

Design and Construction Advisory Committee

Meeting #6 - The New Middle School at Redmond Ridge Design Development Review; The New Elementary School at Redmond Ridge East Design Development Review; and, The New Elementary School in North Redmond Design Development Review

September 30, 2016

The New Middle School at Redmond Ridge Design Development Review

Attendees:

- Committee: Eric Campbell, Dale Cote, Jay Halleran, Lee Kilcup, Gid Palmer
- District Staff: Forrest Miller, Pat Sprague, Ethel Vural
- Architects: Matt Lane, Ron Harpel, Noah Greenberg

Agenda:

Project Status Update:

Rebuild and enlarge Juanita High School
New Middle School in Redmond Ridge
New Elementary School in Redmond Ridge East
New Elementary School in North Redmond

Presentation of Schematic Design:

Rebuild and enlarge Juanita High School

Presentation of Design Development:

New middle school in Redmond Ridge
New elementary school in Redmond Ridge East
New elementary school in North Redmond

Committee Feedback on Schematic Designs and Design Development

Committee discussion, observations and comments:

- Procurement
 - Be prepared about bundling and MC/ECCM (Mechanical Contractor/Electrical Contractor Construction Manager) procurement option. Be transparent, clear on rationale, and benefits.
 - Similar note related to sequencing of work – have clear story/rationale/capture benefits of stagger and procurement methodology
- Verify the coordination space required for above ceiling MEP (Mechanical, Electrical and Plumbing) /Steel.
- Study the curtain wall vs. storefront and cost difference between added steel and glazing savings

Design and Construction Advisory Committee

Meeting #6 - The New Middle School at Redmond Ridge Design Development Review; The New Elementary School at Redmond Ridge East Design Development Review; and, The New Elementary School in North Redmond Design Development Review

- Overall glazing (in particular the commons) should be evaluated. Need to demonstrate that is efficient with the spend.
- Carpet/Concrete transitions in shared learning should not be inset
- Analysis of Wood Ceilings and materials vs. other options. Is it possible to achieve a similar feel with a less costly product? What is the premium to honor that design feature? What does this add or cost at the commons?
- This project and RREE should be mindful of opportunities to save on budget in case needed on other projects
- Overall Assessment is that the building is stacking and organizing in an efficient manner, however there is opportunity to look more thoroughly at the level of finish and glazing.

The New Elementary School in North Redmond Design Development Review

Committee discussion, observations and comments:

- Committee acknowledged the financial burden associated with the traffic demands by the City of Redmond (COR) and recommends revisiting with COR.
 - Current design with added queuing could create safety issues for children accessing/leaving vehicles
- Ensure that acoustics in commons/music are adequate
- Review whether additional Bio-retention can be used to offset the significant investment of underground retention
- Significant number of restrooms distributed – Can the plans consolidate and centralize. Particular note of the assembly level restrooms outside the commons within 20' of restrooms in a classroom pod
- Entry:
 - Take a practical approach to bridge details/finishes
 - Economize on the higher height glazing at reception (reduction could help with acoustics)
 - Ensure stair width is not oversized
 - Wood finish ceiling details should target lower cost (believed to be comparable to ACT <http://www.plyboo.com>)
 - Overall – project embraces the goal of efficient and effective design

Design and Construction Advisory Committee

Meeting #6 - The New Middle School at Redmond Ridge Design Development Review; The New Elementary School at Redmond Ridge East Design Development Review; and, The New Elementary School in North Redmond Design Development Review

The New Elementary School at Redmond Ridge East Design Development Review

Committee discussion, observations and comments:

- Think about the bike path for children arriving school – safe paths of travel
- Nano walls (folding walls between classrooms and shared instructional areas) – consider alternatives that provide similar functionality at lower cost
- 2 story exterior stairs – can we reduce count or reduce scale? Appears a lot of material that may be underutilized space
- Look at opportunities to minimize glazing and masonry heights
- Overall project design embraces the goal of efficiency and effectiveness