



**21<sup>st</sup> Century School Buildings Program**  
Commodore John Rodgers Elementary/Middle School  
Feasibility Study Meeting | December 17, 2020

Presenters	Agenda
<p><b>Renee Stainrod</b> Manager, Community &amp; Public Relations 21<sup>st</sup> Century Schools Buildings Program</p> <p><b>Michael McBride</b> Design Director 21<sup>st</sup> Century School Buildings Program</p> <p><b>Ivy McNeill</b> Sr. Community &amp; Public Relations Coordinator 21<sup>st</sup> Century School Buildings Program</p> <p><b>Paul Hume, AIA, LEED AP</b> Principal-In-Charge GWWO, Inc.</p> <p><b>Scott Moir, AIA, CDT</b> Project Manager GWWO, Inc.</p>	<ul style="list-style-type: none"> <li>• <b>Introductions</b></li> <li>• <b>Feasibility Study Preliminary</b></li> </ul> <p><b>Options</b></p> <ul style="list-style-type: none"> <li>• <b>Preliminary Option 01</b></li> <li>• <b>Preliminary Option 02</b></li> <li>• <b>Preliminary Option 03</b> <ul style="list-style-type: none"> <li>• <b>Under Development: To be presented at later date</b></li> </ul> </li> <li>• <b>Schedule Overview</b></li> <li>• <b>Open Discussion</b></li> <li>• <b>Closing Remarks</b></li> </ul>



**Paul Hume, AIA, LEED AP**  
Principal-In-Charge  
GWWO, Inc.



**Scott Moir, AIA, CDT**  
Project Manager  
GWWO, Inc.



**Kimmie Kim, Assoc. AIA**  
Intern Architect  
GWWO, Inc.

**Site/Civil Engineering**  
MK Consulting Engineers

- Marianne Crampton
- Jason Alexander

**Mechanical/Electrical/Plumbing Engineering**  
Min Engineering, Inc.

- Bahram Etesamy, Mechanical
- Ryan Dimaano, Electrical

**Structural Engineering**  
ONYX Design and Consulting, LLC

- Josh Carney

Option	Description
<b>Option 01</b> <ul style="list-style-type: none"><li>• <b>Strategic Renovation &amp; Addition</b></li></ul>	<ul style="list-style-type: none"><li>• Full Systemic Renovation</li><li>• Minor reorganization of spaces with the existing envelope<ul style="list-style-type: none"><li>• No significant interior demolition or construction; Limited to Code upgrades and modifications for Systemic Renovation.</li></ul></li><li>• Building Addition to meet remaining Ed Spec requirements.</li></ul>





