



FCPS Rock Creek School

Replacement and Final Site Selection

Design Meeting #16 – Notes

Meeting Date: 10 May 2018 | 9:30 AM | Meeting Location: **Rock Creek School, Media Center**

Current Design Phase: Schematic Design

PAA Project #: 17-22

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	
Patrick 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	
Paul Lebo	FCPS, Chief Operating Officer	
Michelle Concepcion	FCPS, Special Education Programs	
Therese Pelicano	FCPS, Transportation	X
Brian Staiger	FCPS, Construction Management	X
Roger Fritz	FCPS, Construction Management, Director	X
Beth Pasierb	FCPS, Facilities Planning Supervisor	X
Carol Breeze	FCPS, Special Education Programs	
Stephen Raff	FCPS, Elementary Instructional Director	
Matt Evans	Dustin Construction	X
Gloria Mikolajczyk	MSDE	
Design Team		
Cathy Purple Cherry	Purple Cherry Architects	
Ashley Marshall	Purple Cherry Architects	
Sandra Carpenter	Becker Morgan Group	
Brad Hastings	Becker Morgan Group	
John Berkey	Adtek Engineers	X
Kori Purdum Matheis	Proffitt & Associates Architects	X

Meeting Discussion

16.0 Project Status Updates

A. Area Summary Update (Note: No revisions since the last meeting) –

1. Original Base Bid Ed Spec Area = 81,103 GSF
2. All co-located spaces have been removed from the scope of work.
3. Original Add Alternate Ed Spec Area = 23,454 GSF
4. Total Base Bid + Add Alternate Ed Spec Area = 104,557 per original Ed Specs
Total Base Bid + Add Alternate Ed Spec Area = 109,318 per requested Ed Spec revisions
Current Total Base Bid Floor Plan Area = 88,949 GSF
Current Total Base Bid + Add Alternate Floor Plan Area = 112,369 GSF
5. All four add alternates – Greenhouse, Future Capacity, Parks & Rec Gym, and Alternative Specialized Program – are to be included in the design.

B. Budget Update (Note: No revisions since the last meeting) –

1. Total Project Budget (including soft costs) = \$46,959,762
2. Total Site, Testing, & Construction Budget = \$37,070,262
3. **The SD Cost Estimate was reviewed. The base bid portion of the project is under budget.**
 - a. We do not need to include alternate costs for various mechanical systems, just use the preferred VRF system cost.
 - b. Can eliminate Alternate #11 – Penthouse corridor connections. The penthouses are not required to be connected with enclosed corridors.
 - c. FCPS would like to go ahead with the switch to spray foam insulation rather than rigid insulation for the exterior wall cavity.

C. Schedule Update –

1. SD Submission to the Board of Ed was delayed due to the State pushing back their meeting regarding local planning approval. We are now targeting to be placed on the agenda for review at the June 13 Board meeting. DDs still to be submitted to State by Nov 1.
2. An increased amount funding has been requested to be shifted forward so that it is available in July of 2019. This will allow the project to be bid and start construction around October 2019. Construction should be complete around March 2021, which will allow several months to work out any issues with building systems, ensure that indoor air quality is acceptable, and move in furnishings and equipment. Note that there is no change to the proposed Rock Creek occupancy date of Fall 2021.

D. LEED Update – No updates at this time.

16.1 General/Admin. –

- A. The State was supposed to meet on May 8 to make a decision regarding local planning approval for this project, however that meeting date had been pushed back to May 31. FCPS wants to continue with design and hopes to present the SDs to Board of Ed on June 13th at the work session in the afternoon assuming that the local planning approval is received. The Board Meeting starts around 2:00 PM and the agenda is posted a week prior.

16.2 Site Plan Review

- A. The current rendered schematic site plan was reviewed and the following items discussed:
 - 1. FCPS would like to design team to set up informal meeting with Town Planner to review the current proposed plan ahead of making the submission to the Town Planning Commission. It is best to get their feedback soon.
 - 2. The design team will show the bus drop-off canopy on the site plan – as designed, it currently covers about 5 buses, try to extend it so that it will fit 6 buses.
 - 3. We need to start to consider SWM facility sizes and locations. There is a lot of development on the site – think about where we will have room to treat. SWM is a joint review between the County and Town, we may need to try to schedule a joint meeting with both agencies.
 - 4. Adtek will look at parking count requirements per the zoning. FCPS would prefer not to commit to providing too much more parking than is required right now for the Middle School. Brian will provide a classroom count and assembly hall capacity for WMS, which is what is required to calculate the minimum parking.
 - 5. Adtek to start looking at rough grading so that we will have a better idea of how much earthwork will be required.
 - 6. Provision of the covered walkway between buildings was discussed. FCPS Facilities staff has some concerns about cost, practicality, and long-term maintenance for this feature. It was agreed that an accessible surface pathway connecting the two buildings will be acceptable and that a covering is not needed. The design team will explore providing some type of landscape markings and possibly a slightly raised crosswalk or different material for the crosswalk where it goes across the existing Middle School parking/loading drive to help differentiate it from the remainder of the drive aisle.
 - 7. Add a canopy to the accessible parking spaces over near the alternative specialized program add alternate area – the covered walkway could be priced as part of that alternate.
 - 8. FCPS would like to put some type of artificial turf or rubberized surface field area back behind the Rock Creek building in the project scope as an add alternate. It could be used for sports such as kickball, bocce, and baseball.
- B. A brief overview was provided on the Courtyard design.
 - 1. The design team will start to look at layout of play features – swings, etc. to make sure that there is enough play space allocated.

2. It was requested that the locations of the shade structures be reviewed and updated. They should be over/near the play area and exercise area and not over just the pathway. The one at the center plaza over the seating wall should remain.
3. The design team will incorporate some raised beds around the pathways, move some planters over toward the west Admin side, and keep one raise planting bed near the Maker Lab.

16.3 Floor Plan Review

- A. The current rendered floor plans were reviewed and the following comments made:
 1. Add a staff restroom that will be constructed as part of Future Capacity alternate.
 2. Move the multi-user public restrooms currently shown just south of the courtyard up by the Technology Lab. Make a commons nook at the area where the restrooms are currently located that has benches along its walls and windows facing the courtyard.
 3. An updated Aquatics layout was reviewed. FCPS asked that the design team work to maximize the pool water area. The stair width can be cut in half. The built-in bench is good and should be retained. There were some concerns expressed about the ramp curve – it seems to take up a lot of pool area, and will it be difficult to maneuver the wheelchair around the curve? The design team will review and propose some alternatives.

16.4 Two Week Projection

- A. Continue developing site and floor plans, along with massing models/exterior imagery.
- B. Schedule meeting with Town to review site development.
- C. Prepare and submit Schematic Design submission package to Board of Ed by May 30 for inclusion on June 13 Board Meeting Agenda.

The next meeting is scheduled for June 7 **beginning at 9:30am at the FCPS Central Office Building.**

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:

- SD Board of Ed Submission Presentation as presented at the meeting.