



FCPS Rock Creek School

Replacement and Final Site Selection

Design Meeting #24 – Notes

Meeting Date: 25 October 2018 | 9:30 AM | Meeting Location: **Rock Creek School, Media Center**

Current Design Phase: Design Development

PAA Project #: 17-22

Attendees:

<u>Name</u>	<u>Company</u>	<u>Present</u>
Planning Team		
Mary Malone	Rock Creek School, Principal	X
Meghan Mackay Little	Rock Creek School, Assistant Principal	
Patrick McTighe	Rock Creek School, Lead Custodian	
Sara Scovitch	Frederick County Developmental Center, OT/PT	X
Frank Vetter	Walkersville Middle School, Principal	
David Early	Walkersville Middle School, Assistant Principal	
Paul Lebo	FCPS, Chief Operating Officer	
Michelle Concepcion	FCPS, Special Education Programs	
Scott Blundell	FCPS, Security and Emergency Management	
Brian Staiger	FCPS, Construction Management	X
Roger Fritz	FCPS, Construction Management, Director	
Beth Pasierb	FCPS, Facilities Planning Supervisor	X
Tom Mulligan	FCPS, Construction Management	X
Steve Raff	FCPS, Elementary Instructional Director	
Jeff Seymour	FCPS, Security and Emergency Management	
Matt Evans	Dustin Construction	X
Lloyd Hill	Dustin Construction	X
Emily Clowser	FCPS, Adaptive PE Specialist	X
Design Team		
Sandra Carpenter	Becker Morgan Group	X
Jim Barto	Adtek Engineers	
John Berkey	Adtek Engineers	X
Kori Purdum Matheis	Proffitt & Associates Architects	X

Meeting Discussion

24.0 Project Status Updates

A. Area Summary Update –

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 Ed Spec revisions
Current Total Base Bid Floor Plan Area = 79,595 GSF
Current Total Base Bid + Add Alternate Floor Plan Area = 110,750 GSF
5. There are now **five program space add alternates** – Greenhouse, Future Capacity, Parks & Rec Gym, Alternative Specialized Program, and **Middle School Wing** included in the design.

B. Budget Update–

1. Original Project Budget (including soft costs) = \$46,959,762
2. Original Total Site, Testing, & Construction Budget = \$37,070,262
3. Beth shared her latest budget sheet update, which shows \$38,323,011 for building, \$48,154,392 total. This is being submitted for request but still needs final approval.

C. Schedule Update –

1. Preparing to submit DDs to State on Oct 31.
2. An overview of the updated overall project completion schedule was presented.
3. Schedule update – desire to start construction July for sitework is hope to get parent loop, etc. done. If we don't have permits, then there is not need to bid and start that soon.

D. LEED Update – The project has been registered with the USGBC and SDC is in the process of getting everything set up in LEED Online.

E. Summary of Activities for the past Two Weeks –

1. Traffic Counts finished at Walkersville Middle and existing Rock Creek sites.
2. Conducted review meeting with RCS staff to discuss Media Center layout.
3. Continued to work on development of floor plans and details, coordinating systems with consultants.
4. Began preparation of DD Submission documents.

24.1 General/Admin.

- A. Beth and Mary reported that equipment funds are being raised by the Community Foundation. These funds can be used to help fund items that cannot be funded out of the construction budget.

- B. Brian reported that Bob Kelley at Food Service is looking into options for the menu board touchscreen that the school would like to have in the Dining area outside of the entrance into the Serving line.
- C. After the DD submission is made, the Future Capacity Alternate will be dropped from the project, however that wing will still be designed as a separate set of drawings for future use by FCPS.
- D. Beth reported that the State has verbally agreed to fund 500 SF per student, using enrollment of 120 students, 8 students per classroom. FCPS may add in the Alternative Specialized wing capacity for the funding request, which would make the enrollment 150 students (adding 10 students per 3 classrooms at the Alternative wing). FCPS still believes that the amount of SF allocated per student is too low for this unique school population. There seems to be confusion at the State level regarding the needs of this student population – the State has compared Rock Creek to River Terrace, however the two schools have very different student demographics. Mary will ask the River Terrace Principal to describe their student population for comparison.
- E. Beth reported that the State has issued a new PSC Number - 10.080 – which is to be used for all future State submissions.
- F. 10/24/2018 Board of Education Presentation Recap: The Board commented on three main topics:
 - 1. The Board commented that they had anticipated provision of a walking trail around the site to replace the track that will be removed. We explained that there is a network of sidewalks to allow for walking around the site. A few additional connecting pieces will be added to make a more continuous loop and some distance markers will be provided along the sidewalk system.
 - 2. A recommendation was made to reach out to the Walkersville community and Middle School families and schedule a public meeting to review the proposed design and impacts to the site. This meeting will most likely be scheduled sometime in February, after the Planning Commission approves the site plan but before going back to the Board of Ed for CD approval.
 - 3. The use of glass at the gymnasium – they expressed concerns about the possibility of glare during sporting events, and also the amount of glass shown. The design team confirmed that the glass would not be clear, but would have a frosted coating. There was still concern about whether this would be adequate to make the space practical to use. FCPS maintenance staff also commented after the presentation about the maintenance challenges with that amount of glass.
 - The design should consider not only glare, but also the need to use projection and promethean boards.
 - The possibility of using motorized shades was discussed, but was vetoed due to maintenance concerns.

