

William Winlock Miller (OHS) was designed by NBBJ Architects and opened on its current site in 1961. It served community needs until 2000 without a major alteration. In 1998-2000, the existing ten-building campus was redesigned, modernized, and expanded, by BLRB Architects, to 233,960 GSF and was co-joined into two structures -- the main building and the Allied Arts building (near the baseball diamond). There are ten portable classrooms at this time. Five portables (two doubles) are near the tennis courts and three are located in the courtyard between the auxiliary gymnasium and Allied Arts building.

This proposal shall provide 20 new classrooms – one of which is for music instruction. The owner's program also provides a new synthetic turf practice field with lighting. On-site parking capacity is currently 635 and split between 164 at Ingersoll Stadium and 471 stalls located to the south, north, and west sides of the building.

This proposal has approximately 40,868 GSF of new space, in three locations. A two-floor, 28,166 GSF, classroom addition will be north of the commons and west of the Performing Arts Center. A 2,000 GSF music instruction space is planned in the courtyard west of the existing music rooms. Lastly, this proposal shall provide four science labs (10,641 GSF) with prep rooms between the current science rooms and the Allied Arts building to connect the two spaces which currently are not linked to the main building.

Interior modernizations and space use improvements of approximately 4,500 GSF involve a secured vestibule at the south main entry and offices/conference rooms. This proposal will also include painting, and flooring enhancements; relocation of administration spaces to the new north entry for improved security at the student parking and drop-off zone.

The ten portable classrooms shall be removed when work is completed. This design proposal seeks master plan growth potential for another 12 classrooms – two by alternate bid on the west side of the north addition, two classrooms on the lower floor near Robotics Room 1222 and another potential eight classrooms on the roof above the science addition. The eight classrooms on the upper floor over the science addition are long range planning. The school district does want the City of Olympia to acknowledge this as future capacity.

Additional parking may be provided at the south turnaround and drop-off, and we propose 28 stalls. When the portables are removed near the tennis courts, another 27 stalls will be added. There is the potential for new parking west of the new synthetic turf field, however the owner elects not to compromise the practice fields and javelin throw zone that currently exists.

This project has held two informational meetings with the City prior to pre-submission (see attached meeting minutes from February 2, 2018 and March 7, 2018).

OLYMPIA HIGH SCHOOL ADDITION

Olympia School District

Informational Exchange and Process Outline

February 2, 2018 | 11:00a

ATTENDEES

Bob Droll	Landscape Architect
Rafik Gindy	City of Olympia
Dwight Hollar	Olympia School District
Ron Harpel	BLRB Architects
Lucas Johnson	AHBL
Jeff Klein	PCS Structural Solutions
David Nason	AHBL
Alan Tyler	Olympia School District

DISCUSSION

The items below summarize BLRB's interpretation of the items discussed during the meeting on February 2, 2018. Additions or corrections need to be brought to the attention of BLRB as soon as possible and not later than 5 business days following issuance of these meeting minutes.

1. Ron Harpel facilitated introductions.
2. BLRB shared the project schedule, existing plans, site conditions, and basic program data.
3. Generally, there are (15) months set for planning and design. The construction schedule is approximately (15) months and set to open September 2020.
4. Rafik Gindy asked about plan review milestones at 35%, 65%, and 90%. Ron Harpel stated that the team hopes to have progress milestone code-focused reviews to ensure timely response when formal submittals are logged in during February/March 2019.
5. The A/E design team presented and explained three basic growth options to place the 22 classroom 2-story addition. It is too soon for a preferred option.
6. Rafik stated it would be good planning to follow-up with City of Olympia site and planning teams. The participants agreed a Traffic Impact Analysis will be needed.
7. Ron stated the pre-application and early site scenarios will be ready in late April, early May versus February as indicated on the preliminary schedule.
8. It was determined that building type, allowable areas, and fire separation walls are not known at this time. This level of detail will be in draft form by the time of pre-application.
9. Storm water strategies were discussed. AHBL stated that it is too early to have trigger points for site solutions.
10. BLRB and Olympia SD are just beginning programming sessions with a faculty/staff steering team.
11. A lighted practice field is programmed between Ingersoll Stadium and Freshman Pond.

