



# Ellensburg School District

## School Board Meeting

September 5, 2019







# VE STUDY

## Mt. Stuart Elementary Replacement New Elementary School Value Engineering Workshop Report

Ellensburg School District  
Ellensburg, WA



Mt. Stuart Elementary Replacement (rendering by Integrus Architecture)

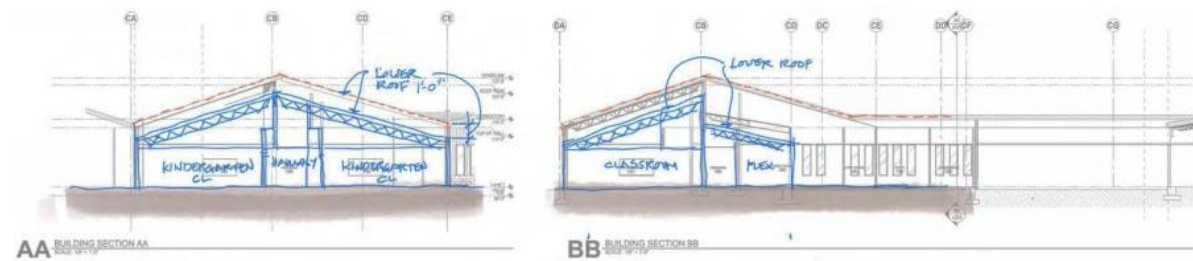
# VE STUDY

## PROPOSED VE ITEMS

- Classroom Clerestories
- Classroom Window arrangement
- Building Height Reduction
- Gym & Commons Organization
- Site Development Cost Reduction



Concept Section Lowering the Building by 1 Foot



# New Elementary

# Plan

## DEPARTMENT LEGEND

- General Classrooms
- Classroom Support
- Special Use Classrooms
- Performing Arts
- Administration
- Library
- Phys Ed
- Commons
- Kitchen/Support
- Circulation



## DEPARTMENT LEGEND

- General Classrooms
- Classroom Support
- Special Use Classrooms
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- General Classrooms
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# Mount Stuart

## DEPARTMENT LEGEND

- General Classrooms
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# Program Summary

## <Arch\_ROOM AREA PROGRAMMING DIFFERENTIAL SCHEDULE\_PG1>

A	B	C	D	E	F	G	H	I	J	K
ROOM NO	ROOM NAME	PROGRAM AREA	ACTUAL AREA	DIFFERENCE	PERCENTAGE	UNDER 10%	UNDER 5%	WITHIN 3%	OVER 5%	OVER 10%
100	VEST		164 SF							
101	RECEPTION	600 SF	726 SF	-126 SF	120.96%	No	No	Yes	Yes	Yes
102	IS		47 SF							
103	ASST. PRIN	150 SF	139 SF	11 SF	92.79%	No	Yes	Yes	No	No
104	PRINCIPAL	180 SF	156 SF	24 SF	86.69%	Yes	Yes	Yes	No	No
105	CONFERENCE	240 SF	247 SF	-7 SF	103.08%	No	No	Yes	No	No
106	STAFF ROOM	90 SF	386 SF	-296 SF	429.01%	No	No	Yes	Yes	Yes
107	FAMILY CONNECTION	150 SF	157 SF	-7 SF	104.44%	No	No	Yes	No	No
108	COUNSELING	150 SF	145 SF	5 SF	96.38%	No	No	Yes	No	No
109	STORAGE		67 SF							
110	VOLUNTEER	150 SF	138 SF	12 SF	91.85%	No	Yes	Yes	No	No
111	STAFF RR	90 SF	49 SF	41 SF	53.95%	Yes	Yes	Yes	No	No
112	HEATH RR	80 SF	95 SF	-15 SF	118.95%	No	No	Yes	Yes	Yes
113	HEALTH OFF.		73 SF							
114	BOOK ROOM		45 SF							
115	RECORDS	100 SF	90 SF	10 SF	89.82%	Yes	Yes	Yes	No	No
116	HEALTH	200 SF	164 SF	36 SF	81.97%	Yes	Yes	Yes	No	No
117	CUST.		37 SF							
118	SAFETY	50 SF	45 SF	5 SF	89.89%	Yes	Yes	Yes	No	No
119	LIB OFF.	240 SF	231 SF	9 SF	96.43%	No	No	Yes	No	No
120	LEARNING RESOURCE CENTER	1,800 SF	1,552 SF	248 SF	86.25%	Yes	Yes	Yes	No	No
121	WOMENS	300 SF	145 SF	155 SF	48.36%	Yes	Yes	Yes	No	No
122	MENS		146 SF							
123	CUST		32 SF							
124	STAFF RR		52 SF							
125	MDF	180 SF	183 SF	-3 SF	101.60%	No	No	Yes	No	No
126	CHAIR STORAGE		284 SF							
127	KITCHEN	1,000 SF	1,192 SF	-192 SF	119.15%	No	No	Yes	Yes	Yes
128	COMMONS	3,000 SF	3,136 SF	-136 SF	104.55%	No	No	Yes	No	No
129	GYM	4,200 SF	4,973 SF	-773 SF	118.40%	No	No	Yes	Yes	Yes
130	PE STORAGE	250 SF	147 SF	103 SF	58.73%	Yes	Yes	Yes	No	No
131	PE OFF.		100 SF							
132	PLATFORM		783 SF							
133	STAGE STORAGE		105 SF							
134	STAGE STORAGE	1,000 SF	84 SF	916 SF	8.38%	Yes	Yes	Yes	No	No
135	MECH	240 SF	1,239 SF	-999 SF	516.19%	No	No	Yes	Yes	Yes
136	RISER		85 SF							
137	ELEC		249 SF							
138	ATS		126 SF							
139	STORAGE		27 SF							
140	MUSIC	850 SF	821 SF	29 SF	96.59%	No	No	Yes	No	No
141	CONF	150 SF	163 SF	-13 SF	108.52%	No	No	Yes	Yes	No
142	FLEX / SHARED	450 SF	481 SF	-31 SF	106.87%	No	No	Yes	Yes	No



