



March 14, 2019

**Brunswick High School Feasibility Study
Frederick County Public Schools**

FS Committee Meeting #04

Meeting Date: Feb. 21, 2019

G+P Project # 21849

ATTENDEES:

| | | |
|--------------------|---|--|
| Holly Nelson | FCPS – Facilities Planner | Holly.Nelson@fcps.org |
| Michael Dillman | Principal of Brunswick HS | Michael.Dillman@fcps.org |
| Kathleen Schlappal | FCPS – High School Director | Kathleen.Schlappal@fcps.org |
| Adnan Mamoon | FCPS – Director of Capital Programs | Adnan.Mamoon@fcps.org |
| Brad Ahalt | Senior Project Manager, FCPS Construction | Brad.Ahalt@fcps.org |
| John Roop | FCPS – Maintenance Area Foreman | John.Roop@fcps.org |
| Kieran Wilmes | G+P | Kwilmes@gparch.com |
| Melissa Wilfong | G+P | Mwilfong@gparch.com |
| Scott Eschbach | G+P | Seschbach@gparch.com |

DISTRIBUTION:

Meeting attendees

Gloria Mikolajczyk School Facilities Architect Supervisor, MSDE Gloria.Mikolajczyk@maryland.gov

Items shown in [] provide information obtained after the Committee meeting but prior to the writing of the minutes.

ITEMS DISCUSSED:

1. The Committee reviewed the current feasibility study schedule. Community meeting No. 2 is scheduled for March 7th, at 6:00 p.m. and will be held in the BHS auditorium. A draft report which will include assessment information on the site, building, and programming will be forwarded to FCPS for review following the community meeting.
[as the design team's upcoming efforts are to be preparing for the community meeting, FCPS directed to skip the scheduled March 7th Committee meeting.]
2. School capacity: With the group moving forward with a study that reflects a student population of 900 (but expandable to 1,250) discussion centered around the best way to revise the program in terms of classroom counts and core space sizes. Holly has asked for FCPS Staff feedback on program areas to provide direction.
[FCPS directed G+P move forward with a study that reflects a 1,000-student capacity. An updated area summary was provided to G+P.]
3. G+P has compiled all responses received from Faculty, Student, and Community engagement exercises and has forwarded to FCPS for their records.
4. Holly stated that FCPS is still reviewing the proposal to have controlled destructive exploration/testing of the existing building envelope and expects to have a response within the week.
[FCPS has approved this additional service.]
5. G+P presented an updated “heat map” which graphically represents the existing building in terms of program spaces and their relationship to the Education Specification area requirements.
6. G+P presented the following series of feasibility study scenarios, ranging from a complete renovation and modernization of the existing building (no area increases) to a full, on-site building replacement. Phasing concepts were presented with each scenario

- Scenario 1 - Complete renovation/modernization of the existing building w/ no additions (State requirement).
- Scenario 2a – Renovated & expanded PE/athletics block, renovated stage & auditorium, renovated & expanded dining area. All other areas replaced with new construction to include a 3-story classroom wing.
- Scenario 2b – Renovated & expanded PE/athletics block. All other areas of the school replaced with new construction to include a 2-story classroom wing, performing arts wing, and centralized “main-street circulation.
- Scenario 2c – Renovated & expanded PE/athletics block. All other areas of the school to be replaced to the north of the gymnasium with new construction.
- Scenario 3 – Full building replacement to the rear of the site, behind the existing building.

Feedback included the following:

- Relocate site entrance on Point of Rocks road closer to the intersection with Cummings to avoid the hydric soils and steeper slopes at the norther perimeter of the site. Will need accel/decel lanes.
- Consider and add vehicular access to auditorium back of house for stage sets and also to the location where the greenhouse will be.
- Increase separation between new classroom wing and existing.
- Maintenance areas – consider the need/location for two trailers (equivalent of 6 parking spaces)
- Maintenance/CTE parking – need three spots for maintenance employees and 2-4 spots for Automotive.
- Some scenarios will require significant quantities of fill to make grades work.
- Consider a full replacement on the baseball field. The new field would then be built where the existing school is located – this may take significant convincing of the community.
- Construction coordination issues to be solved:
 - Where will kids eat during phase when kitchen/dining is being renovated/expanded.
 - Field use – there is a year-round high level of field activity for sports and band
 - What is feasible to place in portables vs. what must be built and moved directly into.

Next Meeting: Thursday March 21, 2019 @ 2:00pm
FCPS, 191 S. East Street

The purpose of these notes is to establish a clear understanding of pertinent discussions held during the meeting by those in attendance. These notes are not a transcript of the meeting. Should anyone in attendance take exception to any portion of these notes, notification must be received by Grimm + Parker Architects within 7 days after issuance. If no exceptions are taken, these minutes will stand as part of the formal project record.

Author: Scott Eschbach, AIA, LEED AP, CPD