

## MEETING NOTES

### Schematic Design Meeting 10 (SD 10)

#### Project:

#### FCPS – ES Prototype: Waverley ES (WAVES)

GWWO Project #18045

Meeting Date: April 4, 2019

Report Date: April 9, 2019

#### In Attendance:

Name	Initials	Organization	Email
Brian Staiger	BS	FCPS	<a href="mailto:Brian.staiger@fcps.org">Brian.staiger@fcps.org</a>
Paul Lebo	PL	FCPS	<a href="mailto:Paul.lebo@fcps.org">Paul.lebo@fcps.org</a>
Adnan Mamoon	AM	FCPS	<a href="mailto:Adnan.mamoon@fcps.org">Adnan.mamoon@fcps.org</a>
Bob Wilkinson	RW	FCPS	<a href="mailto:robert.wilkinson@fcps.org">robert.wilkinson@fcps.org</a>
Holly Nelson	HN	FCPS	<a href="mailto:Holly.nelson@fcps.org">Holly.nelson@fcps.org</a>
Curtis Orndorff	CO	FCPS	<a href="mailto:Curtis.orndorff@fcps.org">Curtis.orndorff@fcps.org</a>
MaryJo Richmond	MR	FCPS	<a href="mailto:Maryjo.richmond@fcps.org">Maryjo.richmond@fcps.org</a>
Amy Cordes	AC	FCPS	<a href="mailto:Amy.cordes@fcps.org">Amy.cordes@fcps.org</a>
Gloria Mikolajczyk	GM	MD IAC-MSDE	<a href="mailto:Gloiria.mikolajczyk@maryland.gov">Gloiria.mikolajczyk@maryland.gov</a>
Dave Toth	DT	Oak Contracting	<a href="mailto:Dtoth@oakcontracting.com">Dtoth@oakcontracting.com</a>
Tony Kukowski	AK	Oak Contracting	<a href="mailto:akukowski@oakcontracting.com">akukowski@oakcontracting.com</a>
Jason Hearn	JH	GWWO	<a href="mailto:jhearn@gwwoinc.com">jhearn@gwwoinc.com</a>
Eric Feiss	EF	GWWO	<a href="mailto:efeiss@gwwoinc.com">efeiss@gwwoinc.com</a>
Jessica Dancer	JD	GWWO	<a href="mailto:jdancer@gwwoinc.com">jdancer@gwwoinc.com</a>

The purpose of this meeting was to discuss the draft Board of Education presentation developed for the upcoming April 10, 2019 session. GWWO also sought feedback on two revised site plan schemes.

- JH reviewed the objectives for the presentation.
  - Outline project goals and objectives; emphasis on a compact footprint.

- Introduce decision points for design; emphasis on proportion. GM requested clarification on the walking distance diagram. For one adult step, those in the target age group take 1.5-2 steps. JH expressed a need to balance size of building with size of end user: young children.
- JH demonstrated the similarities in the modular components (classroom, assembly and administration) of Waverley and East County.
- JH discussed the proposed Phase 1 demolition plan for Option 1.
  - Remove the classrooms within the existing Waverley building but maintain the gymnasium, cafeteria and classroom portables. Supplemental portables would be required.
  - Relocate operations at the Rock Creek building to the new location (currently under design) and remove the existing building. BS provided three options under discussion for the relocation of the Rock Creek students.
    - Expedite design/construction of the new Rock Creek facility in order to occupy the building a year ahead of schedule. This is the targeted option.
    - Temporarily relocate operations to a facility elsewhere in Frederick County for the one (1) year overlap between project schedules.
    - Postpone construction, approximately one (1) year, of the new Waverley building until the new Rock Creek facility is complete and occupied.
- JH described the Option 1 site plan and how the design was developed.
  - Three (3) dedicated play areas and one (1) athletic field. FCPS confirmed that a softball field was not required. GWWO will remove the softball field from all schemes.
  - Per FCPS direction, separate bus and car drop-off locations have been provided. Seven (7) spaces are provided for bus queuing, while thirty-three (33) spaces are provided for cars. A total of 138 parking spaces are provided in one (1) large lot; four (4) spaces are provided for maintenance staff near the loading dock.
  - Both the building and site plan arrangements are based heavily on the City of Frederick's role as a "crossroads" for Frederick County, Maryland and the Mid-Atlantic. JH progressed through diagrammatic overlays of railways, historic roadways and local Civil War-era battlefields, while introducing the design statement for the project:

*The City of Frederick, with its deep history, is a town built upon crossroads. It was early railways, like the B&O and Pennsylvania Railroads, that transported the city's citizens and goods to nearby Baltimore, Washington DC and Pittsburgh. During the Civil War, Frederick sat just south of the Mason-Dixon Line; in essence, a final stop along a direct route to the crossroads of freedom. Pivotal battles at Gettysburg and nearby Monocacy and Antietam weaved the city into the fabric of the tragic conflict. In the Post-Civil War era, the nation's*

*first federal roadway, Old National Pike, which runs directly through the city, became the original gateway west for American settlers.*