Option 01: Existing Conditions Site Plan Diagram





Option 01: Site Plan Diagram







Option 01: Ground Floor Plan Diagram





Option 01: First Floor Plan Diagram

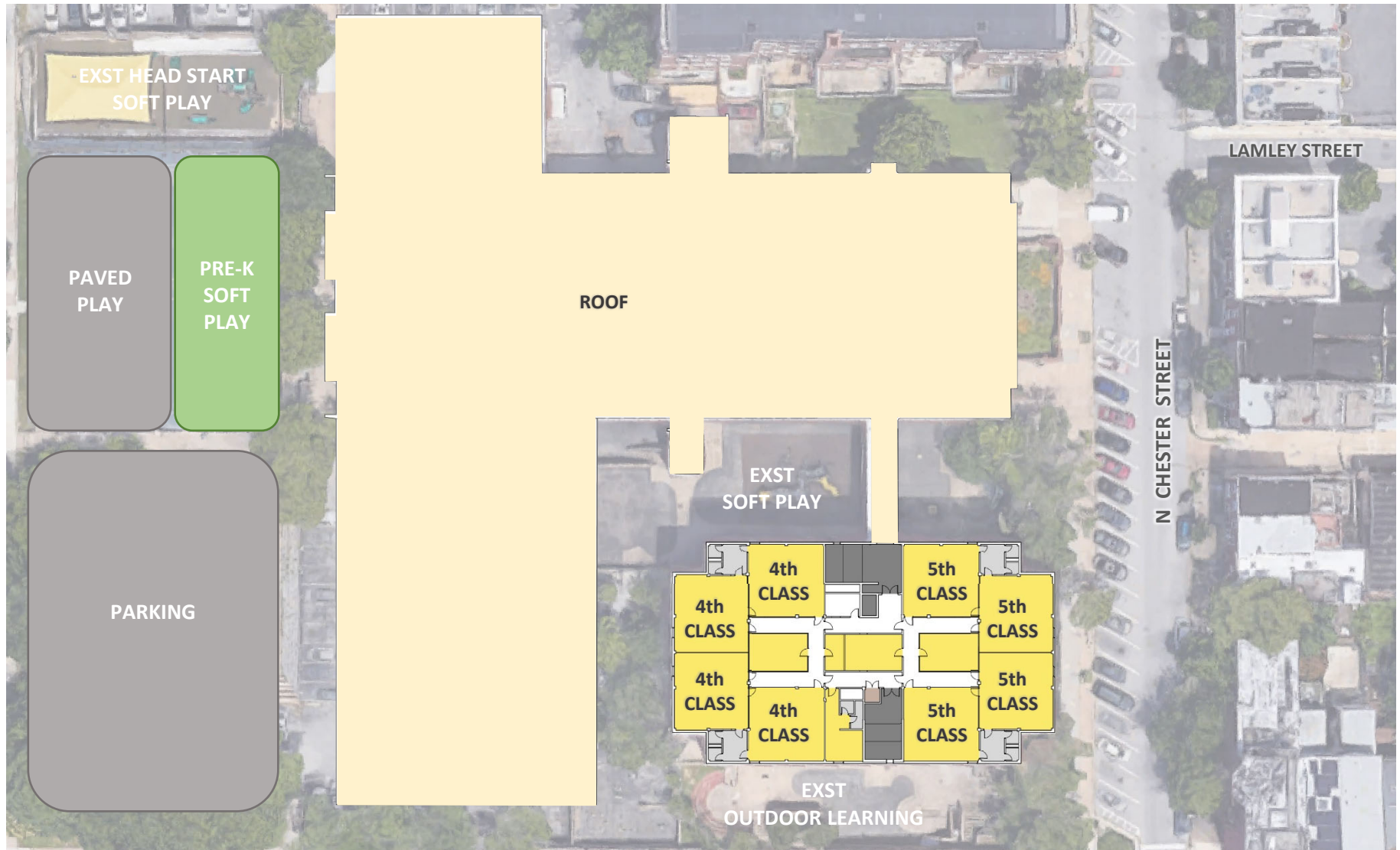






Option 01: Second Floor Plan Diagram





Option 01: Third Floor Plan Diagram



### AREA SUMMARY

#### Existing CJR EMS

- +/- 94,105 GSF

#### 2020 City Schools Ed Spec

- +/- 120,315 GSF

#### Proposed Int Renovation

- +/- 94,105 GSF

#### Proposed Bldg Addition

- +/- 43,810 GSF

