

July 19, 2010

MEETING MINUTES

Cleveland Elementary School Modernization
Project 0913500.01
(T-090615/0015T) (54-2)

ATTENDEES:

Steve Brinkman, Chief of Facilities, Pasadena Unified School District
Shannon Malone, Principal, Grover Cleveland Elementary School
Glenn Ueda, Architect, AIA, Principal, WLC Architects, Inc.
Jose Vallarta, Senior Project Manager, WLC Architects, Inc.
See Attached Sign-In Sheet

MEETING DATE: July 15, 2010

PURPOSE OF MEETING

The purpose of the meeting was to present the approved design and to identify the location of the existing program elements that will need to be incorporated into the existing site while new construction is ongoing.

ITEMS DISCUSSED

1. The Architect presented the facilities subcommittee approval package to the District and Principal for updates. Refer to the attached facilities presentation package.

RESOLVED ITEMS:

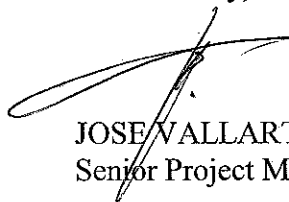
1. The Principal is to determine where the SDC student population will need to be housed while the project is under construction.
2. The Principal is to determine where the Friends Outside program will need to be housed during the construction of the project.

ACTION ITEMS

1. The Principal is to inform the District by August 15, 2010 of the location where the students will be housed during the construction of the project from the SDC and Friends Outside portables.
2. The Architect will verify the location and the type of projection screen that will be used for the Computer Lab.
3. The Architect is currently addressing DSA comments for the project. The project is estimated to be DSA approved by the end of August.
4. The bidding for the project will start in the month of October once the DSA approval is attained.
5. The construction of the project will begin sometime after October.

NEXT MEETING: To be determined

Submitted by,



JOSE VALLARTA
Senior Project Manager

JV:ms
P0091350018-mm

Enc.: Sign-In Sheet
Facilities Presentation Package

cc: Attendees
Frazer G. Thompson, Owner Representative, Facilities, Pasadena Unified School District
Shirly Barrett, Grounds Supervisor/Measure TT & CCP, Pasadena Unified School District
Amanda Weiss, LEED™ AP, Design Team, WLC Architects, Inc.

7/19/10

Cleveland E.S.

09/35.30

José Vallarta

W/C

(909) 261-1022

Glenn Ueda

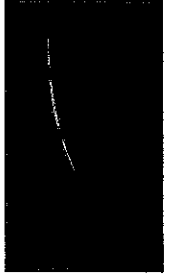
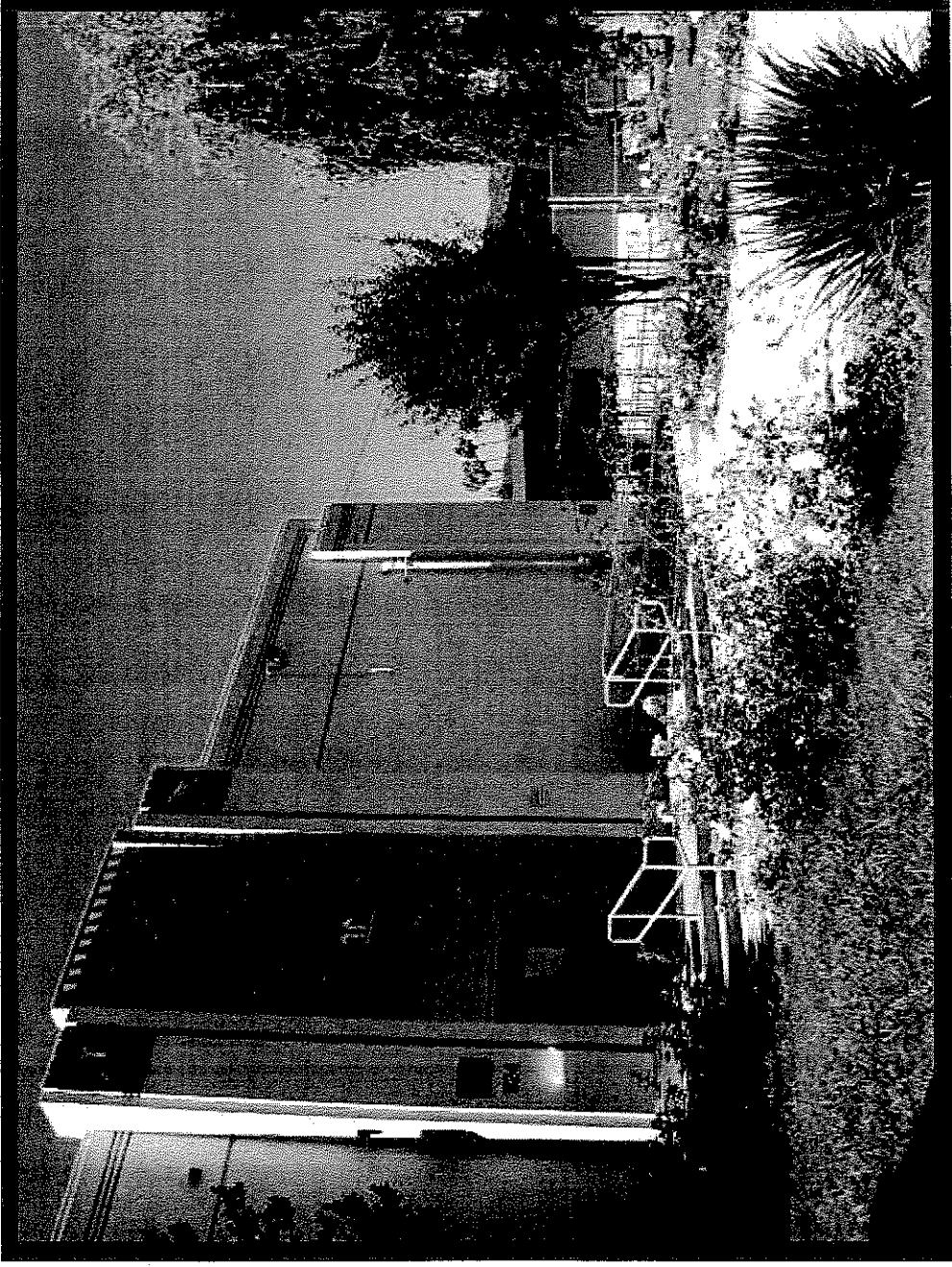
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Shannon Malone

PUSD, Cleveland 626 2555611
Principal

A Presentation to:

Pasadena Unified School District



CLEVELAND ELEMENTARY SCHOOL SPACE SUMMARY (Revised 9-8-09)

New Building Wing / Room Name	Qty	Area / sf	Subtotal / sf	Cost / sf	Extended Cost
Resource Teacher Offices	4	154	616	\$325	\$200,200
Family Center	1	565	565	\$325	\$183,625
Staff Lounge / Workroom	1	350	350	\$325	\$113,750
Mens Restroom	1	80	80	\$325	\$26,000
Womens Restroom	1	175	175	\$400	\$70,000
Student Bathrooms (serving playfield)	2	215	430	\$400	\$172,000
Custodial Room	1	90	90	\$200	\$18,000
Computer Lab	1	1,300	1,300	\$325	\$422,500
Special Education Classroom	1	960	960	\$325	\$312,000
Standard Classroom	2	960	1,920	\$325	\$624,000
Circulation	1	2,260	2,260	\$225	\$508,500
Subtotal			8,746		\$2,650,575

Tenant Improvements (e) bldg

Main Office / Lobby	1	500	500	\$200	\$100,000
Nurse's Office	1	275	275	\$200	\$55,000
Principal's Office	1	325	325	\$200	\$65,000
Large Conference Room	1	365	365	\$200	\$73,000
Teacher's Workroom	1	435	435	\$200	\$87,000
Subtotal			1,900		\$293,000

Site Development

Parent Drop Off Paving	1	5,120	5,120	\$5	\$25,600
Parent Drop Off Curb	1	300	300	\$30	\$9,000
Parent Drop Off Fencing	1	135	135	\$10	\$1,350
Student Sidewalk Waiting Area	1	3,135	3,135	\$12	\$37,620
Relocate Play Structure	1	Lump Sum	1	\$20,000	\$20,000
Staff Parking Lot Paving	1	9,800	9,800	\$5	\$49,000
Staff Parking Lot Curb	1	250	250	\$30	\$7,500
Subtotal					\$160,070

Construction Cost Total

\$3,093,645

Estimated Soft Costs

25%

\$773,411

Project Cost Total

\$3,867,056

EXISTING MAIN BUILDING SPACE SUMMARY

Existing Building / Room Name	Qty	Area / sf	Subtotal / sf
Library	1	1,820	1,820
Library Workroom	1	270	270
Classroom	7	960	6,720
Janitor	1	90	90
Womens Restroom	1	200	200
Girls Restroom	1	300	300
Staff Restroom	2	80	160
Principal	1	315	315
Office Manager	1	195	195
Administration / Storage	1	600	600
Boys Restroom	1	360	360
Teacher Lounge	1	230	230
Subtotal			11,260

BUILDING B

Classroom	6	960	5,760
Subtotal			5,760

BUILDING B2

Classroom	5	960	4,800
Boys Restroom	1	275	275
Girls Restroom	1	275	275
Utilities	1	200	200
Subtotal			5,550

BUILDING B3

Classroom	5	960	4,800
Boys Restroom	1	250	250
Girls Restroom	1	250	250
Subtotal			5,300

BUILDING C

Boys Dressing	1	275	275
Girls Dressing	1	275	275
Water Heater Room	1	65	65
Dishwashing	1	150	150
Entry	1	120	120
Pantry	1	88	88
Kitchen	1	400	400
Food Service	1	320	320
Ticket	1	80	80
Custodian	1	50	50
Locker	1	75	75
Toilet	1	50	50
Foyer	1	175	175
Toilet	1	80	80
Storage	1	220	220
Multipurpose Room	1	4,000	4,000
Subtotal			6,423

