



**21<sup>st</sup> Century School Buildings Program**  
Commodore John Rodgers Elementary/Middle School  
Feasibility Study Meeting | January 14, 2021

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 Options</b> <ul style="list-style-type: none"> <li>• <b>Preliminary Option 01 Recap</b></li> <li>• <b>Preliminary Option 02 Recap</b></li> <li>• <b>Preliminary Option 03</b></li> </ul> </li> <li>• <b>Project Schedule Review</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
<p><b>Option 01</b></p> <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>
 <p>Option 01: Existing Conditions Site Plan Diagram</p>	 <p>Option 01: Site Plan Diagram</p>

## Planning

## 2020 Feasibility Study Preliminary Option 01 Recap



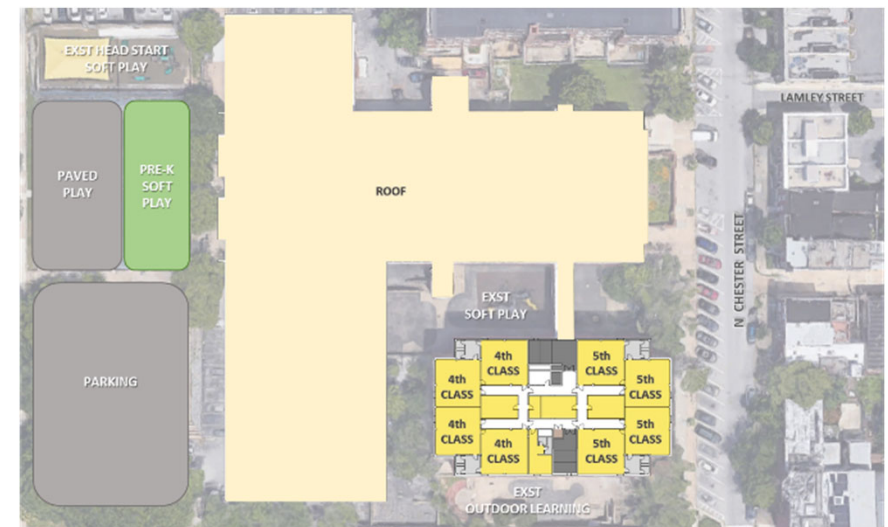
Option 01: Ground Floor Plan Diagram



Option 01: First Floor Plan Diagram

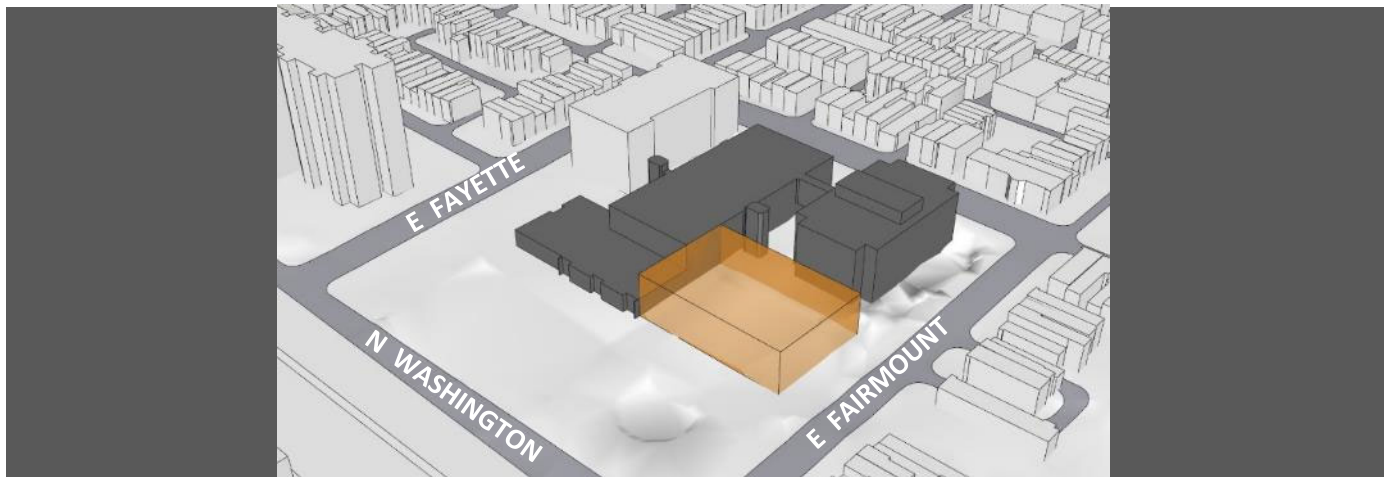


Option 01: Second Floor Plan Diagram



Option 01: Third Floor Plan Diagram

Advantages	Disadvantages
<ul style="list-style-type: none"> <li>• Anticipated lowest cost.</li> <li>• Minimizes physical impact to existing school building.</li> <li>• Provides properly sized gymnasium.</li> <li>• Minimizes impact to site.</li> </ul>	<ul style="list-style-type: none"> <li>• Many spaces remain programmatically deficient.</li> <li>• Food service remains remote from receiving.</li> <li>• Music classrooms are remote from auditorium.</li> <li>• Building addition decreases amount of useable site for parking and activity.</li> </ul>





