



SCHOOL BOARD ACTION REPORT

DATE: April 6, 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 Rainier Beach High School Replacement 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 program of Rainier Beach High School. 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 January 29, 2021, for the Rainier Beach High School 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 informed the districtwide educational specifications. The process focused on articulating the ways in which 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, as well as 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 Rainier Beach High School Replacement project includes funds for construction of a new high school for 1,600 students to replace the existing school on the same site. A District Data Center & Regional Skill Center program are included. The Rainier Beach High School Educational Specifications adapted the districtwide Generic High School Educational Specifications and were further refined through input from the Rainier Beach High School Design Advisory Team, which included staff, parents, and community members.

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 Generic Educational Specifications for High Schools dated May 13, 2016. This document represents the Educational Program needs for a new 1,600-student high school facility and is used as a benchmark and resource guide for projects such as the Rainier Beach High School Replacement 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 \$8,827,847 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 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 Rainier Beach High School project was developed in conjunction with the School Design Advisory Team (SDAT) that included staff, students, parents, and community members from Rainier Beach High School. This group began meeting in March 2020 to provide site-specific information about facility use, programs, and educational goals upon which the design is based. The Rainier Beach High School 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 Rainier Beach High School project will further address the student capacity needs in the district. 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:

Contract Documents and Permits: September 2020 through October 2022

Pre-Construction: March 2021 through May 2022

Construction: June 2022 through June 2025

13. ATTACHMENTS

- Site-Specific Educational Specifications (for approval)



Site-Specific Educational Specifications

Rainier Beach High School Replacement Project

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

Capital Projects
ziyang@seattleschools.org

Site-specific educational specifications for Rainier Beach High School Replacement project.

EDUCATIONAL SPECIFICATIONS

This section outlines the key variances between the Seattle Public Schools Educational Specification for High Schools and what the proposed design provides at the Rainier Beach High School campus. The Educational Specifications program is organized in four primary categories: General Academic Neighborhoods, Specialized Academic Neighborhoods, Learning Support, and Building Support. Each category has specific program subsets which are outlined with major deviations below. We have also identified the main features of the facility to assist reviewers in understanding the design at this level of completion.

Educational Specifications requirements sum to 258,824 SF with an additional 11,500 SF for the Skills Center and additional CTE programs. Adjustments have been made to the Program based on numerous meetings with school staff and SPS Central office staff with a target square footage of 276,760. With all adjustments, the total square footage at this phase is 283,539 SF. Specifics are provided below and are outlined in the detailed Program.

Further refinement will occur during the next phase of design as support spaces will be tailored to actual equipment sizes and requirements, restroom layouts will be finalized, and comments will be addressed from this phase of the work.

4.4 RAINIER BEACH HIGH SCHOOL

BEX V MASTER PLANNING



Figure 4

SITE

At 21.7 acres, the Rainier Beach High School site is about average for a typical Seattle high school. However, the new project is not intending to rebuild all site features and fields. So the design is sensitive to the preservation of existing infrastructure and improvements of the site. Preserving a majority of the fields and allowing the existing school to remain in session during construction does squeeze the available site for the new building and its construction.

Access is distributed around the site to alleviate any single point of access. The building is oriented toward Henderson St. It is set back on the site to allow visual surveillance as well as visual prominence to the community. This also allows the football field and track to remain in their existing location. Services and loading areas are to the north of the building and not visible from S. Henderson St. Secondary entry points are provided at Seward Park Ave S. and 53rd Ave S. Outdoor areas for students are separated from the Main Entry of the school.

Parent / Student drop off occurs near the main entry with space for queuing of 22 cars. The drop-off area circulation is separate from the main parking area. Only Special Education buses will be operating at this site. Those buses will circulate through the site from 53rd and drop off students on the eastern edge of the building, separate from the main entry. A total of three small buses can be accommodated at this location.

PEDESTRIAN CIRCULATION

This site is served by both Metro buses and High Capacity Transit (Light Rail). A majority of students have passes for public transportation and will be arriving and departing by this method. Pedestrian circulation has been separated from vehicle separation as much as possible and access to the public transportation is primarily to the west of the site. Based on the residential nature of the neighborhood students are also encouraged to walk and bike to the site.

Special Site Considerations identified in the Educational Specification are being met such as:

- + A location on the west site of the site is designated for up to 5 portables for future.
- + Space for natural disaster / emergency supplies
- + Location for future solar panels
- + Bike racks and trash receptacles will be located
- + Community amenities specific to this site: additional seating for the football field, exterior access concessions and access to restrooms.

The siting of the facility has considered Crime Prevention Through Environmental Design (CPTED) principles. The building is set back from the adjacent streets allowing natural surveillance of the site and building. This is enhanced by an elevated position of the Administration area and Main Entry on the second floor. The layout increases the perception that people entering the site can be seen by others. There is a natural transition that defines the school site as separate from the street, allowing territorial reinforcements. Site security is being developed in conjunction with SPS Central Staff. Location and type of fencing, gates and other security measures are not fully determined at this time. Additional fencing and berming is being considered to add layers of protection.

PARKING

Parking is provided in the south eastern portion of the site with additional parking along the eastern edge of the site. The visitor parking area is off of S. Henderson St. This lot also connects to a larger parking area to the east with on-site connections to Seward Park Ave S. and 53rd. Operationally, the specific lots are yet to be designated for student or staff. Visitor parking is off S. Henderson St. A total of approximately 200 spaces are provided in this design solution. Further refinement of parking will continue in the next phase.

BUILDING

The goal of the design is to provide safe and secure facilities without appearing as a fortress. To that end, principles of CPTED have been extended to the building as well as the site. The building is efficient in layout, avoiding lots of jogs in the building perimeter, thereby allowing clear lines of site. The Main entry includes an elevated sequence that defines the school as a separate territory from the street. While this gives the building prominence it also allows separation and surveillance from the building to the street.

