



SCHOOL BOARD ACTION REPORT

DATE: April 7, 2021
FROM: Dr. Brent C. Jones, Interim Superintendent
LEAD STAFF: Fred Podesta, Chief Operations Officer
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For Introduction: May 19, 2021
For Action: June 2, 2021

1. TITLE

BEX V: Approval of the Site-Specific Educational Specifications for the Van Asselt School Addition project

2. PURPOSE

The purpose of this action is to provide the design teams with information about the program space required to support the education programs that will occupy the Van Asselt School Addition project as an interim site while their facilities are being reconstructed. In addition, board approval of the educational specification is required by the Office of the Superintendent of Public Instruction (OSPI) Form D-5 to receive state funding assistance.

3. RECOMMENDED MOTION

I move that the School Board approve the Site-Specific Educational Specifications dated March 2021 for the Van Asselt School Addition project.

4. BACKGROUND INFORMATION

a. Background

Educational specifications are the written medium through which educators and other stakeholders identify the program activities necessary for teaching and learning. Seattle Public Schools' (SPS) Educational Specifications provide design teams with information about the program spaces required to support the school's educational program. They also include the specific area requirements for each type of space.

SPS' 2013-2018 Strategic Plan shaped the districtwide educational specifications. The process focused on articulating ways the vision should be translated into the physical learning environment, with the intent of standardizing the building and furnishing process to provide parity throughout SPS.

SPS engaged a variety of stakeholders to develop the districtwide educational specifications, including principals, teachers, parents, community members, and SPS staff from Curriculum, Assessment & Instruction, Special Education, Department of Technology Services, Safety & Security, Risk Management, Transportation, Facility Operations, Nutrition Services, Health Services, and Capital Projects & Planning. Each

stakeholder contributed to the process from their area of expertise. Additional analysis for these site-specific educational specifications was supplied by educational facility planners through a consulting contract between the district and Bassetti Architects, with reviews by members of the SPS Capital Projects & Planning Department.

The Van Asselt School Addition project includes funds for a classroom addition that will increase student capacity to serve as an interim site for middle schools. The Van Asselt School Educational Specifications adapted the districtwide Middle School Educational Specifications and was further refined through input from the Van Asselt School Design Advisory Team.

b. Alternatives

Deny Motion. If motion is denied, the district will delay the design of the project until acceptable site-specific educational specifications are suitable.

c. Research

The districtwide Middle School Educational Specification dated January 2012, represents the educational program needs for a 1,000-student middle school and is used as a benchmark and resource guide for projects such as the Van Asselt School Addition project. Research on current educational trends also informed these site-specific educational specifications.

5. FISCAL IMPACT/REVENUE SOURCE

This action does not represent a specific expenditure. The revenue source for this motion is the anticipated state assistance funding from OSPI via the D-form process. This action helps to secure up to \$770,000 in state funding assistance for the project.

Expenditure: One-time Annual Multi-Year N/A

Revenue: One-time Annual Multi-Year N/A

6. COMMUNITY ENGAGEMENT

With guidance from the District's Community Engagement tool, this action was determined to merit the following tier of community engagement:

Not applicable

Tier 1: Inform

Tier 2: Consult/Involve

Tier 3: Collaborate

The selection of projects in the \$1.4 billion Building Excellence (BEX) V program went through an extensive community vetting process and ultimately received 73% approval from voters in February 2019.

The design of the Van Asselt School Addition project was developed in conjunction with the School Design Advisory Team (SDAT) that included principals from three middle schools anticipated to occupy this site while their current facilities are being reconstructed, SPS staff from Curriculum, Assessment & Instruction, Racial Equity Advancement, and Capital Projects & Planning. This group met from April 2020 to January 2021 to provide site-specific information about facility use, programs, and educational goals upon which the design is based. The Van Asselt School Addition project will support the district's current educational goals as well as providing the flexibility to accommodate emerging educational programs.

7. EQUITY ANALYSIS

The district's Racial Equity Analysis toolkit was utilized to guide the planning process for the BEX V Capital Levy, influencing community engagement methods, preparation of the 2018 update to the Facilities Master Plan, and ultimately the final proposed levy package. The board's guiding principles stated that racial and educational equity should be an overarching principle for the BEX V Capital Levy planning efforts in accordance with Board Policy 0030, Ensuring Educational and Racial Equity. Projects identified for inclusion in the BEX V Capital Levy will ultimately improve conditions for all students in the affected schools. Improved building conditions create a better environment for learning and can provide facilities to better position students for academic success.

