



Parkview Design Advisory Group Meeting No. 4 January 14, 2015

Call to order:

Terry Brown, Zervas architect, opened the meeting at 3:34 pm and recapped the regular meeting of December 16, 2014 and the community meeting of January 7, 2015.

Minutes:

The minutes were approved by consensus. There were no questions.

Review of proposed floor plan with revisions:

Terry reviewed the proposed plan with revisions made since the last meeting: Items include adding a sink and hand washing station in a vestibule outside of the washrooms; a ramp to stage/music room and stairway off the back; revising the existing stage to include an enlarged PE storage area, a room accessible from the library which could be storage or office space; adding a shower in the PE office; added more information about the covered play such as dropping upper walls down to protect from wind-driven rain; and refined circulation into commons and cafeteria. (See attached floor plan).

The group asked questions about the current design.

Q: What is the space right below the PE office?

A: That is the existing kiln room. It's the hallway to get to the stage. Once this plan is implemented, it will be repurposed.

Q: How do the kids exit the lunchroom?

A: There will be outdoor access from the cafeteria as well as exit from the hallway.

Q: Can you review how the kids are entering the cafeteria and what is being done to relieve congestion?

A: Congestion is still an issue and we haven't solved it all yet. Terry reviewed the current circulation plan and staff agreed that it sounded good. Mylo said that we might schedule differently to further take advantage of the space (such as recess before lunch).

Q: Is this the time to talk about the specifics about what the gym should look like? Heating system staying in the storage room?

A: We are counting on a new mechanical system over the kitchen that will hopefully serve the gym. Nic advocates for more PE storage if possible. Terry pointed out a "free-agent" room and said that priorities need to be set to determine what specifically the space is used for.

Question: What are the budget implications for dropping the room down? Answer: Cost implications for jackhammering the concrete slab and stairs (not very expensive), most of the cost is reforming floor and wall finishes. There is no dollar figure to assign to it just now. It's cheaper to leave it than to renovate it. Perhaps it would be about \$20K to drop it down.

Q: Can there be a staff restroom adjacent to the kitchen? Clarification about kitchen design (window and warming trays).

A: Right now the square footage and functions are set but not design. The designer will sit down with Food Service personnel to determine that level of detail.

Q: Will there be any other access from gym to cafeteria than the articulating wall?

A: We can add a door.



Review of site plan:

Terry reviewed the site plan with the designated area for the contractor that is fenced and segregated from the day-to-day student activities. (See attached site plan).

Question from Mylo Allen to staff: Would it be worth having at least a sliver of the playfield for the students to access during construction?

Answer from staff: We are not currently using much of that space now. Even when it is open, not that many kids use it.

Staff question: When we don't have vehicle access for lunch service, etc., can we close off the bus loop for the kids to play? Terry clarified that we do want as much contractor space as possible so they don't back up into the neighborhood. Perhaps there is some leeway into using the adjacent city park space for playfield space.

Feedback about January 7 Community Meeting:

Jackie Brawley, Communications Manager asked for group member feedback about the community meeting. (See attached feedback report).

- Staff felt the meeting was positive
- The only real concern seemed to be that we make sure what is built fits the neighborhood aesthetic.

Jackie reviewed the community input. Eight responses were submitted. Were there any thoughts about the verbatim comments?

- Terry mentioned that some of the comments are towards the next level of development and it is good to hear those things now so they can be incorporated as much as possible now.
- The garden has been mentioned more since the meeting.

Jackie asked if anything else has come up to the staff since the meeting:

- The need for natural lighting in the new space.
- A reiteration that there be a final meeting for a presentation of the finished product. (Ron reminded the group we'd not incorporate a design finishes meeting but a presentation of the finished product could happen before the project goes to bid).
- One group member suggested we have a literal "park view"

Additional Questions/Discussion:

Q: Is there a list of priorities for additional improvements if budget allows?

A: Ron indicated we need to define that before we are finished with our meetings. Terry suggested if time allows, we can work on that today but if not, next week for sure.

Q: Is the garden part of the budget for the project? Answer: Yes, it will be part of the project budget.

Jackie asked if anyone has heard any talk about new playground equipment. Mylo said he hears it on-going but not necessarily as part of this feedback. PTA has looked into it and it is very costly.



Q: Why, in the past, when a rebuild of Parkview was discussed, was one of the stipulations that the students be dispersed to other schools but now when there is talk of a future Parkview rebuild is it said we'd keep kids onsite during construction?

A: The idea in the spring of 2013 involved two things. First, there was a need to increase student population at our other north side schools and secondly a complete rebuild of Parkview. Both needs had to be met in order to move the plan forward beyond the Facility Task Force's recommendation of only building a gym or cafeteria. Currently, we don't need to increase enrollment at the north side schools, and since it is preferable to keep kids together on-site, we'd plan to do that.

Q: Will there be an opportunity for kids' input into the design?

A: Terry indicated there are a number of ways it can be incorporated: 1) Teachers nominate willing, articulate kids for roundtable discussion to come up with ideas; 2) Teachers spend a class or two with their students and collect ideas, or: 3) The architects meet with students in their classrooms and generate ideas. Sometimes the ideas are whimsical but sometimes there are germs of ideas that can be used. It is a benefit to incorporate the kids. Everyone in the group is agreeable to the idea but it was pointed out that without too many moving pieces in a project this size, the number of ideas that could be generated is limited. Mylo can work with staff to see what they want to do.

