Lowell Elementary

Project Update

Bellingham Public Schools



Community Design Presentation June 11, 2014

DYKEMAN

Status Report

- (4) Design Advisory Committee Meetings
- Lowell Community Meeting
- Educational Specification
- Studies/Recommendations:
  - Building Location
  - Building Image
  - Building Height
- Schematic Design Package
- Cost Estimate



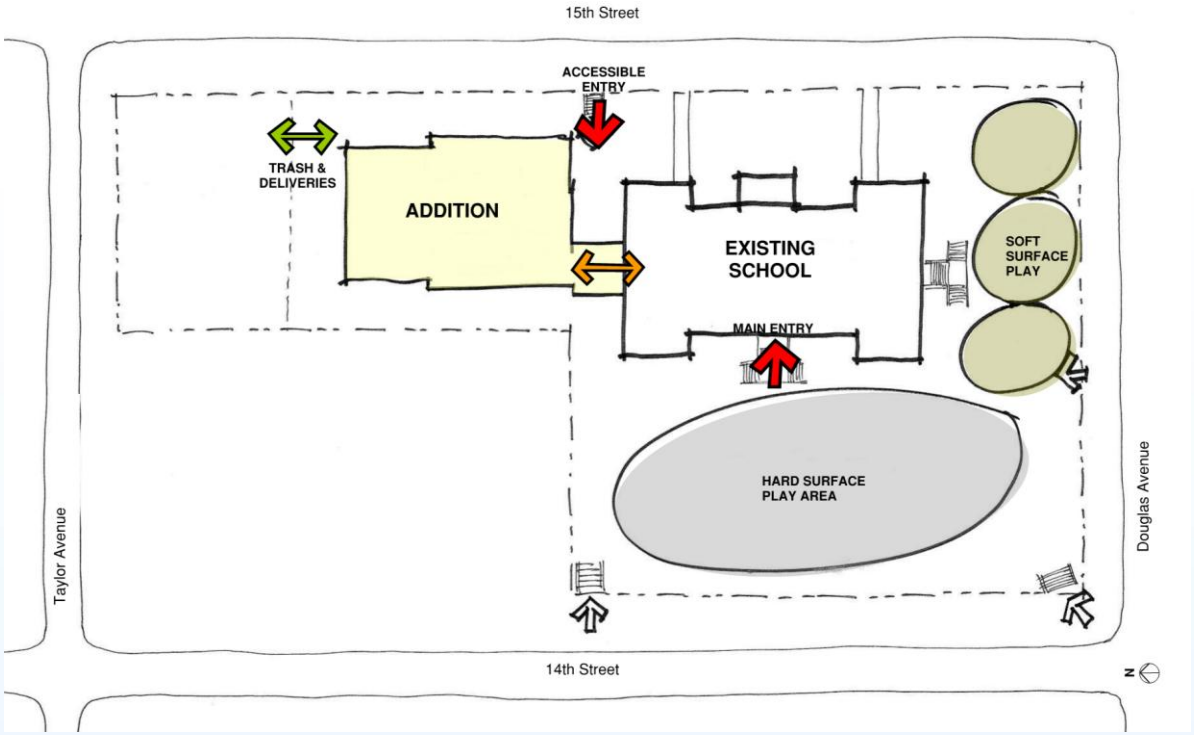
Lowell Community Meeting

Here's what we heard and processed with the Design Advisory Committee:

- **24' height for gymnasium seems reasonable**
- **Minimize view obstruction**
- **Pursue sustainable design and construction practices**
- **Make the addition compatible, without mimicking the existing building**
- **Provide a covered play area**
- **Share design progress with the community**



Building Location – North Side



- Maintains view of historic façade
- 3-stop elevator instead of 4-stop
- Contiguous play area = better supervision
- ADA accessibility more easily achieved
- Direct access to Kitchen for deliveries
- Some change to uphill views



Building Image



Committee/Community Comments:

