

MEETING MINUTES

June 7, 2011

Revised 08.31.2011

DATE

PROJECT : Wayside Elementary School
Facility Advisory Committee Meeting #6
PROJECT NO. : 11001.000

CC : Matt Willems
Jim Leeuwrik
Phill Brummett
FILE
 ATTACHMENTS

<u>ATTENDEES</u>	<u>COMPANY/TITLE</u>	<u>PHONE</u>	<u>EMAIL</u>
Yong-Mi Kim	WES - Principal	301-279-8484	Yong_M_Kim@mcpsmd.org
Dan Doischen	Parent		
David Faerberg	Parent		
Evan Schaffer	Parent		
Yinghao Ma	Parent		
Andrew Sevauch	Parent		
Babak Azimi Sadjadi	Parent		
Sarvin Moghaddam	Parent		
Annuj Shah	Parent		
Joe Diaz	Parent		
Diane Rauber	Neighbor		
Susan Jakubiak	Parent		
Kara Trenkamp	Parent		
Lavinia Sidawy	Parent		
Kelli Yu	Parent		
Wendy Krakauer	Parent		
Bridget Merertz	Parent		
Jason Sheer	Parent		
Michelle Spott	Parent		
Mark Hickey	Parent		
Alan Cohn	Parent		
Donna Michela	WES - Assistant Principal	301-279-8484	
Elisabetta Cavegion	Parent		
Mike Guiterman	Neighbor		
Jim Tokar	MCPS DOC – Project Manager	240-314-1008	James_R_Tokar@mcpsmd.org
Amanda Witkowski	BeeryRio	703-249-7637	Amanda_a@beeryrio.com
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Bill Brown	BeeryRio	703-249-7640	bbrown@beeryrio.com

These meeting minutes reflect the notes and memory of the writer and constitute the basis on which the project is proceeding. Any clarifications, corrections, or additions should be submitted to BeeryRio in writing within seven days of receipt of this document.

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>ACTION</u> <u>BY</u>
1.	Mr. Tokar called the meeting to order at 7:00pm and explained the purpose of tonight’s meeting. The purpose of the meeting tonight is to present to the PTA the three developed schemes and the proposed scheme for the modernization.	-- --
2.	Mr. Tokar then explained the process for the modernization of Wayside Elementary School. Three feasible design approaches have been developed by the Facility Advisory committee over the last several months. The three designs will be presented to the Board of Education by the middle of summer. The Board of Education will then make a decision on whether or not to proceed with the modernization of Wayside next spring. If the Board of Education does decide to pursue the modernization of Wayside it will be a three year long process. 1 and half years will be needed to develop the design and 1 and a half years for construction. If the modernization is approved to proceed by the Board then another Facility Advisory committee will be formed to develop a more detailed design of the modernization. The proposed design for the modernization is intended as a placeholder for the capital improvements program in order to determine how much money should be allocated for the modernization of Wayside.	-- --
3.	The reason why Wayside is being modernized is because the existing HVAC system, electrical and square footage for programs are all inadequate. The existing building has weather related problems and does not comply with current fire and safety codes.	-- --
4.	The existing site constraints and previous concepts were reviewed by Mr. Brown. In all of the three proposed schemes the addition will remain as is, the new school will be no taller than 2 storys and the new building. Tree cutting will be kept to a minimum at best. Mr. Tokar mentioned that the design team will not know if tree cutting will be needed until the detailed design is developed. If a retaining wall is needed it will be shown in the next phase of design. If a retaining wall is added it will bed fenced for safety reasons. Geothermal will be investigated for the modernization. The current storm water management system satisfies the quantity requirements of the new regulations, but not quality.	-- --

