

## SECTION 1 – EXECUTIVE SUMMARY.

### GENERAL

This report covers the status of the Eatonville High School Modernizations and Addition project as of May 17, 2007.

Summary of critical milestones of project schedule is as follows:

	<u>Date:</u>
Portables Building Permit Submittal	5/16/07
Receive Permit Review Comments from Bureau Veritas / Town	5/22/07
Resubmit Plans to Bureau Veritas / Town	6/1/07
Portables Bid Opening (3:00pm at EHS Cafeteria)	6/5/07
Recommendation of Portables Bid Award (at Board Meeting)	6/6/07
Constructability Review Start Date (review will take 3 weeks to complete)	6/7/07
Submit D5 Forms to OSPI for EHS Modernization and Additions	6/25/07
Obtain Permit Approval from Town for EHS Modernization and Additions	7/13/07
EHS Modernization and Additions Bid Opening	9/27/07
Recommendation of EHS Modernization and Additions Bid Award (at Board Meeting)	10/10/07
Notice to Proceed with Construction to General Contractor	10/11/07

### DESIGN

Construction Documents are at about 90% completion. The “nuts and bolts” of the construction documents are nearly complete; the design team is now focusing on the details such as landscaping, architectural finishes, technology, and low voltage systems. Departmental meetings continue with the staff, faculty, and administration to define and coordinate details. Erickson McGovern will be submitting the drawings to the Constructability Review Team on June 7, 2007. The proposed Constructability Consultant is Nixon Consulting International, Inc. Nixon is highly proficient in constructability reviews for school construction projects.

Permit submittal is in to the Town of Eatonville for the Temporary Housing of EHS at the EMS portables. Bid Advertisement is anticipated to be ran on May 22nd and May 29<sup>th</sup>, with a bid opening on June 5<sup>th</sup>.

## SECTION 2 – CRITICAL ISSUES

Critical issues are defined as issues that have had or may likely have an impact on project cost, schedule or quality. The following is a list of issues considered critical as of April 18, 2007:

1. Conditional Use Permits and SEPA Comments by Town of Eatonville Planner Nick Bond.  
**UPDATE:** On May 16, 2007 the District held a Collaboration Meeting with Town Officials. Following are the attendees and key points addressed at the meeting:

Ray Arment, School District Superintendent  
John Erickson, Erickson McGovern  
Bruce Lachney, School Board Member  
Kirk Heinz, School Board Member  
Mary J. Urback, Attorney for the District  
Kasey Wyatt, OAC / EHS Project Manager

Gary Armstrong, Town Administrator  
Nick Bond, Town Planner  
Ed Hudson, Attorney for the Town  
Tim Lincoln, Town Building Official  
Kerri Murphy, Planning Specialist  
Tom Smallwood, Town Mayor  
Nester, Eatonville Power and Light

1. Coordination and Communication – Both the District and Town agreed that continued open dialogue regarding the project scope, schedule and milestone dates is crucial to the project’s success. John Erickson shared the updated schedule dates with the group and explained the critical nature of the schedule dates and potential impacts with the state match funding if deadline dates are not met. At the Town’s suggestion, the District, Town, and Erickson McGovern will meet on the 1<sup>st</sup> and 3<sup>rd</sup> Tuesdays of the month to review the project and permitting status. The first meeting will be on May 29<sup>th</sup> at 8:00am. Gary Armstrong stated that he would issue a letter to the District and Erickson McGovern stating that there is capacity for water and sewer for the high school. Establishment of permit fees

was discussed. The Town provided a breakdown of building review and planning fees and stated that the planning review fees by HDR would be in addition to the Town's planning review fees. The valuation of construction cost provided by Erickson McGovern included plumbing, mechanical, and sitework; as there is a separate review and permit fee for those scopes of work (typically submitted and paid for by the Contractor), John Erickson will re-establish the valuation without the cost for plumbing, mechanical, and site and will forward said valuation to the Town so that the appropriate planning and building permit fees may be established. The fees will have to go to the School Board for review and approval.

