

MEETING NOTES

Construction Documents Meeting 2 (CD 2)

Project:

FCPS – ES Prototype: Waverley ES (WAVES)

GWWO Project #18045

Meeting Date: October 31, 2019

Report Date: November 6, 2019

In Attendance:

Name	Initials	Organization	Email
Brian Staiger	BS	FCPS (WAVES)	Brian.staiger@fcps.org
Brad Ahalt	BA	FCPS (BHES)	Bradley.ahalt@fcps.org
Jamie Hitchner	JHi	FCPS	James.hitchner@fcps.org
Susan Thomas	ST	FCPS	Susan.thomas@fcps.org
Kim Day	KD	FCPS	Kim.day@fcps.org
Paul Lebo	PL	FCPS	Paul.lebo@fcps.org
Adnan Mamoon	AM	FCPS	Adnan.mamoon@fcps.org
Aaron Shorb	AS	FCPS	Aaron.shorb@fcps.org
Curtis Orndorff	CO	FCPS	Curtis.orndorff@fcps.org
Anthony Kukowski	AK	Oak Contracting	tkukowski@oakcontracting.com
Dave Toth	DT	Oak Contracting	dtoth@oakcontracting.com
Jason Hearn	JH	GWWO	jhearn@gwwoinc.com

The purpose of this meeting was to discuss open action items needing resolution for the WAVES project, as well as to review comments on the Blue Heron (BHES) design memo, dated October 24, 2019.

- BA explained the purpose of the design memo and asked for reconciliation of comments provided by PL with department/curriculum representatives present at the meeting (JHi, ST and KD).
- PL emphasized the need to coordinate requirements for spaces within the Educational Specifications (EdSpec). Most comments were directed at that need.
 - PL has no concerns with investigating storage methods for satellite storage rooms.

- JHi and KD expressed significant concern among teachers and curriculum leads regarding counter space. PL emphasized the use of mobile furniture and casework to provide additional horizontal workspace but agreed to revisit the discussion with the necessary Directors.
 - PL does not have issue with ceiling-mounted electric reels but would like GWWO to confirm them to be the best, most functional solution. JH noted the use of electric reels in most STEM/maker spaces at other institutions throughout the state. PL agreed to move forward with the items installed at Urbana (UES) and requested that the EdSpec for the forthcoming Brunswick ES be amended by the Planning Department.
 - PL has no issue with two (2) kilns, one for each Art classroom. Planning Department to include in the Brunswick EdSpec.
 - ST expressed concern about having one (1) vocal classroom and one (1) dedicated instrumental classroom. Instrumental activities occur 1-2 times per week, while vocal classes happen throughout the week. PL has no issue with utilizing the Stage as a dedicated instrumental space with appropriate infrastructure but asked GWWO to not label it as a classroom. JH confirmed that the Stage will be labeled accordingly.
 - After explanation from JHi, PL agreed that two (2) mobile interactive panels are appropriate for the gymnasium, one (1) for each side of the divider curtain. The mounted projector and associated screen noted in the EdSpec can be omitted.
 - The gymnasium shall be striped for one (1) full-size basketball court, two (2) cross courts with foul lane only, one (1) full-size volleyball court with floor grommets for net, and two (2) cross courts with floor grommets for nets. Planning Department to include in the Brunswick EdSpec.
 - BA noted that embossed Acrovyn signage is planned for UES in lieu of pin-mounted or vinyl letters. PL asked that all “applied” graphics be removed from the gym floor and corridor walls. Quotes should be avoided to ensure the facilities age appropriately. PL does not have issue with painted graphics or identity markings but must be approved before installation.
 - BA and JH confirmed that the Technology Hub and classroom network drops are consistent with what was agreed upon during the 9/19 BHES design meeting.
- BA, JHi, ST and KD excused themselves as the focus turned to WAVES.
 - JH highlighted major items confirmed during the CD 1 design meeting on 10/17.
 - JH opened the discussion on playground equipment with AS.
 - JH explained the desire by FCPS to simplify playground structures. AS understands but noted that some items, like slides, will need to be maintained in areas for Pre-K and K students.
 - JH presented the apparatus by Kompan that serves as design intent for the project. AS asked that equipment be limited to the list of preferred manufacturers as it makes maintenance,

repair and durability more reliable. JH had no issue and BS emphasized that the Kompan model was considered “design intent.”

