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#### MEETING MINUTES

PROJECT: BISD 100 Building PROJECT NO: 2016915

DATE: 20 March, 2018 FILE NAME: 170314\_Steering

Committee

**SUBJECT**: Steering Committee 12

**MEETING DATE:** 14 March, 2018 **TIME:** 3:15–5:15 am

LOCATION: BHS Library Reading Room

ATTENDEES: Kristen Haizlip

Lynn Smith

Peter Bang Knudsen

Ian Forbes
Bruce Weiland
Clint Pells
Tom McClosky
Carrie Morgan
Tamela VanWinkle
David Mount
JoAnn Wilcox
Chester Weir

The following represents the architect's understanding of discussions held and decisions reached in the meeting. Anyone with amendments to these minutes should notify the author within five (5) days of the minutes date in order to amend as appropriate.

#### ACTION ITEMS

:: Mahlum will study the potential conversion of the existing commons to a performing arts facility.

#### ITEM DISCUSSION

- 1.1 Project Schedule Overview
  - Schematic Design is scheduled to begin in May.
  - Conditional Use Permit process will need to be initiated in April to start in June.
    - o Mahlum and the District have been working directly with COBI planners to establish the entitlement timelines.
  - Central Campus Vision Process has been pushed out to begin after 100 Building Concept Design has concluded.
  - Steering Committee meetings will occur less-frequently as building design is underway.

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#### 1.2 Bainbridge Youth Services

- Mahlum, BHS (Kristen), and BISD (Tamela) met with BYS to tour their space and learn about the program.
- Bainbridge Youth Services (BYS) recognizes opportunities to share some spaces with BHS if scheduling and programming permit.
- BYS requires between 1,200 and 2,200 sf of space, which would ideally be located in the 200 or 300 buildings.

### 1.3 Campus Security Presentation by Tamela

- CPTED Best Practices Principles:
  - o Natural Surveillance
  - o Access Controls (just implemented at Blakely and will be evaluated)
  - Territorial Reinforcement
  - o Maintenance
  - Target Hardening
- Safety is a top priority for Kristen. She is willing to be a vocal advocate for making improvements at BHS.

### 1.3 Program and Cost Updates

- Mahlum has been working with the District to hone in on the right-sized program.
- The cost estimate has been recently updated based on current market information.
- Mahlum presented costs, which were generated with input from The Robinson Company (cost estimators) and The Shalleck Collaborative (theatre consultant).
- Bruce asked about the 48.2% soft costs number.
  - Per Tamela, this includes architects; engineers; consultants; testing and inspection;
     permitting; sales tax; furniture, fixtures and equipment; Capital Projects management;
     staff planning and moving; and legal jurisdictional contingencies.
- Tom suggests that the District educate the public about the market conditions the District is facing.
  - o Per Ian, the Board and District have been dealing with similar issues on Blakely.
- Clint asked about the assumptions underlying the cost.
  - Construction materials and durability are based on comparable school buildings.
  - Per Tamela, the assumption is a "75-year" building that meets BISD construction standards.
  - The Robinson Company pulls data from the region.

## 1.4 Building Site + Massing

- Per JoAnn, are there ways we can 'slice the cake' to find opportunities for savings. Each concept presented is a diagram, which is testing a variety of ideas.
- Per Tom, a large roof area could host solar panels.
- There is a strong preference among the group to relocate the building to the same location as the existing 100 Building.
- Concept A
  - Opens quad to the athletic field.
  - o Takes advantage of slope to gain more height at the stage/auditorium.
  - o Theatre volume gets expressed as a distinct mass.

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- o Barrel roof is an attempt to create architectural cohesion with existing buildings. These architectural elements will need to be costed during design.
- o Mahlum is not pursuing a full-height fly at this point due to height and cost limitations.
  - Adam Shalleck does not believe a fly is necessary for this program.
- o Bruce and Carrie would like to see a version of Concept A that has the theater located north of massing.

## • Concept B

- o Positions the theatre to the west where it might be easier to phase in.
- Covered outdoor space is shown on the courtyard side, but it can additionally be located to the north.

### Concept C

- Existing Commons was conceived with performance in mind.
  - Central location for the proposed commons makes a strong campus heart.
  - Commons / Flex space gets use throughout the day.
- o It is not clear at this point if this concept is more or less expensive.
- o Per Tom, further investigation of Commons is warranted.
- o Bruce is concerned that the theater in the commons could compromise program. Adam Shalleck will fully evaluate for the next presentation.
- o Per Kristen, a second assembly space needs to be considered on campus.
- Different concepts have security pros and cons.
- 1.5 Next scheduled meeting will be Wednesday, April 18-. 3:15-5:15.