

Construction Site Committee Meeting
November 12, 2009
6:00 PM
Lexington Elementary School Room 1

In Attendance: Erik Anslinger, Geri Markey, Dan Markey, Ryan Kennedy, Alex Chapman, Michelle Strachan, Lauren Honda, Kathryn White, Patricia Vaden, Claudia Heuser, Kathy Ordner, David Freed, Mary Morris, Melinda Lum.

1. *Welcome and Sign-In* - David made the opening statements. He told the committee the board wanted to hear one more time from this group before they make all the decisions regarding the upcoming construction. We should come to a consensus tonight. If we can't come to a consensus, we will come down to a vote. If we cannot come with one recommendation, we could bring a few recommendations that all of the group agree they could live with.

2. *Review Lexington program for recommendation to the Board in December.*

With an \$18 million budget including water, we discussed with Melinda's lead what we could afford to build. With Option A, we are looking at about \$17.6 million to get 8 classrooms and one kinder and a total of 24,640 – 500 sf from restrooms have been removed from Admin/Support sf, with all pre-fabricated buildings. Questions arose regarding contingencies and what they are.

In Option 2, we saw what the campus would look like with two kinders and 8 classrooms at 1080 sf each, but the library is reduced about 500 sf to add the kinder. All buildings would be modular (pre-fabricated).

In Option 3, we saw the campus with 2 kinders, 9 classrooms, the admin building, library and multi had to be reduced in size and the classrooms are down to 1040 sf each. All buildings would be modular (pre-fabricated).

In Option Hybrid A, we see modular (pre-fabricated) and 2 kinders and 9 classrooms (1040 sf). All buildings are reduced in size. The multi will be site built.

In the Site Built option – Reductions are needed at nearly every building to accommodate a site-built campus: 8 classrooms (1040 sf), 1 kinder reduced size, admin/support, MPR and library were all greatly reduced in size. The total square footage would only be 22,720.

Dan Markey suggested we go to the board with a recommendation that we ask for \$18.4 million even though the board made the decision to set the budget number to \$18 million. He explained that even $\frac{3}{4}$ of a million dollars more could add more site built options to the campus. Melinda revised the estimate spreadsheet and came up with \$18.6M.

David advised the committee to stay at the \$18 million budget and with the board's recommendation of 2 kinders and nine classrooms.

Mary told the group we should focus on what size classrooms we want to build. Dan said the board promised to give 36 sf per student. Mary explained that CDE recommends 960 sf for standard classrooms and 1350 for kinders (includes work area and toilets).

David asked Mary and Melinda to explain what a hybrid site is. The group was told that stick built is when every building on the site is stick-built. Pre-fab is when every building on site is pre-fabricated. Hybrid is some of each on the site.

"What are the pieces that would be best suited to stick built construction?" asked Mary. Some discussion followed regarding which buildings lend themselves better to stick construction and which might work well as pre-fabricated. Mary explained that typical pre-fab is beneficial for repetitive elements such as Classroom.

The committee considered downsizing the flex room and asked what the flex room was primarily used for. The flex room is generally used for storage of painting materials and music storage and is not carpeted so teachers can use the room for things that are generally messier than they would use in their normal classrooms. David said Spanish would probably be taught in that room as well.

With conversation, questions, and guidance from Mary and Melinda, the following priority list was assembled by the committee members:

Priorities: two kinders. Each at 1470 sf

9 classrooms @ 1080 SF

8 classrooms @ 1080 SF (if 9 classrooms @ 1080 not in budget)

1 flex room @ 1080 sf

1 RSP @ 700 sf

1 multi purpose building to seat 220 students. 220 X 10 sf = 2,200 sf.
stage and storage- to approximate Van Meter's
kitchen @ 595 sf.

1 library with 15% shaved off (this would be 450 to 500 sf) leaving
instructional room for 20 students.

Admin area: - could go to 3,875 sf + 500 sf for restrooms,

PE storage @ 100 sf and data hub/technicians work area @100 SF
(sizes could maybe be changed or dropped.)

Restrooms need to stay the same size as planned. Additional classroom
increases required fixtures so restroom square footage is affected.

Nurse's area needs to stay the same size as planned.
Electrical mechanical and custodial areas required. (Although actual square footage won't be known until the design is further along, we need to allot space for now).

Waiting area – size still to be determined
Conference room – size still to be determined
Principal's office @ 175 sf
Speech room @ 200 sf

At 8:00 PM, David asked the committee members if they were willing to continue working until 8:30 to see if we could finish the list.

At 8:30, the meeting adjourned and will reconvene at 6:00 PM November 19th to finalize recommendations for the board to consider at their December workshop on the 1st.

Erik Anslinger mentioned that he has worked on a hybrid school in Dublin and suggested the committee members consider looking at it. The school is John Green Elementary and was built by Saramark, one of the local modular manufacturers.

Respectfully submitted,

Kathy Ordner
Facilities Modernization Project Coordinator