

Building Excellence II Levy Oversight Committee
Meeting Notes, July 9, 2004
Stanford Center, Room 2765, 7:30a - 9:30a

ATTENDANCE:

Members Present

Joey Ing
Ron Jelaco
Ed Peters
Jim Travis

District Staff

Gary Baldasari
Ron English
Julie Krick
John Vacchiery

Heery International Staff

Roxann Robinson
Ralph Rohwer
Dave Wilson
Steve Moore

Members Absent

David Hudd
Jay Keiper
Mark Melroy
Karin Nyrop

School Board Directors

Sally Soriano

Presenters, Cleveland and Dearborn Park

Mahlum Architects
Brent Compton
Mark Cork
Ben Doddy
Butch Reifert
Absher
Rich Teddy

APPROVAL OF JUNE 11, 2004 MEETING NOTES

There was not a quorum present so the notes will be approved at the next meeting.

CLEVELAND HIGH SCHOOL SCHEMATIC DESIGN PRESENTATION, Gary Baldasari and Mahlum Architects

- The school is located in the Georgetown area of Seattle on approximately eight acres, including a steep slope. There are grade changes from north to south and east to west.
- The scope is a full remodel and new construction. The new design is for 1,000 students; the current population is 700.
- The 1927 building is landmarked on the exterior. A preliminary certificate of approval will be applied for this week.
- The school design team (SDT) has been meeting since March 2003. There are four learning academies; two in the landmark building and two in new south building.
- The old gym building will be demolished and the space will be a parking lot.
- Design of the new buildings is to enhance and highlight the landmark building. The landmark building will be the highest and most prominent. Exterior of the new buildings will be the colors of the cut stone and terra cotta in the landmark building in reverse light-dark proportions. The interiors will be richly colored and pick up some of the exterior colors. New buildings are “quieter” in design and repeat the rhythm of eight-foot spaces.
- The landmark building has not been touched since 1927. There is a beautiful theatre with a plaster ceiling in very good condition that will be retained in the old style.
- The old interior gyms with arched windows will become studio spaces for art classes. The library will be moved to the third floor to utilize a beautiful vaulted gallery there with skylights. The north and south faces of the new buildings will be glass to let in light. It is hoped that every space will have access to natural light.
- Windows will be replaced with exact replicas.
- The beautiful wood floors in the landmark building will be restored.
- Landmark internal corridors are 13’ wide and parts of them are being planned as small student gathering spaces.
- New south building will be classrooms with administration and a teen clinic on the ground floor. The Fish and Roses program will be located in this building.

- The new north building has a gym and a commons on the second floor and service areas on the ground floor.
- The design includes new, landscaped spaces outside for gathering and performance space. The site will feel more like a college campus. There will be new pathways from the playfield up to the campus and from the new parking lot to the campus.
- Along 15th there is now a wall on the sidewalk and one of the goals is to open that up with wide stairways into the landscaped areas to create a more friendly and inviting aspect.
- EIS and departures are completed. Departures are bus loading, parking, and a building height issue on the old building
- A waterline replacement on 15th Avenue will commence next week
- The preliminary GMP negotiation will begin later this month

Committee discussion and comments:

- Signage will be used to direct people to the various parts of the campus.
- There are main pathways on campus that direct traffic to the gym and the cafeteria.
- The academies can be locked off when community events take place.
- School parking now impacts the neighbors who feel that school parking lots are not used because of safety issues. Parking is about the same capacity but is much safer and is well lighted.
- The design accommodates future changes in instructional programs. The design utilizes traditional double-loaded corridors. The mechanical systems are located along the corridors and can be fed in many directions. New classroom buildings are also built along a spine with mechanical above. The administrative areas are centralized in one space that academies share.
- There are office spaces for each academy and 11 – 15 teacher spaces per academy. This is more than are now available.
- There is a gain of about 12,000 square feet overall with the new design.
- Value engineering (VE) was done in the fall of 2003 with an independent consultant. Additional cost-to-budget work has been ongoing with the GCCM. All of the VE proposals were reviewed. Some of the proposals were not in line with the program and with safety issues and some had already been identified by the designers/GCCM team. VE reports often offer alternatives that are not reasonable for the project but that force a different perspective and force the design team to justify the decisions of the design. OSPI (Office of the Superintendent of Public Instruction) requires VE reports as a way to help districts that don't have the staff to do a similar process. The District did its own VE before the state required it.
- Some roofs are curved with slight parapets that funnel water to gutters. The gym is a low-slope roof with an internal drain system.
- The gym is a steel frame with masonry veneer of CMU. It will have mortar joints but will be tied back to steel. The gym lobby opens onto 15th. Main parking is to the south. The sidewalks/ramps are gradual enough to accommodate handicapped.
- The location of the flagpole has not yet been determined. Many people identify the flagpole with the building entrance.
- There are many acoustical improvements in the building to abate noise from Boeing field.
- The existing tennis courts will remain.
- The slope is an environmentally sensitive area and cannot be changed.
- The guaranteed maximum price (GMP) negotiations are beginning. At this time the project is about 2% higher than is satisfactory. The GMP negotiation will work on reducing that 2%.

