

MEETING NOTES

Schematic Design Meeting 07 (SD 07)

Schematic Design Plans – Final Review

Project: FCPS – ES Prototype
Waverley ES (WAVES) and East County Area ES (ECAES)
 GWWO Project #18045 and #18050

Meeting Date: February 07, 2019
Report Date: February 19, 2019

In Attendance:

Name	Initials	Organization	Email
Paul Lebo	PL	FCPS	Paul.lebo@fcps.org
Beth Pasierb	BP	FCPS	beth.pasierb@fcps.org
Brian Staiger	BS	FCPS	Brian.staiger@fcps.org
Brad Ahalt	BA	FCPS	Brad.ahalt@fcps.org
Holly Nelson	HN	FCPS	Holly.nelson@fcps.org
Steve Raff	SR	FCPS	Stephen.raff@fcps.org
Bob Wilkinson	BW	FCPS	Robert.wilkinson@fcp.org
Mary Jo Richmond	MR	FCPS	Maryjo.richmond@fcps.org
Dave Toth	DT	Oak	dtoth@oackcontracting.com
Joe Tiberi	JT	Oak	jtiberi@oakcontracting.com
Steve Krell	SK	Oak	skrell@oakcontracting.com
Anthony Kukowski	AK	Oak	akukowski@oakcontracting.com
Eric Feiss	EF	GWWO	efeiss@gwwoinc.com
Scott Moir	SM	GWWO	smoir@gwwoinc.com

The meeting was held to review progress of the development of a new ES prototype as part of the SD phase for WAVES and ECAES. The plans presented reflect revisions from discussions at the previous meeting and subsequent conversations between the Design Team and FCPS in the interim. The intent

of the meeting is to get FCPS approval on the Schematic Design Site and Floor Plans for both Projects for preparation in submitting to the State of Maryland and presenting to the Board of Education.

SD 07.01 SM presented the Site Plan for ECAES.

- Parking Capacity
 - Busses: 12
 - Cars: 138
 - Stacking: 38 (in drop-off loop)
- Bus Entry @ elevation +/- 520'
- Main Entry @ elevation +/- 536'
- Service Entry @ elevation +/- 536'
- Two variations of bus parking/stacking
 - Chevron Parking (preferred)
 - Stacked Parking (possibly needed for SWM treatment)
- Open Play Area
 - Will be further designed/detailed to include paved play area as the Project progresses
- Three (3) playgrounds

SD 07.02 FCPS Comments:

- BA – Is there a playground close to the cafeteria?
 - SM – closest is at the west end of classroom wing at lower level; Can look at locating one on the upper level closer to cafeteria/gymnasium (may impact parking quantities).
- PL – Asked if parking meets code minimums
 - SM – Design Team will verify.
- Car stacking layout is acceptable.

SD 07.03 SM presented the Floor Plan for ECAES.

- Lower Level: +/- 520'
- Upper Level: +/- 536'
- SD Building Area
 - NSF: 65,257 SF
 - GSF: 101,774 SF
 - EFF: 64%
 - *NOTE: As Project progresses, GSF will reduce and efficiency will increase.*
- Plumbing Fixtures
 - Total Toilets: 58
 - Water Closets: 46
 - Urinals: 12
- Group Toilet Rooms
 - Centralized in each quadrant of the Classroom Wing
 - One pair in both the Cafeteria and Gymnasium

- One pair at the intersection of the Admin and Gymnasium/Cafeteria Prototype Components

SD 07.04 FCPS Comments:

- a. BA – Prefer that Community Liaison Office be located near Administration Suite.
 - SM – Will review and revise during Design Development.
- b. BA – Teacher Lounge location acceptable (verified by SR); Provide a Toilet Room closer to Lounge.
- c. BA – Revisit Stage depth; Is it large enough to use as a third Music Classroom? Plan to include both operable partition and stage curtains between Stage and Cafeteria.
 - SM – Will review and revise during Design Development.
- d. General – Is there enough space in Reception Area for two (2) Secretary Desks and Waiting Area?
 - SM – Layouts for furniture and built-in desks will be developed during early stages of Design Development.
- e. General – Consider space in Entry Vestibule for Waiting Area.
- f. General – There is the potential that an additional Pre-K Classroom will be needed, depending on State Requirements for Universal Pre-K; Is there flexibility in the plan to provide this if a standard classroom is eliminated?
 - Options discussed
 - SM – There is flexibility; Recommend not changing anything now and revisit if becomes necessary.
- g. BA – MDF/IDF approach is acceptable

SD 07.05 SM presented the Site Plan for WAVES.

