



Sumner High School Project Review Task Force

Meeting #2, April 16, 2019

Superintendent: Laurie Dent, Ph.D.

Facilitator: Penny Mabie, EnviroIssues
Hainline: Matt Guilanians, Chuck Hartung

WELCOME BACK!

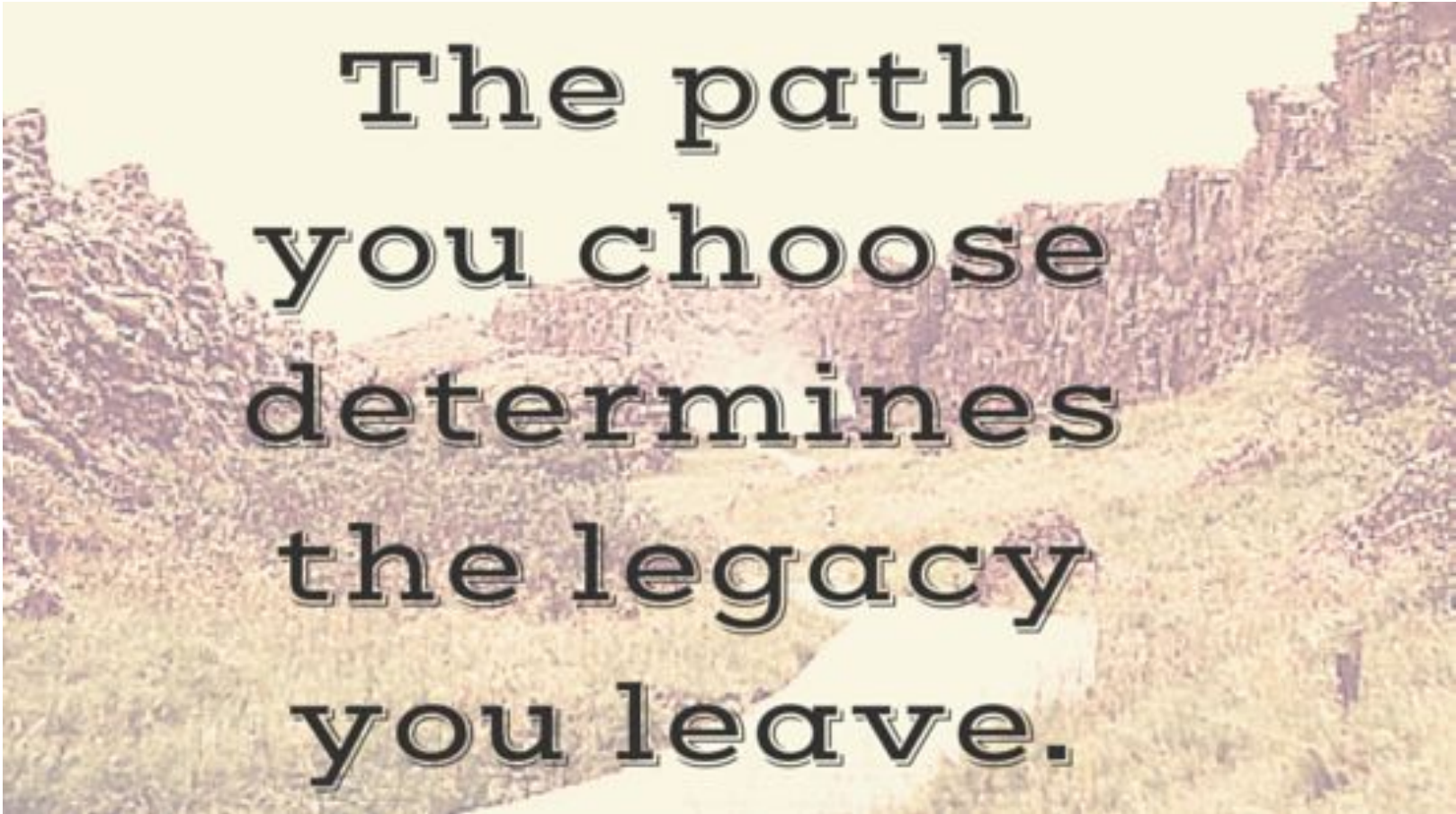
***We're glad you're
here!***



Sumner High School Est. 1891



**Creating
Our
Legacy!**



The path
you choose
determines
the legacy
you leave.

Questions from Meeting # 1

- Answers in Task Force Meeting #1 Summary
- Answers in FAQ
- Answers in Meeting #2 Presentation
- Remaining Questions



Sumner High School Background Information

- Existing School Description & Condition
- As Bid Design and Re-Tooled Concept
- Master Plan Concepts
- General Project Timeframe



Existing School Description and Condition

- Existing Site
- Massing
- Building Age / Condition
- Existing Floor Plans
- Site Utilities
- Key Building Elements



Existing Site

Wood Avenue

Mason Street

Washington Street

North Parking Lot

Valley Avenue East

Main Street

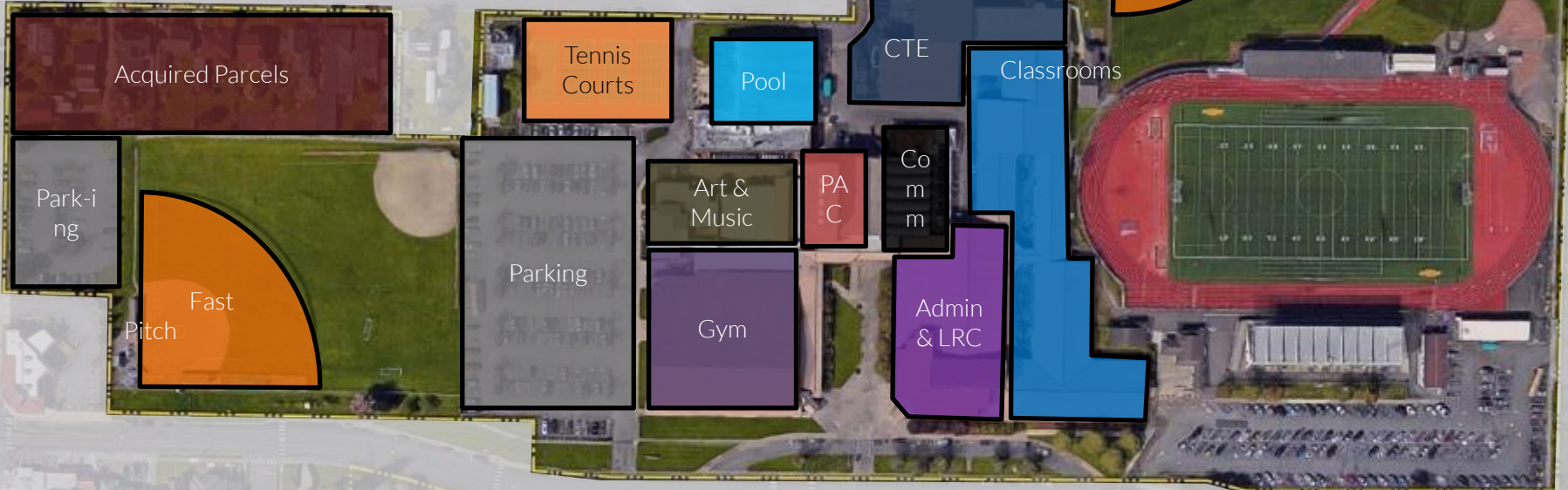
Massing

Wood Avenue

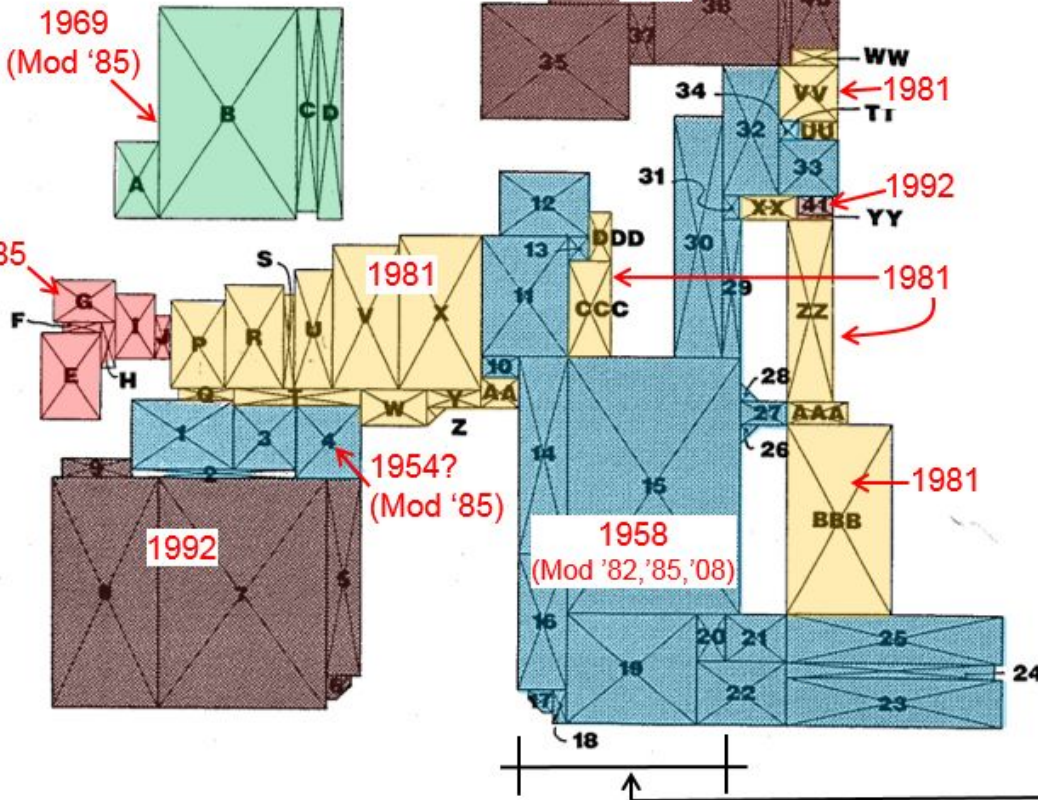
Mason Street

Washington Street

Valley Avenue East



Main Street



General Condition Comments

- Many portions of facility are quite old
- Differential settlement of floor slabs
- Multiple misc. remodels
- Systems require increased maintenance
- Pool is outdated
- Facility lacks visual appeal