Grand Total Existing Building Area

34,293



ENDING THE DISSENT

SCOPE OF MODERNIZATION
OF EXISTING BUILDING

SCOPE OF NEW CONSTRUCTION

1991-2000

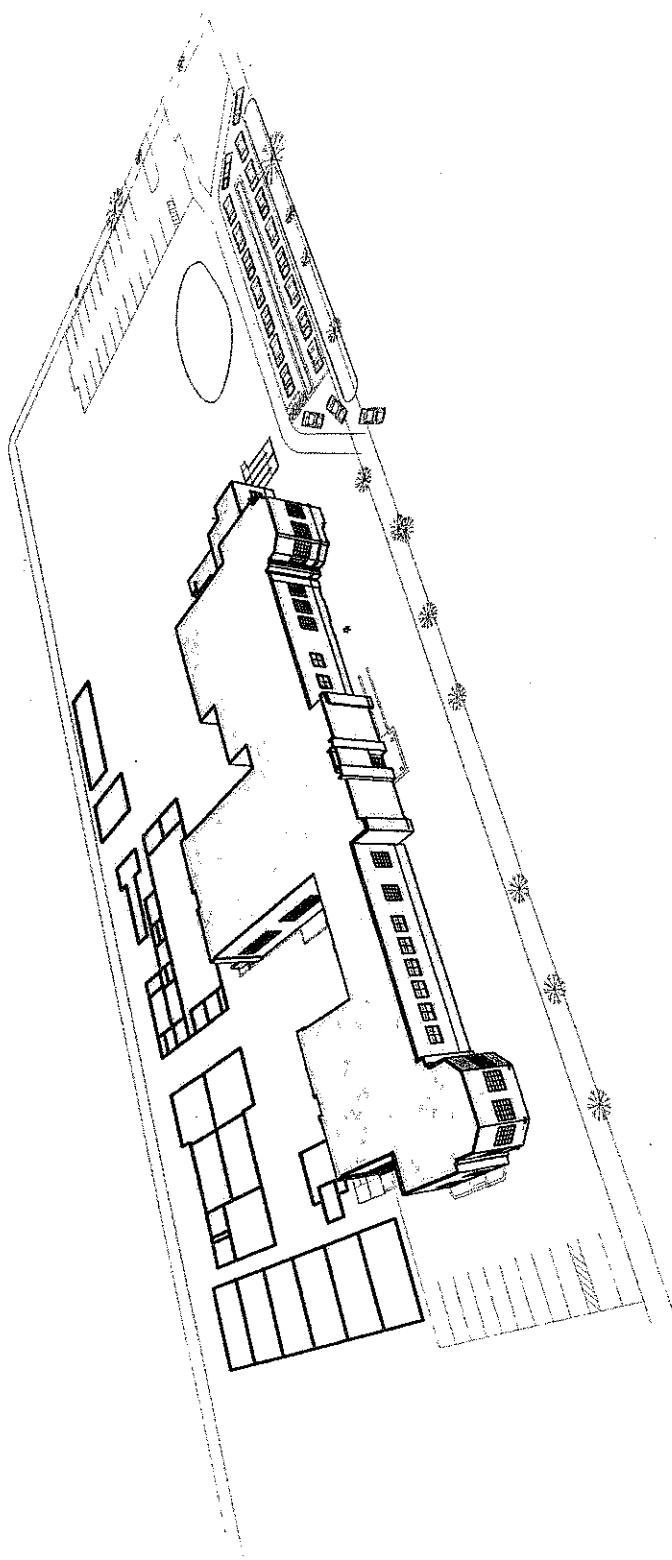
COLLABORATION

CLEVELAND'S ADDITION AND MODERNIZATION

SITE PLAN - SOLERMAN DESIGN PARKWAY, 3300

BOOK REVIEW

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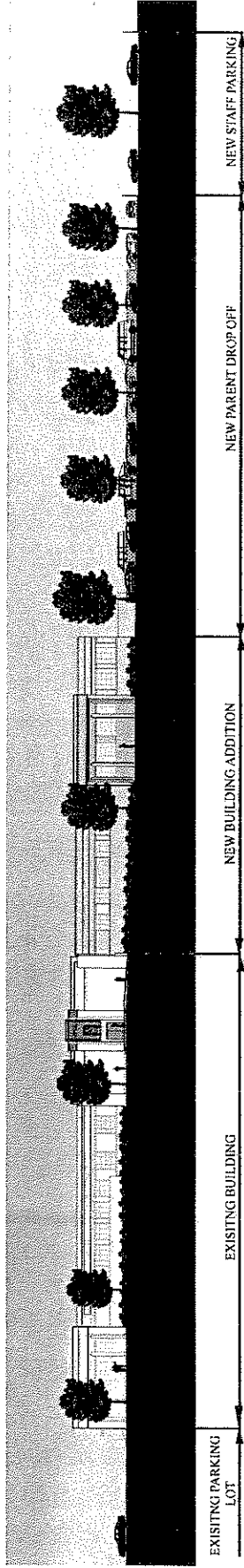
WLC
Architects, Inc.

CLEVELAND ES ADDITION AND MODERNIZATION

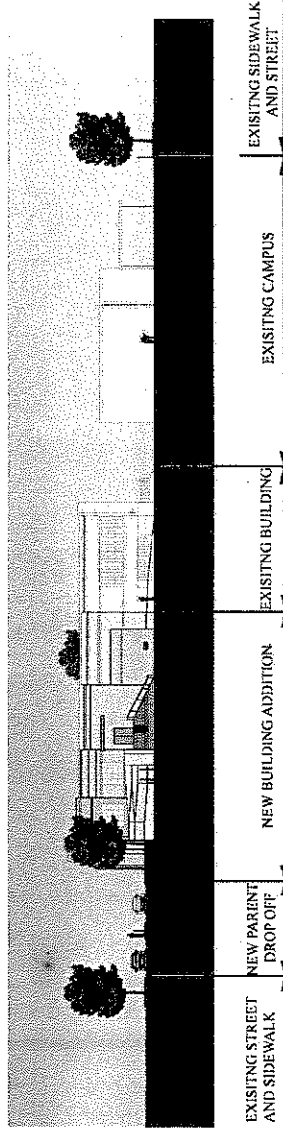
AXONOMETRIC - SCHEMATIC DESIGN PACKAGE 8-28-09



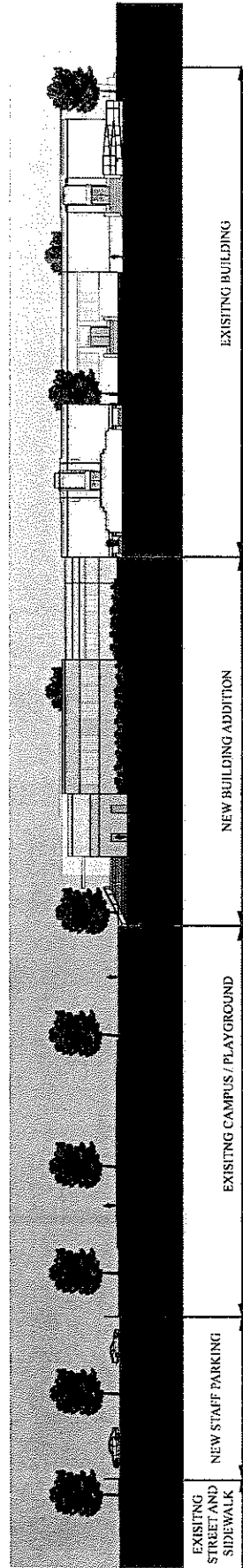
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NORTH ELEVATION (PALISADE STREET)