- JH showed some options from the preferred manufacturers/distributors that resemble the design intent and highlighted the variance in cost. AS agreed to work with GWWO to finetune the specification but requested that steel structures be used in lieu of wood. JH had no issue.
- PL and BS asked about playground surfacing. JH noted the various options offered by the preferred manufacturers/distributors (e.g. pour-in-place rubber, loose rubber mulch, tiles and wood mulch) and their respective warranties. BS questioned whether extended warranties could be purchased to reach a 10-year minimum. JH will research and report back.
- AS noted the use of a pour-in-place rubber surface by Game Time that has held up tremendously. Particular attention must be paid to fall distance and associated testing.
- JH presented a revised elevation rendering to show how the façade was acclimated for use of masonry veneer throughout.
 - BS questioned the brightness of the white block. JH presented a material sample that best represented the hue; BS had no further concern.
 - DT expressed concerns about the number of transition points that will require sealant and/or flashing:
 - Windows/Openings
 - Change in Material; change in brick pattern
 - Control Joints and relieving angles
 - JH questioned the concerns and provided the following responses:
 - The only way to avoid flashings at openings is to omit them.
 - The areas identified as changes in material are not so as all opaque finishes are masonry. Mortar mixes may differ between clay brick and concrete masonry but additional soft joints will be avoided. Additional reinforcing and cracking potential occur in stack bonded brick when extended beyond 48 inches in length. Stack bond brick is held to 48 inch runs throughout the facades.
 - Control joints in masonry veneer are required and cannot be omitted. Vertical joints cannot exceed 40’ and should be within 20’-25’ of each corner. The vertical stack bonded accents occur every 28’ and will provide a clean edge for the joints to travel up the building. Usually, joints break the running bond pattern and snake around lintels at openings, making them much more noticeable.

- Relieving angles for masonry veneer are required in walls that are in excess of 30' above the foundation. Above the initial 30 feet, relieving angles tied to the structural frame are required at each floor. As designed, the two-story portions of the building are approximately 36' in height above the foundation. Therefore, a single horizontal control joint will be required.
- JH expressed the due diligence undertaken by GWWO to minimize transitions to the greatest extent possible. PL and BS asked that GWWO continue to evaluate transition points to keep them at a minimum.
- JH requested a final discussion on the use of color at the main entrances.
 - PL clarified his stance on the use of color and emphasized that its use is appropriate and attractive when timeless hues are selected. JH agreed.
 - GWWO would like to integrate color at the canopies and internal wall/soffit surfaces below the roof overhangs at the three primary access points (Baltimore/DC, Pittsburgh, and Gettysburg vectors highlighted in the design).
 - JH explained the use of metal panel on the canopies and confirmed that the panels are not field painted. Metal panel cladding receives a Kynar/high performance coating in the factory.
 - If acceptable, GWWO will work with FCPS to select hues that can be considered timeless. Such options were offered in context with the masonry material palette; no objections were noted.
 - PL had no objections other than to avoid field painting of metals.
- PL confirmed the following floor treatments:
 - Carpeting can be installed in the Media Center only.
 - Terrazzo should be considered for the main corridor(s). PL would also like feedback on polished concrete. JH noted that GWWO does not actively specify polished concrete as past results have been unsuccessful. However, JH recommended a discussion with Paul Hume and/or Eric Feiss if FCPS feels strongly enough about its use.
 - Stair tread material is open except for rubber.

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

A handwritten signature in black ink, appearing to read 'J. Hearn', with a stylized flourish at the end.

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

CC: All Attendees
Tammie Smith
Paul Hume
Scott Moir

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Items\Minutes\2019-10-31_WAVES_CD Meeting 2.docx

Design Memo

Date: October 24, 2019

Project: Blue Heron Elementary School - New Construction

Architect: GWWO

Construction Manager: Oak Contracting

Re: Construction Document Review Comment Highlights

1. Curriculum – Language Arts / English, Social Studies, Math, Science, Media Services, Special Education, ELL, Physical Education, Visual and Performing Arts, Student Services
 - a. Language Arts, Social Studies, Math, Science, ELL
 - i. Concerned about the lack of individual Grade Level Planning and Storage rooms
 - ii. Possibly provide a Storage Solution System in the Storage Rooms PL, no concerns
 - iii. Concerned about the lack of General Counterspace in the Classroom Significant concern; PL to revisit discussion with Directors.
 - b. Media Center
 - i. Smaller Centralized Circulation Desk
 - c. Stem Lab / Maker Space
 - i. Provide the amenities and layout similar to the UES 2nd Floor Maker Space / STEM Lab
 1. Provided the detailed specifications for what amenities are required in the STEM Lab
 - ii. Provide Ceiling Mounted Electrical Reels to provide power to the center of the space PL, utilize UES spec requirements; to be integrated into Ed.Spec with next facility (Brunswick). Internally pass on to planning for updates. Track changes/aggregate revisions to EdSpecs made.
 - d. Special Education
 - i. No Comments
 - e. Specials Art / Music / Physical Education
 - i. Provide two (2) Kilns with one located in each Storage Room Two kilns OK.
 - ii. Provide Mobile Storage Units for each Music Room
 - iii. Instrument Storage will be located in a Closet with-in the Music Room PL, OK, stage as overflow but do not label as Instrumental classroom.
 - iv. The Stage will be the location for the Instrumental Music Instruction, need to provide the infrastructure to support a Teacher Work Station and Interactive Panel
 - v. Gymnasium Requirements
 1. Dividing Curtain
 2. Three (3) Magic Club Lines off of the Outside Wall
 3. Climbing Wall
 4. Chin-Up Bar
 5. Six (6) Shapes located as per the previous drawing
 6. One (1) Tack Board near the Gym Entry
 7. Two (2) Marker Boards, One on each side of the Divider Curtain
 8. One (1) Projection Screen but if not feasible then FCPS Furniture and equipment must provide two (2) Mobile Interactive Panels for each side of the Divider Curtain
 9. Tinted Windows to prevent glare
 10. One (1) full size Basketball Court with Foul Lane and 3-Point Line and two (2) Cross Court Basketball Courts with Foul Lane only OK, PL
 11. One (1) full size Volleyball Court within floor grommets and two (2) Cross Court Volleyball Courts with floor grommets OK, PL
 12. Wall Logo and Wall Graphics Embossed Acrovyn at UES; no floor graphics/identity in gym...PL to follow-up but plan on removal at BHES & WAVES
 - f. General Classroom
 - i. Dedicated Teacher Area with Technology Hub and Teacher Wardrobe
 - ii. Front Teaching Wall with Tack and Marker Boards on each side of a centered Interactive Panel
 - iii. Back Teaching Wall with 6'-0" Tack Board, 12'-0" Marker Board and 6'-0" Tack Board

