

**Building Excellence II Levy Oversight Committee  
Meeting Notes, September 8, 2006  
Stanford Center, Room 2750, 7:30a - 9:30a**

**ATTENDANCE:**  
Members Present  
Mark Melroy  
Karin Nyrop  
Ed Peters

Members Absent  
Joey Ing

District Staff  
Don Gillmore  
Kathy Johnson  
Julie Krick  
Fred Stephens

Heery International Staff  
Mike Finnegan  
Roxann Robinson  
Michael Romero

Visitor  
Laurie Ames, City capital liaison

**MINUTES APPROVAL FOR AUGUST 11 MEETING**

- Minutes of the August meeting were not approved because of lack of a quorum at beginning of meeting.

**HAMILTON PRELIMINARY SCHEMATIC DESIGN PRESENTATION**

Don Gillmore and Michael Romero gave a brief overview of the current schematic design. Some highlights:

- The site is two acres.
- The Landmarks Board likes the design.
- Internal spaces will have natural light in classrooms from a central atrium.
- The design accommodates 1,000 students in seven instructional houses.
- Four – five classrooms will be built around a commons. There are also six foreign language classrooms with a commons. All students take foreign language.
- There will be a full-size gym that seats 900 in bleachers. The distance from court edge to wall is six – seven feet. Adjacent walls are padded and end zones walls are padded.
- There is now a lobby area for the gym so that it can be completely isolated for community use.
- There is parking for 45; about 2/3 of the staff. Parking is on the upper level, above the covered playcourt
- The District is in negotiation with Parks to use part of the adjacent park for a heat source. The District would improve the field so it could be used all year. Parks has agreed to vacate their half of 42<sup>nd</sup> Street so it becomes part of the playfield.
- The only classroom reductions were in a special ed area and the rooms were for ancillary use.
- There is a phone duct bank that would cost \$1M to move. The duct bank is in the former right-of-way that is now owned by the District. Don will check title and have someone in legal re-evaluate to see who has to pay to move the lines. The gym is now about 5' feet higher than hoped; lowering it requires moving the phone lines. Lowering the gym would lessen the impact on adjacent houses.

Ed Specs Attachment Showing Scope Changes Requested by the Board

Don provided a list of changes. Committee comments:

- Combining orchestra and cafeteria: Ed commented that combining orchestra and choral space in the cafeteria is not optimum. Cafeterias are not good performance spaces. A dedicated performance space should be built. Don: The Lincoln auditorium/theater is used for performances and it can become a scheduling challenge. There are probably ten performances a year plus rehearsals.
- Elimination of teacher's offices: Teachers do have a planning room that can be used.

- Dedicated computer labs are not needed as much because of laptops and wireless access. Computer labs are now becoming multi-use for different courses; engineering, art, etc.
- Reduced commons: Ed commented that social space is essential for middle schools. Mark asked if the commons could be expanded. Don indicated it would not be a problem to expand the commons.

### **BEX III LEVY PLANNING, KATHY JOHNSON**

Kathy Johnson gave a brief overview, with handouts, of the status of BEX III planning.

Discussion comments:

- The Board recommended Option 1 at a recent work session.
- Costs are inflated to the mid-point of construction.
- BEX III Draft Proposal Attachment
  - Up to \$14M will not be collected from the levy.
  - Mark wondered where state match funds come from. Answer: State match used to be funded by the state timber fund but that now falls short and state match is augmented by the state capital fund, a highly competitive fund.
  - Synthetic turf is a filled rubber field and is quite soft. The fields have been failing before the eight-year warranty is up. Several of the companies that sell synthetic turf have gone out of business and the District has had unexpected maintenance costs. Karin recommends that contracts have a responsibility clause to address bankruptcies.
- High schools
  - Hale: Ed raised the question whether, because of the condition of the building, the \$77.8M would be better invested doing something different at a different site. Don: The \$77.8M will make a positive impact on the way the building looks because it will address the building skin, windows, etc. A lot of money has already been spent, in addition to the new performing arts center, to improve infrastructure; e.g. sidewalks, and Parks upgraded their playfields. It would cost \$116M to construct a 50-year building and the money is not available in this levy.
  - Ingraham: The project will demolish the modular math building and move students inside. Levy funds would build new classrooms for math, and accomplish some work in the administrative area. \$12M has already been spent on other improvements. Karin: Why not take money from Ingraham and put it into Hale to build a better facility there? Then do Ingraham in next levy. Don: The condition of the modular building precludes waiting that long.
  - Denny/Sealth: The Denny building will be replaced and the Sealth building will be refurbished to make a combined campus.
- Elementary Schools that Should be Replaced in Next Eight Years
  - Montlake: A 1.8 acre site with a steep slope on one side that is unbuildable. Ed: Starting over again could result in a bigger building. The question is whether it's worth trying to keep this building given the cost per student. Don: Board direction is that academics trumps facilities condition.
  - The Academic division and the Board want to focus on middle schools. That is why there is an option without projects at elementary schools.
- BEX III Work Session, August 30, 2006 attachment
  - The cost of money is less than inflation. That is why one strategy is to borrow money. Double-digit inflation is being projected for the next several

years. Projects have been front-loaded to avoid inflation. If the project schedule is spread out, inflation almost doubles for the last projects.

- Ed: One option is to pre-purchase some materials like copper pipe and steel and warehouse them.
- Maps – geographic representation of two options
  - Ed: Consider identifying where infrastructure improvements are going.
- The Committee agreed, as the Board’s technical committee, that it would be willing to state publicly which schools the Committee would recommend spending money on.
- There is a perception that new schools would draw students from other programs. The South Shore building is being designed in a way that it could be an elementary, a K-8, or a middle school. There are no new middle schools in the south end. Committee: It is a good strategy to build a building that can be used for a variety of instructional programs.

#### **Other**

- Role of the Committee:
  - Karin: Does this Committee add value to the program? Kathy: Yes, your comments and arguments are the things that the public will bring up. Fred: You each bring a perspective that we don’t have and it gives us the opportunity to prove ourselves. Without that we would not be doing as well as do. Don: It gives our work credibility with the Board and public that this professional, technical group is “watching”.
  - Karin: It might be helpful for staff to think of BEX III planning from a different perspective; the bottom-line perspective.
  - Mark: Mark is willing to publicly articulate Committee recommendations to provide a different perspective, and to support the District.

#### Timing Of Meetings:

- It was proposed that Committee meetings begin at 8:30a.
- Ed would like to look for a different day. Mark is not available Wednesdays. Julie will do an e-mail survey.

#### New members:

- Offer nominees for the next meeting.

#### **EXECUTIVE SESSION**

- None