

End of Summer...Endings & Beginnings

Bellingham Public Schools New District Office

*Design Advisory Committee Meeting
August 25, 2020*

Today's Agenda

1. Opening – 15 min
 - Agenda review, process timeline, goals
2. Building Massing Options – 20 min
3. Adjacencies & Circulation – 75 min
 - Adjacency review from 7-28 meeting & design team key takeaways- 5 min
 - Adjacency options for each building – 20 min
 - Pros & Cons of each option – 5 min
 - Break – 5 min
 - Break-out group discussion – 15 min
 - Report out and discussion – 25 min
4. Closing – 10 min

↓ Today's Meeting

BPS New District Office Review & Decision Matrix for Project

Program & Site Phase 1		Site & Workplace Components Phase 1		Concept Design & Preliminary Planning Phase 1		Concept Design & Preliminary Planning Phase 1		End of Phase 1								
End of June 6/25/2020 DAC Mtg 1	◆	Approval Responsibility	End of July 7/28/2020 DAC Mtg 2	◆	Approval Responsibility	Mid August 8/11/2020 DAC Mtg 3 Sign-off	◆	◆	Approval Responsibility	End of August 8/25/2020 DAC Mtg 4 Sign-off	◆	◆	Approval Responsibility	End of September 9/22/2020 End of Phase Sign-off (9-22)	◆	Approval Responsibility
Kick-off charette			Kick-off charette			Kick-off charette				Kick-off charette				Kick-off charette		
Engagement plan			Engagement plan			Engagement plan				Engagement plan				Engagement plan		
Engagement activities			Engagement activities			Engagement activities				Engagement activities				Engagement activities		
Design Goals			Design Goals			Design Goals				Design Goals				Design Goals		
Site Analysis			Site Analysis			Site Analysis				Site Analysis				Site Analysis		
Macro Program			Macro Program			Macro Program				Macro Program				Macro Program		
Massing Studies			Massing Studies			Massing Studies				Massing Studies				Massing Studies		
Adjacencies			Adjacencies			Adjacencies				Adjacencies				Adjacencies		
Circulation Studies			Circulation Studies			Circulation Studies				Circulation Studies				Circulation Studies		
Building Concept			Building Concept			Building Concept				Building Concept				Building Concept		
Bldg Systems outline			Bldg Systems outline			Bldg Systems outline				Bldg Systems outline				Bldg Systems outline		
Cost model (concept)			Cost model (concept)			Cost model (concept)				Cost model (concept)				Cost model (concept)		
Concept Space plan'g			Concept Space plan'g			Concept Space plan'g				Concept Space plan'g				Concept Space plan'g		
Sustainability Goals			Sustainability Goals			Sustainability Goals				Sustainability Goals				Sustainability Goals		
Site Planning			Site Planning			Site Planning				Site Planning				Site Planning		
Exterior aesthetic vision			Exterior aesthetic vision			Exterior aesthetic vision				Exterior aesthetic vision				Exterior aesthetic vision		



Present for decision

Start considering now

Present current progress

To be considered later

Already signed off

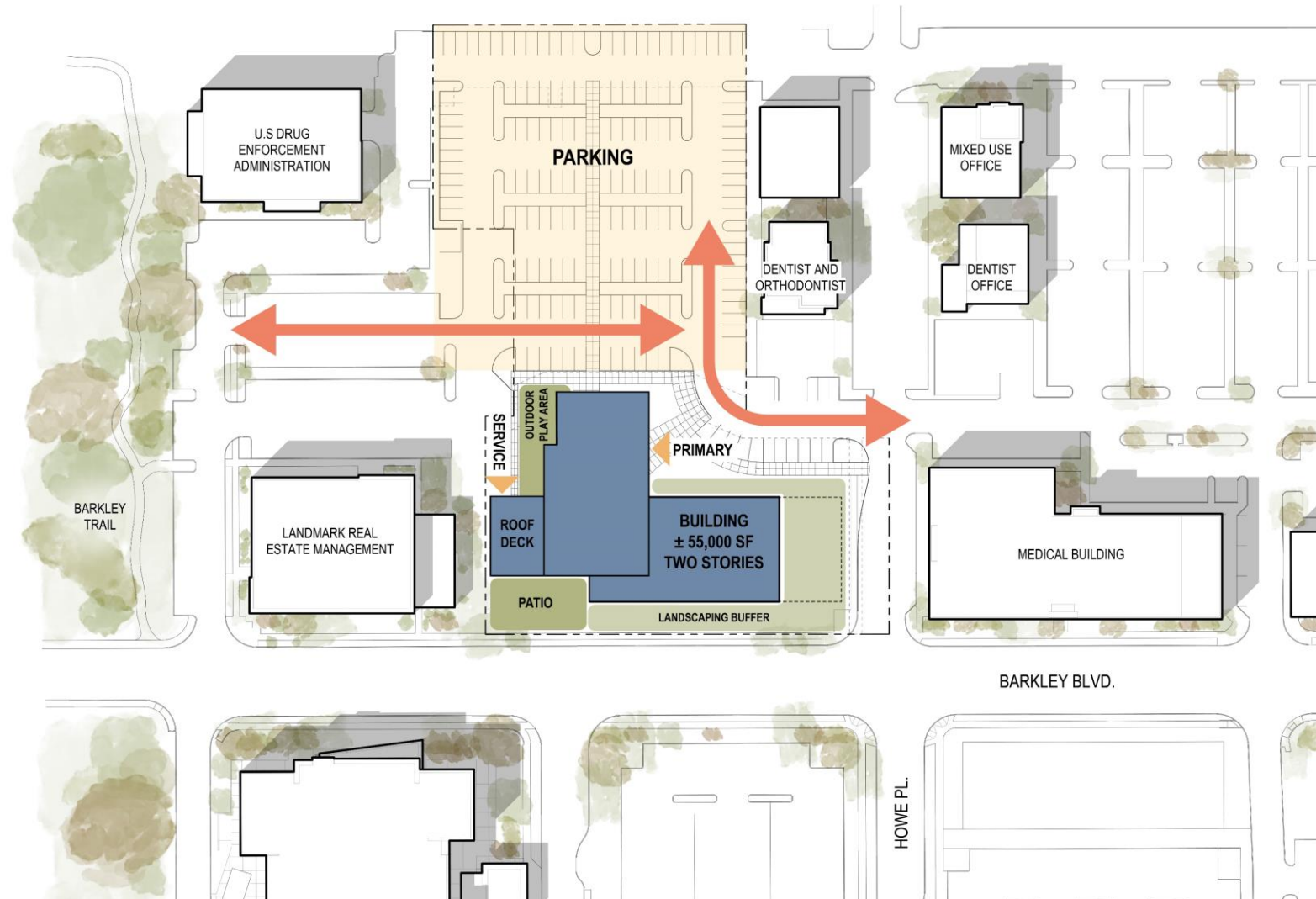
Goals



Building Options

In this section, we will discuss two alternatives for Building Massing

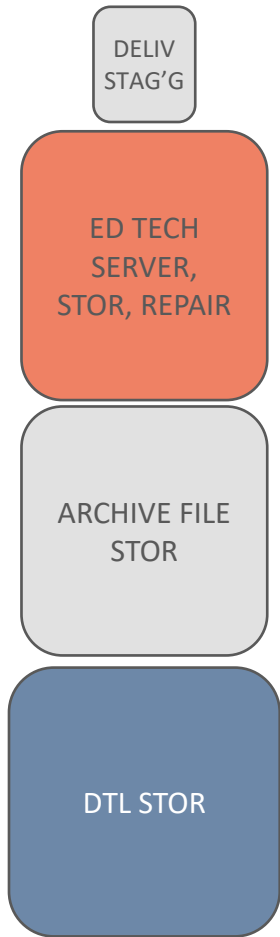
Site Option 2



Adjacencies

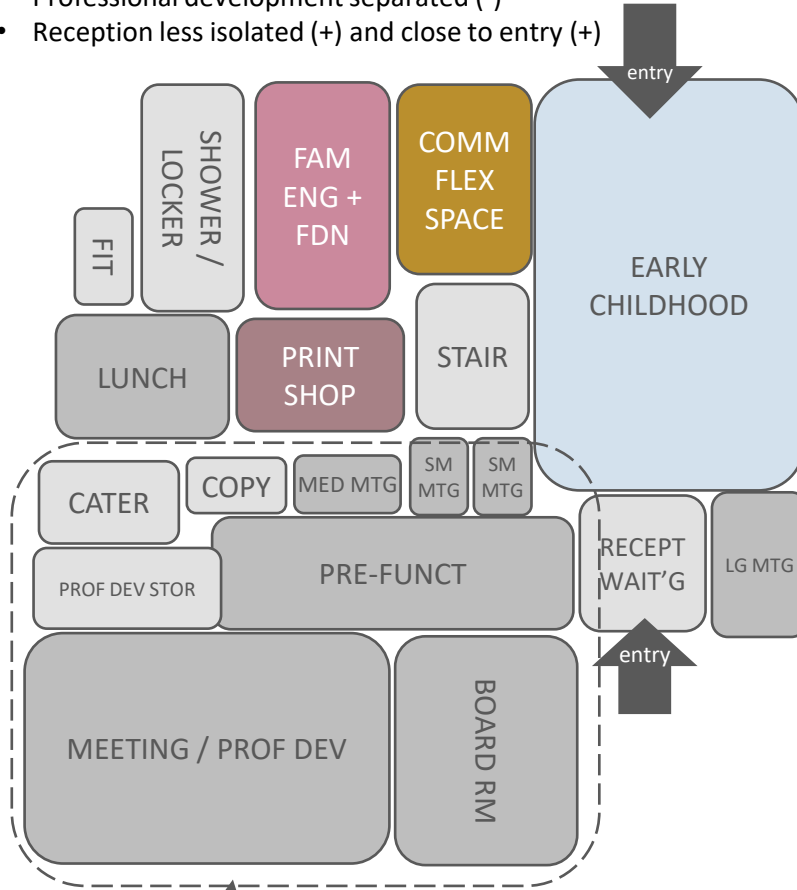
In this section, we will start the conversation about adjacencies.

