

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

ATTENDANCE:

Members Present

Joey Ing
Ron Jelaco
Karin Nyrop
Ed Peters

District Staff

Fred Stephens
Don Gillmore

Heery International Staff

Roxann Robinson
Ralph Rohwer
Steve Moore
Mitch Romero

Members Absent

Mark Melroy

School Board Directors

Sally Soriano

Other:

Ron Tjerandsen, BLRB Architects
John Wegener, BLRB Architects
Sam Cameron, Streeter & Assoc.
Laurie Ames, Dept. of
Neighborhoods, City of Seattle
Gregory Davis, Rainier Beach
Community Empowerment Council
Chris Drape, Principal, New School
Larry Matsuda, SDT consultant

APPROVAL OF MAY 13, 2006 MEETING NOTES

The meeting minutes were approved.

**SOUTH LAKE HIGH SCHOOL / SOUTH SHORE SCHEMATIC DESIGN
PRESENTATION**

- Don Gillmore gave an overview of the South Shore campus, history, and current urban planning and construction around the site.
- There is a childcare in the pool building, as well as in the main South Shore building. The South Shore school buses will be loaded off of South Henderson. Parking will be increased. We are applying for Master Use Permit and SEPA, which will encompass the entire site.

South Lake High School

- Sam Cameron, Streeter & Assoc. gave an overview of the current design of the South Lake High School.
- A question was asked about who the childcare serves; convenience for the staff and students as well as serving the community. Don clarified that daycare at high schools are designed to also serve infants, where the daycare at the K-8's are preschool to five years.
- Maximum student population varies, about 200 currently. The building is being designed to the large end of the enrollment.
- Movable wall partitions in the classroom are planned to be used so that the instructors can also teach in an integrated concept and move the classes together.
- Total square footage, 30,000 s.f., was determined after the project team talked with district division directors and individual teachers to determine what would be used in the classrooms. The team also went on tours of other alternative schools (Truman and Henderson Bay). The District standard is for this building to last 50 years.
- The building will be a two-story steel frame, and concrete structure. Construction will begin next year. Current estimated cost is around \$250/s.f.
- In order to get the most accurate estimate of cost, numbers from Garfield are being used with 8% escalation. But there are no guarantees.

- The design will meet the Washington State Sustainability Protocol standards, and will be utilizing underground source heat pumps similar to Madison. Payback is assumed to be seven – eight years.

South Shore School

- The existing building is at the end of its life and is undergoing repairs to keep it usable. A temporary roof was installed 18 months ago that will be at the end of its life the end of this year. The mechanical equipment is at the end of its life. The decision was made to move this project into BEX III.
- Fred Stephens noted that because of the unknown impact of the school closure decision on July 26, any further designing activity would be suspended. This should not delay the schedule overall. Current projected cost is \$292/s.f.
- Parks has about \$200K in funding for a public plaza, however they will hold off until the plan for the building has been decided.
- If the building were to be demolished, a 15- foot hole, a bog, would have to be filled in, plus hazmat and demo, to turn the area into a playfield. There is a \$2-4M cost to split the building off to demo our portion of the building. The cost to prepare it for sale is almost the same as the value of the land.
- It does not make sense to move the building to another area on the site. An underground stream runs through the property.
- The Parks Department has been to almost every meeting about this project. They have issues around taking possession of the building because of the building conditions. They don't have any budget to fix it. The other issue is that when it was built in the 1970's the utilities (and bills) were combined. These will also have to be separated.
- Gregory Davis, with the Rainier Beach Community Empowerment Council, noted that as a neighborhood element, those education centers are important and would enhance the esteem of the neighborhoods in the area. Two signature events are held ever year on those fields.
- The PreK-8 design, as directed by the School Board in November, consists of three classroom wings with 750-student capacity. It could be a 1,000-student capacity as strictly a middle school. PreK-8's are required to have smaller class sizes and special education facilities.
- A concern was expressed regarding the architectural form. The buildings should function as community facilities as well as schools and should have architectural impact to the community. The design scheme with the wings is designed that way to provide an abundance of natural light. Ron Jelaco noted that he would like to see the design have some aspect of the particular community it is located in. Using new libraries as an analogy, they don't look like old libraries. New schools look different.
- Joey Ing commented that programmatically, it seems to cover all the needs. Schedule a further discussion on the design at a future meeting.

Cleveland Update

- Cleveland rock excavation has been ongoing for about three months. Cleveland sits on a ridge consisting of a drifted cooled edge lava flow that was pushed through the area. All through the center of the site from north to south we encountered the rock when excavating. The geotech took borings everywhere that they could access. The rock has eroded veins running through it in areas and in fact where they took a 20 ft. boring in front of the building, it just happened to be in one of those eroded areas just missing the solid rock.
- When the school was built originally, the rock was leveled off so the school could be built on it. The rock was incorporated into the old footings in areas. The cost is currently approximately \$650K, and could go up to around \$750K. A motion to increase the budget to cover this unforeseen work will be going to the Board for approval next month.

Garfield Update

- The Garfield GMP agreement has been reached and is currently being signed. Attachment A defines the remaining packages to be bid out. The other sheet lists bid packages that have been bid and are acceptable. Steve Moore explained the contract parameters negotiated and the strategies the team is pursuing to get the numbers down. There is an incentive for LCL so that as the overrun decreases their fee gets closer to what it would have been.
- Concrete will be broken up into smaller packages as no bids were received for concrete.
- Minor demolition starts next week, with major demo to start next month. A ground - breaking ceremony was held this week.

BEX III Levy Planning Update

- Kathy Johnson gave an update on the BEX III levy planning, and reported that the net pool after all commitments (environmental issues/debt service/technology upgrades/sports fields) was \$129-164M and includes the \$55M commitment for the South Shore building. The project list will not be finalized until the closure list has been determined.
- Over the next month the study from Heery will be analyzed. September is the deadline for these decisions. The Board will need to vote on it by November 6.
- Ron Jelaco asked about voter perception that less of these levies are going for new buildings. The reality is that deferred maintenance has caught up with us.
- Sally Soriano noted that there is a lot of scrutiny on how middle schools are working. Kathy noted that Meany Middle School is one that will have to be dealt with. It is bad in all areas but works programmatically.
- Next month the expanded draft list should be complete. The environmental deadlines will be published. Reports will be published late August.

Meeting adjourned at approximately 9:41 a.m.

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