



March 29, 2015

**ROCK CREEK SCHOOL FEASIBILITY STUDY
FEASIBILITY STUDY TEAM MEETING #7
21513/075**

ATTENDEES:

Name	E-Mail Address
Beth Pasierb	Beth.Pasierb@fcps.org
Nancy Boyenton	Nancy.Boyenton@fcps.org
Andrea Blair-Simon	Andrea.Blair@fcps.org
Brad Ahalt	Bradley.Ahalt.fcps.org
Holly Nelson	Holly.Nelson@fcps.org
Sharon Buntman	Sharon.Buntman@fcps.org
Janice Szymanski	jszymanski@gparch.com
Kieran Wilmes	KWilmes@gparch.com
Heather Jo Clabaugh	Heather.Clabaugh@fcps.org
Jenifer Waters	Jenifer.Waters@fcps.org
Linda Chambers	Linda.Chambers@fcps.org
Therese Pelicano	Therese.Pelicano@fcps.org
Mary Malone	Mary.Malone@fcps.org
Carol Breeze	Carol.Breeze@fcps.org
Meghan Little	Meghan.Little@fcps.org
Steve Buckley	Steve.Buckley@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

OLD BUSINESS:

No Old Business

NEW BUSINESS:

PD7.1 The Consultant Team (Grimm + Parker) provided a brief recap of the previous meetings.

PD7.2 The Consultant Team recapped last meeting's introduction of the 6 New building off-site schemes. At the end of the previous meeting team members had chosen a to be most favorable and least favorable option, so the Consultant Team came back with the team's tallied results:

Hargett Farm Site:

- 13 Positive Responses from the team

Monocacy MS/ES Site:

- 17 Positive Responses from the team

Thomas Johnson Site:

- 3 Positive Responses from the team
- 1 Negative Response from the team
-

Valley ES Site:

- 3 Positive Responses from the team
- 6 Negative Response from the team

Ballenger Creek MS Site:

- 5 Negative Response from the team

Tuscarora Site:

- 12 Positive Responses from the team

PD7.3 The Consultant Team recapped some of the comments from the first round of comments. One of the primary concerns was making sure that the new Rock Creek School was in close enough proximity to the existing school on each site so students from both schools could interact as easily as possible.

- The Consultant Team moved the building location on the Hargett Farm scheme to have the building be as close to Butterfly Ridge as possible
- The Consultant Team moved the building location on the Monocacy MS/ES scheme to have the building be as close to Monocacy ES as possible
- The Consultant Team moved the building location on the Valley ES scheme to have the building be as close to Valley ES as possible
- The other 3 schemes the building did not move because it was either in the best location possible, or there were too many physical site restraints to move the building.

PD7.3 The Consultant Team then provided a recap of all of the options/schemes that will be provided in the document. The following options were agreed upon:

Modernization + Addition:

- Option 1: Existing renovated building with additions that include a new Parks and Rec Gym, Aquatic Therapy, and Classroom cluster
- Option 2: Existing renovated building with additions that include a Ed Spec sized Gym, Aquatic Therapy, and a Classroom cluster that has its own wing

New Building On-Site

- Option 1: A new building that meets the needs of the Educational Specifications. It also includes a courtyard and room to expand a Parks and Rec Gym.

- **Option 2: A new building that meets the size needs of the Educational Specifications. It includes a Cafeteria off of Main St. that can be opened up to create a large interior atrium.**

New Building Off-Site

- **Option 1: New building on the Haragett Farm Site**
- **Option 2: New building on the Monocacy Site**
- **Option 3: New building on the Thomas Johnson Site**
- **Option 4: New building on the Valley ES Site**
- **Option 5: New building on the Ballenger Creek MS Site**

PD7.4 For each of these options the Consultants introduced an outline of the opportunities for each option. The Team added to the list Team directed the Consultant Team to start developing a more detailed and specific outline of opportunities and compromises for each of the agreed upon options for the Team to review.

