



FCPS Rock Creek School

Replacement and Final Site Selection

Design Meeting #10 - Notes

Meeting Date: 15 February 2018 | 9:30 AM | **Meeting Location:** Rock Creek School, Media Center

Current Design Phase: Schematic Design

Attendees:

<u>Name</u>	<u>Company</u>	<u>Present</u>
Planning Team		
Mary Malone	Rock Creek School, Principal	X
Meghan Mackay Little	Rock Creek School, Assistant Principal	X
Rick McTighe	Rock Creek School, Lead Custodian	
Rachel Ablondi	Parent of Rock Creek Student	
Sara Scovitch	Frederick County Developmental Center, OT/PT	
Amy Boehman-Pollitt	FCPS ACT Team Leader	
Steve Buckley	Frederick County Health Dept.	
Stacey Hiltner	Walkersville Middle School, Principal	X
Paul Lebo	FCPS, Chief Operating Officer	
Michelle Concepcion	FCPS Special Education Programs	X (Beginning only)
Tom Saunders	FCPS, Middle School Instructional Director	
Stephen Raff	FCPS, Elementary Instructional Director	X
Brian Staiger	FCPS, Construction Management	X
Roger Fritz	FCPS, Construction Management, Director	X (Beginning only)
Tom Mulligan	FCPS, Construction Management	
Beth Pasierb	FCPS, Facilities Planning Supervisor	X
Matt Evans	Dustin Construction	X
Robert Walsh	Co-Chair, Special Education Advisory Committee	
Gloria Mikolajczyk	MSDE	X
Patrick Little	FCPS, Maintenance & Operations	
Adam Miller	FCPS, Maintenance & Operations	
Design Team		
Cathy Purple Cherry	Purple Cherry Architects	X
Ashley Marshall	Purple Cherry Architects	X
Sandra Carpenter	Becker Morgan Group	X
Jim Barto	Adtek Engineers	X
Parvaneh Famili	Alban Engineering	
Kori Purdum Matheis	Proffitt & Associates Architects	X

Meeting Discussion:

10.0 Project Status Updates

- a. **Area Summary Update –**
 1. Current Base Bid Ed Spec Area = 81,103 GSF
 2. All co-located spaces have been removed from the scope of work.
 3. **01 February 2018 Update – FCPS directed Design Team to proceed with design of all four alternates - Future Capacity, Greenhouse, Alternative Specialized Program, and Parks and Gym. It was noted that questions about the Alternative Specialized Program needs and combined use with RCS spaces will need to be discussed in the future.**
 4. **Add Alternate Ed Spec Area = 23,454 GSF**
 5. **Total Base Bid + Add Alternate Ed Spec Area = 104,557**

- 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** – The schematic design submission to the State may be pushed back slightly depending upon the outcome of the Educational Specifications and Site Selection approvals and receipt of local planning approval. Timing of this will be determined within the next month. Even if the SD submission moves back slightly, the remainder of the project schedule will remain unchanged.

- d. **LEED Update** – Targeting LEED kick-off charette for Thursday, March 1 Design Review meeting.

- e. **Summary of Activities for the past Two Weeks –**
 1. Design team updated bubble diagrams and site layouts based upon the last design meeting.
 2. Walkersville Middle School Site survey work is being translated to CAD.
 3. Initial Geotechnical exploration completed – awaiting report.
 4. Proffitt & Associates, Adtek, and Brian S. met with the County Fire Marshal to review the current building and site diagrams and gather feedback.

10.1 General/Admin.

- a. Beth and Brian noted that the State has questioned some of the square footages called out in the Educational Specifications that were submitted. They are working on justification for the Ed Spec, which was designed to ensure adequate space for storage of equipment and ease of mobility for students. The design team will provide updated typical classroom and shared learning space plans to document the spatial needs with furniture and equipment layout.
(15 Feb 2018 Update) Gloria reported that the State did not take action yet on the feasibility study – they still have some concerns about SF and enrollment. They were shown the typical space layout diagrams, but weren't fully clear about some of the needs and requirements. They are for the school and generally support the project but have some additional questions, primarily in regard to SF, that they would like answered. Gloria is composing a list of questions and will send it to Beth. We can proceed with design, but need to work out their concerns as

we move forward. The State currently only recognizes a need of approximately 300 SF per student, which means they may only fund a portion of our SF and the balance would need to be County funded. Our current bubble diagram is approximately 106,900 GSF for capacity of 160 students = 668 GSF per student.