- Ed Tech server, storage & repair shop only



LOWER LEVEL
~6,500 USF

- Only 1 district department on this floor (-) or (+)?
- Employee amenities – lunch, fitness, showers & lockers all on one floor with potential access to outdoors (+)
- Catering also near lunch for potential synergies
- Early childhood center more integrated and visible (+)
- Board room part of conf center (+)
- Professional development separated (-)
- Reception less isolated (+) and close to entry (+)

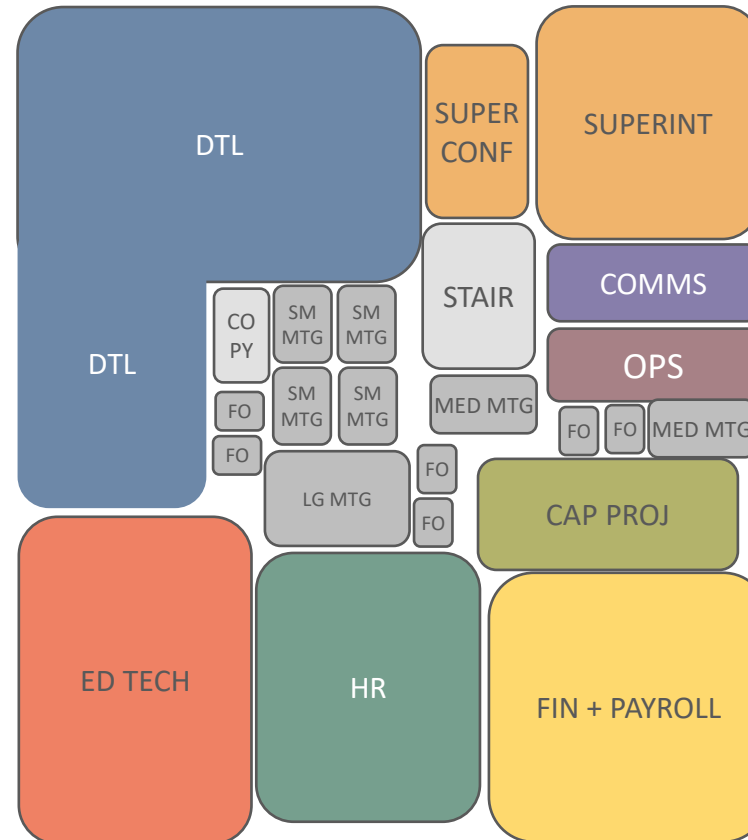


Conf Ctr
Spaces

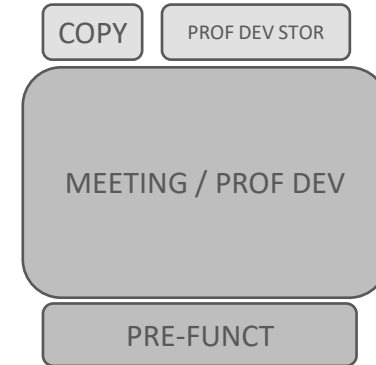
FLOOR 1
~17,150 USF

Adjacency Study C

- Help desk and most Ed Tech staff together (+)
- All department on 1 floor except Fam Engage (+)
- HR & Fin/Payroll separated from Reception (-)



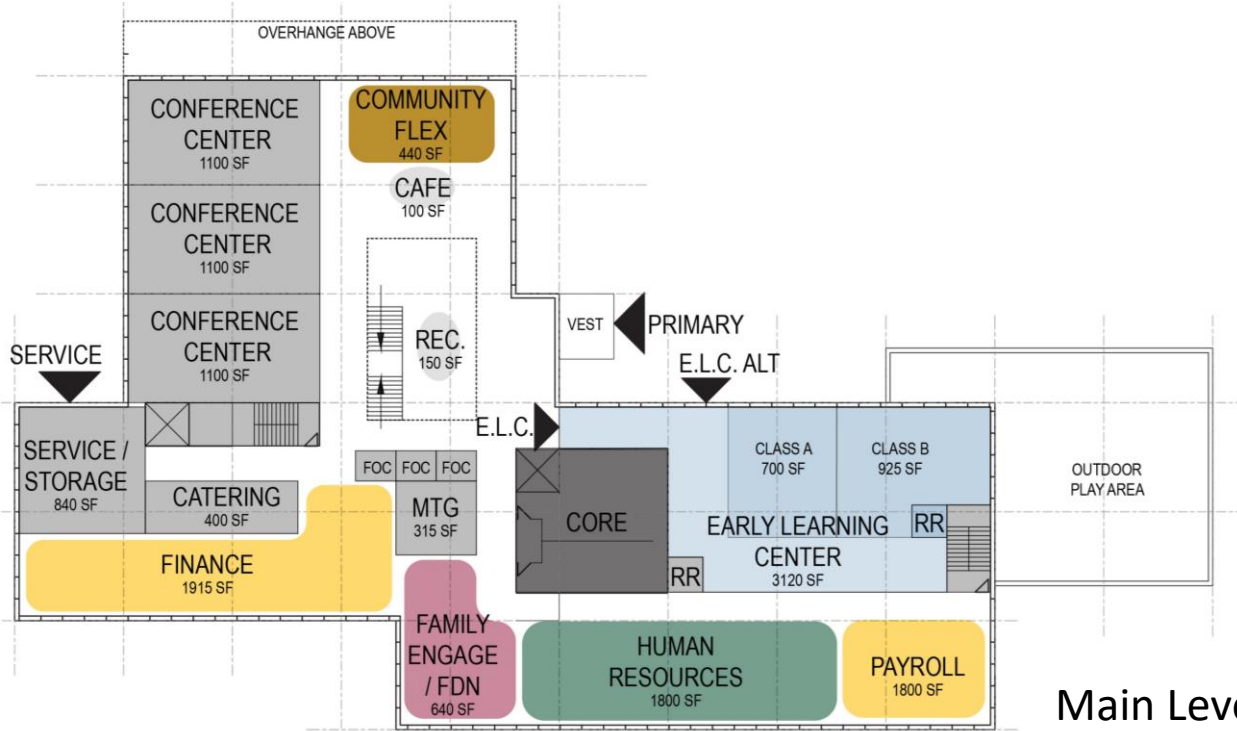
FLOOR 2
~16,100 USF



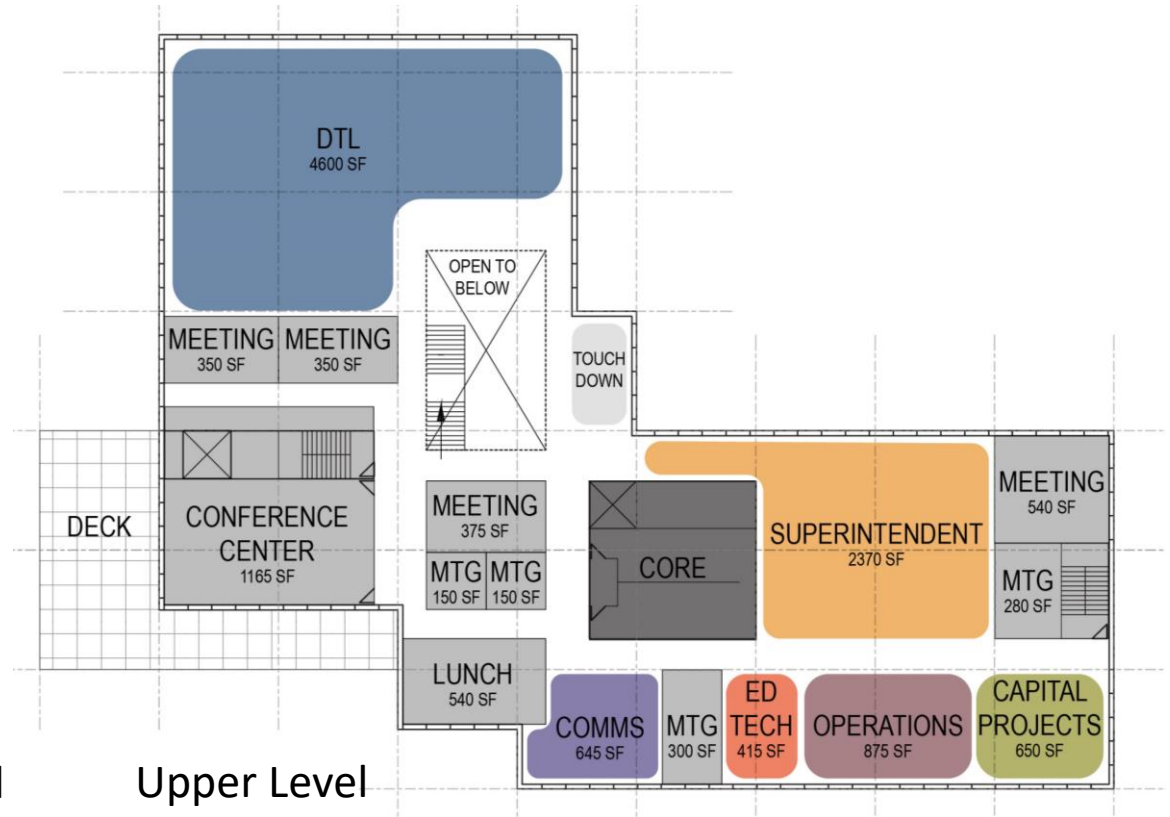
- Awesome meeting space with lots of potential daylight (+)
- Infrastructure (RR, stairs, elevator required for this function on the roof) (-)
- More challenges & high cost for this on roof (-)
- Less flexibility separating conf center (-)