#### Renovated/Enlarged CJR EMS

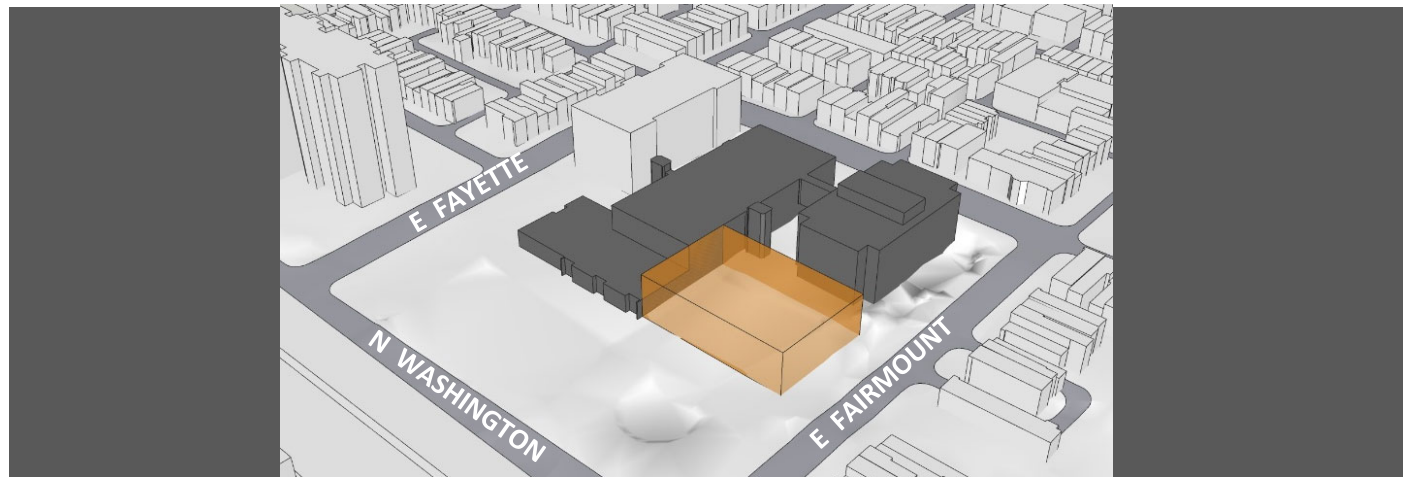
- +/- 137,915 GSF

### Advantages

- Anticipated lowest cost.
- Minimizes physical impact to existing school building.
- Provides properly-sized Gymnasium.
- Minimizes impact to site.

### Disadvantages

- Many spaces remain programmatically deficient.
- Food Service remains remote from Receiving.
- Music Classrooms are remote from Auditorium.
- Building Addition decreases amount of useable site for parking and activity.