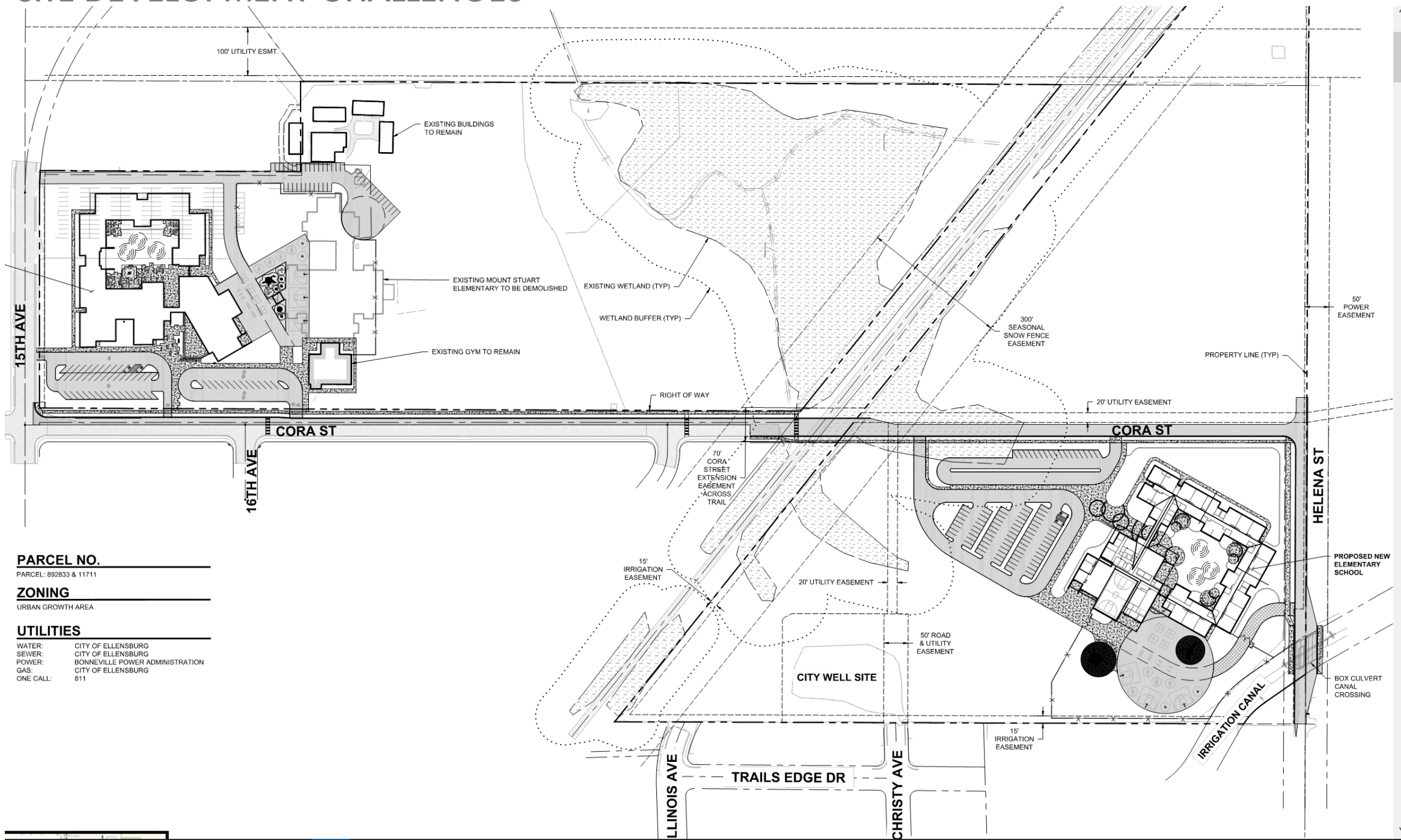
## ROOM AREA PROGRAMMING DIFFERENTIAL SCHEDULE

DEPARTMENT	ROOM NO	ROOM NAME	PROGRAM AREA	ACTUAL AREA	DIFFERENC E	PERCENTAGE	UNDER 5%	WITHIN 5%	OVER 5%	OVER 10%
	26	2ND GRADE		Not Placed						
	17	5TH GRADE		Not Placed						
	18	5TH GRADE		Not Placed						
	29	5TH GRADE		Not Placed						
Administra tion	103	ASST. PRIN	150 SF	129 SF	21 SF	86.00%	Yes	Yes	No	No
Kitchen/Support	195	ATS	850 SF	134 SF	716 SF	15.76%	Yes	Yes	No	No
Special Use Classrooms	122	AUTISM	900 SF	1,134 SF	-234 SF	126.00%	No	Yes	Yes	Yes
Special Use Classrooms	127	AUTISM	900 SF	1,042 SF	-142 SF	115.78%	No	Yes	Yes	Yes
Administra tion	110	BOOK ROOM	100 SF	67 SF	33 SF	67.00%	Yes	Yes	No	No
Special Use Classrooms	124	CHANGING	100 SF	131 SF	-31 SF	131.00%	No	Yes	Yes	Yes
General Classrooms	156	C CLASSROOM	850 SF	851 SF	-1 SF	100.07%	No	Yes	No	No
General Classrooms	157	C CLASSROOM	850 SF	835 SF	15 SF	98.20%	No	Yes	No	No
General Classrooms	160	C CLASSROOM	850 SF	835 SF	15 SF	98.21%	No	Yes	No	No
General Classrooms	161	C CLASSROOM	850 SF	849 SF	1 SF	99.86%	No	Yes	No	No
General Classrooms	140	C CLASSROOM	850 SF	826 SF	24 SF	97.17%	No	Yes	No	No
General Classrooms	164	C CLASSROOM	850 SF	834 SF	16 SF	98.17%	No	Yes	No	No
General Classrooms	153	C CLASSROOM	850 SF	851 SF	-1 SF	100.07%	No	Yes	No	No
General Classrooms	154	C CLASSROOM	850 SF	825 SF	25 SF	97.07%	No	Yes	No	No
General Classrooms	176	C CLASSROOM	850 SF	834 SF	16 SF	98.17%	No	Yes	No	No
General Classrooms	177	C CLASSROOM	850 SF	850 SF	0 SF	99.96%	No	Yes	No	No
General Classrooms	170	C CLASSROOM	850 SF	826 SF	24 SF	97.17%	No	Yes	No	No
General Classrooms	179	C CLASSROOM	850 SF	826 SF	24 SF	97.17%	No	Yes	No	No
General Classrooms	180	C CLASSROOM	850 SF	850 SF	0 SF	99.96%	No	Yes	No	No
General Classrooms	161	C CLASSROOM	850 SF	834 SF	16 SF	98.17%	No	Yes	No	No
General Classrooms	155	C CLASSROOM	850 SF	825 SF	25 SF	97.04%	No	Yes	No	No