ROOFTOP
~4,800 USF

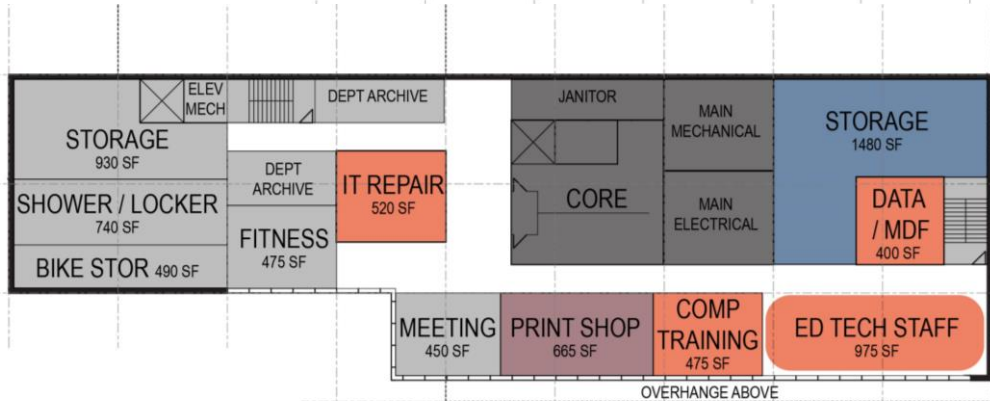
Building Option A



Main Level

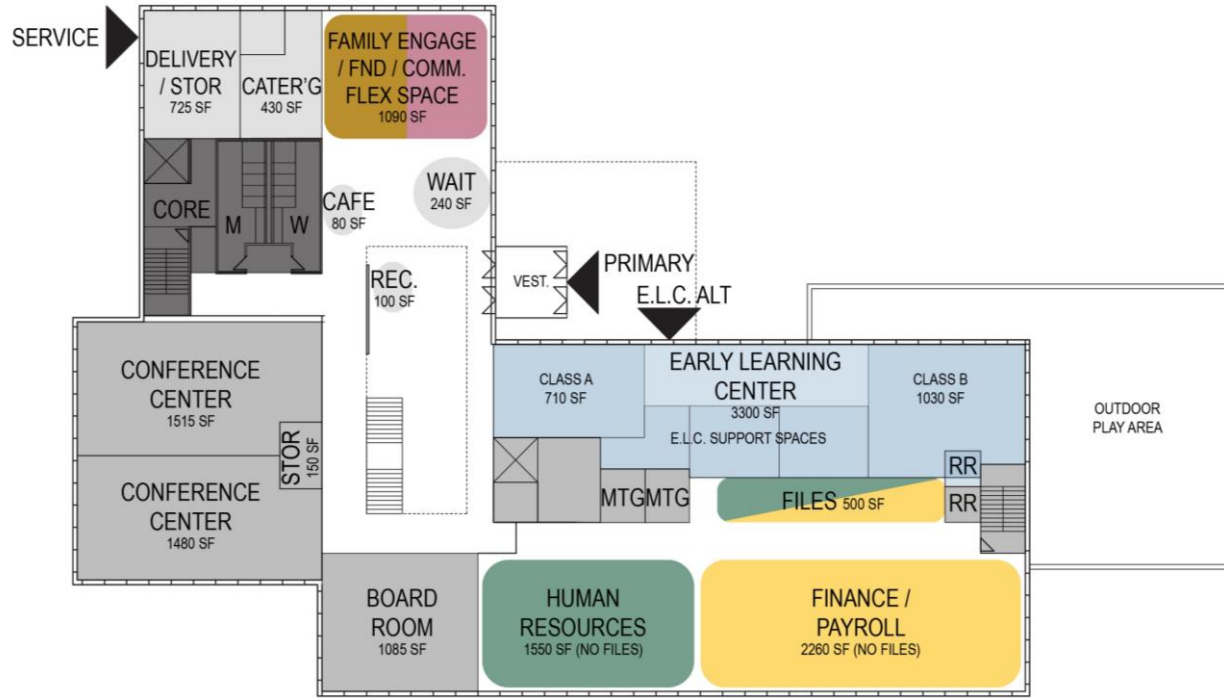


Upper Level

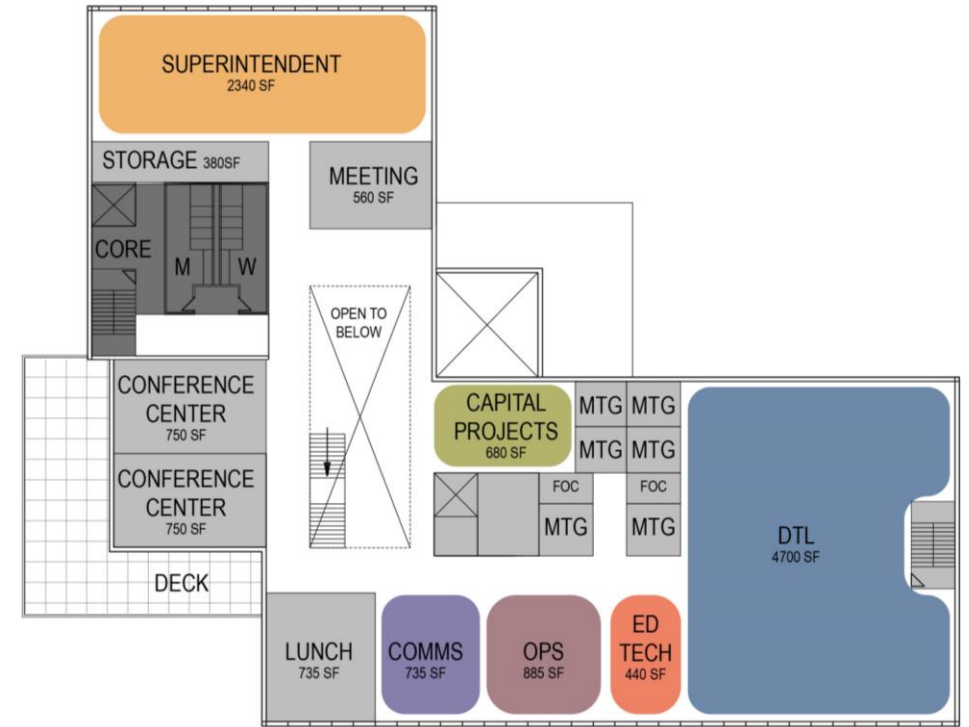


Lower Level

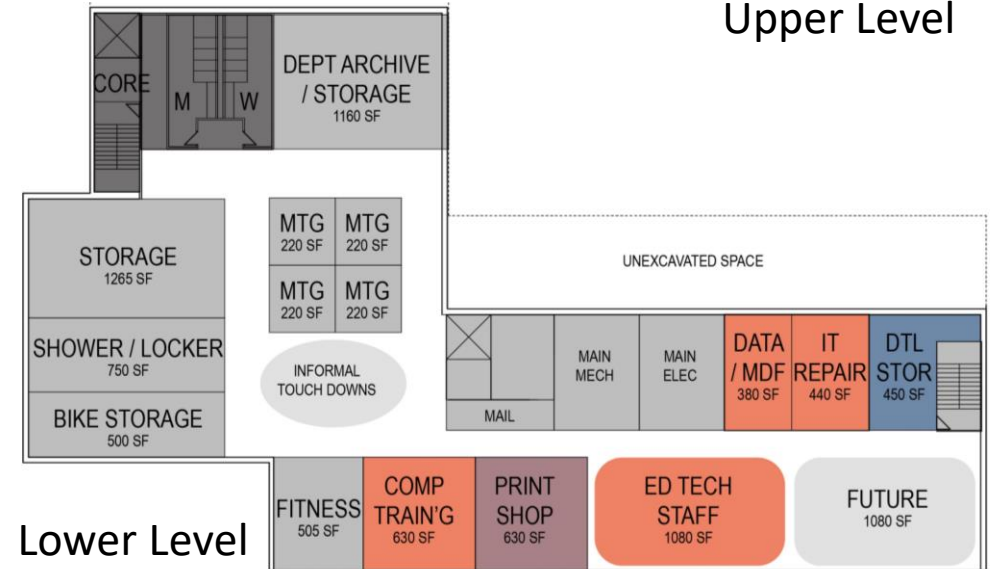
Building Option B



Main Level

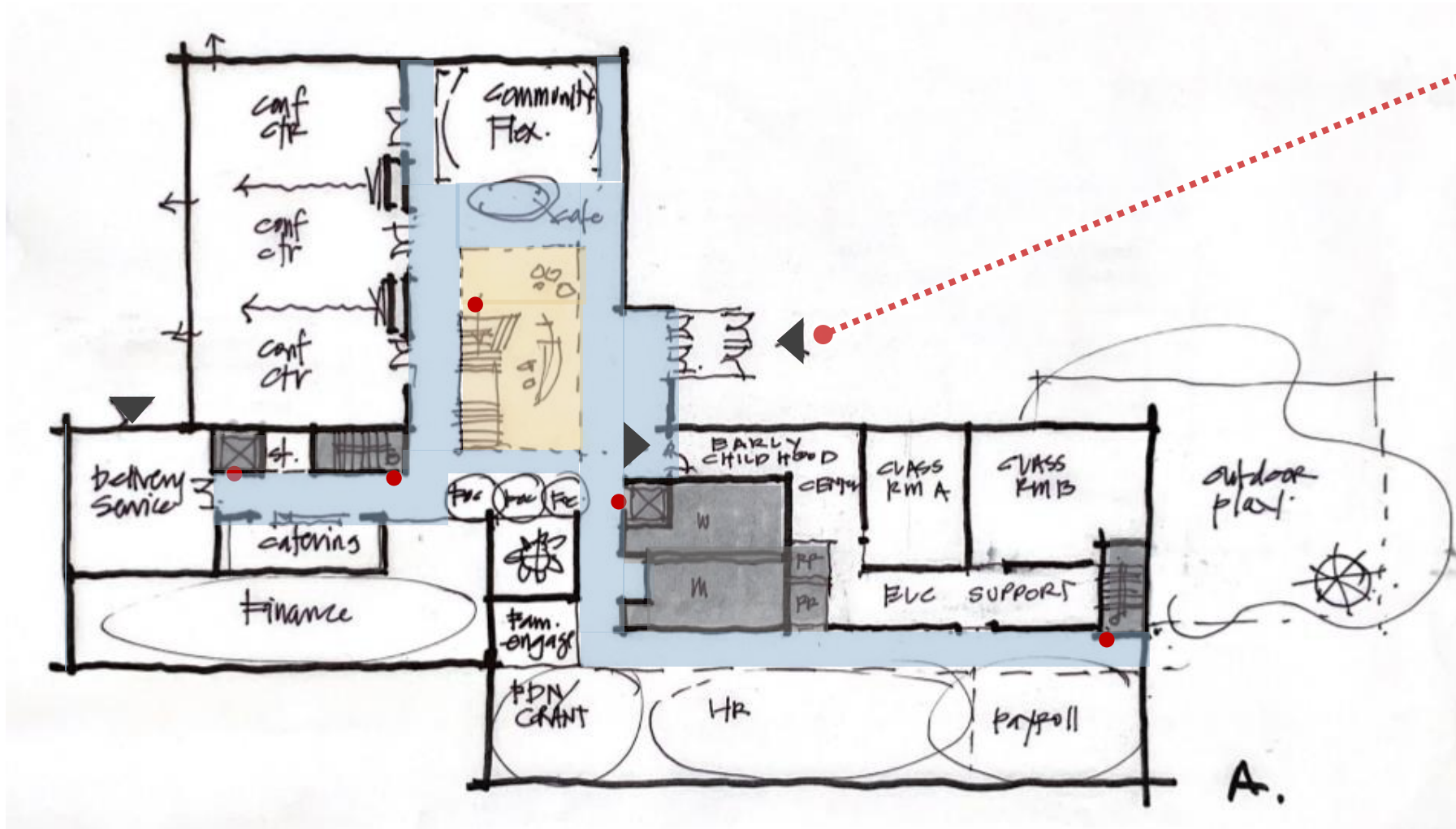


Upper Level



Lower Level

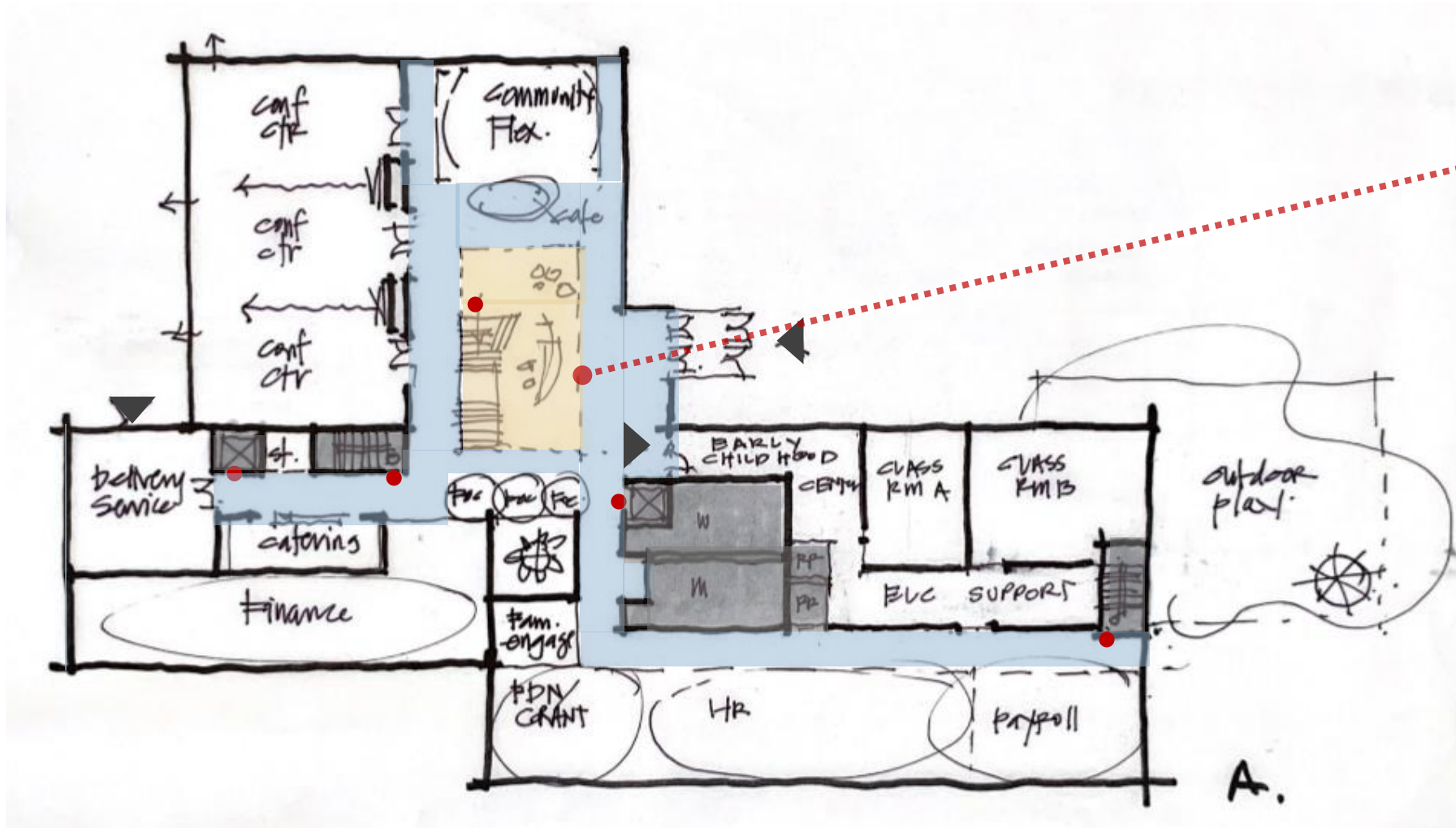
Building Option A



1. Approach and entry experience