DEARBORN PARK SCHEMATIC DESIGN PRESENTATION, Gary Baldasari and Mahlum Architects

- The site is at the south end of the Beacon Hill area. The site is 12 acres, but most of it is wetland, trees, and a slope so the building site is small. The site is surrounded by environmentally critical areas.
- The scope is to replace portables with an addition. The site will be occupied during construction. The 1970 building will not be changed. The school is very enthusiastic about getting rid of the portables, some of which are out of sight and below grade of the main building.
- The project is not landmarked.
- There is a street right-of-way on the site that has not been vacated. The project team is currently in negotiation with the City and neighbors about the street vacation.
- A school program uses the woods extensively. There are also strong music and gymnastics programs. SDT goals are to bring the gym and music programs closer together and bring the 4th and 5th graders into the main building.
- A childcare facility will be added to the front (west) along with the science and art program. A covered walkway may be added that connects the parking lot.
- The gym addition will be on the east side.
- The design is still in progress but the tentative plan is for an east- west corridor with visibility from one end to the other and a glass curtain wall for the gym. A goal is to get daylight into the building.
- The kitchen will be centralized.
- Exterior colors will be warm browns and orange tones to match the old building. The colors will be warm and quiet to blend into the woodland.
- The stage is still being designed. A portable stage thrust will allow for theatre in the round.
- Construction commences in the summer 2005.

Committee discussion and comments:

- It is a short walk from the parking lot to the front door. The principal's office is near the front door. The connecting pathway is still being worked out.
- Parent drop-off and parking is across the street at the church. There are crossing guards and a police patrol car that control traffic. Another possible safety aide would be blinking crosswalk lights.
- The entry drive into the school crosses the power line easement and it's possible that the entry drive off Orcas could be improved. City light is not opposed to this.
- The retaining wall at the east end of the building will be a rockery.
- Street vacation: The city wants us to buy the street from Brandon to Orcas. Parks is the adjacent owner on the other half of the street. The district already has 2/3 majority to buy the right-of-way. There is one neighbor that will be asked to sign off that their right-of-way is extinguished. The neighbor is a teacher at Dearborn Park.
- Because of the site there are limited options as to where to put the daycare. There is a separate, secure play area. This is not a daycare for toddlers, but is before-and-after care for students.

UPDATE ON BIDS

- Beacon Hill is about \$29K above target. The separate bid packages have reduced the cost. The fire sprinkler bid was very high because the single bidder mistakenly included work in the addition on the bid and the bid could not be accepted. The bid on the addition will open in September. Additional funds may have to be requested from the board.
- Wing Luke - the design is being scaled back on the addition to reduce the cost. A deductive change order is being negotiated with the contractor that gets the budget to only \$30K over budget. If change orders are minimal the project can come in on budget. There are some site challenges and there is no project contingency, only change order contingency.

- The idea of packaging bids separately will be reviewed for all the addition projects since it has been successful with Beacon Hill. It has to be work that is easy to segregate and wouldn't work on all projects. One of the benefits is that it takes away a risk factor from the general contractor that would have added a large premium to the bid. In these situations it might benefit the owner to assume the additional risk and manage the higher risk themselves.

REVIEW OF MONTHLY REPORT BY EXCEPTION

Brighton

- A time extension is needed but the project will be completed on time and will return funds to ending fun balance.

Graham Hill will finish in budget

Hale

- Unmapped underground utilities have been found and are causing problems with the storm drain system.
- Director Soriano received calls from a neighbor about noise in the middle of the night. The City has inspected the project and can find nothing wrong. This is a BTA project.

Roosevelt

- The contractor has total site access and has fenced the site.
- Roosevelt has moved into Lincoln.
- Demolition of the annex will commence next week. The gym will be demolished in October.
- Steel price escalation has caused Hoffman to ask for a renegotiation of the GMP. Renegotiation is not planned. It is the contractor's and the district's responsibility to operate fairly within the contract.
- Heery, the architect, and Hoffman are working on parking options and costs that will be presented to the Board on August 18.

Sealth is on schedule to complete by start of school.

South Shore

- The roof is being repaired this summer.

Bid update summary

Key factors on Beacon Hill are offsite requirements and the nature of the addition. Wing Luke factors are market-driven conditions like escalation and the cost of materials.

Projections

- The numbers have not changed.
- "Red" items –
 - Dearborn – projections for street vacation
 - Garfield – placeholder for historic renovation projects; not anticipating that the project will be over budget but it is a possibility. This is a contingency (* see end of section) that takes care of historic renovation and escalation.
 - Maple – another placeholder
 - Hale – allocated for offsite work
 - South Shore – inflation because of the delay of the project due to program issues
 - High School Improvement Fund – work has already been done
 - An ending fund balance surplus is still projected.

* It is not possible to assign a big contingency to risky projects. This placeholder is an effort to allocate risk to a specific project and so some of the program contingency funds are allocated to specific projects. This is an effort to be precise and it also flags where staff thinks the risk is.

SITE TOUR

The date is not yet known.

NEXT AGENDA, AUGUST 13

- Update on Cleveland GMP negotiation (allocation of risk)

Meeting adjourned at 9:45a.

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