



FCPS Liberty Elementary School Feasibility Study Meeting #4 – Notes

PAA Project #18-35

Meeting Date: January 17, 2019 – Liberty Elementary School, Guidance Office
Meeting started at 2:00 pm
Meeting ended at 3:55 pm

Attendees:

FCPS Educational Planning Team

Holly Nelson – FCPS Facilities Planner

Brian Staiger – FCPS Senior Construction Project Manager

Kim Day – FCPS Curriculum & Instruction

Steve Raff – FCPS Elementary Director

Dawn Worrell – FCPS Construction Accountant

Patrick Little – FCPS Maintenance

Todd Shaffer – Principal, Liberty Elementary School

Matilda Pickett – Lead Custodian, Liberty Elementary School

Gloria Mikolajczyk – School Facilities Architect Supervisor, Maryland State Dept. of Education

Design Team

Kori Purdum Matheis – Proffitt & Associates – Principal Architect

Madalyn Burns – Proffitt & Associates – Senior Architectural Designer

Meeting Discussion:

4.1 Review Community Meeting and Feedback

- A. Kori briefly recapped the community meeting presentation and public feedback received. All comments received are recorded in the meeting presentation slides. Key comments discussed included the following:
 - i. Overall consensus from the community meeting was that they like the small community feeling and not so much the building. How do we keep the small community feeling? Design committee thoughts in response to this question include:
 - Part of that small community feeling has to do with staff and parents' involvement, things like providing after hours events to foster engagement. It's what the community makes of it. A feeling of community is not

- necessarily always about the size of the facility, sometimes it is more about the attitude of the staff and parents.
- Scale the building to feel more kid-sized, unlike Sugarloaf and Butterfly Ridge which have extra wide corridors and high ceilings which makes the building feel too large.
 - Cluster spaces and break up areas to create the feel of a smaller school – this also helps keep smaller children separated from fourth and fifth graders.
- ii. The only areas of the building that the public really had a desire to retain are the existing gymnasium and cafeteria. These spaces are very undersized and cannot be easily enlarged due to their current location and structural systems. They could be retained and renovated for a different purpose. The architect has developed a new renovation/addition option to address this feedback.
 - iii. Attendees at the meeting commented that they would like to see a Parks and Rec gym component. It is likely that the community will use the gym more once it is updated and enlarged, even if Parks and Rec decides not to pursue a partnership.
 - iv. According to the design committee members, the most critical items to incorporate include technology, media centers and STEM. There was a feeling that the community comments regarding the importance of a computer lab and media center may be more about the desire for increased and improved technology, rather than wanting an actual traditional computer lab or media center. The way that students use these spaces is evolving very rapidly and design should be flexible to allow for it to keep up with new technologies and methods of teaching and learning.
 - v. It was noted by committee members that many items desired by the community are already included in the ed specs. There is not much flexibility to modify the ed specs at this point. A lot of the wants are standard and would be achieved in a new/renovated facility.
 - vi. Several committee members commented that smaller, child-sized fixtures in toilet rooms are helpful for the younger grades.
 - vii. Gloria asked how FCPS is currently handling restrooms in elementary schools – the Ed Specs call for restrooms in classrooms only in Pre-K and K, the remainder of grades share group bathrooms.
 - viii. It was noted that we should expect more community member participants including staff at future meetings because we will be discussing design concepts.
 - ix. Holly will attend the next staff meeting to help inform them about the process.

4.2 Initial conceptual design options were reviewed

- A. Brian heard from Vernon Beals that the existing foundations from the 1920s building may not have been fully demolished when the majority of that construction was removed and they may be buried under the grade. This would require some remediation and replacement with suitable soils prior to rebuilding in that area.
- B. Option 1 - Renovations and Additions with partial demolition
 1. An option for Renovations and Additions was presented. The goal in developing this layout was to add onto an existing circulation path and retain daylight to all classrooms.

2. In this option:
 - a. The main entry is relocated closer to Route 26 and portions of the 1960 and 1980 building are retained and renovated to include classroom and support spaces.
 - b. The entire 1950s addition, including the existing gymnasium, cafeteria, classrooms, and mechanical room are proposed to be demolished. In addition, a portion of the 1982 construction including the media center and two classrooms directly across from the media center that are at the higher floor elevation will also be demolished. This will simplify the number of different floor levels in the renovated and expanded building.
 - c. An addition to the south of the remaining spaces includes the new entry, media center, kindergarten classrooms, art classrooms and support spaces.
 - d. An addition to the north includes a public entrance, Gymnasium, Cafeteria, Food services, building services, music classrooms and a classroom cluster.
 - e. An enclosed courtyard is included to retain daylight to the classrooms kept within the existing building.
 - f. A second floor serving third, fourth, and fifth grades would be included over the back/eastern side of both additions and would connect to the existing building's upper level classrooms.
 - g. Car rider drop off loop and main parking would be accessed from Daysville Road.
 - h. Bus loop, additional parking and loading/building services would be accessed from Route 26. The driveway entrance is relocated to the crest of the hill at Route 26 for better visibility.
 3. Pros of this layout include:
 - a. Like clustering / "neighborhood" of classrooms by grade level.
 - b. Like Admin area moved out to the front, closer to Route 26.
 - c. Like separation of car, bus and service entrances.
 4. Cons/action items for this layout include:
 - a. The bus loop is awkward because it does not parallel the building entrance.
 - b. Lots of concern about traffic in and out on 26 – especially concern with buses pulling in and out based on their length and slow acceleration
 - c. Keeping existing 1960s two-story addition and tying the new two-story structures into it may create a hardship in terms of ceiling height.
 - d. The Media Center and many support spaces do not have access to views to the exterior. Daylight could still be incorporated via clerestory windows however.
 - e. Provide more direct corridor access from exterior building frontage to the new Courtyard
- C. Option 2 - Renovations and Additions with limited demolition
1. An option for Renovations and Additions was presented. The goal in developing this layout was to add onto an existing circulation path and retain the 1950s portion of the existing building, including the existing cafeteria and gymnasium.
 2. In this option:
 - a. The main entry is relocated closer to Route 26 in the lower level of the existing 1950s cafeteria. The remainder of the lower level 1950s portion is renovated to