The building features a secure entry vestibule at the Main entry on the 2nd floor and the Secondary entry on the 1st floor facing south towards S. Henderson St. The main entry requires visitors to enter the administration reception area and check-in with staff prior to entering the school. A security office is located directly adjacent to the main entry of the school. Students also have access to check-in at both entries. The design team will be coordinating with district security staff for special security hardware and location of cameras.



Black History tribute at Roosevelt High School, Portland.

INCLUSIVE FACILITIES

Being Truly Inclusive

The design of the restrooms at Rainier Beach High School aims to normalize the needs of people seeking gender inclusive bathroom facilities while also respecting and accommodating a range of religious and cultural demands. A common approach to inclusive toilets is to offer a “gender neutral” option as a third space often located next to male and female designated bathrooms. This approach fails to achieve true inclusivity by creating a category of “other”. At Rainier Beach High School, the design turns that model on its head and deliberately establishes inclusive facilities as the norm and then seeks to accommodate those who may wish for a gender segregated toilet facility.

The gender segregated toilets are available for those who desire them and they are centrally located on the third floor. All other toilets are gender inclusive facilities which are designed with a focus on safety and supervision. Each location of inclusive toilets also includes a single occupancy toilet room to serve anyone seeking an extra level of privacy while washing or grooming without having to go to the gendered restrooms on the third floor.

Eliminating/washing/grooming

The function of public restrooms can be broken into three categories of use: washing, grooming, and eliminating. The act of elimination demands privacy but washing and grooming only sometimes require privacy depending on a wide range of factors including cultural mores, personal preference, and unique circumstances. Historically privacy has been provided but limited to privacy from the other gender – a binary frame that is only partially private. The mix of inclusive, single occupancy, and gendered toilets at Rainier Beach High School address privacy needs and washing, grooming, and eliminating as follows:

Washing: Sinks are out in the open and able to be supervised from the hallway. In the event a student needs privacy, single occupancy toilets are nearby or if only gender privacy is desired, occupants can use the gendered restrooms on the 3rd floor.

Grooming: Small mirrors are mounted in every enclosed toilet stall as well as near the public sinks. If a sink and mirror are desired in a private setting, single occupancy toilets are nearby or if only gender privacy is desired, occupants can use the gendered restrooms on the 3rd floor.

Eliminating: Always private either in a stall with a floor to ceiling enclosure or in a single occupancy toilet room.

We believe this approach of providing a range of options for privacy is an effective way to respect cultural and individual needs while also being inclusive.

Safety

The most commonly cited concern with inclusive restrooms is about safety and supervision. However, we know that gendered bathrooms are often challenging to supervise and places where unsanctioned activities happen. By rethinking how to best provide privacy for washing, grooming, and eliminating we’re able to bring a good deal of space into the more public and supervisable realm. Any activity that would have happened inside a bathroom but outside of a stall will now be exposed to anyone passing by including teachers and administrators. The stalls are deliberately small so as to only accommodate a single person. The doors are visible from the hallway, swing out, and when not in use will rest slightly ajar. This allows supervising adults to easily see which stalls are in use and be able to identify when a door has been closed for too long suggesting the occupant inside may be in crisis.

Reversibility

We believe in the proposed design solution and underlying principles of fairness and inclusiveness but we also recognize there are real or perceived risks with any proposed change to the status quo. To address those concerns, we have designed the toilets and locker rooms to be easily reconfigured to become either more inclusive or to revert back to a gender segregated approach with simple demolition or addition of partition walls that don’t require changes to plumbing or electrical systems.

GENERAL ACADEMIC NEIGHBORHOODS

GENERAL EDUCATION

General Classrooms

- + Classrooms – Count of classrooms provided meets requirement. Classroom sizes are essentially the same size. A few vary slightly based on location such as the SPED classrooms that can be converted to general classrooms in the future; within 1% of required area
- + Neighborhood Learning Commons – The number of Learning Commons spaces provided are more than the Educational Specification requires to disperse them equally throughout the Academic Neighborhoods.
- + Large Group Conference Rooms – Count of Large Group Conference Rooms provided meets requirement.
- + Small Group Conference Rooms - Count of Small Group Conference Rooms provided meets requirement.
- + Staff Planning Areas: Count and area provided meets requirement; total square footage within 5% of required area.

Science Classrooms

- + Science Labs - Count of labs provided meets requirement.; average size within 5% of required area
- + Science Prep and Storage - Count of Science Prep and Storage rooms provided meets requirement.

Makerspace

- + School Makerspace (Engineering Lab) – 1,800 sf space located on the third floor directly accessible from the classroom areas. This is a two story space with daylight from above. Space provided does not meet Ed Spec requirement of 2,500sf. Based on meetings with staff, 700 sf will be removed from the Makerspace and redistributed to the Production Lab (Recording Studio). This is located with the Visual Arts area of the school.

Special Education

- + SPED Classrooms – 4 additional classrooms are provided for the SPED program totaling 2,400 sf, in lieu of the 1,800 sf required. Room sizes vary slightly based on location in building. A majority of SPED classrooms are distributed among the general

