

PORTABLE MANAGEMENT

BEX/BTA Oversight Committee

May 17, 2019



Agenda

Portable Management

- Recent History of Portable Management
- McKinstry Condition Assessment Scores
- Budget Per Portable Classroom
- Draft Portable Action Plan



Portable Management: Recent History

Background

- Current portable count: 287
- Board requested detailed plan to include:
 - Portables being demolished, relocated/refurbished that are driven by construction
 - 2018 McKinstry Portables Scores
 - Outlined funding for BEX IV/BTA IV, BEX V and continuous development for BTA V
 - Portables that are necessary for capacity and non-capacity needs including: demolishing, refurbishing, or replacing current portables



Portable Management: Recent History

2012/13-2018/19 History of Portable Management			
School Year	# Schools	# Portable Classrooms – Capacity	# Portable Classrooms – Non-Capacity
2018/19	3	9	3 (2 Demo, 1 Relocate)
2017/18	10	25	5 (Demo)
2016/17	13	28	12 (4 Demo, 8 Relocate)
2015/16	12	22	8 (New)
2014/15	13	21	15 (6 Demo, 1 New, 8 Relocate)
2013/14	18	30	N/A
2012/13	14	32	N/A



McKinistry Condition Assessment

Scored condition of each portable based on the OSPI criteria by using a percentage rating 0%–100%

- 91-100% — Excellent (Preventative Maintenance)
- 63-90% — Good (Routine Maintenance)
- 31-62% — Fair (Minor Repairs)
- 1-30% — Poor (Major Repairs)
- 0% — Unsatisfactory condition (Replacement)
- N/A — Not evaluated by McKinistry/to be evaluated by staff



McKinistry Scores

Assess for Demolishing/Refurbishing/Replacing

School Type	Excellent 95-100%	Good 85-94%	Fair 62-84%	Poor 30-61%	Unsatisfactory 0-29%	N/A	Total
Elem	9	48	45	51	5	22	180
K-8	0	8	1	0	0	0	9
MS	4	18	14	7	18	0	61
HS	6	20	5	3	1	2	37
Total	19	94	65	61	24	24	287

Please see the attached handout for the McKinistry portable scores by school



Budget Per Portable Classroom

Budget per Portable Classroom = \$180,000 based on 2018/19 \$

- Based on “average” estimate per classroom as follows:
 - \$13,000 Curriculum
 - \$13,640 Technology
 - \$22,000 Furniture
 - \$130,000 Portables Relocation/Procurement and Complete Install
 - \$20,000 Demolish
 - \$40,000 Refurbish
 - \$172,000 Demolish/Replace/Furniture



Portable Action Plan

Goal: All portables with a McKinstry Condition Assessment scoring lower than 60.00, demolished or refurbished/replaced by end of Fiscal Year 2025/26

- Priority list for relocating, demolishing or refurbishing/replacing based on:
 - Sites undergoing construction
 - Interim site needs
 - Portables that do not have labels and have oil tanks
 - The McKinstry Condition Assessment scoring lower than 60.00
- Efforts made to direct demolished materials from landfill facilities
 - Waste Diversion Report for each portables demolition project



Draft Portable Action Plan: 2018-19 through 2025-26

School Type	Construction 2018/19-2025/26	No Label	Oil Tank	McKinstry 60.00<	Refurbish 55.00>60.00
Elem	<ul style="list-style-type: none"> • 55 Demo • 35 Move 	48	10	49	5
K-8	<ul style="list-style-type: none"> • 2 Move 	N/A	N/A	0	0
MS	<ul style="list-style-type: none"> • 30 Demo • 14 Move 	30	3	25	0
HS	<ul style="list-style-type: none"> • 5 Demo • 2 Move 	3	2	4	0
Total	<ul style="list-style-type: none"> • 90 Demo • 53 Move 	81	15	79	5



