

Design and Construction Advisory Committee

Meeting #2 - The New Elementary Schools at North Redmond and Redmond Ridge East Schematic Design Review

April 19, 2016

Attendees:

- Committee: Eric Campbell, Dale Cote, Jay Halleran, Lee Kilcup, Gid Palmer
- LWSD Staff: Forrest Miller, Dan Chandler, Pat Sprague
- Architects: Ron Harpel, Noah Greenberg

Agenda:

Tour of Bell Elementary

Presentation of Schematic Designs:

 New Elementary School at Redmond Ridge East

 New Elementary School at North Redmond

Committee Feedback on Schematic Designs

Notes:

Elementary School Plan Reviews:

1. New elementary school in north Redmond plans presented, including two entry options still under consideration—north and east entries.
2. New elementary school in Redmond Ridge East plans presented. Noted that site provides for low site costs due to region storm water treatment and storage.

Committee discussion, observations and comments:

- Overall feedback is that the sizing, orientation, and non-paned cladding is on target.
- Amount of glazing inside and out should be limited.
- Make sure new buildings have simple layout and roof lines.
- Tie glazing inspection to heat/ventilation study
- Mechanical cost per square foot appears high given no air conditioning in the building.
- Lighting budget is high. Can it be reduced and /or leverage improvements in the industry. Use best long term plan. LED's likely throughout—more light, less heat, long life, and best light spectrum.
- Ceiling transitions – make sure ceiling transitions are limited. Drop in ceilings more cost effective than exposed.
- Procurement
 - Look at GC/CM as an opportunity for construction procurement. Adds intelligence early

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- Pre-Fab. Look to identify elements that can be done offsite and made repetitively across projects (e.g. bathrooms)
- Study Redmond Ridge East Admin area—eliminate single story admin area to extent possible.
- Consider gym orientation to support sideline observation during scheduled activities.
- Plan for building expansion in the future but not at current expense. Do not invest significant additional funds now to provide for future growth. (Five portables are planned for and master planned.)
- Consider standard layout on all projects where possible—look for bulk buy opportunities. Can restrooms be exactly the same on all projects? Can this promote offsite fabrication for cost savings?
- Does rainwater collection make sense?
- Do PV's make sense? Further study required. At least have building PV ready.
- Ground source heat pump systems planned for long term energy savings—subject to local site conditions.