

## ***Design & Construction Advisory Committee***

### ***January 27, 2017 – Meeting #7***

- **Margaret Mead Elementary Rebuild & Enlarge Concept Design Review**
  - **Kirk Elementary Rebuild & Enlarge Concept Design**
  - **Juanita Phased Construction Review & Design Update**
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## **Margaret Mead Elementary Rebuild & Enlarge Concept Design**

### **Attendees:**

- Committee: Jay Halleran, Gid Palmer, Eric Campbell
- LWSD Staff: Forrest Miller, Pat Sprague, Jon Shepherd, Patti Spencer
- Architect: Lee Fenton, BLRB
- General Contractor: Kathryn Emtman, Lease Crutcher Lewis

### **Agenda:**

Project Overview  
Site Considerations  
Review Concept Design Options  
Obtain Committee Feedback

### **Outcomes:**

- Initial reactions to design comments provided below

### **Action Items for the Lake Washington School District. The Advisory Committee requested that LWSD:**

- Fully explore the jurisdictional challenges of the 3-story school option. Initiate further discussions with the city. Present the positive impacts that a 3-story school will provide.
- Fully utilize the GCCM who is now on board to get informed data (cost, schedule, area ratio) and incorporate it into the decision process.
- Ask the following questions when making design decisions, “Is it beneficial to students?” and “Is it necessary or simply a matter of aesthetics?” It was noted that aesthetic decisions should be defensible.
- Consider building systems – mechanical, electrical, structural – when making layout decisions.

### **Committee discussion, observations and comments:**

- The committee strongly recommended pursuing a 3-story design, due to the efficiency of site footprint, and potential cost savings. They feel the community may strongly support a 3-story school if we can show cost savings.

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### **Margaret Mead Elementary Rebuild & Enlarge Concept Design (continued)**

- Since Mead has the smallest footprint of buildable area of any LWSD project, a 3-story option seems more critical.
- Are the discretionary ‘wants,’ like retaining signature trees, having too much of an impact on the design?
- If security was not a concern, would the design change significantly?
- Does the significant topographic change drive use of retaining walls?
- With playfield and topographic changes, be sure to not create unsafe conditions (jump off points). Advisory noted it is preferable to transition the grade gradually and without abrupt level changes for cost and safety concerns, and use grass instead of impervious surfaces where possible.
- Do the proposed options include a lot of cut/fill?
- Were alternatives considered with more of a connection to the Park?

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## **Kirk Elementary Rebuild & Enlarge Concept Design**

### **Attendees:**

- Committee: Jay Halleran, Gid Palmer, Eric Campbell
- LWSD Staff: Forrest Miller, Pat Sprague, Jon Shepherd, Patti Spencer
- Architect: Dennis Erwood, Studio Meng Strazzara
- General Contractor: Kathryn Emtman, Lease Crutcher Lewis

### **Agenda:**

Project Overview  
Site Considerations  
Review Concept Design Options  
Obtain Committee Feedback

### **Outcomes:**

- Initial reactions to design comments provided below

### **Action Items for the Lake Washington School District. The Advisory Committee requested that LWSD:**

- Fully explore the jurisdictional challenges of the 3-story school option and initiate additional discussions with the city. Present the positive benefits that a 3-story school will provide.
- Fully utilize the GCCM who is now on board to get informed data (cost, schedule, area ratio) and incorporate it into the decision process.
- Ask the following questions when making design decisions, “Is it beneficial to students?” and “Is it necessary or simply a matter of aesthetics?” It was noted that aesthetic decisions should be defensible.
- Review more site options that maximize daylight in the classrooms.
- Consider building systems – mechanical, electrical, structural – when making layout decisions.
- Simplify the building form.

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## **Peter Kirk Elementary Rebuild & Enlarge Concept Design (continued)**

