MEETING MINUTES
Project: Frederick High School Feasibility Study
Committee Meeting #10

Meeting Date: November 29, 2012
Report Date: December 7, 2012

IN ATTENDANCE:

Name	Initials	Organization	Email	Phone
Beth Pasierb	BP	FCPS	Beth.Pasierb@fcps.org	301-644-5023
Ann Bonitatibus	AB	FCPS	Ann.Bonitatibus@fcps.org	301-696-6805
Cathy Menzel	CM	FCPS	Cathy.Menzel@fcps.org	301-696-6902
Bradley Ahalt	BA	FCPS	Bradley.Ahalt@fcps.org	240-644-5146
Ray Barnes	RB	FCPS	Ray.Barnes@fcps.org	301-644-5022
Brett Stark	BS	FCPS	Brett.Stark@fcps.org	301-644-5257
Joe Dattoli	JD	FCPS	Joe.Dattoli@fcps.org	301-644-5176
Michael Doerrer	MD	FCPS	Michael.Doerrer@fcps.org	301-696-6900
Perry Baker	PB	FCPS	Perry.Baker@fcps.org	301-696-6845
Kathy Campagnoli	KC	FHS	Kathy.Campagnoli@fcps.org	240-236-7055
Jeff Marker	JM	FHS	Jeffrey.Marker@fcps.org	240-236-7081
Gloria Mikolajczyk	GM	MSDE	gmikolajczyk@msde.state.md.us	410-767-0101
Paul Hume	PH	GWWO	phume@gwwoinc.com	410-332-1009
Bryan Fisher	BF	GWWO	bfisher@gwwoinc.com	410-332-1009
Beth Amann	BA	Community	Westbrook.JDA@gmail.com	301-620-4166
John Amann	JA	Community	Westbrook.JDA@gmail.com	301-620-4166
Richard Duthoy	RD	Community	rjduthoy@gmail.com	301-663-4985
Frank Paternoster	FP	Community		
Jana Sheffer	JS	Community	Jsheffer29@gmail.com	301-639-9635

The purpose of this meeting was 1) to finalize “pro” and “con” lists for each feasibility study option and 2) to finalize criteria that will be used to score feasibility study options. Scores will assist the committee in establishing a preferred option to recommend to the FCPS board.

Pros and Cons were discussed as follows:

- Option 1:
  - Building Pros: Add “Minimal/least impact to neighbors.”
  - Building cons: Change “impossible to meet ed spec” to “does not meet ed spec.”
  - Project Cons: Add “Longest construction duration.”

Add “or off-site relocation” to “requires relocatable classrooms.”
Add “Significant disruption to student learning.

- Option 2:
  - Site Cons: Add “Practice field between schools is lost.”
  - Project Pros: Add “Less likelihood of unforeseen conditions/change orders.”
  - Project Cons: Delete “Multiple phases of construction.”

An alternative Option 2 proposed by a community member was discussed as follows:

- Community Option 2 alternative:
  - Site Cons: Eliminates campus loop road connection that committee agreed was important to retain in Meeting 3.
  - Site Cons: Footprint is very large/sprawling and makes it hard to fit playing fields on site.

GWWO presented a preliminary scheme based on the phasing and building orientation ideas contained in the community scheme but that had a more compact footprint, addressing the above noted Cons. Discussion was as follows:

- GWWO Option 2 alternative:
  - Project Cons: Would require temporary relocation of almost all parking during construction (note: temporary gravel parking lots are not permitted in the City of Frederick).
  - Project Cons: Brings construction too close to instruction.
  - Project Cons: FCPS has had previous negative experiences with this type of phasing scheme.

GWWO agreed to further develop/investigate this option and to present it at a level of development similar to the other options at the next meeting.

- Option 3:
  - Project Pros: Add discussion of project duration.
  - Project Cons: Add “Pool lost during entire duration of construction.”

- Option 4:
  - General: Move “Students can stay in existing building…” from Building Pros to Project Pros.
  - Building Cons: Add “Historic orientation of building is lost.”
  - Site Cons: Pedestrian circulation – also discuss in other options whether this is a pro or con for those schemes.
  - Site Cons: Add “Most direct negative impact on adjoining

neighborhood."
    - Project Pros: Add: "No loss of pool during construction."

- Options 5 & 6:
    - No specific pros or cons were added or deleted for these options.

- General:
    - GWWO will review lists to make sure pros/cons listed are balanced across all options.