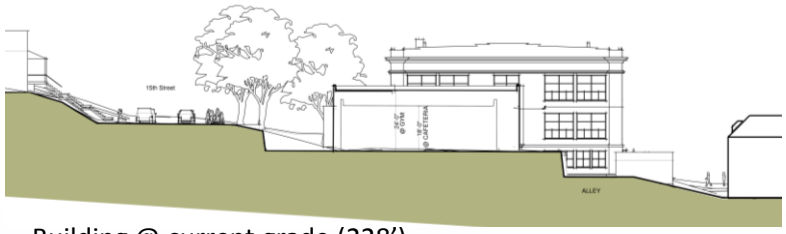
- **Existing building is a source of civic pride**
- **New building should incorporate similar materials (brick) and be compatible with the existing building**

Design Response:

- **Respectful use of materials**
- **Similar window proportions**
- **New building quietly respects existing building**



Building Elevation/Height



Building @ current grade (228’)



Building recessed 3’ (225’)

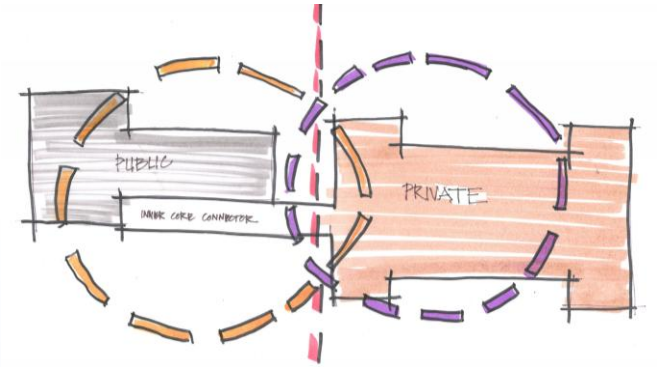


Building recessed 10’ (218’)

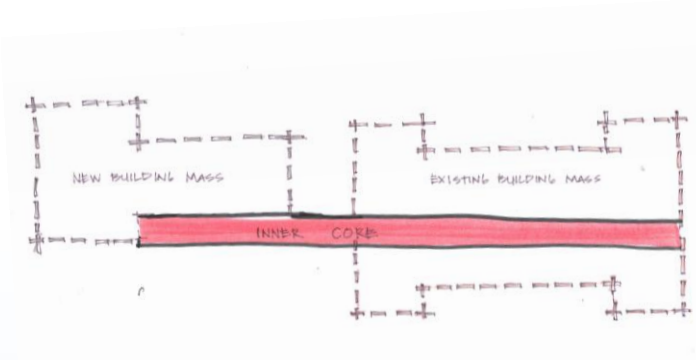
- **Studied Three Options:**
  - **Align with existing asphalt**
  - **3’ below existing asphalt**
  - **10’ below existing asphalt (aligned with basement floor)**
- **Discoveries:**
  - **Bedrock near surface on east side**
  - **Uncontrolled non structural fill on west side**
- **Conclusions:**
  - **Lowering the addition puts the building in a hole, creates functionality issues with the building and covered play**
  - **Requires more ramping/decreases accessibility**
  - **Costly: $100K / LF Depth**