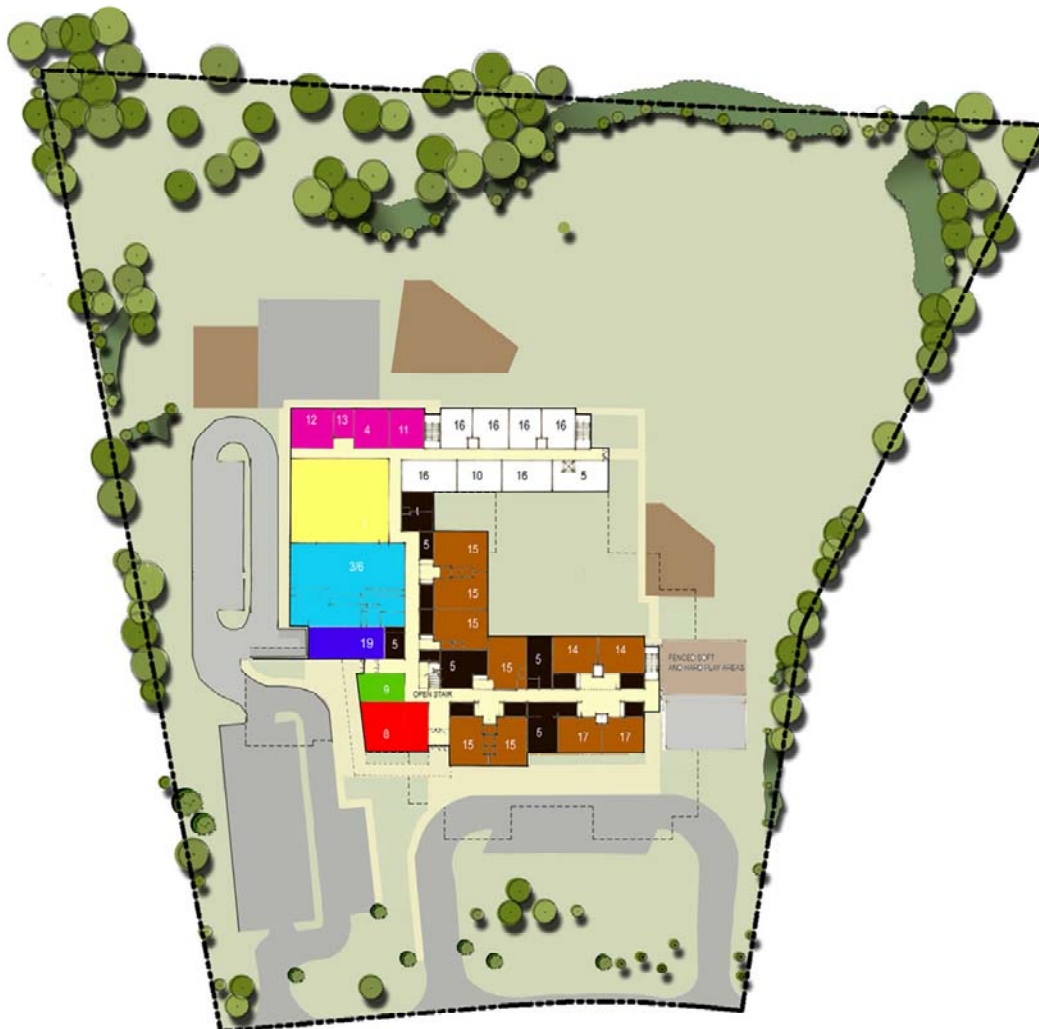
ITEM DESCRIPTION

ACTION BY

- 5. Mr. Fennell then discussed the new schemes based on comments received from the last FAC meeting. The first scheme is U-shaped in design. All of the public spaces, like the gym, multi-purpose room are located on the left side of the site. The academic wings are located to the north and south of the public spaces. The media center is located on the second floor in order to be closer to the academic spaces. The existing gym has been relocated to relieve the issues it caused with visibility, ADA access and parent drop-off queuing. There is breakout space provided for each classroom grouping. The bus loop has been expanded to accommodate 11 buses and staff parking. A secondary entrance for student drop-off is provided at the gymnasium.

- 6. This layout helps provide more direct access for PEP to their play area. There is more parking and a longer parent drop off loop provided in this scheme. The problems with this scheme are that the circulation especially on the second floor is inefficient. PEP area is isolated from the rest of the academic spaces. 1 breakout space per classroom has been provided for in this scheme. However, these breakout spaces do not have enough space for students and do not have any daylighting.