- include classrooms and support spaces. The upper level of the 1950s portion is renovated to relocate the media center into the existing gym and include classroom and support spaces.
- b. The 1980s portion building are retained and renovated to include classroom and support spaces. The existing media center is renovated for new art classroom spaces.
 - c. The entire two-story 1960s classroom addition is proposed to be demolished.
 - d. A proposed addition to the east of the remaining spaces (close to where the original 1920's building was located) includes new kindergarten classrooms and support spaces on the lower level and new classrooms and support spaces on the upper level.
 - e. An addition to the north includes a public entrance, Gymnasium, Cafeteria, Food services, building services, and music.
 - f. An enclosed courtyard is included to retain daylight to most of the classrooms kept within the existing building.
 - g. Car rider drop off loop and main parking would be accessed from Route 26, with a second connection over to Daysville Road along the western property line.
 - h. Bus loop, additional parking and loading/building services would be accessed from Daysville Road.
 - i. This option is not optimal in terms of adjacencies, but will be retained and presented to show a proposed scheme with less demolition than Option 1.
3. Pros of this layout include:
 - a. Like separation of car, bus and service entrances.
 - b. Larger play areas and field/green space are available near the building than in Option 1.
 4. Cons/action items for this layout include:
 - a. Possible conflicts for construction of east classroom addition if the existing foundations from the 1920s building were not fully demolished.
 - b. The proposed access road from Daysville Road to the drop-off loop limits the available field/green space to the west of the school, but helps provide additional queuing space to keep cars from backing up onto Route 26. The architect will look at whether cars could be routed through the parking aisles using cones to keep access only from Route 26 while increasing the queuing length.
 - c. Play areas seem far from classrooms. Think about how students will get back to class after recess.
 - d. Desire to keep cafeteria and gymnasium area seem to be more sentimental than functional – if they are going to be switched to different uses, then salvaging them may not be as important.
 - e. Keep admin where it is, but con is that main entrance is not appealing. Ceilings are low, etc.
 - f. Daylight lost at three (3) existing classrooms near the gym due to the proposed addition.

- g. The proposed courtyard will require slope to provide windows to lower level classrooms on that side of the corridor – windows may need to be higher above finished floor due to elevation of grade.
- h. For the next Community Meeting, it may be helpful to show comparison of size of current gym vs. proposed gym and current cafeteria vs. proposed cafeteria – Steve & Todd could look at how long it would take to get through lunch shifts with the larger capacity building if the current cafeteria size was not increased.

D. Option 3 - New construction

- 1. An option for Replacement was presented.
- 2. In this option:
 - a. The proposed school matches the footprint of the future elementary school prototype (East County Elementary).
 - b. The new facility is sited so that it can be constructed while the existing building remains operational, then once it opens, the existing building can be demolished.
 - c. The main entry faces Route 26. The two two-story classroom wings are located to the north west. The public spaces including, art, music, cafeteria and gymnasium are located to the south east near the main entry.
 - d. Car rider drop off loop, main parking, and loading/building services would be accessed from Route 26. The driveway entrance is relocated to the crest of the hill along Route 26 for better visibility.
 - e. Bus loop and additional parking would be accessed from Daysville Road.
 - f. Play areas are located near the gymnasium and classroom wings.
- 3. Pros of this layout include:
 - a. New school can be constructed without demolition of the existing building.
 - b. Daylight provided to all classrooms (required).
 - c. Like the longer drop-off stacking and additional parking provided at the front of the building toward 26.
- 4. Cons/action items for this layout include:
 - a. Look at ability to shift public spaces to back of site – towards Daysville Road.

4.3 Two week look-ahead

- A. The design team will continue working on the existing building conditions narrative, ALTA survey, and development of rough sketch options of the replacement, additions/renovations options to share at the next meeting.
- B. Proffitt & Associates will update plans to show potential phasing for renovations and additions.
- C. Proffitt and Associates will look into modifying the replacement option plan and creating an option where the students are relocated to a temporary facility, the building is demolished, and new facility is constructed in place.
- D. Proffitt & Associates will look into the possibility of building initially for only 400 students (requiring only three classrooms per grade) with future expansion designs to increase the building size to provide five classrooms per grade. We would reduce the total number of classrooms provided by twelve for the lower capacity.

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- E. Holly will attend the next staff meeting to help inform them about the process.
- F. Holly will reach out to the County and State Highway Administration to see if it is feasible to relocate site entrances and/or create two entrances on Daysville.

The next regular design team meeting is scheduled for **January 31, 2019 from 2:00-4:00 PM at FCPS Central Office, Conference Room 3B.**

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, AIA, LEED AP BD+C

Distribution via email – all attendees & design committee members

Attachments:

- Meeting #4 Presentation Slides