8. STUDENT BENEFIT

The Van Asselt School Addition project will provide an interim site for middle school programs while their current facilities are being reconstructed during BEX V and potential BEX VI Capital Levy re-development. The design will incorporate guidelines and requirements provided in the SPS Educational Specifications and School Design Advisory Team Process, where the attention is on a learner-centered environment, by personalizing the space, as well as providing program adaptability, community connections, safety, and collaboration.

9. WHY BOARD ACTION IS NECESSARY

- Amount of contract initial value or contract amendment exceeds \$5 million (Policy No. 6220)
- Amount of grant exceeds \$250,000 in a single fiscal year (Policy No. 6114)
- Adopting, amending, or repealing a Board policy
- Formally accepting the completion of a public works project and closing out the contract
- Legal requirement for the School Board to take action on this matter
- Board Policy No. _____, [TITLE], provides the Board shall approve this item

Other: The educational specifications will provide the basis for the design of the school.

10. POLICY IMPLICATION

Board Policy No. 6900, Facilities Planning, states that districtwide and site-specific educational specifications are developed for planning the construction or renovation of school facilities, including facility design and the connection between the district's educational philosophy and the built environment (site and building).

Board Policy No. 6901, Capital Levy Planning, discusses the need for capital projects to meet the educational needs of the district.

11. BOARD COMMITTEE RECOMMENDATION

This motion was discussed at the Operations Committee meeting on May 6, 2021. The committee reviewed the motion and moved the item forward with a recommendation for approval by the full Board.

12. TIMELINE FOR IMPLEMENTATION

Upon approval of this motion, the Architect can continue with the design.

Timeline Summary:

Construction Documents and Permits:	January through June 2021
Pre-Construction:	June 2020 through December 2021
Construction:	June 2022 through July 2023

13. ATTACHMENTS

- Site-Specific Educational Specifications (for approval)



Educational Specifications

Van Asselt School Addition Project

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For questions and more information about this document, please contact the following:

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Site specific educational specifications for the Van Asselt School addition project.

Van Asselt School Addition Project
SITE SPECIFIC EDUCATIONAL SPECIFICATIONS
March 2021

Background:

General Project Information:

With the successful passage of the February 2019 Building Excellence (BEX) Capital Levy, Seattle Public Schools (SPS) began the process to design and build new and replacement facilities to address building condition and racial equity throughout the District. The Van Asselt site was identified to provide an interim site to accommodate schools whose primary facilities have been slated for replacement and/or modernization in the southeast region of the District.

The purpose of the project is to expand the capacity of the current elementary school site to accommodate up to 1,000 middle school students. Initially it is anticipated that Mercer International Middle School will be accommodated during school years 2023-25, followed by other middle schools that may include Aki Kurose and/or Washington Middle Schools.

Wing Luke Elementary School has been utilizing the existing 1950's Van Asselt elementary school building, but will be relocating to their newly reconstructed facility in the near future. Beginning with the 2021-22 school year, Kimball Elementary will occupy the 1950's building, as well as up to 8 portables to be placed in the current play areas, until June of 2023.

The existing 1909 building, which has not been in use for educational programs for at least ten years, has been designated by the Seattle Landmarks Board as an historic landmark. This building will be renovated to provide four classrooms as well as support spaces. A classroom addition will be built directly west and south of the 1909 building. It will include 26 classrooms, a middle school-sized gymnasium, open and enclosed conference areas, administrative and counseling offices, and support spaces.

Given a substantially constrained budget, only minimal sitework is anticipated as necessary to provide pedestrian and vehicle access, code-required parking, and utilities. The playfield operates under the SPS/Seattle Parks Joint Use Agreement, and so is being retained.

The existing bus dropoff on Beacon Avenue South will continue to be used. The parking lot in the northwest corner of the site will be expanded to increase parking capacity, and additional parking will be added in the southern portion of the site. Offsite work will include improvements at the median on Beacon Avenue South to accommodate parent dropoff/pickup, as negotiated with the Seattle Department of Transportation.

Construction Process and Timeline:

The School Design Advisory Team (SDAT) met between April 2020 and January of 2021. The project was submitted for building permit in January of 2021. Construction is scheduled to begin summer of 2022, and to be completed in August of 2023. Mercer International Middle School will relocate to this site for the 2023-24 and 2024-25 school years while their existing facility is being re-constructed.