2. Lemay Property for Parking – The District expressed concern over the SEPA comment from the Town Planner regarding improvements to the Lemay parking lot, including storm system upgrades and paving. The District's position is that the improvements are cost prohibitive and would offer no long term benefit to the property. The Town stated that their main concern was that safe traffic circulation would occur on the site. The District agreed to paint directional arrows and temporary striping of stalls, as well as clean up any potholes with compacted gravel. Gary Armstrong also voiced that litter could become a problem. The District responded that trash receptacles have already been purchased and that the property would be monitored and maintained. The District asked if there was a possibility of a developer agreement with regard to deviation of major improvements based on the temporary use of the property and the Town agreed to a developer agreement. Mary Urback will draft the Developer Agreement for the District's and Town's review. The District stated that detailed information would go to students and parents regarding the use of the Lemay parking.
3. Street Improvements – Mary Urback and Bruce Lachney addressed the Town Planner's recommendation that the District pay for repaving of Rainier Ave., storm treatment and repaving of alleys, and sidewalk curb, and gutter along the south side of Lynch Street. Mary expressed that the District is struggling with the Town Planner's recommendations for the street improvements and that she could not find anything in the code provisions that would require the District to be obligated to finance the street improvements. Further, Mary addressed that the Traffic Report did not support the requirement for the repaving of Rainier Ave. as a condition of the high school project. The Town explained that their position was that the buses have contributed to the degradation of the road over the years and should therefore pay for the repaving. The District stated that there was no data to support that the buses caused the degradation of the road and that the District was not legally required to pay for the improvements. Bruce Lachney explained that the School Board told the community that the District was going to spend money on the high school and that the Town should look into a block grant for the improvements. Bruce also expressed that his position is that he is not willing to support funding improvements that they are not legally or ethically obligated to pay for as it would mean laying off teachers and he is not willing to support that for paving roads. Superintendent Arment explained that bond dollars were assigned for the District' school projects to enhance the learning environment and safety of the students, staff and faculty, and that the only way to pay for street improvements would be from the general fund which would create adverse impacts on staffing and program. The Town's response was that they would take the District's comments under consideration and look into the code requirements and respond to the District's position with regard to street improvements when the District and Town meet on May 29<sup>th</sup>.
4. Conditional Use Permits – The District expressed that the Conditional Use Permits for the South Lynch Parcels and the Conditional Use Permit for the high school are not related and should not be bound together. The District explained that the bond did not include funding for improvements of the South Lynch Parcels. The Mayor expressed that the reason the permits were being tied together was because of the number of complaints regarding one of the programs housed at one of the parcels. Superintendent Arment expressed that the said program was no longer housed at that location. The Mayor implied that he has not received further complaints in some time, but for the buses driving in the alley ways. The Mayor asked staff if the permits could be handled separately. Mary Urback expressed that legally they should be separate. Mary suggested that the Town move forward with the high school Conditional Use Permit and hold the South Parcel Conditional Use Permits in

abeyance for another day. The Mayor expressed that the Town's intent is not to mess with the school. Bruce acknowledged that the District understands that but asked that the Town not tie the District's hands by binding the permits together. Superintendent Arment and Mary explained that the District could not legally use bond funds or impact fees for improvements for the South Lynch Parcels. Superintendent Arment shared the bond resolution that summarizes how the District can spend bond funds with the Town. Nick Bond explained that his report to the Planning Commission for all of the Conditional Use Permits was complete and that he suggested the District move forward with the Hearing on *all* Conditional Use Permits on June 4<sup>th</sup>. The District re-stated that they did not want to move forward with the South Lynch Parcels at the June 4<sup>th</sup> Hearing. Nick then stated that he would re-issue the report and Notice of Hearing so that it only includes the Conditional Use Permit for the high school project.

### **SECTION 3 – SCHEDULE**

There has been an adjustment to schedule since the beginning of design. With the implementation of using the EMS site to house EHS students and staff on an interim basis it is anticipated that the project will be substantially complete in 20-22 months upon start of construction.

### **SECTION 4 – COST REPORT**

**This section will be updated once the project is bid and contracted. The contract amount and approved change orders will be in this section.**

### **SECTION 5 – CONSTRUCTION REPORT/CURRENT MONTH ACTIVITIES**

**This section will be updated once construction begins**

### **SECTION 6 – LOOK AHEAD**

Summary of the notable activities planned for the next period.

- EHS Conditional Use Permit Hearing
- Constructability Review
- Temporary Housing Bid Opening
- Collaboration Meetings with Town Planning and Building Department

## **SECTION 7 – PHOTOS**

**This section will be updated once construction starts and will show monthly progress.**