



MEETING 03 MINUTES

DATE: March 24, 2025

LOCATION: LYNDEN SCHOOL DISTRICT OFFICES
516 MAIN STREET, LYNDEN, WA 98264

SPEAKERS: David VanderYacht, Superintendent, Lynden School District
Tim Faber, Principal, King Architects
Zach Hamm, Dykeman Architects
John Stimson, Dawson Construction
Ashley McClaran, Facilitator, STV

INVITED Aaron Apps, Business Owner, Lynden
ATTENDEES: Mike Brown, Operations Supervisor, City of Lynden
Brandon Brubaker, Operations Supt, City of Bellingham
Allen Harris, Store Director, Safeway Lynden
Andrew Koehn, Project Engineer, Eichleay, Inc.
Michelle McIlvoy, Administrative Assistant, Vossbeck ES
Kent Oostra, Founder and CEO, Exact Scientific Services
Ian Vanry, General Contractor
Marv Tjoelker, Principal Larson Gross
Clay Pehl, Agronomy Sales Representative, CHS Northwest

Meeting Objectives

1. Gain additional and ongoing community feedback
2. Understand the process of creating design concept options
3. Review preferred option
4. Understand phasing approach
5. Review budget estimates for the high school, Isom, and Vossbeck Elementaries

Welcome and Introductions & Follow Up

- Introduced the design and construction estimating team.
- Distributed information on the WIAA criteria for being a host site in response to previous meeting conversations.

Community Feedback

- Reviewed feedback from the previous meeting and asked for additional input gathered between meetings. Nothing new to report.

Elementary School Scope and Budget

- Reviewed pre-conceptual plans of Isom and Vossbeck Elementary schools. The design as it stands is seen as the minimal solution to have purpose-built classrooms for our youngest learners and address the most urgent needs for facility system upgrades.

- The budget for Isom is currently estimated at \$22,540,000.
- The budget for Vossbeck is currently estimated at \$17,860,000.

Lynden High School Scope

- Reviewed site plan and constraints.
- Reviewed the 5 studies that were initiated and the 2 that were prioritized.
- The first option is a phased approach that replaces the entire facility minus the gym which is to be renovated, bringing it up to seismic, ADA, and energy standards.
- The second option looked at replacing the entire school on the south side of the site in one phase.
- Budget and logistics led us to the first option as it was more cost effective and suited the site better.
- The phasing timeline was reviewed:
 1. gym and supporting athletics space renovation along with field and stadium improvements
 2. remainder of school construction to follow
 3. parking and circulation as the last piece of the construction

Lynden High School Budget

- The conceptual program was generated by comparing Lynden to Sehome and Ferndale to get to a “right-sized” model as a basis for a price per square foot budget.
- We are currently assuming 1100 students for classroom counts and 1240 students for core support elements to allow room to grow in the future.
- The feedback the District has received is that it is important to maintain the gym. A cost analysis determined that is in fact cheaper to renovate it even with extensive seismic and energy mandate upgrades.
- Sehome and Ferndale construction costs were used as the basis for current estimate.
- The current estimate without the PAC = \$143,554,401
- The current estimate with the PAC = \$159,526,415
- This cost increase from the last budgeting exercise is due to escalation and added understanding of the phasing.
- Assumes Sales tax covered by Soft Costs allowance.
- Tariff Cost or other Future escalation is unknown.
- Escalation projected through: 12/31/2026.
- “Soft cost” includes permitting, design fees, furnishings, and equipment

Group Discussion

- There are likely additional needs that we would want to bring to light during programming – additional restrooms near the fields for instance.
- We should make sure that we have the right CTE program for the future, not just replacing what we have already
- We’d like a better understanding of how the PAC is used to see if it’s really worth the spend. How are other communities using theirs? Are they generating real revenue from their facility? Lakewood and Stanwood suggested as comparable facilities.
- We need a community conversation about Judson Hall.

Next Steps & Action Items

- Review Tax Impact information
- Gather community feedback
- Come with questions and input at the next meeting
- Email/Call David for School Tours
- Next Meeting: April 7th!