Site Specific Adaptation Process:

Site Specific Adaptation Process:

The District's Educational Specification was adapted through a process of review with the School Design Advisory Team (SDAT), Capital Projects and Planning staff, and Principals for three of the middle schools anticipated to utilize the interim site within the next ten years (Mercer, Aki Kurose, and Washington.)

The project team developed options for fitting middle school programs within the existing buildings, the new addition, and portables that will still be necessary due to budget limitations for the addition. Decisions about program placement were made using guiding principles developed with the SDAT members. The site-specific adaptations are described below.

Summary of Site-Specific Adaptations:

Significant adaptations of the 2011 Middle School Educational Specification area model include:

1. **Additional Core Academic Classrooms:** Provide 5 additional core academic classrooms. An analysis of middle school master schedules indicated that high needs middle schools such as those in the central and southeast regions of the district require more general education classrooms to accommodate smaller class sizes, as supported by grant funding. Portables will provide up to three of those additional teaching stations that can accommodate either general or special education classes.
2. **World Language Classrooms:** Utilize two of the three Flex classrooms for world language programs as necessary to support International Middle School programs such as those at Mercer.
3. **Library/Media Center:** Though it is smaller than the preferred size for a middle school library, the existing elementary school library will be supplemented with mobile shelving units to accommodate the larger middle school library collection.
4. **The Visual Arts Classroom** will be accommodated within one of the larger existing elementary classrooms, and an outdoor kiln enclosure will be added at an existing covered play area.
5. **Performing Arts:**
 - **Choral classes** will be accommodated on the existing stage with an operable wall adjacent to the commons.
 - **Instrumental music classes:** Since a middle school gymnasium is being provided as part of the new addition, the existing elementary gym is being converted to a middle school music room, as it is the only high-ceiling space available that can acoustically accommodate the sound volume generated by band and orchestral instruments.
6. **Physical Education:**
 - The majority of physical education classes will be provided in the middle-school sized gym that offers two teaching stations on either side of a divider curtain.
 - Fitness classroom: no budget was available to build a new fitness room, so fitness classes will be offered in one of the portables.
 - Small student toilet/changing rooms will be provided in lieu of typical locker/shower rooms due to a limited budget for an interim site.

7. **Special Education:** The 2011 Ed Spec called for three full-size Special Education classrooms. Over the last ten years, the need for Special Education spaces has grown significantly. Special Education Program Managers advised that a mix of ten full- and half-size classrooms is needed to accommodate special education at middle schools, so the site-specific Ed Spec provides for these across the range of new and existing facilities at Van Asselt.
8. **Career and Technical Education (CTE):** Three of the largest existing elementary school classrooms will be utilized for CTE programs.
9. **Health Services:** These services, including the school-based health center, will be accommodated within a portable.
10. **Student Dining and Food Service:** The existing elementary school commons and kitchen are not as large as those preferred for a middle school, but they will be utilized to serve students across three lunch periods.
11. **Miscellaneous Support Spaces:** Other programs that will be accommodated within portables include offices, meeting rooms, and storage spaces.

