



21st Century School Buildings Program
Commodore John Rodgers Elementary/Middle School

Presenters	Agenda
<p>Renee Stainrod Manager, Community & Public Relations 21st Century Schools Buildings Program</p> <p>Michael McBride Design Director 21st Century School Buildings Program</p> <p>Ivy McNeill Sr. Community & Public Relations Coordinator 21st Century School Buildings Program</p> <p>Paul Hume, AIA, LEED AP Principal-In-Charge GWWO, Inc.</p> <p>Scott Moir, AIA, CDT Project Manager GWWO, Inc.</p>	<ul style="list-style-type: none"> • Introductions • Guiding Principles • Feasibility Study Options <ul style="list-style-type: none"> • Option 01 • Option 02 • Option 03 • Project Schedule Review • Open Discussion • Closing Remarks



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

PLAN AN ENVIRONMENT THAT IS

- Inclusive and Equitable
- Agile
- Safe & Secure
- Collaborative
- Multi-Functional
- Enriching
- Innovative

EMBRACE CONTEXTUAL & HISTORICAL RELATIONSHIPS

- Proximity to Resources
 - Patterson Park
 - Johns Hopkins Hospital
- Butcher's Hill Community Pride

EMPHASIZE INTERDISCIPLINARY & MUTUALLY BENEFICIAL PROGRAMMATIC RELATIONSHIPS



- Functional Adjacencies

ESTABLISH DIRECT CIRCULATION PATHS

- Line of Sight Supervision
- Reduced Travel Distance
- Wayfinding

PROMOTE COST-EFFECTIVE RESPONSES TO FISCAL CHALLENGES

- Multi-Use /Shared Spaces
- Recommendation of Durable Building Materials
- Recommendation of Maintenance Friendly Building Systems
- Sustainability

Option	Description
<p>Option 01</p> <ul style="list-style-type: none"> Strategic Renovation & Addition 	<ul style="list-style-type: none"> Full Systemic Renovation. Minor reorganization of spaces with the existing envelope. <ul style="list-style-type: none"> No significant interior demolition or construction; Limited to code upgrades and modifications for systemic renovation. Building addition to meet remaining ed spec requirements.
	