The weighted advantages score sheet was discussed. Options will be scored at a later date.

- Site category:
    - Delete "Amenities."
    - Delete "Community Impact."
    - Add "Parking."
    - Split "Building Relationships" into on campus and adjoining properties line items.
    - Change "Circulation" to "Traffic Circulation" and split into on and off campus line items.
    - Add "Pedestrian Circulation."

- Building category:
    - Delete "Functional Relationships."
    - Delete "Quality of Finished Building."
    - Add "Gross to Net SF Efficiency."
    - Add "Energy Efficiency."
    - Add "Building Occupant Circulation."
    - Add "Maintainability."

- Project category:
    - Add "Impact to Students."
    - Add "Construction Impact on Community."
    - Change "Green Compliance" to "Optimized Green Compliance."

- Cost Category:
    - Add "Life Cycle Cost."

- General:
    - The committee assigned importance factors to be used in weighting the scoring for the options (refer to attached spreadsheet).

Next Meeting: Thursday, December 13 at 8:30 AM.

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

Respectfully submitted,
Bryan Fisher, AIA
GWWO, Inc./ARCHITECTS

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Agenda :

• Welcome and Introductions	5 Minutes
• Discussion on Weighted Advantages	60 Minutes
• Discussion of Pros and Cons for each option	60 Minutes
• Questions, Answers & Comments	25 Minutes

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Option Summary






Option	1	2	3	4	5	6
Description	Addition and Full Renovation to Existing Building	Retain & Restore 1939 Building w/ Major Additions	New School on Existing Building Site Location	New School on Upper Athletic Field Location	New School on Existing Parking; Detached Pool	New School on Existing Parking; Attached Pool
Major Advantage	Keeps iconic look of school; Enlarges existing building	Keeps most iconic portion of school; Enlarges existing building; Meets Education Specification	All new building; Meets Educational Specifications; Meets Education Specification	All new building; Improved site circulation; Increased ball fields; Meets Education Specification	All new building; Improved site circulation; Increased ball fields ; Meets Education Specification	All new building; Improved site circulation; Increased ball fields; Meets Education Specification
Major Disadvantage	Does not fully meet Educational Specifications	Fields are not improved	Fields are not improved	Building is set far back on site	Field & Parking layouts are not optimal	Middle and high school very close together
Site Design	No improvements	Minimal improvement	Minimal improvement	Significant improvement	Significant improvement	Significant improvement
Construction Duration	4 Years, 6 Months	3 years	3 years	2 years	2 Years, 6 Months	2 Years
Building Occupied	August 2020	August 2018	August 2018	August 2017	August 2017	August 2017
Impact During Construction	Requires moving students in and out of portables	Requires moving students off site	Requires moving students off site	Students stay in existing building	Students stay in existing building	Students stay in existing building
Probable Cost (with Pool)	$96.6 Million	$91.5 Million	$84.8 Million	$86.7 Million	$85.8 Million	$83.6 Million

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Option 1 – Pros and Cons

Building Pros:

- Reuses much of the existing building's structure
- Entry becomes more defined
- Improved interior organization and circulation
- Cafeteria is in a better location for servicing
- Keeps the building's iconic image
- Addition will alleviate space shortage and help to organize building circulation
- Ventilation will be improved

Building Cons

- Impossible to meet all Educational Specification requirements
- Narrow corridors remain in many areas
- Supervision issues remain in corridors
- May not be technically feasible to bring building into full compliance with current codes and accessibility requirements
- Minimal opportunities to add windows and skylights – many rooms will remain windowless
- Ceilings will be lower to accommodate added ductwork and other systems
- Possible inefficiencies of mechanical and electrical systems due to existing design constraints
- Limited opportunities to incorporate sustainable design features and practices
- Much of the existing building will have to be rebuilt due to code and deterioration issues
- Existing non-compliant pool to remain
- Underslab plumbing replacement required under existing building.
- Building not as energy efficient as full replacement options.
- Scope of reconstruction work required is significant/extensive.