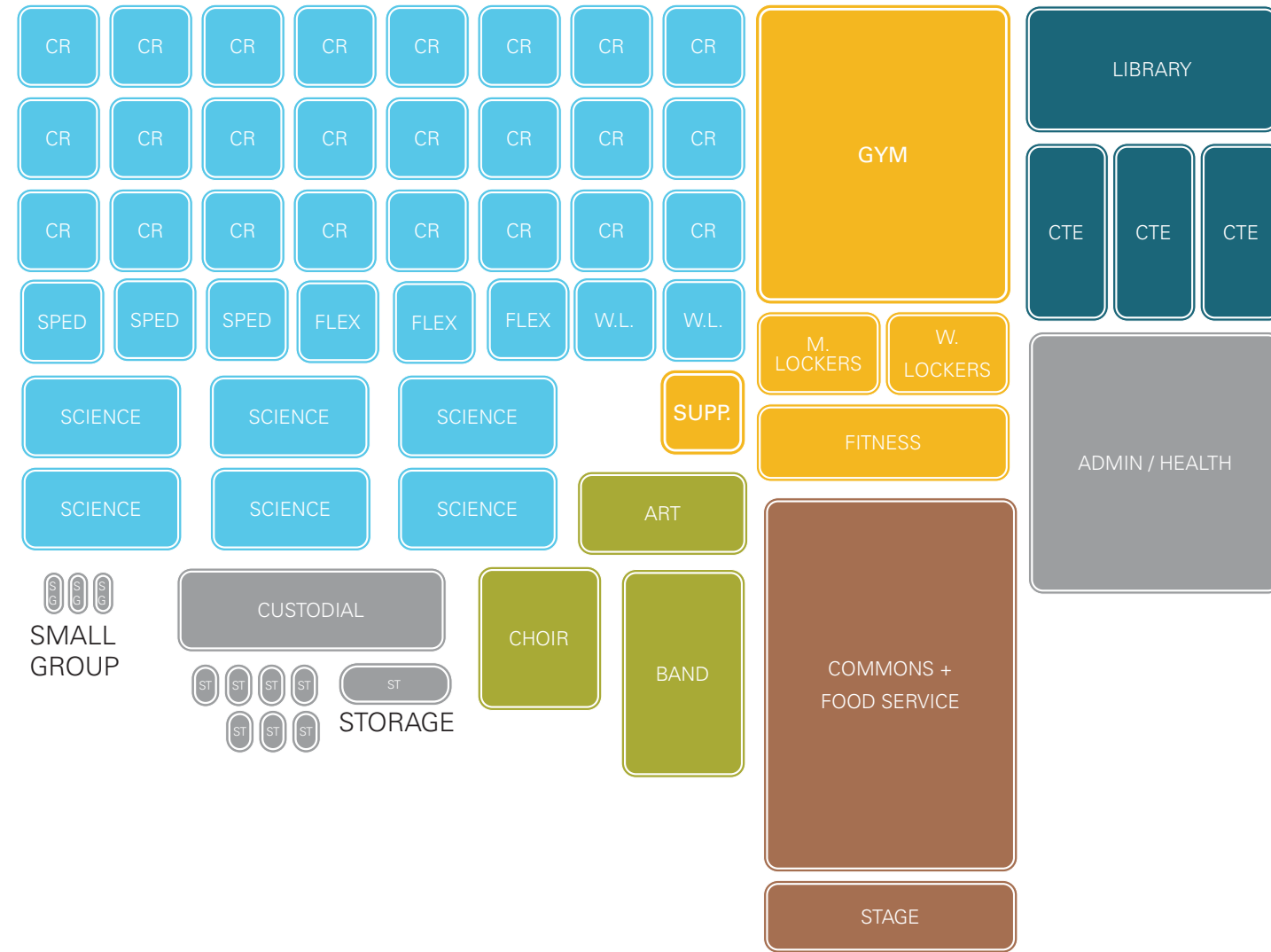
Site-Specific Educational Specification for Middle Schools at Van Asselt Interim Site