Option 01: Existing Conditions Site Plan Diagram

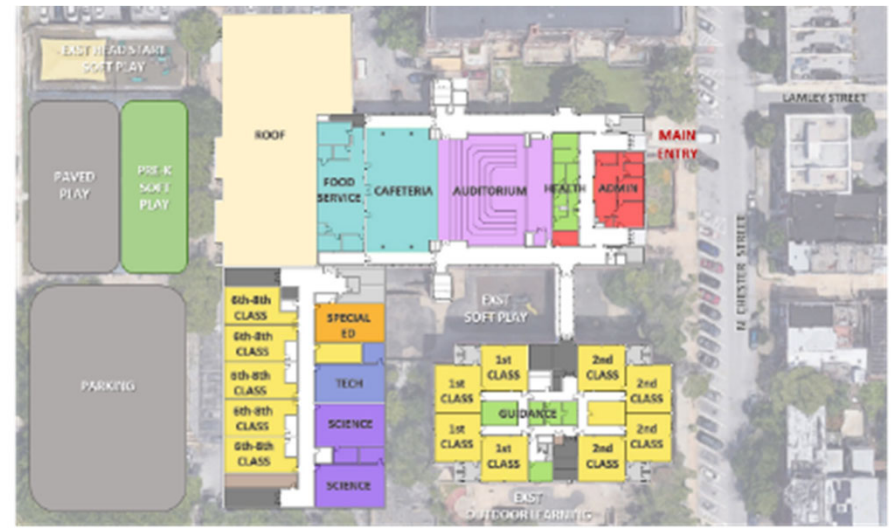
Option 01: Site Plan Diagram

Planning

2020 Feasibility Study Option 01 Recap



Option 01: Ground Floor Plan Diagram



Option 01: First Floor Plan Diagram

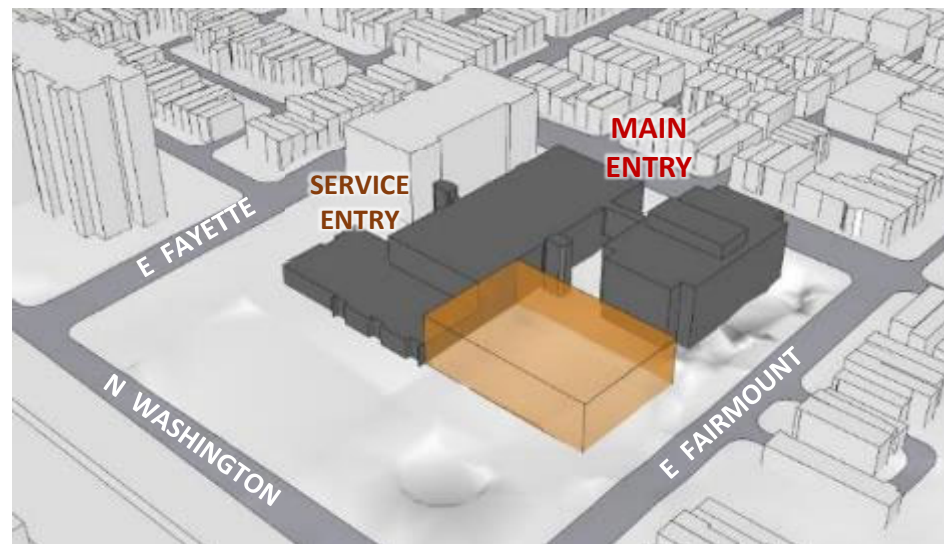


Option 01: Second Floor Plan Diagram



Option 01: Third Floor Plan Diagram

Advantages	Disadvantages
<ul style="list-style-type: none"> • Anticipated lowest cost. • Minimizes physical impact to existing school building. • Provides properly sized gymnasium. • Minimizes impact to site. 	<ul style="list-style-type: none"> • 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
