



FCPS Rock Creek School

Replacement and Final Site Selection

Design Meeting #32 – Notes

PAA Project #: 17-22

Meeting Date: February 28, 2019 | 9:30 AM | **Meeting Location:** Rock Creek School

Current Design Phase: Construction Documents

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	
Steve Raff	FCPS, Elementary Instructional Director	X
Michelle Concepcion	FCPS, Special Education Programs	
Paul Lebo	FCPS, Chief Operating Officer	
Adnan Mamoon	FCPS, Construction Management	
Brian Staiger	FCPS, Construction Management	X
Tom Mulligan	FCPS, Construction Management	
Beth Pasierb	FCPS, Facilities Planning Supervisor	
Scott Blundell	FCPS, Security and Emergency Management	
Keith Robeson	FCPS, Security and Emergency Management	
Heidi Schmidt	Frederick County Developmental Center, OT	X
Patrick Little	FCPS, Maintenance and Operations	X
Jason Wilson	FCPS, Maintenance and Operations	X
Matt Evans	Dustin Construction	X
Lloyd Hill	Dustin Construction	X
Design Team		
Sandra Carpenter	Becker Morgan Group	
Jim Barto	Adtek Engineers	
Mike Norton	Norton Land Design	
Dave Yates	Alban Engineering	X
Donna Rosano	Proffitt & Associates Architects	X
Kori Purdum Matheis	Proffitt & Associates Architects	X

Agenda Items:

32.0 Project Status Updates

A. Area Summary Update (Note: No changes since 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
Current Total Base Bid Floor Plan Area = 79,474 GSF
Current Total Base Bid + Add Alternate Floor Plan Area = 101,173 GSF
5. There are now **four program space add alternates** – Greenhouse, Parks & Rec Gym, Alternative Specialized Program, and Middle School Wing included in the design. **The future capacity wing is still being designed, but only for future master-planned use. It will be developed as a separate set of drawings and will not be permitted or bid at this time.**

B. Budget Update –

1. Total Project Budget (including soft costs) = \$46,959,762
2. 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.
4. **Latest cost estimate puts the base bid at \$37,178,302. Eight Add Alternates were priced, totaling an additional approximately \$6,600,000. Dustin has proposed some Value Engineering ideas, which are being evaluated.**

C. Schedule Update –

1. **An updated overall schedule and Milestone list was presented – see attached. The final schedule will be dependent upon March 26 Planning Commission approval of the site plan.**

D. LEED Update – Design team is working on documenting assigned credits.

1. **Verified with SDC the requirements for several site credits – based upon parking capacity, 8 preferred low-emitting vehicle parking spaces and 3 EV charging stations must be provided. 12 long-term (covered) bicycle storage spaces (bike racks) must be provided. These must be within 100 feet of a main entrance. Adtek is to finalize the proposed site LEED boundary for review and comment.**

E. Summary of Activities for the past Two Weeks –

1. Dustin completed cost estimate and constructability review.
2. Continued to work on site plan updates and coordination with review agencies.
3. Continued work on drawing updates and consultant coordination.
4. Worked on coordination of lift equipment with lift supplier.

32.1 General/Admin.

- A. The Public Meeting tentatively scheduled for Feb 5 at Walkersville Middle has been postponed pending further review of the site plan by the Town. The meeting will be rescheduled once the site plan Hearing date is confirmed.

32.2 Site Design

- A. Adtek is currently working on updating their site plan for resubmission to the Town of Walkersville and Frederick County on or around March 5th. A basic update was provided. The traffic patterns have been revised to disconnect Maryland Avenue and bring all Middle School car and loading traffic in and out at the existing bus loop location, with a new drive around the east side of the building to access the loading areas for both schools. A concrete swale is required to be installed around the east and north sides of the new building in order to convey the SWM drainage from other areas of Town around the building.