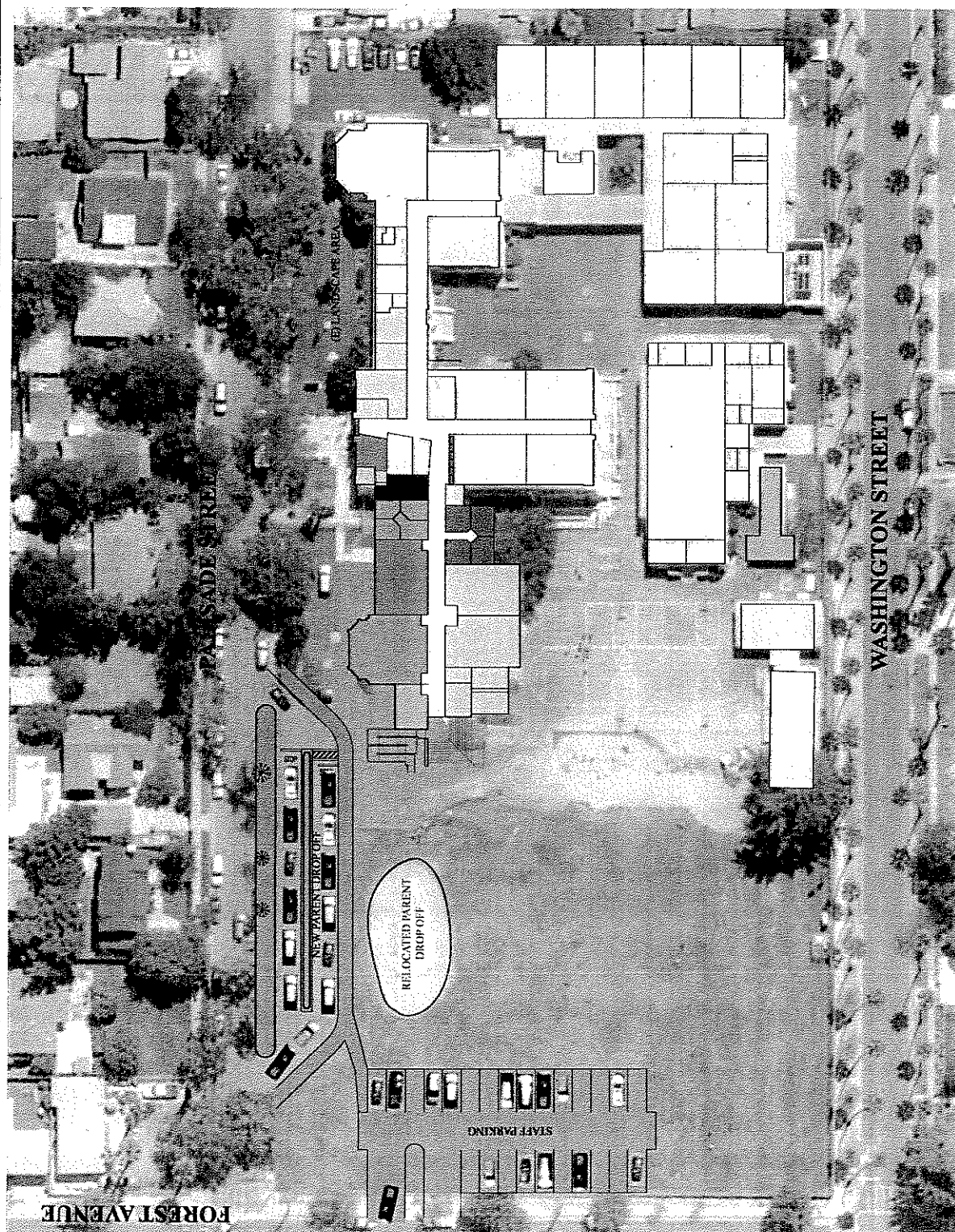
WEST ELEVATION



SOUTH ELEVATION

1/16" = 1'-0"

FOREST AVENUE



LEGEND

ADMINISTRATION	EXISTING LUNCH SHED
TENANT IMPROVEMENTS	EXISTING RESTROOM
1345 SF	NEW RESTROOM
PRINCIPAL OFFICE	EXISTING MULTIPURPOSE
325 SF	EXISTING FOOD SERVICE
NURSE'S OFFICE	EXISTING LIBRARY
275 SF	EXISTING MULTIPURPOSE
FAMILY CENTER	EXISTING FOOD SERVICE
565 SF	NEW RESTROOM
RELOCATED TEACHER OFFICE	EXISTING RESTROOM
154 SF	EXISTING LUNCH SHED
STAFF LOUNGE	
350 SF	
LOBBY / MAIN OFFICE	
500 SF	
ACADEMICS	
CLASSROOM	
960 SF	
EXISTING CLASSROOM	
COMPUTER LAB	
1300 SF	
EXISTING KINDERGARTEN	
SPECIAL EDUCATION	
EXISTING PHYSICAL EDUCATION	
SHARED SUPPORT	
EXISTING LIBRARY	
EXISTING MULTIPURPOSE	
EXISTING FOOD SERVICE	
NEW RESTROOM	
EXISTING RESTROOM	
EXISTING LUNCH SHED	

1" = 20'-0"



CLEVELAND ES ADDITION AND MODERNIZATION

SITE PLAN - SCHEMATIC DESIGN PACKAGE 8-28-09

WEC
Architects, Inc.

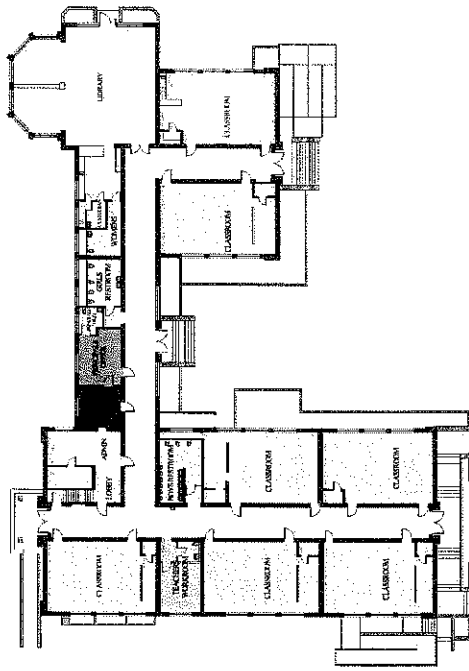


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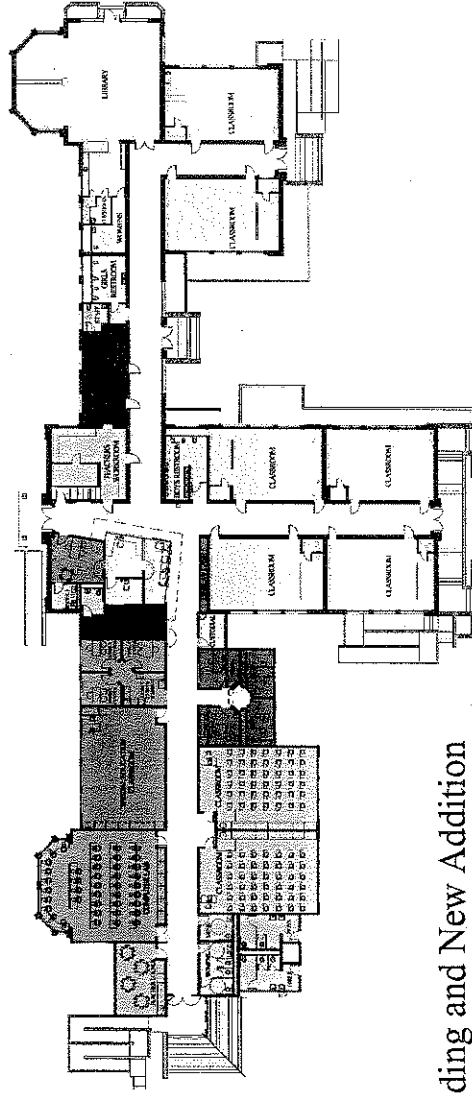
LEGEND	
ADMINISTRATION	
	CENTRAL ADMIN.
	PRINCIPAL'S OFFICE
	NURSE'S OFFICE
	PARAVISION
	HEADMASTER'S OFFICE
	STAFF LOUNGE
	LOBBY
ACADEMICS	
	CLASSROOM
	EXISTING CLASSROOM
	COMPUTER LAB
	SPECIAL EDUCATION
SHARED SUPPORT	
	EXISTING LIBRARY
	NEW RESTROOM
	EXISTING RESTROOM

1/16" = 1'-0"

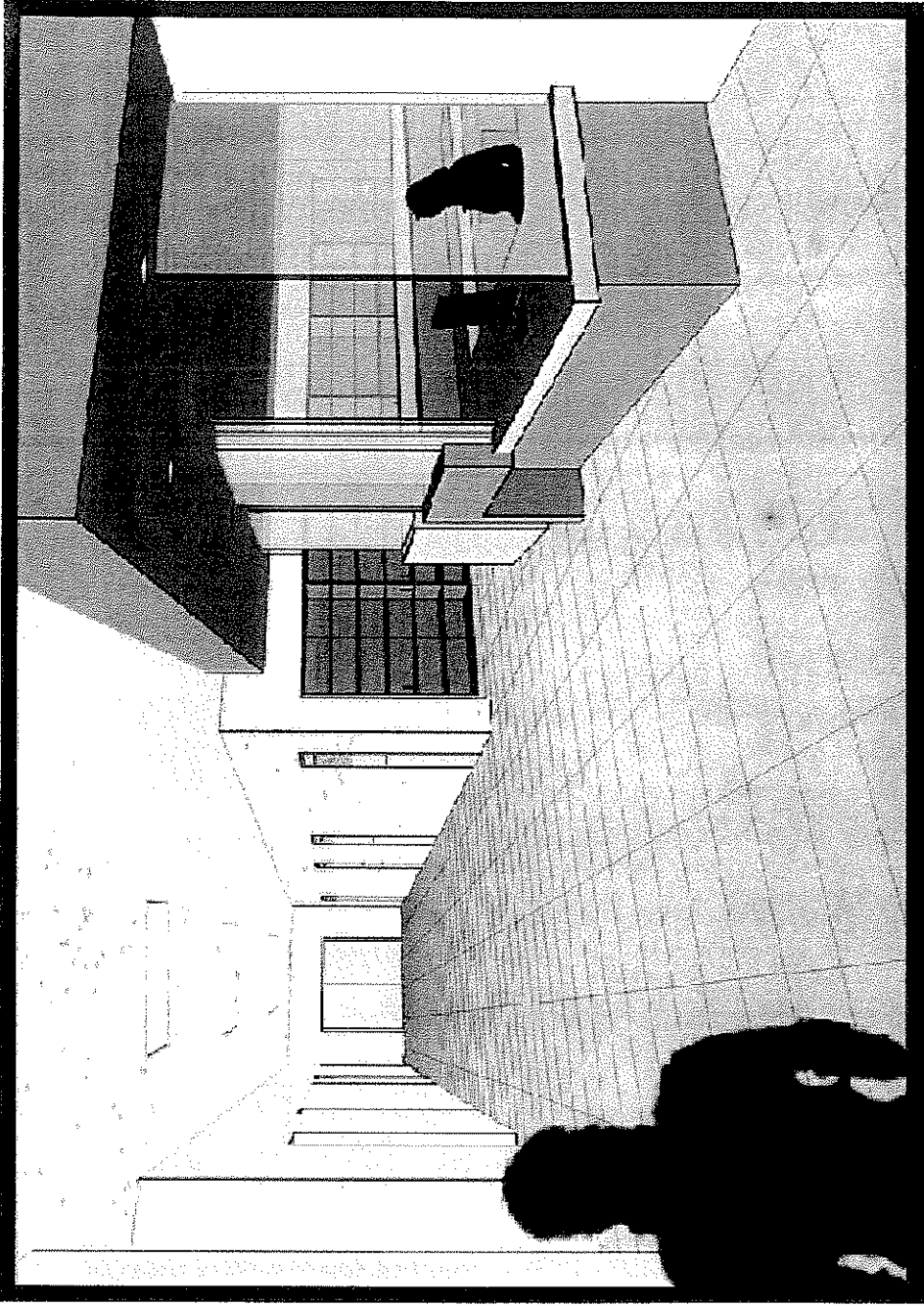
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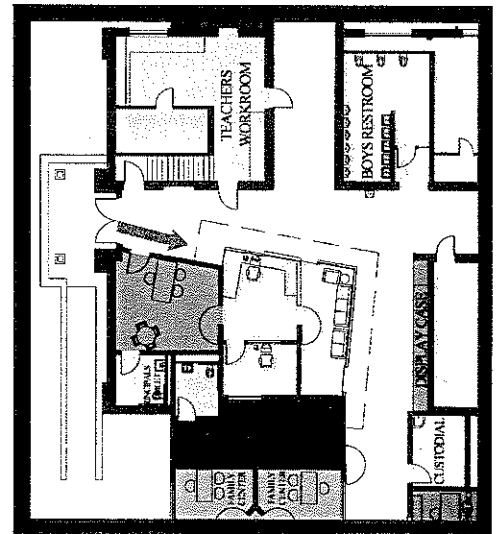
Existing Building