Commons	199	COMMONS	3,000 SF	6,129 SF	-3,129 SF	204.30%	No	Yes	Yes	Yes
Classroom Support	129	CONF	150 SF	191 SF	-41 SF	127.33%	No	Yes	Yes	Yes
Classroom Support	170	CONF	150 SF	163 SF	-13 SF	108.67%	No	Yes	Yes	No
Classroom Support	162	CONF	150 SF	130 SF	20 SF	86.67%	Yes	Yes	No	No
Classroom Support	164	CONF	150 SF	130 SF	20 SF	86.67%	Yes	Yes	No	No
Classroom Support	166	CONF/ENC E	80 SF	140 SF	-60 SF	175.00%	No	Yes	Yes	Yes
Administra tion	108	CONF/ENC E	240 SF	172 SF	68 SF	71.67%	Yes	Yes	No	No
Administra tion	109	COUNSELING	150 SF	102 SF	48 SF	67.33%	Yes	Yes	No	No
Kitchen/Support	114	CUST	80 SF	42 SF	38 SF	52.50%	Yes	Yes	No	No
Kitchen/Support	166	CUST	120 SF	95 SF	25 SF	79.17%	Yes	Yes	No	No
Kitchen/Support	187	CUST	80 SF	34 SF	46 SF	42.50%	Yes	Yes	No	No
Kitchen/Support	205	DRY STORAGE		80 SF						
Kitchen/Support	149	ELEC	100 SF	93 SF	7 SF	93.00%	Yes	Yes	No	No
Kitchen/Support	194	ELECTRIC AL	250 SF	246 SF	4 SF	98.40%	No	Yes	No	No
Kitchen/Support	204	EXTERIOR SERVICE YARD		826 SF						
Administra tion	105	FAMILY CONNECTION	150 SF	102 SF	48 SF	67.33%	Yes	Yes	No	No
Special Use Classrooms	163	FLEX	850 SF	844 SF	6 SF	99.34%	No	Yes	No	No
Classroom Support	147	FLEX	150 SF	162 SF	-12 SF	107.33%	No	Yes	Yes	No
Classroom Support	144	FLEX		154 SF						
Circula tion	165	FLEX / SHARED	450 SF	490 SF	-40 SF	108.89%	No	Yes	Yes	No
Circula tion	169	FLEX / SHARED	450 SF	524 SF	-74 SF	116.44%	No	Yes	Yes	Yes
Circula tion	152	FLEX / SHARED	450 SF	480 SF	-30 SF	106.67%	No	Yes	Yes	No
Circula tion	148	FLEX / SHARED	450 SF	509 SF	-59 SF	113.11%	No	Yes	Yes	Yes
Circula tion	143	FLEX / SHARED	450 SF	483 SF	-33 SF	107.11%	No	Yes	Yes	No
Phys Ed	198	GYM	4,200 SF	Redundant Room						
Administra tion	101	HALL		Not Placed						
Circula tion	202	HALL	0 SF	130 SF	-130 SF					
Circula tion	173	HALL		6,667 SF						
Circula tion	173	HALL		2,327 SF						
	101	HALL		Not Placed						
	101	HALL		611 SF						
Administra tion	116	HEALTH	200 SF	184 SF	16 SF	92.00%	Yes	Yes	No	No