- Parking Capacity
 - Busses: 10
 - Cars: 142
 - Stacking: 40 (in drop-off loop)
- All Entries @ elevation +/- 411'
- Main Entry @ elevation +/- 536'
- Building footprint and location developed to preserve as much of the existing WAVES as possible for swing space and limit impact on Rock Creek School prior to its demolition
 - More detailed phasing discussion with Oak will be next step.

SD 07.06 FCPS Comments:

- a. General – What is the concept of the snake-like drop-off loop?
 - SM – Maximize stacking capacity; Can be refined during Design Development.
- b. General – Maximize green space.

- c. BP – Prefer to have the Open Play Area (north) closer to the building
 - o SM – Bus loop can be reduced in size to pull play area closer.
- d. BS – Would like remove the two existing portable classrooms shown closest to new building.

SD 07.07 SM presented the Floor Plan for WAVES.

- Lower Level: +/- 411'
- Upper Level: +/- 527'
- SD Building Area
 - o NSF: 96,106 SF
 - o GSF: 143,843 SF
 - o EFF: 66.8%
 - o *NOTE: As Project progresses, GSF will reduce and efficiency will increase.*
- Plumbing Fixtures
 - o Total Toilets: 105
 - o Water Closets: 83
 - o Urinals: 22
- Group Toilet Rooms
 - o Centralized in each quadrant of the Classroom Wing
 - o One pair in both the Cafeteria and Gymnasium
 - o One pair at the intersection of the Admin and Gymnasium/Cafeteria Prototype Components

SD 07.08 FCPS Comments:

- a. BA – Prefer that Community Liaison Office be located near Administration Suite.
 - o SM – Will review and revise during Design Development.
- b. BA – Teacher Lounge location should be moved to lower level (verified by SR); Provide a Toilet Room closer to Lounge.
- c. BA – Revisit Stage depth; Is it large enough to use as a third Music Classroom? Plan to include both operable partition and stage curtains between Stage and Cafeteria.
 - o SM – Will review and revise during Design Development.
- d. General – Is there enough space in Reception Area for two (2) Secretary Desks and Waiting Area?
 - o SM – Layouts for furniture and built-in desks will be developed during early stages of Design Development.
- e. General – Consider space in Entry Vestibule for Waiting Area.
- f. PL – What is the capacity of the Gymnasium and Cafeteria for assembly space?
 - o Seated on floor (7 SF/Occupant)
 - Cafeteria: 773
 - Gymnasium: 1,084
 - Combined: 1,857

- Folding Chairs (5 SF/Occupant)
 - Cafeteria: 1,083
 - Gymnasium: 1,518
 - Combined: 2,601
- Tables & Chairs/Standing (15 SF/Occupant)
 - Cafeteria: 361
 - Gymnasium: 506
 - Combined: 867

SD 07.09 Per FCPS, ECAES Schematic Design Site Plan and Floor Plan, as presented in this meeting, are accepted for submitting to the State of Maryland and presenting to the Board of Education on the following schedule”

- Board of Education
 - Meeting – February 27
 - Presentation Due to FCPS by 12:00 Noon on February 15
- State Submission – March 01

SD 07.10 BA – next ECAES coordination meeting with the Developer will follow SD Meeting 08 on February 21. Need the following information:

- Anticipated final elevations
- Anticipated utility connection locations/elevations

SD 07.11 Per FCPS, WAVES Schematic Design Floor Plan, as presented in this meeting, is accepted pending final programmatic arrangement of Administration Wing.

SD 07.12 Per FCPS, WAVES Schematic Design Site Plan concept, as presented in this meeting, is accepted however needs additional discussion for phasing and swing space considerations; Submission to the State of Maryland and presentation to the Board of Education will be delayed approximately 30 days.

The foregoing represents the writer’s interpretations of what transpired at the meeting. Please forward any changes or corrections within to smoir@gwwoinc.com. Otherwise these notes will stand as the final record of the meeting.

Next Meeting: Thursday, February 21, 2019

Respectfully submitted,
GWWO Architects



Scott Moir, AIA, CDT
Associate • Project Manager