

# MEETING NOTES

## Schematic Design Meeting 06 (SD 06)

### Schematic Design Proposal

**Project:** FCPS – ES Prototype  
**Waverley ES (WAVES) and East County Area ES (ECAES)**  
 GWWO Project #18045 and #18050

**Meeting Date:** January 24, 2019  
**Report Date:** February 06, 2019

**In Attendance:**

Name	Initials	Organization	Email
Paul Lebo	PL	FCPS	<a href="mailto:Paul.lebo@fcps.org">Paul.lebo@fcps.org</a>
Beth Pasierb	BP	FCPS	<a href="mailto:beth.pasierb@fcps.org">beth.pasierb@fcps.org</a>
Brian Staiger	BS	FCPS	<a href="mailto:Brian.staiger@fcps.org">Brian.staiger@fcps.org</a>
Brad Ahalt	BA	FCPS	<a href="mailto:Brad.ahalt@fcps.org">Brad.ahalt@fcps.org</a>
Holly Nelson	HN	FCPS	<a href="mailto:Holly.nelson@fcps.org">Holly.nelson@fcps.org</a>
Steve Raff	SR	FCPS	<a href="mailto:Stephen.raff@fcps.org">Stephen.raff@fcps.org</a>
Kathy Prichard	KP	FCPS	<a href="mailto:Kathy.prichard@fcps.org">Kathy.prichard@fcps.org</a>
Bob Wilkinson	BW	FCPS	<a href="mailto:Robert.wilkinson@fcps.org">Robert.wilkinson@fcps.org</a>
Kathleen Hartsock	KH	FCPS	<a href="mailto:kathleen.hartsock@fcps.org">kathleen.hartsock@fcps.org</a>
Dave Toth	DT	Oak	<a href="mailto:dtoth@oackcontracting.com">dtoth@oackcontracting.com</a>
Joe Tiberi	JT	Oak	<a href="mailto:jtiberi@oackcontracting.com">jtiberi@oackcontracting.com</a>
Steve Krell	SK	Oak	<a href="mailto:skrell@oackcontracting.com">skrell@oackcontracting.com</a>
Anthony Kukowski	AK	Oak	<a href="mailto:akukowski@oackcontracting.com">akukowski@oackcontracting.com</a>
Paul Hume	PH	GWWO	<a href="mailto:phume@gwwoinc.com">phume@gwwoinc.com</a>
Scott Moir	SM	GWWO	<a href="mailto:smoir@gwwoinc.com">smoir@gwwoinc.com</a>
Jason Hearn	JH	GWWO	<a href="mailto:jhearn@gwwoinc.com">jhearn@gwwoinc.com</a>
Jess Dancer	JD	GWWO	<a href="mailto:jdancer@gwwoinc.com">jdancer@gwwoinc.com</a>

The meeting was held to review progress of the development of a new ES prototype as part of the SD phase for WAVES and ECAES. Topics included review of meeting held before the Holiday recess and development of the selected schemes for each site.

**SD 06.01** SM reviewed Agenda/Objectives.

- Guiding Principles (RECAP)
- Potential Site Options
- Potential Plan Options
- Materiality
- Review of Action Items
- Schedule

**SD 06.02** JH reviewed the Guiding Principles has been using in the development of the new prototype, as a follow-up from the previous meeting, which includes **MAXIMIZE DURABILITY AND SUSTAINABILITY** and **UTILIZE COST-EFFECTIVE SOLUTIONS**, per PL's request to add **MAINTAINABILITY** and **COST-EFFECTIVENESS** to the Guiding Principles.

**SD 06.03** SM presented two site layouts for ECAES.

- Option A
  - Chevron bus loop
  - +/- 90 parking spaces
  - +/- 700 CY of excess fill to be hauled-off
- Option B
  - Stacking bus loop
  - +/- 90 parking spaces
  - +/- 17,000 CY of excess fill to be hauled-off
- FCPS selected Option A for further development.
  - Items to be addressed include the “courtyards”, playgrounds, play areas, additional parking (see following item), and extent of asphalt.

