



# FCPS Rock Creek School

## Replacement and Final Site Selection

### Design Meeting #7 - Notes

**Meeting Date:** 04 January 2018 | 9:30 AM | FCPS Central Office

**Current Design Phase:** Schematic Design

#### **Attendees:**

##### FCPS Educational Planning Team

Roger Fritz – Director Construction Management  
Brian Staiger – FCPS Construction Management  
Beth Pasierb – Supervisor of Facilities Planning  
Mary Malone – Principal Rock Creek School  
Meghan Mackay-Little – Assistant Principal, Rock Creek School  
Michelle Concepcion - FCPS Special Education Programs  
Matt Evans – Dustin Construction

##### Design Team

Cathy Purple Cherry – Purple Cherry Architects  
Ashley Marshall - Purple Cherry Architects  
Kori Purdum Matheis – Proffitt & Associates Architects

#### **Meeting Discussion:**

##### **7.0 Project Status Updates**

- a. **Area Summary Update** (Note: No revisions proposed since the last meeting) –
  1. Current Base Bid Ed Spec Area = 81,103 GSF
  2. All co-located spaces have been removed from the scope of work.
  3. Potential Add Alternate Ed Spec Area = 23,454 GSF
  4. Note: Proposed Add Alternate area has increased due to addition of Parks & Rec Gym SF. At the December 13, 2017 Board of Ed Meeting, design funding was approved for all four add alternates – Future Capacity, Greenhouse, Alternative Specialized Program, and Parks and Gym.
  5. Total Base Bid + Add Alternate Ed Spec Area = 104,557
  6. 21 Dec 2017 - The design team will move forward with inclusion of the Greenhouse and Future Capacity alternates in the initial concept diagrams. Decisions regarding the inclusion of the Alternative Specialized Program and Parks and Rec Gym alternates will be made by the end of January. At this time, they will not be included in the design concepts.

- b. **Budget Update** (Note: No revisions proposed since the last meeting) –
  - 1. Total Project Budget (including soft costs) = \$46,959,762
  - 2. Total Site, Testing, & Construction Budget = \$37,070,262
- c. **Schedule Update** – No changes since the last meeting.
- d. **LEED Update** – No updates since the last meeting.
- e. **Summary of Activities for the past Two Weeks** –
  - 1. Design team drafted up revisions to the Ed Specs based upon the last design meeting and prepared scaled room blocks for use in bubble diagramming and developing floor plan concepts.
  - 2. Walkersville Middle School Site field survey work has begun.

**7.1 General/Admin.** – Beth Pasierb is working with the State to obtain Feasibility Study and Site Selection approvals. Beth will advise if she needs any information from the Design Team to provide to the State.

## **7.2 Site Selection and Design**

- a. Beth noted that the site is within a wellhead protection area. The design team will work with regulatory agencies to ensure that applicable requirements are met.
- b. The site contains karst geology and has had some sinkholes in the past. FCPS provided some historical information to Adtek regarding the sinkholes. The geotechnical exploration should begin soon and should attempt to identify where any pinnacles might be located. Recommendations for exploration will be collected from the design team and a Geotech engineer – will likely look at a grid over the entire buildable area and potentially other explorations as well.
- c. Site design will need to address buffering for surrounding residences.
- d. Bid documents will need to outline working times and indicate Town Noise Ordinances.
- e. Consideration needs to be given to provision of temporary facilities during construction.
  - 1. FCPS is discussing potential to acquire the existing Library with the County. If this occurs, that building may be usable for construction offices/storage/staging, etc. during construction.
  - 2. Existing Middle School west parking and drop-off may need to be relocated prior to construction to allow construction access from W. Frederick St. Potential location in front of the Middle School.
  - 3. Temporary athletic facilities/fields will need to be provided for the Middle School. WMS Principal will need to weigh in regarding priorities.
  - 4. Site is currently used for off-duty bus parking – FCPS to provide feedback regarding continued use for this purpose.

## **7.3 Building Design**

- a. Placement of the building on site – may be a benefit to pulling the new building east towards Maryland Avenue
  - 1. Shared field space closer to WMS gym
  - 2. Loading access for RCS from Maryland Ave
  - 3. Allow new RCS to front on new access road & bus loop – see whole front elevation on approach

b. Bubble Diagrams and adjacencies

1. The primary intention of the 800 SF Commons area listed in the Social Area portion of the Ed Specs is to serve as a gathering and social space for students as they arrive in the morning. It should be located near the main entrance.
2. The Elementary and Middle students have a greater amount of connection/flow with each other than with the High/Vocational students. Their classroom wings and play areas should be in closer proximity.
3. The High/Vocational cluster should be closest to the entrance since those students come and go more frequently for work.
4. High/Vocational students do not really utilize outdoor play areas. They will utilize the courtyard, greenhouse, and walking path. Play areas should be geared toward Elementary/Middle levels. A paved area for basketball can be shared with the existing Middle School.
5. The classroom clusters should be configured in pods with separate corridors off of the main circulation loop to minimize traffic through classroom spaces.
6. Consideration needs to be given to safety and emergency drills when configuring glazing. Where will students shelter in place for severe weather? Possibly in the shared learning area within each cluster. If so, consider limited glazing, possibly just provide clerestory or daylight glazing – consider safety from projectiles and glass breakage during weather events.
7. Mary and Meghan presented a sketch they had prepared with their ideal adjacencies. There is a desire to separate shared functions (gym, pool, cafeteria, media) to encourage movement. See attached. This will be used as the basis for the bubble diagrams with some notes/updates made to the sketch during the meeting:
  - Gym and pool flipped to pull gym closer to front entrance, fields, and parking.
  - The Nurse/Health area should be close to the main office, but does not need to be directly adjacent since there is nursing staff available full time. Health area should have an exterior door to allow for ambulance access.
  - Placement of the greenhouse will need to be considered to optimize southern exposure.
  - There was some discussion about mirroring portions of the plan or shifting the classroom cluster locations due to adjacencies or site layout. This will be reviewed as diagrams progress.