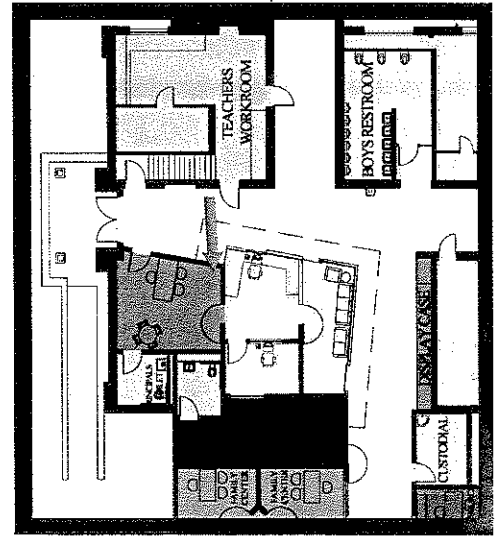
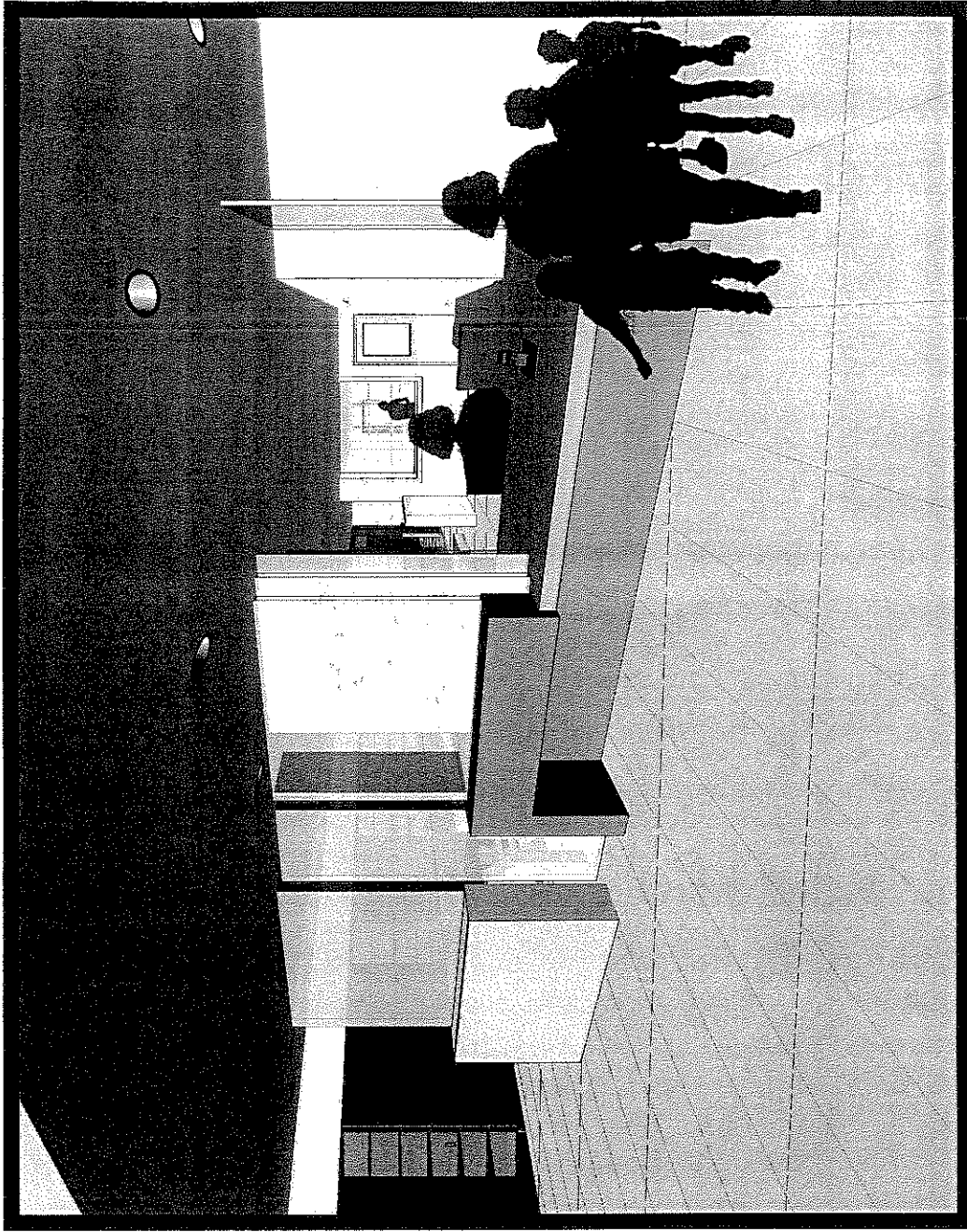