10.2 Site Layout Review

- a. Reviewed proposed location of building on site – see attached SP-01 diagram dated 02-14-18 that was brought to the meeting for discussion. There was additional conversation about the balance between the MS fields and the meaningful connection between the two buildings. Beth expressed concern that the buildings still feel too far apart. The only way to pull the buildings closer together is by shifting some of the fields and reconfiguring the parking from what was agreed upon during the last meeting.
 1. The design team has been trying to preserve space a full-size soccer and softball field on site. It was agreed that neither the Middle School or Rock Creek needs competition sized fields if that helps cut down the distance between buildings.
 2. WMS – PE use is as follows: currently have 6 gym teachers, think they will be reducing to 5. They need at least 4 class areas outside for gym – a lot of times they combine two classes so that they actually only have two groups of students. The design team will gather some feedback from WMS staff and/or MS PE curriculum staff regarding the minimum size for these outdoor fields.
 3. WMS – has 3 lunch shifts, so from 11-1 they have students out for recess, would use basketball, kickball, football, and soccer (need both hard surface and green space).
 4. The hard play court areas should be fenced – would be nice to fence each pair separately if possible. Keep all four courts located together for supervision.
 5. RCS PE – They could use an accessible playfield for kickball, bocce, etc. Since the MS currently only has 2 court areas, we could possibly make one or two of the MS courts have an accessible surface and they could serve both schools. Brian will get in contact with the PE curriculum staff, who can provide information on adapted PE needs.
Action Item: Brian to contact PE curriculum staff for feedback on play areas.
 6. Parking – The proposed layout shows 160 parking spaces for Rock Creek, which is the number developed during the site selection phase. RCS has 120 spaces now, but this includes spaces for co-located uses. In the new facility, they may not really need 160 spaces. Kori will send Beth and Mary the previous methodology used to calculate the 160 number for review. FCPS and RCS will re-evaluate parking needs and provide a final number to the design team by next Thursday.
Action Item: Beth and Mary to provide final RCS parking count requirement.
 7. Parking requirements for the MS also need to be determined. WMS total staff = 90, some park behind the building, some along the west side, and some on the street across W. Frederick Ave. Bus parking will no longer be required on site once the new Bus Depot is completed, so concerns about buses idling in the morning will go away. The design team should consider providing shared overflow parking for both schools.
 8. Instead of providing one large parking lot between the MS & RCS, it was suggested that the design team explore separating the RCS parking and pulling some parking to the north of the RCS building to bring the building closer to WMS. Adtek to lay out updated parking – the bus loop will elongate to allow for parking in its center (east of the new access drive), plus some parking will be added to the north.

- b. The covered walkway between the schools should run from the WMS cafeteria along the north side of the loading dock drive and into the end of the RCS middle school pod. This minimizes length but also prevents the need to cross the loading dock drive.
- c. Size and use of the courtyard was discussed –
 - 1. The school would like a circular path for OT/PT use with some stepped transitions.
 - 2. Mary and her staff will start outlining specific uses to verify its minimum size – right now the feeling is that we should maintain a minimum of 80'x150' for the courtyard.
Action Item: RCS provide feedback on courtyard programs and spatial needs.
- d. The school would like to fence the majority of the Rock Creek perimeter, we will determine extents once we get the site plan settled out better. This would probably be 6' chain link with a concrete mow strip beneath. The fencing would not be fully continuous and would not need to include gates across vehicular areas. It would mainly be along property lines.