c. Typical classrooms

1. Mary really likes visibility from corridor into typical classrooms like at River Terrace using glazing, buffer of storage/restroom areas between corridor and teaching space helps to minimize student distraction.
2. Classrooms and shared learning spaces do not need to have an operable partition divider, however movable flexible furnishings should be selected that can be used to create some privacy as need to divide the space for break-out and small group use.
3. General storage for students' belongings is required in the classroom and also within each classroom restroom. Some type of cubbies or cabinets should be provided. Storage should be designed to allow students to access independently to the greatest extent possible. It could be some type of millwork, either with doors or without. If doors are provided, durability needs to be considered. Storage may vary between the three classroom clusters as student's needs change as they grow.

- d. Need to start to consider mechanical systems and M/E space needs.
  - 1. Most of FCPS' recent schools are geothermal, however that may be difficult here due to site constraints. FCPS does not have any preconceived idea about the system for this building and is open to recommendations by the design team.
  - 2. If a similar system to the recent schools is utilized with individual units for each classroom, either shared closets between classrooms could be included, or we could think about putting units above storage/restrooms buffering the corridors and providing a pitched roof with "attic" or catwalk access. This may prove cost prohibitive though.
  - 3. A VRF system could be explored, although the MEP engineer has expressed some concern with long-term maintenance on this type of system. If future refrigerant changes occur, then all piping throughout the building may require replacement for terminal units to function, creating school-wide disturbance above the ceiling. With a heat pump type of system, most maintenance is within the shared closets, not above the ceiling.
  - 4. Mechanical equipment is to be enclosed within the building envelope – no units on roof, etc. that would require maintenance out in the elements.

#### **7.4 Two Week Projection**

- a. Gather existing site conditions – continue site survey work.
- b. Work on building and site bubble diagrams.
- c. Determine options for Geotech exploration.

#### **7.5 Public Comment – No Public Comment was made.**

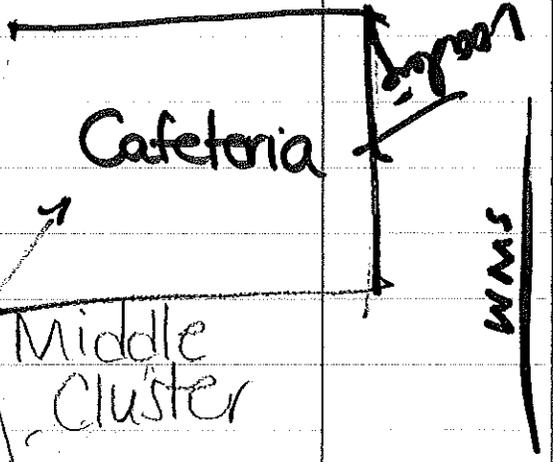
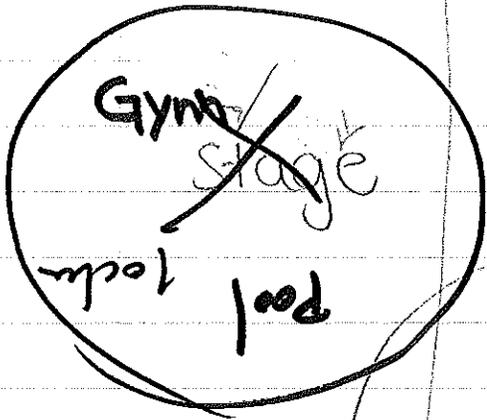
The next meeting is scheduled for **18 January 2018 at 9:30am at the ROCK CREEK SCHOOL (NOTE LOCATION CHANGE FROM PRIOR INVITATION)**.

This summarizes the topics discussed at the meeting. Please review and address any comments and corrections to the Architect within 5 days of receipt of these minutes.

*Kori Purdum Matheis, RA, LEED AP BD+C*

Distribution via email – all attendees and Design Committee Members

Attachments: Building Adjacency sketch



WMS

MUSIC

OT/PT office  
Sensory Rm

SLP office

Maker Lab

Media

Elem Cluster

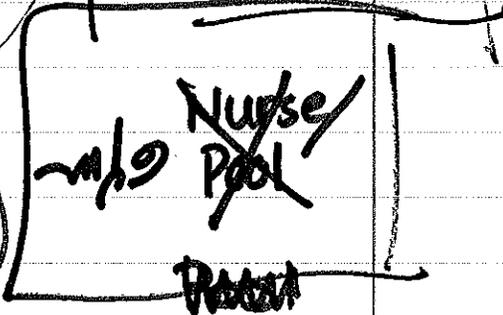
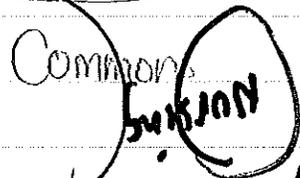
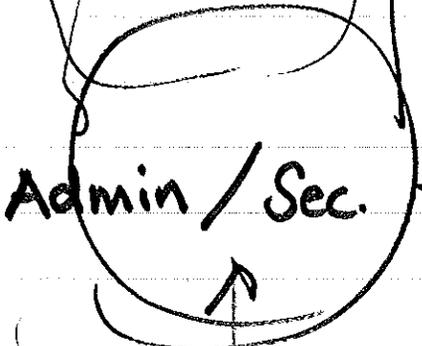
transitions

Voc'l Cluster  
S  
fms  
et  
class

movement rm

Soc. Work  
Office/resource

PT equip't  
Maint.



Bus

Entrance