Site Pros

- Site configuration is essentially unchanged and very little site work required
- Relationship between school facilities and surrounding neighborhoods unchanged

Site Cons

- Impossible to meet all Educational Specification site requirements
- Limited opportunities to incorporate sustainable design features and practices
- Existing site limitations not corrected
- Existing site safety issues not corrected
- No additional parking for stadium provided

Project Pros:

- Site configuration is essentially unchanged and very little site work required

Project Cons:

- Long construction duration
- Multiple phases of construction
- Will require relocatable classrooms
- Will disrupt student learning
- Costly option

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Option 2 – Pros and Cons

Building Pros:

- Keeps most historic/iconic part of building
- 1939 building is in good condition
- Ed spec compliance improved over Option 1
- Floors will be level
- Corridors are more organized
- Moves building front to original 1939 location
- Increased potential for daylighting
- New swimming pool

Building Cons

- Possible inefficiencies of mechanical and electrical systems due to existing design constraints.
- Less space between schools
- Difficult phasing
- Building layout necessitates a large amount of corridor space – inefficient layout
- Building not as energy efficient as full replacement options.

Site Pros

- Service yard is cleaned up
- Site configuration is essentially unchanged and very little site work is required
- More parking near front/stadium area
- Potential for slight improvement to bus drop-off configuration
- Relationship between school facilities and surrounding neighborhoods unchanged

Site Cons

- Difficult to meet all Educational Specification site requirements
- Limited opportunities to incorporate sustainable design features and practices
- Existing site limitations such as segregated parking, bus drop off, limited ball fields will not be corrected

Project Pros:

- Site configuration is essentially unchanged with little site work required
- Reconstruction work required is significantly less than Option 1.

Project Cons:

- Long construction duration
- School may not be usable during construction
- Multiple phases of construction
- Will require off-site relocation or relocatable classrooms during construction. Will disrupt student learning

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Option 3 – Pros and Cons

Building Pros:
- All new construction
- Fully meets educational specifications
- Compact floor plan
- Daylighting in most classrooms
- Clear defined entrance
- Clear interior circulation
- Does not impact middle school
- New pool

Building Cons
- Classroom daylighting not optimal
- Not all major spaces are directly off of main atrium

Site Pros
- Provides dedicated bus drop-off
- Parking is increased
- Sports fields and rear parking area are essentially unchanged and very little site work is required in those areas
- Relationship between school facilities and surrounding neighborhoods unchanged
- Added parking closer to stadium

Site Cons
- Difficult to meet all Educational Specification site requirements
- Existing site limitations not completely corrected
- Existing site safety issues not completely corrected

Project Pros:
- Site configuration is essentially unchanged and very little site work required
- One phase

Project Cons:
- Students must be relocated during construction

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Option 4 – Pros and Cons

Building Pros:

- All new construction – new feel to the school
- Keeps public and instructional separated if needed
- Major spaces are directly off of main atrium
- Fully meets ed spec
- Day lighting in most classrooms
- Sustainable design opportunities
- Students can stay in existing building during construction
- Clear defined entrance
- Clear interior circulation
- New pool

Building Cons:

- Classroom daylighting not optimal

Site Pros:

- Parking is increased
- Sports fields can be consolidated into the center of the site.
- A football practice field can be added to the site
- Gives middle school more space
- Improved site safety
- Improved site circulation

Site Cons:

- Brings building very close to the Westbrook community
- Parking becomes further removed from stadium
- Building is set far back on the site
- Middle school currently uses parking lot between schools for evening event overflow parking. That parking is relocated and becomes distant from middle school.

Project Pros:

- Two Phase
- Students can remain in existing school while new school is constructed
- Normal construction duration
- Will not require relocatable classrooms
- Minimal impact to student learning

Project Cons:

- Will impact sports program during construction

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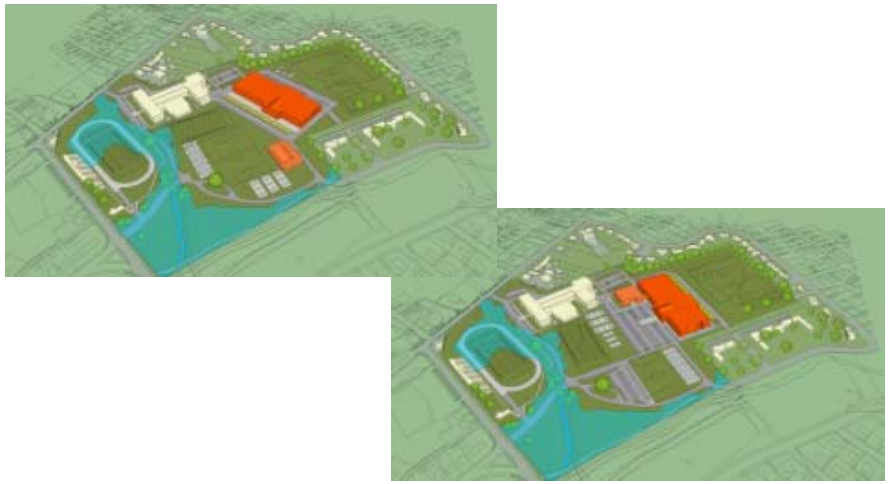
Option 5 & 6 – Pros and Cons