Option 02 <ul style="list-style-type: none"> Major Renovation & Addition 	<ul style="list-style-type: none"> Full Systemic Renovation. Full interior demolition for construction of new interior walls to meet ed spec to extent possible. Building addition to meet remaining ed spec requirements.



Option 02: Existing Conditions Site Plan Diagram



Option 02: Site Plan Diagram

Planning

2020 Feasibility Study Previously Presented Option 02 Recap



Previous Option 02: Ground Floor Plan Diagram



Previous Option 02: First Floor Plan Diagram



Previous Option 02: Second Floor Plan Diagram



Previous Option 02: Third Floor Plan Diagram



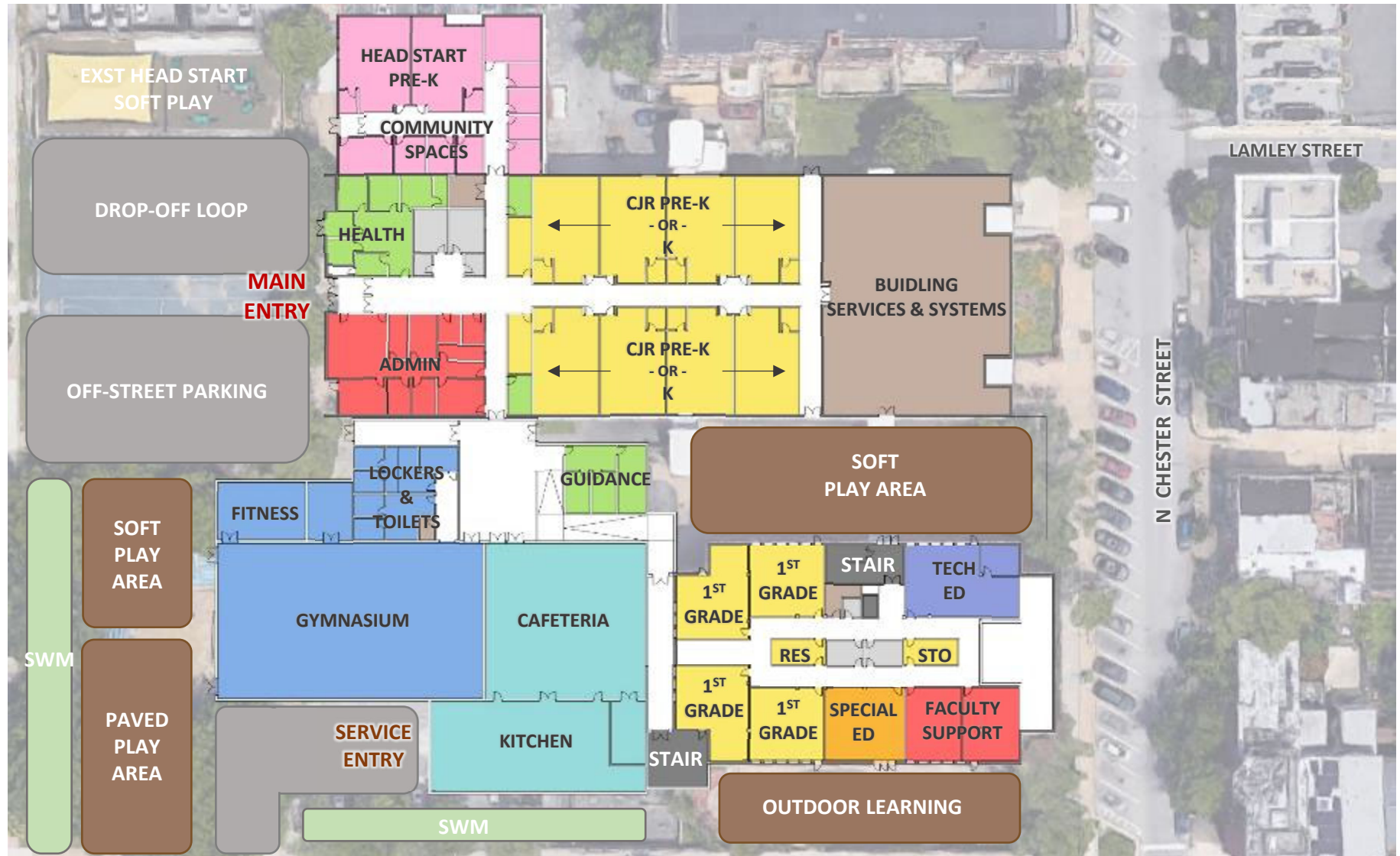
Option 02: Existing Conditions Site Plan Diagram