## ROOM AREA PROGRAMMING DIFFERENTIAL SCHEDULE

DEPARTMENT	ROOM NO	ROOM NAME	PROGRAM AREA	ACTUAL AREA	DIFFERENC E	PERCENTAGE	UNDER 5%	WITHIN 5%	OVER 5%	OVER 10%
Administra tion	111	HEALTH OFF.	0 SF	70 SF	-70 SF					
Administra tion	112	HEALTH RR	80 SF	99 SF	-19 SF	123.75%	No	Yes	Yes	Yes
Kitchen/Support	151	IDF	80 SF	144 SF	-64 SF	180.00%	No	Yes	Yes	Yes
Administra tion	102	ISS	0 SF	41 SF	-41 SF					
Classroom Support	128	ITINERANT	180 SF	171 SF	9 SF	100.56%	Yes	Yes	No	No
General Classrooms	137	KINDER CLASS ROOM	850 SF	807 SF	43 SF	94.94%	Yes	Yes	No	No
General Classrooms	131	KINDER CLASS ROOM	850 SF	803 SF	47 SF	94.47%	Yes	Yes	No	No
General Classrooms	135	KINDER CLASS ROOM	850 SF	832 SF	18 SF	97.92%	No	Yes	No	No
General Classrooms	133	KINDER CLASS ROOM	850 SF	832 SF	18 SF	97.92%	No	Yes	No	No
Kitchen/Support	201	KITCHEN	1,200 SF	721 SF	479 SF	60.08%	Yes	Yes	No	No
Library	120	LEARNING RESOURCE CENTER	1,800 SF	1,847 SF	-47 SF	102.61%	No	Yes	No	No
Library	121	LIB OFF.	200 SF	191 SF	9 SF	95.50%	No	Yes	No	No
Kitchen/Support	165	MDF	160 SF	142 SF	18 SF	88.75%	Yes	Yes	No	No
Kitchen/Support	192	MEC H	1,000 SF	1,087 SF	-87 SF	108.70%	No	Yes	Yes	No
Kitchen/Support	189	MENS	150 SF	156 SF	-6 SF	103.79%	No	Yes	No	No
Performing Arts	171	MUSIC	850 SF	782 SF	68 SF	92.00%	Yes	Yes	No	No
Classroom Support	146	OFFICE		96 SF						
Classroom Support	141	OT/PT	220 SF	208 SF	12 SF	94.55%	Yes	Yes	No	No
Classroom Support	142	OT/PT OFFICE	120 SF	124 SF	-4 SF	103.33%	No	Yes	No	No
Phys Ed	196	PE OFF.	120 SF	124 SF	-4 SF	103.33%	No	Yes	No	No
Phys Ed	197	PE STORAGE	320 SF	163 SF	157 SF	50.94%	Yes	Yes	No	No
Performing Arts	190	PLATFORM	1,000 SF	813 SF	187 SF	81.30%	Yes	Yes	No	No
Administra tion	104	PRINCIPAL	180 SF	171 SF	9 SF	95.00%	Yes	Yes	No	No
Administra tion	102	RECEPTION	600 SF	275 SF	325 SF	45.83%	Yes	Yes	No	No
Administra tion	117	RECORDS	100 SF	87 SF	13 SF	87.00%	Yes	Yes	No	No
Special Use Classrooms	145	RESOURCE	1,100 SF	1,082 SF	18 SF	98.40%	No	Yes	No	No
Kitchen/Support	193	RISER	120 SF	114 SF	6 SF	95.00%	No	Yes	No	No
Kitchen/Support	136	RR	60 SF	53 SF	7 SF	88.33%	Yes	Yes	No	No
Kitchen/Support	125	RR	60 SF	100 SF	-40 SF	166.67%	No	Yes	Yes	Yes
Kitchen/Support	126	RR	60 SF	63 SF	-3 SF	104.99%	No	Yes	No	No
Kitchen/Support	132	RR	60 SF	53 SF	7 SF	88.33%	Yes	Yes	No	No
Kitchen/Support	138	RR	60 SF	54 SF	6 SF	90.00%	Yes	Yes	No	No
	134	RR		53 SF						
	207	RR		41 SF						
Administra tion	115	SAFETY	50 SF	49 SF	1 SF	97.00%	No	Yes	No	No
Special Use Classrooms	123	SENSORY	100 SF	193 SF	-93 SF	193.00%	No	Yes	Yes	Yes
Classroom Support	130	SPEECH	120 SF	115 SF	5 SF	96.01%	No	Yes	No	No
Administra tion	107	STAFF ROOM	400 SF	409 SF	-9 SF	102.25%	No	Yes	No	No
Kitchen/Support	113	STAFF RR	45 SF	46 SF	-1 SF	102.22%	No	Yes	No	No
Kitchen/Support	167	STAFF RR	45 SF	58 SF	-13 SF	128.89%	No	Yes	Yes	Yes
Kitchen/Support	150	STAFF R.R	45 SF	58 SF	-13 SF	128.89%	No	Yes	Yes	Yes
Kitchen/Support	186	STAFF R.R	45 SF	49 SF	-4 SF	107.78%	No	Yes	Yes	No
Performing Arts	191	STAGE STORAGE	200 SF	87 SF	113 SF	43.50%	Yes	Yes	No	No
Kitchen/Support	119	STOR.	120 SF	68 SF	52 SF	56.67%	Yes	Yes	No	No
Commons	200	STORAGE	320 SF	150 SF	170 SF	46.88%	Yes	Yes	No	No
Kitchen/Support	172	STORAGE		45 SF						
Kitchen/Support	163	STUDENT RR	150 SF	147 SF	3 SF	97.99%	No	Yes	No	No
Kitchen/Support	158	STUDENT RR	150 SF	145 SF	5 SF	96.33%	No	Yes	No	No
Kitchen/Support	175	STUDENT RR	150 SF	144 SF	6 SF	95.79%	No	Yes	No	No
Kitchen/Support	174	STUDENT RR	150 SF	143 SF	7 SF	95.59%	No	Yes	No	No
Kitchen/Support	162	STUDENT RR	150 SF	140 SF	10 SF	93.33%	Yes	Yes	No	No
Kitchen/Support	159	STUDENT RR	150 SF	143 SF	7 SF	95.54%	No	Yes	No	No
Circula tion	100	VEST	70 SF	228 SF	-158 SF	325.71%	No	Yes	Yes	Yes
Administra tion	106	VO LUNTEER	150 SF	99 SF	51 SF	66.00%	Yes	Yes	No	No
Kitchen/Support	188	WOMENS	150 SF	161 SF	-11 SF	107.33%	No	Yes	Yes	No
Administra tion	139	WORK RM	400 SF	358 SF	42 SF	89.50%	Yes	Yes	No	No
Total Area				52,897 SF						