NEXT MEETING:

2. Due at next meeting: Draft list of opportunities and compromises for each option that will be represented in the final document.

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

JMS/jms

L:\proj\2015\21513.00\Docs\04-Meeting Minutes\21513FeasMtg07.doc



Rock Creek Center, Frederick County Public Schools

March 29, 2016

Feasibility Study Meeting #7

Agenda

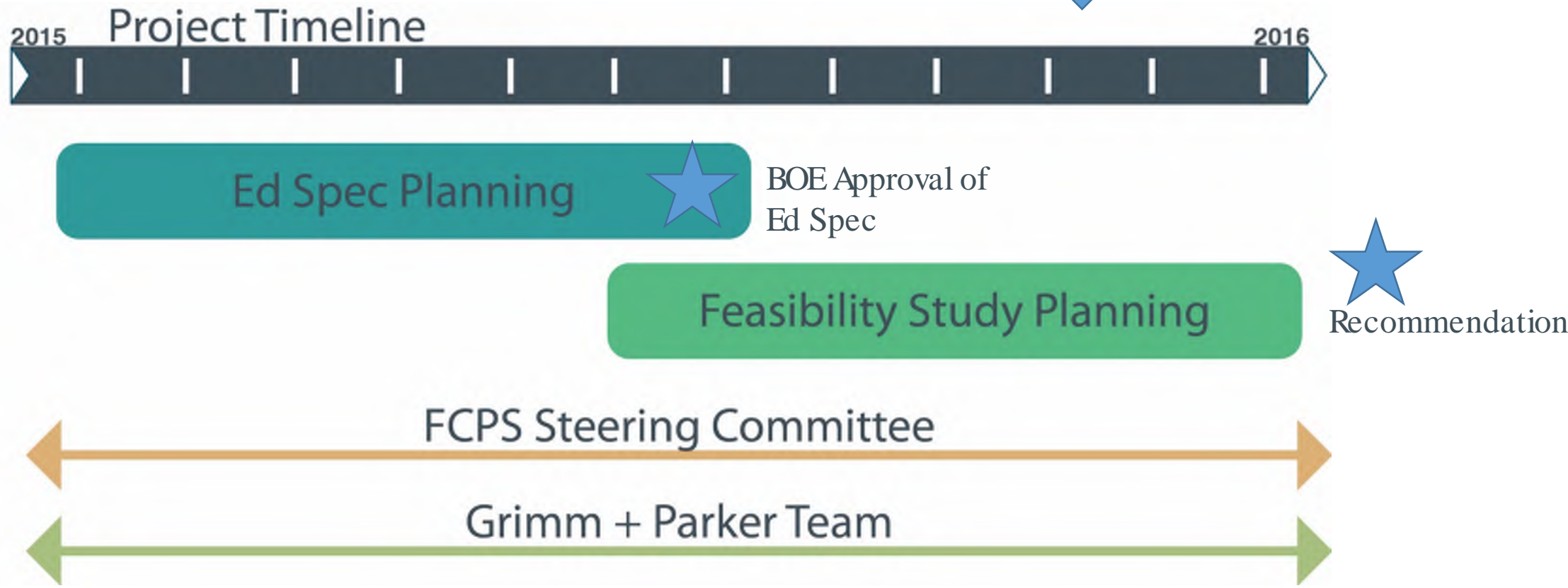
1. PROJECT OVERVIEW
2. NEW BUILDING OFF SITE OPTIONS – Site Layout
3. REVIEW OF ALL DESIGN OPTIONGS



Description of Project Structure

Overall Schedule

WE ARE HERE



Feasibility Study Options

1. Renovation

Renovation of the existing building without additional space

2. Modernization and Addition

Renovation of the existing building along with additions to enlarge the building to meet Ed Spec requirements. Phase occupied renovation.

3. Replacement On Site

New building on site that meets all Ed Spec requirements. Phased on site with existing building demolition after completion.

