



Meeting Minutes Parkview Design Advisory Group – Community Meeting January 7, 2015

Mylo Allen, Parkview Principal, called meeting to order at 7:05. He thanked the community members for coming, introduced the project, and stated that the purpose of the meeting is to provide information about the upcoming project and to receive feedback from the community.

Mylo introduced the members of the advisory group who were present.

Ron Cowan, Assistant Superintendent of Finance and Operations, gave an overview of the history of the project. It began with the identification of the need for capital improvement at Parkview as a part of the Facilities Planning Task Force work during 2012-13. The need for either a new cafeteria or gymnasium at Parkview was recommended by the task force because it was the only school in the district to share one room for both purposes. In the spring of 2013, Dr. Baker took a closer look at potentially rebuilding the entire Parkview school instead of just building a cafeteria or gymnasium. Meetings were held with staff and parents and an online survey was conducted to gather feedback on the idea. The idea involved relocating part of the Parkview student population to one school with the remaining students attending another school during the full rebuild. This was a key factor in considering the idea because, at the time, increasing enrollment at other north side schools was needed. Based on family and staff feedback, there was not a strong consensus to move ahead with that idea and so it was decided to stay with the task force's recommendation to build a new cafeteria or gymnasium as part of the 2013 bond.

Terry Brown, from Zervas Group Architects, reviewed the process of the design advisory group thus far. The group looked at the current campus and facility, took a tour of the facility, heard about the school schedule and the limitations on the use of the space for both cafeteria and gymnasium needs, brainstormed facts, needs, and goals about the facility, and completed a planning exercise where members created nine different possible schemes. The nine schemes were then narrowed down to three concepts, and those were then presented to the Parkview staff at large for their feedback. Of those three, the members of the group discussed and determined that one preferred concept best addressed the identified needs. In considering the concepts, the groups also considered the possibility of a future rebuild of Parkview as a part of a future bond proposal (see minutes from the previous design advisory group meetings for further details of the work thus far).

Audience question: During construction, will the site be fenced off? Terry answered: Yes, there will be room left for the students to play while still giving the contractor plenty of room to facilitate the work. As well, there is care being taken to keep extra construction traffic off of Coolidge.

Audience comment: Please tell us what will happen to the school garden. Terry answered: The garden space is recognized as an important part of Parkview and it will continue although it appears it will have to be moved.



Terry reviewed the proposed floor plan which will include a refurbished gymnasium in the same location, turning the current stage into offices, and setting the new cafeteria, kitchen, etc., to the west of the current gym (see presentation document). There will also be a new covered play area as well as the addition of a new set of restrooms.

Terry mentioned that the proposed concept answers most of the needs that have been identified and also adheres to a reasonable budget.

Terry highlighted some of the committee member perspectives (see presentation document) and reinforced that tonight is the community members' opportunity to share ideas and input.

Terry then reviewed the possible future development of Parkview (see presentation document). The idea would not be to build something only to "un-do" it later, so included in the consideration is possible future development of Parkview Elementary.

Andy Krzysiek, a Zervas Group architect, then reviewed the project schedule (see presentation document). There are two more committee meetings and then a recommendation will be made to the superintendent. After contracts are negotiated, the project goes to bid for a general contractor. The projected start date is right after school concludes in June 2015 and projected completion is May 2016.

Audience question: How does food service factor in during construction? Terry answered: The existing cafeteria can be used during the construction and at the end of the other improvements, the space will be addressed. Ron Cowan commented: Summer of 2016 is when the existing gymnasium/cafeteria space would be refurbished.

Audience question: It is a challenge to visualize what this would look like at ground level. With the southern exposure, will there be natural light in the new space? Terry answered: Yes, consideration will be made to take advantage of the southern exposure and bring natural light into the new space as well as the refurbished gym. It is a priority in current projects to incorporate natural light into new spaces.

Audience comment and question: Thanks to the group members for their work. There is concern about how the cafeteria will be designed. Have any members of the committee gone into cafeterias to consider sound, etc. What about 'Smarter Lunchrooms' concepts? Terry answered: Yes, those things are being considered.

Additional question: What about the 'recess before lunch' concept? One of the challenges is proper hand washing techniques after students enter from playing outside and before eating. Is that being considered? Terry answered: Yes, the plan allows for multiple hand washing locations.



Jackie Brawley, BPS Communications Manager, addressed the group and encouraged questions, comments, and other input. She encouraged verbal questions tonight as well as written feedback via the feedback form. Community members can return feedback tonight, turn in to Mylo and he'll get them in to the Communications and Community Relations department, or comments can be emailed as noted on the form. Jackie opened the floor to more questions.

Audience question: Will the covered play shed just have a roof or will there be covered sides? Terry answered: We're not that far on the plan yet. The preliminary plan indicates some side coverage but that level of detail has not been determined. The question helps, though, to determine what the interest/needs are, so please indicate that concern on the feedback form.

Audience question: Drainage is an issue on the play field, is part of the plan to deal with that? Terry answered: Yes, one of the built-in benefits of the general contractor using the play field during construction is that they'll dress it up again once they leave. Some of the work they do should help alleviate drainage issues.