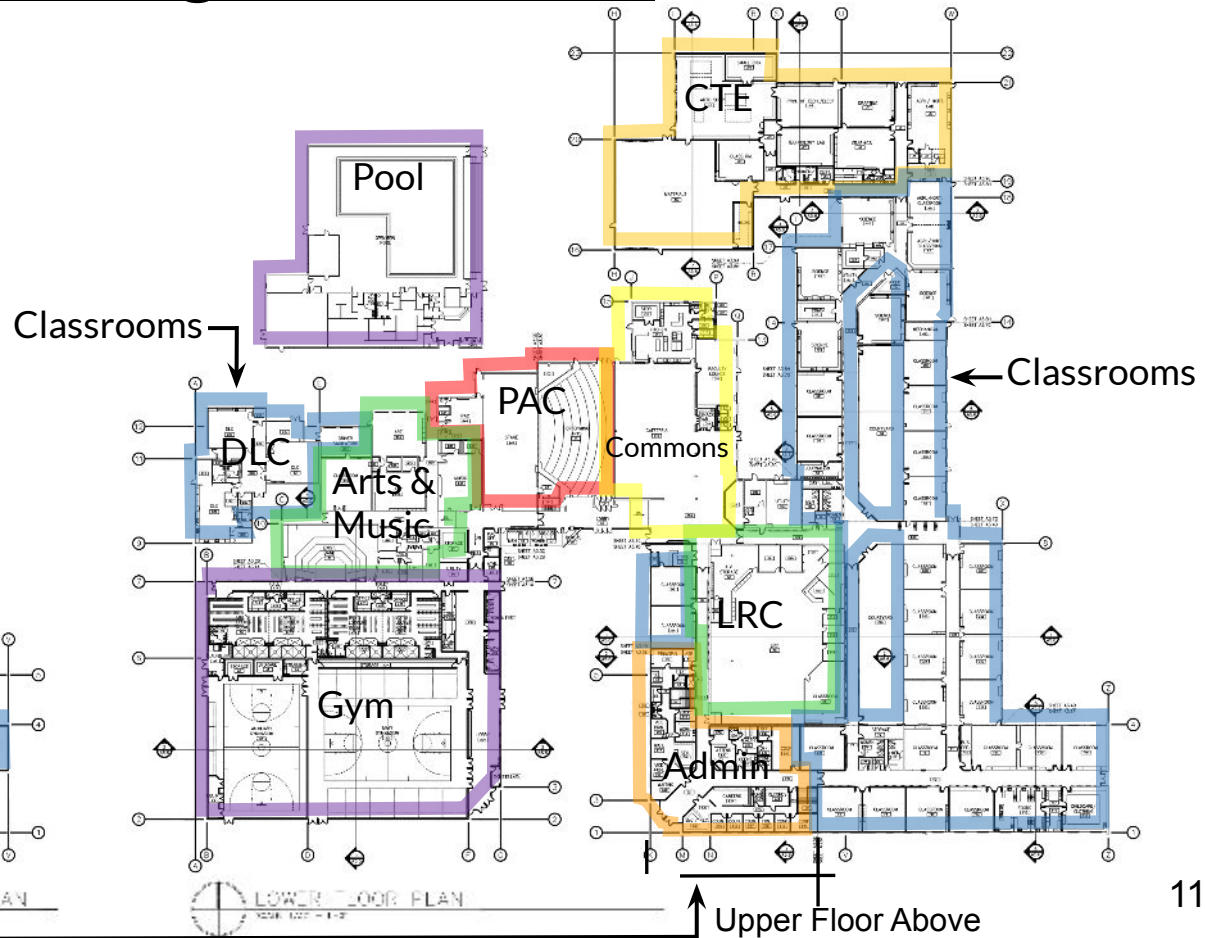
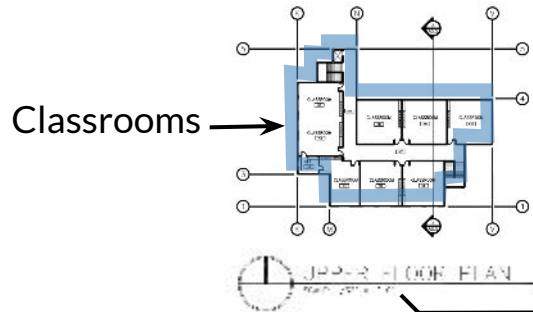
KEY:

YYYY = Date Built
(Mod 'YY) = Date Modified

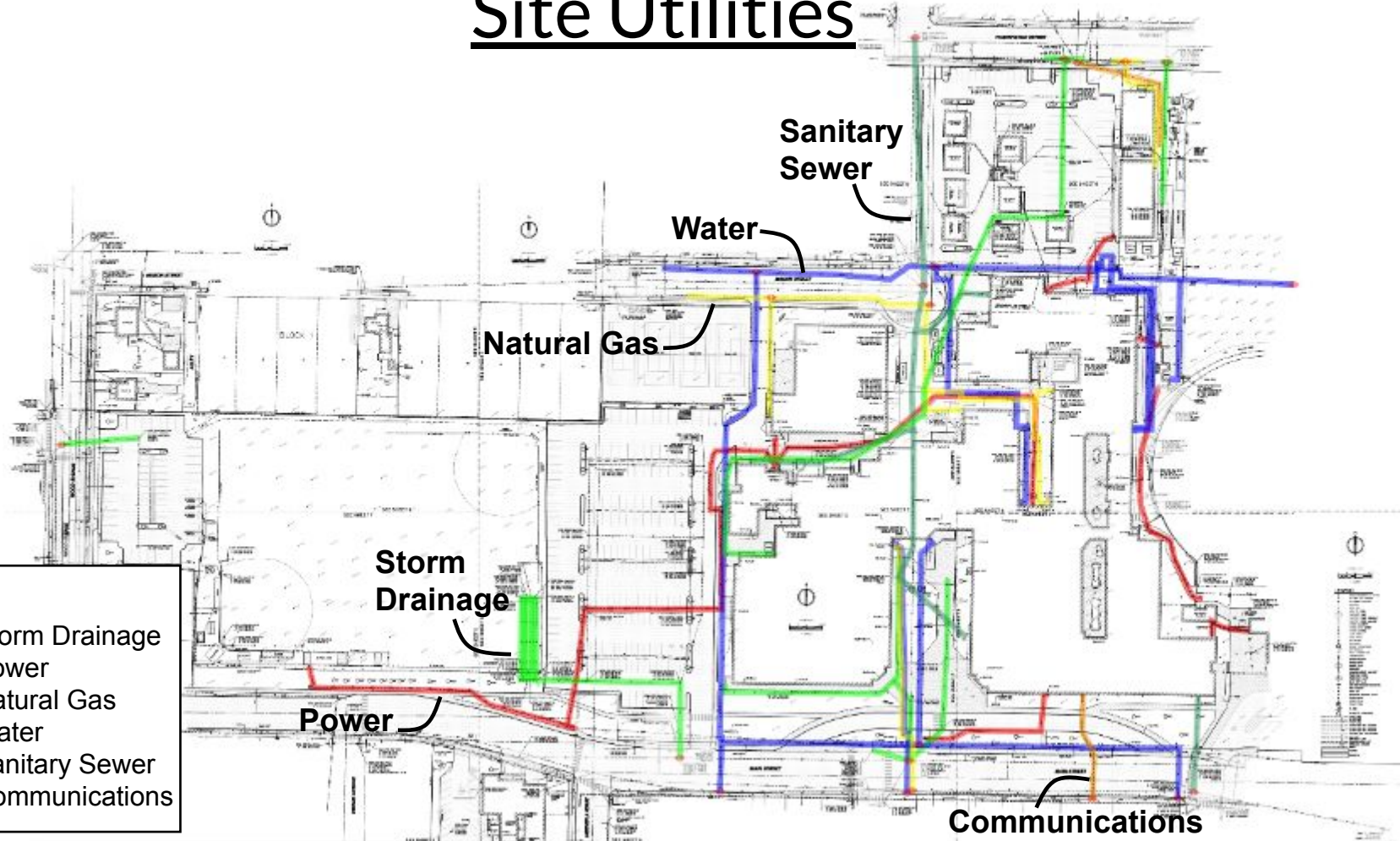
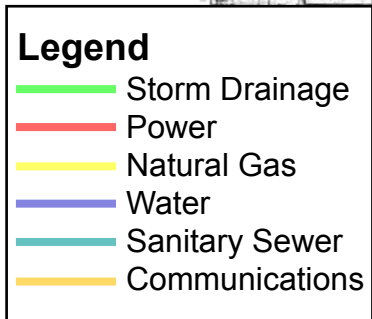
Existing Floor Plans

Building Area:

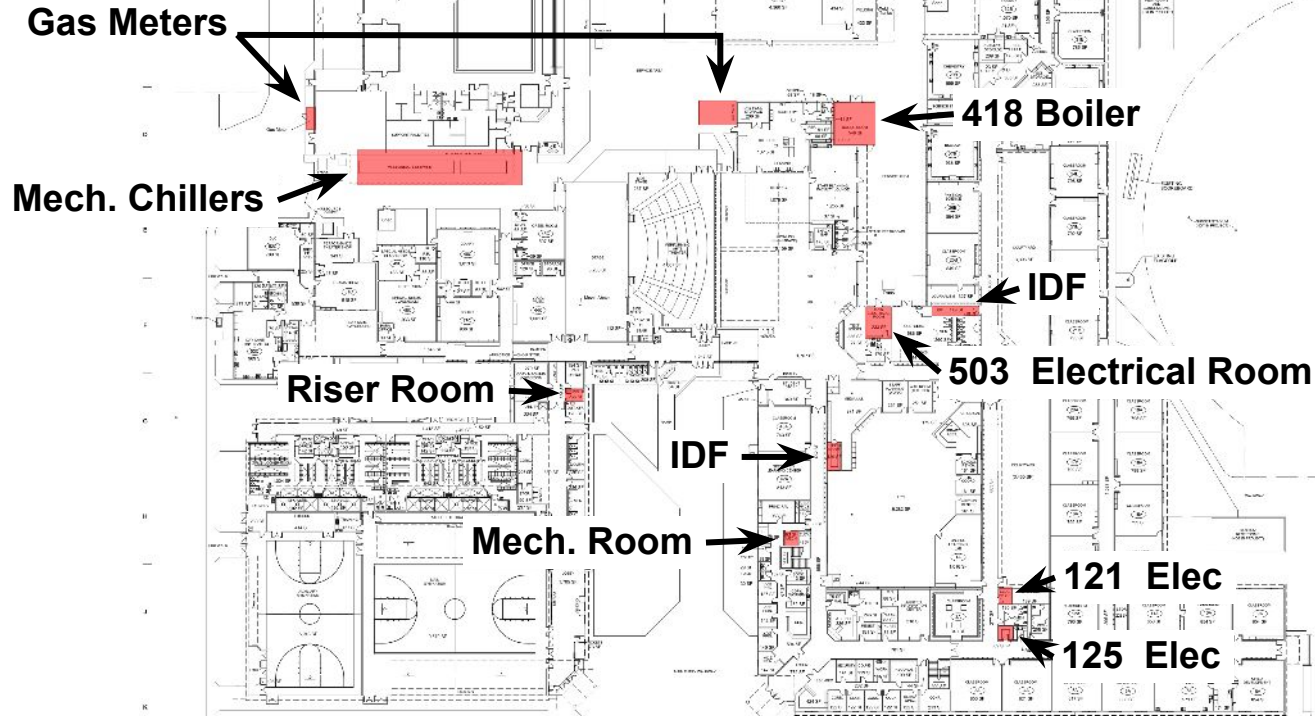
Description	Area (sf)	Teaching Stations
Admin	5,671	
Athletics	52,687	4
Circulation	17,017	
Commons	9,840	
Core Ed	31,540	36
CTE/FFA	20,940	12
LRC	9,200	
Music & Arts	8,397	
Other	13,885	5
PAC	7,749	
Special Ed	4,920	5
Support	1,504	1
Subtotal	183,350	63
Old Portables	6,000	8
TOTAL	189,350	71



Site Utilities



Key Building Elements



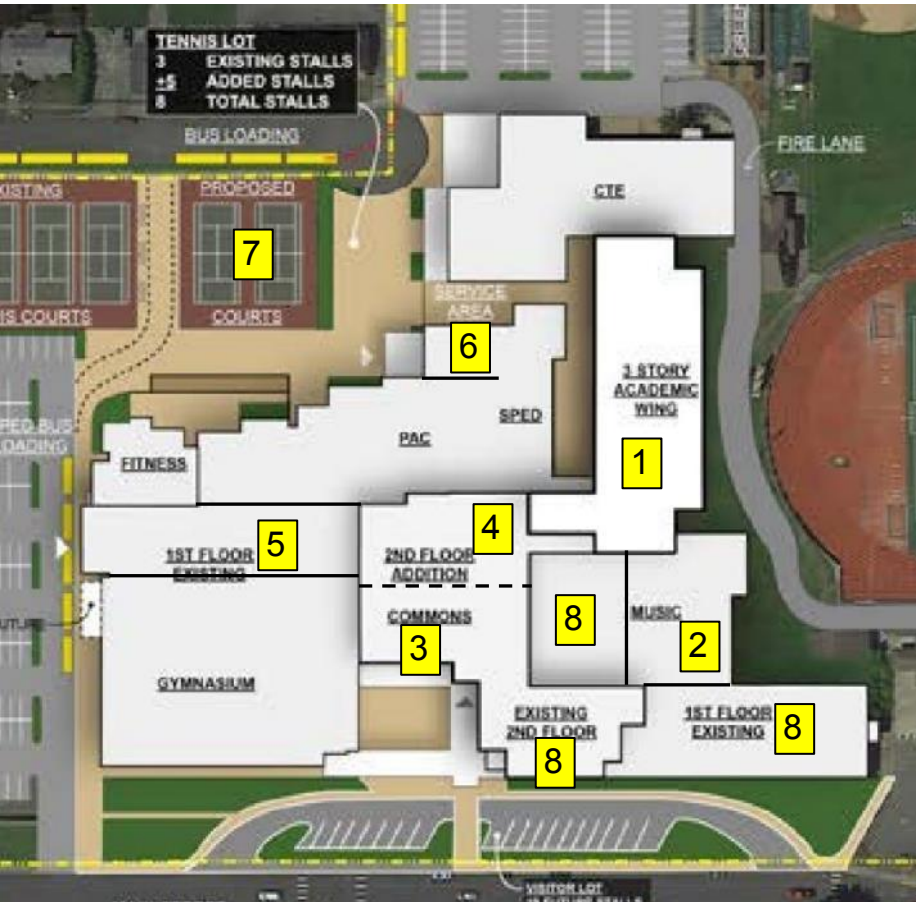
Bid Set SUMNER HIGH SCHOOL EXPANSION PROJECT Owner - Henry Luke School District No. 220	
BLRB architects TACOMA OFFICE OLYMPIA LUMI 1000 1 st Avenue, Suite 100 Tacoma, WA 98402 Phone: (253) 726-1111 Fax: (253) 726-1112 Email: info@blrb.com	
REFERENCE PLAN - EXISTING 1ST FLOOR	
Date: 05/18/2011 Project: 11-11	Sheet: 42.01
	AD2.01

As-Bid Design and Re-Tooled Concept

- As-Bid Design
- Re-Tooled Concept
- Area Comparison
- Cost Estimate
- Evaluation

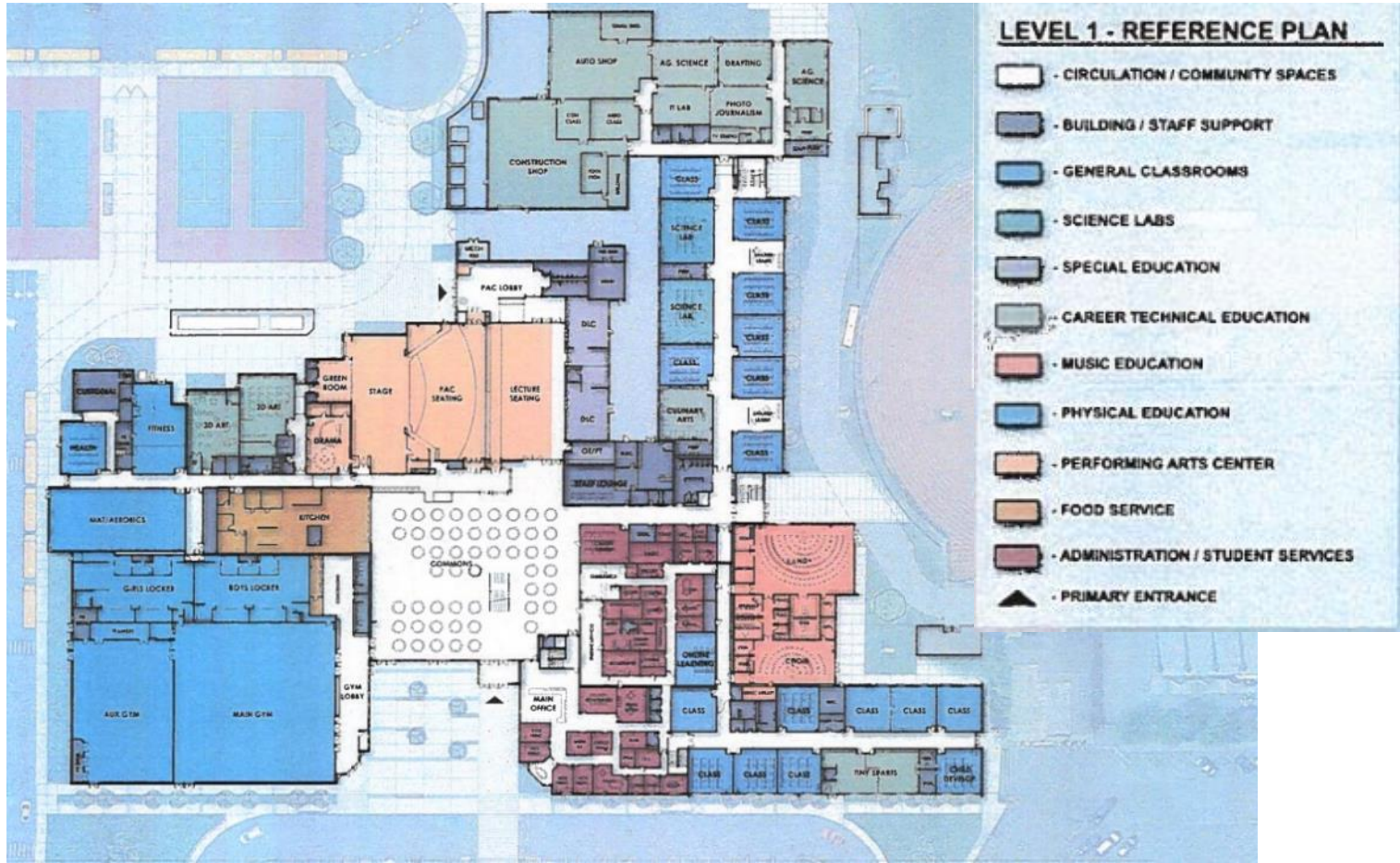


As-Bid Design



- 1) Demo single story classrooms, replace with 3-story classroom building
- 2) Demo single story classrooms, replace with Band & Choir
- 3) Demo portion of existing and build new Commons
- 4) Demo portion of existing and build new 2nd floor Library
- 5) Demo Band Room & build new Kitchen and Fitness areas
- 6) Demo Kitchen & provide new PAC entry.
- 7) Demo Pool & add 2 tennis courts & storm detention
- 8) Other existing building area remodels
- 9) System improvements