### **Committee discussion, observations and comments:**

- The committee strongly recommended pursuing a 3-story design. They feel the cost benefits may potentially outweigh the difficulties/time going through the variance process.
- Can LWSD vest the project prior to the new stream and land buffers code adoption?
- Question on where LWSD stands in relation to SEPA?
- Is there a way to tighten the building design to drive greater efficiencies, so that setbacks are not driving layout? Has the team run the design options through energy modeling to see which solution provides better performance? Was solar orientation considered in the layout?
- Is LWSD opening a school with portables on Day 1? If so, is LWSD evaluating increasing the capacity or planning to communicate early to stakeholders?
- Advisory felt a preference to use 14<sup>th</sup> over 15<sup>th</sup> for the school entrance, and did not see a benefit to using 15<sup>th</sup>. Requested LWSD model the cost of using 14<sup>th</sup> versus 15<sup>th</sup> street as the entrance.
- Advisory noted LWSD should not view the knoll and its trees as a “must keep.” The community has a preference to save the trees at the Cross-Kirkland Corridor compared with saving trees at the Knoll.
- Distance from bus to school appears long. Look at options to reduce distance.
- Is it possible to leverage the fire lane circulation path for student drop-off? This was recently done at a LWSD Middle School and provides significant traffic relief.
- Concept B shows more building articulation which will add cost. Reduce articulation as the design advances to minimize costs.

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## **Juanita High School Phased Construction Plan and Design Update (continued)**

### **Attendees:**

- Committee: Jay Halleran, Gid Palmer, Eric Campbell
- LWSD Staff: Forrest Miller, Pat Sprague, Stacy Shewell
- Architect: Rebecca Baibak
- General Contractor: Bryan Gormley

### **Agenda:**

#### Project Delivery Options

Juanita High School Rebuild and Enlarge Project

#### Design Progress Review

Juanita High School Rebuild and Enlarge Project

Committee Feedback on Project Delivery Options and Design Progress

### **Outcomes:**

- Committee is in agreement that a phased approach is best for this project, and the sooner work can be procured and competed, the better.
- Committee supports phasing option A
- The Advisory Committee recommends that the team should:
  - Look for phasing options that could result in early completion of specific areas of the school, which would provide a benefit to graduating seniors.
  - Continue to press for Value Engineering options.
  - Look to share lessons learned across all projects.
  - Ensure communications to all stakeholders are transparent and that construction impacts are clear. This will help to set community expectations.

### **Action Items for the Lake Washington School District:**

- Further investigate options to deliver specific areas of the school early
- Continue to develop Courtyard design to ensure area is inviting and will be utilized
- Continue analysis of Value Engineering Options
- Share lessons learned across Bond projects

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## **Juanita High School Phased Construction Plan and Design Update (continued)**

### **Committee discussion, observations and comments:**

- Can a full relocation also be completed by 2020?
- Could May project delivery be optimized (via acceleration or pre-fabrication of materials) to allow for mid-year turnover? Seniors would benefit from spending their final months of their K-12 career in the new facility vs. temporary campus.
- Could the new facility be built at the location of the current baseball and softball fields?
- Innovation can come from budget overruns. Think about lessons learned from this process that can be applied to future and upcoming projects.
- With a phasing option, are we comfortable we can develop a routing plan from/to portables that will minimize distance and provide safe path of travel?
- Concern expressed over the unknowns associated with partial demolition and use of existing facility, committee asked if contingencies are adequate enough to cover this.
- A potential drawback for the community associated with phased construction is that instead of one period of construction disruption and noise, there would be two periods.
- Market conditions are difficult to predict but current indicators show that the high volume of construction projects in the region will lead to cost escalation. Advisory team recommends performing work as early as possible in the schedule to minimize cost impact.
- Think about the disruption that will be caused to students and ensure that mitigations are written into scope of contracts so that they do not drive additional costs.
- The district is advised to be transparent and communicate regularly about the impacts associated with the project to students, staff, immediate neighbors and the community.
- Committee is in agreement that a phased approach is best for this project, and the sooner work can be procured and completed, the better.

### **Regarding design changes since last advisory committee meeting, the committee:**

- Wondered if shifting the performing arts portion of the facility took away from or had a negative impact on parking in terms of location.
- What percentage of the building area has been reduced? What are the lessons learned regarding optimization?
- Could future proofing occur over the one story portion of the performing arts wing?

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- **Juanita High School Phased Construction Plan and Design Update (continued)**

- The LWSD team is encouraged to continue to keep a close watch on the typical Value Engineering areas like cladding and optimization of glazing to opaque wall area ratio.
- Team should anticipate further design components related to enclosure: glazing, cladding materials, articulation will be examined by the Advisory Committee and there should be an assessment of amount, type, cost, and the possibilities available to reduce overall cost.
- District and team should evaluate lifecycle and make choices based on a balance between initial building costs and lifecycle costs. Where appropriate, be open to shorter lifecycle products when savings warrant.
- Has solar been evaluated as an option instead of geothermal. Costs are coming down on solar, whereas they are not on geothermal.
- Ensure that the courtyard is being evaluated for occupant comfort and ensure it is not a 'deep dark hole'.