



## 1.2 Bainbridge Youth Services

- Mahlum, BHS (Kristen), and BISD (Tamela) met with BYS to tour their space and learn about the program.
- Bainbridge Youth Services (BYS) recognizes opportunities to share some spaces with BHS if scheduling and programming permit.
- BYS requires between 1,200 and 2,200 sf of space, which would ideally be located in the 200 or 300 buildings.

## 1.3 Campus Security Presentation by Tamela

- CPTED Best Practices Principles:
  - Natural Surveillance
  - Access Controls (just implemented at Blakely and will be evaluated)
  - Territorial Reinforcement
  - Maintenance
  - Target Hardening
- Safety is a top priority for Kristen. She is willing to be a vocal advocate for making improvements at BHS.

## 1.3 Program and Cost Updates

- Mahlum has been working with the District to hone in on the right-sized program.
- The cost estimate has been recently updated based on current market information.
- Mahlum presented costs, which were generated with input from The Robinson Company (cost estimators) and The Shalleck Collaborative (theatre consultant).
- Bruce asked about the 48.2% soft costs number.
  - Per Tamela, this includes architects; engineers; consultants; testing and inspection; permitting; sales tax; furniture, fixtures and equipment; Capital Projects management; staff planning and moving; and legal jurisdictional contingencies.
- Tom suggests that the District educate the public about the market conditions the District is facing.
  - Per Ian, the Board and District have been dealing with similar issues on Blakely.
- Clint asked about the assumptions underlying the cost.
  - Construction materials and durability are based on comparable school buildings.
  - Per Tamela, the assumption is a “75-year” building that meets BISD construction standards.
  - The Robinson Company pulls data from the region.

## 1.4 Building Site + Massing

- Per JoAnn, are there ways we can ‘slice the cake’ to find opportunities for savings. Each concept presented is a diagram, which is testing a variety of ideas.
- Per Tom, a large roof area could host solar panels.
- There is a strong preference among the group to relocate the building to the same location as the existing 100 Building.
- Concept A
  - Opens quad to the athletic field.
  - Takes advantage of slope to gain more height at the stage/auditorium.
  - Theatre volume gets expressed as a distinct mass.

- Barrel roof is an attempt to create architectural cohesion with existing buildings. These architectural elements will need to be costed during design.
- Mahlum is not pursuing a full-height fly at this point due to height and cost limitations.
  - Adam Shalleck does not believe a fly is necessary for this program.
- Bruce and Carrie would like to see a version of Concept A that has the theater located north of massing.
- Concept B
  - Positions the theatre to the west where it might be easier to phase in.
  - Covered outdoor space is shown on the courtyard side, but it can additionally be located to the north.
- Concept C
  - Existing Commons was conceived with performance in mind.
    - Central location for the proposed commons makes a strong campus heart.
    - Commons / Flex space gets use throughout the day.
  - It is not clear at this point if this concept is more or less expensive.
  - Per Tom, further investigation of Commons is warranted.
  - Bruce is concerned that the theater in the commons could compromise program. Adam Shalleck will fully evaluate for the next presentation.
  - Per Kristen, a second assembly space needs to be considered on campus.
- Different concepts have security pros and cons.

1.5 Next scheduled meeting will be Wednesday, April 18. 3:15-5:15.