*Today, the western edge of the city is home to a populous of rich diversity. This melting pot of native Marylanders and immigrants are crucial to the City's evolution. The new Waverley Elementary School, like the City of Frederick, is a crossroads of culture and education; symbolically, a communal table for learning, creating and sharing.*

- JH highlighted the major spaces within the floor plans for each level, again emphasizing the similarity of components to the ongoing East County design.
- JH reviewed the “as designed” program breakdown in comparison to the original Education Specification (EdSpec) provided by FCPS.
  - The design is approximately 6,000 gross square feet (GSF) over that of the EdSpec.
  - JH confirmed ongoing efficiency exercises performed by the East County team will be applied to the program at the commencement of Design Development.
- JH reviewed a potential material palette that the design team is investigating.
  - Learning from the feedback on the East County presentation, GWWO endeavored to simplify the graphic representation of the design. Elevations differentiate opaque and transparent surfaces, while the renderings are less photo-realistic. FCPS expressed no objections to the changes.
- JH discussed the proposed Phase 1 demolition plan for Option 2.
  - The existing Waverley building will remain in-tact. Supplemental portables would likely not be required. BS stated that partial demolition of Waverley and a few supplemental portables would be better than adding twenty (20) or more as would be the case with Option 1. The preferred approach would be to maintain the existing Waverley building in its entirety.
  - Relocate operations at the Rock Creek building to the new location (currently under design) and remove the existing building.
- JH described the Option 2 site plan.
  - The school building would rest over the footprint of the existing Rock Creek facility. The classroom segments have been made orthogonal to avoid the existing Waverley building. JH identified issues with the main entry location, as well as parking and drop-off counts affected by moving the building.
  - Three (3) dedicated play areas and one (1) athletic field. FCPS confirmed that a softball field was not required. Placing the athletic field(s) closer to the gymnasium is preferred.

- Separate bus and car drop-off locations have been provided. Seven (7) spaces are provided for bus queuing, while twenty (20) spaces are provided for cars. A total of 148 parking spaces are provided in two (2) separate lots; four (4) spaces are provided for maintenance staff near the loading dock.
  - HN stated staff members have expressed a desire for separate parking as they tend to get trapped in dismissal traffic.
  - PL prefers the building closer to Waverley Drive to prevent nefarious activities occurring in the rear corners of the site. EF questioned whether a small front yard/large backyard would alleviate the problem. RW proposed planting trees in the western corner.
- Attendees tossed around different configuration scenarios, most of which the design team had either explored and dismissed or simply found infeasible. JH proposed making the classroom wings “t-shaped,” but cautioned the group that daylight might be compromised in classrooms or other regularly occupied spaces.
  - GWWO will explore a hybrid scheme(s) and circulate prior to the BOE presentation. JH and BS expressed a need to settle on a building location as soon as possible.

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](mailto:jhearn@gwwoinc.com). Otherwise these notes will stand as the final record of the meeting.

Respectfully submitted,  
GWWO, Inc./Architects

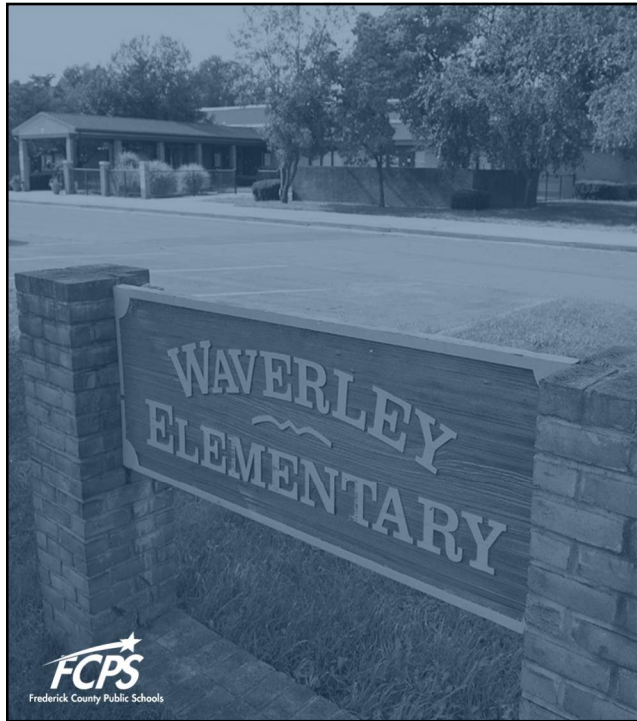


Jason T. Hearn, AIA, LEED AP BD+C  
Project Manager

CC: All Attendees

Attachments: PowerPoint\_BOE-Draft Waverley ES (2019-04-04)

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# FREDERICK COUNTY PUBLIC SCHOOLS

## WAVERLEY ELEMENTARY

SCHEMATIC DESIGN

-- DRAFT --

April 4, 2019

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### PROJECT GOALS | OBJECTIVES

- Establish regularity; promote flexibility.
- Emphasize standardization.
- Ease site adaptability.
- Pursue a **compact footprint**.
- Utilize cost-effective solutions.
- Maximize durability and sustainability.