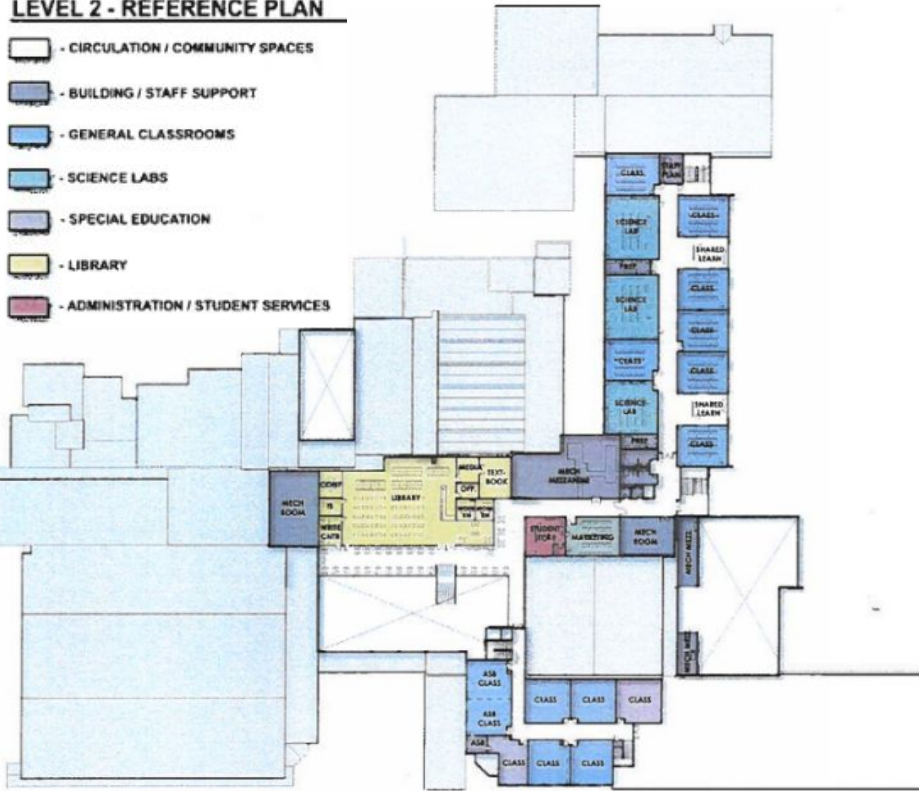
Level 1 Floor Plan



Level 2 & 3 Floor Plans

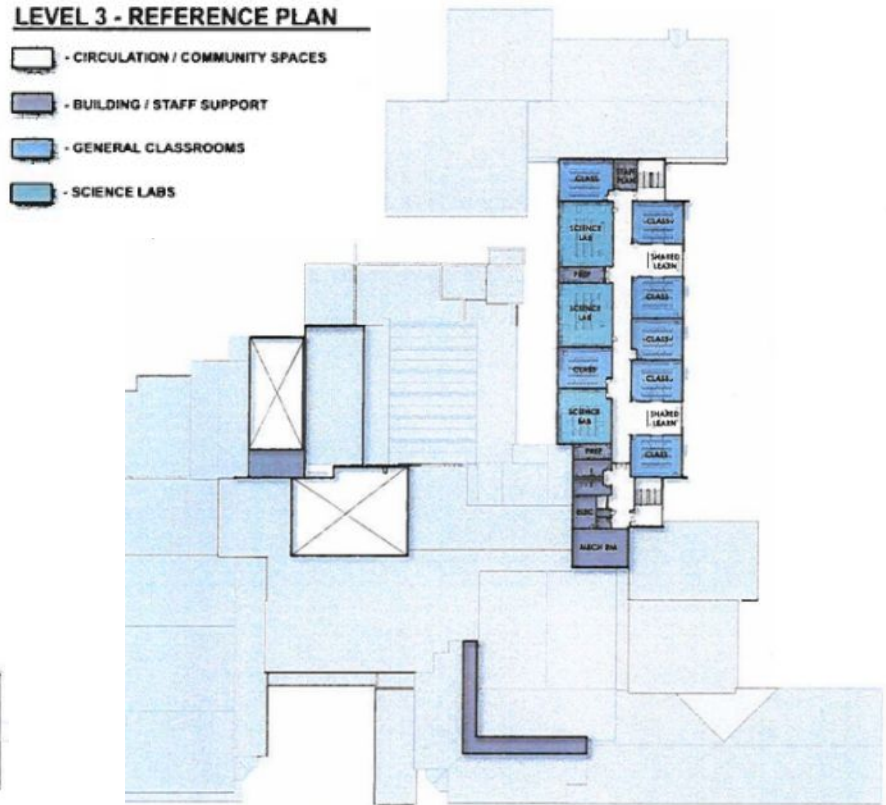
LEVEL 2 - REFERENCE PLAN

-  - CIRCULATION / COMMUNITY SPACES
-  - BUILDING / STAFF SUPPORT
-  - GENERAL CLASSROOMS
-  - SCIENCE LABS
-  - SPECIAL EDUCATION
-  - LIBRARY
-  - ADMINISTRATION / STUDENT SERVICES



LEVEL 3 - REFERENCE PLAN

-  - CIRCULATION / COMMUNITY SPACES
-  - BUILDING / STAFF SUPPORT
-  - GENERAL CLASSROOMS
-  - SCIENCE LABS



Re-Tooled Concept

Description

- Add 8 new Science classrooms (1-story)
- Add Commons
- New Kitchen and Band Rooms
- Remodel LRC & widen East/West Corridor
- Restroom upgrades
- Building infrastructure improvements
- Asset protection
- Required site work

Re-Tooled Concept

Goals

- Add Classrooms
- Reduce overcrowding
- Added Commons
- Widen East/West Corridor
- Enlarge Music area
- Restroom upgrades
- Improve entrance security
- Limited remodel
- Limited system upgrades
- Adjust scope to revised project budget

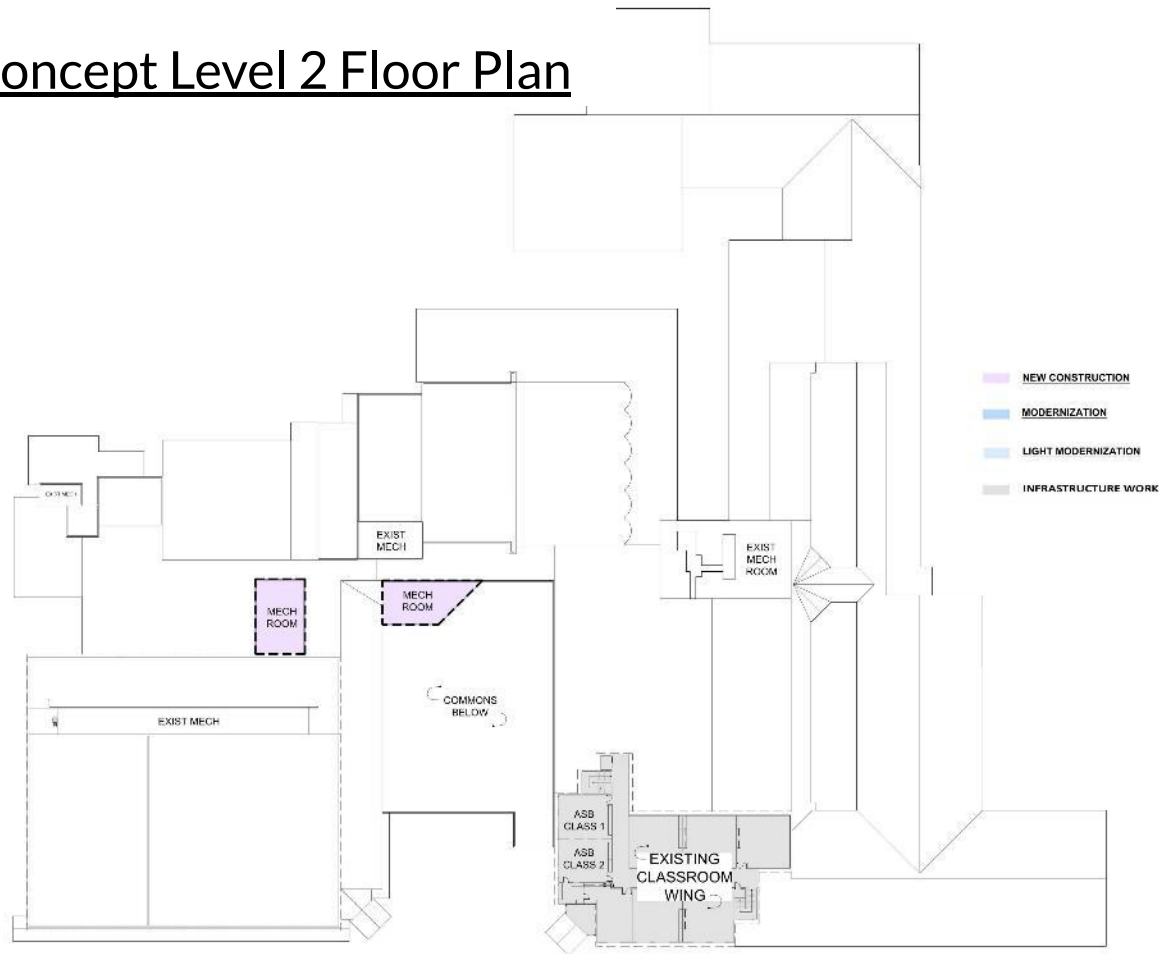
Re-Tooled Concept

-
- 1) Demo Pool & build new 1 story Science classrooms
- 2) Build Commons in existing courtyard (1 story, reduced size)
- 3) Demo existing Band area & build new Band room & Fitness
- 4) Demo existing Kitchen & build new Kitchen & PAC entry
- 5) Remodel LRC & main E/W Corridor.
- 6) Create secure entry lobby
- 7) Bus loading per original design
- 8) Misc. area remodels
- 9) System improvements