# SITE DEVELOPMENT CHALLENGES



## PARCEL NO.

PARCEL: 892833 & 11711

## ZONING

URBAN GROWTH AREA

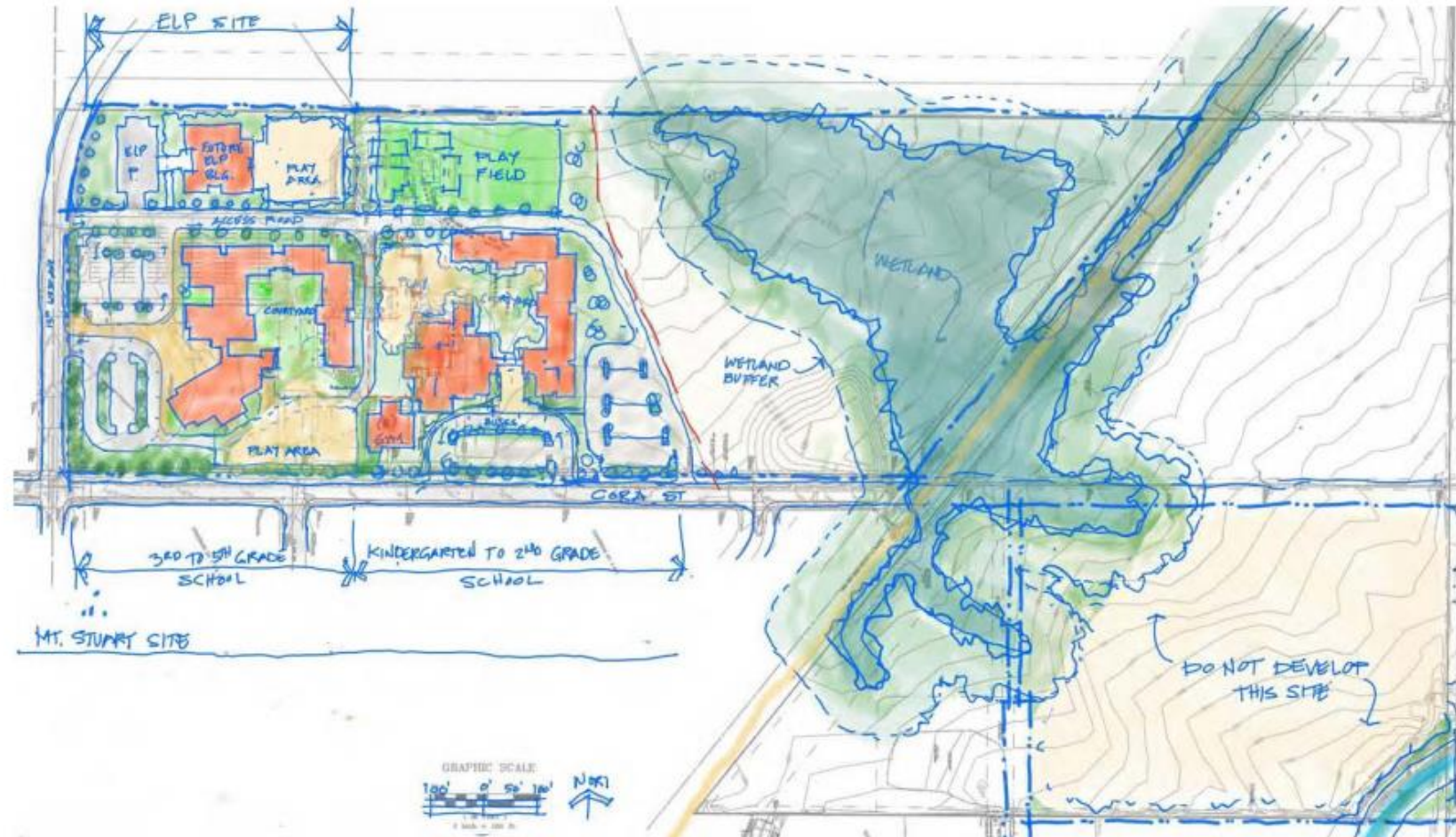
## UTILITIES

WATER:	CITY OF ELLENSBURG
SEWER:	CITY OF ELLENSBURG
POWER:	BONNEVILLE POWER ADMINISTRATION
GAS:	CITY OF ELLENSBURG
ONE CALL:	811



