

October 24, 2018 Project Update Summary

- Contracted with **Brent Planning Solutions** to assist us with the Washington State Environmental Policy Act (**SEPA**) process.
 - This involves identifying and analyzing various environmental impacts associated with the project
 - Earth, Air, Water, Plants, Animals, Housing, Light and Glare, Transportation, etc.
 - This process will begin later this fall and carry into the new year as the project design is developed.

- Contracted with **Argus Pacific, Inc.** to conduct a **Regulated Building Materials (RBM) assessment** of the existing building as well as AECC.
 - The assessment will identify the presence and quantities of all RBMs
 - asbestos, lead, mercury, etc. in the existing buildings.
 - The information is used to ensure RBMs are handled and disposed of properly during the construction/demolition phase of the project. This study will be completed by the end of the calendar year.

- **Finalized Educational Specifications Document – Dykeman Architects**
 - Emailed to you
 - Will go to School Board on November 7 then on to OSPI as part of our school construction funding application.

- Contracted with **GeoEngineers** to complete **geotechnical exploration** of the site.
 - Completed the subsurface exploration in August prior to the start of school.
 - Nine borings were drilled spaced across the site based on feedback from the design team.
 - Fill was encountered in 3 of the borings, likely from prior site development. Below the fill in those three borings and below minimal topsoil in the other six borings, stiff native clay soils were encountered.
 - The native stiff clay soils are suitable for traditional building and construction methods. Some remedial earthwork may be necessary if project elements are located in fill areas.
 - Stormwater infiltration is not feasible due to the fine-grained impermeable soils encountered.
 - Earthwork should be scheduled for extended periods of dry weather if practical to minimize cost.
 - As the design is developed we will coordinate further with the structural and civil engineers.

- Contracted with **Heffron Transportation, Inc.** to conduct an initial Phase 1 traffic analysis for the project.
 - This involves on-site observations of traffic in and around the school as well as actual traffic counts.
 - This information will assist the design team in site access design decisions related to student drop-off/pickup, school bus access/loading/unloading locations, pedestrian access and safety as well as the related neighborhood impact.
 - This information will also be used to scope any additional analysis needs with the County or City.
 - September 26 and October 2:
 - In-person observations during morning arrival and afternoon dismissal periods.
 - Turning movement traffic counts (including vehicles, buses, pedestrians, and bicyclists) at Alderwood ES and the two intersections nearest the school (Alderwood Ave/Hollywood Ave and Redwood Ave/Hollywood Ave) during the morning arrival, afternoon dismissal, and the commuter PM peak hour.
 - Parking demand counts.

- Contracted with **Northwest Ecological Services** to prepare a Critical Areas Assessment to identify wetland, streams, and/or fish and wildlife habitat conservation areas in the vicinity of Alderwood Elementary School.
 - 5 wetlands and 1 ditched, non-fish bearing stream were identified
 - These results are being used to help determine the location of elements associated with the new school.
 - We will likely fill Wetland E and mitigate that by recreating the wetland within the larger wetland mosaic.
 - Off-site mitigation is not likely due to schedule constraints.

- Contracted with **Pacific Surveying and Engineering** to complete a topographical and boundary survey of the site. The surveys will show contours of the ground and other existing features on the site as well as boundary information needed for permits. This information assists the design team in developing a site plan where the new school as well as playground, parking, etc. will be located.
 - Existing conditions surveyed and located on base map, include:
 - Roads, alleys
 - Utilities
 - Existing site buildings, parking areas, vegetated areas and other site features
 - Boundary corner staking and survey map to be recorded with the County Auditor
 - Title review, research and summary
 - Critical areas surveying and mapping
 - Meetings and correspondence with the District and design team to outline approach and discuss land use restrictions and entitlements