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

## Planning

## 2020 Feasibility Study Preliminary Option 02 Recap



Option 01: Ground Floor Plan Diagram



Option 01: First Floor Plan Diagram



Option 01: Second Floor Plan Diagram



Option 01: Third Floor Plan Diagram



Advantages	Disadvantages
<ul style="list-style-type: none"> <li>• Anticipated mid-level.</li> <li>• Spaces meet programmatic requirements.</li> <li>• Provides properly sized gymnasium.</li> <li>• Music classrooms adjacent to auditorium/stage.</li> <li>• Locates main entry on prominent street w/ drop-off.</li> </ul>	<ul style="list-style-type: none"> <li>• Food service remains remote from receiving.</li> <li>• Building addition decreases amount of useable site for parking and activity.</li> </ul>



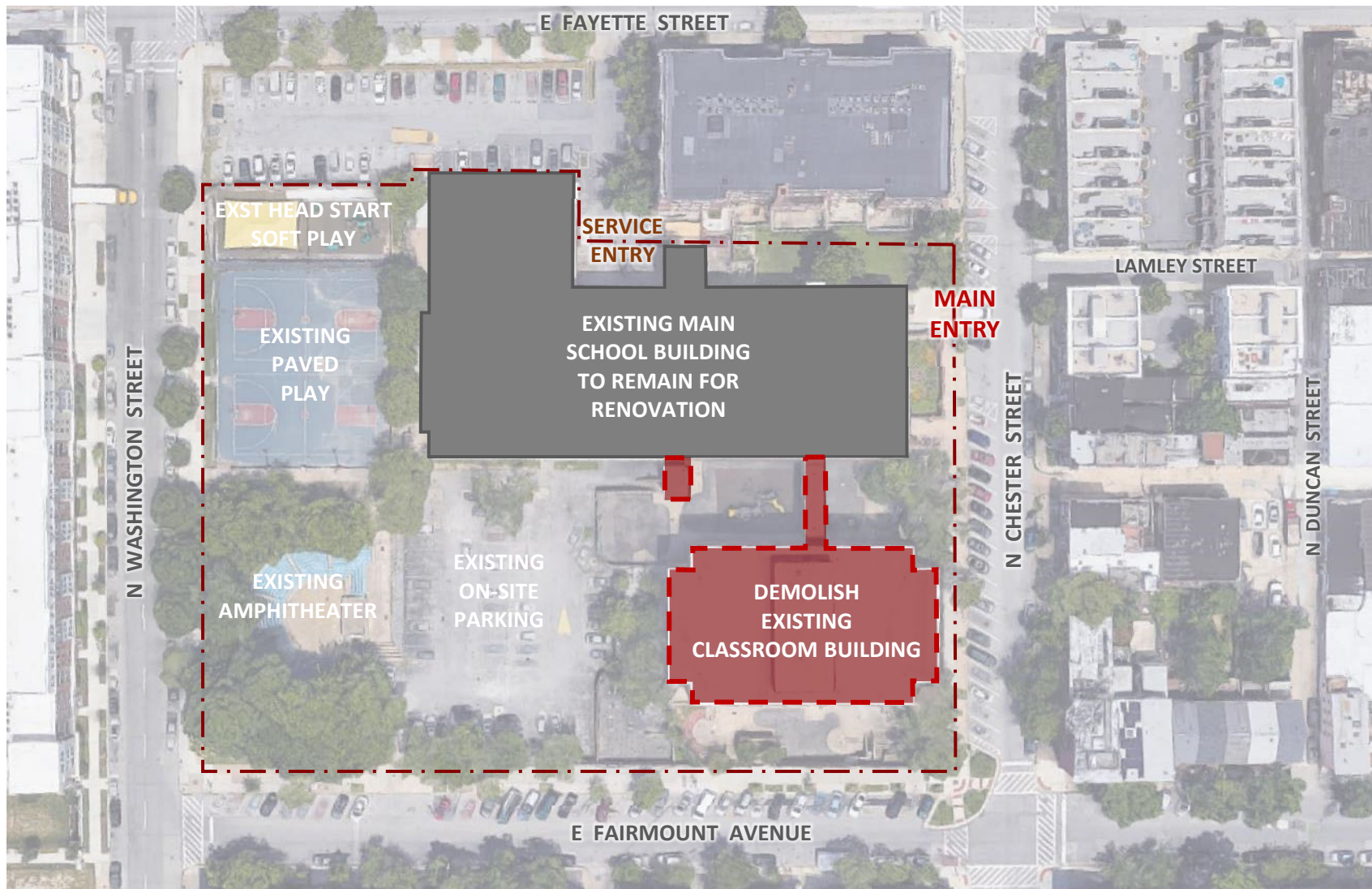
Option	Description
<b>Option 03</b> <ul style="list-style-type: none"><li>• <b>Major Renovation &amp; Partial Replacement School</b></li></ul>	<ul style="list-style-type: none"><li>• Full Systemic Renovation.</li><li>• Selective interior demolition of existing main school building for construction of 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>