**SD 06.04** BA indicated that the +/- 90 parking spaces for ECAES will not be enough; Needs to be closer to 140, similar to other FCPS schools that are the same SRC, but they do not need to all be in single lot.

- SM indicated that they will revisit the parking lot plan and accommodate as many parking spaces as the site constraints will allow.
- BP indicated that the preference would be to break-up into multiple lots to limit the “seas of asphalt” in what will be a small residential community.
- HN to look into quantity of street parking adjacent to site
  - Post-meeting follow-up revealed +/- 40 parallel spaces.

**SD 06.05** JH presented the current Schematic Design Floor Plans for ECAES.

**SD 06.06** A second pair of doors at major entrances are required for operational considerations, even if they are not required for code mandated egress.

- c

**SD 06.07** Discussion of Administration Suite:

- A “back door” from Suite into the school is preferred.
- Direct access between the Admin and Health Suites is required.
- Conference and Work Room locations should be flipped for acoustic separation.
- Concern that the Reception Area does not allow for sufficient space for Secretary Area desk.

**SD 06.08** A set of group toilet rooms is required for the Cafeteria and must accessed from inside space.

**SD 06.09** FCPS requests that the Team studies the location of group toilet rooms for specialized classrooms (Art and Music).

**SD 06.10** There is concern that the youngest grade level classrooms are located on a level below the Cafeteria and Gymnasium.

- GWWO will double-check code requirements, however it is understood that Pre-K and Kindergarten classrooms must be on level of at-grade egress. First and Second Grade classrooms may be on an upper level, but will require a dedicated stair for each grade level that is not used by other occupants.
- SM offers to set-up tour of recently completed school using similar strategy (Honeygo ES in Baltimore County).
  - Post-meeting update: Tour scheduled for 11:00am on Friday, February 15.
- Travel distance from the ends of the classroom wings to the primary common assembly spaces (gymnasium and cafeteria) are of great concern. GWWO to limit to extent possible.

**SD 06.11** Pre-K and Kindergarten Classrooms will be reconfigured so that they flank the Bus Entry and the Media Center.

**SD 06.12** SM presented two site layouts for WAVES.

- Option A
  - Chevron bus loop
  - +/- 150 parking spaces
- Option B
  - Chevron bus loop
  - +/- 150 parking spaces
- Both Options similar and require additional work to address FCPS concerns:
  - Student safety for walkers (crossing parking lots)
  - Impact to Rock Creek School

- SD 06.13** JH presented the current Schematic Design Floor Plans for WAVES.
- SD 06.14** In addition to discussions from ECAES on Admin/Health Suites, Pre-K/K locations in Classroom Wing, the following items were also discussed:
- Receiving Area for Food Service should be relocated away from perpendicular wall.
  - Family Literacy spaces have been removed from the Program.
- SD 06.15** GWWO will continue updating and refining Floor Plans and Site Plans for both projects over the next two (2) weeks, forwarding to BA and BS, as the designs progress; Conference calls/Go-To-Meeting will be held, as needed. The next meeting will be to present agreed upon floor plans to Instruction and Operations.
- SD 06.16** JH and JD led a conversation on the potential of using precast concrete panels as a way to further modularize and standardize this new prototype design. Information was provided on broad cost-comparisons between precast and other conventional construction systems.
- FCPS very interested in pursuing the precast option.
  - PL indicated it is his preferred approach.
  - GWWO to arrange site visit to Morgan State University (GWWO project currently under construction using precast panels) and Universal Concrete Products factory in Pennsylvania for Project Team to learn more.

The foregoing represents the writer's interpretations of what transpired at the meeting. Please forward any changes or corrections within to [smoir@gwwoinc.com](mailto:smoir@gwwoinc.com). Otherwise these notes will stand as the final record of the meeting.

Next Meeting: Thursday, February 07, 2019

- Topic: Schematic Design Review - Instruction and Operations

Respectfully submitted,  
GWWO Architects



Scott Moir, AIA, CDT  
Associate • Project Manager

CC: All attendees