Existing Building and New Addition

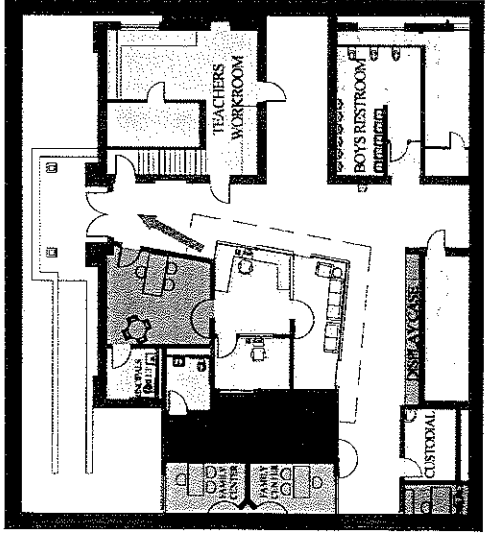


View towards Reception Desk from Entry Doors

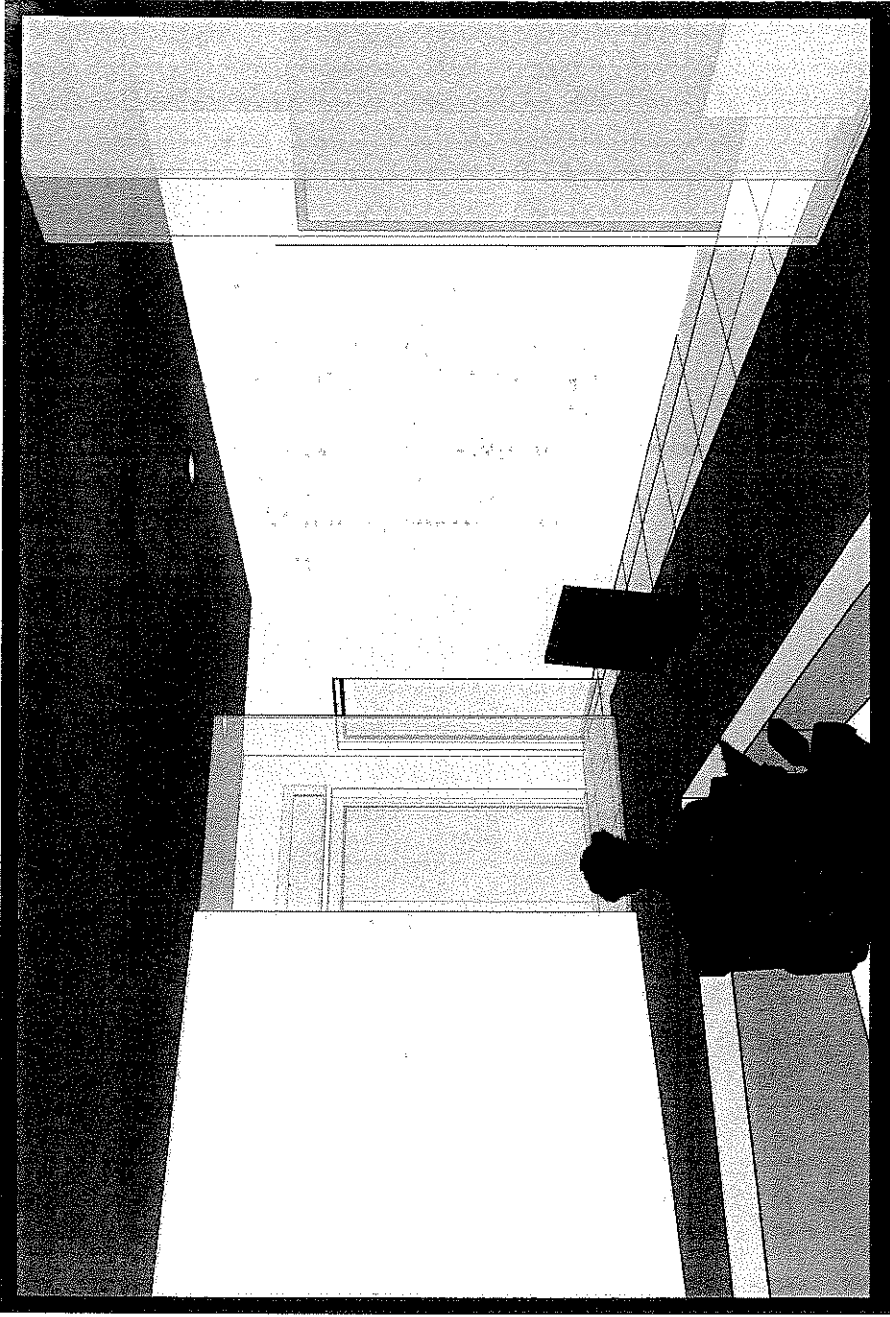


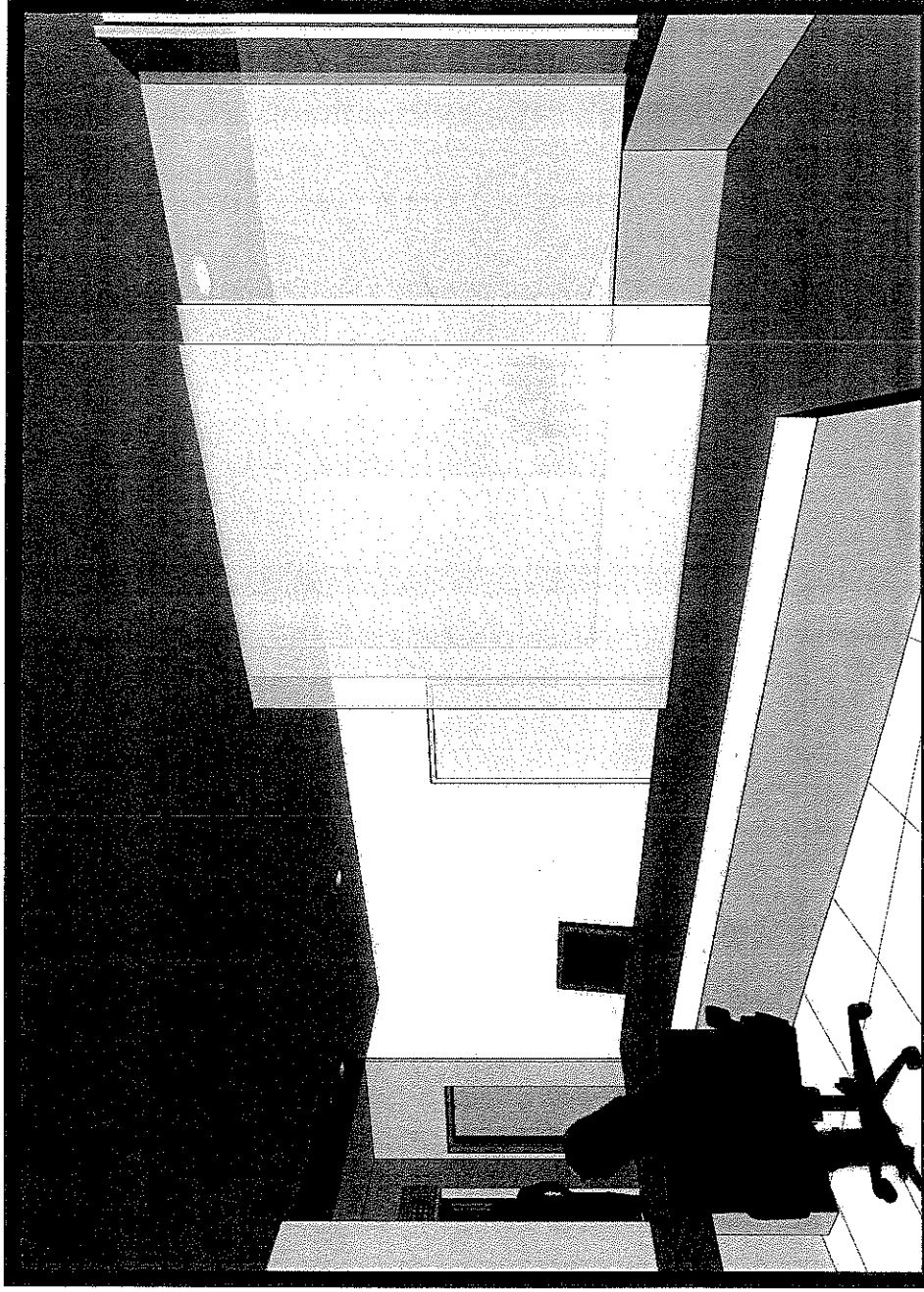


View of Guests Checking In

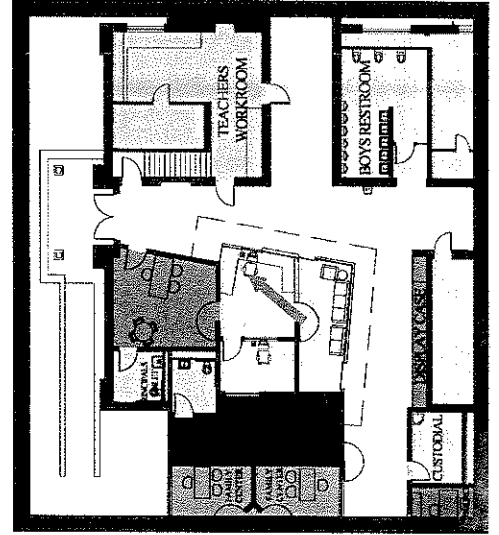


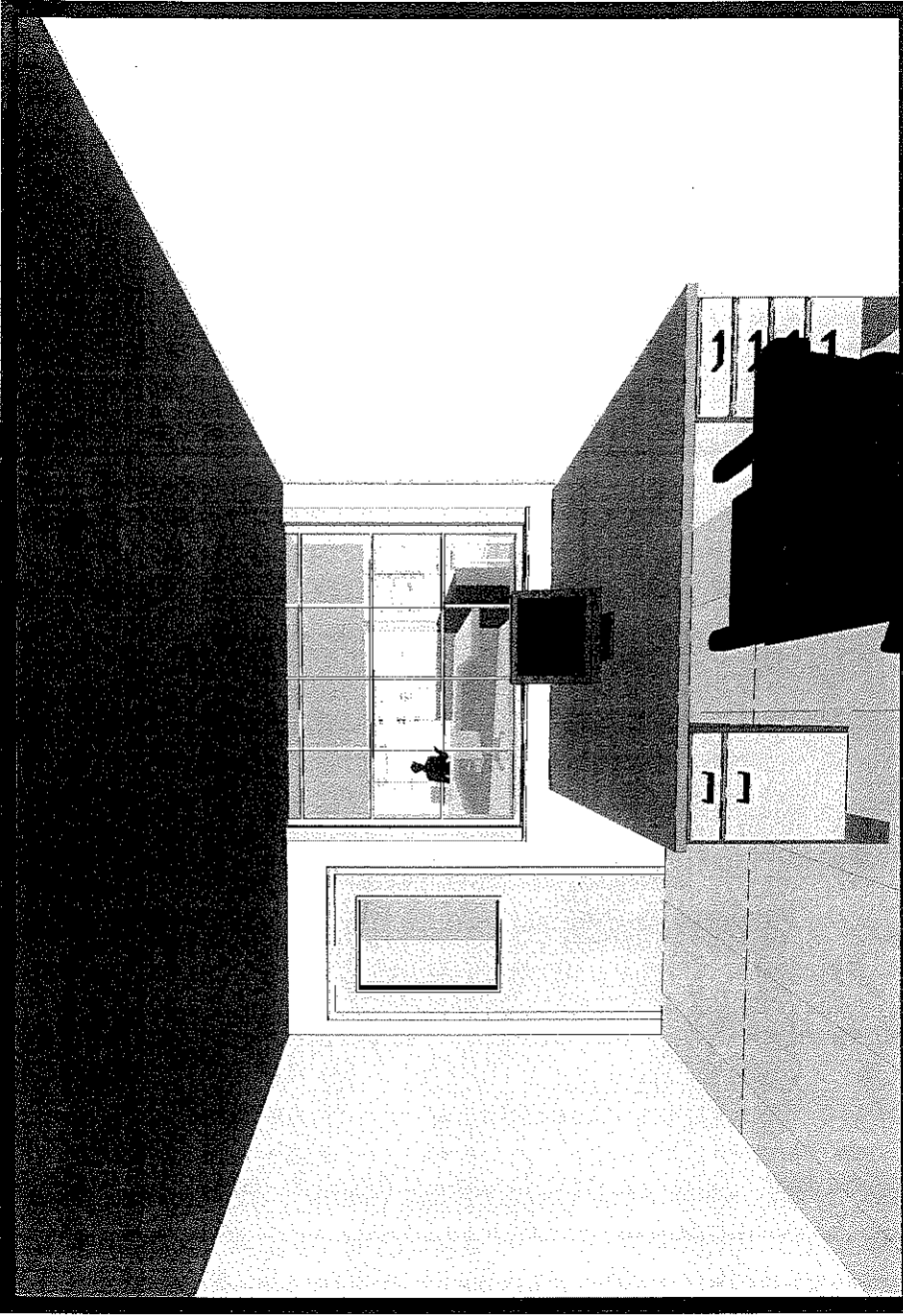
View of Entry Doors from the Reception Desk