General Education – Adjacency Diagram

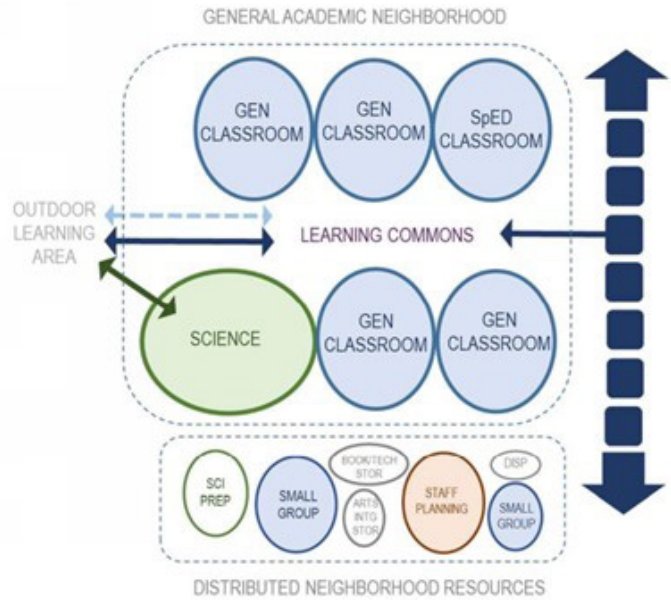


Figure 5 – General Education Adjacencies per the Ed Spec

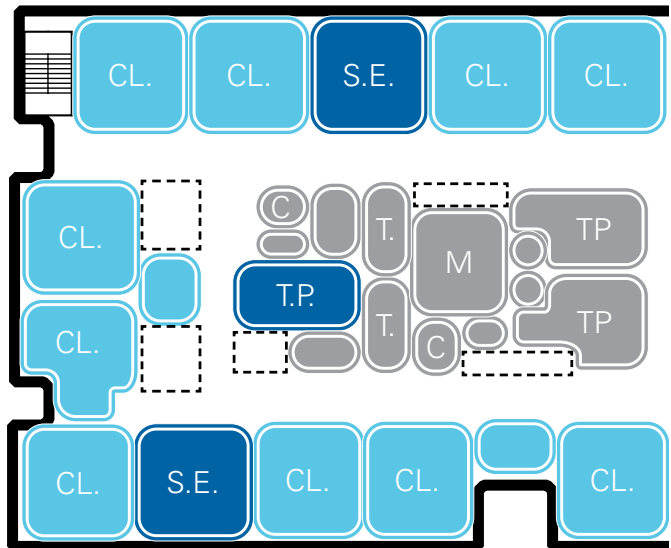


Figure 6 – General Education Adjacencies for Rainier Beach HS

classroom areas. These classrooms can be converted to general classrooms in the future as the population requirements change.

- + Distinct Classrooms – The quantity of Distinct Classrooms provided meets requirement. These classrooms are located separate from general classrooms on the first floor with access to an exterior entrance adjacent to the bus loading area. Each classroom has a kitchen cabinet wall. Two of the Distinct Classrooms are currently programmed for use by the Bridges program. These classrooms are also located separate from general classrooms and with exterior access. They can be converted to general or special education classrooms in the future.
- + Support (Toilet Room, OTPT, Storage Offices) – The SPED support spaces provided meet requirements.
- + No Medically Fragile Facilities will be built in the facility. Portable lifts will be used if medically fragile students use attend Rainier Beach HS.

AREAS UNIQUE TO RAINIER BEACH HS

- + The SPED program includes a Sensory Room, Grocery Room, and Apartment/Teaching Kitchen which are not part of the SPS Educational Specifications.
- + The Bridges Program will be accommodated at Rainier Beach HS. Two classrooms with exterior access will allow older students enrolled in this program separate access to the school. In the future, if the program moves elsewhere, these classrooms can be used as additional Special Ed classrooms or general purpose classrooms.

SPECIALIZED ACADEMIC NEIGHBORHOODS

VISUAL & PERFORMING ARTS

Visual Arts

- + 2D Art, 3D Art, Digital Arts Lab, and associated support spaces provided meet the required area. In addition, the Production Lab is in this area. All are located together on the 2nd floor. 2D and 3D labs have north light and the Digital Arts and Production Lab have borrowed light.

Performing Arts:

- + A theater entry has been provided separate from the Main Entry of the school
- + Main Theater: Seating for 519 students provided, with 6 of those for wheelchair users. Back of house requirements meet the Ed Spec except as noted below. The Scene Shop is directly behind the main stage and has access directly to the exterior.
- + Dressing/Makeup area is 10% less than required. (800 SF Required; 720 SF Provided)
- + Orchestra Pit area is 30% less than Ed Spec requirements. (410 SF Required; 280 SF Provided)

Blackbox Theater

- + Meets the Ed Spec size requirements and is located on the first floor with direct access off the main circulation of the building. It also shares access to the corridor to the main stage so that it may act as a Green Room if desired.

Music Rooms

- + Music rooms are adjacent to the main theater and in a separate wing from the rest of the school. This allows these spaces to be 1 ½ to 2 stories high where needed and provides sound separation from the classroom areas of the school.
- + Band Room – This room has direct access to the exterior and allows fairly direct access to the football field.
- + Orchestra & Choral – Located on the same corridor as the Band room. This room is separated from the Band room by an Instrument Storage room.

AREAS UNIQUE TO RAINIER BEACH HS

- + The Production Lab is an added space. This was created from square footage assigned to the MakerSpace and will be dedicated to production curriculum as part of the Visual Arts program.
- + Audio Mixing Station (100 sf) provided for the Theater.
- + Concessions area (100 sf) is provided at the main entry to the Theater.
- + Added Control Room (100 sf) at Level 2 of the Blackbox Theater.

PHYSICAL EDUCATION & ATHLETICS

Physical Education & Athletics

- + Gymnasiums: A Main Gym and Auxiliary Gym are provided. The Main Gym is accessible off the 1st floor directly adjacent to the Commons area, as well as from the 2nd floor. Two basketball courts are provided, or when the bleachers are extended, a center court is provided. The Main Gym seating accommodates approx. 1,530 people.
- + The Auxiliary Gym is on the 2nd floor and is sized for another basketball court. The positioning of the gym allows it to be opened to the Main Gym. Additional bleachers can be pulled out to add seating to the Main Gym. With this extension, the Main Gym seating capacity is approximately 2,110.
- + All supporting areas of the Physical Education and Athletics programs are located on the 1st floor, except for the Multipurpose room which is adjacent to the Auxiliary Gym on the 2nd floor. Both the Auxiliary Gym and Multipurpose room are directly accessible from the 2nd floor Commons.
- + Health Room and Training Room are adjacent to one another and allow an operable wall to open up the spaces to allow the curriculum to include Training aspects.