32.3 Building Design

- A. Lighting Systems Review
 - 1. General overview of lighting controls system and highlights of operations per space type
 - a. Lighting Controls are proposed to be by Wattstopper, Eaton, or Acuity.
 - b. For each space, there is a room controller box that handles lighting control – FCPS says that there is no need to network the controls. If a room controller or occupancy sensor fails, they are supposed to fail on. Dave indicated that connections to most lighting controls components are via Cat cabling with RJ 45 connections – it will all be low voltage and hardwired.
 - c. Wherever possible, room controllers should be mounted in the corridors outside of the rooms that they serve. Final locations for classroom boxes will be determined during construction coordination. Pat, Jason and Brian will review the drawings and provide preferred locations for the controller boxes in the high ceiling areas that will be most effective for maintenance.
 - d. Each classroom is recommended by Alban to be equipped with two switch stations, one at the door and one at the teacher's desk or near the smartboard. It is recommended that the station by the door have 3 buttons, on, off and 50%. The station by the teacher's desk is recommended to have 4 buttons, on, off, raise and lower. The number of buttons (2 – 5) on the switches is easy to change without a cost impact, however it would be best to decide how many options are desired at each location now so that we don't have to coordinate a lot of decisions during submittal review. RCS staff wants the ability to raise/lower the lighting levels in the classrooms.
 - e. Multi-occupant restrooms and corridors will have occupancy sensors, all other spaces will have vacancy sensors. Vacancy sensors require the occupant to manually turn on the lights but will automatically turn off the lights after a specified length of time if the room is vacant. Occupancy sensors will automatically turn the lights on and shut them off after a specified length of time. In rooms with windows/daylight the vacancy sensors allow an occupant to enter a room and not activate lights if there is enough light from outside.
 - f. The Media Center zoning layout was reviewed – Alban should add an extra zone for the computer area at the lower left (provide 3 zones total). RCS would like to review the light zone layout with the Media Specialist prior to finalizing it.
 - g. Gymnasium/Dining – Additional controls will be required for after school events and programs. There is currently no dimming provided for the gym, however since it will be

- used for assemblies and events, dimming is desired. RCS staff would like additional time to review the plans and provide comments on the light zones.
- h. Training is to be provided by the lighting controls manufacturer as part of closeout procedures. Training sessions will be recorded so that school can use them to train current and future staff.
 - i. Dave explained the current design for emergency fixtures – 2 emergency fixtures are provided in each classroom, run 2 circuits to the room controller to feed emergency from generator, only spaces that need GTD (Generator Transfer Device) ballast fixtures are spaces without a room controller – minimal, some restrooms, corridors, etc. All restroom lights on designed to be on emergency for simplicity. MEMA areas will also have all fixtures on emergency. If the fire alarm or security alarm are activated, all emergency lights should automatically come on.
 - j. Dimming is being provided at all spaces except corridors, mechanical, and storage. The School would like for the gym lighting to be dimmable as well.
 - k. Color tuning lighting is proposed to be provided at Sensory rooms and Staff Support space only. Dave provided an example of the color tuning fixture performance and stated the drawings specify a range from 3000 – 5000 Kelvin.
 - l. Dave explained that the currently designed drivers on the LED lights will produce a flicker when dimmed below 10%. He stated that the flicker is imperceptible to the general public but felt that it should be discussed in reference to the students at Rock Creek. There is a different driver that would nearly eliminate the flickering, but this driver would eliminate the ability to qualify for lighting rebates. Sara and Heidi both felt that special drivers would not be required in the typical classrooms and requested them only in the Sensory room.
 - m. Back-of-house lighting is all flat panel LED fixtures for ease of cleaning.
 - n. Dave has only specified 8'-0" long max. linear fixtures from the factory for ease of installation. Where a longer length is desired, multiple fixtures will be installed together.
2. Brian will double check desire for night lighting within the building – believed that they did not leave lights on at recent schools, but that emergency lights are linked to come on when fire alarm and security alarm are triggered. He will also verify whether this should trigger just corridors and common spaces or whether other spaces should be linked as well.
 3. Exterior lighting at Outdoor Learning area
 - a. Current scope includes downlights in canopy linked to a photocell.
 - b. FCPS requested to include a few floodlights just for emergency/security lighting in the evening.
 4. Routing and controls for site lighting
 - a. FCPS would like to maintain separate site lighting circuits for each school, Walkersville and Rock Creek. Walkersville lighting will not need to meet LEED criteria and therefore doesn't need to dim and doesn't need to turn off. WMS lighting can be tied back to the existing circuit on a timeclock. Pat pointed out that Curtis is working on energy upgrades around the County that include exterior lighting upgrades. Brian will coordinate with Curtis to ask them to hold off on the work at WMS, and/or advise what needs to be included in our design to coordinate with their plans.
 - b. RCS site lighting must be set up for LEED compliance. LEED defines when lights need to be turned off or dimmed. Wall packs can stay on but pole lights need to turn off at

night. Lights will be tied to fire alarm and security alarm for override in emergencies and should automatically come on when either alarm is triggered.

