FCPS Rock Creek School
Replacement and Final Site Selection

Design Meeting #16 – Notes

Meeting Date: 10 May 2018 | 9:30 AM | Meeting Location: Rock Creek School, Media Center
Current Design Phase: Schematic Design
PAA Project #: 17-22

Attendees:

<table>
<thead>
<tr>
<th>Name</th>
<th>Company</th>
<th>Present</th>
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<tbody>
<tr>
<td><strong>Planning Team</strong></td>
<td></td>
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<tr>
<td>Mary Malone</td>
<td>Rock Creek School, Principal</td>
<td>X</td>
</tr>
<tr>
<td>Meghan Mackay Little</td>
<td>Rock Creek School, Assistant Principal</td>
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<tr>
<td>Patrick McTighe</td>
<td>Rock Creek School, Lead Custodian</td>
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<tr>
<td>Rachel Ablondi</td>
<td>Parent of Rock Creek Student</td>
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<tr>
<td>Sara Scovitch</td>
<td>Frederick County Developmental Center, OT/PT</td>
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<tr>
<td>Amy Boehman-Pollitt</td>
<td>FCPS ACT Team Leader</td>
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<tr>
<td>Steve Buckley</td>
<td>Frederick County Health Dept.</td>
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<tr>
<td>Stacey Hiltner</td>
<td>Walkersville Middle School, Principal</td>
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<tr>
<td>Paul Lebo</td>
<td>FCPS, Chief Operating Officer</td>
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<tr>
<td>Michelle Concepcion</td>
<td>FCPS, Special Education Programs</td>
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<tr>
<td>Therese Pelicano</td>
<td>FCPS, Transportation</td>
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<tr>
<td>Brian Staiger</td>
<td>FCPS, Construction Management</td>
<td>X</td>
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<tr>
<td>Roger Fritz</td>
<td>FCPS, Construction Management, Director</td>
<td>X</td>
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<tr>
<td>Beth Pasierb</td>
<td>FCPS, Facilities Planning Supervisor</td>
<td>X</td>
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<tr>
<td>Carol Breeze</td>
<td>FCPS, Special Education Programs</td>
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<tr>
<td>Stephen Raff</td>
<td>FCPS, Elementary Instructional Director</td>
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<tr>
<td>Matt Evans</td>
<td>Dustin Construction</td>
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<tr>
<td>Gloria Mikolajczyk</td>
<td>MSDE</td>
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<tr>
<td><strong>Design Team</strong></td>
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<tr>
<td>Cathy Purple Cherry</td>
<td>Purple Cherry Architects</td>
<td></td>
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<tr>
<td>Ashley Marshall</td>
<td>Purple Cherry Architects</td>
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<tr>
<td>Sandra Carpenter</td>
<td>Becker Morgan Group</td>
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<tr>
<td>Brad Hastings</td>
<td>Becker Morgan Group</td>
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<tr>
<td>John Berkey</td>
<td>Adtek Engineers</td>
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<tr>
<td>Kori Purdum Matheis</td>
<td>Proffitt &amp; Associates Architects</td>
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Meeting Discussion

16.0  Project Status Updates

A.  Area Summary Update (Note: No revisions since the last meeting) –
   1. Original Base Bid Ed Spec Area = 81,103 GSF
   2. All co-located spaces have been removed from the scope of work.
   3. Original Add Alternate Ed Spec Area = 23,454 GSF
   4. Total Base Bid + Add Alternate Ed Spec Area = 104,557 per original Ed Specs
      Total Base Bid + Add Alternate Ed Spec Area = 109,318 per requested Ed Spec revisions
   5. All four add alternates – Greenhouse, Future Capacity, Parks & Rec Gym, and Alternative Specialized Program – are to be included in the design.

B.  Budget Update (Note: No revisions since the last meeting) –
   1. Total Project Budget (including soft costs) = $46,959,762
   2. Total Site, Testing, & Construction Budget = $37,070,262
   3. The SD Cost Estimate was reviewed. The base bid portion of the project is under budget.
      a. We do not need to include alternate costs for various mechanical systems, just use the preferred VRF system cost.
      b. Can eliminate Alternate #11 – Penthouse corridor connections. The penthouses are not required to be connected with enclosed corridors.
      c. FCPS would like to go ahead with the switch to spray foam insulation rather than rigid insulation for the exterior wall cavity.