4. Replacement Off Site

New building on site that meets all Ed Spec requirements.



6 New Building Off-Site Options



Hargett Farm



Monocacy



Thomas Johnson



Valley



Ballenger Creek



Tuscarora

Butterfly Ridge Elementary School (Hargett Farm Site)

13 positive responses from last week's meeting. Comments include:

- Best site in terms of space and shape of buildable area
- The site doesn't interfere with existing buildings
- Good for future expansion



Monocacy MS Site

17 positive responses from last week's meeting. Comments include:

- Best option for inclusion
- Is inclusionary with students at multiple grades and ages
- Good location

****Move bus loop and car parking

Rock Creek Center, Frederic



Governor Thomas Johnson MS Site

3 positive responses and 1 negative responses from last week's meeting. Comments include:

- Good for inclusion
- Good location
- Near a private school (potentially more inclusionary opportunities)
- Would have to share a bus loop with TJ MS



Valley ES Site

3 positive responses and 6 negative responses from last week's meeting. Comments include:

- Good amount of space
- Good for the community
- Poor location; farthest site from Downtown
- Poor public transportation options



Ballenger Creek ES Site

5 negative responses from last week's meeting. Comments include:

- Would have to share a bus loop with Ballenger Creek
- Too little space
- Hard to access

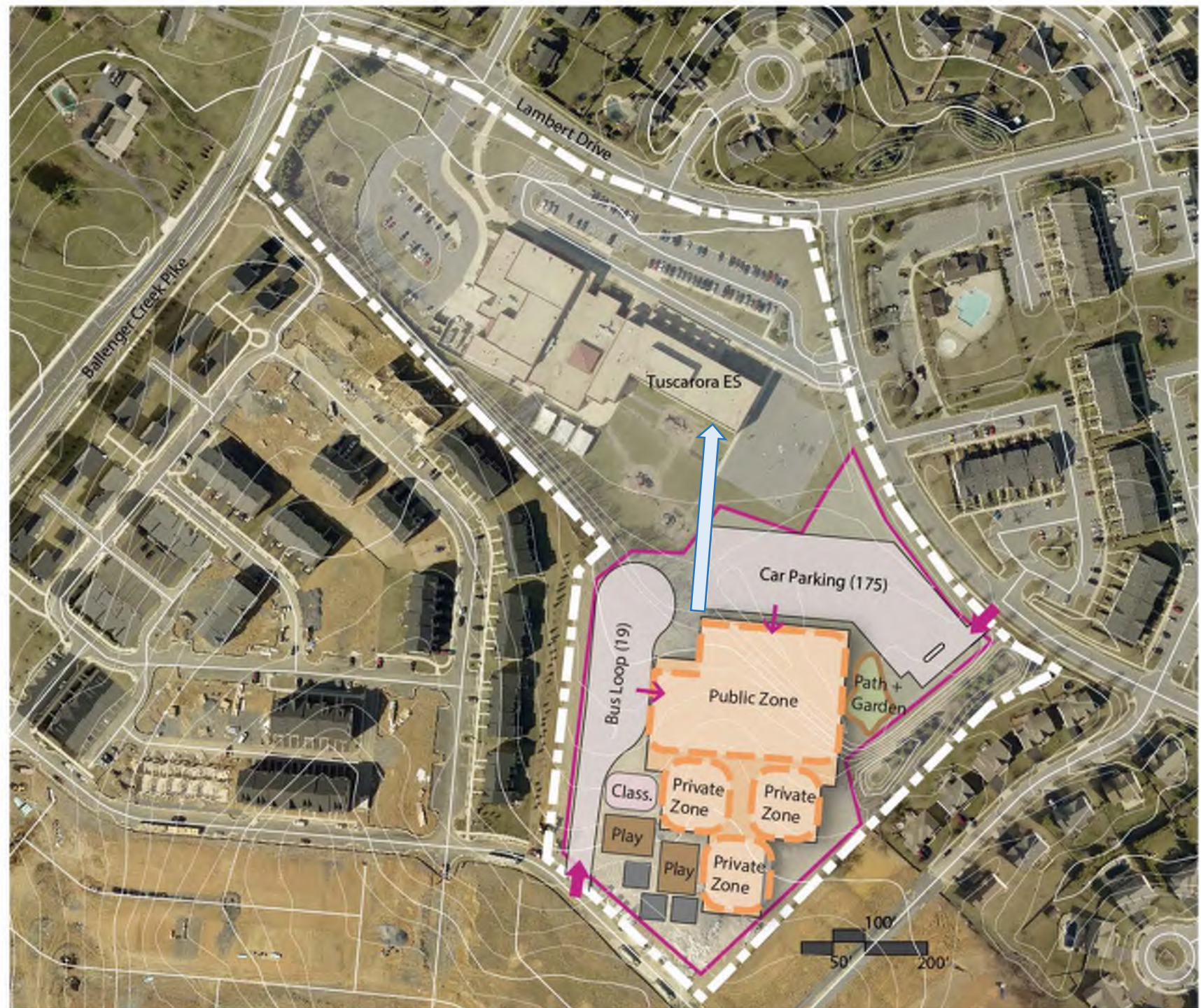


Tuscarora ES Site

12 negative responses from last week's meeting.

Comments include:

- Too little space
- Not an ideal layout
- Not all of the program can be accommodated (50yd x 50yd play field does not fit)



Modernization + Addition Scheme



Option 1



Option 2

Compromises to both options:

- Two of the three classroom clusters are very undersized. The linear layout of the classrooms do not allow for the optimal use of the shared learning area.
- There is no space to include a Public Commons in either option.
- Corridors are narrow and is difficult to support multiple students at once
- There is limited opportunities for navigating the building without adult supervision.