5. The new ground-mounted site signs should also be tied back to each school separately.
 6. Sensory room requires coordination between the lighting layout, lift tracks and room specific equipment. Kori is to confirm whether there are benefits of using color changing technology through the light fixtures in lieu of as part of the equipment.
- B. Kori provided plans to the RCS staff to review and provide comments on the wall panel locations
- a. Interactive Panels
 - b. Vinyl Graphics
 - c. Dimensional Wall Panels

32.4 Two Week Projection

- A. Make site re-submission to Town of Walkersville and concurrent submission to Frederick County
- B. Submit CD approval package to Board of Ed in order to get on March 27 Meeting Agenda
- C. Finalize which Value Engineering items will be pursued and incorporate design revisions as needed

The next meeting is to be held on Thursday, March 14 at 9:30 AM at the **FCPS Central Office Building**. The meeting topics are to be determined.

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.

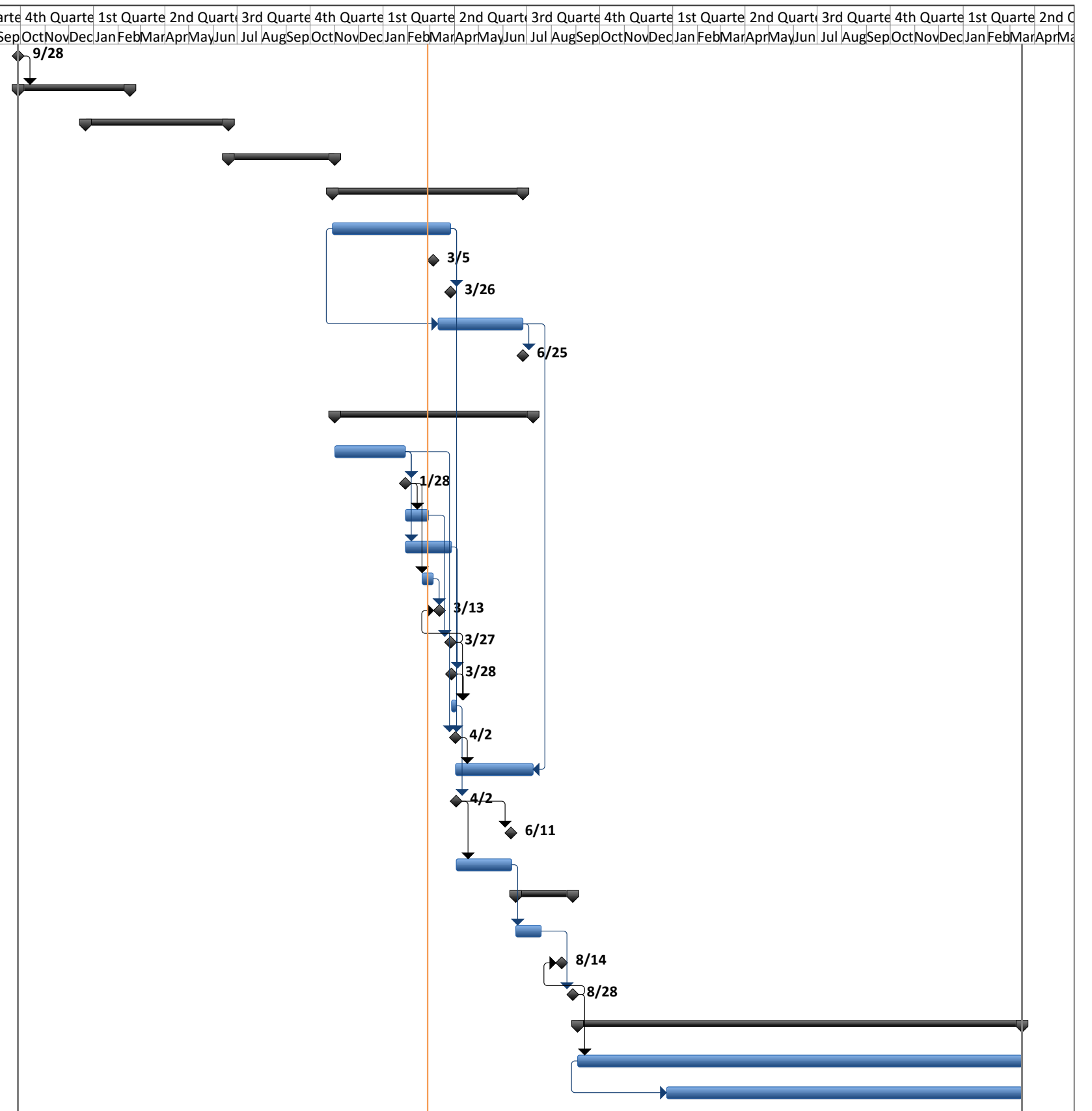
Kori Purdum Matheis, AIA, LEED AP BD+C

Distribution via email – all attendees and Design Committee Members

Attachments:

- Proposed Project Schedule Update, dated February 26, 2019
- Project Schedule Milestones List, dated February 25, 2019