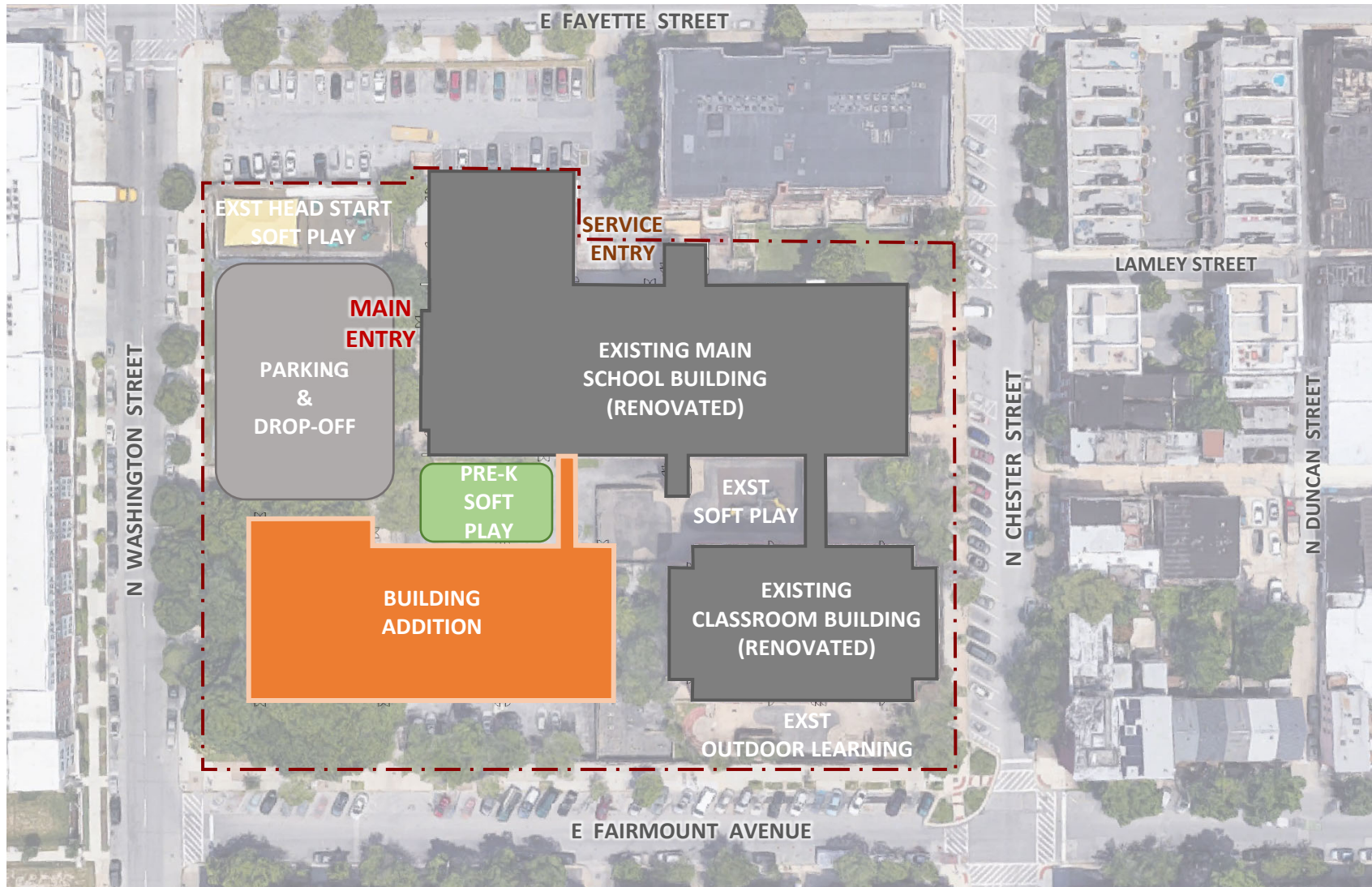


Option	Description
<b>Option 02</b> <ul style="list-style-type: none"><li>• <b>Major Renovation &amp; Addition</b></li></ul>	<ul style="list-style-type: none"><li>• Full Systemic Renovation</li><li>• Full interior demolition for construction of new interior walls to meet Ed Spec to extent possible</li><li>• Building Addition to meet remaining Ed Spec requirements.</li></ul>