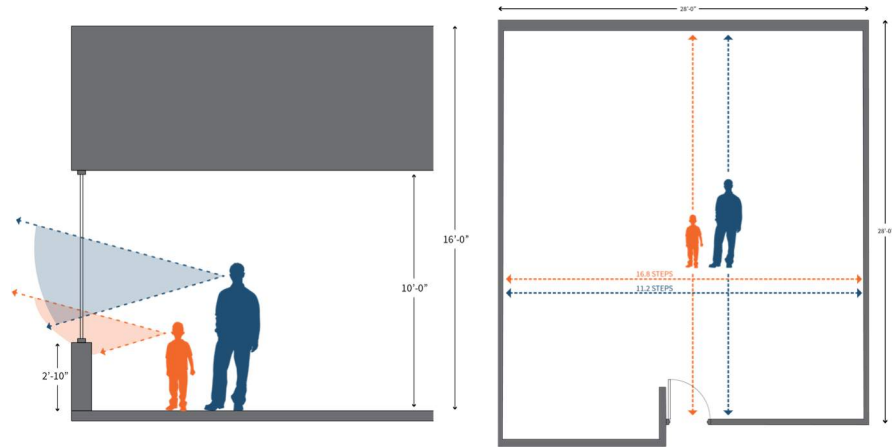
**FCPS WAVERLEY ES:** SCHEMATIC DESIGN --DRAFT--  
April 4, 2019

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## DECISION POINTS

- Functionality
- Cost | Constructability
- Site
  - Phased Demolition
- Environmental | LEED
- Aesthetics | **Proportion**



FCPS WAVERLEY ES: SCHEMATIC DESIGN --DRAFT--  
April 4, 2019

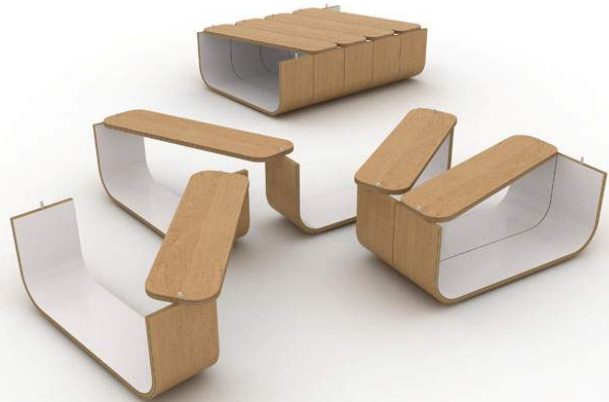
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## WHAT IS THE BASIS OF THE NEW “PROTOTYPE”?

### modularity

- of, relating to, or based on a module or a modulus
- **constructed with standardized units or dimensions for flexibility and variety in use**



