

**Construction Site Committee Meeting  
November 19, 2009  
Lexington Elementary School Room 1**

In attendance: Richard Whitmore, David Freed, Kathy Ordner, Michelle Strachen, Eric Anslinger, Geri Markey, Dan Markey, Ryan Kennedy, Lauren Honda, Patricia Vaden, Claudia Heuser, Kathryn White, Kim Gardner, Mary Morris, Melinda Lum.

Guests: Katherine Wooley, Home & School Club Treasurer.

Mary Morris told the group that we were working to come up with a plan that will come to the \$18m that the board has asked us to do when we adjourned our last meeting on the 12<sup>th</sup> of November. We will complete that list this time.

Richard said it is very important to come in with an \$18m project. Do your best work to get to an \$18m project, he stated. If you want to make a case for something of a larger budget, you can bring that along with the recommended board budget, he said.

Mary said that the kinders were 1600 sf at Blossom Hill. She explained that kinder size is mandated by the State to be 1350 sf so they cannot be pared down any further than that.

Ryan asked if we could say we need to add an alternate if we want to go with 9 classrooms and 2 kinders. Richard said no, he already added \$1m to the \$17m budget to account for the added kinder and classroom.

Dan said that he wanted to make a statement that what we come out of today is the most important decision made in Lexington in ten years. So he urged the group to take it seriously.

Richard said he agreed. We will start the bidding process after the recommendation is received by the board. So it is a very important decision.

Ryan asked if the board would agree to build for growth later. Richard said he feels the board wants to build the site in one shot. We now have a good sense of what the peak number would be based on the most recent demographic study, stated Richard.

Richard said we have a bonding capacity constraint as well and won't have any more bonding capacity for a long time to come if we pass this bond that we are looking at for June.

Mary said there may be some money from the State if we run into the situation that we have more growth than we can accommodate.

Geri asked if enrollment numbers got too big downtown, if students would be moved to Lexington. Richard said we try to place siblings at the same site. We try to keep the ratio at 21 for k-3 and 29 for grades 4-5. We try to place them wherever we can. But Lexington is full up now. There is no room to place any more students from downtown schools at Lexington currently.

Lakeside has expressed some interest in initiating a re-org themselves, stated a committee member. Leslie and Richard looked at some numbers for Lakeside and really didn't want to take them in. We could have to add teachers and continue to run the deficit. It wouldn't be a good financial deal for our district. If it went on a ballot now Richard would say our district voters should oppose this.

May I suggest we move on to the agenda items stated David. We need to end this meeting with a consensus. If not a consensus, a vote of some sort. Stay on focus and with the priorities. We will end this meeting as close to 8:00 PM as possible, he said.

Dan reported that he met with Phil Couchee, one of our Board Members, and Phil confirmed that \$18m is the top of the budget where the board will go, so we need to stay with an \$18m budget.

Melinda showed new scenarios as per our last meeting suggestions. She discovered she had made a mathematical error in her last presentation and corrected that.

Melinda explained her prefabricated option A with 9 CR at 1080 sf, 2 kinders at 1470 sf, flex at 1080 sf, admin/support at 3850 sf, MPR (multipurpose room) at 5000 sf, library at 2600 sf, 2 restrooms at 300 sf each.

In her prefabricated B there were 9 classrooms at 1040 sf, 2 kinders at 1470 sf, flex at 1080 sf, RSP at 700 sf, admin/support at 3850 sf, MPR at 5000 sf, library at 2600 sf, 2 restrooms at 300 sf each.

In prefabricated C option we see 8 classrooms at 1080 sf, 2 kinders at 1500, flex @ 1200 sf, RSP @ 700 sf, admin/support at 4000 sf, library at 3000 sf, MPR at 5000 sf, 2 restrooms at 250 sf each.

In her hybrid A pre fab/site built MPR – she had 9 CR @ 1040 sf, 2 kinders @ 1400 sf, flex at 1200 sf, RSP at 700 sf, admin/support @ 4000 sf, MPR at 4500 sf (site built reduced 500 sf), library 2500 sf (reduced 500 sf), and 2 restrooms at 300 sf each.

Dan said he thought we agreed that we would go with 1080 sf classrooms and hybrid type building method.

Kathryn stated that as far as she could see, we have three decisions to make. One; how many classrooms, two; the size of classrooms, and three; whether we are going with hybrid or not.

Ryan suggested the committee take a vote on who wants eight classrooms vs. nine classrooms.

How many are with 8 classrooms at 1080 and how many are with 9 classrooms at 1080?

David said to remember that if we delete a classroom we will have to do without our flex room in very short order.

A lot of discussion followed regarding hybrid vs a pre-fabricated campus. Kathryn said that she would rather have the square footage rather than a stick built building. Mary said that modular manufacturers can provide visual keys to distinguish various buildings on site from the classrooms and so you can tell which building is the admin and which is the mpr, etc. They can provide visual effect to differentiate them. We can go after some of those if we like, she said. There are a lot of options with modular manufacturers now.