Re-Tooled Concept Level 1 Floor Plan



Re-Tooled Concept Level 2 Floor Plan



Area Comparison

Area	Existing	Re-Tooled	As-Bid
Current Building	183,350 sf	183,350 sf	183,350 sf
New Space Added		22,650 sf	51,922 sf
SubTotal	183,350 sf	206,000 sf	235,272 sf
Demolition & Replace		27,393 sf	70,393 sf
Total	183,350 sf	206,000 sf	235,272 sf

Cost Estimates

Description	As-Bid Design	Re-Tooled Concept	Notes
1 Site Work	\$ 5.0	\$ 5.0	On-site: \$3.5M, off-site \$1.3M
2 New Classroom Building Stand-Alone (8 Rms-1 Story)	\$ -	\$ 8.4	Approximately 17,200 sf
3 SHS Modernization Commons & Other New Construction Restroom Upgrades Building Infrastructure Library Hallway Widening Asset Protection Renovations Subtotal	\$ 39.0 \$ 0.3 \$ 5.3 \$ 0.5 \$ 2.0 \$ 17.5 \$ 64.6	\$ 12.0 \$ 0.6 \$ 5.3 \$ 0.5 \$ 2.0 \$ 9.8 \$ 30.2	Approximately 27,600 sf (Commons, Kitchen, Band) Fire alarm, security, generator, AV, FP, etc. Existing building exterior envelope protection
TOTAL	\$ 69.6	\$ 43.6	\$ in Millions (M)
Portables	\$ 1.9	\$ 1.9	In separate budget

Re-Tooled Concept Evaluation

Re-Tooled Concept Goals	Met / Not Met Evaluation
Add Classrooms	Yes (8 to replace 8 portables)
Reduce Overcrowding	Yes
Add Commons	Yes
Widen East/West Corridor	Yes
Enlarge Music Area	Yes
Restrooms Upgrades	Yes
Improve Entrance Security	Yes
Limited Remodel	Yes (amount depends on sf of new)
Limited System Upgrades	Yes
Adjust Scope to Revised Project Concept	Yes

Re-Tooled Concept Evaluation

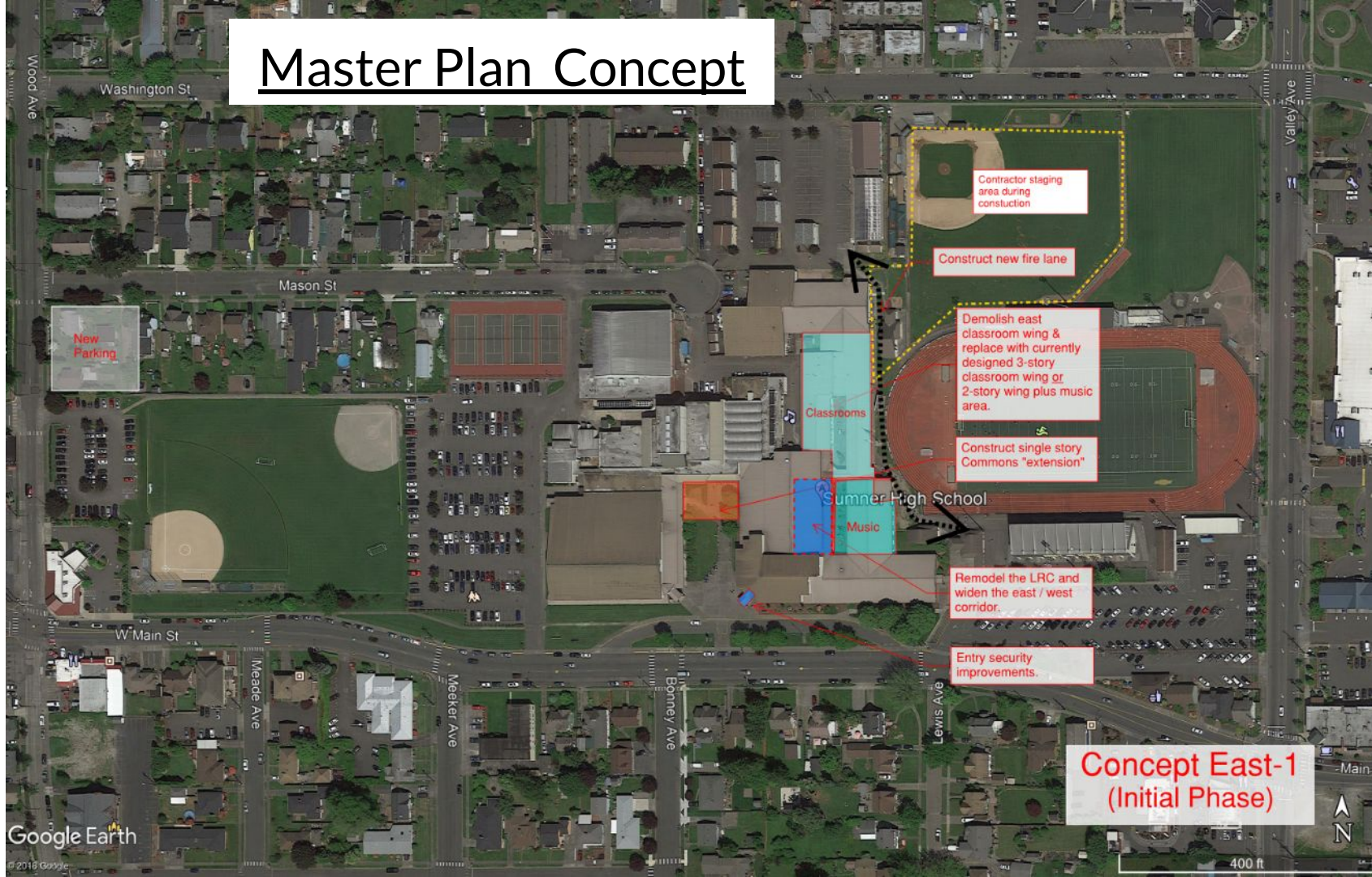
Additional Project Objectives	Met / Not Met Evaluation
Reduce Project Complexity	Yes, but Kitchen demo, Music demo, and remodel scope still make project difficult
Simplify Construction Phasing	Yes
Make Project Attractive to Bidders	Yes, (may separate new construction from modernization)
Pool Consideration	Removes Pool
Improvements Should Anticipate Future Development	Yes/No: ▪ Classroom location can work with future development ▪ New Kitchen and Music may be impediment to future development ▪ Common design should consider adaptability ▪ Modernization upgrades may be unnecessary in Master Plan Concept Options

QUESTIONS/DISCUSSION

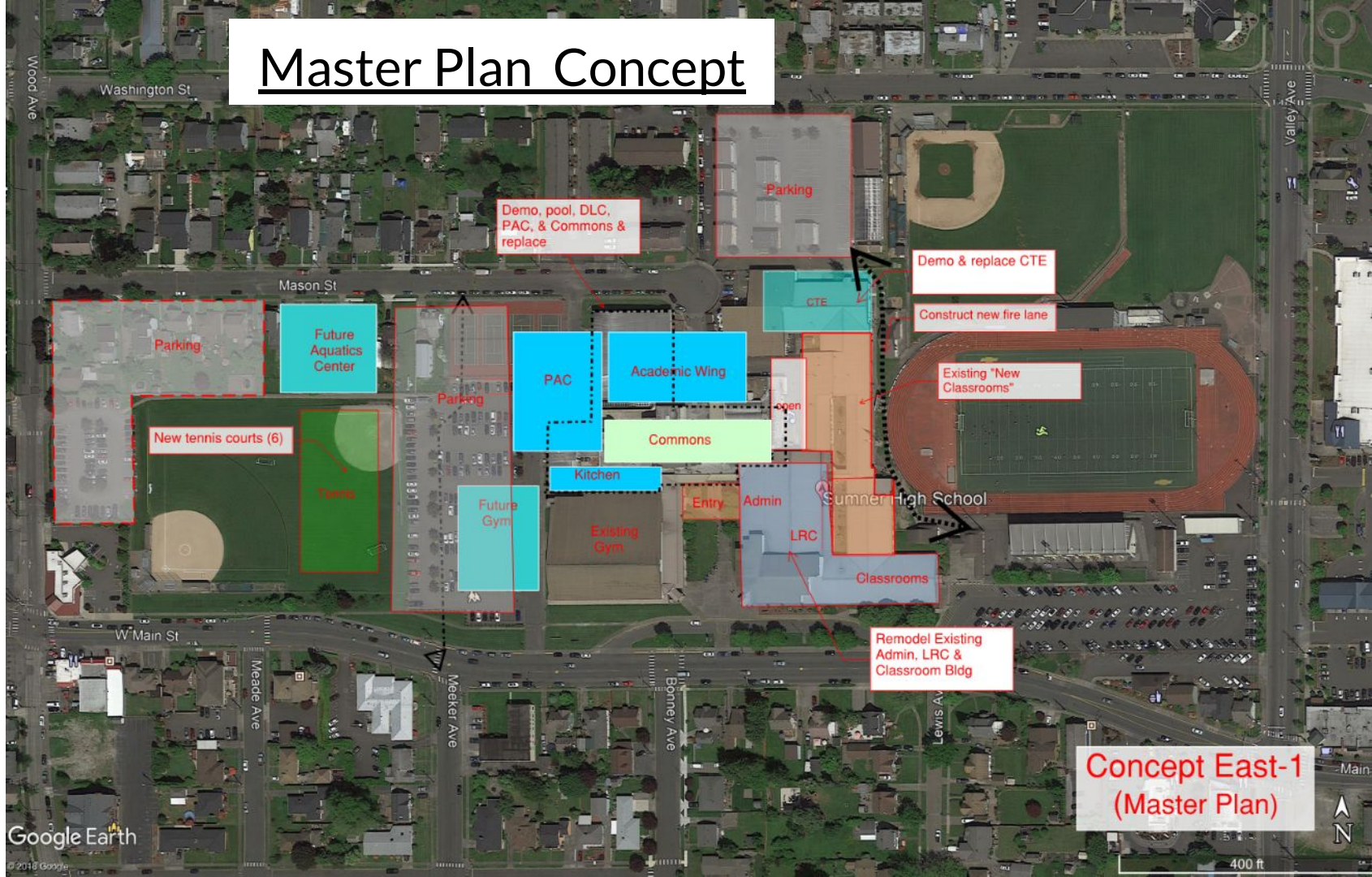
Master Plan Concepts

- East – (demo, build & modernize: East anchor)
- Center – (build new independent building with some demo/replacement and modernization)
 - Locate with consideration of future building phases
 - Make select modernization choices
- West – (build new facilities toward the west)
 - Minimize modifications to existing
 - Build new facilities primarily west of existing
 - Demo existing school

