

September 30, 2009

MEETING MINUTES

Cleveland Elementary School Modernization
Project 0913500.01

ATTENDEES:

Frazer G. Thompson, Owner Representative, Facilities, Pasadena Unified School District
Glenn Ueda, Architect, AIA, Principal, WLC Architects, Inc.
Jose Vallarta, Senior Project Manager, WLC Architects, Inc.
Amanda Weiss, LEED™ AP, Design Team, WLC Architects, Inc.

MEETING DATE: September 28, 2009

ITEMS DISCUSSED

1. The new LEED 3.0 rating system has a possible 110 points.
2. The success of the building as energy efficient not only depends on the design of the building but the attitude of the occupants who inhabit the building once construction is complete.
3. A LEED certified building should be treated as a living/breathing entity.
4. A survey of buildings certified in 2005 on the USGBC website showed that only 1/5 of the buildings certified continued to be as efficient as intended after completion.
5. It was determined by the District that Blair Middle School would be constructed as a LEED Silver Building. It is currently registered under Version 2.2.
6. The School District decided that all their new construction will be LEED Silver certified.
7. The District is not sure if they will be able to maintain the buildings energy performance after completion.
8. It was asked how the district would finance the maintenance of the building. Currently all the money is coming from measure TT funding.

9. This will be the District Representative, Frazer Thompson's, fifth LEED project.
10. The Pasadena School board has adopted LEED Silver as a standard for all new construction.
11. The District (Frazer) will register the project with USGBC.
12. The District is in the process of preparing standard LEED Specifications. The specifications should be done in two weeks. When they are complete, the District will send a copy of the Specifications to WLC.
13. Many points are dependent on the Mechanical Engineer. He will have to do a lot of energy analysis to determine whether or not the points are achievable.
14. Most of the challenges for the submittal will be for Energy and Atmosphere and 90% of them will have to be solved by the Mechanical Engineer.
15. The LEED Specifications include the District Standards. They specify materials with low VOC, etc. The specifications do not include FSC wood. The District decided that to specify FSC wood for all its casework is too expensive and will not be a standard point sought after unless it is needed to obtain the Silver certification.
16. Steel stud may be a better way to go for the building rather than wood studs.
17. Wheat board will not be specified for casework.
18. Site Selection Prerequisite Two (SSP2) does not need to be done because the campus is existing.
19. For storm water design, it may be possible to reclaim water and use it for irrigation. A cistern is a possible solution.
20. The parking lot could be grass-pave to be non-reflective and also absorb water, thus reducing water runoff off site.
21. Waterless urinals will be used.
22. Low flush toilets will be used. Double flush lavs should be looked into it determine if that will be efficient.

23. Whether or not packaged units are used will depend on if the engineers are able to tap into the current chiller system on the campus. If the chiller system can be used, that would help achieve points because no refrigerants would be used.
24. It is most likely that Title 24 will be surpassed by 26% so 8 EA C1 points could be earned for optimized energy performance.
25. Low emitting materials needs to be looked at very closely. All paints, sealants, coatings, glues, etc. will contribute to this.
26. The Custodial Room will be exhausted out to obtain Indoor Chemical Pollutant Source Control (IE C5)
27. Roll out mats should be specified.
28. It may be possible to get a point for historic preservation.
29. If photovoltaic panels are used, several points will easily be obtained. It is all about how much the District is willing to pay.
30. Based on the attached LEED Score card, it will be very difficult to achieve LEED Silver certification for Cleveland Elementary School. It will come down to how much the district would like to spend.

RESOLVED ITEMS:

1. None

ACTION ITEMS:

1. **WLC, PUSD, and IDG** need to sit down and define the landscaping to see if points could be obtained though planting and irrigation.

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2. **WLC, PUSD, DCGA, IDG, FPL, and R.M. Byrd** will have a District Standards and Systems meeting on October 8, 2009 at 9:00 a.m. held at WLC.
3. A way to incorporate historic preservation into the LEED Rating system will be explored.

Submitted by,



AMANDA WEISS
LEED™ AP
Design Team

AW:br/P00913500x9-mm

Enc: Sign-In Sheet
LEED Score Card

cc: Attendees
Steve Brinkman, Chief of Facilities, Pasadena Unified School District