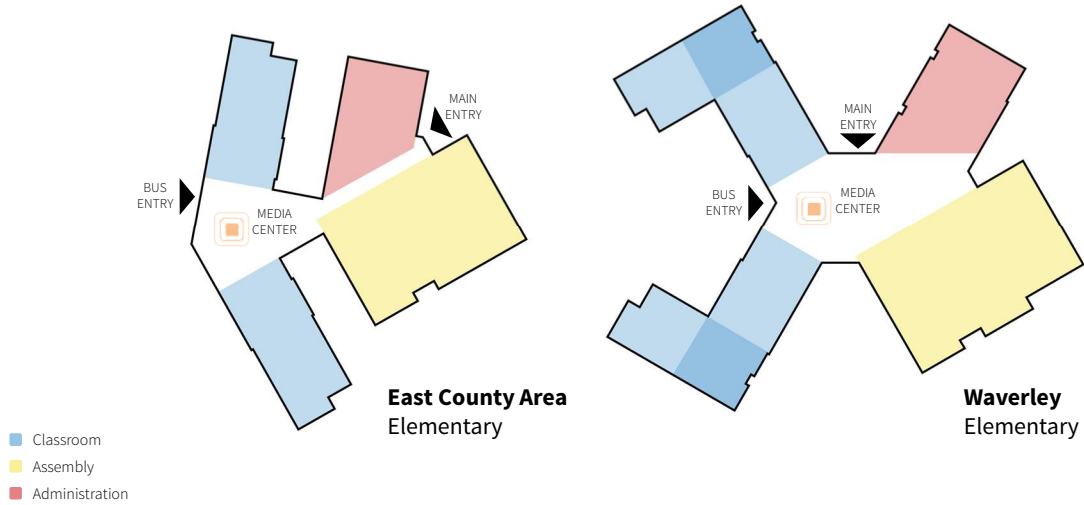
UMYD Modular Table, Cruxflux

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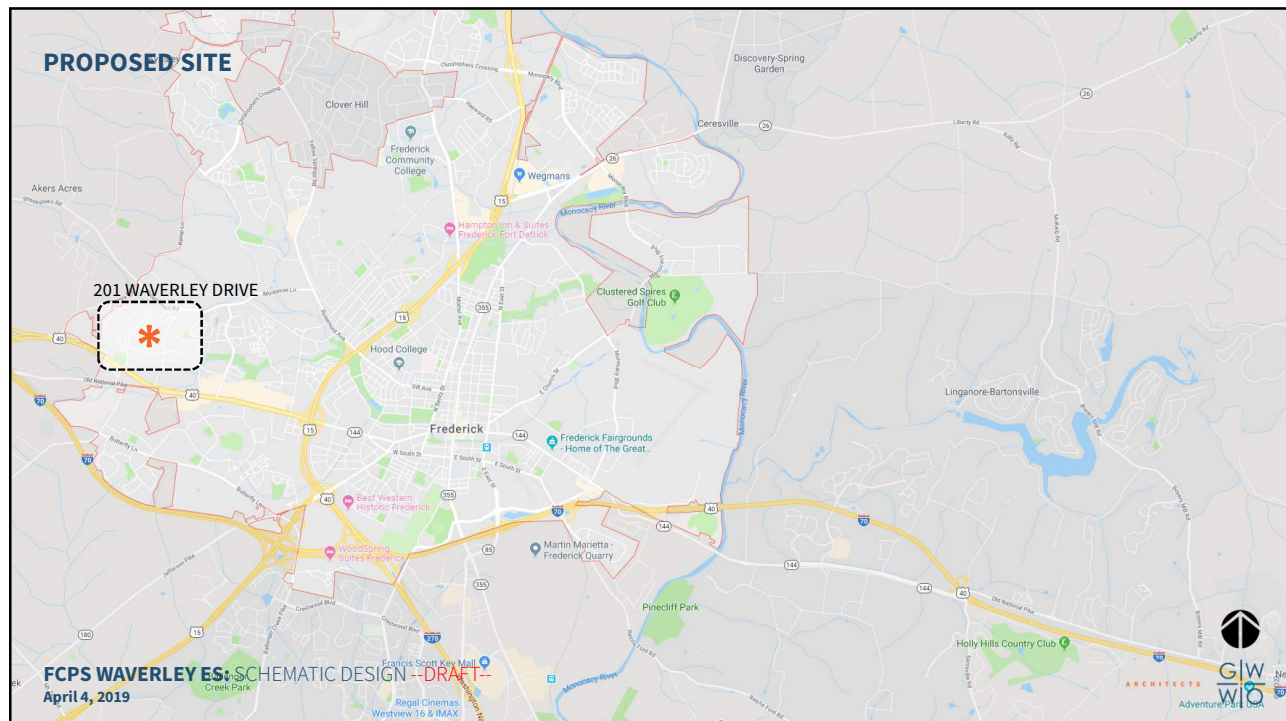
## "PROTOTYPE" TRANSLATION COMPONENTS



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## EXISTING SITE CONDITIONS

- School Property
  - 20 acres +/-
  - 865,770 ft<sup>2</sup>
  - Previously developed

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## PHASE 1 DEMOLITION - OPTION 1

- Waverley ES
  - Remove classrooms
  - Relocate restroom portable(s)
  - Gymnasium, cafeteria and classroom portables to remain
- Rock Creek ES
  - Relocate operations to new facility
  - Remove building in its entirety

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## PROPOSED SITE PLAN - OPTION 1

- Three (3) play areas
- One (1) 240' x 150' playing field
- One (1) softball field
- Parking
  - 142 car spaces
  - 7 bus spaces
- Drop-off/Queuing
  - 33 spaces



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## FREDERICK COUNTY (1873)

The City of Frederick, with its deep history, is a town built upon crossroads...



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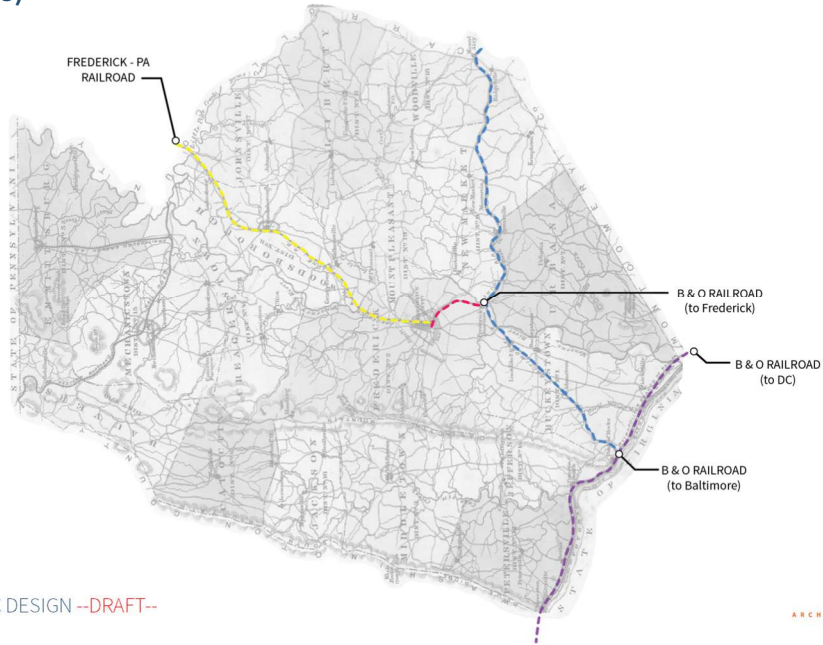


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## FREDERICK COUNTY (1873)

### RAILROADS

It was the early railways, like the B&O and Pennsylvania Railroad, that transported the city's citizens and goods...