- Storage space, especially near the classroom clusters, is very limited.
- Poor natural daylight into most spaces
- Site access for emergency vehicles around the perimeter of the build is an issue
- The vehicular congestion at the loop between Rock Creek and Waverley will continue to be a problem
- Stormwater quantity control is going to be a significant cost item due to conditions of the drainage
- Constructing additions while the school is occupied could be a health threat to the students at Rock Creek

Modernization + Addition

Option 1



Opportunities:

- One of the base bid classroom clusters is full size and in an optimal layout for allowing classrooms to use the shared learning space.
- Aquatic therapy is full size and equal distance from all 3 classroom clusters.
- A new construction Gym meets the needs in the needs of the Educational Specifications and allows for a Parks and Rec component
- Support Services is centrally located
- Additions are not long and narrow compared to option 2. It minimizes complications to the circulation.

Compromises:

Program Deficits:

- There is not enough space for all of the Co-Located Services. About half of the required program can be accommodated.
- There is no space for the Alternative Education program.
- Two of the three classroom clusters are very undersized. The linear layout of the classrooms do not allow for the optimal use of the shared learning area.

Other Compromises:

- High School students are in very close proximity to other students- they do not have a separated space.

Modernization + Addition

Option 2



Opportunities:

- One of the base bid classroom clusters is full size and in an optimal layout for allowing classrooms to use the shared learning space.
- Aquatic therapy is full size and equal distance from all 3 classroom clusters.
- Classroom clusters are all separated. You do not need to travel through a cluster to reach another cluster.
- A new construction Gym meets the needs in the needs of the Educational Specifications
- Support Services is centrally located
- Additions are not long and narrow. It minimizes complications to the circulation.