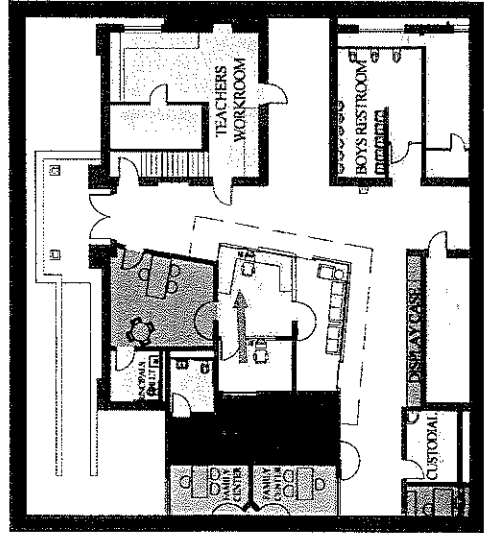


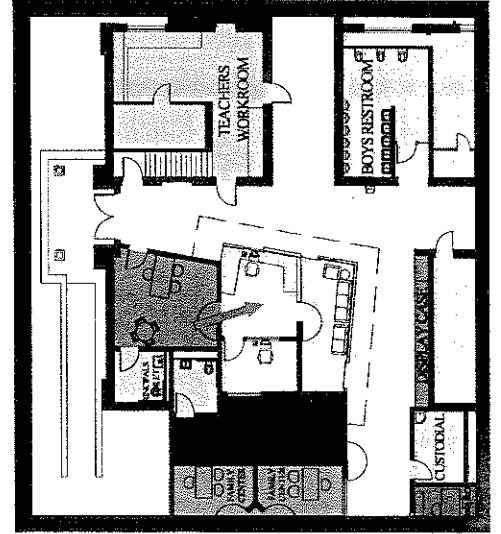
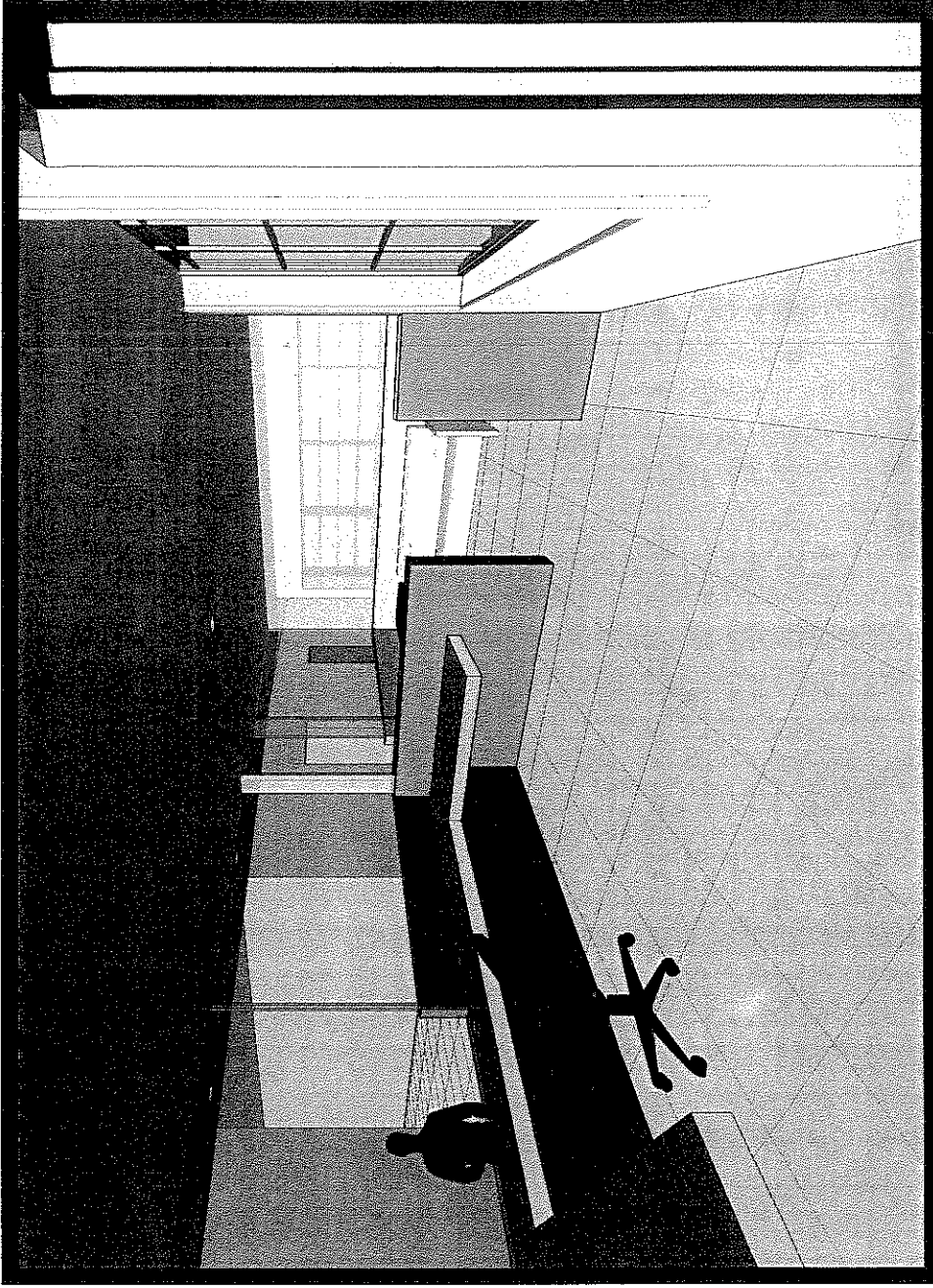
View from Administration Entry to Entry Doors



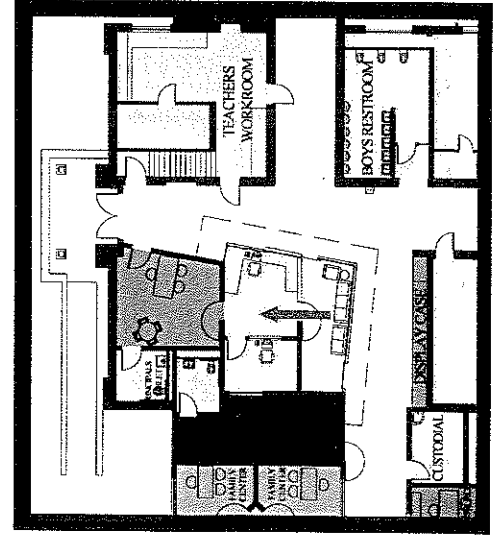
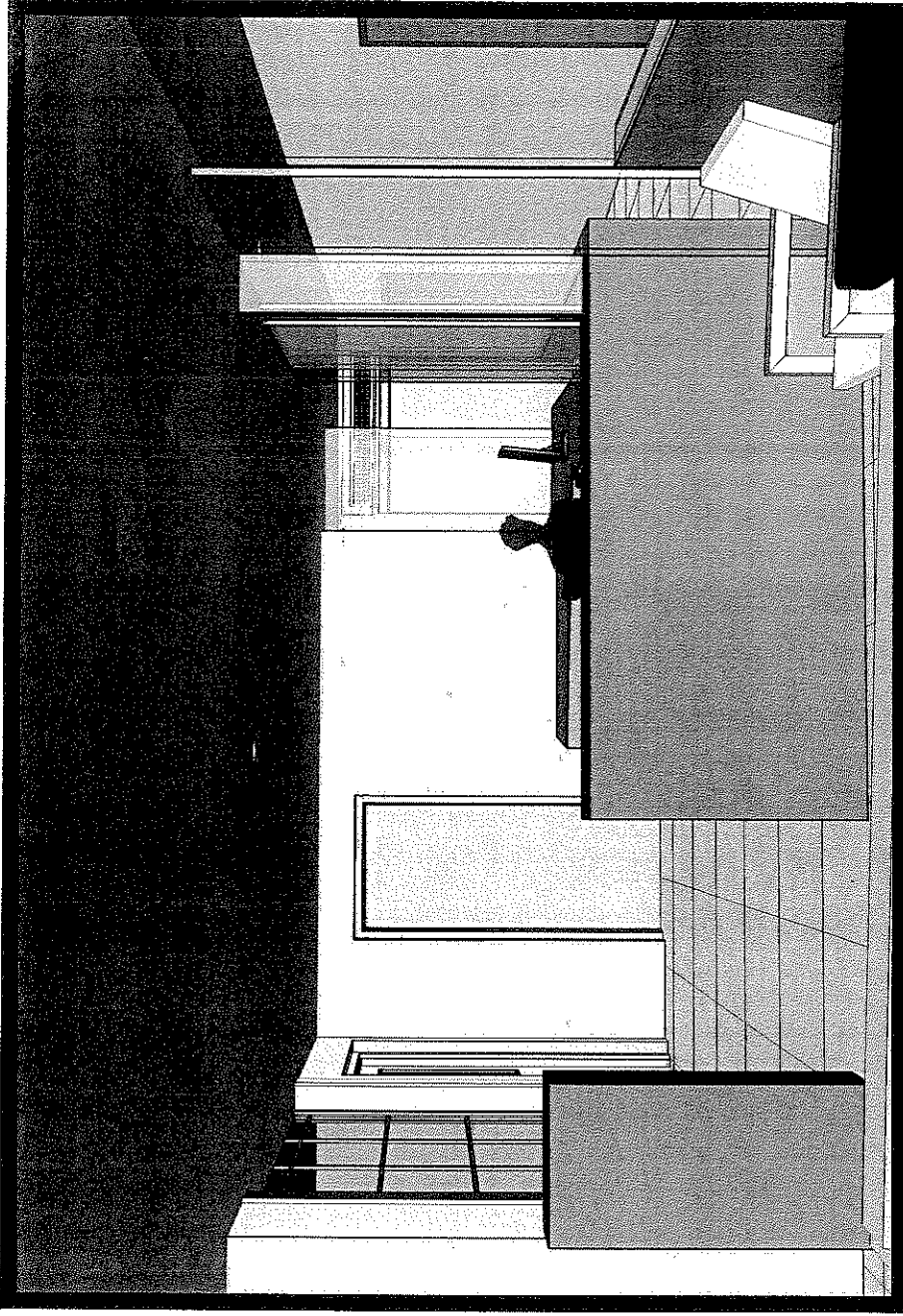