10.3 Building Layout Review

- a. Updated BD-01 bubble diagram dated 02-14-18 was reviewed. It is desirable to continue to pull the overall footprint in by tightening up the courtyard and minimizing single-loaded corridors. The school confirmed that they do not need natural light in all classrooms – the closest two classrooms near the courtyard in each pod can have minimal windows. This will provide varying environments for students depending upon their sensitivity to light.
- b. In order to preserve field space behind the building, this diagram flipped the pool area and alternative specialized program area, bringing the pool to the front and alternative area to the back. This is not desirable – the Alternative program should stay by main entrance to the school at northwest corner and the pool should be at the back to have access to the loading area for deliveries.
- c. Media/technology lab areas should be moved into the southwest corner of courtyard.
- d. The building should have a straight-through passage from the front entry to the courtyard for the Fire Marshal and maintenance access.
- e. RCS requested that the Health Suite shift over to the north side of commons so that it can be accessed more easily by parents coming to pick up a child.
- f. Parks & Rec gym – the programmed additional gymnasium SF goes along the sides of the gym to allow space for spectators. Separate restrooms should be provided just for Parks & Rec, accessible from their entrance, which should flip to the front of the building.
- g. In order to squeeze the overall building SF, the construction manager agreed that if necessary, the alignment of all of the classroom wings on a grid could be relaxed.
- h. Need to review egress out of classrooms – RCS currently has two doors out of every classroom - ideally they would like to keep that type of arrangement, however it is costly and creates concerns

in terms of security, etc. This is more important in the current facility because there is not a sprinkler system. The new building will have sprinklers, which provide an increase in allowable exit time. The Fire Marshal would also prefer that we provide a 2-hour rating for each pod to allow shelter-in-place – the team will need to verify adequate egress routes due to student mobility concerns. RCS would like to maintain at least one door out of each classroom, plus door out of shared learning area and end of each pod.

- i. The design team will look into alternatives to strobes for the fire alarm – these can trigger seizures for some students – will evaluate and review with the Fire Marshal what other options might be possible.
- j. RCS to think about shower and toilet needs at pool area locker rooms – numbers and layouts (private shower stalls versus open area, etc.)
Action Item: RCS provide feedback on shower/toilet areas at pool.

10.4 Two Week Projection

- a. Refine bubble diagrams and concept site plan.
- b. Develop initial floor plan and massing.
- c. Prepare for LEED charette.

10.5 Public Comment – No Public Comment was made.

The next meeting is scheduled for **01 March 2018 at 9:30am at the FCPS Central Office Building. This will be the LEED Charette.**

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:

- SP-01 and BD-01 Site and Building blocking diagrams dated 2/14/18 (as presented at the meeting)