Building Pros:

- All new construction – new feel to the school
- Keeps public and instructional separated if needed
- "Main street" feel
- Fully meets ed spec
- Daylighting in virtually all classrooms
- Sustainable design opportunities
- Students can stay in existing building during construction
- Clear defined entrance
- Clear interior circulation
- New pool
- Could add an L shape to the building in the future
- Each school has its own athletic fields

Building Cons:

- Mechanical penthouses may interfere with gym daylight
- Linear classroom layout may make it difficult to keep departments clustered together if needs change in the future.



Site Pros:

- Provides dedicated, separated bus drop-off and staff parking
- Parking is increased
- A football practice field can be added to the site
- Gives middle school more field space
- Maintains a separation from the Westbrook community
- Improved site safety
- Improved site circulation

Site Cons:

- Building is close to middle school
- Potential traffic pinch point around middle school in options 4B.2 and 4B.3.
- Parking locations not optimal for stadium.

Project Pros:

- Students can remain in existing school while new school is constructed
- Normal construction duration
- Will not require relocatable classrooms
- Minimal impact to student learning

Project Cons:

- Will impact sports program during construction
- Will impact parking and site circulation during construction
- 4B.3 scheme brings new and existing buildings too close together – complicates phasing and requires relocation of existing building main entrance during construction

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Site	Importance Factor	Option 1 Original Score	Option 1 Weighted Score	Option 2 Original Score	Option 2 Weighted Score	Option 3 Original Score	Option 3 Weighted Score	Option 4 Original Score	Option 4 Weighted Score	Option 5 Original Score	Option 5 Weighted Score	Option 6 Original Score	Option 6 Weighted Score
Educational Specification Compliance	4	0	0	0	0	0	0	0	0	0	0	0	0
Safety	4	0	0	0	0	0	0	0	0	0	0	0	0
Parking	2	0	0	0	0	0	0	0	0	0	0	0	0
Building Relationships - on Campus	1	0	0	0	0	0	0	0	0	0	0	0	0
Building Relationships - adjoining properties	3												
Traffic Circulation - on Campus	1	0	0	0	0	0	0	0	0	0	0	0	0
Traffic Circulation - off Campus	2												
Pedestrian Circulation	2												
Environmental Impact	3	0	0	0	0	0	0	0	0	0	0	0	0
Subtotal Site:			**0**		**0**		**0**		**0**		**0**		**0**

Building	Importance Factor	Original Score	Weighted Score	Original Score	Weighted Score	Original Score	Weighted Score	Original Score	Weighted Score	Original Score	Weighted Score	Original Score	Weighted Score
Educational Specification Compliance	4	0	0	0	0	0	0	0	0	0	0	0	0
Safety	4	0	0	0	0	0	0	0	0	0	0	0	0
Gross to Net SF Efficiency	3												
Energy Efficiency	3												
Historical Relevance	3	0	0	0	0	0	0	0	0	0	0	0	0
Natural Lighting	3	0	0	0	0	0	0	0	0	0	0	0	0
Building Occupant Circulation	3												
Maintainability	3	0	0	0	0	0	0	0	0	0	0	0	0
Subtotal Building			**0**		**0**		**0**		**0**		**0**		**0**

Project	Importance Factor	Original Score	Weighted Score	Original Score	Weighted Score	Original Score	Weighted Score	Original Score	Weighted Score	Original Score	Weighted Score	Original Score	Weighted Score
Construction Duration	3	0	0	0	0	0	0	0	0	0	0	0	0
Impact to Students	4												
Phasing	3	0	0	0	0	0	0	0	0	0	0	0	0
Construction Impact on Community	3												
Optimized Green Compliance	3	0	0	0	0	0	0	0	0	0	0	0	0
Subtotal Project			**0**		**0**		**0**		**0**		**0**		**0**
Project Total			**0**		**0**		**0**		**0**		**0**		**0**

Life Cycle Cost													
Cost (to be evaluated at a later date)													