



March 1, 2015

**ROCK CREEK SCHOOL FEASIBILITY STUDY
FEASIBILITY STUDY TEAM MEETING #5
21513/075**

ATTENDEES:

Name	E-Mail Address
Beth Pasierb	Beth.Pasierb@fcps.org
Keith Harris	Keith.Harris@fcps.org
Gloria Mikolajczyk	Gloria.Mikolajczyk@Maryland.gov
Heather Clabaugh	Heather.Clabaugh@fcps.org
Sara Scovitch	Sscovitch@FrederickCountyMD.gov
Tiana Haile	Tiana.Haile@fcps.org
Thomas Mulligan	Thomas.Mulligan@fcps.org
Therese Pelicano	Therese.Pelicano@fcps.org
Brad Ahalt	Bradley.Ahalt.fcps.org
Holly Nelson	Holly.Nelson@fcps.org
Janice Szymanski	jszymanski@gparch.com
Melissa Wilfong	Mwilfong@gparch.com
Kieran Wilmes	KWilmes@gparch.com
Mary Malone	Mary.Malone@fcps.org
Meghan M-Little	Meghan.Little@fcps.org
Robert Walsh	Rwalsh527@gmail.com
Robyn McMynne	Robyn.McMynne@fcps.org
Rachel Ablondi	lilablondi@aol.com
Nancy Boyenton	Nancy.Boyenton@fcps.org
Jenifer Waters	Jenifer.Waters@fcps.org
Linda Chambers	Linda.Chambers@fcps.org
Dan Martz	Daniel.Martz@fcps.org
Tracey Frank	Tracey.Frank@fcps.org

PROJECT INFORMATION:

- * Before an item in bold face indicates a correction to the meeting notes.
[] Indicates an item which occurred subsequent to the meeting.

Meeting Notes:

SCHEDULE STATUS:

1. Feasibility Study is proceeding
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OLD BUSINESS:

No Old Business

NEW BUSINESS:

PD4.1 The Consultant Team (Grimm + Parker) provided a brief recap of the previous meetings.

PD4.2 The Consultant Team introduced a second round of options for a Modernization + Addition design. They showed the previous 4 schemes and recapped the design direction given from the Team. This resulted in the Consultant Team revising the schemes and producing 2 revised options that took into account priorities developed by the Feasibility Team from the previous meeting. (Please see the attached presentation for the proposed designs and a list of successes and concessions for each option).

Revised Option 1:

- Option 1 demolishes the existing southern Classroom Wing and builds a full size Gymnasium along with a Parks and Recreation Center that could have its own entrance and lobby, separating the after school use from the rest of the school.
- A new Aquatic Therapy area is provided as an addition off of the existing Vocational Labs.
- A new Support Services and Student Services Suite will be provided in the location of the existing Gymnasium.
- Because one of the existing Classroom Wings was demolished a new Classroom Wing for High School level students is provided, connecting the two existing Classroom Wings to create an outdoor Courtyard.
- Some Co-located Services are provided in the existing Non-RCS wing off of the Main Lobby. However, there is not enough space for what is provided in the Educational Specifications.

Revised Option 2:

- Option 2 demolishes the existing southern Classroom Wing and builds a new Aquatic Therapy area.
- Because one of the existing Classroom Wings was demolished a new Classroom Wing for High School level students is provided off of the existing Vocational Labs. This allows the High School Students to be close to the other Classroom areas, but High Schoolers would have their own spaces that is separated.
- A new Support Services and Student Services Suite will be provided in the location of the existing Gymnasium.
- The existing Non-RCS wing off of the Main Lobby is demolished and a new Gymnasium is provided in its place. There is not enough room on the site to provide a full Parks and Recreation Gymnasium, but would be large enough to meet the needs of the Rock Creek program.
- There is enough spaces for a future Classroom Cluster to be provided as an Add Alternate, connecting the two existing Classroom Wings should. However, Co-Located Services or the Alternative Education Program cannot be accommodated in this scheme.

After reviewing both options the Feasibility Study Team directed the Consultant Team to proceed with Option 2 as the preferred Modernization + Addition Option. This is because Option 2 provides a better relationship between the High School Students and the rest of the classrooms. It also provides spaces for a Future Classroom addition. Although Co-Located Services and Alternative

Education Program cannot be accommodated in this scheme, it better serves the Students at Rock Creek.