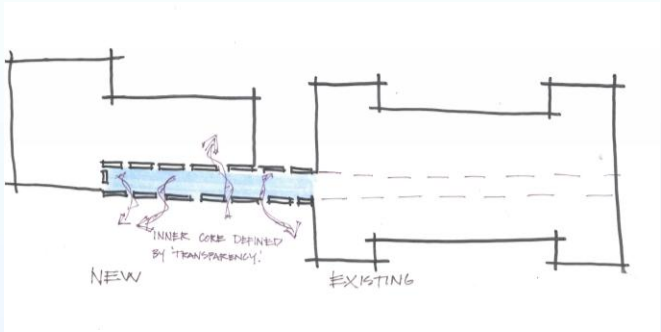
Concept Diagrams



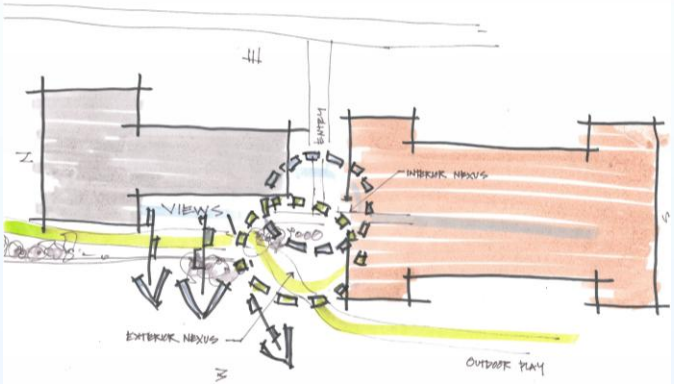
Building Program Separation



Core Concept



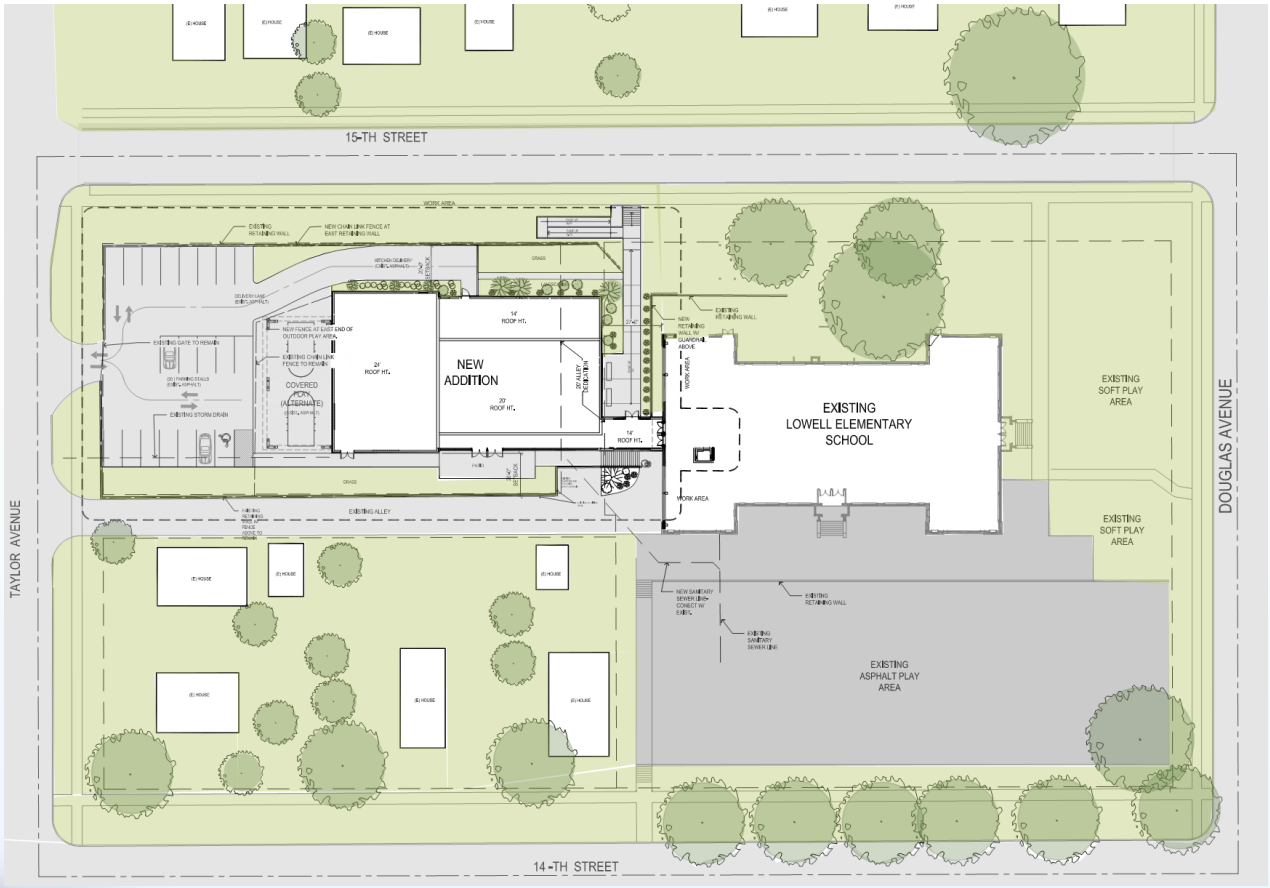