- The design team will look at reducing the height and length of the clerestory windows.
- Verify that any remaining windows at the west side do not impact performances at the platform.
- Dustin asked whether the sloped top along the west side could be made horizontal for cost and constructability reasons.

The design team will bring some options for review at the next meeting. The best option will probably be an insulated translucent fiberglass panel product, like Kalwall.

24.2 Site Design

- A. An overview of site updates was provided – play areas, fencing, landscape, site furnishings, etc.
 1. Fencing should be shown along the property perimeter - hold the fencing approximately 2'-0" off of the property line with a concrete mow strip beneath.
 2. The school requested that the design team remove the trees proposed to be installed along the sidewalk between the back of the new RCS building and the rear field (near Maryland Ave) and replace them with some intermittent sails/shade structures, similar to those proposed for the courtyard.
 3. There was discussion about planning for a future artificial turf field at the rear of the site – designing the grading and SWM to accommodate installation in the future. Brian will verify with Parks and Rec what their plans are and whether or not this planning should be included.
- B. Kori and Adtek need to sit with Dustin and FCPS to talk about impacts to WMS – field impacts, traffic impacts, etc. It was also noted that a portion of the existing brick screen wall beyond the WMS gym canopy will need to be removed to allow for the new Middle School bus loop construction.
- C. The design team will double check with Susan at the Town of Walkersville whether IPs need to go back to the Planning Commission, or whether those approvals are all at the Town and County staff level.
- D. Brian will follow up with Bruce Dean regarding the need for and status of easements, etc.
- E. Beth Pasierb reported that the former Library property will probably revert to FCPS. This will not have a whole lot of impact on the site design. Existing constraints with stormwater and other utilities don't make it feasible to make modifications to the design along the portions of the property adjoining that site.

- F. Dustin reported that the cost for the bus canopy cost came in just over \$200,000. School staff confirmed that it is critical for functional loading and unloading of buses. The design team will verify that the bus canopy covers enough linear footage for 7-8 buses to load/unload simultaneously.

24.3 Building Design

- A. There were some discussions regarding door widths. Doors used on a regular basis by students are to be 3'-4" wide. Doors used primarily by staff can be 3'-0" wide. It was confirmed that the doors from the classrooms to the storage closets in the alternative specialized wing do not need to be 3'-4" wide – 3'-0" is adequate. Door widths will remain as currently designed.
- B. The aquatics area locker room layout and equipment were reviewed. A fold-up shower table should be wall mounted at each personal care suite and one should be provided in the shower area at each locker room. Benches with backs should be provided in the locker areas. Mary will review locker and cubby needs with her aquatics staff and provide additional feedback.
- C. Kori will send the preliminary equipment drawing mark-ups and equipment list to Brian. He will review and mark-up items that should be included in the contract versus in the FF&E package.
- D. Greenhouse requirements and glazing options were discussed. It was determined that the greenhouse will be polycarbonate above a masonry kneewall. The flooring will be concrete with a continuous trench drain at the center.
- E. Mary reported that her design theme committee will be meeting next week. They will start to think about which items are to be relocated from the existing Rock Creek. Look at existing memorial garden and think about use for existing date stone.
- F. Kori will provide some full-size floor plans to Mary so that the school can start to mark-up their needs for miscellaneous equipment, benches, displays, etc. around the school, especially in corridors and commons areas.
- G. Brian will coordinate a meeting with Clinton Learning (promethean board supplier) to discuss displays – ESP will be invited to attend.

24.4 Two Week Projection

- A. Make formal site plan submission to Town of Walkersville, including parcel consolidation, wellhead protection, etc.

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- B. Make DD Submission to State by November 1, 2018.
- C. Continue drawing updates and coordinating structural, MEP, and other system designs.

The next meeting to be held on **Thursday, November 8 beginning at 9:30 AM 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:

- Meeting #24 Presentation Slides