Space Name	SPS MS Ed Spec Dec 2011 - 1000 students				Accommodate in New Addition & Attached 1909 Building				Accommodate in 1950's Elementary Building				Accommodate in Portables				Compare Totals to Ed Spec		Notes	Date: March 2021
	SF per space	Qty	Total SF	TS Count	SF per space	Qty	Total	TS Count	SF per space	Qty	Total	TS Count	SF per space	Qty	Total	TS Count	Square Footage	TS Count		
A-1: ADMINISTRATION																				
MAIN OFFICE																				
Reception/Waiting Area	500	1	500							190	1	190							1950's Bldg Rm 156	
Secretary Office Area	150	1	150							210	1	210							1950's Bldg Rm 157	
Principal Office	180	1	180							210	1	210							1950's Bldg Rm 155	
Assistant Principal Office	180	4	720		150	3	450			190	1	190							1950's Bldg Rm 147	
AP Waiting/Supervision Area	30	3	90							117	1	117							1950's Bldg Rm 146	
Conference Room	180	1	180										180	1	180					
Data Registrar per WSS	120	1	120							165	1	165							1950's Bldg Rm 151 (shared)	
Attendance Office	150	1	150							165	1	165							1950's Bldg Rm 151 (shared)	
Security Office	150	1	150							220	1	220							1950's Bldg Rm 172A	
Counselor Office	150	3	450		150	3	450													
Shared Workroom/Kitchenette	120	1	120							196	1	196							1950's Bldg Rms 158A & 158B	
Mail Area	100	1	100							100	1	100							1950's Bldg Rm 119	
Storage Room	120	1	120							39	1	39							1950's Bldg Rm 143	
Shared Office Area	120	5	600										430	1	430					
Records Room	180	1	180							55	1	55							1950's Bldg Rm 159	
Restroom	50	2	100							varies	3	96							1950's Bldg Rms 144B, 152B	
Computer Storage/Repair	200	1	200							200	1	200							With 1:1, use part of Rm 173 for secure storage during summers.	
Patrol Closet	50	1	50							45	1	45							1950's Bldg Rm 153	
PTA/Volunteer Storage	100	1	100										100	1	100					
Community Partners Space	250	1	250										450	1	450					
CLASSROOM SUPPORT																				
Teacher Workroom/Break Area	500	1	500		126	1	126													
Teacher Lounge	900	1	900							391	1	391							1950's Bldg Rm 145	
ADMIN SUBTOTAL			5,910	-			1,026	-			2,589	-			1,160	-	4,775	-		
A-2: CORE ACADEMIC																				
GENERAL CLASSROOMS																				
Core Academic Classrooms	900	24	21,600	24	900	26	23,400	26	900	1	900		900	2	1,800	2				
World Language Classrooms	900	2	1,800	2	900	2	1,800	2											Provide w/in existing 1909 building existing 1&2 level classroom	
Flex Classrooms (w/Toilet)	900	3	2,700		900	2	1,800	2												
Science Classroom/Lab	1,350	6	8,100	6					varies	6	6,000	6							1950's building classrooms ~1,000 SF ea	
Science Storage/Prep	150	3	450										180	1	180					
Science Kit Storage	260	1	260																	
Book/Technology Storage	100	3	300		137	4	548												1909 Bldg Rms 207 & 8, 307 & 8	
Small Group Collaboration	200	6	1,200		varies	5	731						150	3	450					
Learning Commons	600	6	3,600		varies	8	1,952													
Student Lockers	2,500	1	2,500		650	1	650		1,250	1	1,250								1950's hallway + 1909 Rm 006	
CORE SUBTOTAL			42,510	32			30,881	30			8,150	6			2,430	2	41,461	38		
A-3: LIBRARY																				
LIBRARY / MEDIA CENTER																				
Reading/Stacks/Center Instruction	3,700	1	3,700							1,963	1	1,963							1950's Bldg library	
Workroom	250	1	250																	
LIBRARY SUBTOTAL			3,950	-			-	-			1,963	1,963	-		-	-	1,963	-		
A-4: ELECTIVES																				
VISUAL ART																				
Visual Arts Classroom	1,350	1	1,350	1						1,017	1	1,017	1						1950's Bldg rm 119	
Kiln Room	50	1	50							71	1	71							New Rm 101H @ exterior of 1950's Bldg	
Art Supply Storage	150	1	150							85	1	85							1950's Bldg rm 1163	
Art Project Storage	150	1	150							85	1	85							Incl in rm 163 above	
PERFORMING ARTS																				
Performing Arts Classroom A (Choral)	1,600	1	1,600	1						896	1	896	1						1950's Bldg stage rm 171	
Performing Arts Classroom B	2,000	1	2,000	1						2,883	1	2,883	1						Convert 1950's Bldg existing PE rm 162 to music room	
Instrument Storage	400	1	400																Instruments to be stored within extra large music room above	
Shared Music Library	150	1	150																	
Practice Rooms	75	2	150																	
Ensemble/Mixing Room	300	1	300																	
ELECTIVES SUBTOTAL			6,300	3			-	-			5,037	3			-	-	5,037	3		
A-5: PHYSICAL EDUCATION																				
PHYSICAL EDUCATION																				
Gymnasium	8,500	1	8,500	2	8,500	1	8,500	2												
Fitness Room	2,500	1	2,500	1									900	1	900	1				
LOCKERS																				
Student Locker Room	950	2	1,900																No dedicated locker rooms; toilet/changing room provided below	
Student Toilet/Changing Rooms	150	2	300		125	2	250													
PE Staff Office	150	1	150		160	1	160													
PE Staff Toilet/Shower	85	2	170		75	2	150													
STORAGE																				

Site-Specific Educational Specification for Middle Schools at Van Asselt Interim Site