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ITEM DESCRIPTION

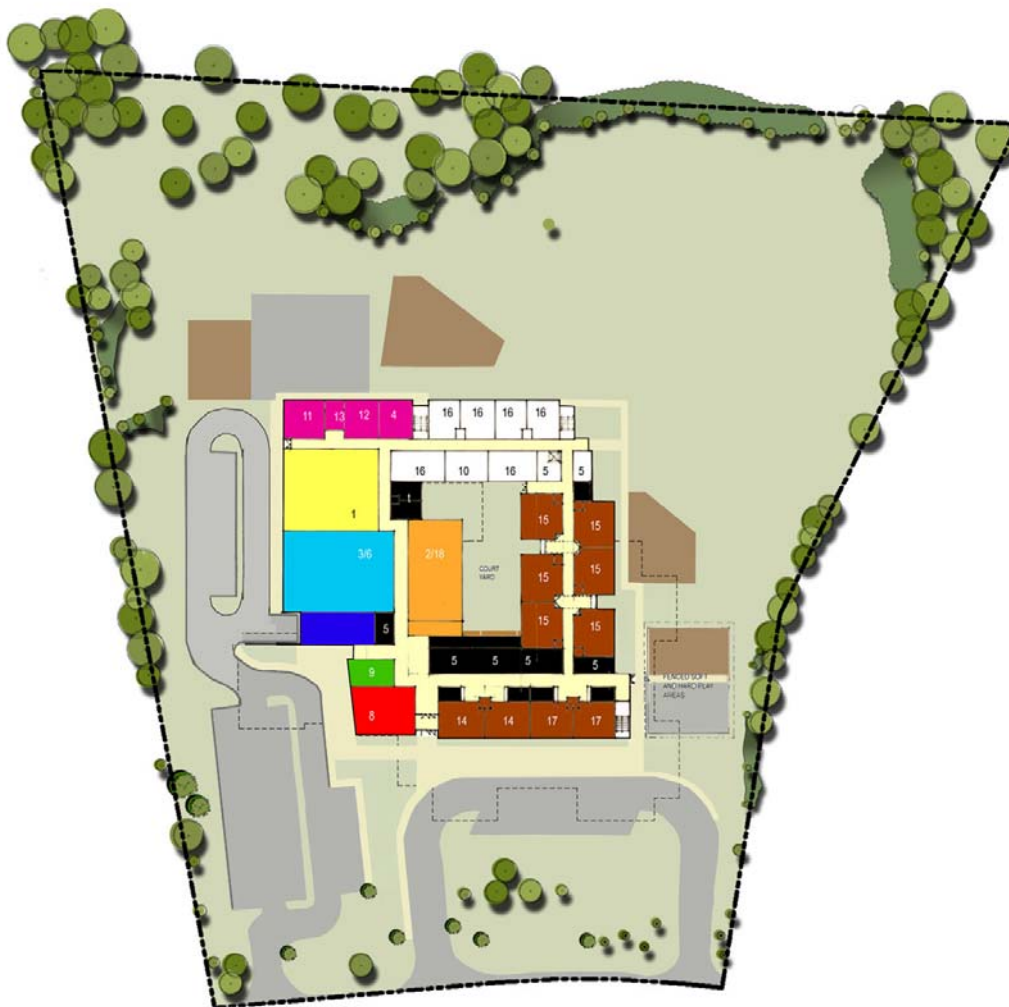
ACTION BY

- 7. Mr. Fennell then moved on to present Scheme 2. In this scheme the public spaces, like the gym, media center and the multi-purpose room are all located on the left side of the school. The academic spaces are located around a central courtyard on the first and second floors. The bus loop in this scheme is similar to the previous scheme in that it too has been expanded to accommodate more buses. This scheme also has more parking and a longer parent-drop off loop.

- 8. The major concern with this scheme that the stairs are not in a good location. Most of the second floor is too far away from the shared spaces, like the multi-purpose room.

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ITEM DESCRIPTION

ACTION BY

- 9. Mr. Fennell then moved on to present Scheme 1. Scheme is the preferred scheme, which was decided at the last FAC meeting. The public spaces are located at the front of the school, which allow for community access. The academic spaces are located around a central courtyard. Breakout spaces are provided in classroom groupings of 3 to 4 classrooms. Daylight is provided for each breakout space. Classrooms look into the breakout space. -- --
- 10. The kindergarten is located closer to their play area. Good community access to the public spaces. PEP is close to their play area. -- --



- 11. The addition of more second story classrooms on the right side of the school will be investigated for the next phase of design in response to parent concerns about future expansion of the school. The design and modularity of the communication and IT systems will be developed in the next phase of design. -- --
- 12. A separate meeting to be held by the PTA is planned for further discussion of the modernization due to parents questions and concerns. -- --

Amanda A Witkowski, LEED AP