C.  Schedule Update –
   1. SD Submission to the Board of Ed was delayed due to the State pushing back their meeting regarding local planning approval. We are now targeting to be placed on the agenda for review at the June 13 Board meeting. DDs still to be submitted to State by Nov 1.
   2. An increased amount funding has been requested to be shifted forward so that it is available in July of 2019. This will allow the project to be bid and start construction around October 2019. Construction should be complete around March 2021, which will allow several months to work out any issues with building systems, ensure that indoor air quality is acceptable, and move in furnishings and equipment. Note that there is no change to the proposed Rock Creek occupancy date of Fall 2021.

D.  LEED Update – No updates at this time.
16.1 General/Admin. –

A. The State was supposed to meet on May 8 to make a decision regarding local planning approval for this project, however that meeting date had been pushed back to May 31. FCPS wants to continue with design and hopes to present the SDs to Board of Ed on June 13th at the work session in the afternoon assuming that the local planning approval is received. The Board Meeting starts around 2:00 PM and the agenda is posted a week prior.

16.2 Site Plan Review

A. The current rendered schematic site plan was reviewed and the following items discussed:
   1. FCPS would like to design team to set up informal meeting with Town Planner to review the current proposed plan ahead of making the submission to the Town Planning Commission. It is best to get their feedback soon.
   2. The design team will show the bus drop-off canopy on the site plan – as designed, it currently covers about 5 buses, try to extend it so that it will fit 6 buses.
   3. We need to start to consider SWM facility sizes and locations. There is a lot of development on the site – think about where we will have room to treat. SWM is a joint review between the County and Town, we may need to try to schedule a joint meeting with both agencies.
   4. Adtek will look at parking count requirements per the zoning. FCPS would prefer not to commit to providing too much more parking than is required right now for the Middle School. Brian will provide a classroom count and assembly hall capacity for WMS, which is what is required to calculate the minimum parking.
   5. Adtek to start looking at rough grading so that we will have a better idea of how much earthwork will be required.
   6. Provision of the covered walkway between buildings was discussed. FCPS Facilities staff has some concerns about cost, practicality, and long-term maintenance for this feature. It was agreed that an accessible surface pathway connecting the two buildings will be acceptable and that a covering is not needed. The design team will explore providing some type of landscape markings and possibly a slightly raised crosswalk or different material for the crosswalk where it goes across the existing Middle School parking/loading drive to help differentiate it from the remainder of the drive aisle.
   7. Add a canopy to the accessible parking spaces over near the alternative specialized program add alternate area – the covered walkway could be priced as part of that alternate.
   8. FCPS would like to put some type of artificial turf or rubberized surface field area back behind the Rock Creek building in the project scope as an add alternate. It could be used for sports such as kickball, bocce, and baseball.

B. A brief overview was provided on the Courtyard design.
   1. The design team will start to look at layout of play features – swings, etc. to make sure that there is enough play space allocated.
2. It was requested that the locations of the shade structures be reviewed and updated. They should be over/near the play area and exercise area and not over just the pathway. The one at the center plaza over the seating wall should remain.

3. The design team will incorporate some raised beds around the pathways, move some planters over toward the west Admin side, and keep one raise planting bed near the Maker Lab.

16.3 Floor Plan Review

A. The current rendered floor plans were reviewed and the following comments made:
   1. Add a staff restroom that will be constructed as part of Future Capacity alternate.
   2. Move the multi-user public restrooms currently shown just south of the courtyard up by the Technology Lab. Make a commons nook at the area where the restrooms are currently located that has benches along its walls and windows facing the courtyard.
   3. An updated Aquatics layout was reviewed. FCPS asked that the design team work to maximize the pool water area. The stair width can be cut in half. The built-in bench is good and should be retained. There were some concerns expressed about the ramp curve – it seems to take up a lot of pool area, and will it be difficult to maneuver the wheelchair around the curve? The design team will review and propose some alternatives.

16.4 Two Week Projection

A. Continue developing site and floor plans, along with massing models/exterior imagery.

B. Schedule meeting with Town to review site development.

C. Prepare and submit Schematic Design submission package to Board of Ed by May 30 for inclusion on June 13 Board Meeting Agenda.

The next meeting is scheduled for June 7 beginning at 9:30am at the FCPS Central Office Building.