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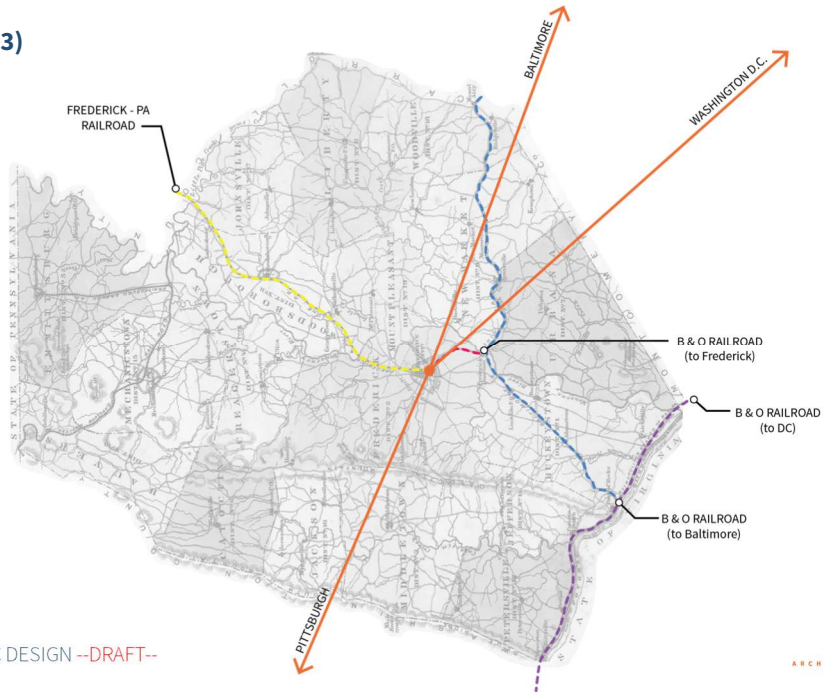


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## FREDERICK COUNTY (1873)

### NEARBY CITIES

It was the early railways, like the B&O and Pennsylvania Railroad, that transported the city's citizens and goods...to nearby Baltimore, Washington DC and Pittsburgh.



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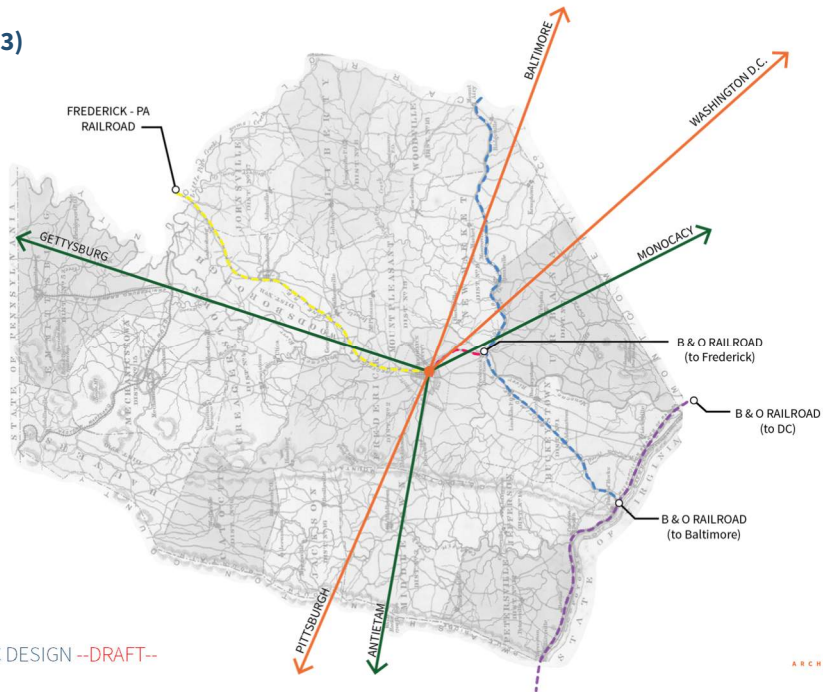
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## FREDERICK COUNTY (1873)

### BATTLEFIELDS

During the Civil War, Frederick sat just south of the Mason-Dixon Line; in essence, a final stop along a direct route to the crossroads of freedom.

Pivotal battles at Gettysburg and nearby Monocacy and Antietam weaved the city into the fabric of the tragic conflict.