Commented [L1]: The planning and storage meet the ED Spec requirements.

Commented [L2]: What is the requirement? Does the design meet the ED Spec requirements?

Commented [L3]: What are these?

Commented [L4]: What is the requirement, not the solution? Are there other options? This is not provided as a requirement in the ED Spec.

Commented [L5]: This is not required in the ED Spec. If this is a requirement, then this needs identified in the ED Spec.

Commented [L6]: This is in direct conflict with the ED Spec. We must ensure consistency in our design requirements and

Commented [L7]: Please identify this requirement

Commented [L8]: This is only called for in a parks and rec gym

Commented [L9]: What are these details?

Commented [L10]: How is a technology hub defined?

- iv. Classroom Library – Mobile Shelving
- v. Small Group Instruction – Kidney or Half-Moon Table
- vi. Sink with Casework for Storage
- vii. Tall lockable storage and low open storage
- viii. Identified location for COW cart storage and charging
- ix. Classroom Technology shall include eight (8) Network Data drops as follows:
 - 1. (2) at Teacher Area
 - 2. (2) for Technology at Interactive Display and Small Group Instruction
 - 3. (3) for Wireless Access
 - 4. (1) for COW

Commented [L11]: Is this different than the previously agreed upon design?

- 2. Health Services
 - a. Provide a Bathroom to include a designated Changing Area with support for ADA Lifts or Slings
- 3. Technology Services
 - a. Continue with the same Educational technology requirements
 - b. MDF and IDF Rooms with Electronic Card access
 - c. See FCPS Box Light Interactive Panel and Connected Sign Digital Signage specifications
- 4. School Security
 - a. Maintain the current School Vestibule Design which includes the following:
 - i. Proxy Reader and AI Phone at Main Entrance - Exterior
 - ii. Proxy Reader and AI Phone at Security Vestibule - Interior
 - b. Provide Security Vestibule at the Bus Entrance
 - c. Provide infrastructure at the Main Office Reception Area to support the new Raptor Visitor Management System and the Alertus System
 - d. Continue with the location and placement of the CCTV Cameras
 - e. Provide Site Fencing as requested by FCPS Security
- 5. Food Service
 - a. No additional comments
- 6. Maintenance and Operations
 - a. Elevator
 - i. Elevator to be a Center Opening Hydraulic Elevator
 - b. Electrical Lighting
 - i. All lighting to be LED with a 10-year warranty on light 5-year labor.
 - ii. Examine the Lighting Control requirements and specifications and explore providing a much simpler Lighting Control System.
 - c. Public Address System
 - i. Contractor Furnish and Install Bogen or Rauland
 - d. Bathroom Plumbing Fixture Operation
 - i. All Bathroom Fixtures are to have Manual operated Faucets and Flush Valves
 - e. Mechanical System
 - i. Hybrid System combining VRF at the Administration Offices, Classrooms and Media Center and Roof Top Equipment at Gym and Cafeteria
 - 1. Alban to proceed with Ceiling mounted VRF Cassettes located in the individual spaces (i.e. Classrooms).
 - 2. The Condensing units will be placed on the roof and will be aesthetically screened.
 - f. Building Automation System
 - i. Standardize around Johnson Controls via the NJPA contract and assign to the 15A Contractor
 - g. Sprinkler Heads
 - i. The basis of design will be flexible sprinkler heads
- 7. Transportation
 - a. No Additional Comments

Please review and let me know if you have any questions and or additional comments.

Thanks,
Brad