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:
- SD Board of Ed Submission Presentation as presented at the meeting.
Frederick County Public Schools has selected the Walkersville Middle School campus as the new site for the Rock Creek School, which provides special education programs for students with complex medical conditions and severe intellectual, physical, emotional, hearing, vision and learning disabilities, from ages 3 through 21.

The Rock Creek School (RCS) Replacement will be:

- A newly developed design with a state-rated capacity of 120 students per the base bid and 190 students including all alternates.
- A stand-alone, single-story facility of about 88,950 gross square feet base building area with approximately 23,420 gross square feet of add alternate area, for a total proposed area of approximately 112,370 gross square feet.
- An energy-efficient building that meets U.S. Green Building Council Leadership in Energy and Environmental Design (LEED) Silver certification requirements, local building codes and educational program specifications.


The mission of Rock Creek School is to provide a safe, respectful, caring, and enjoyable learning environment in which students can develop communication and independent-living skills to achieve their full potential at school, at home, and in their communities.
Rock Creek School (RCS) Guiding Principles

1. **ACCESS AND EQUITY** | Provide access to opportunities for meaningful engagement with age appropriate peers and supporting communities in order to provide an equitable and appropriate educational experience.

2. **COMMUNICATION** | Create pervasive opportunities for communication which are integrated throughout the school day.

3. **STUDENT ENGAGEMENT** | Maximize student engagement in daily life via opportunities for self-expression and individual choice.

4. **MOVEMENT** | Support freedom of movement and ease of movement at all capacities and age groups – within personal space and throughout public space.

5. **SENSORY STIMULATION** | Provide a multi-sensory, flexible environment that offers students individual control of and access to a full spectrum of sensory engagement in learning.

6. **INDEPENDENCE** | Foster maximum independence in authentic activities of daily living, in vocational opportunities and in education.

7. **RESPONSIVENESS** | Accommodate individual learner abilities and needs via a flexible, adaptable learning environment.

8. **CONTINUOUS LEARNING** | Support continuous improvement in teaching and learning via provisions for professional development, family support and collaboration.
## Project Schedule Overview

<table>
<thead>
<tr>
<th>Activity</th>
<th>Start Date</th>
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<tbody>
<tr>
<td>Educational Specification development</td>
<td>Completed November 2015</td>
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<tr>
<td>Feasibility Study &amp; Initial Site Evaluation</td>
<td>Completed August 2016</td>
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<tr>
<td>Final Site Selection</td>
<td>October – December 2017</td>
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<tr>
<td>Schematic Design</td>
<td>January 2018 – May 2018</td>
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<tr>
<td>Design Development</td>
<td>June 2018 – October 2018</td>
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<tr>
<td>Construction Documents and Permitting</td>
<td>November 2018 – June 2019</td>
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<tr>
<td>Bidding and Award</td>
<td>July 2019 - September 2019</td>
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<tr>
<td>Construction</td>
<td>October 2019 – March 2021</td>
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<tr>
<td>New Rock Creek School Opens</td>
<td>September 2021</td>
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EXISTING SITE AERIAL

LOW PT 294.0'
HIGH PT 308.0'
BUILDABLE AREA = 13.08 ACRES
EXIST. PUBLIC SANITARY LINE

LEGEND
- Property Line
- Buildable Area
- Utilities (Public)
- Athletic Fields
- Flood Plain
- Hydric (Flood) Soils
- Potential Wetlands
- Forestation Easements

WALKERSVILLE MIDDLE
ROCK CREEK SCHOOL REPLACEMENT
SCHEMATIC DESIGN PRESENTATION | 13 JUNE 2018

SCHEMATIC SITE PLAN

LEgend
- Existing Building to Remain
- Proposed Building
- Add Alt / Expanded Additions
- Proposed Paving / Parking
- Existing Paving / Parking
- Proposed Hard Surface Play
- Proposed Soft Surface Play
- Proposed Athletic Fields
- Sidewalk
- Grass / Vegetation
SCHEMATIC PENTHOUSE FLOOR PLAN
ROCK CREEK SCHOOL REPLACEMENT
SCHEMATIC DESIGN PRESENTATION | 13 JUNE 2018
EXTERIOR ELEVATIONS

WEST (FRONT) ELEVATION

NORTH ELEVATION

EAST (REAR) ELEVATION

SOUTH ELEVATION