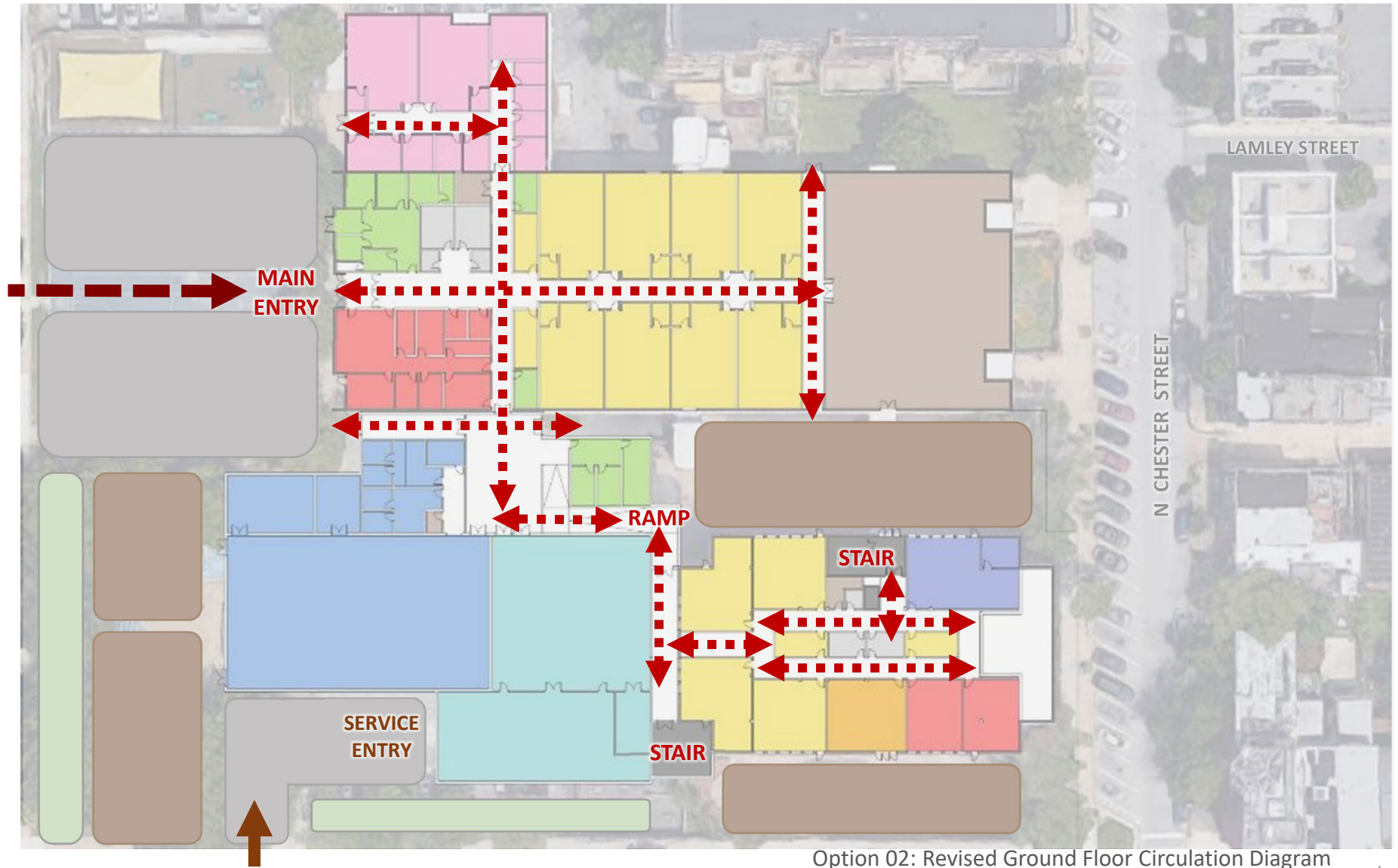
Option 02: Revised Site Plan Diagram

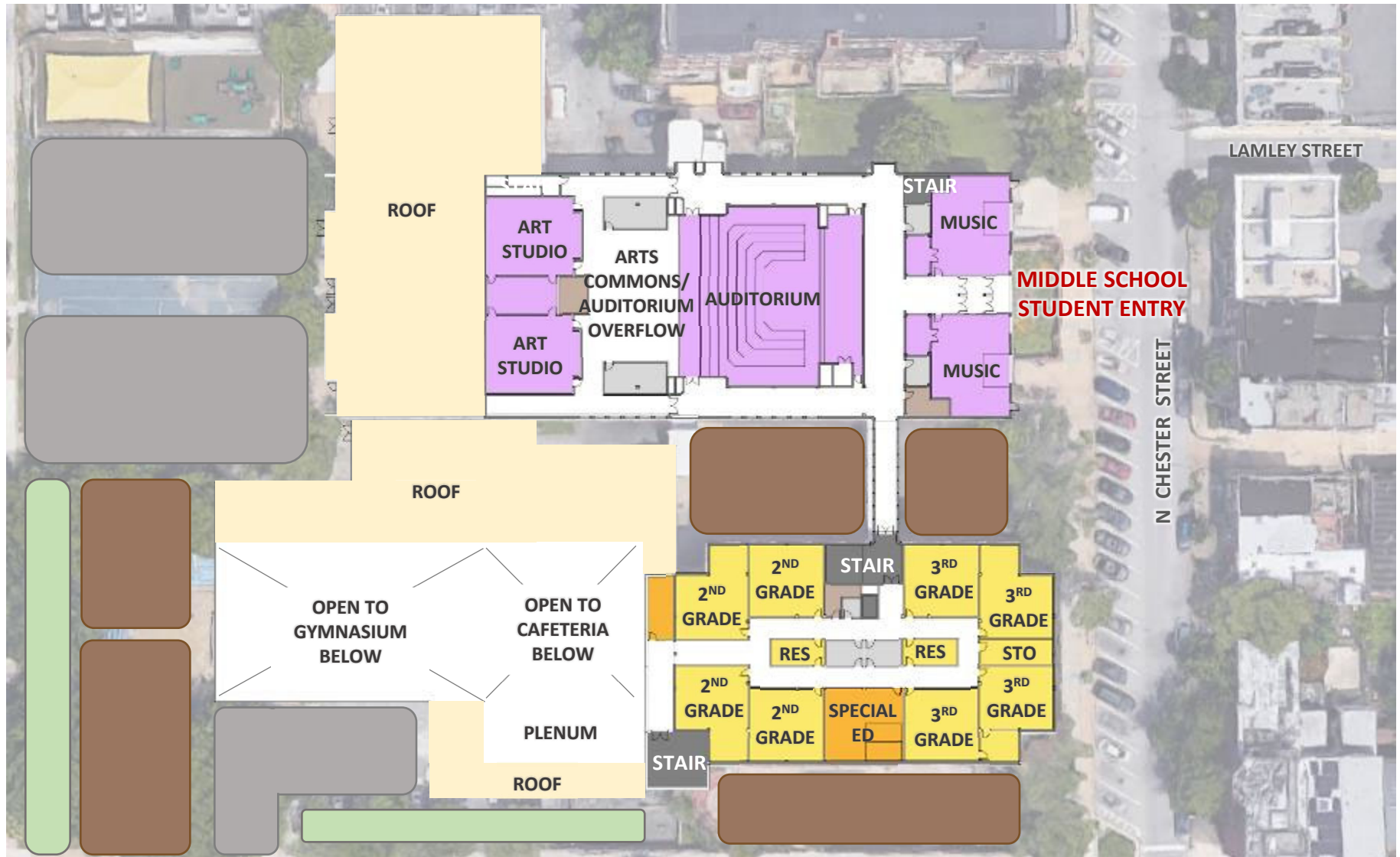