She said the modular manufacturer we are looking at has so much more flexibility than anyone we've ever looked at before. There is potential with them to do some pretty nice work with clerestory windows and run windows corner to corner. If we were going with stick built we probably wouldn't be doing that because of sheer walls and structural requirements.

Because modular manufacturers use steel frame, they can run windows corner to corner.

Ryan suggested taking the rsp room up to 1040 from 700 so it could become a classroom in the future and drop a portable for rsp in the future. But we only have 8 classrooms that way. David said we are losing our flex room right away with that choice.

Melinda came up with hybrid options that had 8 classrooms of 1080 sf and 2 kinders at 1470 sf each.

We then took a count of what was important to everyone in the order of importance going from one being the least important and three being the most important.

Kathryn – space or number of classrooms is the thing she would least like to give up. So she voted size 3, number 2, hybrid 1.

Eric – hybrid 3, size 2, number 1.

Michelle – size 3, number 2, hybrid 1.

Kim - hybrid 3, size 2, number 1.

David - number 3, hybrid 2, size 1.

Patricia - number 2, size 3, hybrid 1.

Claudia - size 3, number 2, hybrid 1.

Lauren – size 3 number 1, hybrid 2.

Dan - hybrid 3, size 2, number 1.

Geri – hybrid 3, size 2, number 1.

Katherine Wooley (H&S club treasurer, guest) expressed the opinion that she thought hybrid 1, size 2, number 3.

Ryan - size 3, number 2, hybrid 1.

Kathy - number 3, size 2, hybrid 1.

The highest consensus was with size of classrooms over anything else.

Kathryn said we can start looking at reducing other spaces since the majority of the group thinks the size of classrooms is the most important thing to keep.

Mary said we can look at hybrid and show the board what we have to give up to have that.

Some members of the committee wanted to put the RSP into a portable. David said it wouldn't look good to push our special education out into a portable.

We would lose our flex room in the next year or so and would be using the proposed 1080 sq ft RSP room as a classroom too, he said.

As for the MPR, 5000 sf is the size we were determining would be what we need for 220 students, said Mary.

We are now looking at the library, admin and multi purpose to see where we can add some classroom space, said Mary. And, she and Melinda led the group through the various building square footages to see where some could be reduced to accommodate the 1080 classroom size the group hoped to keep.

Admin/support – waiting and reception area 110 sf, principals office 175 sf, speech/esl 200 sf, health nurse room 245 sf, psychologist’s office 120 sf, attendance clerical for the full time employee (fte) 80 sf.

David said cross off the psychologist’s office and use the conference room for that purpose. That would save 120 sf.

Speech room – could it go on in a size like David’s office, asked a committee member.

Faculty workroom and staff storage could be a shared area. The staff storage is your supply storage. Paper, pens, tape, colored paper, laminator, etc. goes into the storage area, said Mary.

Staff dining area would be 500 sf. Currently it’s 200 sf. It would include the faculty kitchen as well, said Mary.

Lauren said the workroom could be smaller and staff dining could be bigger. If you can live within the 1100 sf for the combination of those things we then have flexibility, said Mary. David said let’s go to 1000 sf for this area.

Restrooms – 60 sf each and so that is 120 sf for both.

We were able to reduce the admin/support building space down by 455 sf with the above changes.

Let’s take a look and see if we could live with this, said Mary. Everyone agreed they could.

With modifications here and there we got the admin building down to 3,010 sf total.

Then we talked about the multi and stage area to see where we could take the square footage down. There was some discussion as to whether there would be risers off the stage area or not. If they are there, they take some of the useable space out of the room and give less for eating/seating space.

At Van Meter it is about 100 sf extra to have the risers built into the stage. Someone asked about students running up and down the stairs to the stage. David said you make a school rule that they do not get to run up and down the risers during lunch.

If you take out the built in risers you gain 80 sf, said Mary.

The kitchen needs to stay the same as Van Meter’s, as we will need the same amount of square footage to do the warming and serving work.

We also can take away some of the circulation multiplier.

We are now down to 40 sf needed to add another classroom to the recommendation to the board. Rather than take the library down by another 40 sf, David said he would rather see the flex go to 1040 sf.

David said we would leave here tonight with some sense where we are in recommendations and with the thought that we want to keep as much square footage as possible.

David wanted to recap the message to the board.

Summing up the recommendations, 11 rooms, 1080 sf, in hybrid version. Size of classrooms is priority. To do that, we are willing to trim off square footage from all other areas. And can live without stairs in the stage.

If we crunch all these numbers and are a little off we will take more off the library, said Mary Morris.

If we still need more space, we take more out of the multi purpose room.

Lauren stated that we need to remember our multi could be a community space and we need to think in a more global way regarding this building.

The meeting adjourned at 8:30 PM.

The next meeting is December 3<sup>rd</sup> at 6:00 PM. And, the board workshop is December 1<sup>st</sup> at 6:00 PM in the District Office board room.

Respectfully submitted,

Kathy Ordner  
Facilities Modernization Project Coordinator