Option 02: Existing Conditions Site Plan Diagram





Option 02: Site Plan Diagram







Option 02: Ground Floor Plan Diagram





Option 02: First Floor Plan Diagram



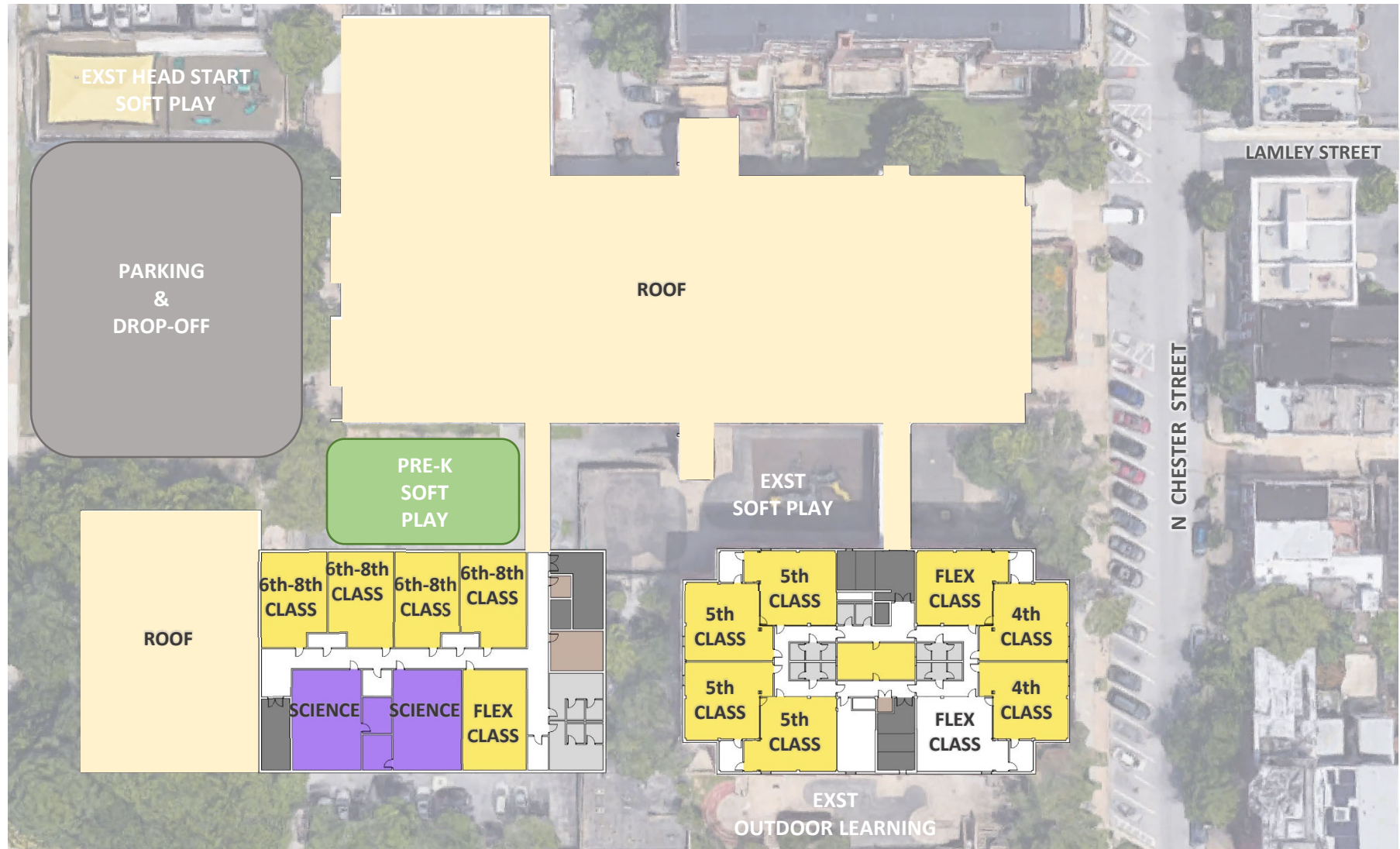




Option 02: Second Floor Plan Diagram







Option 02: Third Floor Plan Diagram



### AREA SUMMARY

#### Existing CJR EMS

- +/- 94,105 GSF

#### 2020 City Schools Ed Spec

- +/- 120,315 GSF

#### Proposed Int Renovation

- +/- 94,105 GSF

#### Proposed Bldg Addition

- +/- 50,705 GSF

#### Renovated/Enlarged CJR EMS

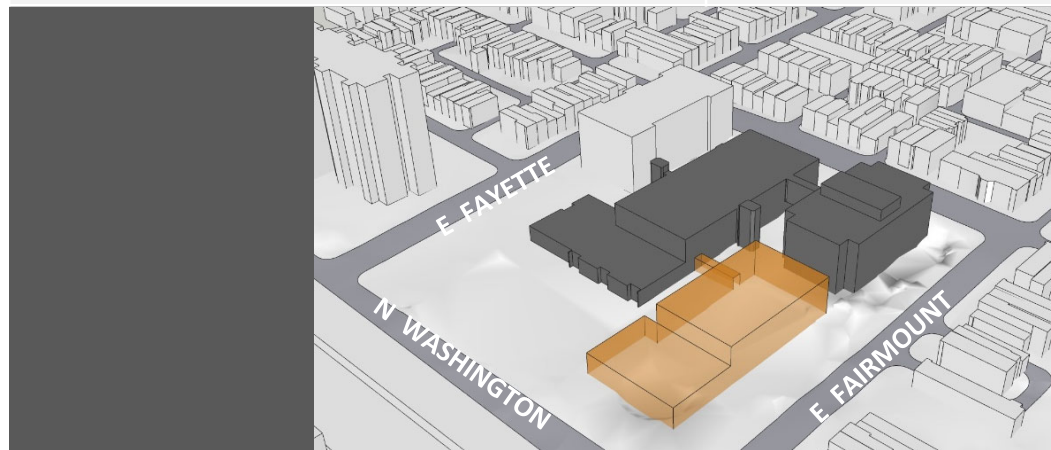
- +/- 144,810 GSF

### Advantages

- Anticipated mid-level
- Spaces meet programmatic requirements.
- Provides properly-sized Gymnasium.
- Music Classrooms adjacent to Auditorium/Stage.
- Locates Main Entry on prominent street w/ drop-off.