Comment: Even though community input was for rain shield in the play shed, please do not design too many walls as it will close it in create a bad echoing sound.

Other feedback and discussion about current plan:

Q: What will happen with current cafeteria and equipment?

A: Terry discussed some ideas for the space including reconfiguring restrooms to improve those facilities and to maximize space for workroom. Or the space can be storage or small group instruction or specialized instruction space. Mike Anderson suggested custodial space. Terry indicated that the space is large enough to accommodate that.

Concern: Some of the suggestions seem to spend too much money considering there could be a rebuild in five years.

A: There could be a way to add staff restroom and custodial space without moving things around too much and going to too much expense. What if a rebuild doesn't make a bond for another 10 years, then is it worth it? That's the tricky part to work like this – guessing on the likelihood of another bond and that a rebuild of Parkview might be included in the projects.

Q: What about technology, cameras, and safety equipment?

A: Safety recommendations are being made in a separate assessment and will be covered by a separate budget.

Concern: There is no intercom in the gym. We need some all-call feature to both the gym and the new space. It is possible that as part of a new fire system upgrade an intercom can be included in that.



Q: We will need sprinklers in the new space so it has to be determined if there is a requirement to add it to the rest of the space?

A: It will all have to be negotiated with the city.

Q: Will there be adequate egress if we have the common space filled to capacity?

A: Yes.

Q: What is done to ensure that the new space has all the same continuity with wiring, systems, etc?

A: Design and construction documents will provide infrastructure pathways to connect devices to existing systems and also incorporate what future construction might be. It is probably not worth the expense to equip all devices (like clocks) but to focus on computer and communication systems, etc.

Gymnasium roof height:

Because this issue surfaced since the last meeting, there was some discussion the height of the existing gym. The member who raised the issue said that there were adequate answers provided about the existing space and how the design of a new gym (including increasing the height of the gym) would be incorporated into a future rebuild. Terry discussed what a new gym might look like with a phase 2 (speculative).

School Garden:

The existing school garden needs to be relocated. There is a need to brainstorm a location that makes sense based on how students will use it, good sun exposure, and limiting the possibility that it will need be moved again with a potential rebuild.

Q: How expensive was it to place the garden?

A: It was \$30,000 (grant funded) to place it in the first place.

Q: Could it just be redone?

A: Yes, could be redone but if it were placed in raised beds, it would eliminate this issue in the future as the beds would be simple to move.

The sheds are portable, but the greenhouse has to be dismantled and rebuilt. Fencing material can be reused.

Suggestions include:

Grassy knoll by primary wing. Positives: South facing, no blockage, more remote from outside access.

The strip of grass between school and the basketball hoops. Positives: Good sun exposure. Concerns: the space will be impacted by future development.

Grass spot in the turnaround. Concerns: Exposure and accessibility makes it a target for vandalism and a motion sensor light would be difficult to install there. It would also be tough to get water to it.

Grass area on the end of the loop. Positives: Not a high traffic area and one of the least likely spaces to be in the way of future site development. It can easily be fenced and secured and has good sun exposure. Rain barrels are used predominantly currently and it wouldn't be too difficult to get a yard hydrant out there. There was lots of positive energy around this space. It was suggested that the underutilized monkey bars could be repurposed for planting vines.

Discussion about a planting and harvesting schedule in light of construction. What about a rudimentary planting this spring?



How do we move this body of work forward? There is a garden committee and Common Threads has input. Making the change sooner rather than later is the best idea. Everyone is in favor of having the garden moved and operational by spring. There is a strong consensus about the space and Mylo will move forward with a plan.

Other building or site improvements:

There is a "Free agent room" which is a large space at 16x20 –

- Might make a good speech and language space or a counseling office.
- Could be a counseling office
- Possibly divided into two spaces
- Every year itinerant staff space is a problem and it could be a solution to that
- Suggested use as a custodial office
- Place for testing
- Gym noise could come through the shared wall
- Discussion about moving PE office next to PE storage and opening up the space to be one large, multi-purpose space

Current kiln room –

- Currently there are two large PTA fridges not used regularly anymore since the snack program is encompassed by the district now, a small kiln that no one uses or knows how to use, two residential ovens that are used once per year, other miscellaneous material, and some mechanical equipment
- Could be meeting or work space for PTA but the commons will be available more now, too, for meeting/work space so the need is really just for PTA storage

Washer/dryer –

- The school does not have one but needs one. Discussion about its placement – either the existing kitchen or women's restroom

Restrooms at end of south wing classroom –

- Needs new fixtures and surfaces and improved heating

Mechanical and heating in gym and cafeteria –

- Gym and library are currently on same system
- Prefer gym and new cafeteria to be on same system

Freezeaway –

- Close it in

Ron asked the group to review both the ideas from today and the list generated on December 16 and determine if they are a fair and comprehensive compilation of ideas. The committee concurred they were. The architects will work with those lists and bring back next week for further discussion and prioritization according to budget.

Recommendation to Dr. Baker:

Ron asked the group to think on these things in preparation of taking a recommendation to Dr. Baker:

- 1) Mylo and Ron can draft a recommendation and circulate it to the committee for input and approval before it goes to Dr. Baker, OR
- 2) A couple of people from the group can convene with the Communications and Community Relations Department to draft a recommendation

The meeting adjourned at 5:33 pm.