



07 December 2017

FCPS Rock Creek School

Replacement and Final Site Selection

Design Meeting #5 - Notes

Meeting Date: 07 December 2017 | 9:30 AM | FCPS Central Office Building

Current Design Phase: Site Selection

Attendees:

FCPS Educational Planning Team

Roger Fritz – Director Construction Management
Brian Staiger – FCPS Construction Management
Beth Pasierb – Supervisor of Facilities Planning
Mary Malone – Principal Rock Creek School
Keith Harris – FCPS Executive Director
Carol Breeze - FCPS Special Education Programs
Rachel Ablondi - Parent of Rock Creek Student
Amy Boehman-Pollitt – FCPS ACT Team Leader
Steve Buckley – Frederick County Gov. – OTPT
Sara Scovitch – OTPT
Therese Pelicano – FCPS Transportation Manager
Ted Gardner –Director of Technology Infrastructure

Design Team

Sandra Carpenter – Becker Morgan Group
Kori Purdum Matheis – Proffitt & Associates

5.0 Project Status Updates

- a. **Area Summary Update** (Note: No revisions proposed since the last meeting) –
 - i. Current Base Bid Ed Spec Area = 81,103 GSF
 - ii. All co-located spaces have been removed from the scope of work.
 - iii. Potential Add Alternate Ed Spec Area = 17,221 GSF
 - iv. **All four of the add alternates (Greenhouse, Future Capacity, Parks & Rec Gymnasium, and Alternative Education Program) are currently pending design funding approval from the Board of Education. This will be voted on during the Dec 13 meeting. Once design funding is approved, then additional discussion can be had regarding the program needs for the alternates. Inclusion of the Alt Ed program is still pending review because of implications with**

regulatory compliance. Once the final site is selected, then Parks & Rec can provide a more definitive answer as to whether they are interested in partnering with FCPS on a community use gym.

- v. Total Base Bid + Add Alternate Ed Spec Area = 98,324 (**still reflects only 3 alternates, does not include Parks & Rec Gym SF**)

- b. **Budget Update** (Note: No revisions proposed since the last meeting) –
 - i. Total Project Budget (including soft costs) = \$46,959,762
 - ii. Total Site, Testing, & Construction Budget = \$37,070,262

- c. **Schedule Update** – Architect provided a brief project schedule overview. There are no proposed schedule changes since the last meeting.

- d. **LEED Update** – No updates since the last meeting.

- e. **Summary of Activities for the past Four Weeks** –
 - i. Site existing conditions exhibits and site concepts were refined and finalized.
 - ii. Site rubric scoring was completed.
 - iii. Site selection recommendation was provided to the Board of Education.
 - iv. Site visit conducted to River Terrace School in DC on December 5.

5.1 General/Admin. – Beth Pasierb reported that the State did not want feasibility study submitted previously without the site selected, but they did ask a month or so ago when FCPS met with them for FCPS to go ahead and submitted it. The study is currently under review by the State. The project is included in request for local planning approval.

5.2 Site Selection and Design

- a. The final site exhibits and concepts were reviewed. Ballenger Creek Middle was presented and some discussion was had regarding overall site design and scoring considerations. The design team tried to level the playing field by using consistent site parameters for all sites where possible. For instance, the site buildable areas generally exclude the paved play areas. This method was chosen because if the paved play areas are disturbed as part of the new school development, then they will need to be replaced in-kind elsewhere on site, which means that an equivalent amount of area would need to be set aside for that use. In the interest of time, it was determined that the committee should review the two highest scoring sites in the most detail. The Walkersville and Monocacy sites scored the highest, within 1 point of each other so they were reviewed in depth.

- b. Overview of rubric scoring. – The scores for Walkersville and Monocacy were discussed. The architect explained how some of the scoring was derived and explained scores for a few criteria that were of interest to the committee. Scoring was based on the detailed point distribution that was developed by the committee at the very beginning of this phase of the project. Beth Pasierb mentioned that Walkersville Middle is located in a wellhead protection area and that this will need to be considered as part of the development plans, she thinks that it is possible that any new SWM facilities may need to be lined. Beth asked about opportunities for inclusion and shared spaces on

the various sites – she wondered if this still a strongly desired design feature? It is, and should be highlighted as part of the presentation to the Board, including discussion of features that could be shared between Rock Creek and the existing building on campus. There was some discussion about how close the scores ended up for Walkersville and Monocacy and the tolerance for error in scoring. Some members of the committee felt that the two sites basically were tied and should be evaluated or put to a tie-breaker based upon the criteria that seemed most important to student success. Because of the timing of the Board deadline and missing our last regular design team meeting due to the Thanksgiving holiday, the design team’s recommendation was already made to the Board. The recommendation was to select Walkersville Middle based strictly upon its receiving the highest rubric score. The site selection recommendation’s executive summary does discuss the fact that both Walkersville and Monocacy would be appropriate sites due to the available land area and overall site features and strengths.

- c. Parking requirements – does the 160 number need to be updated for Future Capacity add alternate inclusion?
(2017 12 07) Ran out of meeting time prior to getting to this item – will table this for a future meeting to discuss site planning.

5.3 Building Design – Ed Spec Overview

- a. Discuss Future Capacity spaces – verify if they are to be base bid versus add alternate? This will impact their layout.
(2017 12 07) Ran out of meeting time prior to getting to this item – will review at next meeting during Ed Spec discussion.
- b. Review River Terrace Site visit – likes, dislikes, and overall impressions.
(2017 12 07) Didn’t have time for a full discussion of the River Terrace visit, however the attached PDF of the meeting PowerPoint presentation has some photos from the visit for review and future discussion.
- c. Discuss things to think about for next meeting – main agenda topic will be Ed Spec discussion.
(2017 12 07) Kori distributed the Space Summary pages from the Ed Specs which outline the basic spaces and square footages to be provided in the new facility. She also passed out a comparison chart from the feasibility study showing how the existing Rock Creek building room square footages compare to the proposed Ed Spec square footages. The next meeting will focus on reviewing the specific spaces, adjacencies, square footages, and program needs.

5.4 Two Week Projection

- a. Site Selection Recommendation presentation to Board of Education on December 13.
- b. Prepare for Educational Specifications verification.

5.5 Public Comment – No Public Comment was made.

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Rock Creek School Replacement
PAA Project #17-22
Meeting Date – December 7, 2017
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The next meeting is scheduled for **21 December 2017 at 9:30am at Rock Creek School, in the Library.**

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: PDF of Meeting Presentation