OLYMPIA HIGH SCHOOL ADDITION

Olympia School District

Informational Exchange and Process Outline

February 2, 2018 | 11:00a

12. A required public process and CUP will begin this spring. Alan Tyler and City of Olympia will coordinate the key dates.
13. BLRB agreed to share the electronic files used so Rafik and his staff may study scope and dates.
14. Rafik will notify the team when a site focused (land planning) informational session can be established.

Submitted by:

BLRB architects

Ron Harpel, AIA

kgb.OSD.1749/012

OLYMPIA HIGH SCHOOL – 22 CLASSROOM ADDITION AND SYNTHETIC PRACTICE FIELD ADDITION

Informational and Process Outline – Site Plan Review Committee

March 7, 2018 | 10:00a

ATTENDEES

Kurt Cross	Olympia School District	360.596.8560	kcross@osd.wednet.edu
Bob Droll	Landscape Architect	360.456.3813	bob@rwdroll.com
Jeff Fant	City of Olympia	360.239.6066	jfant@ci.olympia.wa.us
Nicole Floyd	City of Olympia	360.570.3768	nfloyd@ci.olympia.wa.us
Rafik Gindy	City of Olympia	360.753.8280	rgindy@ci.olympia.wa.us
Ron Harpel	BLRB Architects	253.627.5599	rharpel@blrb.com
Greg Heath	Heath and Associates (Traffic)	253.770.1401	gheath@heathtraffic.com
Lucas Johnson	AHBL (Civil)	253.383.2422	ljohnson@ahbl.com
Tim Smith	City of Olympia	360.570.3915	tsmith@ci.olympia.wa.us

DISCUSSION

The items below summarize BLRB's interpretation of the items discussed during the meeting on March 7, 2018. Additions or corrections need to be brought to the attention of BLRB within 5 business days following issuance of these meeting minutes.

1. City personnel facilitated introductions.
2. Pervious and impervious site areas were discussed. City stated thresholds will be determined from January 2000 manual | Volume 1, Chapter 2. AHBL Engineers will provide calculations for site areas and downstream stormwater.
3. Assessed values of the site and building may be provided by Olympia SD. The ratio/comparison of existing values to new work proposed will be needed.
4. City mentioned they will be making a site review of existing frontage and sidewalks. This condition assessment will determine the required scope of ROW work.
5. City shared a process outline sheet for site design approval and Conditional Use Permits. BLRB outlined the overall project schedule. Bidding will March 2019. Tim Smith and Nicole Floyd recommended Olympia Municipal Code 18.04 for full requirements.
6. The City staff presented an overall site map of the parcels. The discussion centered on the topic of inclusion of the wooded triangle parcel (District-owned) near Pioneer Elementary School and Henderson Boulevard. Property lines and parcel numbers need to be confirmed.
7. Bob Droll and AHBL reviewed scope for adding a practice playfield with illumination. Pervious and impervious classification(s) were reviewed. The City commented it will likely follow the model of storm drainage classification similar to match recent work at Capital High School.
8. All parties addressed the pervious pavement south of the Ingersoll Stadium. This parking zone has 164 stalls and is pervious. The functional drainage has been slowed with time. City and design team agreed that this will require review and decisions in the design phase. Owner seeks to improve performance of drainage and it may be accomplished with an additive alternate bid.

OLYMPIA HIGH SCHOOL – 22 CLASSROOM ADDITION AND SYNTHETIC PRACTICE FIELD ADDITION

Informational and Process Outline – Site Plan Review Committee

March 7, 2018 | 10:00a

9. City stated that Eric Christensen is the contact for site/civil related assistance to AHBL and Bob Droll.
10. City staff stated that it is important that the proposed work follow codes and be clearly laid out for the Hearings Examiner.
11. There were several questions regarding student enrollment, current capacity, and future increases. The delta for students on campus is considered for permitting.
12. Greg Heath will address traffic impacts and coordinate needs to meet City code. In general, the project will eliminate 10 portable classrooms and add 22 permanent teaching stations.
13. Existing parking numbers were reviewed. BLRB reported that approximately 655 stalls are shown and striped. However, when discussed progressed it was suggested that this be reduced to 635 +/- . BLRB counted 20 at the drop-off/pick-up zone off North Street. It was determined that these are not allowed.
14. The project will be going through the City Design Review Board. Discussion on building placement and expressions to neighboring properties will be considered.
15. City stated that bike parking and bike storage, per City code, will be important.

Submitted by:

BLRB architects

Ron Harpel, AIA

kgb.OSD.1749/014