Transparent Connection



Building & Site Context



Site Plan





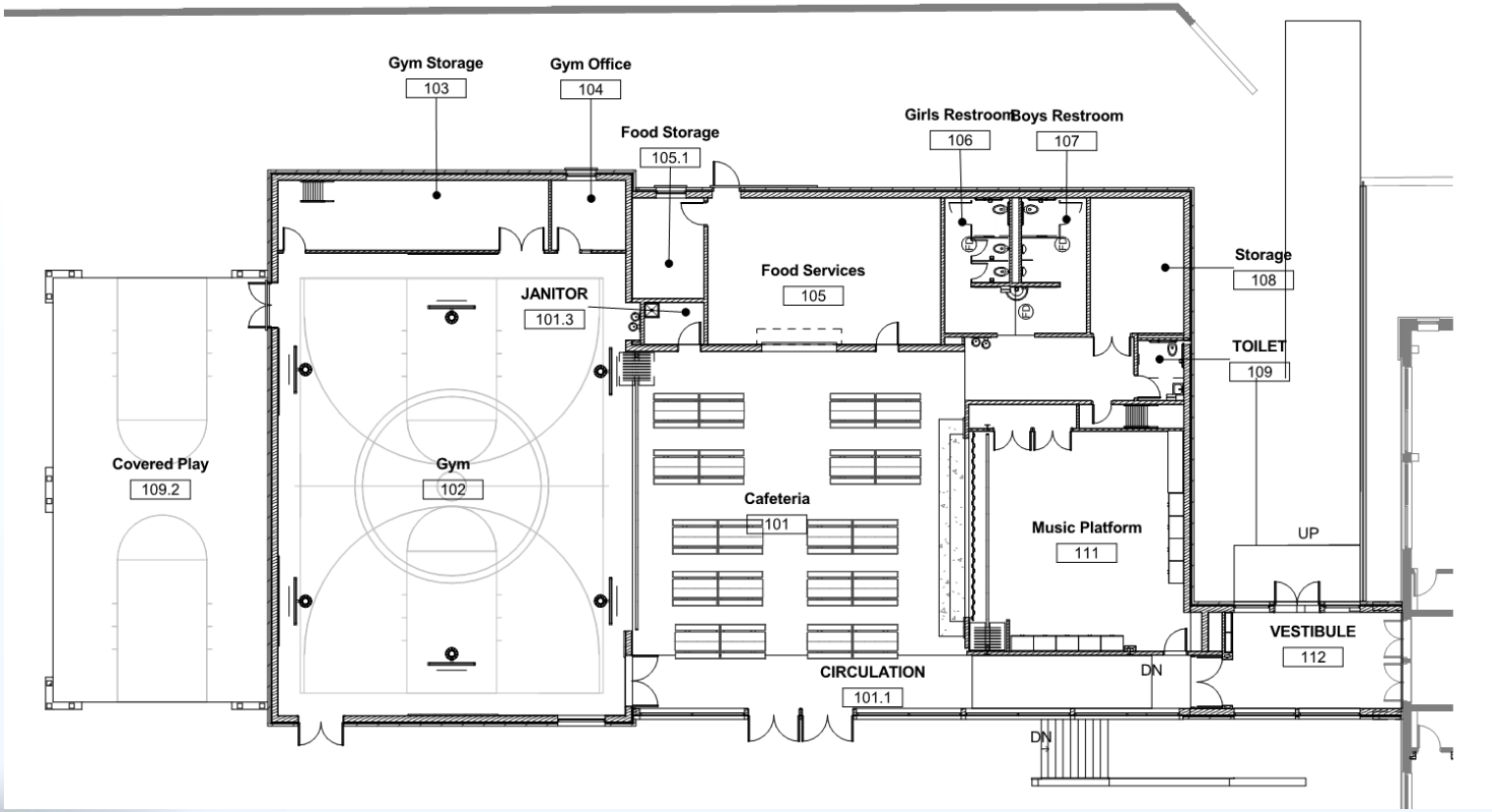
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Floor Plan - Addition





