

# School Design Team Meeting Minutes

## Garfield High School

Meeting No. 23 / September 16, 2004 / 2:30 p.m. / Garfield Library

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### Introduction – Don Gillmore and Larry Matsuda

Don welcomed the School Design Team to the first meeting of the 2004 – 2005 school year. The group will only be meeting once a month this year to review colors, interiors and to discuss the permitting process. Don encouraged people to continue attending the meetings throughout the year. The next meeting will be held October 14, 2004.

Larry welcomed everyone to the 23<sup>rd</sup> meeting and introduced all the team members and acknowledged members that have moved onto other endeavors. He concluded the discussion with the following two issues:

1. Parks - Larry indicated that discussions have gone well and the SDT support over the summer was appreciated. The Parks Department and the District are currently in the process of trading land and adjusting the Garfield lot boundary.
2. Project- Larry clarified that at a Board meeting over the summer Director Dick Lilly publicly stated that the Garfield budget will remain in place. However constant support from the SDT is needed to assure the Board is aware of the champions for this project.

### Project Summary- In comparison to other local high schools:

#### Budget:

The overall budget for Garfield High School is \$78.8 million. The construction budget is \$50.5 million. The levy document indicates that the budget for Garfield is \$60.9 million; however that is without the escalation fund of \$17.9 million.

#### Square footage:

The current building square footage at Garfield includes the following:

Renovation and New Addition	≈ 242,000 sf
Teen Life Center	≈ 8,000 sf
Autoshop (improvement to be made at the Washington Middle School Site)	≈ 8,000 sf

TOTAL ≈ 258,000 sf

The latest figure for Roosevelt High School ≈ 268,000 sf

The existing land marked building at Roosevelt is not as efficient as Garfield and has more corridors and circulation space.

#### Parking

Garfield High School will be providing more parking than Roosevelt.

Roosevelt	= 172 spaces
Garfield	= 266 spaces

### Project Estimate

The design team is currently reviewing and reconciling the architect's estimate with the contractor's estimate. The initial numbers indicate that the budget is over by a significant amount. Part of this is

based on the fact that the budgeted numbers are based on year 2000 pricing with a 4 percent inflation rate annually compounded until the middle of 2007. In 2004 alone, the industry has experienced a 10 percent increase in materials costs, which is drastically affecting the cost of construction.

The District is working with the design team to find cost-cutting measures to lower the project cost without reducing the program area.

Examples:

Demolition driveway

The demolition estimate for this project was high due to a lack of access into the center of the building. To solve the problem and lower the demo cost, the design team developed a method of cutting a driveway through the building to allow trucks to enter, load and exit expeditiously. The driveway will then be filled in to match the historic exterior of the existing building.

New addition footprint revisions

Tom will review a plan later on in the meeting that changes the exterior elevations of the new addition but does reduce program area.

Energy savings/sustainable design features

- EMCS system – turns off the heat in a room when it is not in use.
- Day lighting sensors
- Green roof (may or may not be able to afford this)
- Low water fixtures
- CO2 sensors
- Building separation – allows each building to run independently.
- There will be no air conditioning in the gymnasium
- Natural ventilation – using the commons as a chimney to exhaust warm air out of the building
- All windows will be operable
- Rainwater harvesting to water the courtyard
- Keeping the exterior of the existing building

Q: Will teachers be able to control the heat and light in their classrooms?

A: The teachers will be able to control the heat within a predefined range (typically  $\pm 6$  degrees). The lights will be controlled by the staff; however they will turn off automatically if there is no one in the room.

The School Design Team and the project team agreed that with the project cuts it is important that the design does not cut back on the quality of materials. Once the school is built it must be built to last.

Q: Will the Teen Life Center be air conditioned?

A: The TLC will not have air conditioning. It will have ducts, fans and windows for ventilation.

Q: Does the City of Seattle give the District grant money for building energy efficient buildings?

A: The District has not had luck collecting City incentives for sustainable practices. However, the District will do what is practical and accommodating.

SDT members will be needed to attend a School Board meeting on the guaranteed maximum price contract approval for Lease Crutcher Lewis. This will take place sometime late next year.

## **Environmental Impact Statement (EIS)**

The final EIS was published on September 10, 2004 and the appeal period is open until September 27, 2004. The EIS will most likely be appealed and a hearing will be scheduled for sometime towards the end of the year. The hearing will be held at Garfield and SDT members will be encouraged to attend.

## **Master Use Permit**

The Departure Committee recommendations were sent to the Director of the Department of Planning and Development (DPD). The DPD ruling is expected in January 2005.

The public will have two opportunities to appeal parking thru options

1. EIS appeal
2. Master Use Permit appeal.

## **Landmarks**

The project will apply for the Landmarks Preliminary Certificate of Approval and an upcoming Landmarks Board meeting. Kathryn Emtman will send out the date and time of the meeting once it has been confirmed and SDT members are encouraged to attend and give testimony.

In regards to the landmarked features of the building, the Kaplan art murals on the 3<sup>rd</sup> floor will be photographically reproduced. Other artwork throughout the building will also be photographically reproduced.