Master Plan Concept

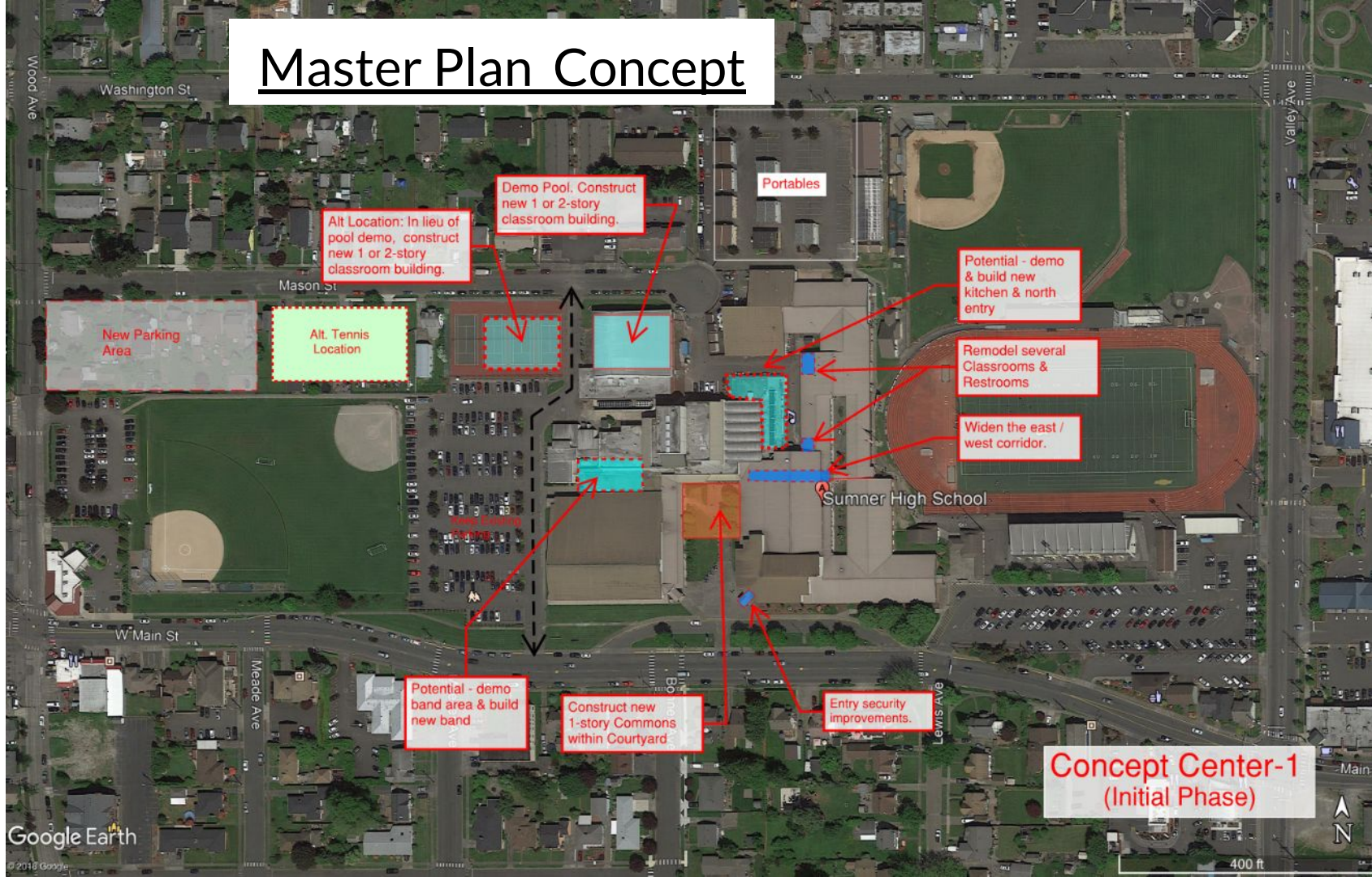


Master Plan Concept



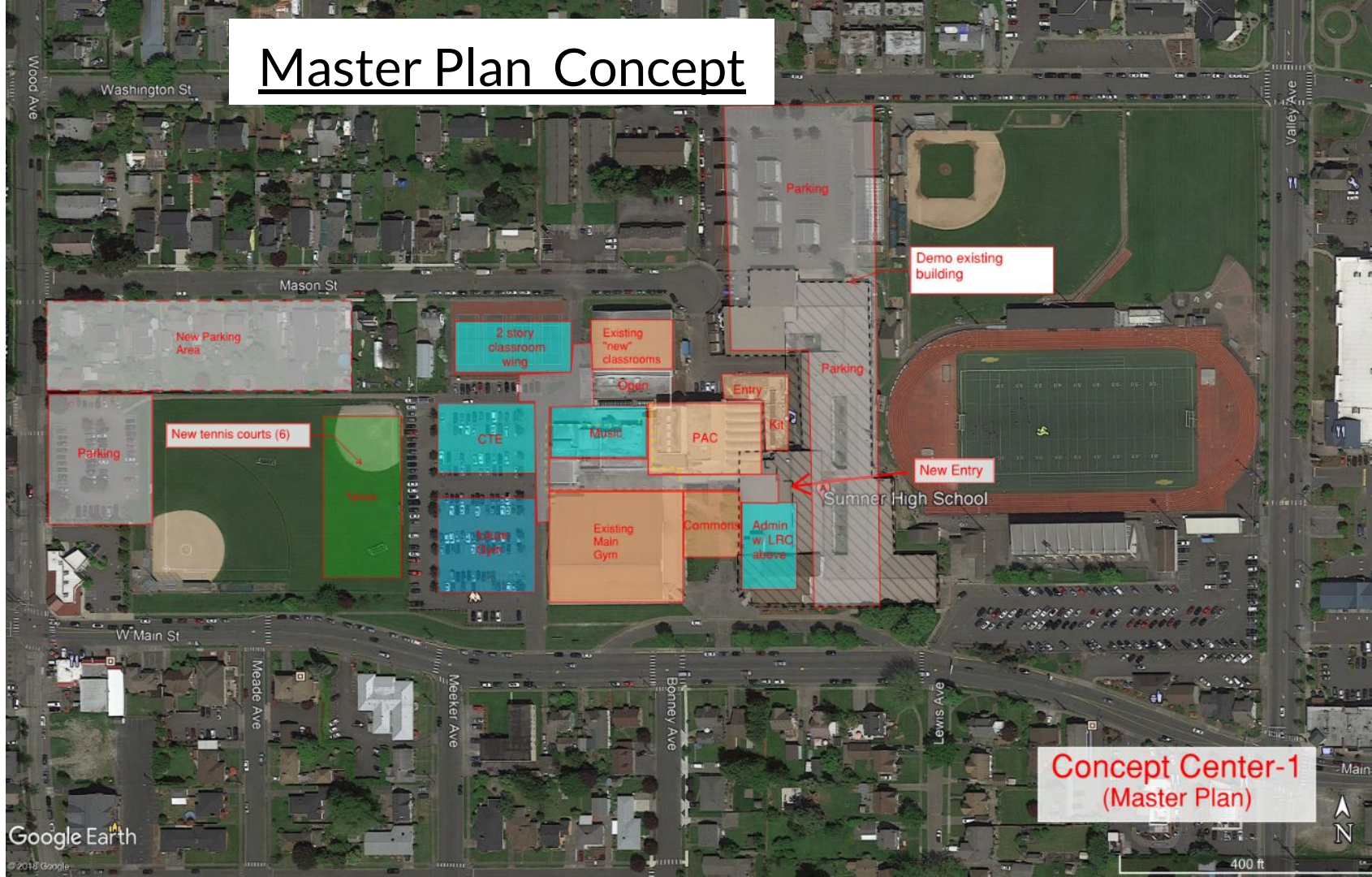
Concept East-1
(Master Plan)