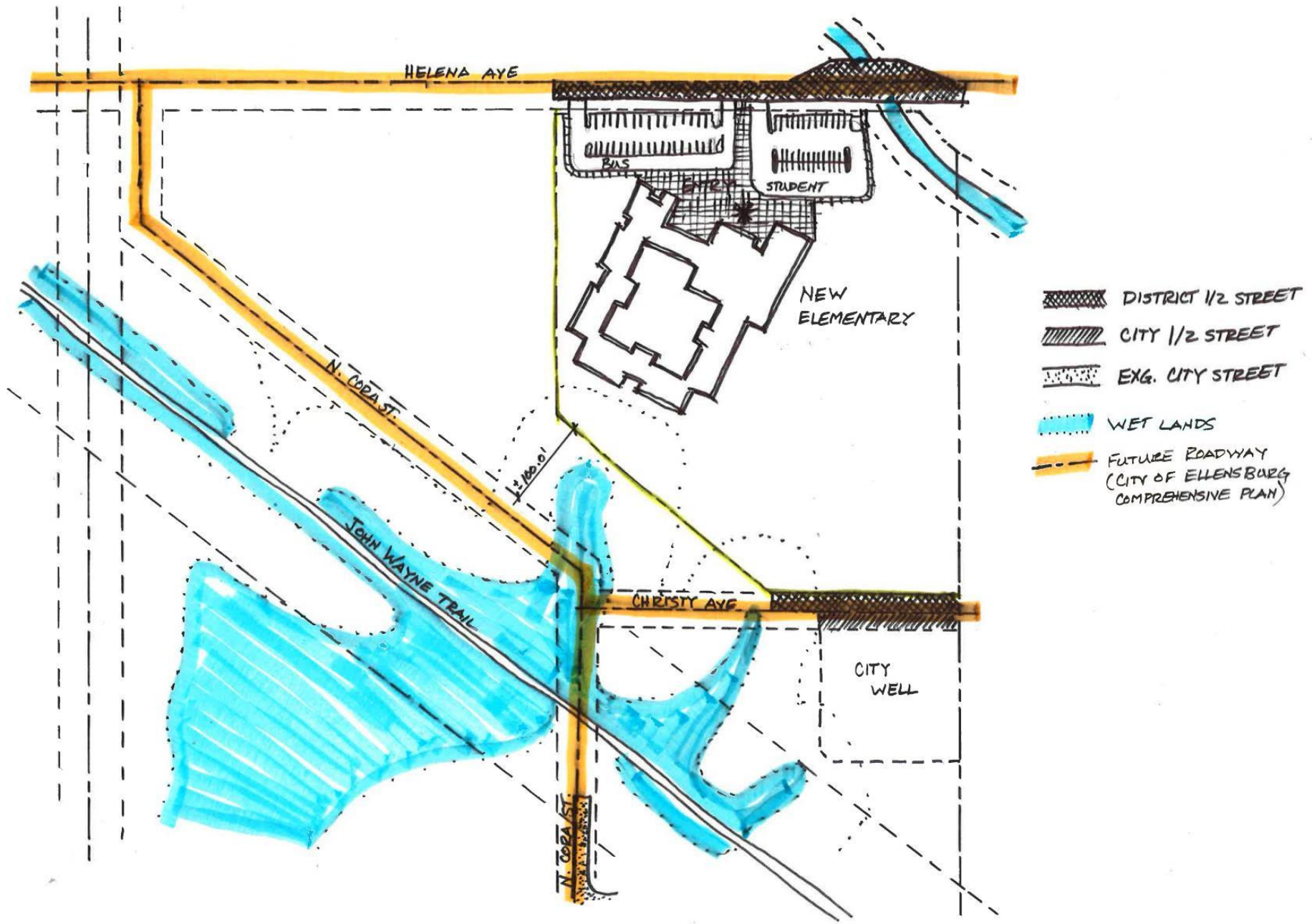
# VE SITE PROPOSAL

## Concept Layout of both Schools on the Mt. Stuart Site

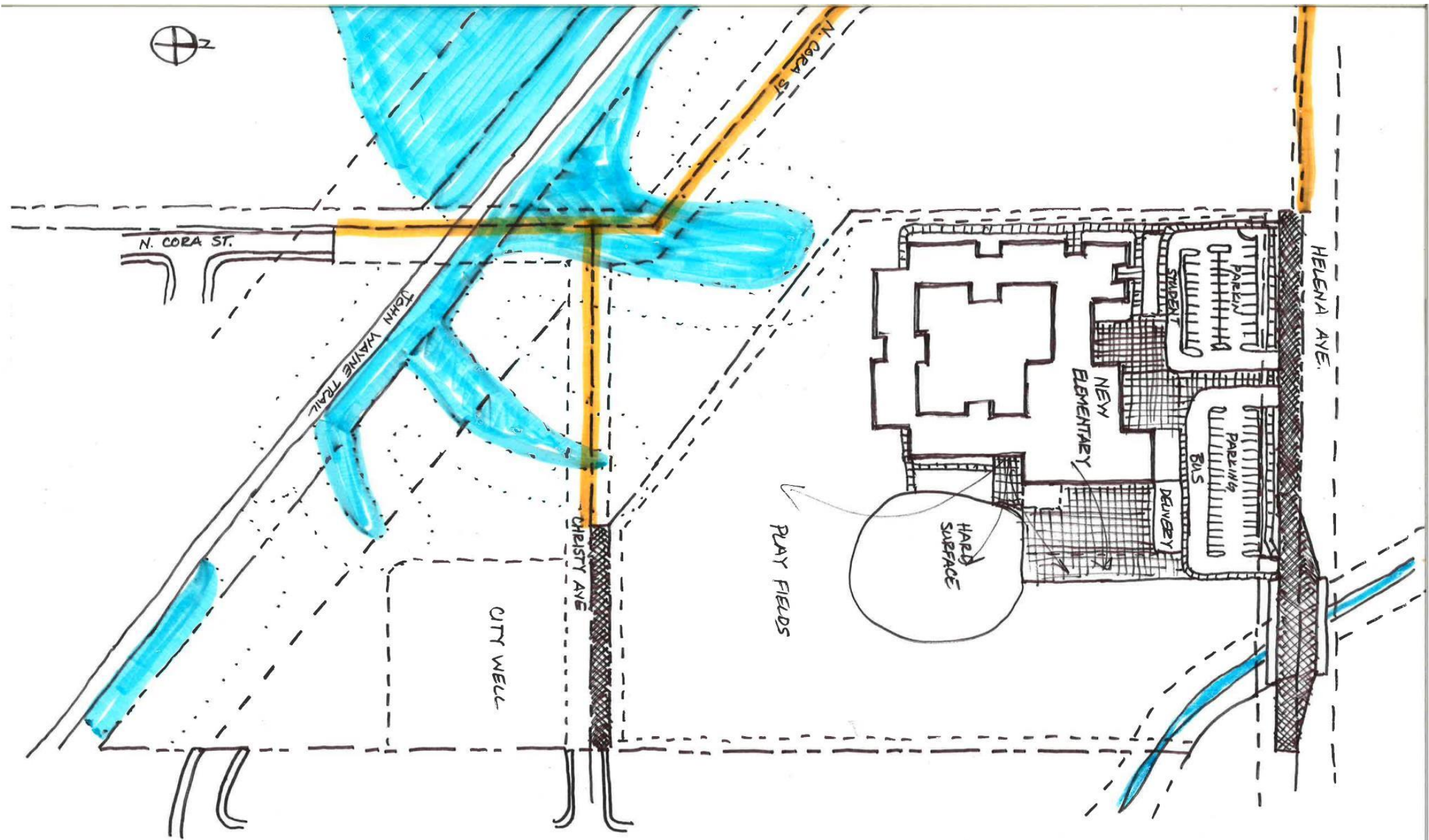