View from the Office Manager's Desk

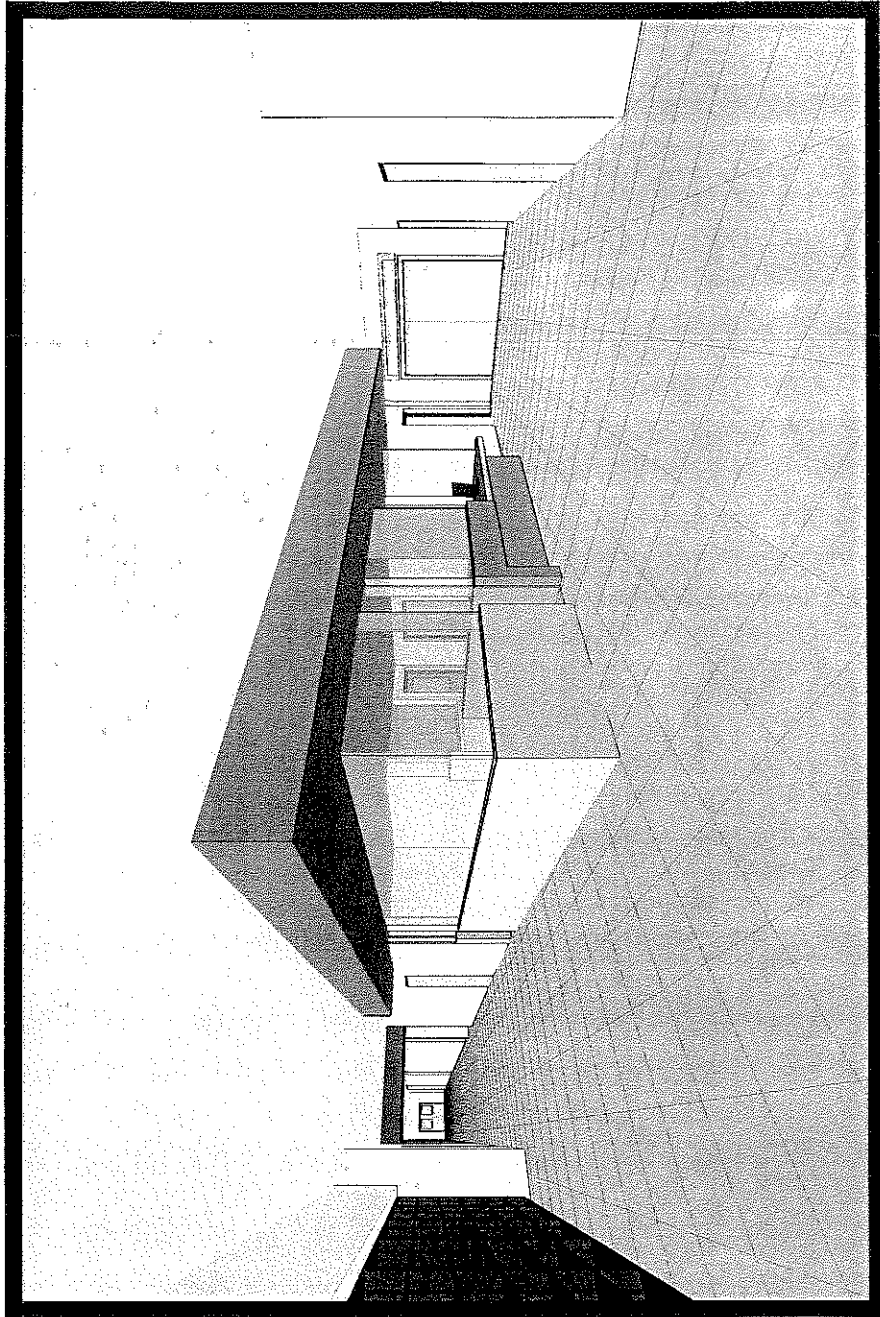




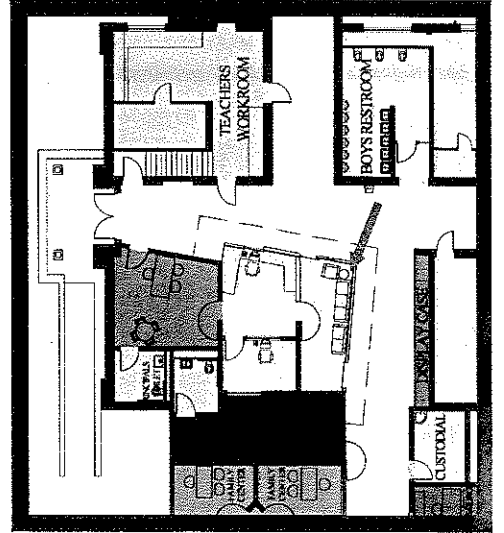
View from Principal's Office

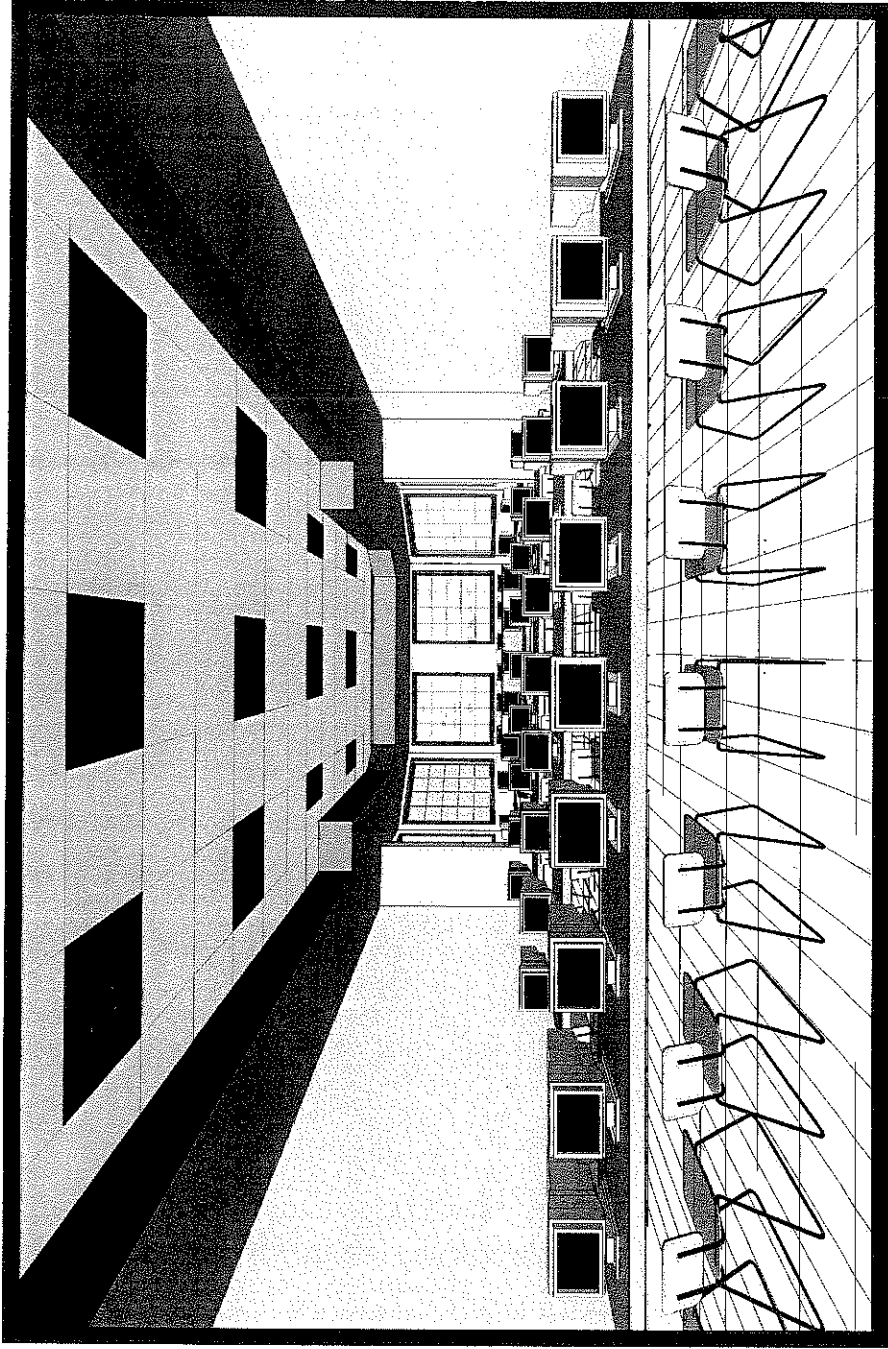
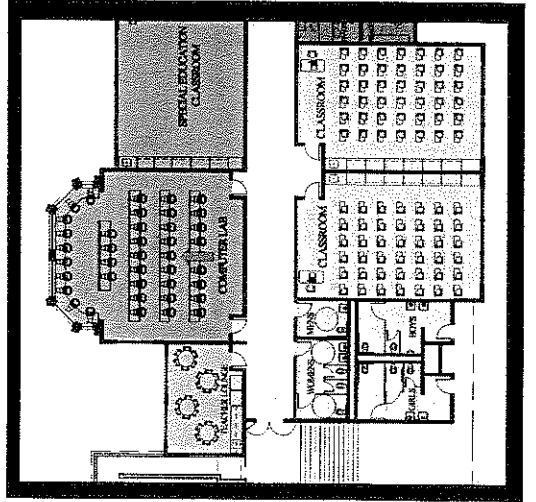