- + The Weight room has daylight and is located in close proximity to the Main Gym and Locker rooms.
- + Staff Planning, Athletic Director and all Coaches offices are located in this area of the building.
- + Locker Rooms. Currently the Locker rooms provide separate accommodations for Athletics and general locker rooms. The general locker rooms can be configured as Gender Inclusive or separated into genders. These areas will be further refined in the next phase of design.
- + A Press Box is located at the top of the exterior bleachers overlooking the football field. This room is accessible from the 2nd floor south plaza.

AREAS UNIQUE TO RAINIER BEACH HS

- + Additional seating for the Main Gym has been accommodated with the offset positioning of the auxiliary gym on the second floor which will open up to the Main Gym. This will allow the bleacher seating area to be expanded for the main gym. The Auxiliary Gym is slightly larger than the required program to allow for this additional seating.



Community engagement at Rainier Beach for the BEX V Master Plan.

- + Exterior bleachers for seating for the football field are larger than typical high schools. They will be connected to the upper plaza of the school providing a unique connection from the building to exterior plazas and the field seating areas.

CAREER & TECHNICAL

- + Cooking and Nutritional Lab (Residential) – This Lab is located on the first floor adjacent to the general Commons. Lab is within 5% of the required area.
- + Cooking and Nutrition Lab (Commercial) - This Lab is located on the first floor adjacent to the general Commons. Lab is within 5% of the required area.
- + Business, Advertising, & Marketing with Student Store - These programs are located on the second floor, with the Student Store facing the main entrance. Labs are within 5% of the required area.
- + IT/Computer Science/Web Design: This Lab is located on the third floor on the South face of building. Lab is within 5% of the required area.

SKILLS CENTER

- + Construction Trades and Aerospace Manufacturing Engineer Fabrication Shops are located on 1st Floor. A Shared Skill Lab is connected to both the Aero Space MFG and Construction Trades Shop. Both Labs have an office and storage space. The Shared Skill Lab is a double height space, and the two Skill Center Labs both have a large double height space that connects to the Shared Lab. Overhead doors are provided between the Construction Trades Shop and Shared Lab for moving large scale projects between the two spaces. Construction Trades Shop, Aerospace MFG, and Shared Skill Center Lab all have direct access to the exterior.

AREAS UNIQUE TO RAINIER BEACH HS

The Skills Center is a separate program located at Rainier Beach HS.



Students tour Roosevelt High School, Portland during the construction

LEARNING SUPPORT

- + Administration & Counseling - Primary administration and counseling areas flank the main entry to the building allowing good visual surveillance and ease of use for those entering the building. A Security office is also located at this entry. See attached detailed area program summary for specific identification of these spaces.
- + Health Services – These spaces are located directly adjacent to the 1st floor entry. See attached detailed area program summary for specific identification of these spaces.
- + Activity Center – This is a unique space for Rainier Beach High School in that it is located in a prominent location adjacent to the 1st floor entry and open to the main Commons area.
- + Family Room – This is a unique space for Rainier Beach HS. It is located on the 2nd floor just off the main entry along the main circulation spine. This space is provided to assist families who may need additional help due to housing or food insecurities or other traumas. The space is located away from the main path of the student population and provides a conference room, small cooking area, and a restroom with a shower space.
- + Library & Information Services - Library space has been reduced from the Educational Specification. The medium and large conference rooms were removed as the school does not use those spaces. That square footage has been redistributed to the Family Room which is unique to Rainier Beach HS.
- + Student Commons & Dining – The Commons space is the heart of the building. It serves a dual purpose as both a social and learning space. The design focuses on creating a multifunctional space that can support multiple learning scenarios and group sizes. The main portion of the Commons is directly adjacent to the Servery and Kitchen on the 1st floor. This area is open to the second floor with a feature stair and includes additional Commons space that opens to the south plaza. Total square footage is approximately 8,000 SF. Required Commons area is 7,835 SF.

BUILDING SUPPORT

- + Kitchen and Servery – Both spaces meet the Program requirements. Their location on the 1st floor has the Servery opening to the Commons area. The Kitchen is directly accessible to the Loading dock area to the north.
- + General Support and Circulation – The Schematic Design layout provides the current thinking for building organization and layout. Further refinement will continue as the design progresses. More refinement will come with support space requirements such as mechanical rooms, electrical and MDF/IDF rooms. The Design Development phase will further refine the overall square footage of the building.

AREAS UNIQUE TO RAINIER BEACH HS

- + District Satellite Data Center. To provide redundancy of the district data network. The data center will also be connected to the emergency generator.

PROGRAM

RAINIER BEACH HIGH SCHOOL PROGRAM												
Space Name	SPS ED-SPEC			BEX V BEX V Funded CTE + SC	Program Modifications		RBHS Program			SD Actual SF 1/29/2021		Notes
	SF per space	Qty	Total		Proposed	Proposed Rejected	SF per space	Qty	Total	Delta From RBHS Program	Total	

GENERAL EDUCATION													
GE-01	General Education Classrooms	900	40	36,000		(4,500)		900	35	31,500	96	31,596	Reduce 5 Gen Ed Classrooms to accomodated Bridges and expanded Special Ed
GE-02	Learning Labs	450	2	900		(900)							Remove Learning Labs from Program
GE-03	Neighborhood Learning Commons	600	8	4,800				600	8	4,800	(59)	4,741	
GE-04	Group Conference/Seminar Rooms	300	4	1,200				300	4	1,200	22	1,222	
GE-05	Small Group Conference/Seminar Rooms	150	8	1,200				150	8	1,200	46	1,246	
GE-06	Display	100	4	400				100	4	400	(400)	-	
GE-07	Book & Technology Storage	100	8	800				100	8	800	296	1,096	
GE-08	Arts Integration Storage	50	8	400				50	8	400	(400)		
GE-09	Staff Planning	620	7	4,340				620	7	4,340	(66)	4,274	include M/V sink undercounter frig
GE-10	IB Office w/ Testing Rooms							300	1		-		Use another space for IB office
GE-11	Testing Rooms - adjacent to Office							50	4		-		move to library (4) 50 SF rooms to library
SUBTOTALS				50,040	-	(5,400)	500			44,640	(465)	44,175	

