

MEETING MINUTES

Project Rainier Beach High School

Project No 2008

Subject School Design Advisory Team #7 (SDAT #7)

Meeting Date 2/11/2021

SDAT Members

Aaron Jefferson
Aminah Adams
Angelina Riley
Angie Thomas
Annie Patu
Autumn Tocchi
Betty Patu
Brandon Hersey
Connie So
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Elizabeth Moore
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Gian Rosario
Gloria Briggs
Grace Wedgwood
Karla Nyquist
Kelly Rolon
Kevin Curtis
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Laura Stewart
Lyssa Lou
Marty Jackson
Michael Bethea
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Nicolas Ragland
Pam & Andrew Heyman
Patrick Yolian
Rhonda Goodrich
Robynn Mallory
Ron Little
Sarah Moges
Sarah Pritchett
Savali Taamu
Steven Miller
Sudee Phavong
Thomas Foster
Virginia Patu-Bethea
Winston Cole

Seattle School District Capital Projects and Planning

Mike Skutach
Paul Popovich

Design Team

Bassetti Architects
Jordan Kiel
Lorne McConachie
Debora Ashland
Jean Stolzman
Thomas Cohen
Abi Comeau

Moody Nolan Architects
Curt Moody
Jonathan Moody
Jakiel Sanders
Anne Tait
Lisa Merkert
Kelia Todd

Rule Seven
Monisha Harrell

Site Workshop
Vinita Sidhu
Emma Cave
Biruk Belay

Lydig Construction
Tim Casad
Patrick McGlothlin

Attendees

Antonio Alvarado
Carl Livingston
Ericka Guan

Gerald St. John
Hiyab
Maggie Anderson

Renee Willette
Ruby

AGENDA:

- + Welcome
- + Project Update
- + Vision Board & Precedents
- + Exterior Design
- + Interior Design
- + Next Steps

PROJECT UPDATE

- 1.1 Lydig Construction has been selected as the GCCM for the RBHS replacement project: Tim Casad and Patrick McGlothlin were introduced. The Contractor will be involved in site logistics, phasing, and preparing an SD cost estimate.
- 1.2 This project began in 2020; with Conceptual Engineering last fall. Today's presentation is a review of the Schematic Design phase of the design. The team reviewed past SDAT meeting topics.

VISION BOARD & PRECEDENTS

- 2.1 The Design Team presented concepts and precedents regarding massing, design inspiration, architectural precedents, and site precedents.
 - o Concepts were derived from natural elements in this region as well as textiles as a way of expressing richness and diversity.
 - o Architectural precedents for the interior and exterior related to form, texture, and materials.
 - o Site design concepts related to stormwater management, landscaping, and the experience of entering the site.

EXTERIOR DESIGN

- 3.1 The Design Team presented a site plan and three-dimensional renderings of the RBHS Exterior Design.
 - o Overall Aerial Views of the new building and the site showed:
 - Parking w/ access from Henderson, Seward, and 53rd
 - Student Plazas North and South of the Building, including the top of the Grandstands
 - Outdoor Classroom North of the Practice Field
 - Wetland area North of the site
 - o The view from Henderson St. indicated:
 - The Performing Arts Center (PAC) is located to the East and Athletics area is located to the West.
 - Proposed exterior materials include a solid masonry material with a look of basalt-type rock at Performing Arts Center and Athletics, textile patterns at the south elevation (exterior screen called a Brise Soleil), and a more solid wall at two lower floors that's carved away.
 - o The Southeast Corner view showed the meandering path through the site toward main entrance with native landscaping and.
 - The Main Entrance plaza will be very active, but also has spaces to sit and gather.
 - o A view from the 2nd floor south terrace shows the eastern edge of the building and looking out toward the southeast.
- 3.2 Exterior Design Questions/Comments

- Coach was interested in seeing views of the interior of the Gymnasium; The Design Team has not yet developed finishes and colors for the Gymnasium and has no interior imagery to show at this time but has plans to in the future.
- Carl Livingston wanted clarification on the overall concept of the design - as a bridge or other. He referenced concepts of the Beach, the Mountain, and Excelling (in diversity, athletics, academics). Idea of Athletics, PAC, and then Academics bridging the two was echoed. Athletics, Arts, and Academics, Activism was resounding. Lorne brought up the idea of the building as a "Crown Jewel" for the community: a symbol of strength and beauty – with the texture/ pattern of the Brise Soleil exemplifying this idea.
- There was a question about how the exterior ideas of diversity translate to the interiors: Interior has a richness and variety of gathering spaces that meet all needs.