Option 03: Existing Conditions Site Plan Diagram







Option 03: Demolition Site Plan Diagram

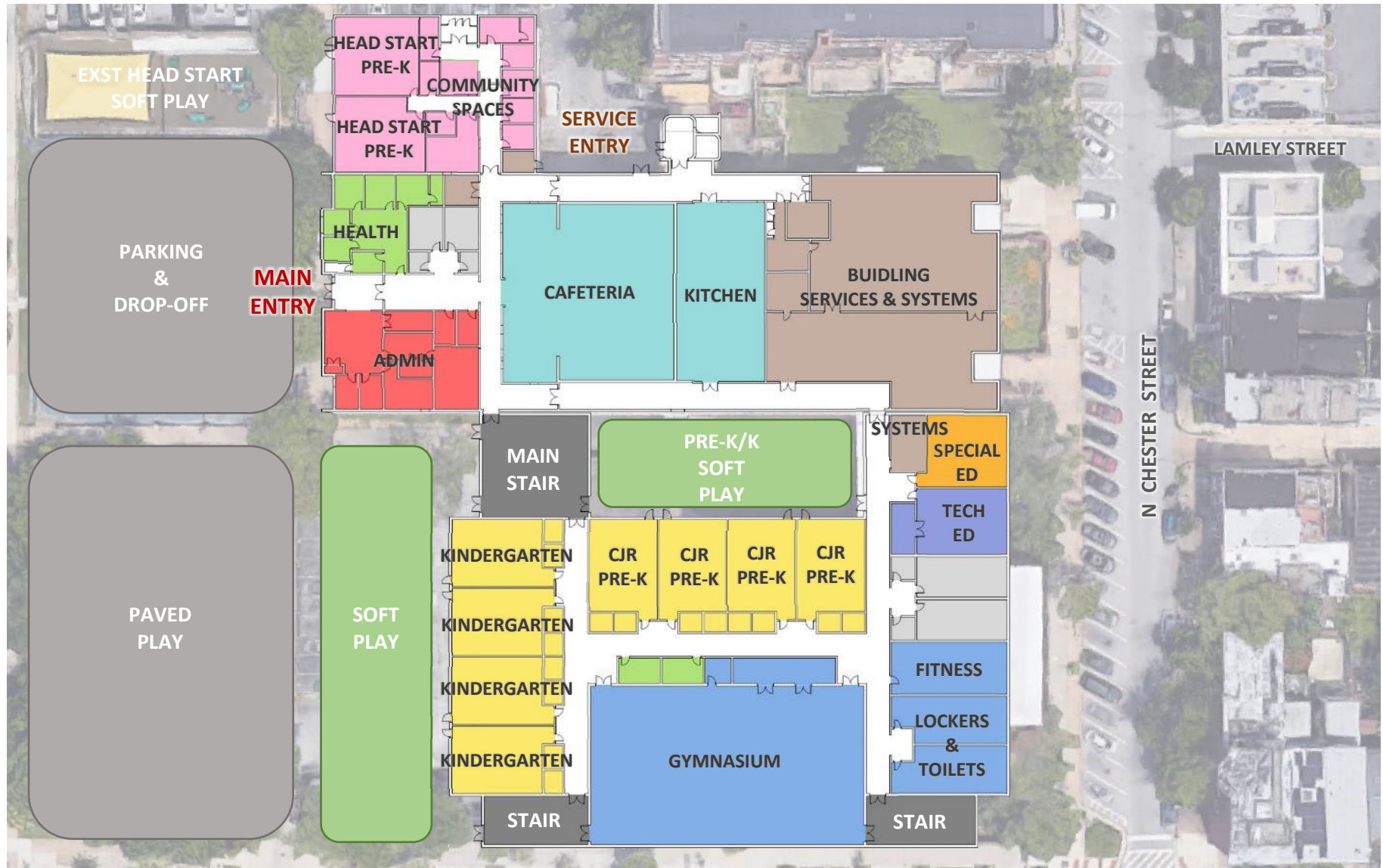