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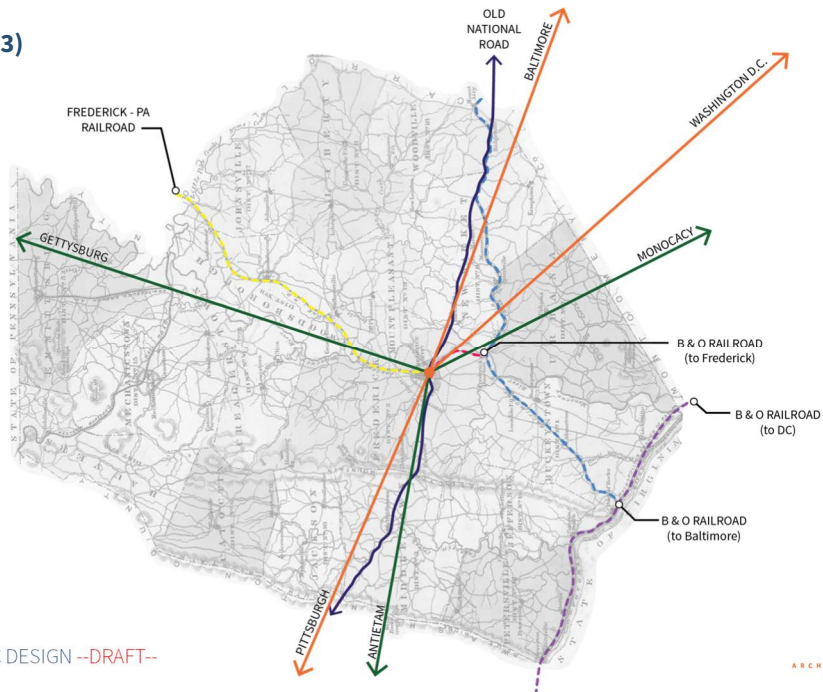


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## FREDERICK COUNTY (1873)

### ROADWAYS

In the Post-Civil War era, the nation's first federal roadway, Old National Pike, which runs directly through the city, became the original gateway west for American settlers.



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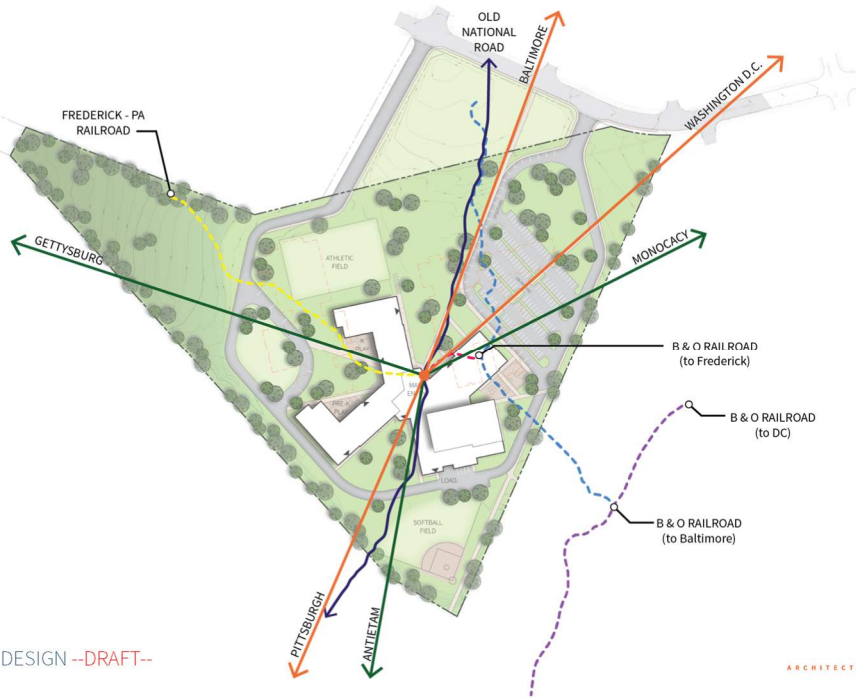


## PROPOSED SITE PLAN "CROSSROADS OF FREDERICK"

Today, the western edge of the city is home to a populous of rich diversity. This melting pot of native Marylanders and immigrants are crucial to the city's evolution.

The new Waverley Elementary School, like the City of Frederick, is a crossroads of culture and education; symbolically, a communal table for learning, creating and sharing.

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## BUILDING PLAN FIRST FLOOR (96,815 GSF)

- Classroom
- Pre-K/Kindergarten
- Creative Classroom
- Learning Support
- Maintenance
- Vertical Circulation
- General Circulation
- Media Center
- Building Support
- Cafeteria/Stage
- Gymnasium
- Administration
- Health Suite
- Specialty Program



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## BUILDING PLAN

### SECOND FLOOR (39,910 GSF)

- Classroom
  - Pre-K/Kindergarten
  - Creative Classroom
- Learning Support
  - Maintenance
- Vertical Circulation
  - General Circulation
- Building Support
  - Media Center
  - Cafeteria/Stage
  - Gymnasium
- Administration
  - Health Suite
  - Specialty Program



