

MEETING MINUTES

TO: The File

FROM: Brian Piippo
Project Architect

DATE: August 30, 2019

SUBJECT: Executive Committee Minutes of the Meeting
Held May August 26, 2019
Mt Stuart Elementary School & Ellensburg Elementary School
Integrus Project No. 21849.00 & 21850.00

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Parties in Attendance:

Ellensburg Executive Committee, Damon Gardella, Kristine Keller, Rob Decker, Steven Clark, 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.

Executive Committee Meeting – Ellensburg School District Office Conference Room.

- I. Program overview of the project
 - A. The schedule is anticipated to proceed as outlined.
 1. There will not be an early site package due to the developments at the Winegar site.
 2. 100% DD is scheduled for September 19, 2019.
 - a. Complications with the Winegar site will most likely cause this date to slip.
 3. CD's will start after September 19, 2019. See above.
 - B. The Solar component of the schools was reviewed.
 1. The Schools will both be prepared for a solar PV system.
 2. A PV system will not be provided at this time with the bond monies available.
 - C. The Draft estimate for 50% DD was discussed.
 1. The process involved the independent estimates from Roen and Garco with a reconciliation meeting to verify assumptions.
 2. The reconciliation meeting has taken place however there are costs associated with developing the Winegar site that are being negotiated with the City of Ellensburg.
 - a. Negotiations for property transfers and property lines adjustments are ongoing.
 - b. It is assumed that there will need to be another Pre-development meeting, and possibly an amendment to SEPA.

II. Value Engineering.

- A. The value engineering concepts were reviewed with the Owner.
 - 1. Value Engineering is required by the RCW's of Washington for public schools' construction.
 - 2. The process involves independent design professionals, engineers, and contractors to review the project and make recommendations that add value to the project.
 - a. One of the reports options includes building both schools on the Mount Stuart site.
 - b. The off-site development costs over both sites could be in excess of \$6 million.
 - c. It is the opinion of the VE study and has been confirmed by cost opinions from Garco that not developing the Winegar site could save in excess of \$5 million due to removing frontage and utility costs
 - 3. Other proposed VE items that are being explored to bring the schools into alignment with the budget are;
 - a. Building height adjustments. Drop from 14ft to 12ft.
 - b. Window layout and consolidations. Reduce the number of windows and size of some windows.
 - c. Gym/commons orientation and layout. Combine the gym and commons into one space divided by an operable wall.
 - d. Site development. Reduce the parking count to code minimums.

III. Site Studies from the VE report

- A. At the New Elementary Site (Winegar site) the city would allow a boundary line adjustment to avoid development of Cora Street north of the John Wayne Trail.
 - 1. The boundary line adjustment would be ± 100 ft from the path proposed in for Cora Street in the City of Ellensburg Comp Plan.
 - 2. Revise the building orientation to respond to access from Helena Ave. only.
 - 3. Provide minimum parking and site circulation to respond to access from Helena Ave.
 - a. There is an option to use Christy Ave for access as well, but it adds costs for street development.
- B. Two school campus at Mt. Stuart site.
 - 1. Combined or shared amenities on site:
 - a. Two buildings can either share parking/bus drop off or shared play.
 - 2. The District has the option to either realign the grades in the two schools or maintain two complete schools
 - a. Two separate schools on same site.
 - b. Buildings aligned by grade with a K-2 and 3-5 school on same site.

- IV. The current classrooms for the schools were reviewed for occupant load.
 - A. Kinder: 4 Classrooms – 88 students
 - B. Grades 1-3: 9 Classrooms – 198 students
 - C. Grades 4-5: 6 Classrooms – 180 students
 - D. Flex: 1 Classrooms – 30 Students
 - E. Music: 1 Classroom – 30 Students (Music moves to stage classroom)
 - F. Total students 526 – Anticipated enrolment at time of occupancy: 425-450.

- V. Next steps:
 - A. Schedule a time to meet with the school board to discuss Winegar site and two school campus at Mt. Stuart
 - B. Schedule meeting with City of Ellensburg to review the Winegar site and propose a two-school campus at MT. Stuart.
 - C. Continue to refine the VE items and quantify the associated cost savings.

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Attachments:

Routing: Parties in Attendance