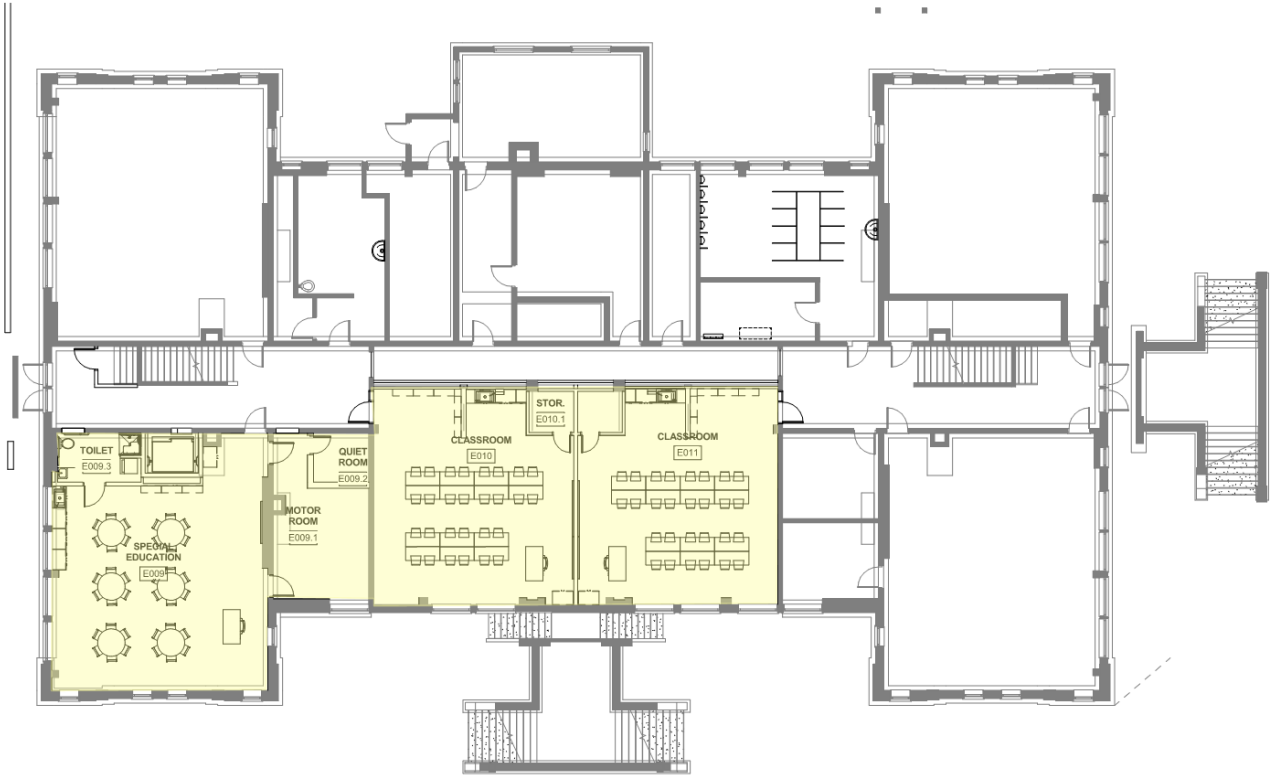
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Floor Plan – Existing Building Renovation





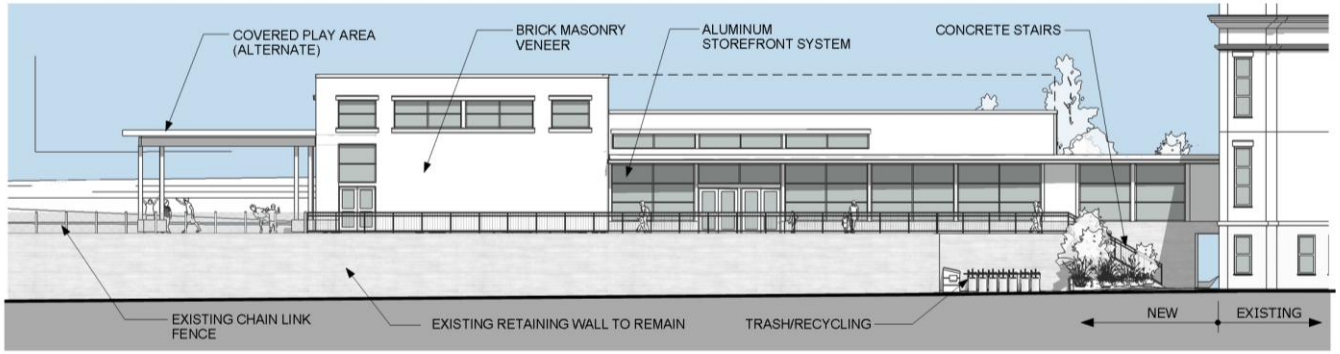
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Project Update

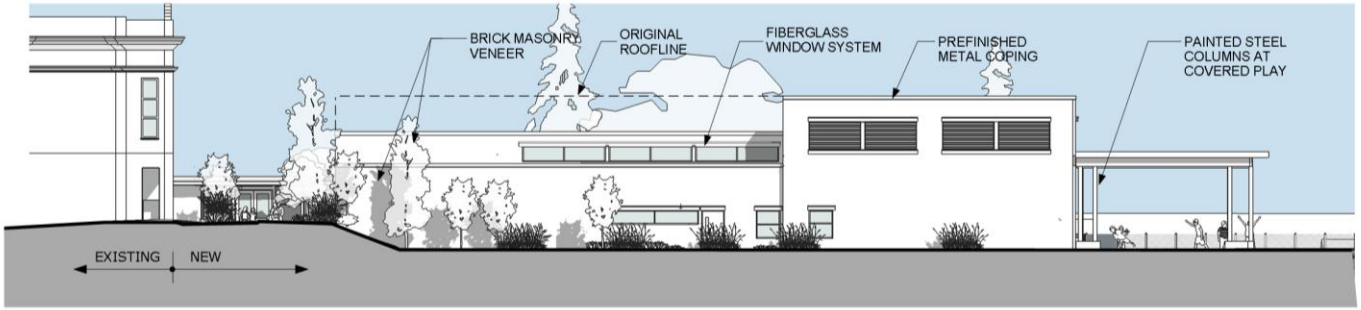
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Building Elevations



