and change orders that significantly increase cost or reduce quality.***

**Interpretation**

I interpret this to mean that all change orders that impact construction projects will be submitted to the Board for approval and significant delays in construction schedules are communicated to the Board. Significance in regards to cost and quality are defined by staff discretion and professional judgment. Significance can vary dependent upon project size, complexity and urgency.

District staff along with the contractor and design teams work to ensure that all change orders presented to the Board have gone through appropriate approvals and negotiations (if needed) prior to official Board action.

**Evidence of compliance**

- I certify that for the 2021-22 school year, all change orders were presented to the Board for approval and all major construction scheduling changes were presented to the Board. The administration provides all change orders to the Board on the consent agenda (see example of [Beaver Lake Middle School Change Order #8](#)).

***6. Allow facilities to be unclean, unsanitary or unsafe.***

**Interpretation**

I interpret this to mean that all facilities are to be maintained to the standards of local fire departments, the County and State Department of Health, other agencies that may have jurisdiction on a case-by-case basis, and the informal standards of the Issaquah School District community.

**Evidence of compliance**

- I certify that our buildings are clean, safe and well maintained in keeping with the standards noted above, including following State Department of Health guidance regarding COVID. We are unaware of any violations of cleanliness, sanitary or safety standards or ongoing community complaints regarding the condition of District facilities.

***7. Unreasonably deny the public’s use of facilities as long as student safety, student functions, and the instructional program are not compromised.***

**Interpretation**

I interpret this to mean that we shall follow the District’s facility use regulation and accommodate community and public use as outlined in the regulation.

**Evidence of compliance**

- I certify that all facility use is managed according to [District regulation](#). Community use that facilitates student activities is accommodated and encouraged whenever possible. Facility rentals were restricted during the COVID 19 pandemic due to State restrictions. During the 2021-2022 school, the District was able to begin reopening facilities for rental as staffing and scheduling constraints allowed.

***8. Fail to develop and consistently administer facilities use guidelines delineating:***

- a. Permitted uses;*
- b. The applicable fee structure;*
- c. Clear user expectations, including behavior, cleanup, security, insurance and damage repair;*
- d. Consequences and enforcement procedures for public users who fail to follow the established rules.*

### **Interpretation**

I interpret this to mean that we shall follow the Districts' facility use regulation and accommodate community and public use as outlined in the regulation.

### **Evidence of compliance**

- I certify that the facility use regulation is used to manage the District's fee structure and communicate user expectations, and is accessible on the [District website](#). Failure of users to follow regulation results in financial remuneration to the District and/or suspension of user privileges. Additionally, the District required [COVID 19 facility use agreement addendums](#) addressing health and safety mandates.

*Board Acceptance:*