Compromises:

Program Deficits:

- There is no space for the the Co-Located Services.
- There is no space for the Alternative Education program.
- There is not enough space for a Parks and Rec Gym

Other Compromises:

- Aquatic Therapy is further away from the learning spaces

New Building On-Site Scheme



Option 1

Compromises to both options:

- 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 a major compromise to the safety, access and operations of both schools
- 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.
- SWM requirements may not be possible due to site constraints
- Bus loop must be shared with Waverley ES to meet the needs in the Ed Specs
- Car drop-off is difficult
- Car and bus circulation is mixed
- Play fields are difficult to reach
- Site access for emergency vehicles around the perimeter of the build is an issue
- No designated secure walking path/gardens near the building
- No room for future expansion for Waverley ES
- No room for future expansion for Rock Creek



Option 2

New Building On Site

Option 2

Opportunities:

- 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.
- Program can be separated to create a courtyard.
- Approximately 80,000 SF footprint can be accommodated for base bid (assuming Co-located Services and other acceptable programs can be located on the second floor).
- A courtyard is provided for secure outdoor education.

Compromises:

- It is difficult for deliveries to access the kitchen. The dining area is very close to Waverley Elementary
- There are many rooms that are completely interior with no direct access to natural light (although some will have borrowed light from the courtyard)



New Building On Site

Option 2



New Building On Site

Option 3

Opportunities:

- 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.
- Approximately 80,000 SF footprint can be accommodated for base bid (assuming Co-located Services and other acceptable programs can be located on the second floor).

Compromises:

- It is difficult to access the Gym from the exterior. This area is very close to Waverley Elementary
- There are many rooms that are completely interior with no direct access to natural light.
- There is no courtyard provided



Option 3

- , and the Gym are in the second story addition can Co-Located Services and can be opened up to be active space.
-
- The floor plan shows a central corridor connecting various rooms. On the left side, there are several classrooms (CLASS), a shared learning area, a kitchen, and a dining area. The top section includes a gym, a therapy room, and a pool deck. The right side features a media center, a movement room, and a music lab. The bottom section contains a kitchen, a dining area, and a bathroom. The plan also shows various storage areas, lockers, and restrooms.

Butterfly Ridge Elementary School (Hargett Farm Site)

Opportunities:

- All Site Program Fits
- Allows for Alternates and Future Expansion
- Separated Car and Bus paths
- Within 3 miles of downtown
- Co-located can be located on the first floor with its own entrance
- On site infrastructure and entrance drive is readily available
- Public transit available

Compromises:

- FCPS does not currently own this property
- McCain extended will have to be revised in the City's Masterplan

Rock Creek Center, Freder



Monocacy MS Site

Opportunities:

- Best Inclusion opportunities (ES, MS, CTE and Community College)
- All Site Program Fits
- Room for Alternates and Future Expansion if needed
- Within 3 miles of downtown, very easily accessible
- Public transit available

Compromises:

- Only one site entry (bus and cars share entrance)



Governor Thomas Johnson MS Site

Opportunities:

- Multiple Entry points are available to the site; separated Car and Bus paths
- Accessible location
- Inclusion with a Middle School is desirable

Compromises:

- Building must be very long and linear in shape
- Must share a bus loop with TJ MS
- Short 35 car parking spaces
- No room for future expansion
- Multi purpose field area must be shared with TJ MS.



Valley ES Site

Opportunities:

- All Site Program Fits
- Room for Alternates and Future Expansion if needed
- Separated Car and Bus paths
- Co-located can be on the first floor with its own entrance

Compromises:

