

Banks Middle School Design Meeting #4

SUMMARY

Wednesday, August 29, 2012

3:30 – 5:30

Attendees:

Kevin Cliff	Ron Frame
Karla Clark	Shelly Mitchell
Kim Javorsky	Kathy Edison
Nick Rizzo	Dan Streblov
Bob Huston	Richard Bowden
Facilitators: Scott Rose, Todd Kimball	

Architectural Items of Discussion:

Locker Rooms

DLR introduced a "cost-driven solution" that provided extra lockers without a) moving significant plumbing fixtures, and b) adding square footage to the building.

- Loss of storage was a concern. District needs double-door access for volleyball stands and other large equipment. Music room is considered somewhat oversized – it was agreed to make the north 9' of the music room into the new PE storage with double doors on the hall side (exterior discussed but not pursued due to cost).
- The female PE teacher requires a private toilet and shower. DLR to investigate adding a toilet to current plan.
- Ice machine needs to remain – currently located near hot water heater. This room will be cordoned off to provide a janitorial sink, shelf, and access as currently provided for ice maker in same location as it is currently.
- Schedule: Reconfiguration to locker rooms will occur over 2013 summer only – not extending into school year.

Floor Plans – Corridor / Common

- Corridor widths were increased to 11 feet, which after wall thickness is added, give about 10'-4" clear.
- Lockers for all grades were preferred over in-classroom cubbies for 6th grade. No large cost delta was identified. Locker layout was shown and accepted.
- All general classrooms should be treated the same for future flexibility.
- Shared sink at upstairs restrooms was discussed and concerns about "water fights" were raised. After group discussion, it was determined that visibility of sinks would suppress primping, vandalism and splashing. The layout may even improve hygiene among the male students.
- Security dividers will be provided west of main entry, but before stairs and near the intersection of the media center corridor and the music corridor – shifted slightly from where they are now.
- Informal learning area would have solid wall with windows on north side to prevent thrown objects and excessive noise in the areas below.
- Entry and reception area wants to be welcoming. To this end, additional windows at the reception area and 10 foot walls between the reception and entry are desired.

Site

- Trees along Main Street are old and in poor condition and should be replaced. Ideas for new trees are:
 - something similar to nearby Arbor Village
 - identification plaques
 - engagement of community member Bonnie by Superintendent
 - reuse of wood for benches or signs in the new Middle School.

Administration

- Windows were added to principal and health areas for direct line of sight by reception.
- A door was added to health.
- A total of 10 file cabinets with confidential paperwork may need to be accommodated in the design of the administration area. 2 of these are for the reception, and the others for Student Services. It may be possible that some of these can stay in the administration building.

Storage

- Chairs used by the whole district are currently stored at the MS. These are used at least ten times a year by the MS. DLR will accommodate for storage in the design. Storage will be provided under the stairs, but will not accommodate all the chairs.

Elevations

- General: going in the right direction; keeping with classic interpretations.
- Proportions: larger band of red brick desired at bottom, and substantial cap or top to main wall.
- Colors: No to yellow, want to see tan similar to gym color.
- Colored Glass: no objections, will discuss color at later design meetings.

Budget

- Scott distributed an estimate based on the drawings brought to the meeting. The estimate showed the project as \$104k over budget, assuming rooftop units and no boiler. Including the boiler (and boiler room) would add about \$300k more to the project. This budget also reflects an overage of 869 sf due to the increased hall widths. If this square footage was brought down, that would bring the budget in line. There is no program area identified at this time that is desirable for the district to reduce, so this information will be distributed to the core team for evaluation.
- It was noted that the demolition budget had not yet been evaluated and that this budget may be larger than needed.

Electrical System Discussion:

- District IT hub will be located in the MS. DLR to ensure there is adequate space in the electrical room for both electrical and IT.
- The existing generator cannot be retrofitted to serve the new addition, so a new generator will be required.
- Lighting looked at both T5 and LED lights and determined that LEDs would use less electricity (due to lumens and using less fixtures in a classroom (12 versus 16)), but couldn't provide the pendant-style direct/indirect fixtures. Classroom

teachers want manual dimmers. Learning environment preferences were for the indirect/direct pendants in the classrooms with LED in standard recessed fixtures in the corridor.

Structural System Discussion:

- The change from wood deck to composite deck on the second floor to accommodate crack control for a polished concrete floor is about \$95k. Right now, those costs are not included in the estimate.

Mechanical System Discussion:

- Discussion of the merits and drawbacks of both mechanical systems revealed that the main differences between the two are lifespan (25 years for roof-top units vs. 50 years for boilers), maintenance (rooftop access), and cost. Energy use would be about 15% less with the boiler, but since both systems would save significantly over the existing system, it was not clear what the cost savings would be. General consensus was to save up-front costs and go with roof-top units, provided that roof access was convenient and ergonomic. A hydraulic assisted hatch and fold-down stairs will be designed around. District will ultimately decide the boiler vs. rooftop question.
- MEP to specify collapsible, "low end" filters for rooftop units.
- Boiler building obstructs views. If required, look at locating on east side of building near locker room or music room.

Next Steps:

DLR Group will provide further refinement to the floor plans to identify windows, doors, cabinetry, power and technology placement, ceilings, and specialties. Engineering systems will be the following meeting, and finishes and colors the meeting after that.

Next Meeting: Wednesday, September 26, 2012

Banks District Board Room and Upstairs Conference Room Concurrently
3:30 – 5:30, broken up as follows:

BOARD ROOM

3:30 – 4	Media Center
4-4:30	Tech Lab
4:30 – 5	General Classrooms
5-5:30	Wrap up and Next Steps

UPSTAIRS CONFERENCE ROOM

3:30 – 4	Science
4-4:30	Life Skills / Resource
4:30-5	Administration

*DLR Group will bring snacks and drinks for this meeting

END OF SUMMARY

Attachments:

Plans (3 sheets)

Elevations (2 sheets)