Option 03: Site Plan Diagram



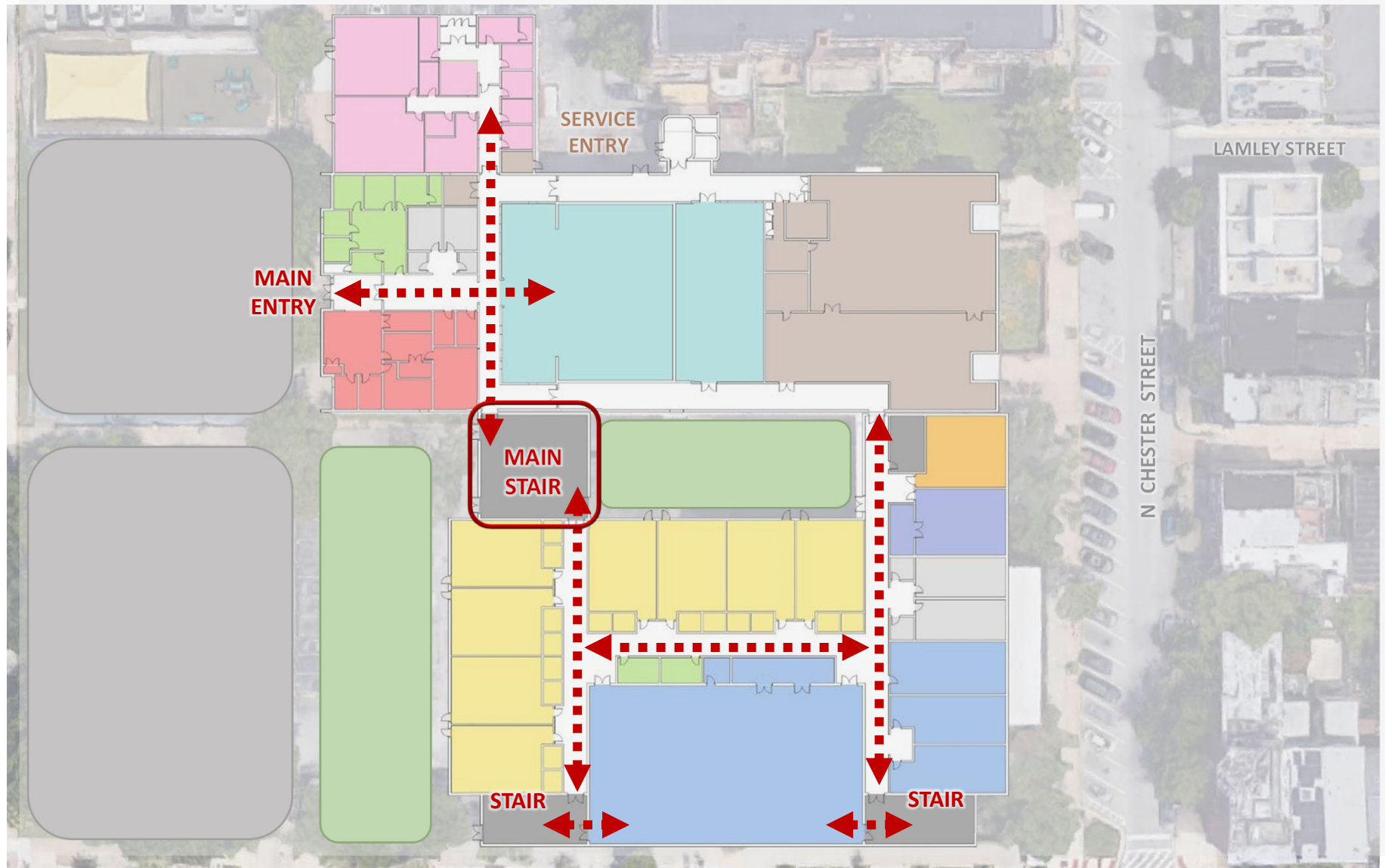




Option 03: Ground Floor Plan Diagram