However, both schemes, including the chosen Option 2 scheme, have concessions that must be made for a Modernization + Addition that are not limited to, but include the following:

- 2/3 of the classrooms remain in their existing locations and current size. These classrooms do not meet the requirements of the Educational Specifications in terms of storage, adjacencies, and overall size.
- All of the Admin spaces remain the same and many of the rooms are undersized. The Feasibility Study Team stressed the importance of a properly sized IEP Conference Room.
- There is no space for a Public Commons
- Corridors are narrow and storage space, especially near the classrooms, is still limited
- There is limited opportunities for navigating the building without adult supervision.

PD4.2 The Consultant Team recapped site analysis of the Existing Rock Creek site and discussed potential constraints for a New Building On-Site option. Some of the constraints are not limited to, but include the following:

- The size and shape of the buildable area on the site is not ideal. The only buildable area is in the back of the existing site in the shape of a triangle, and is wedged in between the existing Waverley ES and existing RCS.
- At least a 30' set back from the property line is needed for emergency access.
- Proximity to existing Waverley ES and the existing Rock Creek School is an issue, especially for deliveries and truck access.
- Construction and construction staging will be an issue.
- Site circulation will be complex due to the new RCS and Waverley being very close.
- Outdoor programs will not be in an ideal location with respect to the new school and Waverley ES.
- Storm Water Management will be a major constraint, especially in the existing buildable area at Rock Creek.

Given the tough site constraints the Consultant Team came up with 3 options that aim to zone the building into 4 major sections: Public Spaces, Semi-Public Spaces, Semi-Private Spaces, and Private Spaces. The only access to the building is in the very front, so all of the more public program elements must be kept to the front if they were to be used by visitors, vendors, community members, etc.

This resulted in the Consultant Team in presenting 3 options that fit within the buildable area. (Please see the attached presentation for the proposed designs and a list of successes and concessions for each option).

Option 1:

- Admin, Dining, and the Gym are in the front of the building. Dining is to the south to allow for easier delivery access

- Aquatic Therapy and Support Services are centrally located.
- Specials and Classrooms are in the back of the building. All classrooms are arranged in clusters.

Option 2:

- Admin, Dining, and the Gym are in the front of the building. The Gym is to the south to allow for easier access to outdoor play areas.
- A Parks and Rec addition can be made after the original RCS building is demolished.
- Some of the programmed spaces can be moved either north or south to create a courtyard. This concept can also be applied to Option 1.
- Specials and Classrooms are in the back of the building. All classrooms are arranged in clusters.

Option 3:

- Admin, Support Services, and the Gym are in the front of the building. A second story addition can be built in the front for Co-Located Services
- Dining is centrally located and can be opened up to the circulation for a more active space.
- Specials and Classrooms are in the back of the building. All classrooms are arranged in clusters.

After reviewing the three options, the Feasibility Study Team directed the Consultant Team to further explore Options 2 and 3. Some of the spaces in Option 3 can be moved around to allow for a Parks and Rec Gymnasium. There is still concern however, about the outdoor spaces, parking, and site circulation for all of the schemes. In addition, many of the spaces are completely interior with no windows or access to natural light due to the compact nature of all three options. Although the building would be completely new, it still does not meet all of the needs of the Educational Specifications.

NEXT MEETING:

1. The next design meeting has been scheduled for **Tuesday**, March 15, 2016, at 9:00 a.m. at Frederick County Public Schools Board of Education Room.
2. Due at next meeting: New Building Off-Site preliminary options.

THESE MEETING NOTES ARE THE OFFICIAL RECORD OF THE MEETING AND REPRESENT THE UNDERSTANDING OF THE WRITER OF ITEMS DISCUSSED AND DECISIONS MADE DURING THIS MEETING. WE SHALL ASSUME OUR UNDERSTANDING TO BE CORRECT UNLESS WRITTEN NOTICE TO THE CONTRARY IS BROUGHT TO OUR ATTENTION WITHIN SEVEN DAYS.

Author: Janice Szymanski

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