INTERIOR DESIGN

4.1 The Design Team presented floor plans and three-dimensional renderings of the RBHS Interior Design.

- The view from 2nd Floor looking down to the First floor and to the south where the Library is located.
- The view from Commons looking up toward Main Entrance, Dynamic ceiling system, and views up to the 3rd Floor.
- The Floor Plans indicated the following:
 - First Floor Plan: Health Center, Activity Center, Commons, Culinary Arts, Athletics to West, Kitchen/Dining, Special Education, Skill Centers, and PAC to the East.
 - Second Floor Plan: Main Entrance, Admin and Counseling at either side of entrance, Library, Commons overlooking Gym, Aux. Gym that connects to Main Gym, outdoor Student Terrace, Business CTE and Student Store, Arts Classrooms, and 2nd Level Entrance to the Theater.
 - Third Floor Plan: Makerspace in the Middle of Academic Neighborhoods, Special Education, (4) Science Classrooms, CTE: Health/Biotech, Mechanical, and Staff Planning.
 - Fourth Floor Plan: Classrooms, (6) Science Classrooms, Group Meeting spaces, Mechanical, and Staff Planning.
 - The Design Team is working through outdoor storage for athletics, and restrooms adjacent to play fields.
- The team discussed Sustainability Features, noting that this could possibly be the most sustainable school in the state.
 - Highly efficient Mechanical System: Geothermal Heating/Cooling, Displacement Heat System will deliver high quality indoor air which is most important especially in COVID times.
 - This building will have a very low EUI (Energy Use Intensity).
 - The proposed design is similar to LEED Gold rating.
 - Solar Panels will be located at the roof, and possibly at the exterior South-facing screen.

4.2 Interior Design Questions/Comments

- Questions were raised about the mechanical system and whether it is designed to help prevent the spread of COVID or similar viruses. The Team noted that the mechanical team is providing approaches that address this and the work is continuing to develop the design.

- As a follow-up to this topic, our mechanical engineer provided the following information: Current SPS Design Standards for new construction (including the approach on RBHS) align with pandemic response in the following ways:
 - Displacement ventilation provides superior ventilation effectiveness and indoor air quality.
 - Ducted returns ensure no cross contamination of airflow between spaces.
 - MERV-13 filters provided at air handling equipment.
 - Air exchange rates as defined by CDC are exceeded and system control also has the capability to increase ventilation rates beyond code minimum, if desired.
 - Controls allow building pre and post occupancy ventilation purge scheduling.
 - Generally speaking, the RBHS approach is superior to conventional K-12 design as it relates to a pandemic.
- A question was asked regarding off-gassing of materials. The Design Team is planning to use materials that are not red-listed (containing harmful materials).
- The team noted a few Inclusive Design features which include: Meditation/Prayer Rooms for students of all religious backgrounds, and a variety of Restroom Facilities that include both inclusive and gendered restroom options, as well as private restrooms for faculty and staff.
- A comment was made to ensure there will be no view obstructions from the Press Box to the Football Field due to standing spectators.
- It is desirable to have Visitor's Bleachers for the Football Field. Consider salvaging existing bleachers and moving them to the south side of the field.
- There was a request to see interior renderings of the PAC.
- A question was asked if there are views toward the Lake from the building? They suggested a public space be created on the upper floors that have views to the Lake.
- Is the ceiling depiction accurate? This is what the design team is initially thinking, but the design is evolving and more work and coordination needs to be done.
- Generally, there was positive feedback regarding the progress of the design.

NEXT STEPS:

- + The Design Team is moving forward into the Design Development phase and will consider SDAT feedback as the project develops.
- + There will be a virtual Community Meeting on March 4th. Additional details will be provided in the near future.
- + The next SDAT meeting will be in Spring. This will be at the middle of the Design Development phase.
- + SDAT Members can log onto the SDAT webpage to provide additional comments and see the presentation.
Visit www.rainierbeachhs.com

END OF MEETING MINUTES