Master Plan Concept



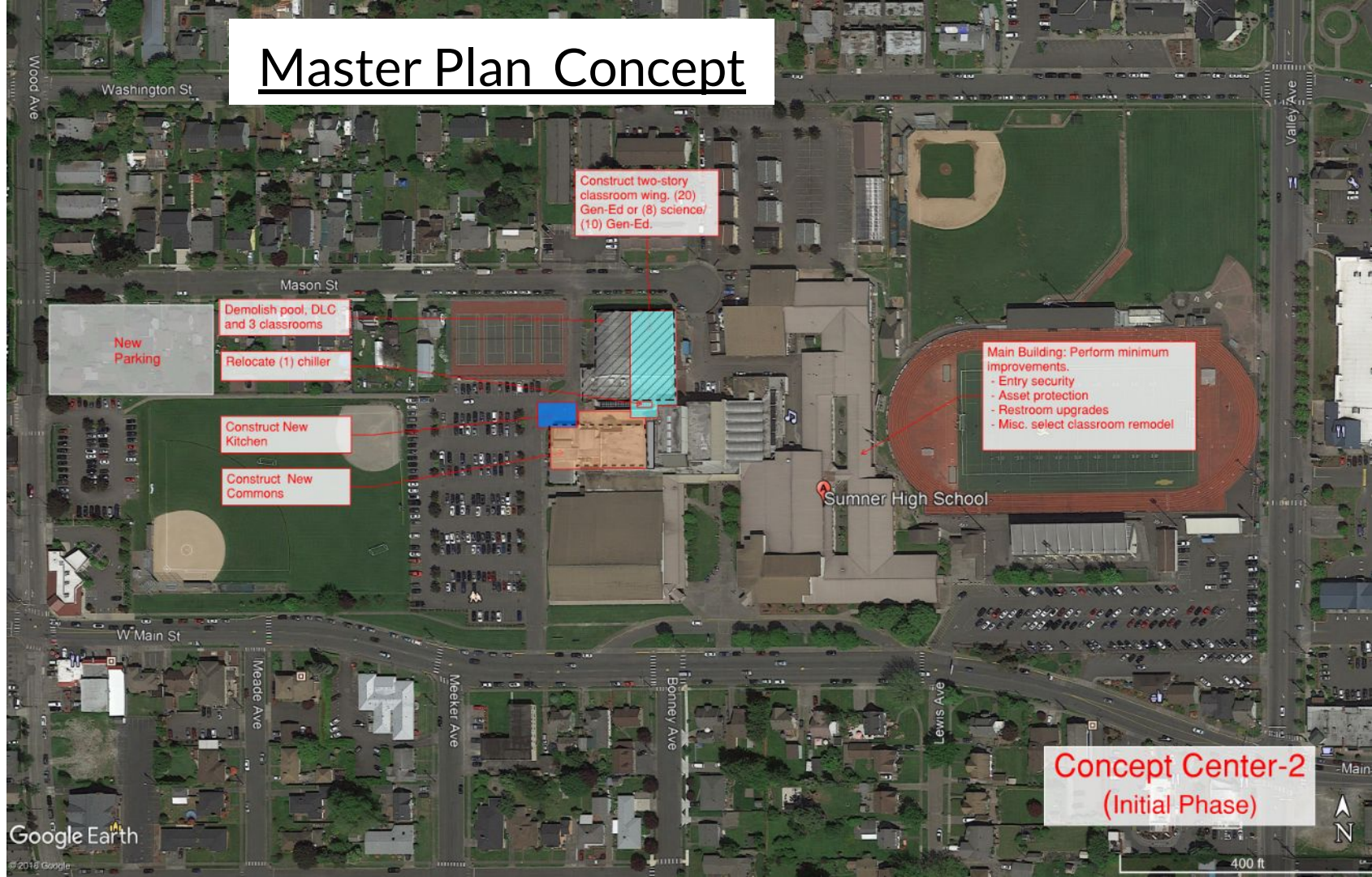
Concept Center-1
(Initial Phase)

Master Plan Concept

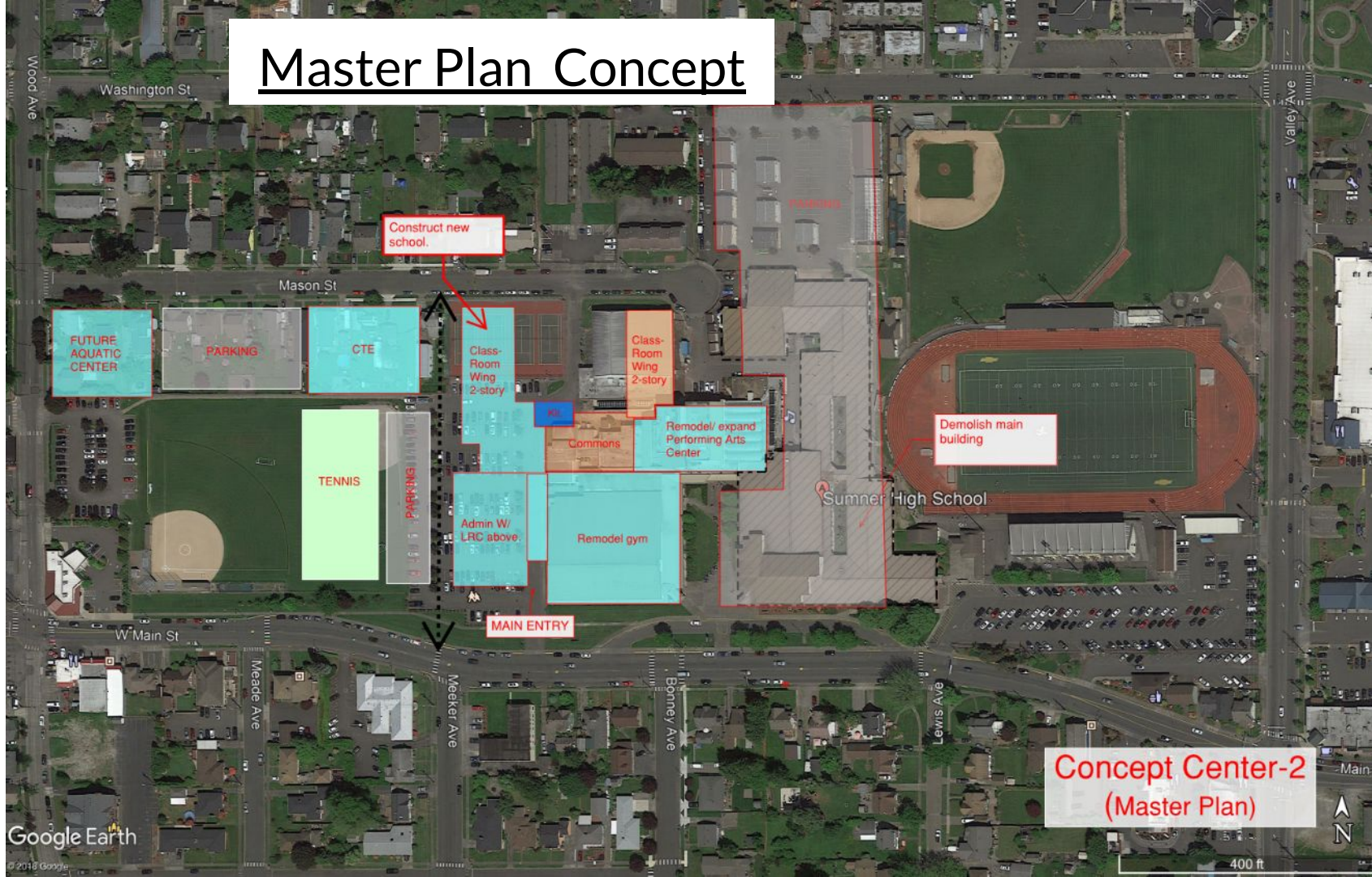


Concept Center-1
(Master Plan)

Master Plan Concept



Master Plan Concept



Concept Center-2
(Master Plan)

Master Plan Concept

Portables

Asset Protection

Other miscellaneous improvements as may be deemed necessary or prudent

Sumner High School

Entry security improvements

Concept West-1
(Initial Phase)

Master Plan Concept

An option could be to build a science classroom wing in the initial phase at this location and move CTE to the west in lieu of the Science wing