ID	Task	Task Name	Duration	Start	Finish	Predecessors	4th Quarter	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	1st Quarter	2nd Quarter
1	Design Meeting #1 - Kick-off	0 days	Thu 9/28/17	Thu 9/28/17			9/28														
2	Site Selection	101 days	Thu 9/28/17	Thu 2/15/18	1																
22	Schematic Design	128 days	Fri 12/22/17	Tue 6/19/18																	
33	Design Development	96 days	Wed 6/20/18	Wed 10/31/18																	
42	Site Permitting	172 days	Mon 10/29/18	Tue 6/25/19																	
43	Site Plan Process	107 days	Mon 10/29/18	Tue 3/26/19																	
44	Site Plan Resubmission to Town & County	0 days	Tue 3/5/19	Tue 3/5/19																	
45	Site Plan Approval by Town Planning Commission	0 days	Tue 3/26/19	Tue 3/26/19	43																
46	Improvements Plans Process	77 days	Mon 3/11/19	Tue 6/25/19	43SS+60 days																
47	Improvements Plans Approval by Town Planning Commission	0 days	Tue 6/25/19	Tue 6/25/19	46																
48	Construction Documents	178 days	Thu 11/1/18	Mon 7/8/19	41																
49	Development of 65% CD Pricing Documents	63 days	Thu 11/1/18	Mon 1/28/19	32																
50	Construction Documents Pricing Package to CM	0 days	Mon 1/28/19	Mon 1/28/19	49																
51	Prepare Cost Estimate	21 days	Tue 1/29/19	Tue 2/26/19	50																
52	Development of State CD/Permit Documents	42 days	Tue 1/29/19	Wed 3/27/19	49																
53	Prepare BoE Submission	10 days	Tue 2/19/19	Mon 3/4/19	50FS+15 days																
54	Submit CD Package to BoE	0 days	Wed 3/13/19	Wed 3/13/19	55FS-10 days,53																
55	BoE CD Presentation	0 days	Wed 3/27/19	Wed 3/27/19	51																
56	CD IAC Submission & Permit Documents to PAA	0 days	Thu 3/28/19	Thu 3/28/19	52																
57	Prepare CD IAC Submission	4 days	Thu 3/28/19	Tue 4/2/19	55,56																
58	Apply for Building Permit	0 days	Tue 4/2/19	Tue 4/2/19	49FS+22 days,43																
59	Building Permit Review - Address Comments	70 days	Tue 4/2/19	Mon 7/8/19	58,46FF+2 days																
60	Submit CDs to IAC	0 days	Tue 4/2/19	Tue 4/2/19	57																
61	Bidding Documents due to PAA	0 days	Tue 6/11/19	Tue 6/11/19	60																
62	IAC Review Period	50 days	Wed 4/3/19	Tue 6/11/19	60																
63	Bidding	52 days	Mon 6/17/19	Wed 8/28/19																	
64	Bidding	24 days	Mon 6/17/19	Thu 7/18/19	62FS+3 days																
65	Submit Bid Award Recommendation to BoE	0 days	Wed 8/14/19	Wed 8/14/19	66FS-10 days																
66	BoE Approval of Contract Award	0 days	Wed 8/28/19	Wed 8/28/19	64FS+20 days																
67	Construction	400 days	Tue 9/3/19	Mon 3/15/21																	
68	Site Construction	80 wks	Tue 9/3/19	Mon 3/15/21	66FS+4 days																
69	Building Construction	64 wks	Tue 12/24/19	Mon 3/15/21	68SS+80 days																



Project: 2019 02 15 17-22 Rock Cr
Date: Tue 2/26/19

Task		Summary		External Milestone		Inactive Summary		Manual Summary Rollup		Finish-only	
Split		Project Summary		Inactive Task		Manual Task		Manual Summary		Deadline	
Milestone		External Tasks		Inactive Milestone		Duration-only		Start-only		Progress	



FCPS Rock Creek School

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MAJOR MILESTONES OVERVIEW

25 February 2019

- March 5, 2019** **Re-submit Site Plan to Town of Walkersville & Frederick County**
- March 11, 2019** **Submit Improvements Plans to Town of Walkersville & Frederick County**
- March 13, 2019** **Submit CD Package to BoE**
- March 26, 2019** **Town of Walkersville Planning Commission Meeting**
- March 27, 2019** **CD Presentation to BoE**
- March 27, 2019** **Consultants send CD Submission Documents to PAA**
- April 2, 2019** **CD Submission to State of MD, Building Permit Submission**
- June 11,2019** **Consultants send Bidding Documents to PAA**
- June 17,2019** **Issue Documents for Bidding**
- September 2019 – March 2021 - Construction**