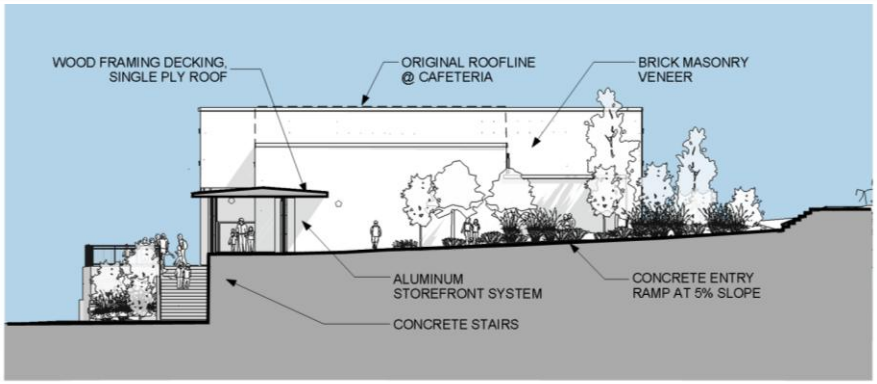
West Elevation



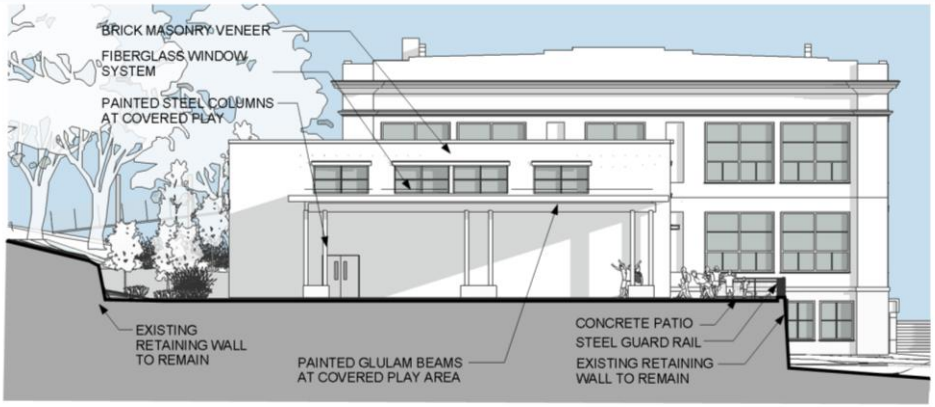
East Elevation



Building Elevations



South Elevation



North Elevation



View from Northwest





View of East Entry



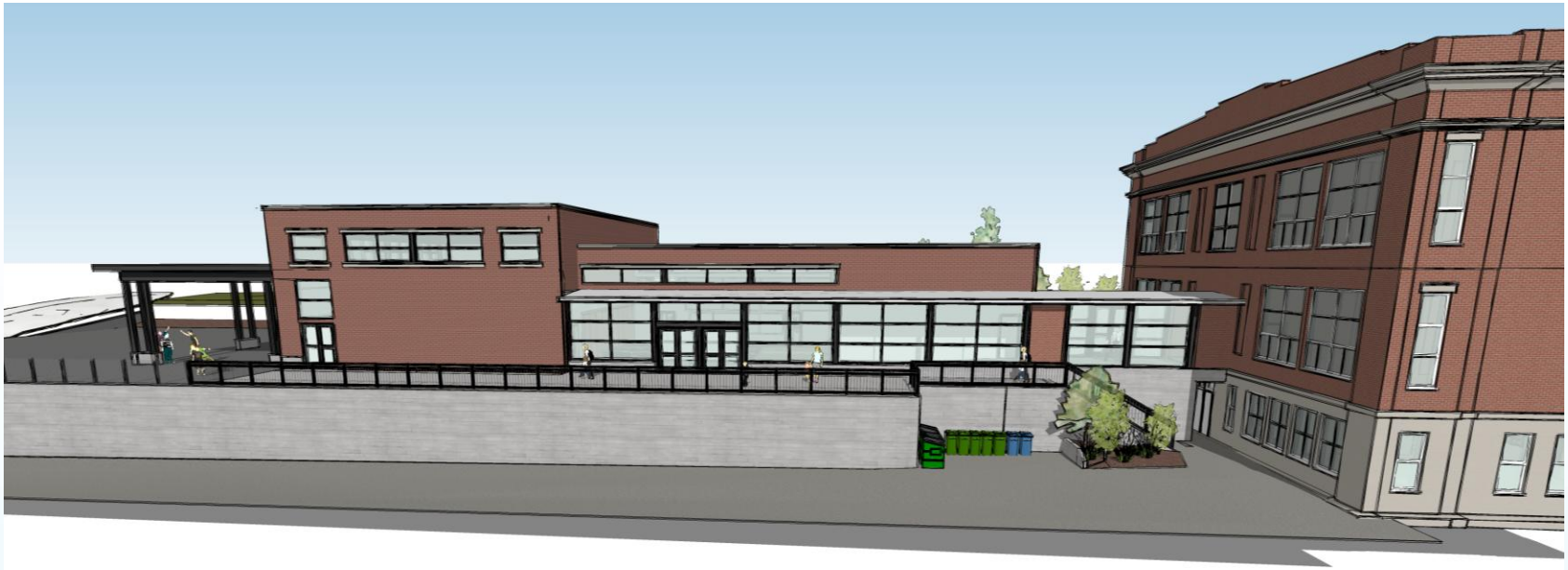


View from Southwest





View from West





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Cafeteria/Stage





Gym

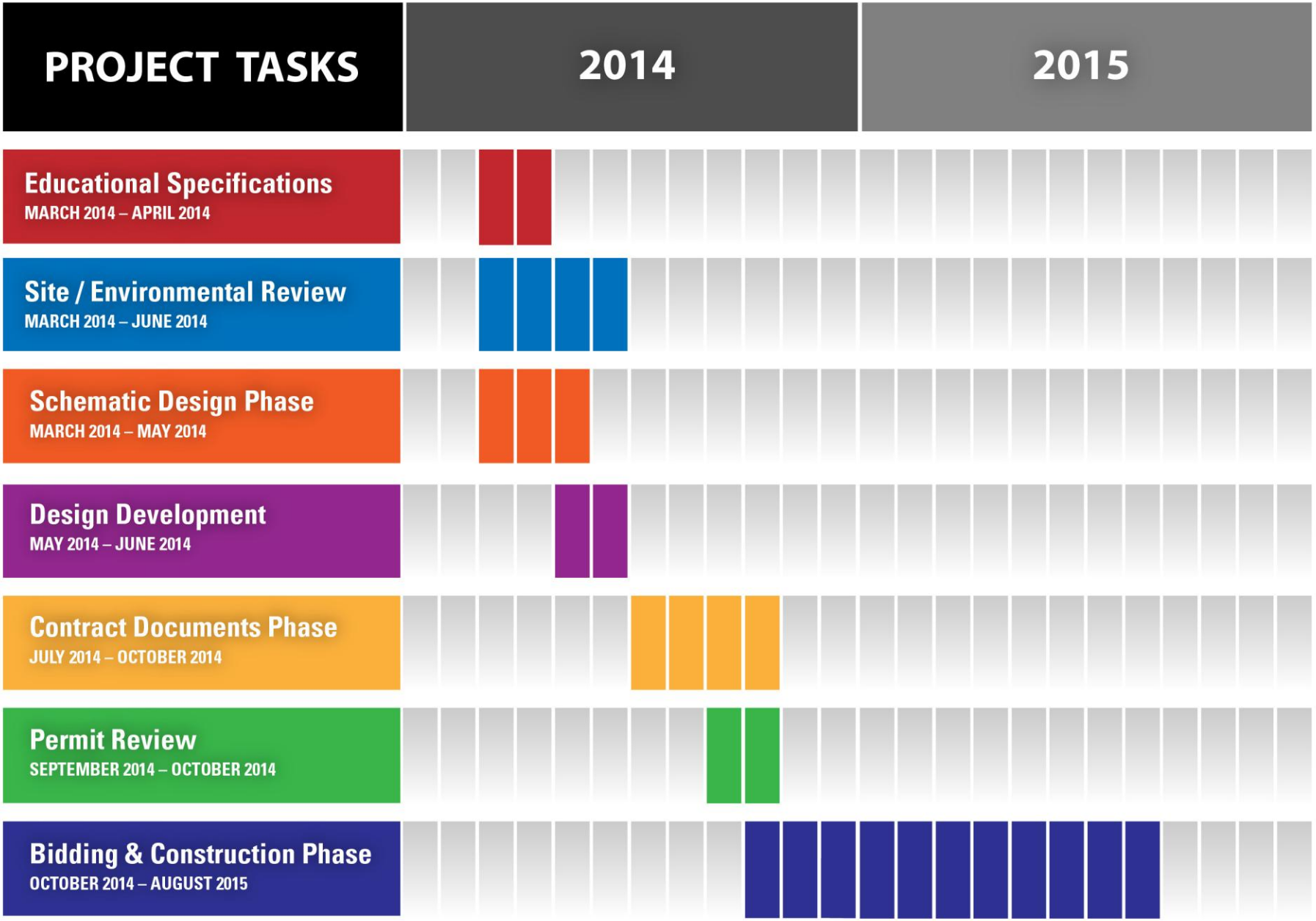




Aerial View






PROJECT TASKS
2014
2015
Educational Specifications
MARCH 2014 – APRIL 2014
Site / Environmental Review
MARCH 2014 – JUNE 2014
Schematic Design Phase
MARCH 2014 – MAY 2014
Design Development
MAY 2014 – JUNE 2014
Contract Documents Phase
JULY 2014 – OCTOBER 2014
Permit Review
SEPTEMBER 2014 – OCTOBER 2014
Bidding & Construction Phase
OCTOBER 2014 – AUGUST 2015

Next Steps

- Design Development
- Construction Documents
- Project Bidding and Construction
- Keep Community informed
  - Provide project updates via district website