SCIENCE													
S-01	Science Lab – Type I – Physics & Earth Science	1,350	2	2,700				1,350	2	2,700	(38)	2,662	
S-02	Science Lab – Type II – Biology, Envir Science	1,350	5	6,750				1,350	5	6,750	(72)	6,678	
S-03	Science Lab – Type III - Chemistry	1,350	3	4,050				1,350	3	4,050	(44)	4,006	
S-04	Science Prep & Storage	300	5	1,500				300	5	1,500	3	1,503	
SUBTOTALS				15,000	-	-				15,000	(151)	14,849	

SPECIAL EDUCATION													
SE-01	Classroom – Resource Services	900	2	1,800		-		900	2	1,800	(2)	1,798	
SE-02	Classroom – Access Services	900	2	1,800		-		900	2	1,800	(17)	1,783	
SE-03	Classroom – Focus Services	900	2	1,800		600		600	4	2,400	14	2,414	partition
SE-04	Classroom - Social/Emotional Services	900	2	1,800		(600)		600	2	1,200	5	1,205	each other
SE-05	Classroom – Distinct Services	450	2	900		1,060		980	2	1,960	(31)	1,929	on ground floor by Bridges
SE-06	Classroom – Distinct Services					1,960		980	2	1,960	(9)	1,951	future growth on upper floors
SE-07	Toilet Room / Changing Table	150	1	150		150		150	2	300	131	431	one per pair of distinct rooms
SE-08	OT/PT Room	450	1	450		-		450	1	450	-	450	
SE-09	OT/PT Equipment Storage Room	150	1	150		-		150	1	150	-	150	
SE-10	SLP, Psychologist Office	120	2	240		-		120	2	240	-	240	
SE-11	Staff Planning - SpEd	620	4	2,480		(1,180)		325	4	1,300	(112)	1,188	Reduce room area to 325, up to 15 people
SE-12	Sensory Room					300		150	2	300	3	303	Based on current sensory room. Need second room upstairs
SE-13	Grocery Room					150		150	1	150	(1)	149	Based on current room. Assume Sharing one Grocery Room
SE-14	Apartment /Teaching Kitchen					800		400	2	800	(385)	415	Part of one of the distinct rooms so that when used by GenEd the space can be used as part of a classroom
	Optional Program					-					-		
SE-15	Medically Fragile Classroom	900				-					-		Program will be served with specialty equipment in a distinct classroom. Nothing special to be built
SE-16	Add Shower/Washer/Dryer to Toilet Room	25				150		150	1	150	(4)	146	
SE-17	BRIDGES Transition Program Classroom	900				-					-		See line SE-06, these rooms will be for Bridges when school opens
SE-18	Teaching Kitchen (for Transition Program)	200				-					-		Use adjacent Distinct Kitchen
SUBTOTAL				11,570	-	3,390	-			14,960	(408)	14,552	

RAINIER BEACH HIGH SCHOOL PROGRAM												
Space Name	SPS ED-SPEC			BEX V Funded CTE + SC	Program Modifications		RBHS Program			SD Actual SF 1/29/2021		Notes
	SF per space	Qty	Total		Proposed	Proposed Rejected	SF per space	Qty	Total	Delta From RBHS Program	Total	

CTE													
CTE-01	Cooking & Nutrition Lab (Residential)	1,350	1	1,350				1,350	1	1,350	-	1,350	
CTE-02	Business, Advertising & Marketing	1,350	1	1,350				1,350	1	1,350	38	1,388	
CTE-03	Student Store	200	1	200		100		300	1	300	5	305	Add 100 square feet
CTE-04	IT/Computer Science/Web Design	1,350	1	1,350	500			1,850	1	1,850	(6)	1,844	Add 500 square feet
CTE-05	Skills Center Lab, including Support Spaces, Storage	1,800	2	3,600	(3,600)						-		Program shifted to aerospace and construction
CTE-06	School-wide Makerspace (Engineering Lab)	2,500	1	2,500		(700)		1,800	1	1,800	(185)	1,615	700 SF shifted to production lab (see Arts)
CTE-07	Cooking & Nutrition Lab (Industrial Line)						1,850	1,850	1	1,850	(12)	1,838	Funded program
CTE-08	Health Sciences - Biotech / BioMed					1,950		1,950	1	1,950	15	1,965	Funded program
SUBTOTAL				10,350	700	(600)				10,450	(145)	10,305	

SKILLS CENTER													
SC-01	Aerospace Mfg Engr Fabrication Shop				3,725			3,725	1	3,725	2	3,727	Funded program
SC-02	Construction Trades Shop				3,725			3,725	1	3,725	13	3,738	Funded program
SC-03	Skill Center Lab				1,850			1,850	1	1,850	20	1,870	Funded program
SC-04	Storage				1,200			300	4	1,200	2	1,202	Funded program
SC-05	Offices				300			150	2	300	1	301	Funded program
SUBTOTAL				-	10,800	-				10,800	38	10,838	