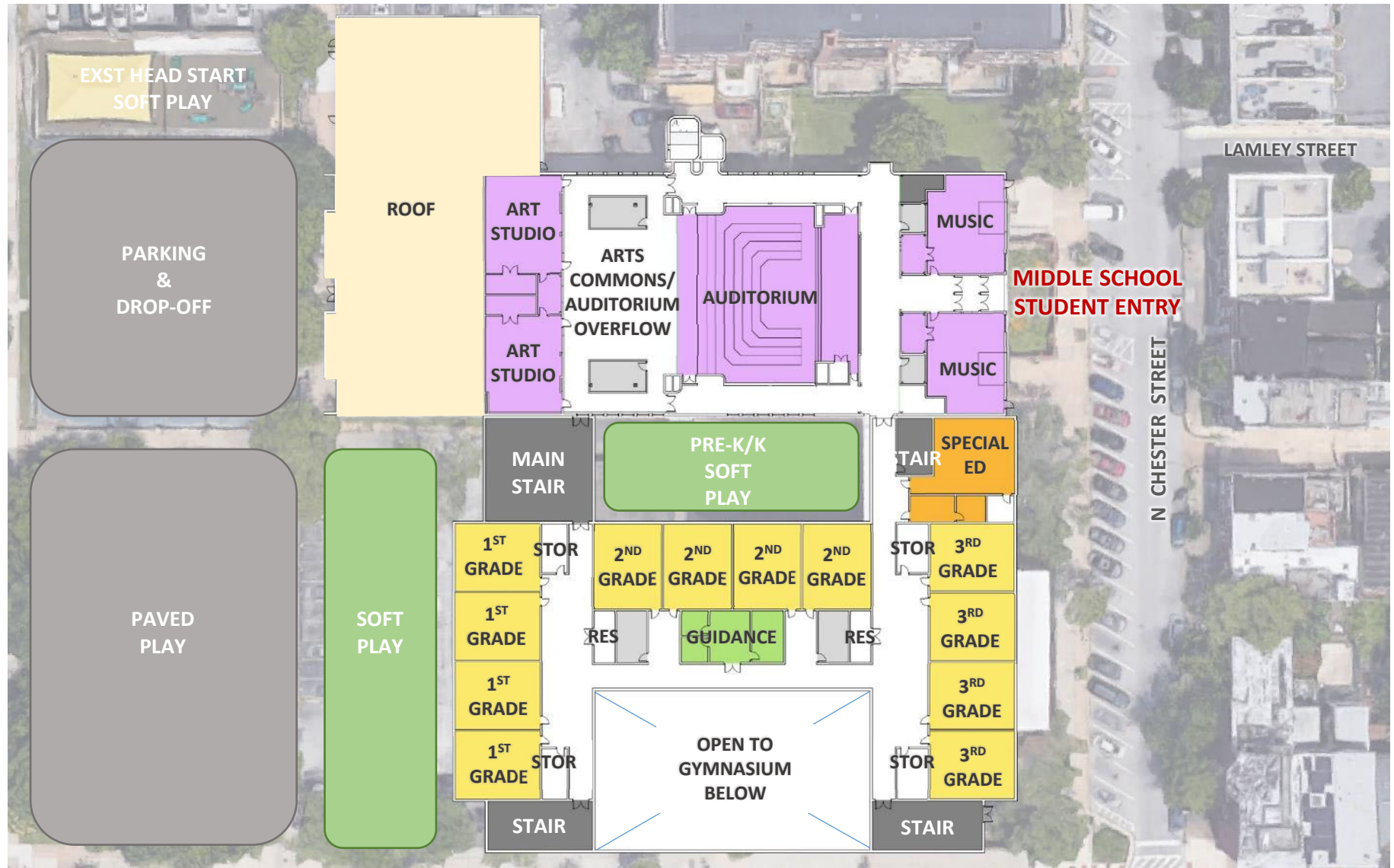






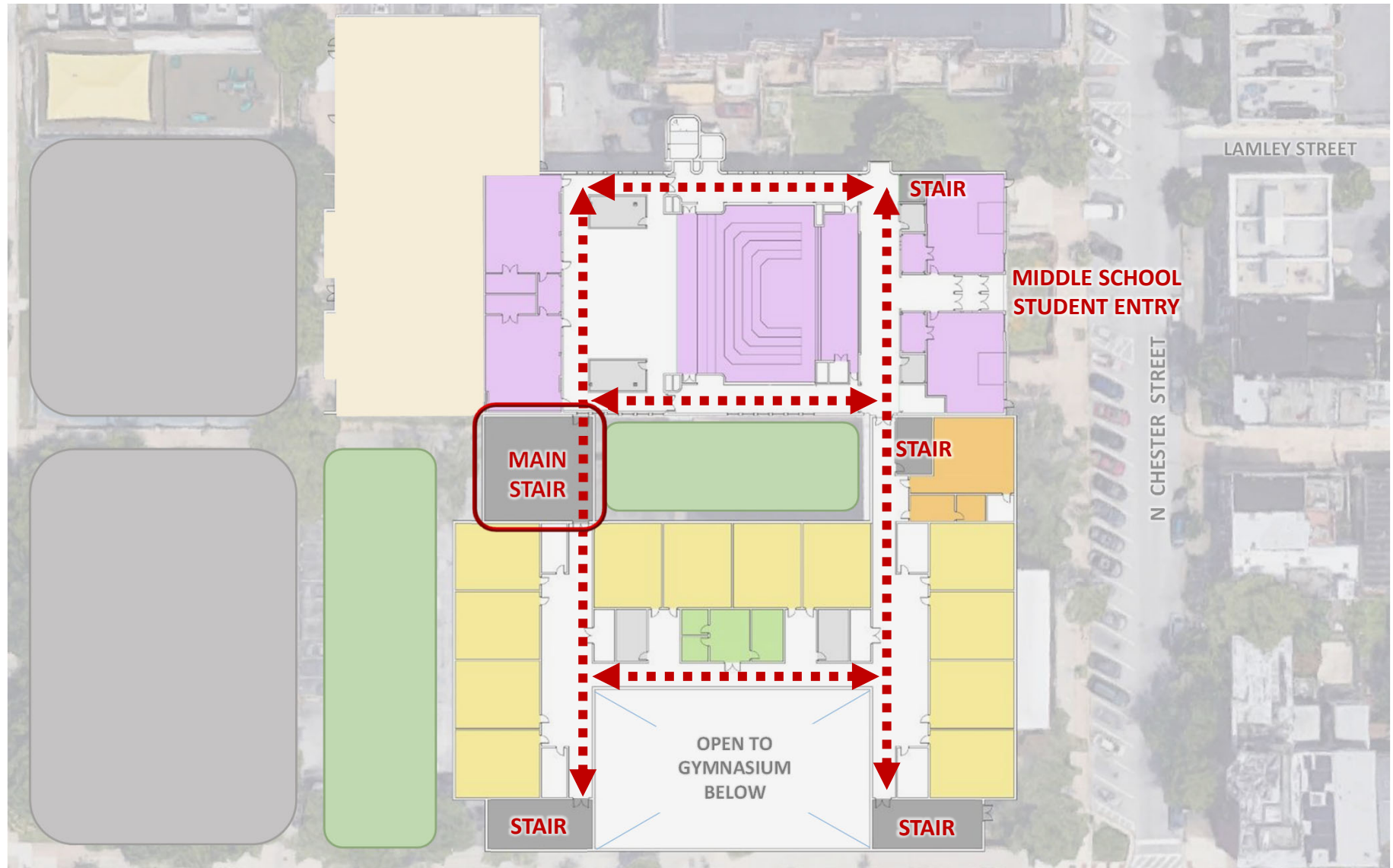
Option 03: Ground Floor Student Circulation Diagram