OPTION A MAIN LEVEL

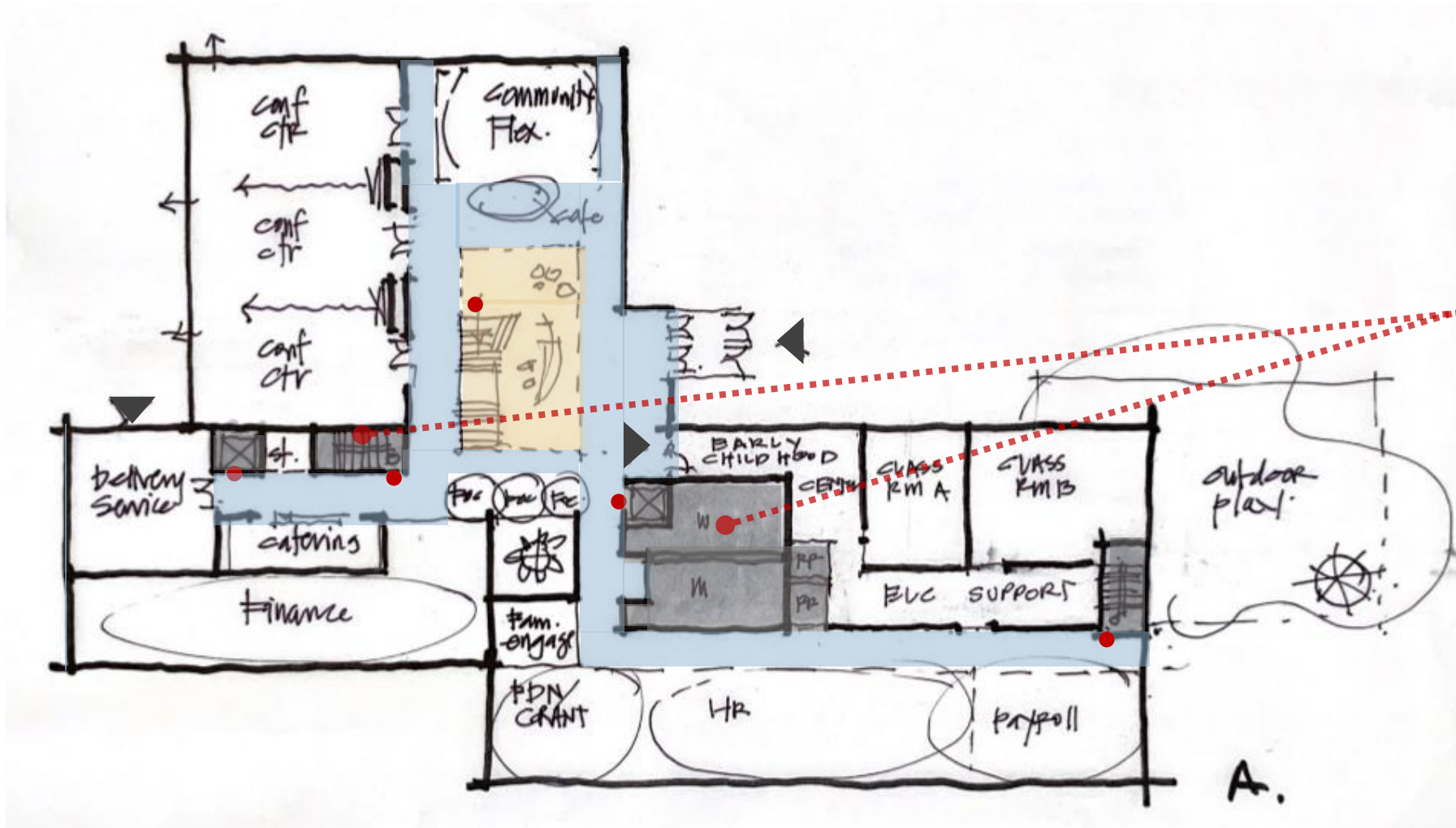
Building Option A



1. Approach and entry experience
2. First impressions: greetings, reception, café, feature stair

OPTION A MAIN LEVEL

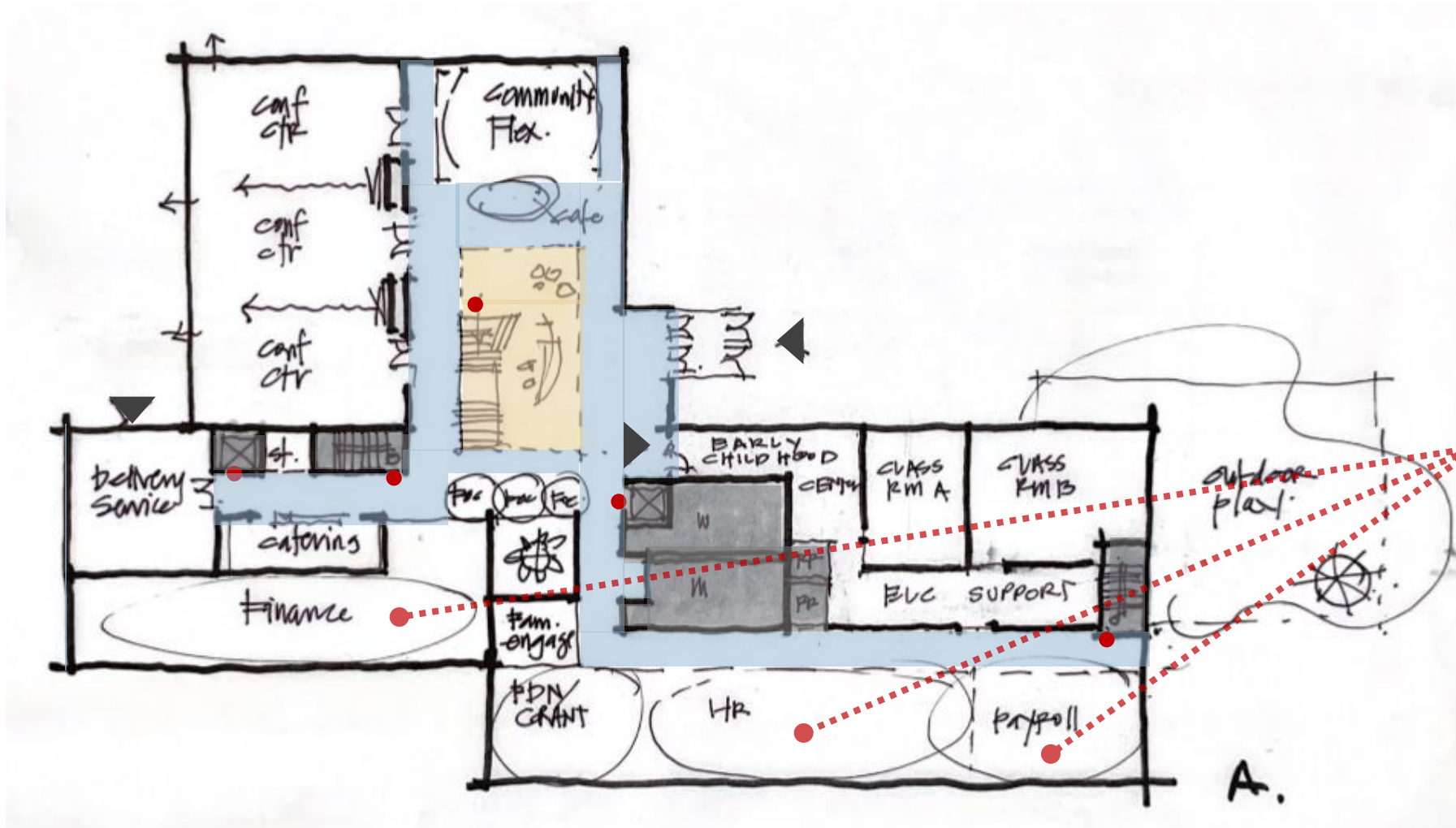
Building Option A



1. Approach and entry experience
2. First impressions: greetings, reception, café, feature stair
3. Infrastructure, restrooms, vertical and horizontal circulation ●