VISUAL & PERFORMING ARTS													
AR-01	Arts, Lab 3-D Includes: Kiln, Supply Stor, Project Stor	1,800	1	1,800				1,800	1	1,800	-	1,800	
AR-02	Arts, Lab 2-D Includes: Supply Stor, Project Stor	1,800	1	1,800				1,800	1	1,800	6	1,806	
AR-03	Arts, Lab - Digital (Graphics, Photography) Includes: Storage	1,350	1	1,350				1,350	1	1,350	-	1,350	
AR-04	Production Lab (recording studio & video lab)					700		700	1	700	-	700	APPROVED
AR-05	Music, Band Practice Room	2,000	1	2,000				2,000	1	2,000	1	2,001	
AR-06	Instrument Storage Room - Band & Orchestra	450	2	900				450	2	900	2	902	
AR-07	Music, Orchestra & Choral Practice Room	1,800	1	1,800				1,800	1	1,800	3	1,803	
AR-08	Music, Electronic Keyboard Practice Room	900	1	900				900	1	900	(38)	862	
AR-09	Music, Practice Room - Ensemble	300	1	300				300	1	300	-	300	
AR-10	Music, Practice Room - Small	75	5	375				75	5	375	(5)	370	
AR-11	Music, Shared Library	300	1	300				300	1	300	-	300	
AR-12	Music, Band Uniform & Choir Robe Storage	150	2	300				150	2	300	1	301	
AR-13	Music, Choir Riser Storage	150	1	150				150	1	150	-	150	
AR-14	Music, Sound Equipment Storage	150	1	150				150	1	150	1	151	
AR-15	Perf Arts, Main Theater - 550 seats	5,000	1	5,000		500		5,500	1	5,500	416	5,916	Add'l square footage req'd to fit 550 seats. Confirm add'l SF w/ PLA
AR-16	Perf Arts, Stage	3,000	1	3,000			1,000	3,000	1	3,000	7	3,007	sent on 11/16, full height fly loft also requested. Rejected
AR-17	Perf Arts, Orchestra Pit	500	1	500		(90)		410	1	410	275	685	reduced based on request from Gail Sehlhorst sent on 11/16. Rejected
AR-18	Per, Arts, Trap Room						2,040	0	1	-	-	-	added square footage request from Gail Sehlhorst sent on 11/16. Rejected
AR-19	Perf Arts, Black Box Theater - 75 seats Includes: Drama Classroom	2,000	1	2,000			1,360	2,000	1	2,000	4	2,004	added square footage request from Gail Sehlhorst sent on 11/16. Rejected
AR-20	Perf Arts, Dressing/Makeup/Toilet	400	2	800				400	2	800	(81)	719	Gender Inclusive; costume shop incorporated into the added square footage based request from Gail Sehlhorst sent on 11/16. Rejected
AR-21	Perf Arts, Scene Shop	1,000	1	1,000			205	1,000	1	1,000	(32)	968	

RAINIER BEACH HIGH SCHOOL PROGRAM												
Space Name	SPS ED-SPEC			BEX V BEX V Funded CTE + SC	Program Modifications		RBHS Program			SD Actual SF 1/29/2021		Notes
	SF per space	Qty	Total		Proposed	Proposed Rejected	SF per space	Qty	Total	Delta From RBHS Program	Total	
AR-23	Per, Arts, Paint Storage / Workroom					65	0	1	-	-	-	Sehlhorst sent on 11/16, adjacent to scene shop. Rejected
AR-24	230	1	230				230	1	230	(10)	220	
AR-25	200	1	200				200	1	200	(9)	191	
AR-26	Perf Arts, Main Theater, Lighting Control Booth					40	200	1	200	77	277	added square footage based request from Gail Sehlhorst sent on 11/16. Rejected
AR-27	Perf Arts, Black Box, Lighting Control Booth					160	0	1	-	-	-	added square footage based request from Gail Sehlhorst sent on 11/16. Rejected
AR-28	Perf Arts, Main Theater, Audio Mixing Station					50	50	1	50	53	103	added based on request from Gail Sehlhorst sent on 11/16. Accepted
AR-29	Perf Arts, Black Box, Audio Mixing Station					50	0	1	-	-	-	added square footage based request from Gail Sehlhorst sent on 11/16. Rejected
AR-30	Perf Arts, Green Room					270	0	1	-	-	-	added square footage based request from Gail Sehlhorst sent on 11/16. Rejected
AR-31	Perf Arts, PAC Director Office					150	0	1	-	-	-	Sehlhorst sent on 11/16 - use CTE/Art Staff Planning. Rejected
AR-32	200	1	200				200	1	200	6	206	
AR-33	1,000	1	1,000			700	1,000	1	1,000	35	1,035	added square footage based request from Gail Sehlhorst sent on 11/16. Rejected
AR-34	620	1	620				620	1	620	(1)	619	potentially shift SF to theater and/or dressing sent on 11/16. Assume no Health Dpt. Approvals. Accepted
AR-35	Concessions					100	100	1	100	-	100	
AR-36	Control Room (Black box)					100	100	1	100	(1)	99	
SUBTOTAL			26,875	-	1,360	6,315	28,235	710	28,945			

PHYSICAL EDUCATION & ATHLETICS												
Space Name	SF per space	Qty	Total	BEX V BEX V Funded CTE + SC	Proposed	Proposed Rejected	SF per space	Qty	Total	Delta From RBHS Program	Total	Notes
PE-01	13,500	1	13,500				13,500	1	13,500	47	13,547	
PE-02	5,640	1	5,640		500		6,140	1	6,140	87	6,227	500 SF added for cross aisle
PE-03	Auxiliary Gymnasium					5,640	5,640	1		-		No Aux Gym per SPS 12/11/20
PE-04	2,400	1	2,400				2,400	1	2,400	18	2,418	
PE-05	1,800	1	1,800				1,800	1	1,800	2	1,802	
PE-06	1,960	2	3,920				1,960	2	3,920	(763)	3,157	
PE-07	1,200	1	1,200				1,200	1	1,200	(345)	855	
PE-08	40	1	40				40	1	40	27	67	
PE-09	240	2	480				240	2	480	(30)	450	
PE-10	200	2	400				200	2	400	(6)	394	
PE-11	620	1	620				620	1	620	10	630	
PE-12	900	1	900				900	1	900	30	930	
PE-13	Classroom, Health Education					900	900	1		-		
PE-14	1,200	2	2,400				1,200	2	2,400	878	3,278	
PE-15	150	1	150				150	1	150	(3)	147	
PE-16	240	2	480				240	2	480	(11)	469	
PE-17	400	1	400				400	1	400	35	435	
PE-18	500	1	500				500	1	500	1	501	
PE-19			-						-	-		
PE-20	200	3	600				200	3	600	(49)	551	
PE-21	300	1	150				300	1	150	22	172	
PE-22	Concessions Stands (interior)				180		180	1	180	9	189	Plan for Health Dpt. approvals
PE-23	Concessions Stands (Exterior)				180		180	1	180	3	183	Plan for Health Dpt. approvals