Draft Portable Action Plan: 2018/19*

- Bagley ES: 8 — Demolish 2, Move 6
 - After changes: 0
- North Beach ES: 8 — Add 4
 - After changes: 12
- Roxhill site: 5 — Move 2
 - After changes: 3
- Schmitz Park site: 2 — Add 1
 - After changes: 3
- Jane Addams MS: 4 — Add 2
 - After changes: 6
- Eagle Staff MS: 4 — Add 3
 - After changes: 7
- Ingraham HS: 6 — Move 2
 - After changes: 4



*Please see Draft Portable Action Plan for more detail



Draft Portable Action Plan: 2019/20*

- Schmitz Park site: 3 — Demolish 2, Add 7
 - After changes: 8
- West Woodland ES: 7 — Move 7
 - After changes: 0
- Whitman MS: 14 — Demolish 14
 - After changes: 0



*Please see Draft Portable Action Plan for more detail



Draft Portable Action Plan: 2020/21*

- Frantz Coe ES: 1 — Move 1
 - After changes: 0
- Kimball ES: 12 — Demolish 12
 - After changes: 0
- Original Van Asselt: 4 — Add 4
 - After changes: 8
- Schmitz Park site: 8 — Add 8
 - After changes: 16
- Viewlands ES: 12 — Demolish 6, Move 6
 - After changes: 0
- West Seattle ES: 5 — Move 5
 - After changes: 0



*Please see Draft Portable Action Plan for more detail



Draft Portable Action Plan: 2021/22*

- No actions planned at this time



*Please see Draft Portable Action Plan for more detail



Draft Portable Action Plan: 2022/23*

- Alki ES: 2 — Demolish 2
 - After changes: 0
- John Rogers ES: 5 — Demolish 1, Move 4
 - After changes: 0
- Laurelhurst ES: — Demolish/Replace 3
 - After changes: 3
- Montlake ES: 7 — Demolish 6, Move 1
 - After changes: 0
- Northgate ES: 6 — Demolish 3, Move 3
 - After changes: 0
- View Ridge ES: 7 — Demolish/Replace 5
 - After changes: 7
- Eckstein MS: 2 — Demolish/Replace 2
 - After changes: 2
- McClure MS: 2 — Demolish/Replace 2
 - After changes: 2
- Mercer MS: 21— Demolish 7, Move 14
 - After changes: 0
- Nathan Hale HS: 8 — Demolish/Replace 3
 - After changes: 8

*Please see Draft Portable Action Plan for more detail



Draft Portable Action Plan: 2023/24*

- Roxhill site: 3 — Demolish 3
 - After changes: 0
- Sacajawea ES: 6 — Demolish/Replace 2
 - After changes: 6
- Washington MS: 8 — Demolish/Replace 5
 - After changes: 8



*Please see Draft Portable Action Plan for more detail



Draft Portable Action Plan: 2024/25*

- McDonald ES: 4 — Demolish/Replace 2
 - After changes: 4
- Rainier View ES: 6 — Demolish/Replace 2
 - After changes: 6
- Rainier Beach HS: 2 — Demolish 2
 - After changes: 0



*Please see Draft Portable Action Plan for more detail



Draft Portable Action Plan: 2025/26*

Elementary Schools

- North Beach 12: Demolish 1, Add 2
 - After changes: 13
- Olympic View 3: Refurbish 1
 - After changes: 3
- Sand Point 7: Refurbish 3
 - After changes: 7

K-8 Schools

- Catharine Blaine 7: Move 2
 - After changes: 5



*Please see Draft Portable Action Plan for more detail



McKinistry Scores

School Type	Excellent 95-100%	Good 85-94%	Assess for Demolishing/Refurbishing/Replacing				Total
			Fair 62-84%	*Poor 30-61%	Unsatisfactory 0-29%	N/A	
Elem	9	50	50	8	0	17	134
K-8	0	6	1	0	0	0	7
MS	6	15	5	2	0	3	31
HS	4	23	3	1	0	2	33
Total	19	94	59	11	0	22	205

- *Portables with scores 60-61%
- BEX V \$2.0 Million for Portable Management Plan
- BTA V \$5.2 Million needed for Portable Management Plan using 2018/19 \$

