



April 3, 2019

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

FS Committee Meeting #05  
Meeting Date: Mar. 21, 2019  
G+P Project # 21849

**ATTENDEES:**

Holly Nelson	FCPS – Facilities Planner	<a href="mailto:Holly.Nelson@fcps.org">Holly.Nelson@fcps.org</a>
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**DISTRIBUTION:**

Meeting attendees  
Gloria Mikolajczyk      School Facilities Architect Supervisor, MSDE      [Gloria.Mikolajczyk@maryland.gov](mailto: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. G+P shared summarized the presentation that was given at Community Meeting No. 2, held the evening of March 7<sup>th</sup>. It was noted that the program and area summary have been revised to a design capacity of 1,000 students.
2. A status update for the exterior wall and roof investigation was given. Gale Associates was on site and did all field work on 3/19. Their report is anticipated to be received by G+P on 3/29 and its information will be used to inform the cost estimates. It was requested by the committee that G+P send a copy of the report to FCPS upon receipt.
3. G+P has further refined the four scenario concepts presented at the last committee meeting. Concepts were developed as follows:
  - Scenario 1 – Complete renovation / modernization without increasing the area of the existing school footprint. Accommodate as much of the program area as possible.
  - Scenario 2 – Renovation / modernization of the existing building with some additional area added to the footprint. Accommodates the full program.
  - Scenario 3 – Renovation / modernization of existing areas of the building while including additions and selective building area demolition.
  - Scenario 4 – Full, on-site building replacement.

Committee comments/discussion points were as follows:

Scenario 1      With no additional building area, this scenario will not accommodate the full program for 1,000 students. G+P will include what SRC could be accommodated in the final report.

- Scenario 2 Ceramics (Art) needs to be relocated to the first floor (now mandated by FCPS for all schools).  
Consider moving all Science Labs to the second floor (consider swapping science and art)  
Eliminate curriculum accessed roof terraces – FCPS students are not permitted to use that type of exterior space.
- Scenario 3 Interior corridor circulation is clearer than scenario(s) 1 & 2.  
Interior courtyards generally are not preferred by FCPS, but in this scenario maintains an existing building feature identified as a positive element by students.
- Scenario 4 Discussion focused on potential site costs associated with locating at north side of site (behind existing building). The estimate will cover and identify exceptional costs for earthwork and retaining walls required by this site location.  
The school expressed concern about having athletic fields close to Cummings Dr. and worried that the fence height required for that relationship would result in an unwelcoming view to the site upon approach. These fields are also remote from the athletic/p.e. locker rooms.  
The concern was also expressed that the public would hop the curb and park on the fields/grass for events at the little league fields.

Scenario area comparisons (program area = 172,000 sf):

Scenario 1	166,066 sf	Delta from program	-6,000 sf
Scenario 2	205,000 sf	Delta from program	+33,000 sf
Scenario 3	192,000 sf	Delta from program	+20,000 sf
Scenario 4	172,000 sf	Delta from program	0 sf

4. Cost estimate discussion – the committee requested that the assessment and estimate also account for the following:
- The synthetic track be resurfaced
  - A synthetic turf field be identified (often carried as a bid alternate during design/bid phases)
  - Identify costs for hazardous material abatement
  - Identify costs for temporary classrooms
  - Type of hvac system anticipated
  - Costs for Construction Manager – (CM-Agency)
- G+P anticipates that the estimate will be available in approximately three-weeks (April 11<sup>th</sup>).

#### **END OF MEETING**

Next Meeting: Thursday April 18, 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.*

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