View from Waiting Area

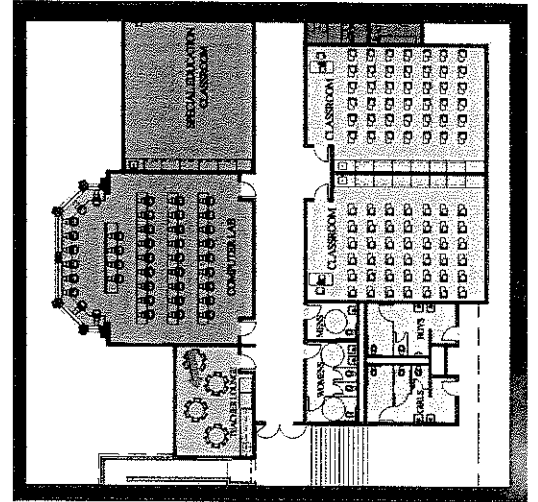
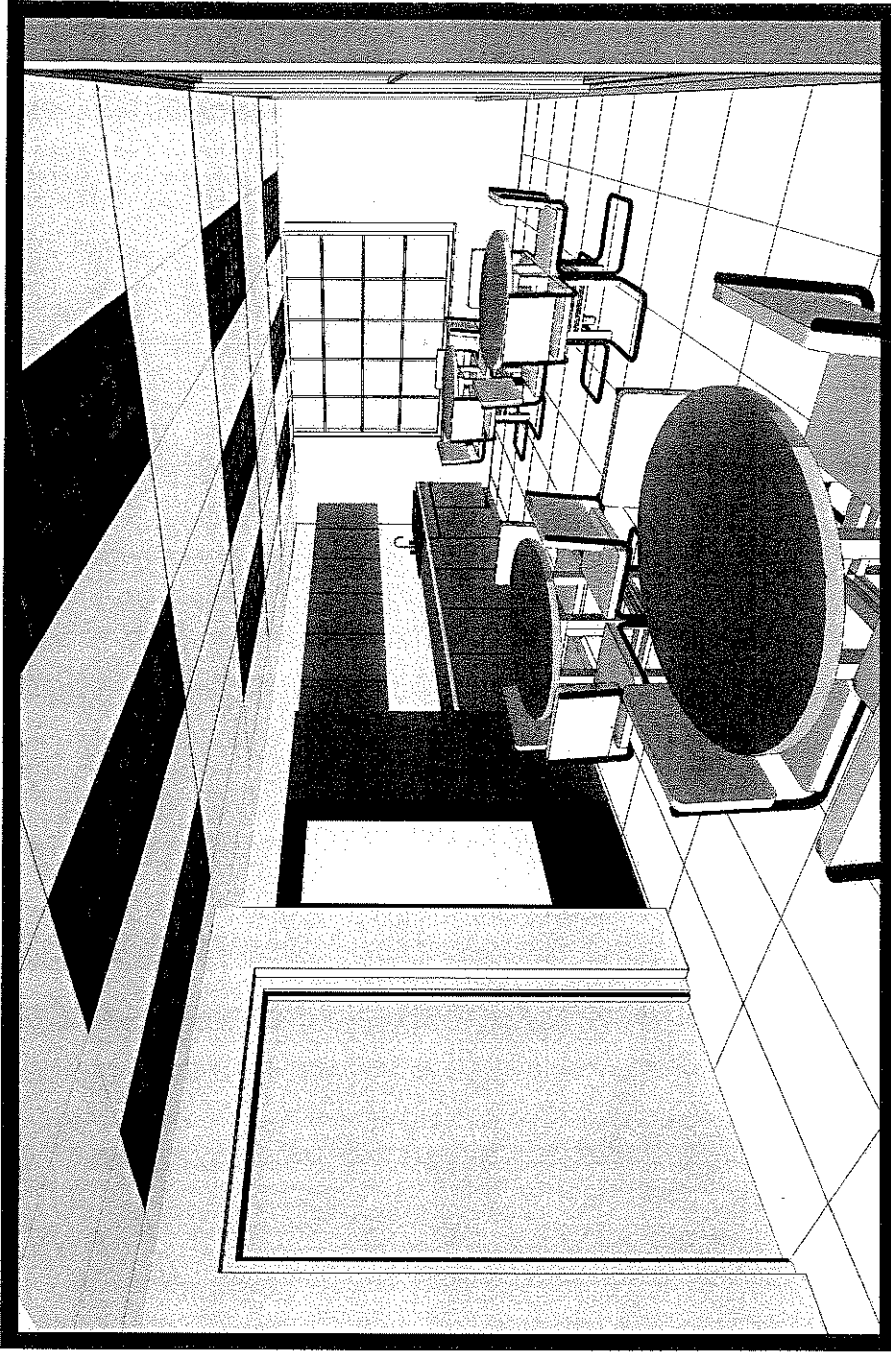


View of New Administration Area

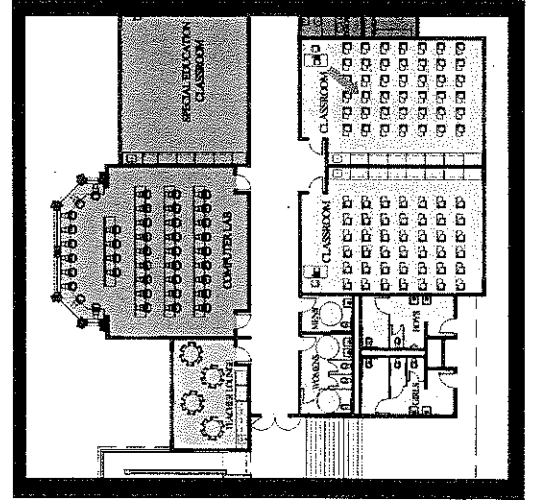
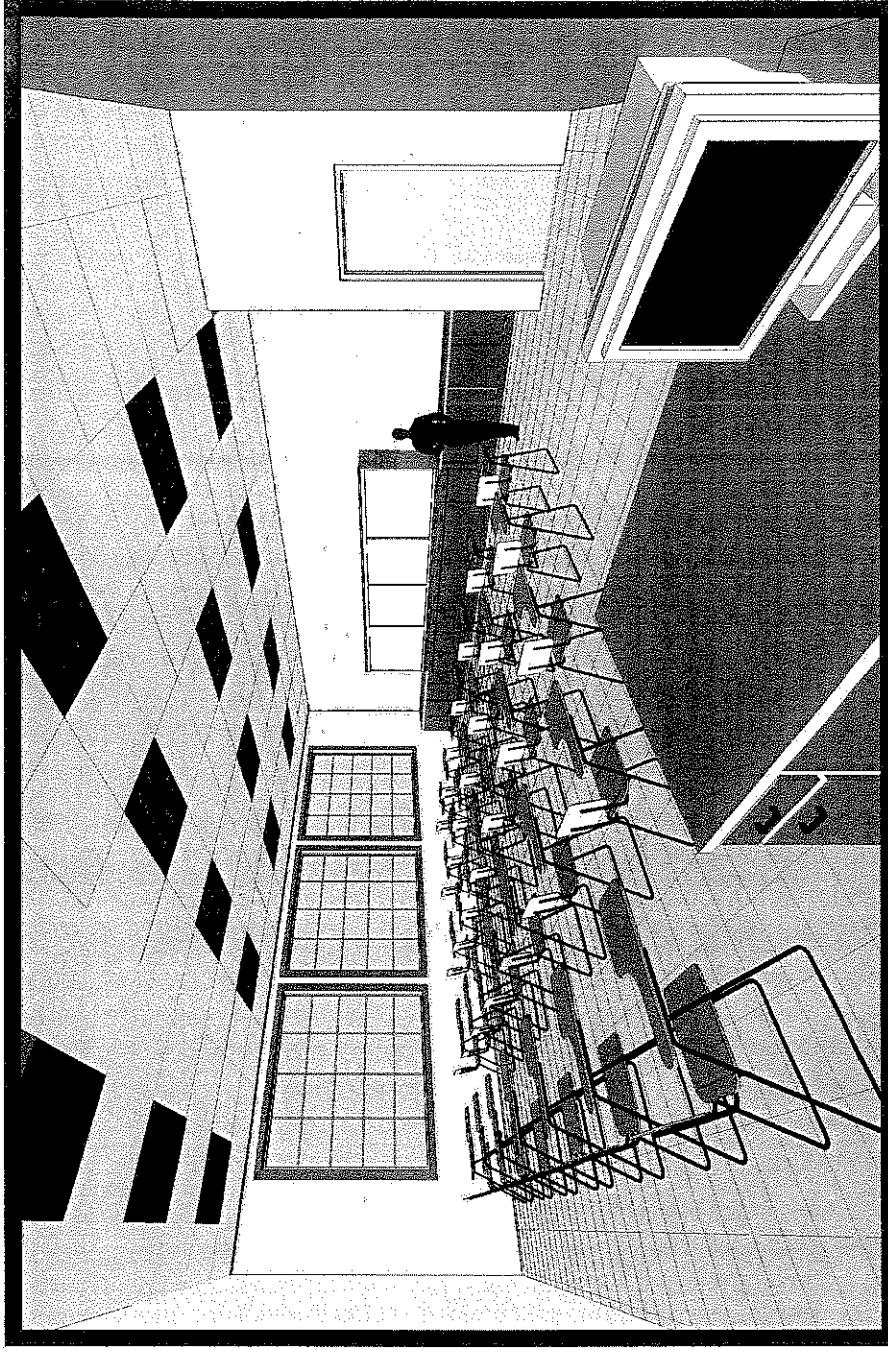




New Computer Lab



New Staff Lounge



Typical Classroom

PRELIMINARY PROJECT SCHEDULE

Task Description	Start	End
Programming/Schematic Design	June 1, 2009	August 31, 2009
Design Development	September 1, 2009	September 30, 2009
Construction Document	October 1, 2009	December 31, 2009
Governmental Agency Review	January 1, 2010	June 31, 2010
Bidding and Negotiations	July 1, 2010	August 31, 2010
Construction	September 1, 2010	September 1, 2011