Demo pool, DLC & Music

Portables

Interim school parking during Construction

Construction staging and parking

SCIENCE 2 STORY

KITCHEN

CTE WING

CLASSRM 2 STORY

COMMONS

PAC/ DRAMA/ MUSIC

CLASSRM 2 STORY

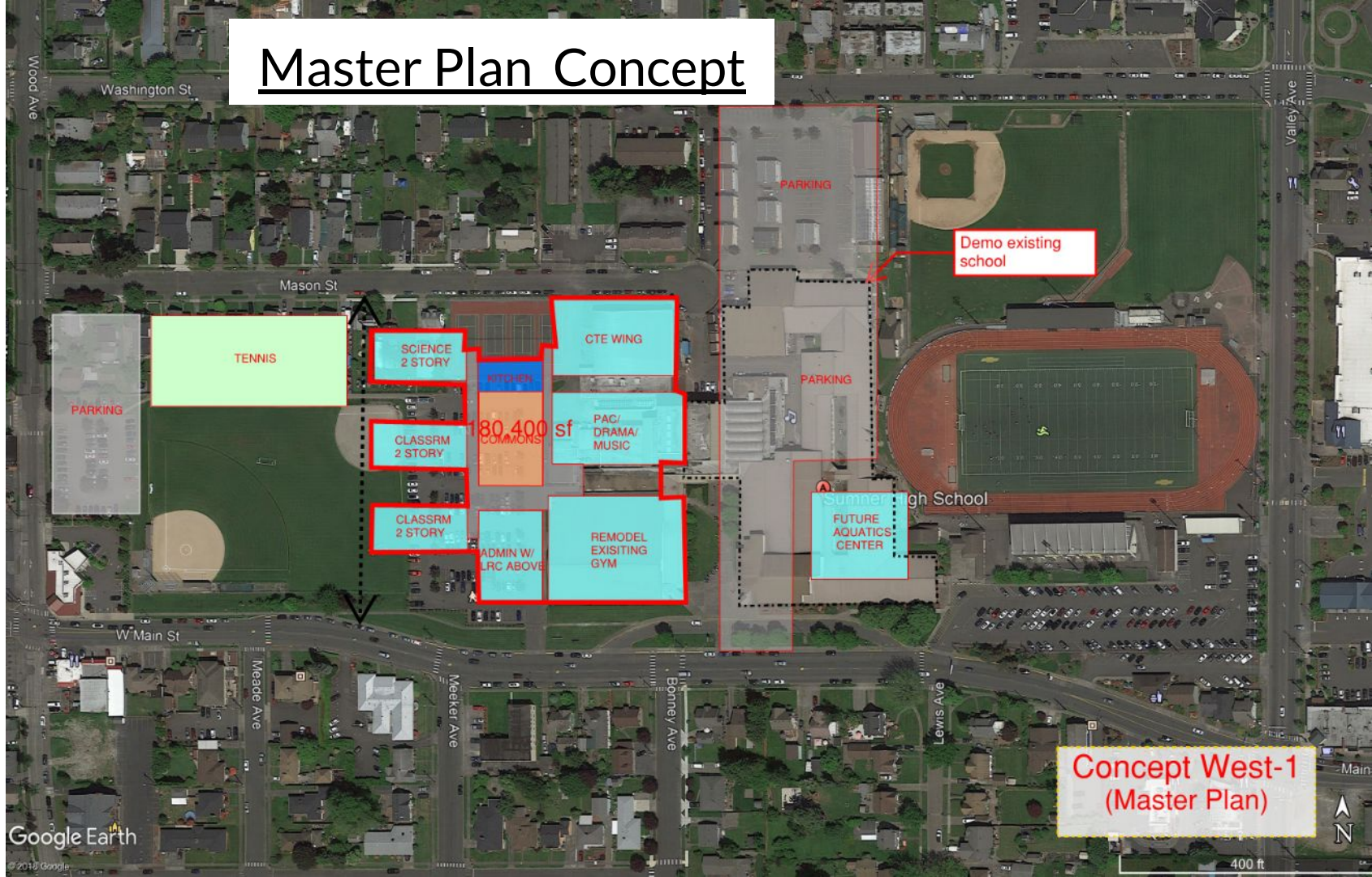
ADMIN W/ LRC ABOVE

REMODEL EXISITING GYM

Sumner High School

Concept West-1
(Construction Phase)

Master Plan Concept



Master Plan Concept

Portables

Asset Protection

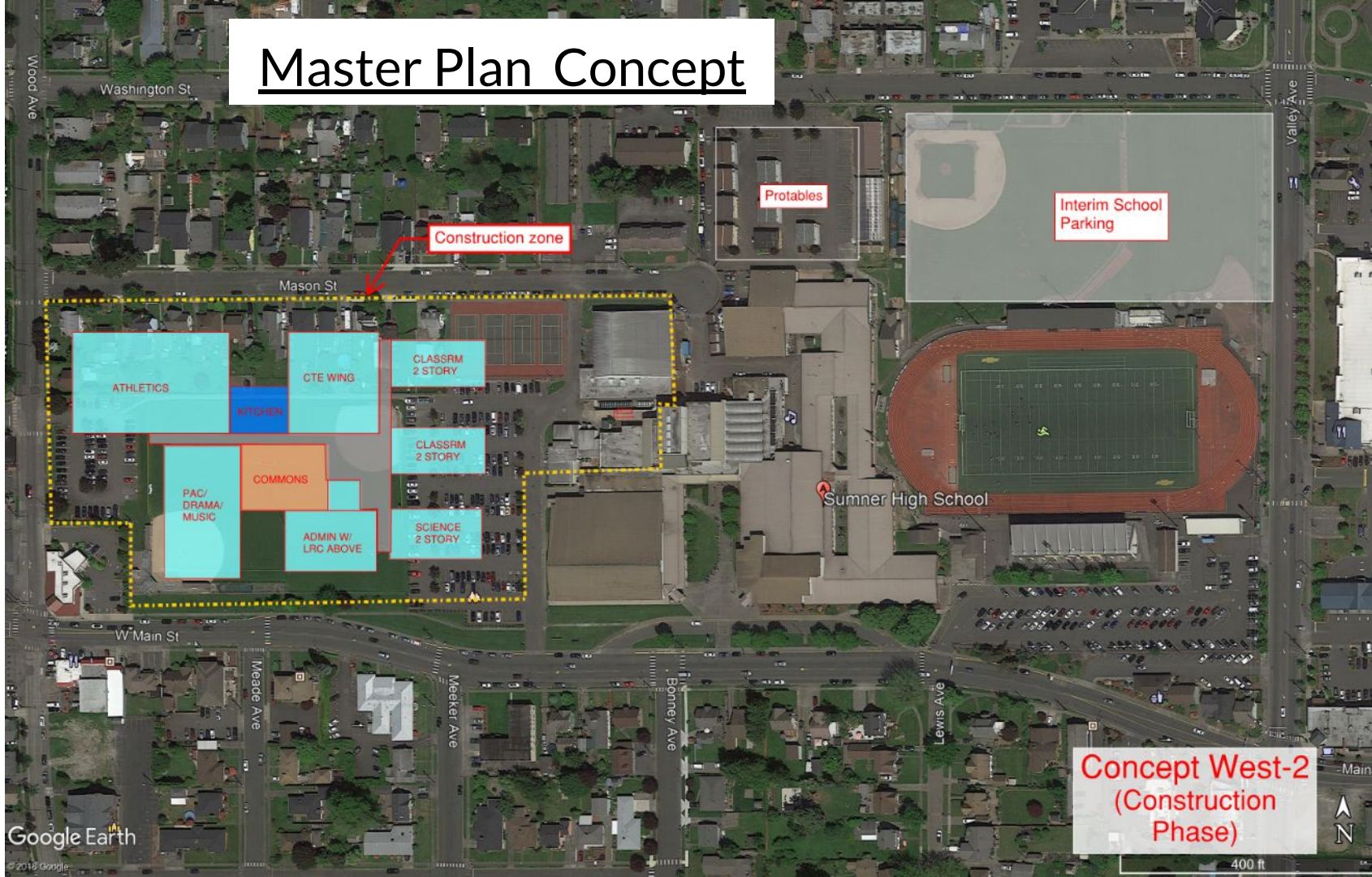
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Sumner High School

Entry security improvements

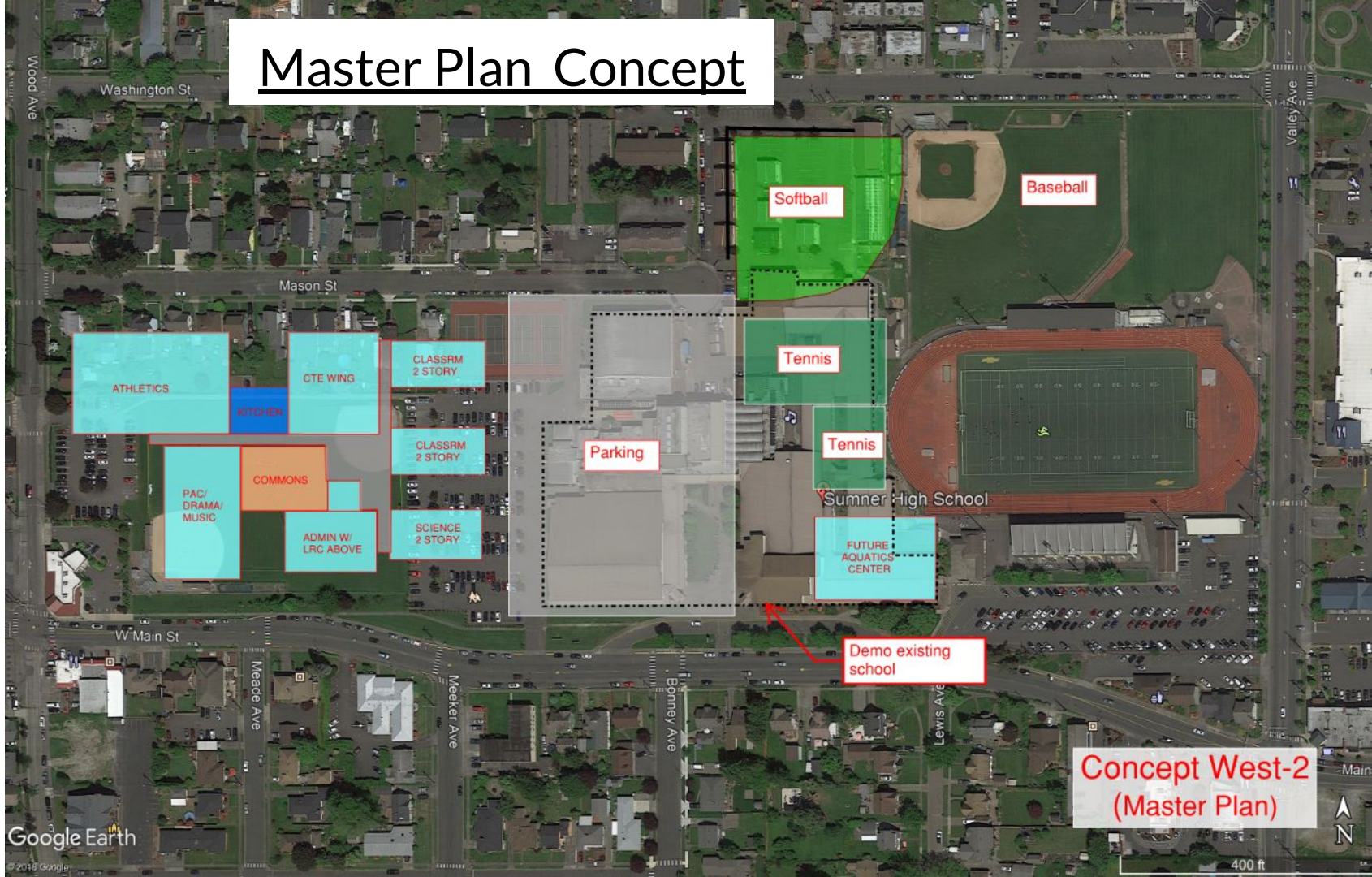
Concept West-2
(Initial Phase)

Master Plan Concept



Concept West-2
(Construction
Phase)

Master Plan Concept



Concept West-2
(Master Plan)

QUESTIONS/DISCUSSION



Meeting Recap

- Action items
- Next meeting: April 30, 2019

