

MEETING MINUTES

TO: The File

FROM: Brian Piippo
Project Manager

DATE: May 31, 2019

SUBJECT: Minutes of the Meeting
Held May 31, 2019
Mt Stuart Elementary School & Ellensburg Elementary School
Integrus Project No. 21849.00 & 21850.00

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Parties In Attendance:

Brian Aiken, Rusty Prichard, Kristine Keller, Rob Decker, Nathan Sieler, Colin Anderson, Steven Clark (WebEx), Brian Piippo

The following is a record of the author's understanding of comments made and direction given. Written clarifications or corrections should be directed to Integrus Architecture within seven days of the date of publication of these minutes.

Weekly CM meeting – Integrus Architecture SpoLargeConf.

- I. Construction type VB, IIIB and IIB were reviewed with the group.
 - A. VB Construction type will allow for any type of materials. Allowable area is approximately 45,000 sf.
 1. The total approximate area allowed with type VB construction is smaller than the program spaces of 55,000 sf and 57,500 sf. An area fire barrier would be required.
 2. All construction materials are available in type VB construction.
 3. It is assumed that a traditional truss and wood framings system would be used with lay-in insulation at the bottom cord and ridge/soffit vents. It was noted that a separate dry-system will need to be provided to accommodate a fully sprinkled system.
 - B. IIIB requires 2-hour exterior wall assemblies but allows any material interior. Allowable area is approximately 68,875 sf.
 1. The exterior 2-hour assembly would work best as a masonry wall assembly.
 2. Construction type does allow combustible materials at the interior.
 - C. IIB Construction type allows only non-combustible materials. Allowable area is approximately 68,875 sf.
 1. This construction type is the desired construction type.

2. Fire treated wood is required in this type.

II. Mt Stuart

A. The Mt. Stuart space layout.

1. Access from the school and courtyard is to the north. A way to secure the courtyard and the play area is needed.
2. Associations of teaching pods to learning/team spaces is across from the pods. This was done to simplify the exterior wall structure and to secure access to the outdoor courtyard learning spaces.
3. A courtyard teaching space was noted on the plans.
4. Gymnasium/Commons spaces rotated to provided protection to outdoor courtyard and to open the views for the bus loop and student drop off.

B. Mt Stuart site.

1. The site plan notes “not in scope” at the parking north of the existing gymnasium. It was recommended that the graphic be turned to a dash to further not that these parking lots are not part of the project.
2. Need to indicated deliveries for kitchen that does not impact hard play surface or the bus loop.
3. Bus loop for pre-school needs to be revised to location south of the existing portables and annex building. Move bus traffic out of parking car traffic road.
4. Revise student drop and parking to be accessed from 15th Ave. in order to alleviate traffic along Cora.

C. Mt Stuart Exterior

1. Exterior brick/masonry wainscot is anticipated \pm 3'-4".
2. Windows are not to be full height.
3. Roof to have full ice/water shield in place regardless of the roof slope.

III. New Ellensburg Elementary

A. New Ellensburg Elementary space and massing

1. Building and parking moved north to be closer to Helena St and canal.
2. Looks to much like Mt. Stuart. Need to revise the roof lines and materials to make the school more independent
3. Move the music room away from the learning resource center.

B. New Ellensburg Elementary site.

1. Kitchen deliveries and mechanical site access need to be indicated.
2. Access for fire/emergency vehicles needs to be addressed.

C. New Elementary Exterior.

1. Looks to much like Mt. Stuart. Needs to be its own school.

IV. The meeting in Ellensburg on June 5th would be a face-to-face to discuss the layouts and massing prior to the community meeting June 11th.

A. Items for the June 11th meeting

1. Assumed building materials – Brick/CMU wainscot
2. Massing and glazing.
3. Material and roof structure
4. Mechanical systems – Three types being proposed

B. Items for June 5th meeting.

1. SD cost evaluation. 2:00 pm – Ellensburg
 - a. Floor plans and site plans to be delivered to Garco Construction 5/31/19
2. Review of building elements, massing and program spaces for June 11th meeting. 3:30 pm - Ellensburg
3. June 7th meeting canceled in lieu of meeting on June 5th.
4. June 12th School Board meeting has been rescheduled for June 26th.

V. Geotechnical draft report has been submitted

- A. The draft needs to be reviewed and any comments provided to the Geotechnical Engineer.

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Attachments:

Routing: