

**Building Excellence (BEX) Programs Oversight Committee
Meeting Notes, October 12, 2007
Stanford Center, Room 2765, 8:30a - 10:30a**

ATTENDANCE:

Members Present

Freeman Fong
Karin Nyrop, Interim Chair
John Palewicz
Craig Smith

Members Absent

Steve Goldblatt
Mark Melroy
Ed Peters, Chair
Ed Schwartz

District Staff

Ron English
Don Gillmore
Kathy Johnson
Julie Krick
Eric Sonett
Fred Stephens
Eleanor Trainor
Paul Wozniak

Board Representative

None

Heery International Staff

Robert Evans
Mike Finnegan
Ian Kell
Roxann Robinson
Wendy Waites

DKA

Donald King
Martha Turnbull

Bassetti Architects:

Ross Parker
Nancy Staub Gallery

Integrus Architects:

Brian Carter

Mahlum Architects:

Butch Reifert, Joanne Wilcox

MINUTES APPROVAL FOR SEPTEMBER 14 MEETING

- The minutes were not approved due to lack of a quorum.

PROJECT UPDATES

Hale High School; Mahlum Architects, Butch Reifert and Joanne Wilcox

The site plan was reviewed. Discussion highlights/comments:

- Construction costs are high because of a liquefaction zone.
- The library will be demolished and relocated to the north end of the site at a third courtyard.
- A main spine will be located through the campus. Student activities will be located in the center courtyard (eating, commons, etc.).
- There will be a new radio station building.
- Teaching methodology is based on small learning academies that are spread through the building. Students learn through performing and presentations.
- Enrollment is now 1,050 and the design will accommodate 1,200 but can flex to 1,400. The additional 200 students would be a function of scheduling for multi-use of classrooms. Usually by the time staff moves in, the room usage has changed from the design. Classrooms have to be flexible.
- The District standard is 25 per classroom for high schools but the actual use could be more depending on the course. The academic vision is 25 students per classroom.
- Board Director DeBell expressed concern that the building was not being designed to 1,400. The promise to voters was that Hale would be expanded. A definition of expansion needs to be decided. He wishes to accommodate the neighborhood and other students who want to attend Hale.
- Director Stephens responded that the decision on high school capacity has not been made by Academics so the building is being designed to 1,200 and will flex to 1,400 based on the direction that BEX has been given by leadership.
- There is a process underway now to decide what the ideal high school capacity is. The range is 1,000 – 1,600 students. The average is 1,440. That's 150 students-per-teacher which conforms to the teacher contract agreements.
- Committee comment: there is a need for connection between the School Board, Academics, and construction planning on school capacity.

- There is a meeting on October 29 with academic leaders to discuss the plans for the three BEX high schools.

Denny/Sealth Combined Campus; Robert Evans, Heery, and Bassetti; Nancy Staub Callery, Ross Parker

The site plan was reviewed. Discussion highlights/comments:

- The plan is to build a new Denny adjacent to Chief Sealth and to demolish the present Denny and use it as a playfield. The campus will be adjacent to Longfellow Creek.
- There are no property issues with City. The creek is not on District property.
- Portables will be removed.
- There is a galleria spine between the two buildings that will connect the two schools. There is a 30% grade from Chief Sealth to Denny and Longfellow Creek so there will be a split-level plan.
- Middle and high school commons are in same area but are separate. Shared programs are on the galleria or overlooking the galleria.
- Sealth will receive seismic upgrades, fire sprinklers, replacement of the mechanical system, and upgrades to the programs. Science labs will be added to bring up to district standard.
- Denny has a strong team concept for instructional strategy. Grades 6, 7, and 8 are on separate floors. Teams would share flex areas and there would be a science classroom.
- Director DeBell: There are community concerns around the interface between middle and high school. The design seems to reflect solving of those concerns. Eighth grade parents are especially concerned about safety.
- Robert Evans responded that there have been many public meetings and problems are being resolved. Traffic and way-finding for the schools have been kept separate. The middle school has been relocated so that it has a completely separate entrance, parking, and waiting areas. The 6th graders are almost completely isolated. The bridge connecting the two schools is at the admin areas.
- There is already some middle and high school contact in shared classes. Music is shared on the Sealth side. Languages are shared on Denny side.