# NEW ELEMENTARY - BOUNDARY LINE ADJUSTMENT

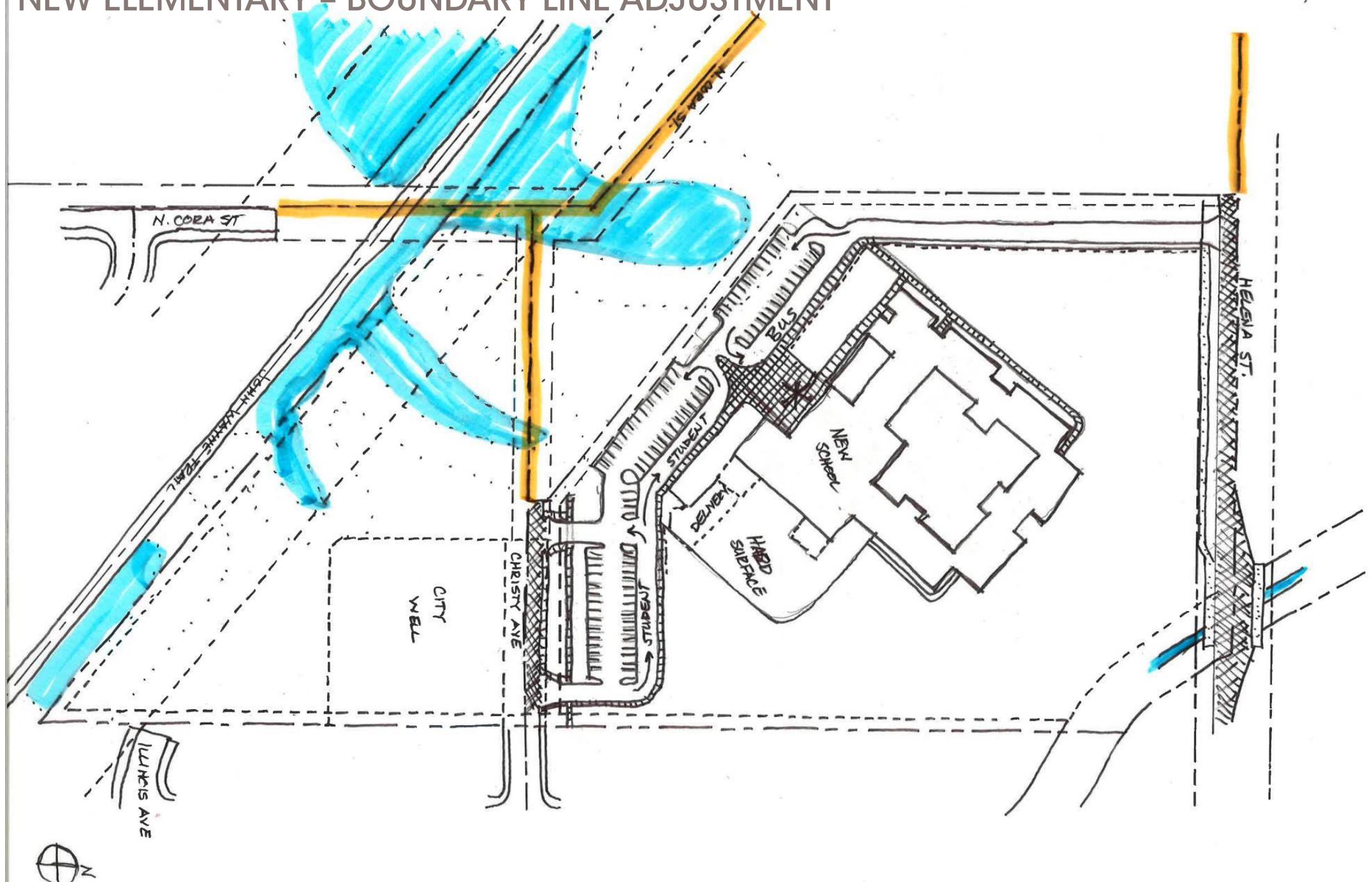


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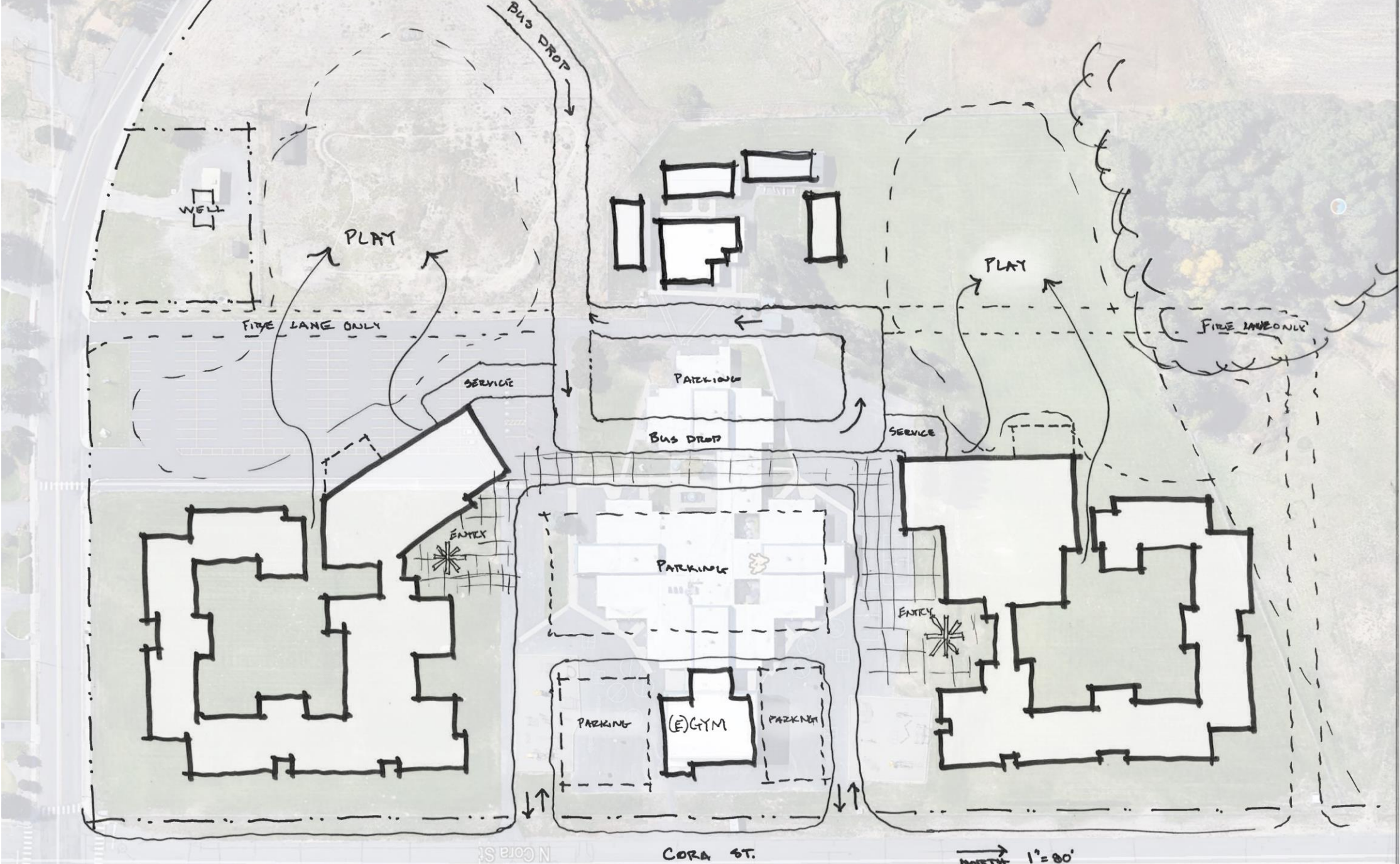