RAINIER BEACH HIGH SCHOOL PROGRAM												
Space Name	SPS ED-SPEC			BEX V BEX V Funded CTE + SC	Program Modifications		RBHS Program			SD Actual SF 1/29/2021		Notes
	SF per space	Qty	Total		Proposed	Proposed Rejected	SF per space	Qty	Total	Delta From RBHS Program	Total	

LIBRARY & INFORMATION SERVICES													
LI-01	Library: Group Instruction, Reading, Circulation, Stacks	6,000	1	6,000		(1,000)		5,000	1	5,000	(12)	4,988	Reduced by 1000 sf for added Family Room & Data Cntr. Space to accommodate 200 staff - All Staff mtg
LI-02	Workroom	200	1	200				200	1	200	-	200	
LI-03	Conference Room, Large	300	1	300		(300)					-		SPS Response: we can eliminate this space & keep the Distance Learning
LI-04	Conference Room, Medium	150	4	600		(600)					-		SPS Response: we can eliminate this space & keep the Distance Learning
LI-05	Conference Room, Large – Distance Learning	300	1	300				300	1	300		300	SPS Response: need to retain this space
LI-06	Conference Room, Medium – Distance Learning	150	4	600				150	4	600	2	602	SPS Response: need to retain this space
LI-07	IT Support, Computer Checkout & Repair	250	1	250				250	1	250	(9)	241	split into office/storage. Storage for 1600 laptops
LI-08	IB Testing Rooms					200		50	4	200	12	212	
SUBTOTAL		8,250			-	(1,700)		6,550			(7)	6,543	

STUDENT COMMONS & DINING													
SC-01	Student Commons/Dining Area	4,000	1	4,000		3,976		7,976	1	7,976	-	7,976	
SC-02	Distributed Commons: Forum	1,088	2	2,176		(2,176)					-		Merged with main commons
SC-03	Distributed Commons: Learning Labs	450	2	900		(900)					-		Merged with main commons
SC-04	Distributed Commons: Small Group Collab	300	3	900		(900)					-		Merged with main commons
SC-05	ASB Office & Workroom	450	1	450		(450)					-		Moved to activity center
SC-06	Student Activities Coordinator Wkrm	120	1	120		(120)					-		Moved to activity center
SC-07	Chair & Table Storage	400	1	400				400	1	400	(7)	393	
	Activity Center										-		
SC-10	Activity Center					1,350		1,350	1	1,350	(66)	1,284	To include (1) Office
SC-11	Conference Room					200		200	1	200	3	203	
SC-12	Storage					140		140	1	140	2	142	
SC-13	Group Meeting Room for 30 people (Shared w/ Health Center)	900	1				900	900	1		150	150	
	Kitchen										-		
SC-20	Receiving	250	1					250	1		-		
SC-21	Food Prep (zone)	330	1					330	1		-		
SC-22	Scullery (zone)	350	1					350	1		-		
SC-23	Walk-in cooler/freezer	200	2					200	2		-		
SC-24	Dry storage	345	1					345	1		-		
	Kitchen subtotal	2,500	1	2,500				2,500	1	2,500	(69)	2,431	
SC-30	Servery	1,200	1	1,200				1,200	1	1,200	(3)	1,197	
SC-31	Vending/Grab-n-go niches	25	2	50				25	2	50	-	50	
SC-32	Staff toilet/lockers	50	1	50				50	1	50	2	52	
SUBTOTAL		12,746			-	1,120	900	13,866			12	13,878	

HEALTH SERVICES													
HS-01	Waiting/Reception (shared)	160	1	160				160	1	160	(1)	159	
HS-02	Health Services Common Area						200	200	1		-		See conference room below
	School Nurse (District provider)										-		
HS-10	School Nurse Office & Treatment Room	180	1	180				180	1	180	(5)	175	
HS-11	Cot Room (2 cots)	120	1	120				120	1	120	(4)	116	

RAINIER BEACH HIGH SCHOOL PROGRAM													
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	SF per space	Qty	Total		Proposed	Proposed Rejected	SF per space	Qty	Total	Delta From RBHS Program	Total		
HS-14	Group Meeting Room for 30 people					900		900	1		-		
	School Based Health Center (Outside Provider)										-		
HS-20	Health Care Provider Office	120	1	120		80		200	1	200	(20)	180	Enlarged for multiple staff
HS-21	Counselor Office - Mental Health	120	1	120				120	1	120	-	120	
HS-22	Small Group Room - Mental Health					300		300	1		-		
HS-23	Itinerant/Shared Provider Office	120	1	120		30		150	1	150	(1)	149	Provide larger office to replace conference room
HS-24	Itinerant/Shared Provider Office	120	1	120		(30)		90	1	90	3	93	
HS-25	Exam Room	100	2	200				100	2	200	1	201	
HS-26	Lab	80	1	80				80	1	80	16	96	
HS-27	Toilet Room	50	1	50				50	1	50	-	50	
HS-28	Conference Room	150	1	150				150	1	150	3	153	Open to waiting/reception
	Storage										28	28	
	SUBTOTAL			1,540	-	160	1,400			1,700	19	1,719	