## **Garfield Block Plan**

As required by the Departure Committee, the project team has assembled a consultant to work with city staff and the community to develop a master plan for the Garfield block extending from 23<sup>rd</sup> to 25<sup>th</sup> and Alder to Cherry Streets. The team will review features such as street lighting, sidewalks, landscaping and safety and security improvements. The community meeting will be held **Saturday October 16, 2004 from 9 a.m. to noon at the Garfield Library**. SDT members are invited to attend.

The School District will provide the funding for the plan, but will not fund the implementation with the exception of the pedestrian walkway that connects the school with the Horace Mann parking lot.

Q: Will this project include lighting the new track and field?

A: Sports lighting is not included in the budget for this project. Parks will have the opportunity to add this in the future if they decide to move forward with the process.

## **Design Review: Tom Bates**

Staff conferencing will begin again in October 2004. Tom Bates will work with the administrative office to schedule conferencing with staff members and Kathryn will coordinate the meeting times with the District supervisors. The conferencing will occur in mid-October through November.

## **Career and Tech-Ed**

Don reviewed the findings made by a vocational education consultant who was hired by the District. The consultant recommended that schools build a vocational education "library." In other words, the school should have a cluster of vocational education spaces that would be used to supplement core curriculum activities. With that in mind, the designers have reconfigured the vocational spaces on the first floor to create a vocational education suite. The specialty areas to be included in the suite have not yet been determined. They will be developed over the next few months once the consultant's survey and report are complete.

Q: Who makes the final decision regarding the spaces in the vocational education suite?

A: Shep Siegel with Seattle Public Schools is the supervisor of vocational education and will be the final decision maker. The vocational education spaces have been moved into one area of the building. However, the walls have not yet been added, which makes this space very flexible.

Q: When will the consultant's report be available?

A: The report should be delivered to the District next month.

Schools are moving away from building factories inside of buildings and are instead utilizing local businesses. It will be the responsibility of the vocational education counselor to find placements for students. For example, auto shop students may be placed in local dealerships.

Overall, the design has gained more usable square footage with the change to the vocational education area due to the loss of circulation space. Right now, it is an ambiguous space and all the equipment and space requirements are funded with the building budget.

SDT Comments:

- It is still important to have spaces that kids can have hands-on learning, the question will be what hands-on learning will fill the space?
- This is really exciting because it doesn't shut any doors and keeps the program flexible.

### **Library Refinement**

The following changes have been made to the library layout:

- Combined the librarian's office with the workroom.
- Added a restroom and archive room.
- Widened the entry to make it a grand entrance into the "Information Commons"

An SDT member commented that the designers may want to consider a vestibule entry to prevent noise from traveling from the student commons.

### **New Addition**

Over the summer, the District hired a team of experts to review the project and recommend solutions to lower the cost. Currently, the project estimate indicates the following:

- Renovation is around \$213/sf
- New addition is around \$280/sf

The budget for the buildings is around \$200/sf. The overruns are reflective of the dramatic increase in construction costs and inflation. However, the way the buildings are configured is also a factor. The value engineering team recommended a solution to reconfigure the new addition to reduce the cost of the curved wall on the south and the large amount of excavation required at the northeast corner of the site. Tom reviewed the redesign with the School Design Team. The revised plan illustrates the gym and accessory spaces stacked over the locker rooms and wrestling/gymnastics gym. Stacking the space reduces the overall footprint of the building and reduces the amount of exterior materials. Tom emphasized that all the program spaces are the exact same size as they were before, but are just reconfigured.

In addition to stacking the spaces, the locker rooms were also modified to allow a separate entrance for visiting teams. Parking was also added to the northeast corner of the site, along with outdoor athletic equipment storage now that the building footprint has been reduced.

- Parking in the northeast lot doubled from 21 to 45 spaces.
- The football and track stay the same regulation size.
- The outdoor plaza did not change.

Q: With the redesign, can more bleachers be added to the field?

A: Adding more bleachers would still reduce the width of the track.

The exterior elevations of the new addition change, and the gymnasium area is now 60 feet tall which is the maximum allowable height.

### **Performing Arts Center**

The design team re-evaluated the roof over the performing arts center and decided to have a continuous curved roof design. The new design does not compromise the functionality of the fly loft. The drama program will be able to fly everything out of sight. The fly loft for Garfield has never been a full 75 foot fly loft.

Q: Will the new school have a reader board?

A: Yes, an electronic reader board has been budgeted.

### **School Design Team Member Comments**

- Should consider adding art to the west façade of the barrel structure.
  - Concerned about the roof curve. Tom indicated that the only way to go back to the asymmetrical roof would be to reduce the number of seats in the gymnasium.
  - Don encouraged the School Design Team to look at West Seattle High School's gymnasium barrel roof, as the design is very similar.
- An SDT member complimented the project team on doing a good job reducing costs without affecting program space.

### **Community Art: Robert Stephens**

Robert reviewed examples of Central Area art projects and how they relate to the Garfield design. The project team is currently in the process of setting up an art design committee for Garfield to review different options for incorporating art, as well as student projects, into the building.

The preceding Minutes are the Construction Manager's interpretation of the items discussed and decisions reached at the above referenced meeting. Any persons desiring to add to or otherwise change the Minutes are asked to put their comments in writing to the Construction Manager not later than **October 18, 2004**; otherwise, the Minutes will stand as written.

The preceding Minutes were prepared by Kathryn Emtman, Project Manager.