Audience question: What about the garden space? Where will it go? Terry answered: Part of the thought process is to determine where the best place is to move it now, in the near term, so that in the long term it does not have to be moved again. Sun exposure, drainage, etc, will also be considered. A respect for its history will be taken into account.

Audience question: Can you provide details about the new kitchen? Will it be possible for fresh food to be prepared? Ron answered: One of our bond projects is the Central Kitchen and we plan to change the way food service is done district-wide once it's built. The central kitchen is a place where food will be prepared and the school kitchens will be 'cooking kitchens' so, yes, the new kitchen design will be different from the current kitchen design.

Audience question: I thought the existing bathrooms would be part of this remodel? Terry answered: Not necessarily. Right now they are not part of the initial plan. If funds are still available after the main improvements, other projects will be considered and prioritized, and the restroom facilities are understood to be a need so it is possible they'll be addressed if there are funds left over.

Audience question: Will there be an art grant for this project? And will there be other opportunity for design input (finishes, etc). Ron answered: This project is not large enough to qualify for an art grant. Some of our other district bond projects will qualify for art grants. As for finishes, colors, etc., we leave that to the smaller committee. With all respect to everyone's opinions, it is impossible to consider everyone's individual taste and in order to work efficiently; the smaller group will be the place where design finishes are considered.



Audience question: Is this meeting the only time to provide input and the next time we see the plan, it will be final? Ron answered: We'll take the feedback from tonight's meeting and we'll consider everything in the final plan. We will send out information to families and the community but will likely not convene another meeting for input.

Audience comment/question: The plan looks 'so far, so good'. The Parkview property line ends before the rest of the open field - is there need for the district to have that extra space, and is there any idea to petition the City of Bellingham for that space? Ron answered: This idea has come up and we'll be having conversation with the City of Bellingham about that space.

Audience question: What is the anticipated impact to neighbors during construction? Terry answered: Construction activity is isolated to the west side of the property where there are no adjacent neighbors. Heavy equipment activity would be during the summer. All of the construction traffic would travel on Cornwall. The specifications and city require hours of operation limitations, keeping roads clean, etc.

Audience question: It was said that the goal of these improvements is to not build anything that might be undone in the future so at this stage, is there any value in getting an architect to provide design and blue prints for a future project so it isn't done in stages and the current and future improvements are cohesive and consistent? Terry answered: Yes, there is some value in that but procedurally that would be difficult because without knowledge of a future bond issue for a rebuild, there is no idea of what the budget would be and that impacts design. Design could be done now but then there is a risk that money is spent on plans that may not come to fruition because codes change, needs and priorities change, etc. The current architect does anticipate the possibility of a future project and ideas about what that could look like are being taken into consideration in order to make a sensible plan now. Ron added: This is part of the reason Zervas Group Architects was chosen – because of their vast experience on school projects. They are able to anticipate and plan according to what future projects could look like.

Audience member clarification: Regarding 'the next bond', is there a plan for another bond issue in ten years and does it include the rebuild of Parkview? Ron answered: The process for a bond issue works like this – a new bond committee would be convened and they would start by looking at the study done by the Facilities Task Force in 2012/13. The Task Force identified emerging projects and a new bond committee would look at the earlier work and determine exactly what the bond projects would be for the future bond. They would prepare and present a bond issue recommendation to the superintendent who would process the proposal and make a recommendation to the school board. If approved by the board the bond issue proposal would go to the voters. If the bond issue is approved by the voters then committees would begin design and planning work on the new bond projects. So, the rebuild of Parkview is on the radar, but there are no guarantees it will happen in light of the process. Ron speculated that the district would likely propose another bond issue before ten years.



Additional question: If a Parkview rebuild was to be done, would you propose to move the students to another school and then rebuild, or keep the students here? Ron answered: We would plan to keep the students on site in the existing building and build a new facility elsewhere on the existing site just as we are doing at Happy Valley. This is the preferred process.

Audience question: When the Facilities Task Force looked at all the district buildings, what was the general condition of this school? Was it as bad as Happy Valley? Ron answered: No, Parkview didn't rate as poorly as the other schools.

Additional question: Was it on the lower end? Ron answered: Yes, it was on the lower end and that is why improvements were deemed necessary.

Audience question: What is the project budget? Terry answered: 2.1 million is the construction budget but there are other fees in addition (taxes, contingencies, etc.).

Audience comment/question: Sentiments are echoed about the play area becoming more useful. When considering a possible rebuild of Parkview, are there any plans to change the property lines of the school or is this space sufficient? Ron answered: There are no plans right now to acquire more property around the site. In addition, multi-level buildings are often preferred; meaning the footprint of the new building would then be smaller than the current building. There appears to be plenty of property at this site for the school's needs.

Some audience discussion ensued about the 'right of way' on the vacant field adjacent to the Parkview play field – it was clarified that the City of Bellingham vacated the right of way on that space and the school district has clear title to the right of way.

In the interest of respecting everyone's time, Ron closed the meeting at 8:04 but mentioned that he and others would stay around for further discussion if anyone is interested. He encouraged everyone to turn in their feedback forms.