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	SF per space	Qty	Total SF	TS Count	SF per space	Qty	Total	TS Count	SF per space	Qty	Total	TS Count	SF per space	Qty	Total	TS Count	Square Footage	TS Count		
Storage Room	250	1	250		184	1	184													
Community Partner Storage	300	1	300																	
PE SUBTOTAL			14,070	3			9,244	2			-	-			900	1	10,144	3		
A-6. SPECIAL EDUCATION																				
CLASSROOMS																				
SpEd Intensive Services Classroom	1,000	2	2,000	2					varies	2	2,717	2							1950's Bldg rms 102 & 103 (former kindergarten & childcare rm)	
Toilet/Changing Directly Adjacent	200	1	200						varies	4	400									
SpEd Resource	900	1	900	1					varies	2	2,067	2							1950's Bldg rms 117 & 119	
SpEd Access / Focus-Mod intensive / SEL Room					900	3	2,700	3					900	1	900	1				
SpEd Access / Math / ELA									505	2	1,010	2							1950's Bldg rm 104, separated into (2) half size classrooms	
Toilet	75	1	75																	
Kitchen	200	1	200																	
Speech & Language	200	1	200																	
Psychologist's Office																				
OT/PT	600	1	600																	
SPED SUBTOTAL			4,175	3			2,700	3			6,194	6			1,320	1	10,214	10		
A-7: CAREER TECHNICAL EDUCATION																				
BUSINESS/ INFORMATION TECHNOLOGY																				
Classroom/Lab	1,350	1	1,350	1						1,000	1	1,000	1						1950's Bldg rm 105	
Storage Room	150	1	150																	
CTE/STEM																				
Classroom/Lab	1,350	2	2,700	2						varies	2	2,042	2						1950's Bldg rms 112 & 118	
Storage Room	300	1	300																	
CTE SUBTOTAL			4,500	3			-	-			3,042	3			-	-	3,042	3		
A-8 HEALTH SERVICES																				
SHARED AREA FOR NURSE & SBHC																				
Reception/Secretary	120	1	120	-										80	1	80				
Waiting Room	100	1	100	-										60	1	60				
SCHOOL NURSE																				
School Nurse Office	180	1	180											150	1	150				
Cot/Treatment Room	120	1	120											120	1	120				
Restroom/Shower	80	1	80											80	1	80				
SCHOOL BASED HEALTH CENTER																				
Nurse Practitioner	150	1	150											120	1	120				
Exam Room	100	1	100											100	1	100				
Lab	150	1	150											100	1	100				
Restroom	50	1	50																	
Mental Health Counselor	150	1	150											150	1	150				
Shared Office	120	1	120																	
HEALTH SUBTOTAL			1,320	-			-	-			-	-			960	-	960	-		
A-9: STUDENT DINING & FOOD SERVICE																				
STUDENT DINING																				
Dining Commons	7,480	1	7,480							4,659	1	4,659							1950's Bldg rm 172	
Stage	2,000	1	2,000																Area included in Performing Arts Classroom A above	
Performing Arts Storage	200	1	200							61	1	61							Share use of existing rm 173; part for secure laptop storage	
Dedicated restrooms/changing rooms	200	2	400																	
Commons Storage																				
FOOD SERVICE																				
Kitchen	1,100	1	1,100							704	1	704							1950's Bldg rm 174	
Serving Area	800	1	800																Included in Dining Commons Area above	
Manager's Office	140	1	140																	
Walk-in cooler	200	1	200																	
Walk-in Freezer	200	1	200																	
Dry Storage	350	1	350							161	1	161							1950's Bldg rm 175	
Chemical Storage/Laundry	70	1	70							18	1	18							1950's Bldg rm 176, custodial closet	
Kitchen Toilet	50	2	100																	
DINING SUBTOTAL			13,040	-			-	-			5,603	-			-	-	5,603	-		
A-10 MAINTENANCE																				
CUSTODIAL & MAINTENANCE																				
Central Receiving/Storage/Workroom	600	1	600	-						varies	2	636							Existing rm 180 (416 SF) + rm 182 (220)	
Lead Custodian Office	100	1	100							239	1	239							Included in above	
Equipment Storage Room	400	1	400							240	1	240		150	1	150			Existing rm 184	
Custodial Closets	80	7	560		varies	2	265												provide (1) room w/n 1909 basement	
Facilities/Grounds Equip Storage	150	1	150							54	1	54							Existing rm 181	
MAINTENANCE SUBTOTAL			1,810				265				533						798	-		
NET ASSIGNABLE PROGRAM SF per BUILDING			97,585	44			44,116	35			33,111	18			6,770	4	83,997	57		

MIDDLE SCHOOL ED SPEC



VAN ASSELT SCHOOL AND NEW ADDITION

