

MEETING MINUTES

April 28, 2011

DATE

PROJECT : Wayside Elementary School
Facility Advisory Committee Meeting #3
PROJECT NO. : 11001.000

CC : Matt Willems
Jim Leeuwrik
Phill Brummett
FILE
☐ ATTACHMENTS

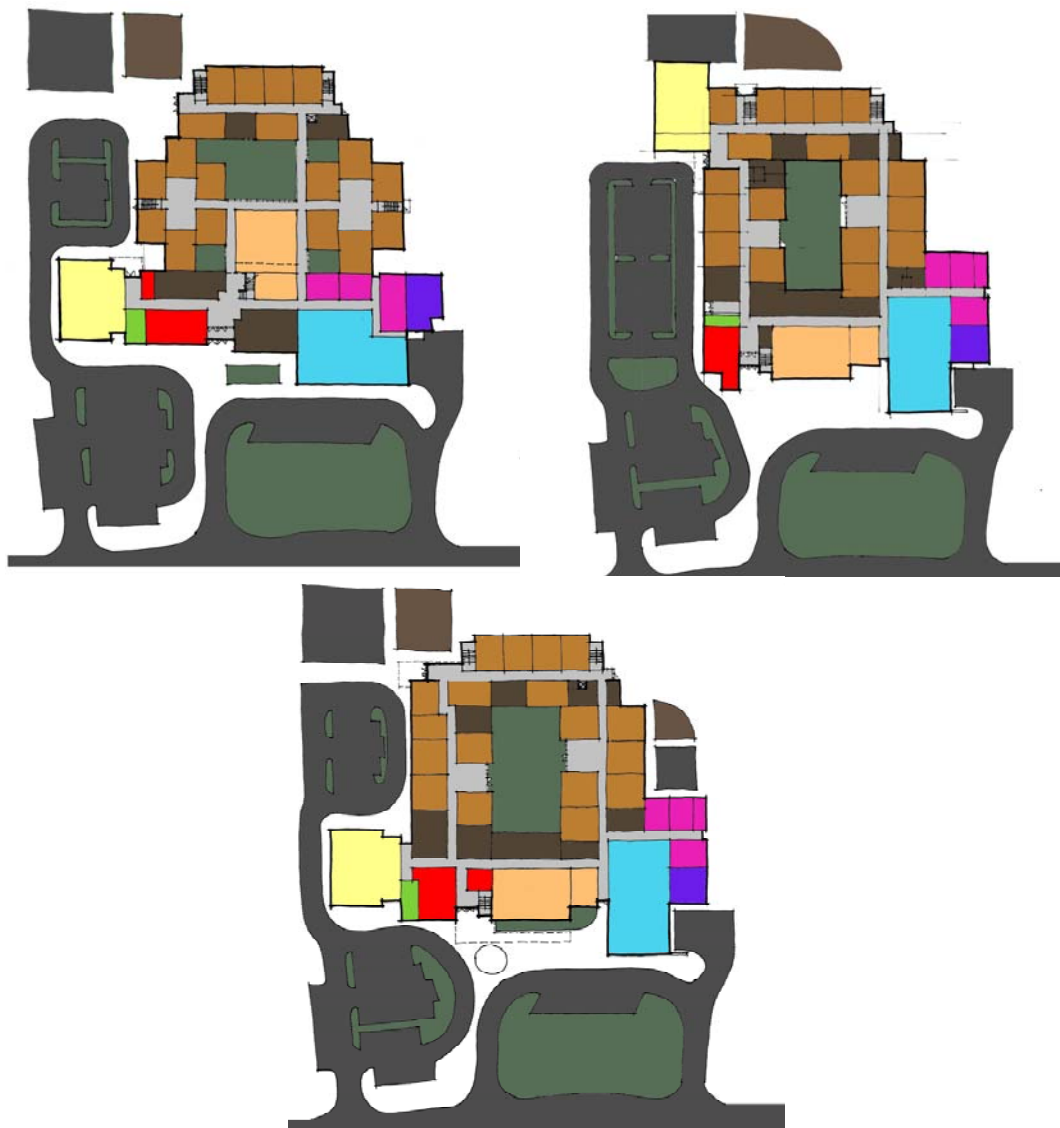
<u>ATTENDEES</u>	<u>COMPANY/TITLE</u>	<u>PHONE</u>	<u>EMAIL</u>
Yong-Mi Kim	WES - Principal	301-279-8484	Yong_M_Kim@mcpsmd.org
Ioanna Chase	WES - Admin. Secretary	301-279-8484	Ioanna_Chase@mcpsmd.org
Jim Tokar	MCPS DOC – Project Manager	240-314-1008	James_R_Tokar@mcpsmd.org
Julie Morris	MCPS DOC - Planning	240-314-4713	Julie_a_morris@mcpsmd.org
Mike Shpur	MCPS DOC		Michael_Shpur@mcpsmd.org
Diane Boyd Rauber	Neighbor	301-251-9211	dbrauber@comcast.net
Kathy Grosso	WES - Media Specialist	301-279-8484	Katherine_T_Grosso@mcpsmd.org
Anne Price	Neighbor	301-294-8157	APrice500@msn.com
Dana Englund	WES – Special Ed. Teacher	301-774-1930	Dana_M_Englund@mcpsmd.org
Daryl Keys	WES – Phys. Ed. Teacher	301-279-8484	Daryl_J_Keys@mcpsmd.org
Jennifer Kalisz	WES – PEP Teacher	301-279-2058	Jennifer_L_Kalisz@mcpsmd.org
Dimas Chavez	Neighbor		dimasmiranc@aol.com
Caro Ostlund	Neighbor		cbostlund@gmail.com
Bill Brown	BeeryRio	703-249-7640	bbrown@beeryrio.com
Tim Fennell	BeeryRio	703-249-7668	tpfennell@beeryrio.com
Amanda Witkowski	BeeryRio	703-249-7637	awitkowski@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 BY</u>
1.	Mr. Tokar called the meeting to order at 3:45 pm and introductions of the attendees at the meeting were made.	-- --
2.	The purpose of this meeting is to develop a design concept to be incorporated into MCPS's capital improvement program. Mr. Brown the presentation with a review of the existing site elements and constraints posed by the site, which will inform the design. The 2 story addition will be kept. The design will not go further back on the property than the existing addition. The school's property line will remain as is. BeeryRio is not anticipating to remove any trees or to re-grade the hill at this time.	-- --