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## BUILDING PROGRAM

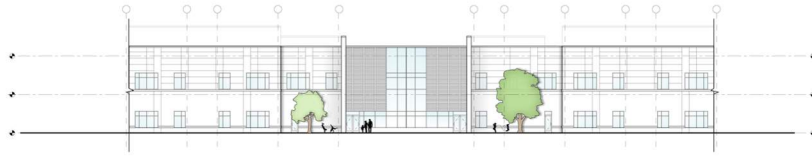
- Total Building Area
  - **136,725 GSF** (Ed Spec-128,465 GSF)
- Total Programmed Area
  - **92,823 NSF** (Ed Spec-91,761 NSF)
- Grossing Factor
  - **1.47** (Ed Spec-1.4)
- Net/Gross Efficiency
  - **67.8%** (Ed Spec-71.4%)

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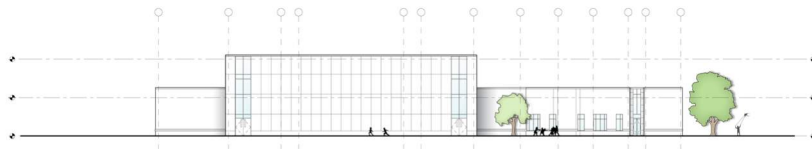
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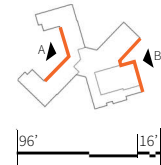
## BUILDING ELEVATIONS



ELEVATION "A"



ELEVATION "B"



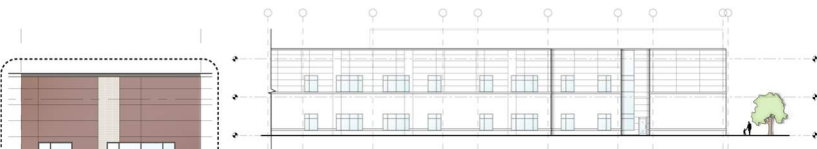
96' 16'



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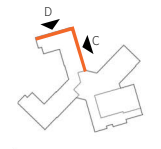
## BUILDING ELEVATIONS



ELEVATION "C"



ELEVATION "D"



96' 16'



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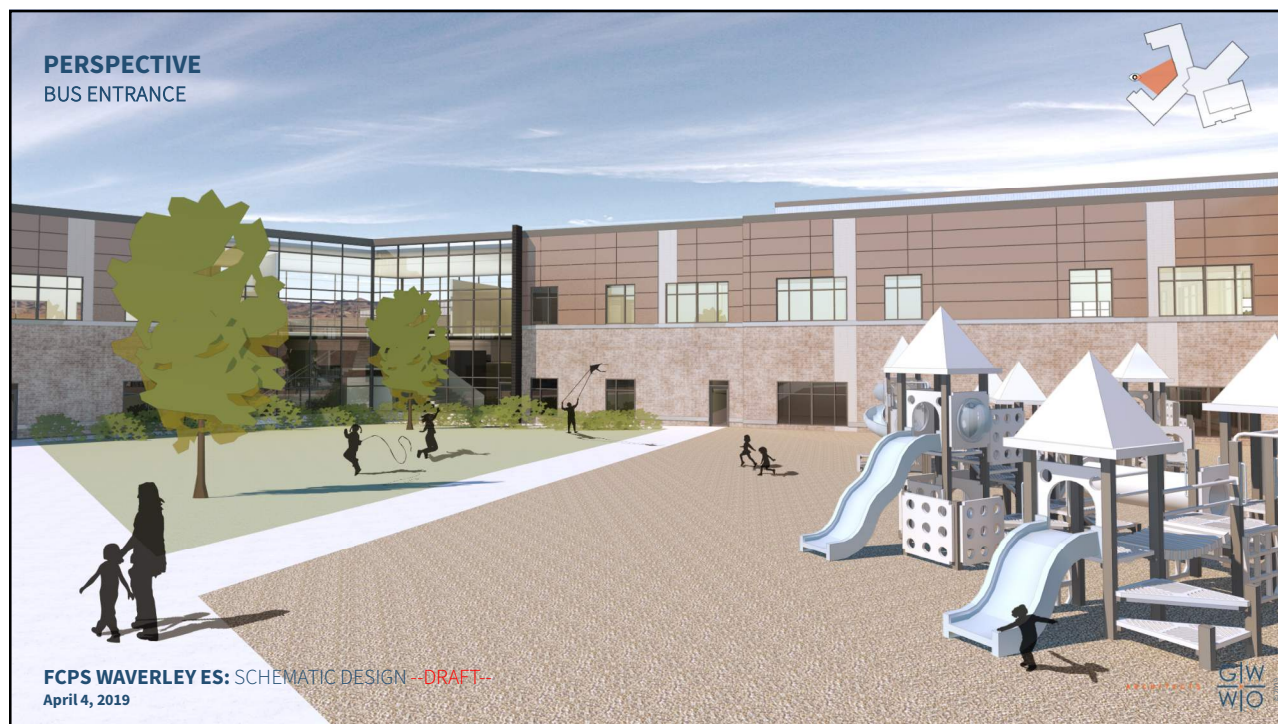