Option 03: First Floor Plan Diagram





Option 03: First Floor Student Circulation Diagram

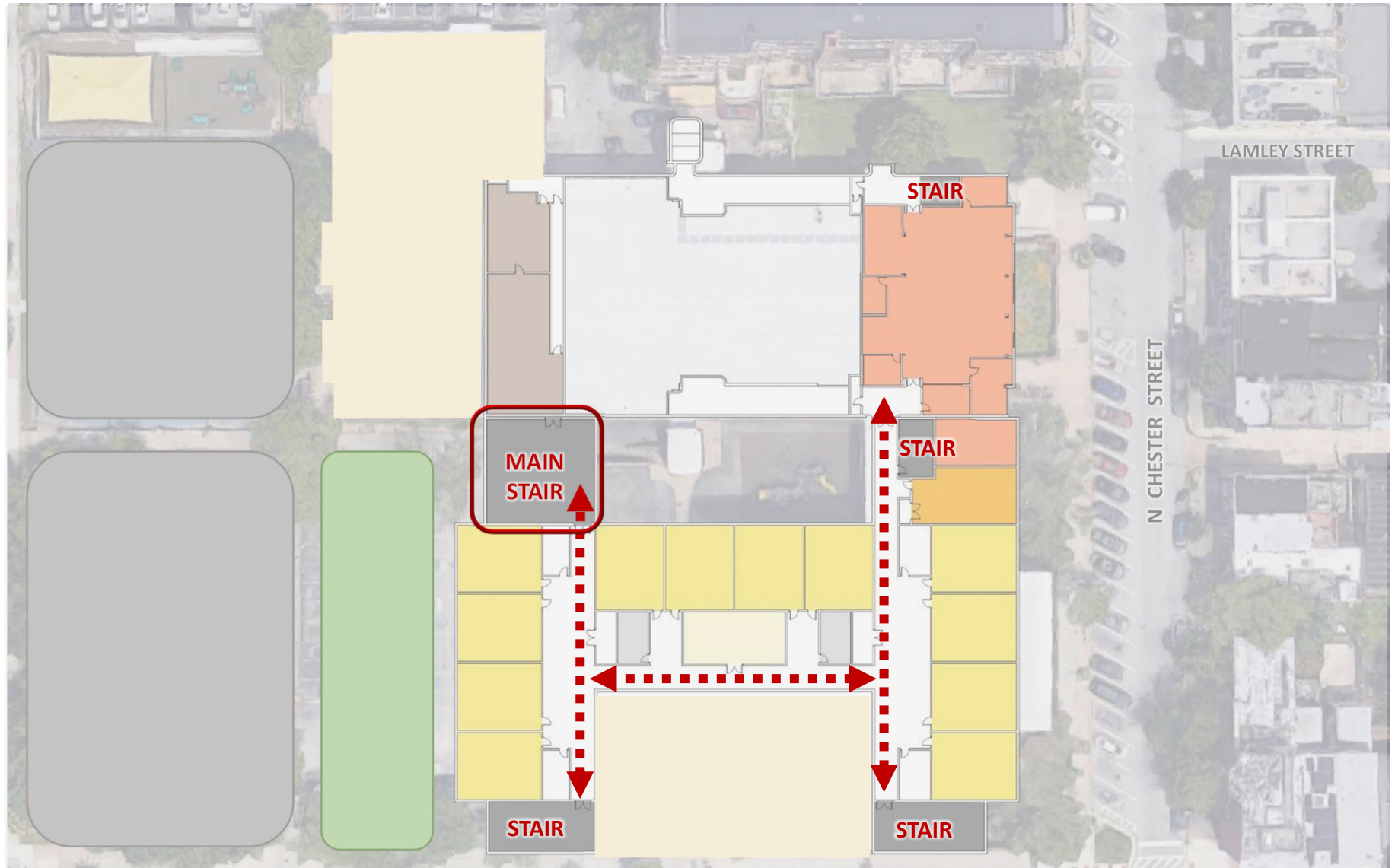






Option 03: Second Floor Plan Diagram





Option 03: Second Floor Student Circulation Diagram

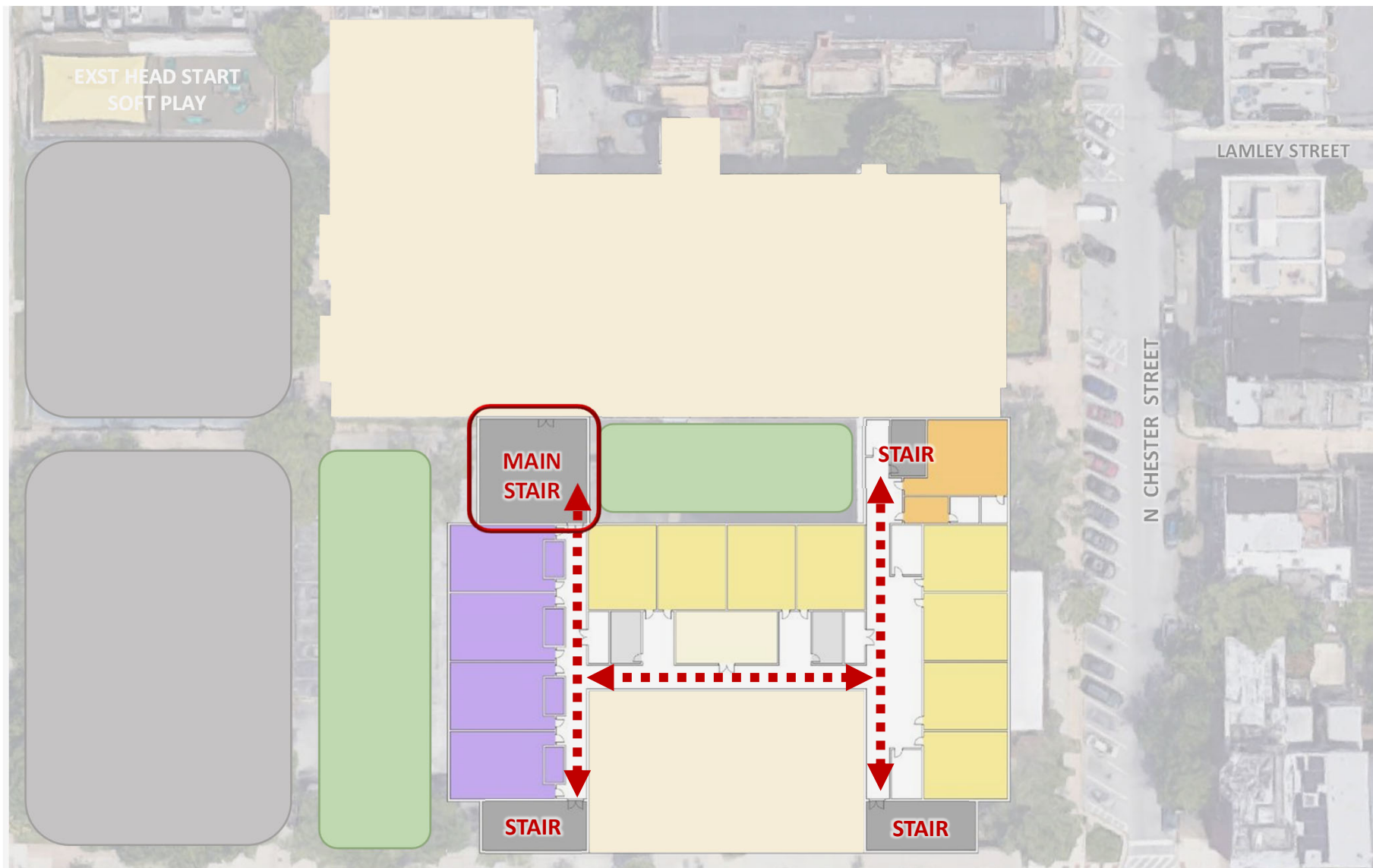




Option 03: Third Floor Plan Diagram



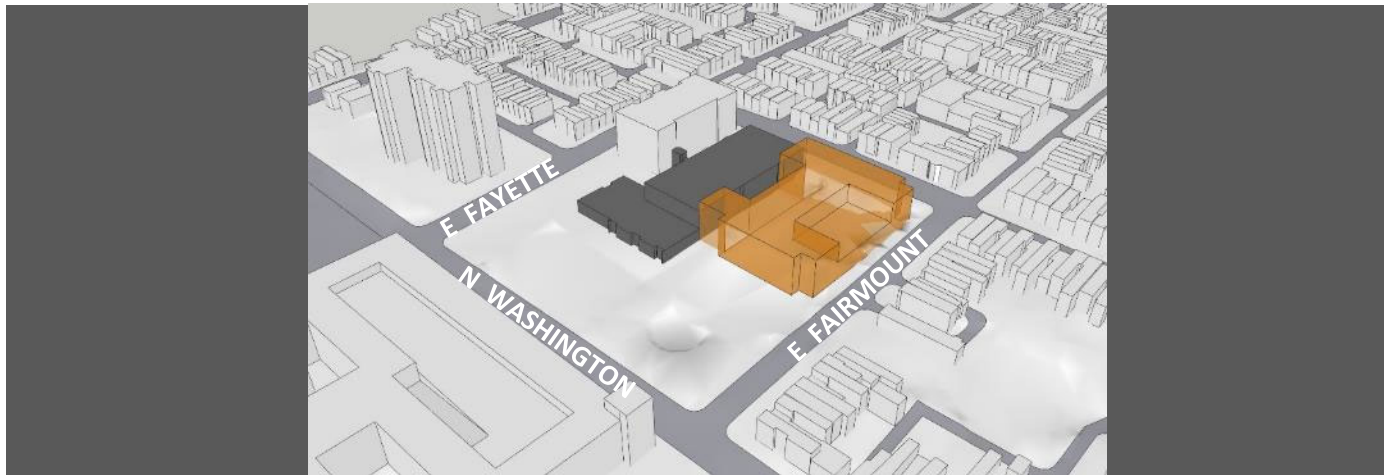




Option 03: Third Floor Plan Diagram

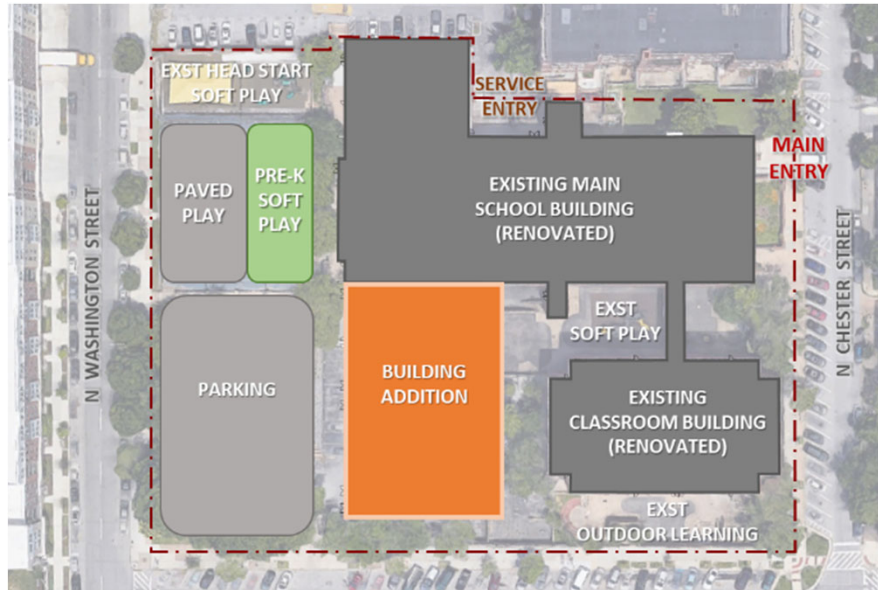


Advantages	Disadvantages