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ROCK CREEK SCHOOL

WALKERSVILLE MIDDLE SCHOOL SITE

DRAWING	DATE
BLOCKING DIAGRAMS	02.14.18

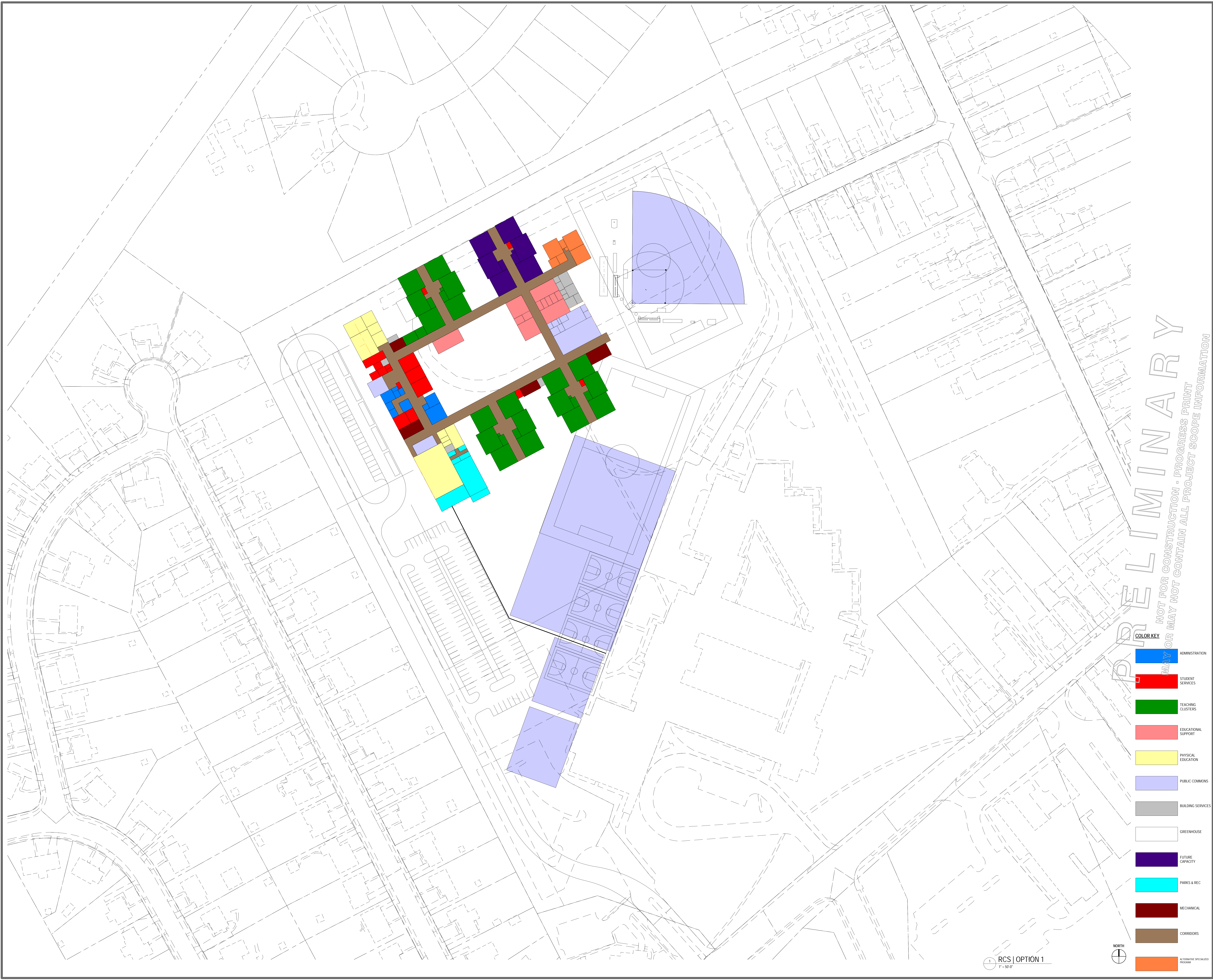
REVISION SCHEDULE

#	REVISION	DATE

JOB NO: 17-017
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BLOCKING DIAGRAM ON SITE REVISED LAYOUT

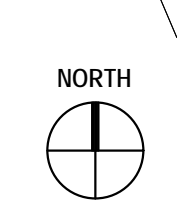
SP-01



PRELIMINARY
MAY OR MAY NOT CONTAIN ALL PROJECT SCOPE INFORMATION
NOT FOR CONSTRUCTION - PROGRESS PRINT

- COLOR KEY**
- ADMINISTRATION
 - STUDENT SERVICES
 - TEACHING CLUSTERS
 - EDUCATIONAL SUPPORT
 - PHYSICAL EDUCATION
 - PUBLIC COMMONS
 - BUILDING SERVICES
 - GREENHOUSE
 - FUTURE CAPACITY
 - PARKS & REC
 - MECHANICAL
 - CORRIDORS
 - ALTERNATE SPECIALIZED PROGRAM

RCS | OPTION 1
1" = 50'



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spaces
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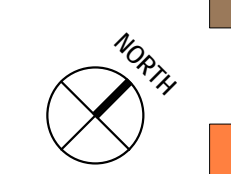
10' BAITING CAGE

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RCS | OPTION 1
1/16" = 1'-0"



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ROCK CREEK SCHOOL

WALKERSVILLE MIDDLE SCHOOL SITE

DRAWING	DATE
BLOCKING DIAGRAMS	02.14.18

REVISION SCHEDULE		
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BLOCKING - REVISED LAYOUT

BD-01