OPTION A MAIN LEVEL

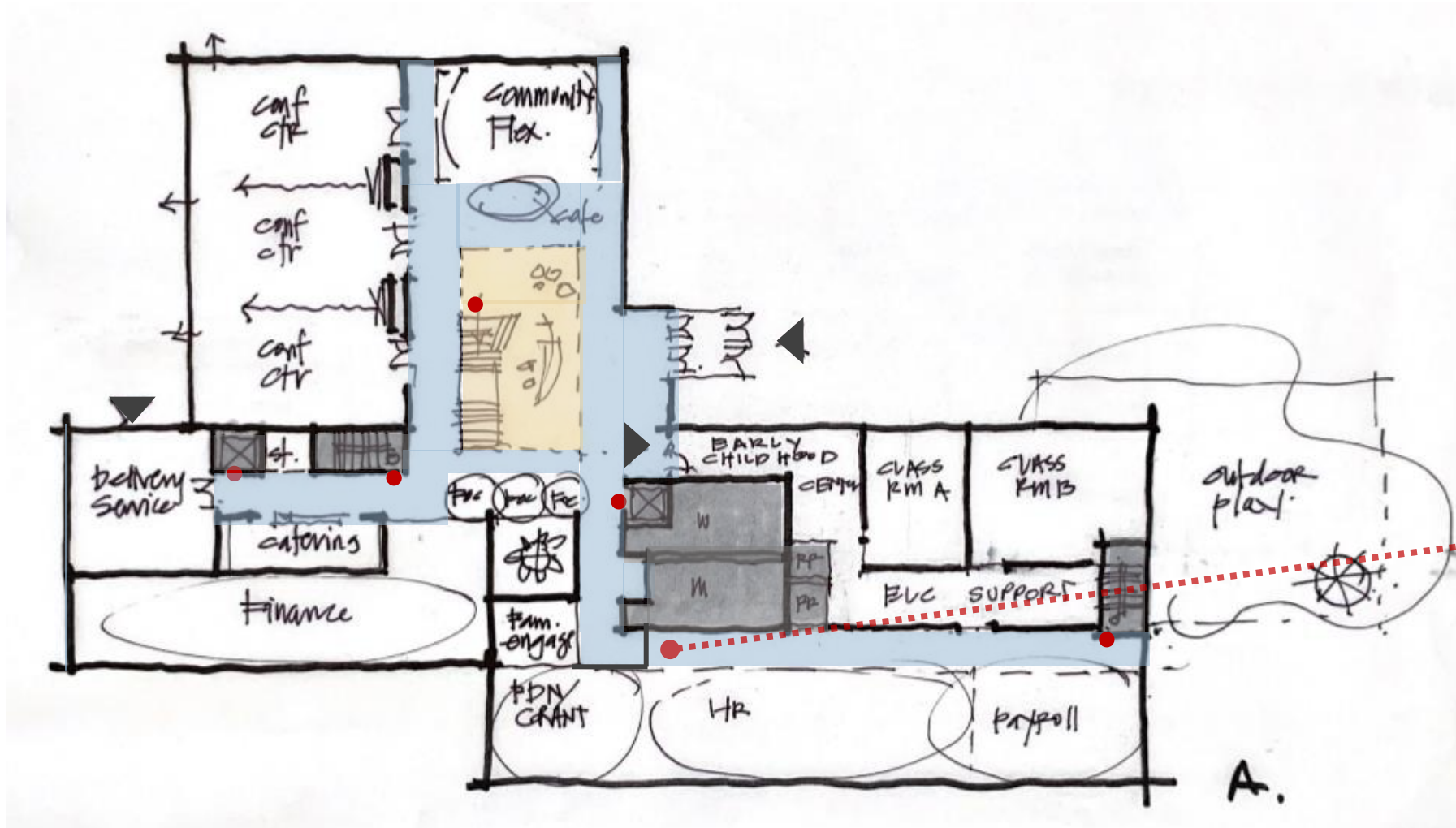
Building Option A



1. Approach and entry experience
2. First impressions: greetings, reception, café, feature stair
3. Infrastructure, restrooms, vertical and horizontal circulation ●
4. Departments serving the public and staff

OPTION A MAIN LEVEL

Building Option A



1. Approach and entry experience
2. First impressions: greetings, reception, café, feature stair
3. Infrastructure, restrooms, vertical and horizontal circulation ●
4. Departments serving the public and staff
5. Secure staff spaces