- Further than 3 Miles from Downtown
- Poor public transit



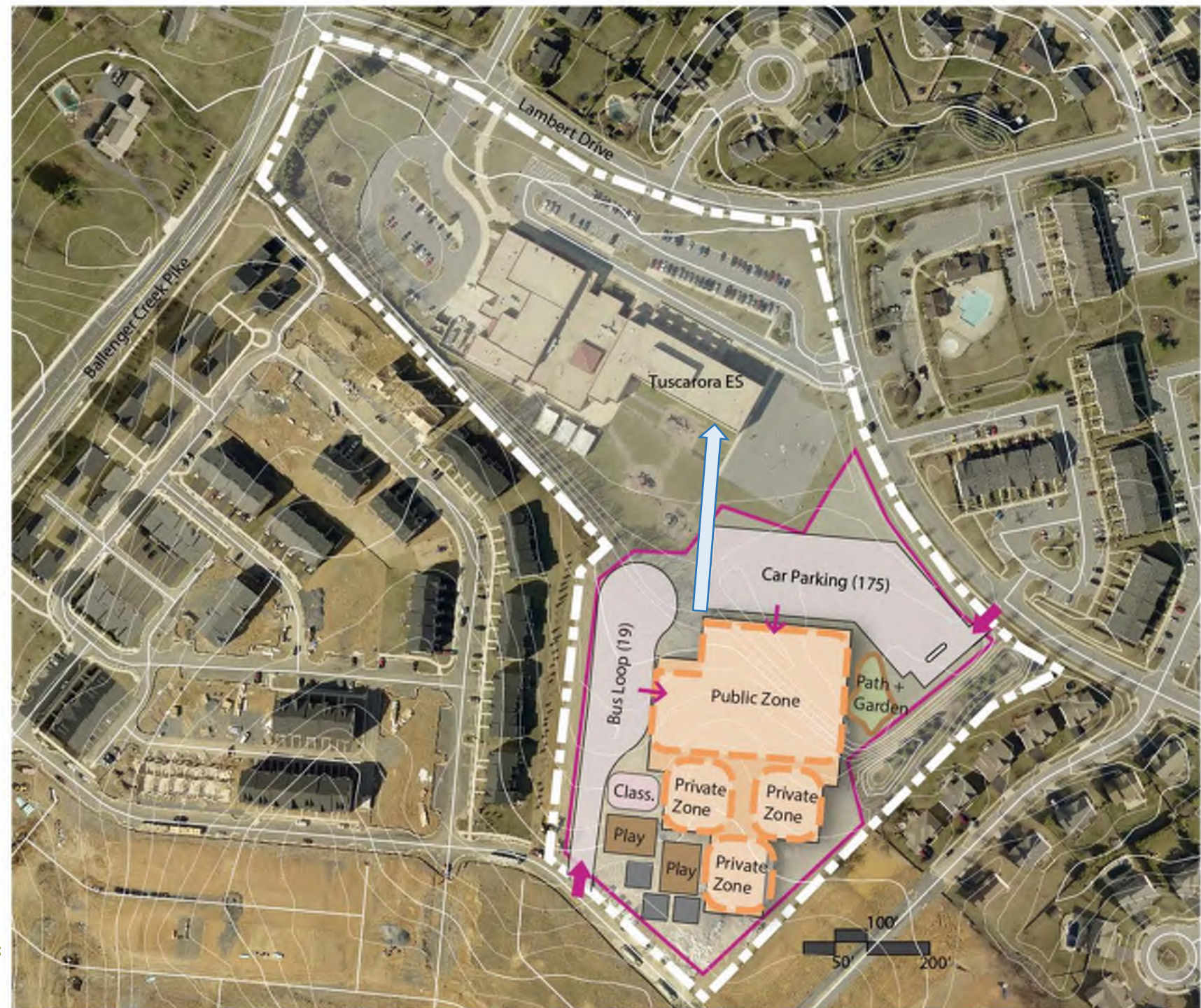
Tuscarora ES Site

Opportunities:

- Separated Car and Bus paths

Compromises:

- Short 45 car parking spaces
- No room for the 50 yd x 50 yd adaptable Play Field
- No room for future expansion
- Tuscarora loses all of its play fields
- Difficult emergency access around the perimeter of the building



Ballenger Creek ES Site

Opportunities:

- Separated Car and Bus paths
- All Site Program Fits
- Allows for Alternates and Future Expansion

Compromises:

- Building must be very long and linear in shape
- Must share a bus loop with Ballenger Creek MS



Future Meeting Schedule

- Feasibility Team will meet every 2 weeks, Tuesdays from 9-11 AM for approx. 4-6 months
- FCPS Steering Committee will meet Monthly, their meetings will begin directly following the Feasibility Study meetings.