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>ACTION</u> <u>BY</u>
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| 3. | <p>Mr. Brown then reviewed the previous concept proposals from the last FAC meeting. Concept A has stacked small learning communities. The problem with concept A is that it is an inefficient design with lots of extra circulation. Scheme A's smaller courtyards will not provide quality daylighting in the classrooms. However, scheme A does give a good sense of small learning communities. Concept B has a large courtyard with public space up front and classrooms looped around the courtyard. In this scheme, the gym has been relocated next to the addition which provides for a better line of sight from the street to the back of the site and from the Administration area. The breakout spaces for the each of the classrooms groups are located along the corridor in this scheme. Concept C is a variation on Concept B however, in this scheme the gym remains in its existing location. The classrooms in all three schemes are smaller than those in the addition because the square footage for the breakout spaces was taken from the classrooms because breakout spaces are not included in MCPS's Educational Specifications.</p> | -- -- |
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ITEM **DESCRIPTION**

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4. Mr. Brown then showed a couple of potential perspectives for the breakout spaces in Concepts B and C. Each space would be different and have its own character which would be reinforced through color, form and shapes. By differentiating the spaces in this way would help with wayfinding in a similar way to how the existing school deals with wayfinding. The design of the break out spaces will also help to break down the larger building into smaller spaces.