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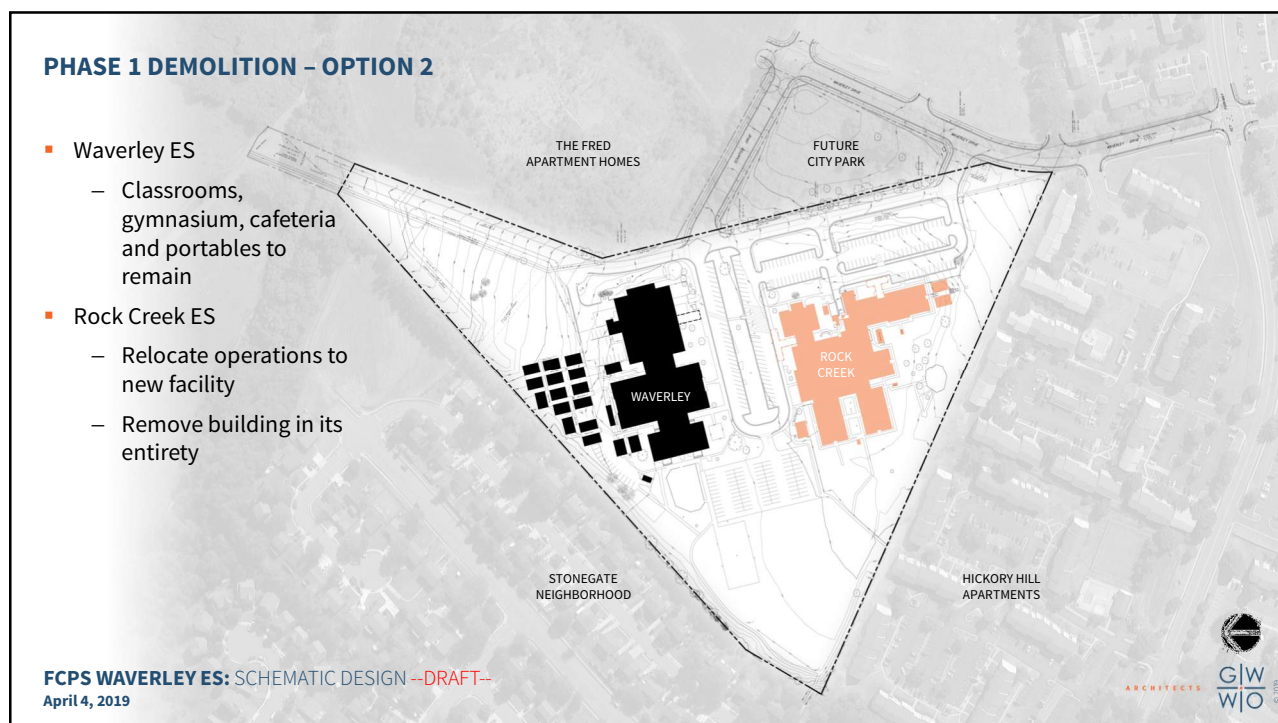


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## PROPOSED SITE PLAN - OPTION 2

- Three (3) play areas
- One (1) 240' x 150' playing field
- One (1) softball field
- Parking
  - 152 car spaces
  - 7 bus spaces
- Drop-off Queuing
  - 20 spaces



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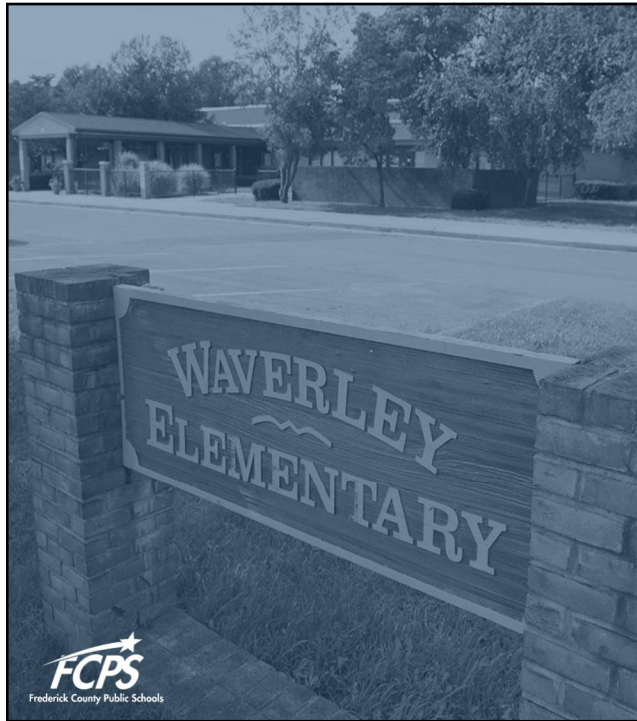
## PROJECT SCHEDULE

PHASE	DURATION
Design Development	April 2019 – October 2019
Construction Documents	October 2019 – May 2020
Issued for Bid	July 2020
Contracts/Construction	November 2020 – August 2022
Student Occupancy	September 2022

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QUESTIONS?

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