OPTION A MAIN LEVEL

Outdoor Play Area



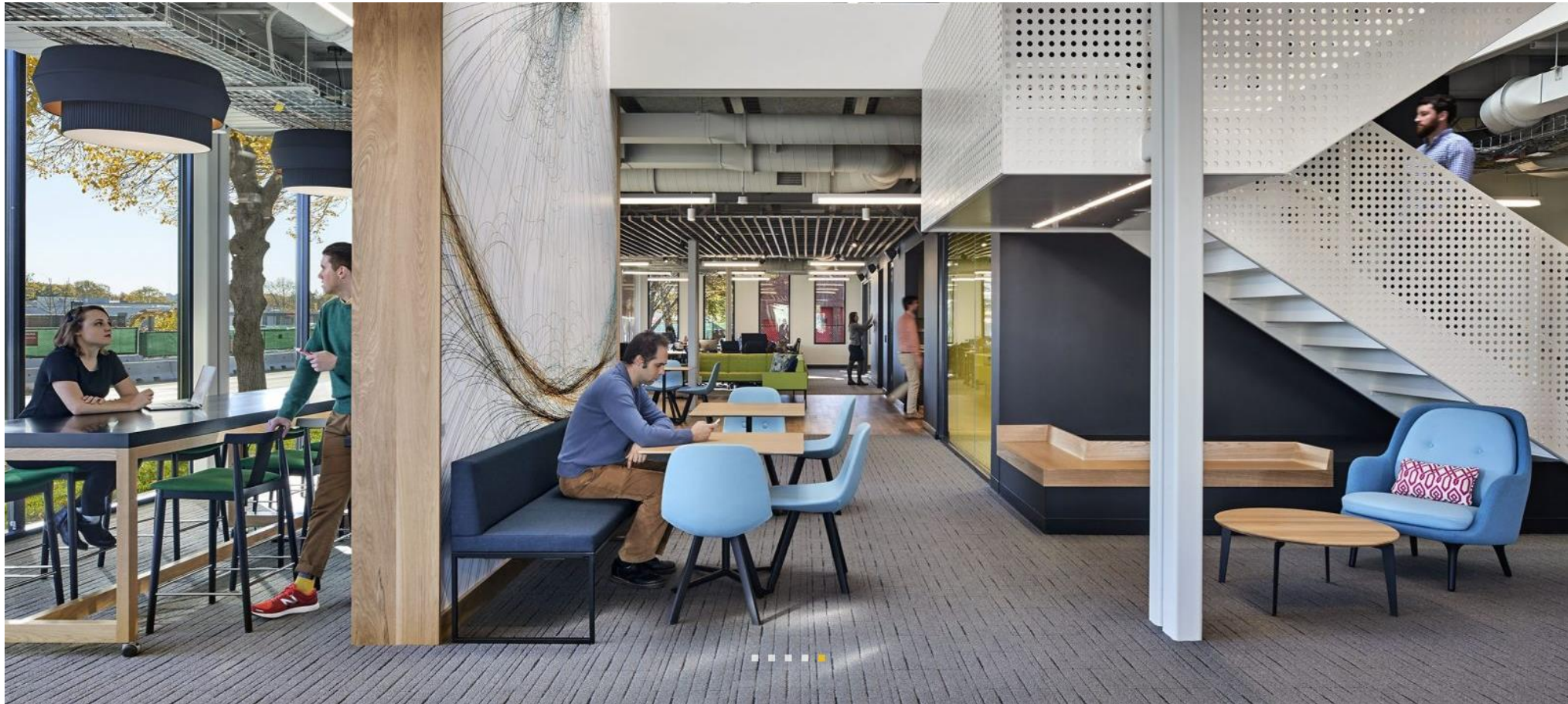
Feature Stair



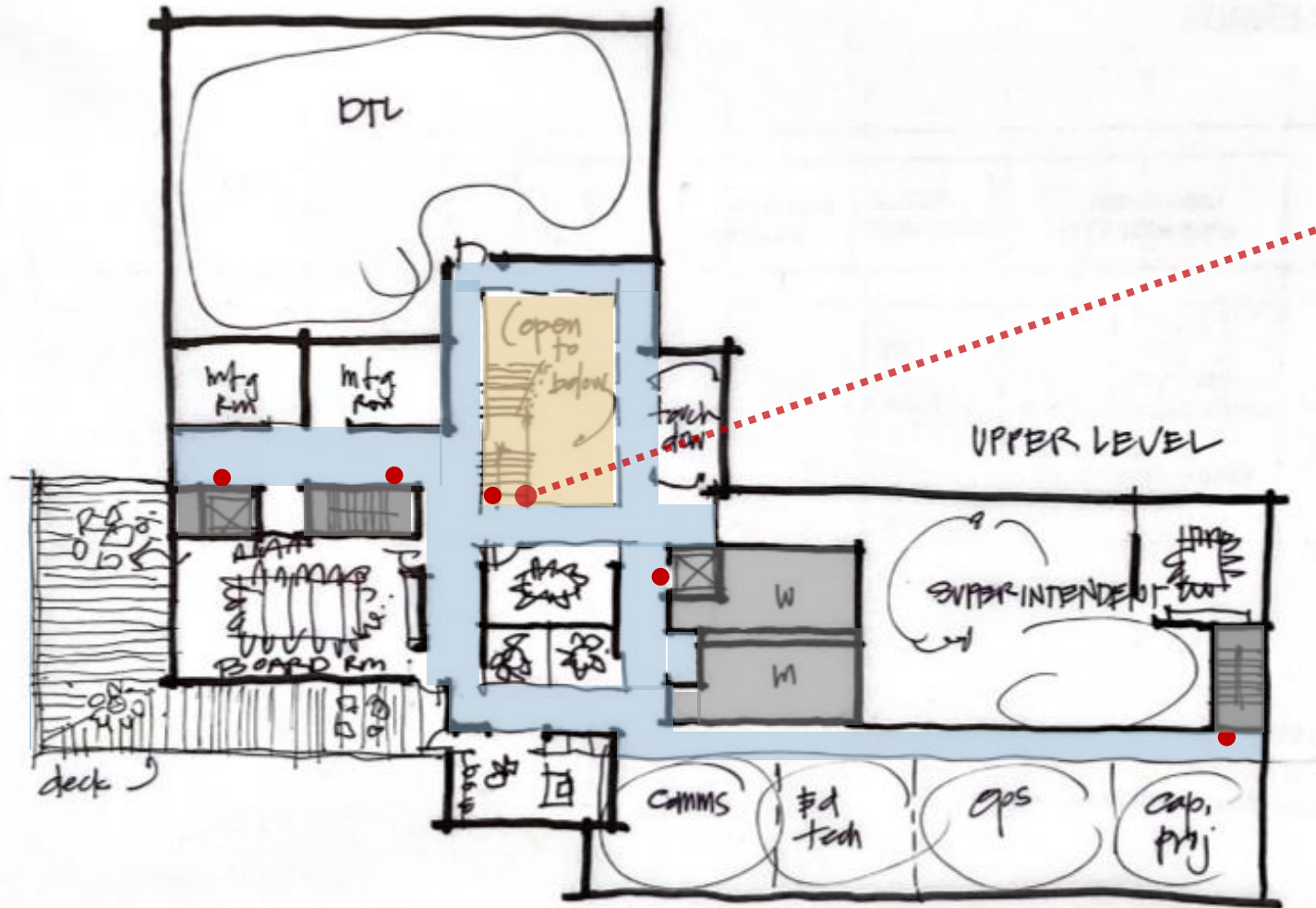
Feature Stair



Touch Down | Meeting near Feature Stair



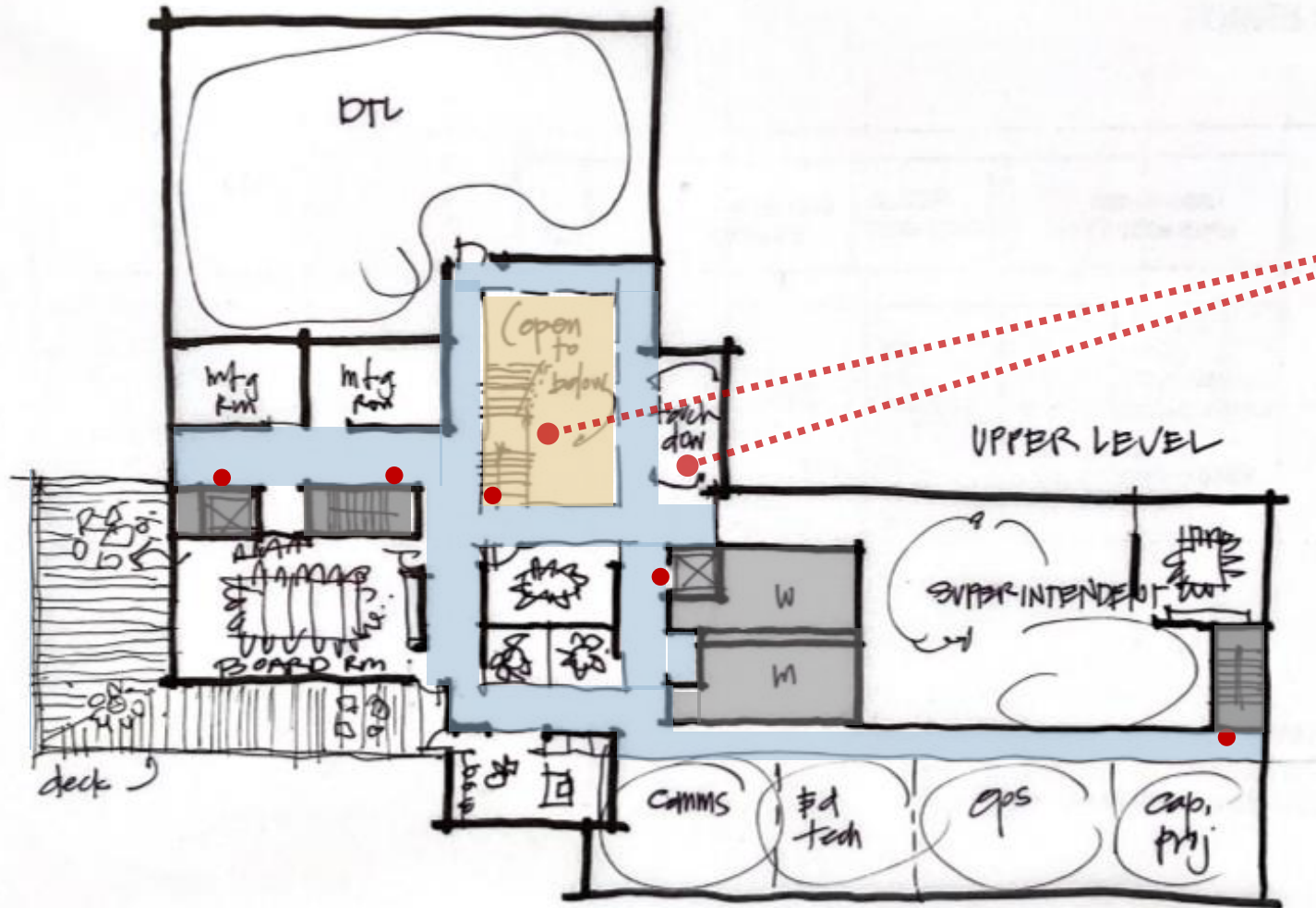
Building Option A



1. Second floor arrival

OPTION A UPPER LEVEL

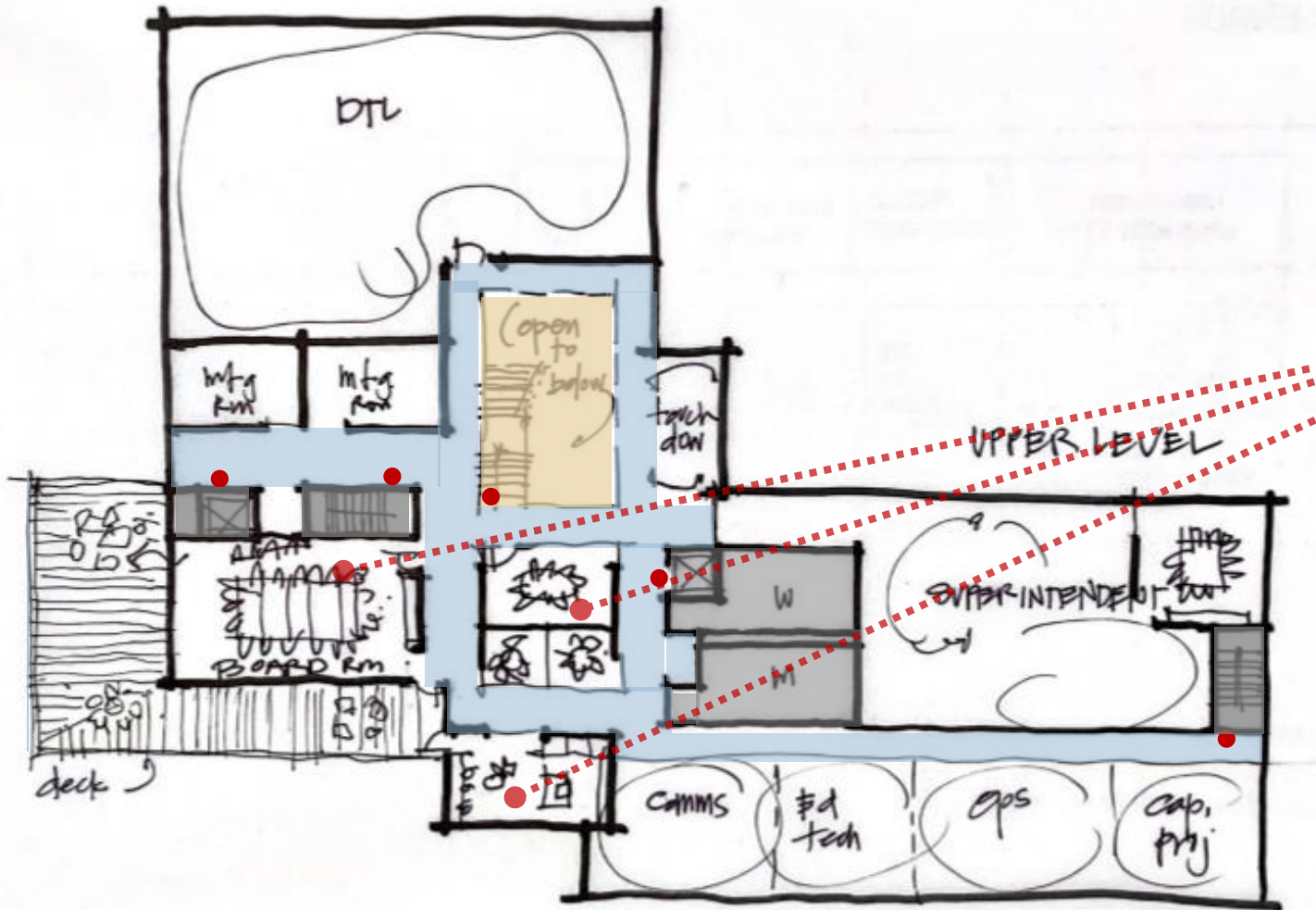
Building Option A



1. Second floor arrival
2. Feature stair and touchdown spaces

OPTION A UPPER LEVEL

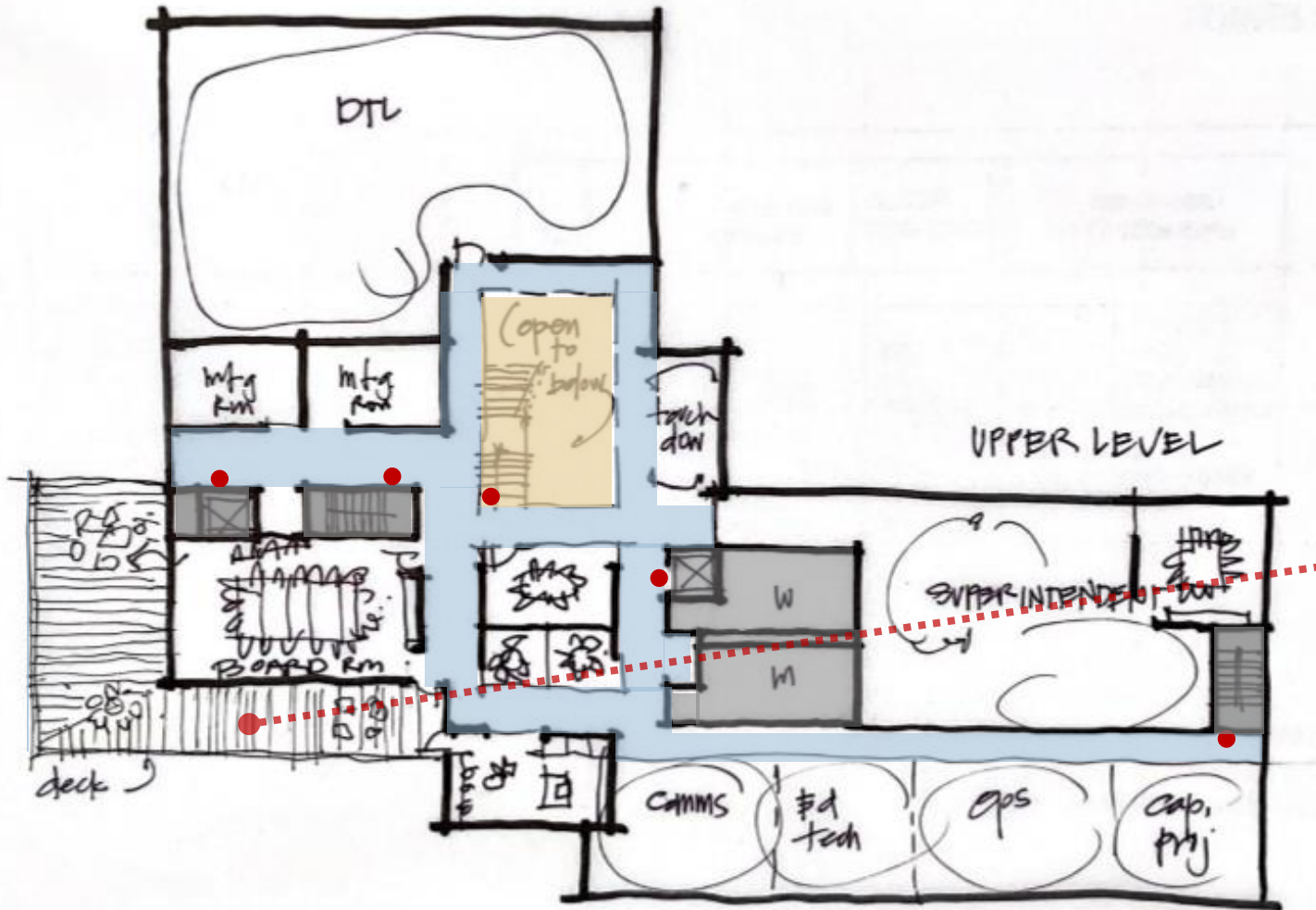
Building Option A



1. Second floor arrival
2. Feature stair and touchdown spaces
3. Shared amenities surrounding feature stair – boardroom, lunch, conferencing

OPTION A UPPER LEVEL

Building Option A



1. Second floor arrival
2. Feature stair and touchdown spaces
3. Shared amenities surrounding feature stair – boardroom, lunch, conferencing
4. Outdoor spaces