# NEW ELEMENTARY - BOUNDARY LINE ADJUSTMENT





# MOUNT STUART - TWO SCHOOLS, ONE SITE





# MOUNT STUART - TWO SCHOOLS





# MOUNT STUART - TWO SCHOOLS





# MOUNT STUART - TWO SCHOOLS



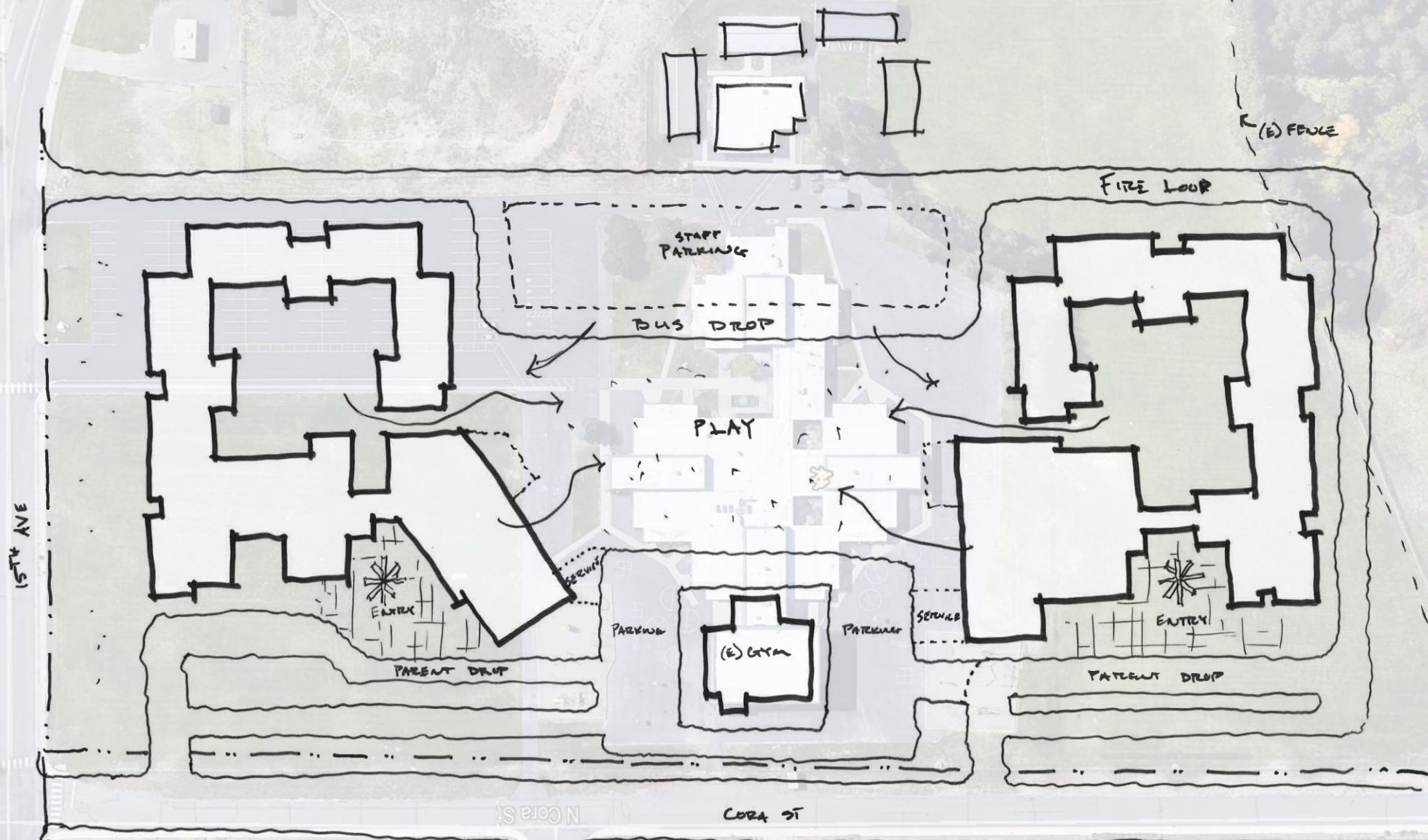


# MOUNT STUART - TWO SCHOOLS





# MOUNT STUART - K-2 & 3-5



NORTH 1" = 80'



# MOUNT STUART - K-2 & 3-5





# MOUNT STUART - K-2 & 3-5





# MOUNT STUART - K-2 & 3-5





# MOUNT STUART - K-2 & 3-5







# DISCUSSION



Thank You