

November 2, 2009

MEETING MINUTES

Cleveland Elementary School Modernization
Project 0913500.01

ATTENDEES:

Frazer G. Thompson, Owner Representative, Facilities, Pasadena Unified School District
Tony Ramirez, President, DCGA Engineers, Inc.
Ron Canedy, LEED™ AP, Assistant Vice President - Civil Design, FPL and Associates, Inc.
Douglas V. Diggs, Principal, IDG Landscape Architecture, Planning
Jose Vallarta, Senior Project Manager, WLC Architects, Inc.
Amanda Weiss, LEED™ AP, Design Team, WLC Architects, Inc.
See enclosed Sign-In Sheet

MEETING DATE: October 26, 2009

PURPOSE

The purpose of the meeting was to discuss whether it will be possible to get LEED certification on the building and what points the consultant team believes are worth pursuing.

ITEMS DISCUSSED

1. Previously WLC met with the District to discuss what points could be pursued in order to achieve LEED Silver Certification.
2. The School Board has determined that all new construction in the District will be LEED Silver.
3. At this meeting we will go through all the credits again and determine where the engineers believe more or less points can be achieved than originally anticipated.
4. The Civil Engineer prepared the enclosed LEED assessment of the Sustainable Sites credits with explanations of whether he believed they could be achieved.

5. Site Selection Prerequisite 2 does not need to be done because the campus is existing.
6. The parking lot could be constructed with grass-pave to be non-reflective and absorb water. Several points may be achievable by using this product, however, this may not work for a parking lot that is used everyday.
7. See the attached LEED Checklist for the points that the Engineers thought would be achievable.
8. Development Density needs to be looked at more closely by the Architect to determine if we can receive any points. After some researching it appears Development Density (SSc2) will be achievable.
9. It will be difficult to reduce storm water runoff for SSc6.1 since we are adding more impervious pavement.
10. Pervious AC paving or pervious concrete could be used for the parking lot to reduce water runoff. Using concrete would also help with the heat island effect non-roof (SSc7.1) but could be cost prohibitive.
11. The School District will need to determine whether they want to pursue the site master plan point (SSc9). To achieve this point you need to achieve four other points in the sustainable sites category.
12. It will be difficult to reduce irrigation on the site to comply with WEc1 because a large portion of the project site is the play field.
13. By using waterless urinals, dual flush toilets, and low flow fixtures, we should be able to reduce the water usage enough to get all four points for WEc3.
14. For EAc1 we will not be able to go beyond Title 24 by 26%. When the original score card was filled out we were not sure if the chiller system could be used or the addition. It has since been determined that it is at capacity and package units will be used for the project. With the very efficient units we could get 2 to 3 points for EAc1. There is, however, a cost tradeoff. The more efficient units cost 30%-50% more than traditional units.
15. Currently the irrigation that is not manually controlled is connected to the EMS system.

16. The Regional Priority Points for the zip code are SSc5.2, WEc2, WEc3 (40%), EAc2 (1%), MRc1.1 (75%) and IEQc8.1. If we get any of these credits we will automatically get an extra point under regional priorities.
17. Based on the point tally on the checklist, the District will recommend that LEED Certified be pursued on the building.
18. The credits the Design Team determined are achievable are: SSc1, SSc2, SSc4.1, SSc4.3, SSc4.4, SSc6.2, SSc7.2, SSc8, SSc10, WEc3, EAc1, EAc2, EAc3, EAc5, MRc2, MRc4, MRc5, MRc7, IEQc1, IEQc3.1, IEQc3.2, IEQc4, IEQc5, IEQc6.1, IEQc6.2, IEQc7.1, IEQc7.2, IEQ8.1, IEQc10, IDc2, RPc1.1, RPc1.2. (See attached project checklist)
19. The credits the Design Team listed as maybes are: SSc4.2, SSc5.2, SSc6.1, SSc7.1, SSc9, EAc1, EAc2, EAc5, MRc3, IEQc8.1, IDc1.1, IDc1.2, IDc1.3. (See attached project checklist)
20. The credits the Design Team determined were not achievable are: SSc3, SSc5.1, WEc1, WEc2, WEc4, EAc4, EAc6, MRc1.1, MRc1.2, MRc6, IEQc2, IEQc8.2, IEQc9. (See attached project checklist)

RESOLVED ITEMS:

1. The chiller system cannot be tapped into. Package units will be used.

ACTION ITEMS:

1. Each discipline will submit a cost estimate to the Architect by the end of Thursday, October 29, 2009 with rough estimates of how much more it would cost to incorporate products into the project that will help achieve LEED certification.

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NEXT MEETING: To be determined.

END OF MINUTES

The above represents my best interpretation of the spirit and content of the discussions. Please let me know of any requested modifications or corrections as soon as possible.

Submitted by,

A handwritten signature in black ink that reads "Amanda Weiss". The signature is written in a cursive, flowing style.

AMANDA WEISS
LEED™ AP
Design Team

AW:br/P0091350011-mm

Enc: Sign-In Sheet
LEED Assessment - Sustainable Site Design
LEED 2009 for Schools New Construction and Major Renovation Project Checklist

cc: Attendees
Steve Brinkman, Chief of Facilities, Pasadena Unified School District
Glenn Ueda, Architect, AIA, Principal, WLC Architects, Inc.