OPTION A UPPER LEVEL

Active Spaces at Feature Stair



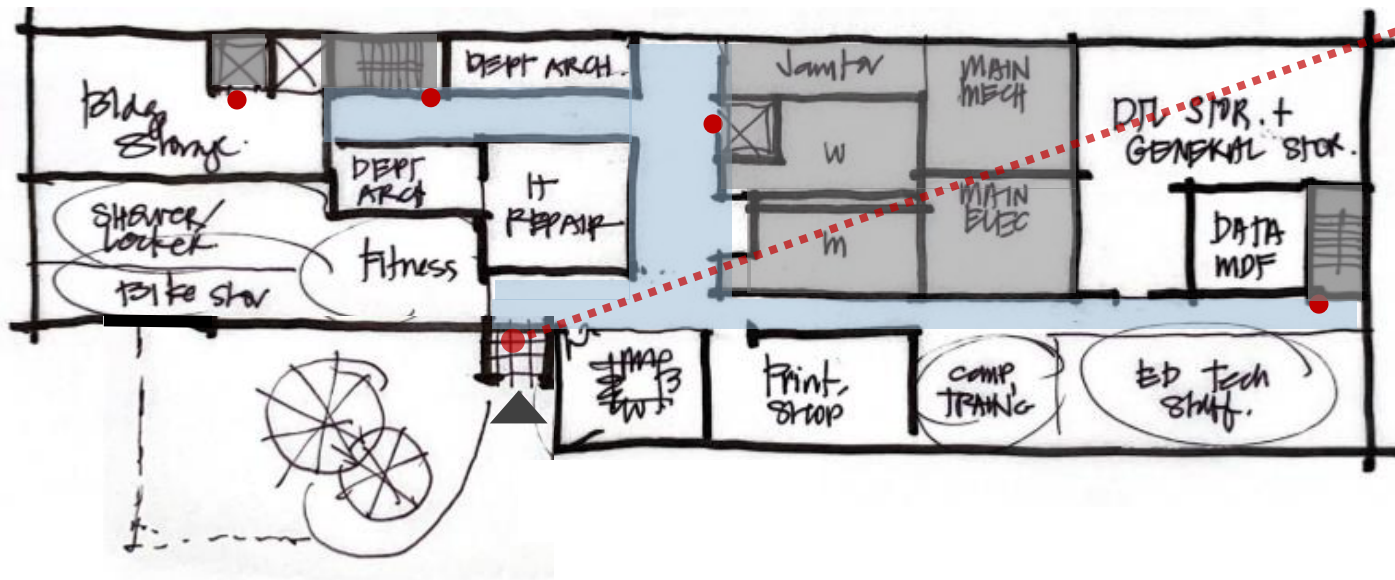
Outdoor Deck Space



Open, Light Filled Office Areas



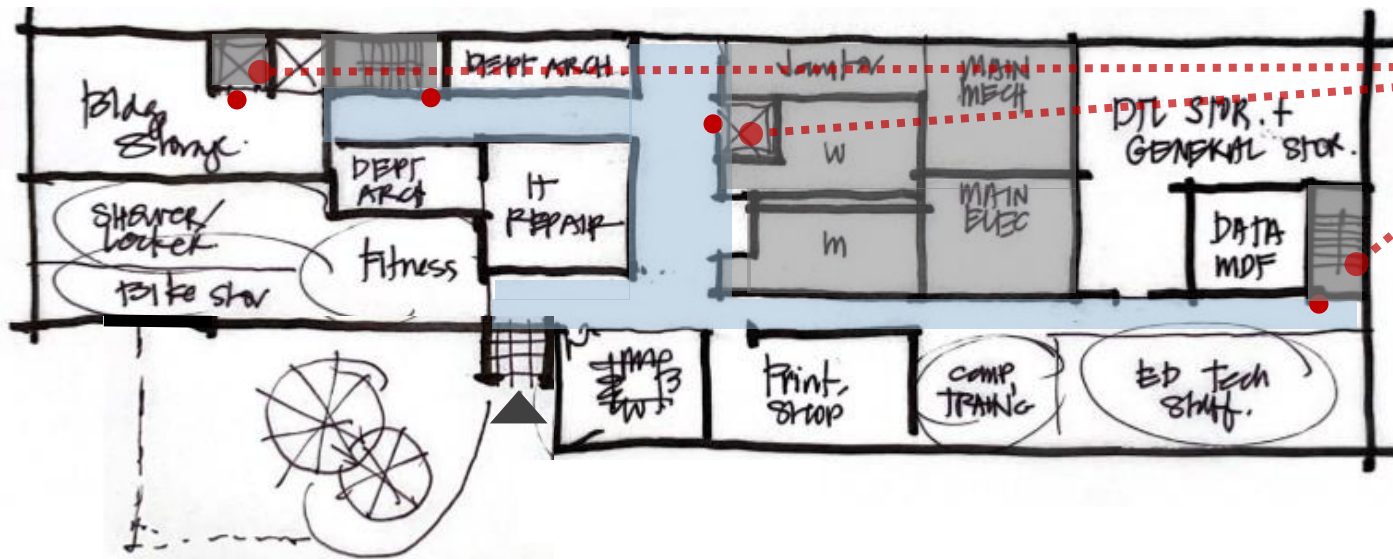
Building Option A



1. Health and fitness – arrival by bike! etc.

OPTION A LOWER LEVEL

Building Option A



1. Health and fitness – arrival by bike! Etc.
2. Multiple elevators and stair access

OPTION A LOWER LEVEL

Building Option A



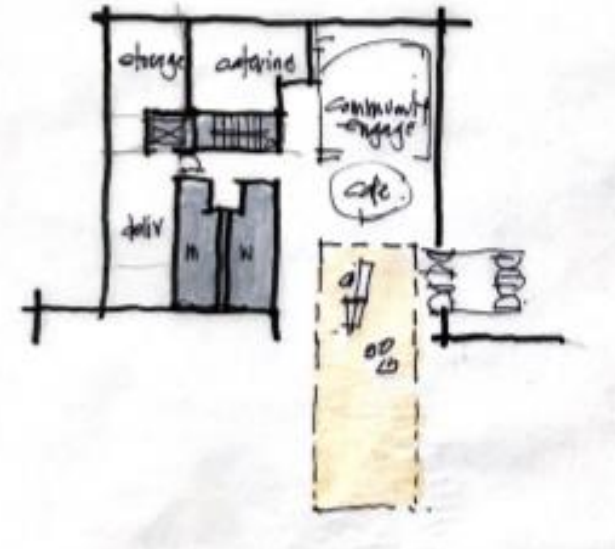
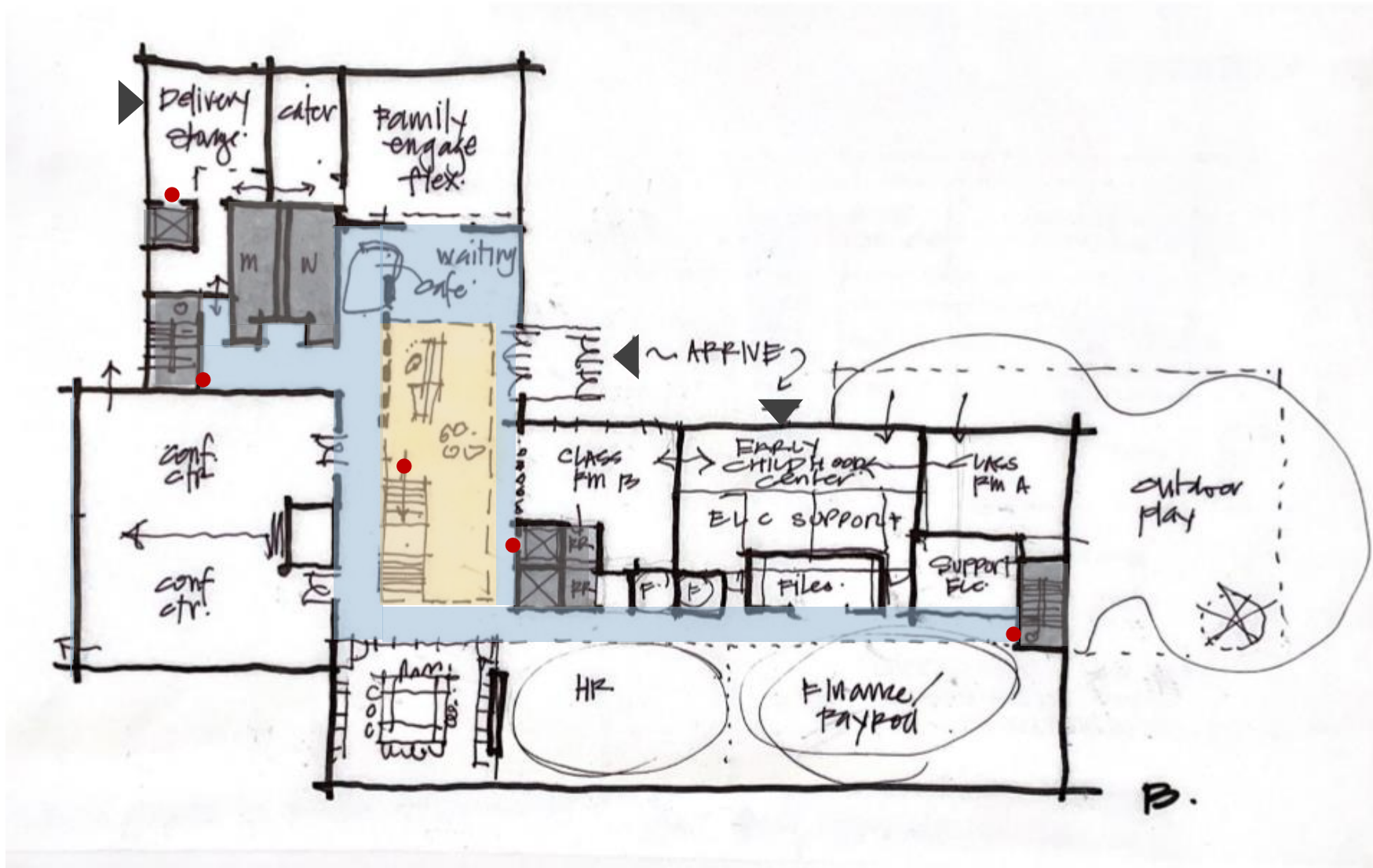
1. Health and fitness – arrival by bike! Etc.
2. Multiple elevators and stair access
3. Clear access to print shop, help desk, computer training

OPTION A LOWER LEVEL

Welcoming Fitness and Bike Storage



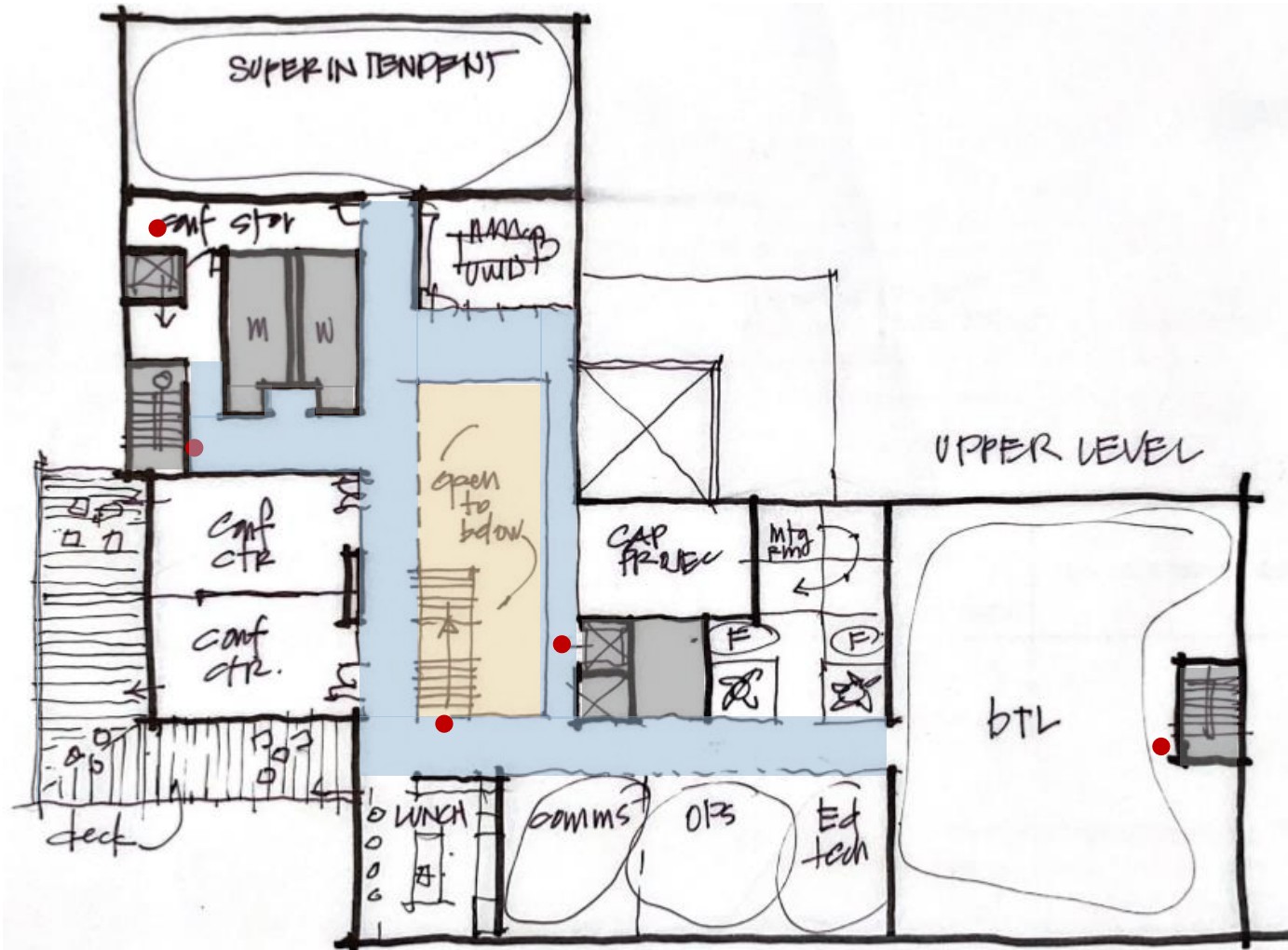
Building Option B



ALTERNATIVE CORE CONFIGURATION

OPTION B MAIN LEVEL

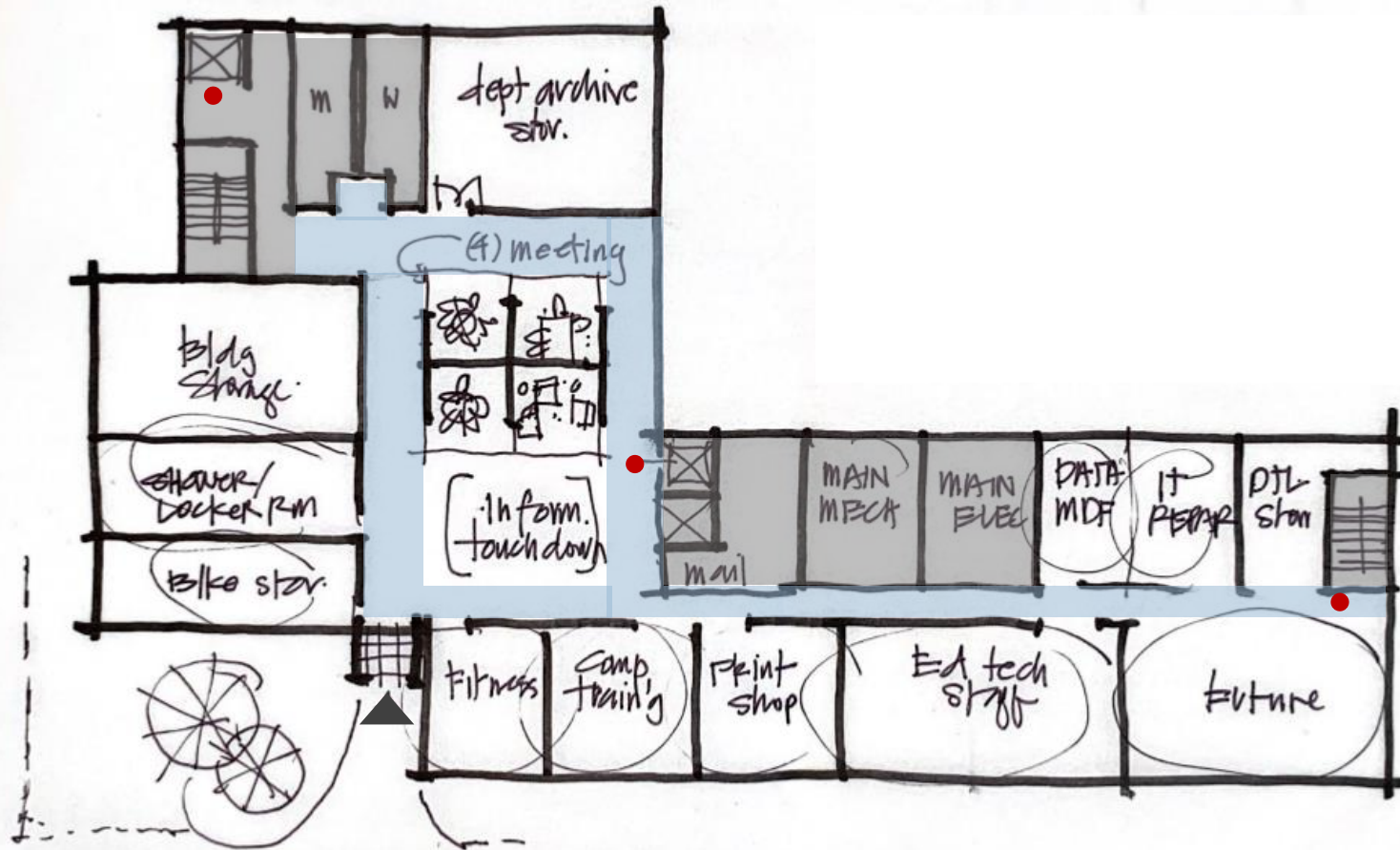
Building Option B



1. Second floor arrival
2. Feature stair and touchdown spaces
3. Shared amenities surrounding feature stair – boardroom, lunch, conferencing
4. Outdoor spaces

OPTION B UPPER LEVEL

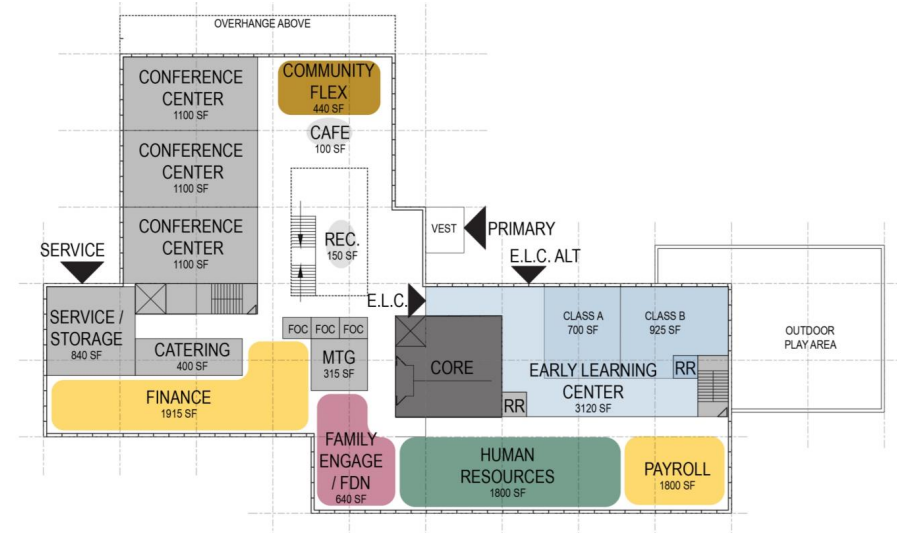
Building Option B



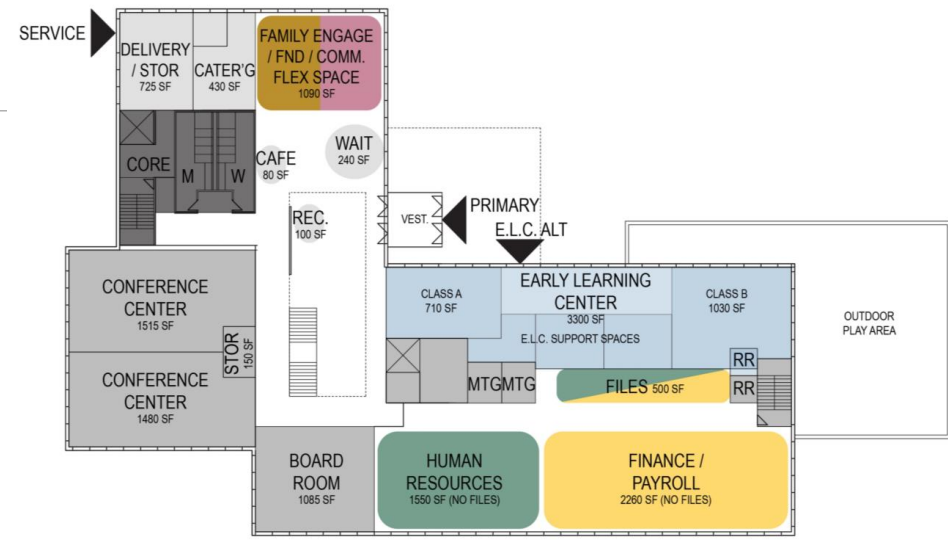
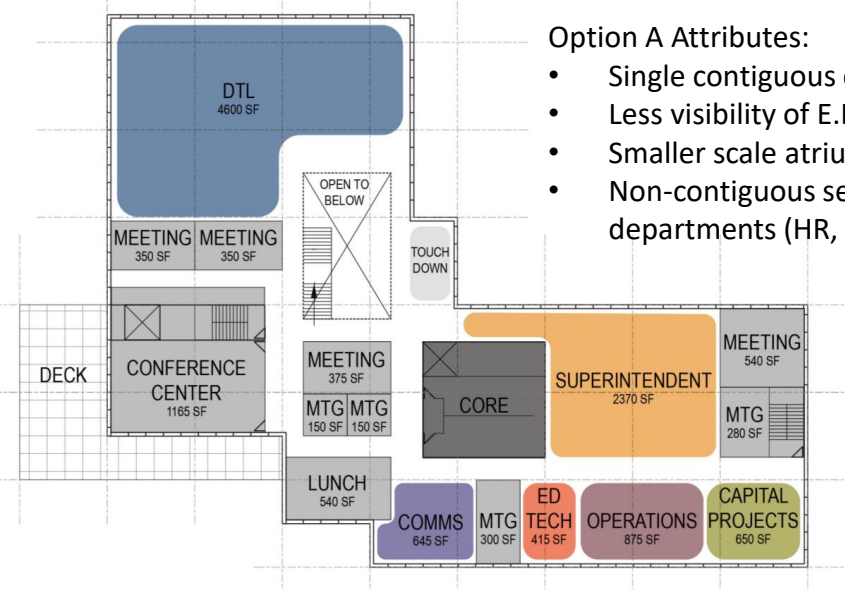
1. Health and fitness – arrival by bike! Etc.
2. Multiple elevators and stair access
3. Clear access to print shop, help desk, computer training

OPTION B LOWER LEVEL

Both Side by Side



- Option A Attributes:
- Single contiguous conference center
 - Less visibility of E.L.C. in atrium
 - Smaller scale atrium
 - Non-contiguous service departments (HR, Payroll, Finance)



- Option B Attributes:
- Split conference center between floors
 - More visibility of E.L.C. in atrium
 - Larger scale atrium
 - Contiguous service departments (HR, Payroll, Finance)