ADMINISTRATION & COUNSELING SERVICES													
Administration - Centralized													
AC-01	Public Reception & Waiting	500	1	500				500	1	500	8	508	
AC-02	Office Manager/Secretary/Support	300	1	300				300	1	300	(2)	298	Include space for 3-4 students to work
AC-03	Attendance Office	150	1	150				150	1	150	-	150	
AC-04	Registrar Office	150	1	150				150	1	150	-	150	
AC-05	Principal Office (to be larger than 180)	180	1	180				180	1	180	-	180	
AC-06	Asst Principal, Business Mgr Office	180	2	360		360		180	4	720	26	746	
AC-07	Conference Room, Medium	180	1	180				180	1	180	-	180	
AC-08	Conference Room, 4-5 People					120		120	1	120	6	126	
AC-09	Administration Workroom Includes: Copy, Mail, Kitchenette	300	1	300				300	1	300	26	326	
AC-10	Records/Secure Storage	180	1	180				180	1	180	-	180	
AC-11	Closet/Storage	100	1	100				100	1	100	(1)	99	
AC-12	PTA/Alumni Volunteer Workroom & Storage	150	1	150				150	1	150	(1)	149	
AC-13	Staff Toilets	60	2	120				60	2	120	(14)	106	
Counseling/Student Services - Centralized													
AC-20	Reception/Secretary & Waiting	300	1	300				300	1	300	(9)	291	
AC-21	Guidance Counselor Offices	120	4	480				120	4	480	25	505	
AC-22	Outside Counselors (3-5 agencies)					300					-		
AC-23	Conference Room, Small	120	2	240				120	2	240	10	250	
AC-24	Conference Room, 7-8 People (AIS mtgs)					300					-		
AC-25	Career Resource Center	900	1	900				900	1	900	5	905	
Distributed Resources - Supervision													
AC-30	Reception/Waiting	30	3	90				30	3	90	-	90	
AC-31	Asst Principal, Dean of Students	180	2	360				180	2	360	2	362	
AC-32	Itinerant Offices (locate in pairs)	120	6	720		(480)		120	2	240	26	266	2 upstairs for AIS. Remove 4.
AC-33	Meditation Room					600		300	2	600	34	634	
AC-34	Security Office	240	1	240				80	3	240	43	283	Program originally called for (1) 240 SF room
Distributed Resources - Access													
AC-40	Staff Lounge	900	1	900		(300)		600	1	600	12	612	Reduced space
AC-41	Mother's Room					80		80	1	80	1	81	
	Staff Workrooms					(300)							Deleted, use staff planning instead

RAINIER BEACH HIGH SCHOOL PROGRAM												
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	SF per space	Qty	Total		Proposed	Proposed Rejected	SF per space	Qty	Total	Delta From RBHS Program	Total	

FACILITY OPERATIONS													
FO-01	Central Receiving/Storage/Workroom	800	1	800				800	1	800	13	813	
FO-02	Lead Custodian Office	100	1	100				100	1	100	-	100	
FO-03	Conference/Staff Break Room	200	1	200				200	1	200	(6)	194	
FO-04	Staff Lockers & Shower	50	1	50				50	1	50	2	52	
FO-05	Staff Toilet (unisex)	50	2	100				50	2	100	3	103	
FO-06	Custodial Closet	80	7	560				80	7	560	58	618	
FO-07	Equipment Storage* (allowance)	800	1	800				800	1	800	-	800	Laptop Storage???
FO-08	Furniture Storage* (allowance)	400	1	400				400	1	400	(100)	300	
FO-09	Facilities & Grounds Storage* (allowance)	150	1	150				150	1	150	(1)	149	
SUBTOTAL				3,160	-	-		3,160		3,160	(31)	3,129	

OTHER													
OO-01	Family Room							500	1	500	(36)	464	Include kitchenette, restroom w/ shower, W/D, office
OO-02	SPS Data Center							800	1	800	(50)	750	
SUBTOTAL				-	-			1,300		1,300	(86)	1,214	

TOTAL NET AREA		182,311	11,500	740	16,255			194,551		1066	194,317	
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UNASSIGNABLE AREA													
Toilet Rooms													
UT-01	Student Toilets other than special purpose above	300	12	3,600				300	12	3,600	(1,201)	2,399	
UT-02	Student Toilets, large, near Gym+Commons+PAC	500	2	1,000				500	2	1,000	1,044	2,044	
UT-03	Gender Neutral Toilet + Shower	125	2	250				125	2	250	8	258	
UT-04	Adult/Public Toilet near Gym+Commons+PAC	300	4	1,200				300	4	1,200	(1,087)	113	
UT-05	Adult/Staff Toilets, other than above, distributed through	60	8	480				60	8	480	53	533	
SUBTOTAL				6,530	-	-		6,530		6,530	(1,183)	5,347	

Mechanical & Electrical													
UX-01	Mechanical Rooms at any level, allowance @ 1,000 SF	26,000	1	13,000				26,000	1	14,000	(850)	13,150	Added 1,000 SF Mechanical Space for Skill Center
UX-02	Sprinkler Riser Room	80	1	80				80	1	80	(80)		
UX-03	Electrical Rooms, allowance, excluding telecom	1,200	1	1,200				1,200	1	1,200	280	1,480	
UX-04	MDF	500	1	500				500	1	500	(48)	452	
UX-05	IDF	60	6	360				60	6	360	191	551	
UX-06	Elevator & Machine Room	150	1	150				150	2	300	(47)	253	(2) Elevators Proposed.
SUBTOTAL				15,290	-			16,440		16,440	(554)	15,886	

Gross Factor													
W-01	Gross Factor on Assignable Area - Walls (8%)	8%		14,585	920					15,564	6,046	21,610	
C-01 + C-02	Gross Factor on Assignable Area - Circulation (22%)	22%		40,108	2,530					42,801	5,996	48,797	
SUBTOTAL				54,693	3,450			58,365		12,042		70,407	

TOTAL UNASSIGNABLE AREA		76,513	3,450	1,372				81,335		10,305	91,640	
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TOTAL GROSS AREA		258,824	14,950	2,112				275,886		10070.7	285,957	
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Generic Ed Spec 258,824
 Generic Ed Spec with Funded CTE Revisions 270,324
 Masterplan S.F. (with theater reno) 272,594