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ITEM **DESCRIPTION**

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5. Two revised concepts based on the comments received during the last FAC meeting were then presented to the committee. In Concept B, the classrooms are grouped in a loop around the courtyard, and the gym remains in its existing location. The public spaces for the school are located up front by Glen Rd. The PEP and Kindergarten groups have been flipped from the last meeting's schemes, so PEP could have direct access to the buses and a play area. The second floor did not change from the last meeting because the classroom wing would not fit over the Multi-purpose room, and it moved the 2 story volume too close to the neighbors. A break out space for each floor of the addition has been provided. The existing computer lab will be relocated next to the Media Center, and the existing location for the computer lab will become a classroom. A stair next to the Media Center to accommodate students on the second floor has been provided. The stair will also be an architectural feature to help identify the new building's entrance.
6. The problems with this scheme as expressed by the school staff are that the layout of the classrooms along the corridor have the potential for causing traffic jams whereas the existing layout of the pods limits distractions to other grades during the day. The classrooms do not face out on to the breakout spaces which would make it hard for teachers to supervise the students from the classroom, which would also make it unlikely that the teachers would use the breakout space. Mr. Tokar said that the layout of the existing school is very inefficient, and the Fire Marshall would not allow for the existing design to be built.

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<u>ITEM</u>	<u>DESCRIPTION</u>	<u>ACTION</u> <u>BY</u>
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7. Concept C is similar to Concept B in many ways, but one difference is that the gym has been relocated. The public spaces and the classrooms remain in the same location as they were in concept B. The gym was relocated in order to provide better views of the site from the street and for the Administration area. This layout also provides for an extended parent drop-off loop and more parking for the school. It was suggested by the neighbors in the committee to make the car loop shorter, and the parking in bus loop to accommodate more play area for the school and provide less paved area. -- --

ITEM DESCRIPTION

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| 8. | The modernized school will be LEED certified and acoustics inside the school will be much improved from what they are now. The staff lounge will not be relocated. All of the schemes are 15 feet closer to the property line on the East side than the existing building. The service entrance in both concepts remains unchanged. The large courtyards proposed by both schemes can be used by the school for outdoor learning or a garden, and it will also serve as a protected area for children to play during a lockdown. The storm water management quantity for this site currently is adequate, but will the quality of storm water will need to be addressed, thus this school will likely get a green roof. The school currently has a total of 10 buses. | -- |
| 9. | The school staff and students will be relocated during construction, so that construction can be completed all at once over an 18 month period. It will take about 4 years from the beginning of design to end of construction. The existing school will be demolished except for the addition. | -- -- |
| 10. | This school's modernization was assigned a score during the facility's assessment based on the age, design and condition of the building. There is only a slight growth in enrollment expected at Wayside. | -- -- |

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>ACTION BY</u>
11.	The following are all issues and concerns expressed by the committee about all of the concepts for the design if the building. The staff does not like the long hallways because of the potential for traffic jams and noise. The PEP and Kindergarten play areas need to be fenced. The school needs as much play area as will fit on the small site. <u>The neighbors that were in attendance were very concerned about the large footprint of the school and the large courtyard shown in both schemes. They also expressed concern about the building and paved play areas encroaching upon and possibly eliminating existing grass play areas at the back of the site.</u> Neighbors are concerned about the security at the basketball courts at night, and would not want the light to be enhanced at the back of the site.	--
12.	For the next meeting, BeeryRio will reconfigure the play areas, so that the Kindergarten play areas are near the Kindergarten classrooms and also make sure there is adequate leftover green space for play. BeeryRio will also propose two different layouts for the school at the next meeting. BeeryRio will reanalyze potential layouts more similar to the pod arrangement with break out space, but will have to accommodate code and accessibility requirements that are not compliant in the existing conditions.	BR
13.	The next Facility Advisory Committee meeting will be on Wednesday, May 18 th at 7:00 pm.	All

Amanda A Witkowski, LEED AP