Ingraham High School; John McWilliams, DKA, and Brian Carter, Integrus

This is a 29-acre site at 130th near Aurora that was built in 1960. Discussion highlights and comments of site plan review:

- One of the roles of the architect is to provide a 20-year master plan to stakeholders. The design is characterized as a vintage modern building and will add space for growth while respecting the current building.
- BTA has re-roofed, and built additions to technology areas and the library. The science wing has been remodeled. The fields have been improved.
- The current work is to clarify the outdoor spaces, parking, and circulation between District and Parks parking lots. Student parking will be combined in one location. In the long-term the tennis courts will move to Parks property.
- Phase 1 – provide an addition to replace portables and math module, which will be demolished. This will be located at the end of the site. All possible trees will be saved. More trees will be added later with Parks. This phase will not increase enrollment. Other additions will be added later.
 - Improving landscaping and outdoor areas of site
 - Reviewing systems for replacement plan of boiler.
 - Reviewing life-safety issues with Meng analysis.
 - \$14M for construction includes \$2M street improvements.

- The parking lot on the northeast is not District property and is hard to police.
- Board Director DeBell: There is a Metro stop at 130th and one at Meridian. Many students walk on 131st Street from Highway 99. Staff: The District is negotiating with the City now to improve sidewalks, curbs, gutter, etc. The hope is to put a culvert in the ditch and a bridge over the ditch. The goal is to try to connect all the pedestrian access.

GCCM PROJECT SELECTION PROCESS, MIKE, handout

- The District has applied for certification for agency status. The two projects that apply are Hale and Denny/Sealth.
 - Design-bid-build (DBB) would probably not be cheaper for Hale because of costs associated with building on an occupied site. It is thought GCCM would be cheaper because the GCCM could coordinate the construction for best use of the site when occupied or unoccupied. This would reduce change orders.
 - Karin Nyrop raised the issue of how the risk of coordination is transferred. Ron English responded that there are modifications in the GCCM contract that address the GCCM claiming unforeseen conditions. The District is trading \$.5M in upfront costs for greater certainty that the end result is as planned. Pricing occurs later in the process so hopefully there are fewer dramatic change orders.
 - Denny/Sealth is not recommended because the site will be unoccupied during construction. Bid packages are still being determined for Denny/Sealth. The project will be done in phases. This helps to manage costs.
 - John Palewicz reminded staff to be prepared for the worst-case scenario on bid day, and to broaden how estimates are done.

SOUTH SHORE UPDATE, MIKE

- There is an issue with the contractor's performance. They were \$260K lower than the next low on bid day (\$1.3M bid). They were given an opportunity to bow out of the bid but they decided to stay in.
- They are now significantly behind schedule. The demo work is only now being done and the entire scope is supposed to be finished next week.
- The District solution has been to issue a deductive CD (change directive) for \$450 – 500K, removing work from the contract. The second low bidder has been hired to do the deductive work. The site has to be prepared for the next contractor to begin work in January.
- The project is still under budget.

COMMUNICATIONS MATRIX, ELEANOR

(The handout was missing pages).

- Eleanor reported that the web site is up and a tri-fold brochure is being developed.
- She is working on a consistent method of quarterly reporting to keep voters informed.
- The message on escalation is an especially important one to get out. Escalation has tripled. The concern going forward is to avoid losing either scope or a project. We want to be in front of the problem.
- Karin Nyrop remarked that it's important to be clear as to whether we are changing what the voters were told, or whether we are delivering a project differently so that the promises can be fulfilled.
- Craig Smith suggested considering an editorial board or a round table of reporters for presentation of the information, rather than a press release. He also suggested using the word "proactive" rather than "creative".
- Karin Nyrop remarked that the oversight committee will back up staff decisions because they know that the best work is being done.

EXECUTIVE SESSION

- None scheduled.

NEXT AGENDA, NOVEMBER 9

- High School capacity discussion continued

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