<ul style="list-style-type: none"> <li>• Clean circulation paths.</li> <li>• Spaces meet programmatic requirements with improved adjacencies.</li> <li>• Three separate assembly spaces that can be used simultaneously.</li> <li>• Locates main entry on prominent street w/ drop-off.</li> </ul>	<ul style="list-style-type: none"> <li>• Anticipated highest construction costs &amp; longest project schedule.</li> </ul>



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



# Questions?

## Program Information

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**21stCenturySchoolBuildingsProgram**



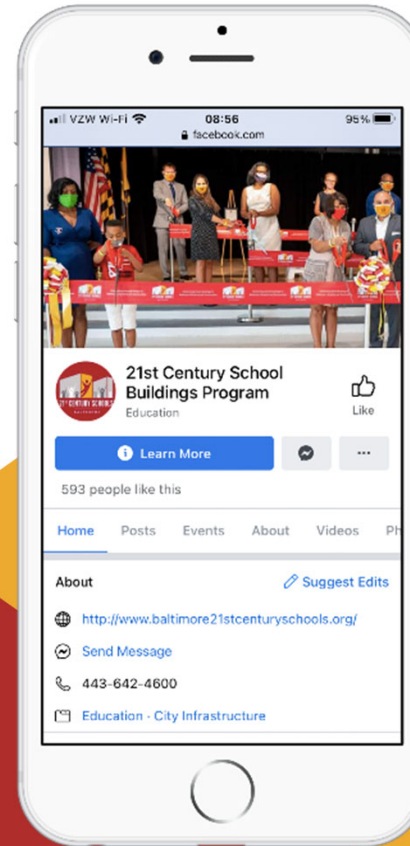
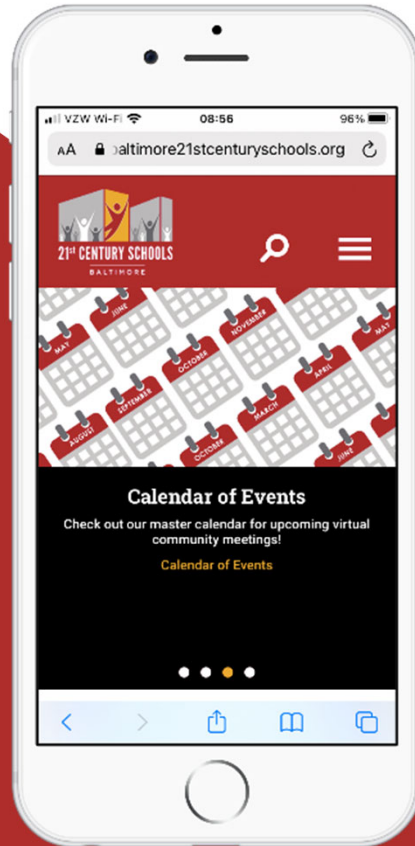
**21stCSBaltimore**



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

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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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