

MEETING NOTES

Design Development Meeting 07 (DD 07)

Project:
FCPS – ES Prototype: Waverley ES (WAVES)
 GWWO Project #18045

Meeting Date: August 8, 2019
 Report Date: August 12, 2019

In Attendance:

Name	Initials	Organization	Email
Brian Staiger	BS	FCPS	Brian.staiger@fcps.org
Adnan Mamoon	AM	FCPS	Adnan.mamoon@fcps.org
Dave Toth	DT	Oak Contracting	dtoth@oakcontracting.com
Curtis Orndorff	CO	FCPS	Curtis.orndorff@fcps.org
Michelle Concepcion	MC	FCPS	michelle.concepcion@fcps.org
Jason Hearn	JH	GWWO	jhearn@gwwoinc.com
Jess Dancer	JD	GWWO	jdancer@gwwoinc.com

The purpose of this meeting was to discuss updates to the project’s interior spaces, primarily the learning spaces (classrooms, collaborative spaces and corridors).

- JH reviewed outstanding action items and recent happenings related to the project.
 - The BHES (Blue Heron Elementary School) design team has been instructed to document the Specialty Programs area as an add/alternate. A letter was received from the State of Maryland with recommendations of how to locate the spaces. FCPS is discussing internally but the consensus is that the spaces will remain as designed. BS to confirm.
 - BS is working to coordinate a meeting with Jack Markey, Director of Emergency Management for Frederick County. As expected, the County would like the new WAVES facility to act as a county emergency shelter. The future meeting will address requirements necessary to designate part of the new facility as such.
 - An unknown party removed 20+ stakes set by ADTEK prior to Hillis-Carnes completing their geotechnical borings. It is assumed that the same party removed the balance of the stakes over the weekend of 8/3 – 8/4. ADTEK has requested additional funds for restaking the boring locations. BS agrees in principal; JH to provide FCPS with the proposal for review.

- JH reviewed the project’s concept and exterior material palettes as presented at DD Meeting 05.
- JH reviewed interior design requirements as stated by the FCPS-approved Ed Spec. In addition, “ideal classroom” sketches from 7th grade students across Frederick County were presented. These sketches are intended to help fulfill requirements for a “Community Outreach and Involvement” LEED credit, as well as to act as occupant research for articulation of interior spaces.
- JH presented the proposed interior material palette with the understanding that the following items were discussed during the earlier BHES design meeting:
 - Mineral wool insulation is to be used at all exterior walls.
 - An 80-mil TPO roofing membrane is to be used. GWWO to specify a 30-year warranty.
 - Linear light fixtures are not permitted; only 2x2 or 2x4 lay-in fixtures should be used.
 - The classroom library shall consist of mobile casework/equipment.
- JH and JD discussed items of note re: floor plans and elevations of typical classrooms:
 - Operable windows are not to be included. BS recalled discussion of a single operable panel as an emergency access point and will confirm.
 - Wall color will be restricted to painted surfaces only. This will allow easy modification in the future.
 - Flooring will be 12x12 VCT tile with the predominant hues being white and light gray. Accent colors are proposed in areas of interest or as indicators to direct students to exits in the event of an emergency. BS requested Armstrong VCT with Diamond 10 technology be used as a basis of design.
 - MC questioned the amount of countertop space and lack of open shelving; JH and DT mentioned that the casework arrangement may require additional discussion. The arrangement shown is a “happy medium” between the amount of casework at Urbana ES and contemporary classrooms with mobile storage.
 - GWB bulkheads are proposed over casework to prevent stacking of materials and to reduce scale for Pre-K/K students. Stacking atop casework creates a safety hazard for occupants. The bulkheads align with the top of the window frames.
 - DT expressed concern with cost of bulkheads. BS will discuss the cost vs. safety concerns with Paul Lebo and provide direction.
 - As slight modifications to the BHES proposal, the following alternatives were discussed:
 - Additional clearance around the entry doors to each typical classroom (Pre-K/K, Grades 1-5) is provided. BS and DT are in favor of the additional clearance.

- The double wall cavity behind the classroom casework is not needed. Without the need to accommodate a duct chase(s), the plumbing line can be routed through a single 6” stud wall. The additional 12” +/- is turned over to the classroom and/or corridor.
- DT brought up the double stud wall separating classroom spaces. During the BHES design meeting, a single 6” stud was requested. JH will speak with the structural engineer to understand the impacts of selecting a column shape that will fit within 6” clear.
- JD emphasized collaborative spaces as found space within the overflow grossing SF of the project. On the second floor, small collaborative spaces along the corridor are transitional and will acclimate students in Grades 3-5 to similar spaces used in middle and high schools.
- For the 75% and 100% DD estimates, GWWO would like to explore a metal panel product to complement the proposed masonry. If metal panel is not a comparable solution (i.e. cost), other panel products like fiber cement and high-pressure laminate are available.
 - Per AM, the State of Maryland does not accept deduct/alternates. Therefore, the base bid should be the most economical solution. JH emphasized the importance of estimating alternative materials during Design Development to clarify cost implications before the CD/bid phases.
- JH reviewed the current project schedule. BS will be on vacation during the next meeting. GWWO and Oak will coordinate a page-turn meeting if necessary.
- BS will coordinate a meeting with Kathy Prichard before the end of August.

The foregoing represents the writer’s interpretations of what transpired at the meeting. Please forward any changes or corrections within five (5) days to jhearn@gwwoinc.com. Otherwise these notes will stand as the final record of the meeting.

Respectfully submitted,
GWWO, Inc./Architects



Jason T. Hearn, AIA, LEED AP BD+C
Project Manager

CC: All Attendees
Paul Lebo
Tammie Smith
Paul Hume
Scott Moir

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