### Disadvantages

- Food Service remains remote from Receiving.
- Building Addition decreases amount of useable site for parking and activity.



Option	Description
<b>Option 03</b> <ul style="list-style-type: none"><li>• <b>Major Renovation &amp; Partial Replacement School</b></li></ul>	<ul style="list-style-type: none"><li>• Full Systemic Renovation</li><li>• Selective interior demolition of existing Main School Building for construction of new interior walls to meet Ed Spec.</li><li>• Demolition of existing Classroom Building.</li><li>• Building Addition to meet remaining Ed Spec requirements.</li></ul>

**UNDER  
DEVELOPMENT**

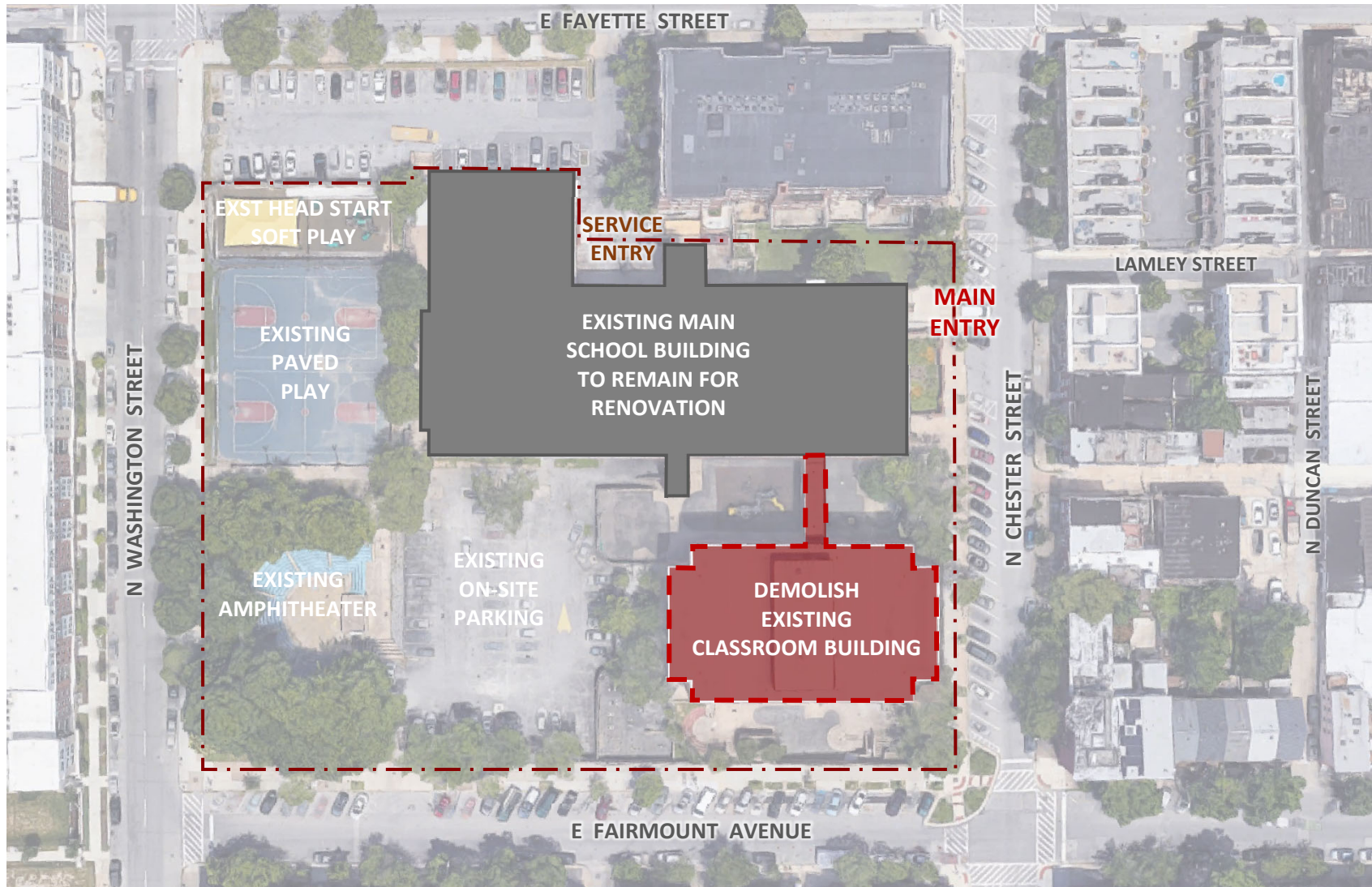






Option 03: Existing Conditions Site Plan Diagram





Option 03: Demolition Site Plan Diagram





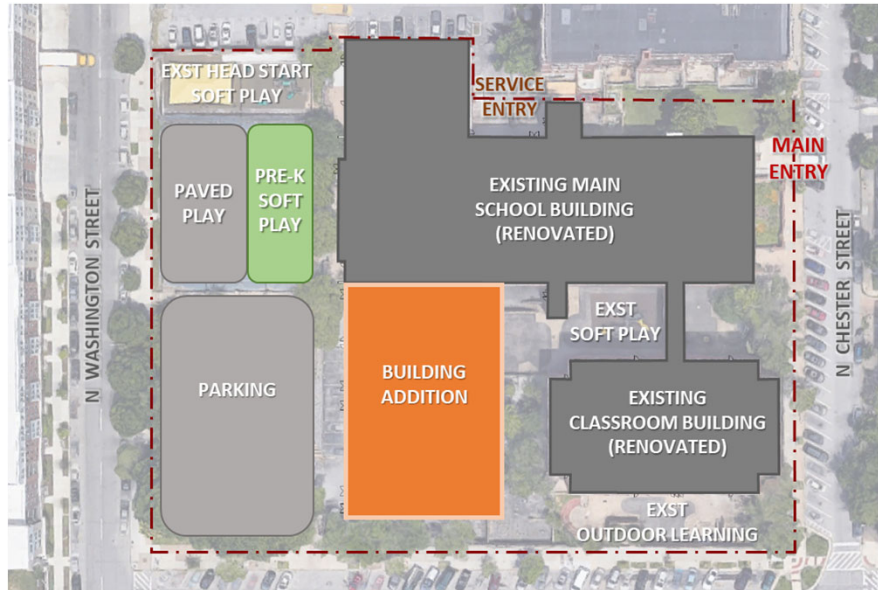


Option 03: Site Plan Diagram





PHASE	Duration
Prepare Preliminary Design Options	Early November 2020 – Mid-December 2020
Refine Preliminary Design Options	Mid-December 2020 – Early January 2021
Community Meeting #2	December 17, 2020
Finalize Refined Design Options	Mid-January 2021 – Late January 2021
Community Meeting #3	January 14, 2021
Prepare DRAFT Feasibility Study	Early February 2021
Community Meeting #4	TBD
Submit DRAFT Feasibility Study	Mid-February 2021
Prepare FINAL Feasibility Study	Late February 2021
Submit FINAL Feasibility Study	Early March 2021



Option 01: Summary Diagram



Option 02: Summary Diagram



Option 03: Summary Diagram





Thank You.

This presentation was brought to you by the 21<sup>st</sup> Century School Buildings Program.



[www.baltimore21stcenturyschools.org](http://www.baltimore21stcenturyschools.org)

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# Questions?

## Program Information

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**21stCenturySchoolBuildingsProgram**



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