

**Building Excellence II Levy Oversight Committee
Meeting Notes, April 14, 2006
Stanford Center, Room 2765, 7:30a - 9:30a**

ATTENDANCE:

Members Present

Joey Ing
Ron Jelaco
Karin Nyrop
Ed Peters

District Staff

Ron English
Don Gillmore
Julie Krick
Fred Stephens

Heery International Staff

Mike Finnegan
Jim Isaf
Steve Moore
Roxann Robinson
Ralph Rohwer
Michael Romero

Members Absent

Mark Melroy

School Board Directors

Sally Soriano

APPROVAL FOR MARCH 10, 2006 MEETING

- Minutes of the March 10 meeting were approved.

HAMILTON DESIGN CONCEPT PRESENTATION, DON GILLMORE, AND MICHAEL ROMERO, HEERY

- Alex Rolluda, architect, is temporary until the Board Operations Committee agrees to the design concept and then a permanent architect will be selected.
- Hamilton is funded through design development in BEX II; the balance of the project will be finished in BEX III.
- Student capacity is 725. The program specializes in foreign language, including “immersion” classes. John Stanford International School (JSI) students are guaranteed entrance into Hamilton. The other 50% come from the south end.
- The staff at Hamilton wants to stay there rather than move to Lincoln. Lincoln is too big for a middle school and would require extensive remodeling. Plus, Lincoln is the only building large enough for high school interim sites.
- The school design team (SDT) toured several schools and liked the Madison philosophy of several grade level “houses” plus a foreign language immersion area.
- The site is very small: two-acres. Construction of the original building is the same as the old Madison. Currently Hamilton is 100,000 sq ft.
- There is presently no parking or bus-loading on-site. Pullouts will be designed for buses and parent loading.
- There will be a playfield at grade at the second level of the school. It can be either asphalt or grass and will be over the parking area. The second floor commons goes out into the playfield.
- There will be a 3-story commons (formerly the auditorium). The two old gyms will become a performing arts venue and a fitness center. A new gym will be built that will add 20,000 sq. ft.
- The intention is for visitors and parents to park in the front (41st). A handicapped ramp may be needed.
- A park, Wallingford Playfield, is adjacent and the school uses a portion of it. The District will begin discussions with Parks about use of the field. There are near neighbors who want a passive park so making it a more active park may encounter resistance. Now the park is too wet for the District to use and is the wrong shape.

Discussion comments

- In Seattle, there are many parks next to schools. The District and the Parks Department work together to determine the use of the parks.
- The process for this project and also South Shore/South Lake could be a model for the future. Estimates and costs are more accurate at the end of design.

- The community wants students to come back to Hamilton from Eckstein. When a middle school is available in the south end, some students will stay in the south end.

COMMENTS ON SITE TOUR

- This was a valuable tour. Beacon Hill, Maple, and Dearborn Park are similar sites with somewhat similar buildings.
- It was interesting to note the different finishes used at the different projects. The differences were mostly driven by design rather than cost.
- The Beacon and Dearborn projects had more site issues and more money went into the ground, which doesn't show.
- At Roosevelt the conversion of the old auditorium into a library is very impressive, as is the mechanical loft.
- Ed is interested in mechanical systems standards and how much labor it takes to maintain them. Staff: There are District standards, one of which is to not mix air from different rooms. Access to mechanical features is also very important.

UPDATE ON WATER QUALITY IMPROVEMENT PROGRAM, RON ENGLISH

- All but a handful of buildings are back on line. Four or five other schools will be undergoing work this summer.
- The water oversight committee has gone to an every-two-months schedule. They want the next levy to have money for piping replacement. \$20M would fund 6 years. This means that all schools that are 40 years old by 2014 would have new pipes.
- It will take approximately \$30M to fix the problem. \$20M will come from BEX III and/or BTA III and possibly BEX IV and BTA IV. \$13M (BTA II) will have been spent by summer 2007 for testing, bottled water, and replacements at 8 – 10 schools.
- The extended life of a new system is 40 – 50 years. This is the industry standard. With regular testing, piping problems will be detected in time to avoid major breakdowns and health issues.
- The District does not filter water because it comes from the city. The District does use point-of-use filters but they don't trap iron and iron is the major cause of pipe failure. The District will get rid of filters as new pipes are installed. Filters are a maintenance problem particularly in a deferred maintenance situation.
- There are a number of deferred environmental issues, including water that will be funded from BEX III. This will result in a different composition of projects in BEX III from the previous BEX levies. In the past BEX has been about building new schools and BTA has been about major maintenance. Now the two programs are becoming more similar. It will be very important to communicate to the public what the overall strategy is to meet District needs and how the BEX and BTA levies are part of the plan.

EXECUTIVE SESSION

- An executive session was held.

FUTURE AGENDA ITEM

- Report on District maintenance standards, and how indoor air quality problems developed.

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