Option 02: Revised Ground Floor Plan Diagram

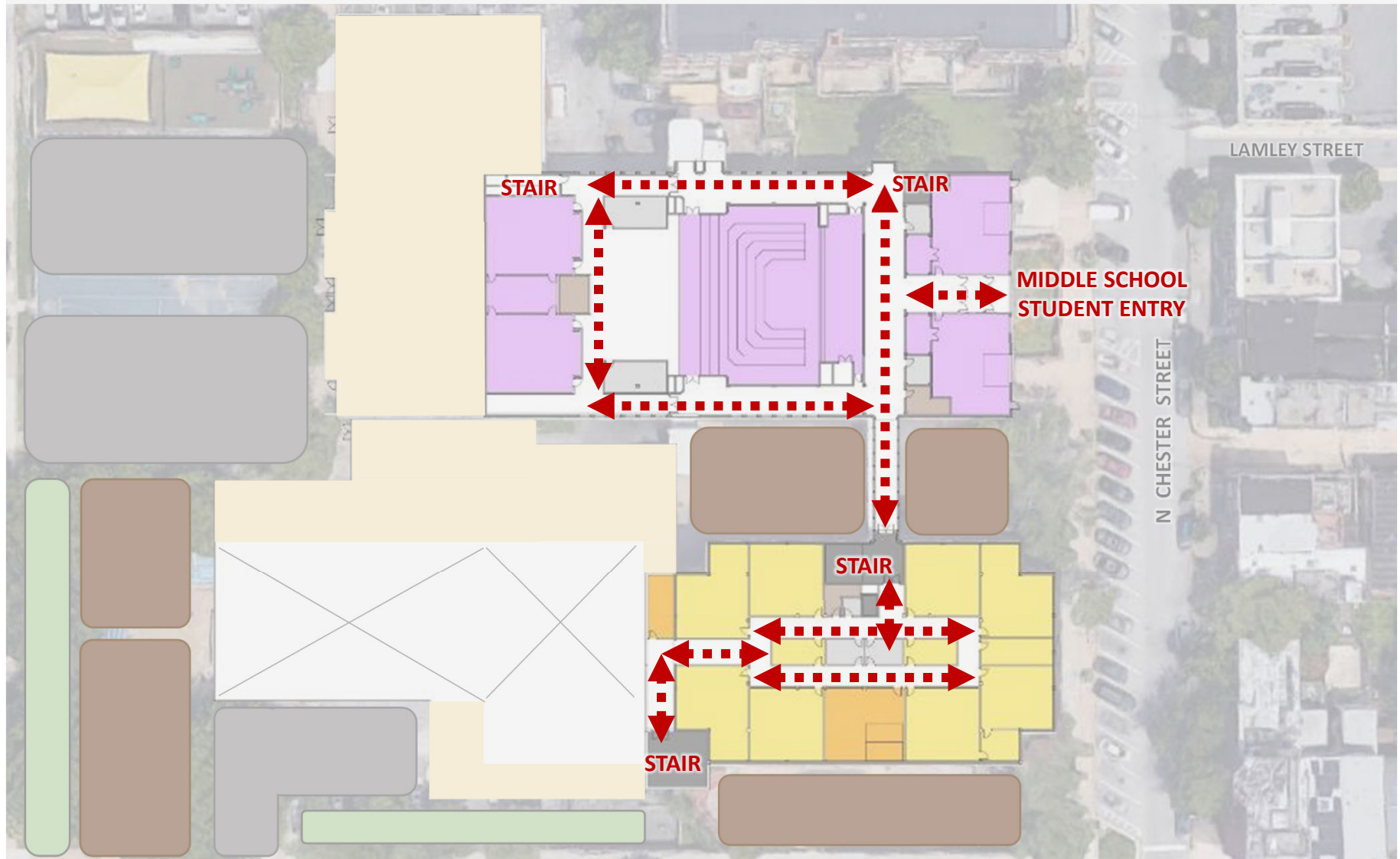






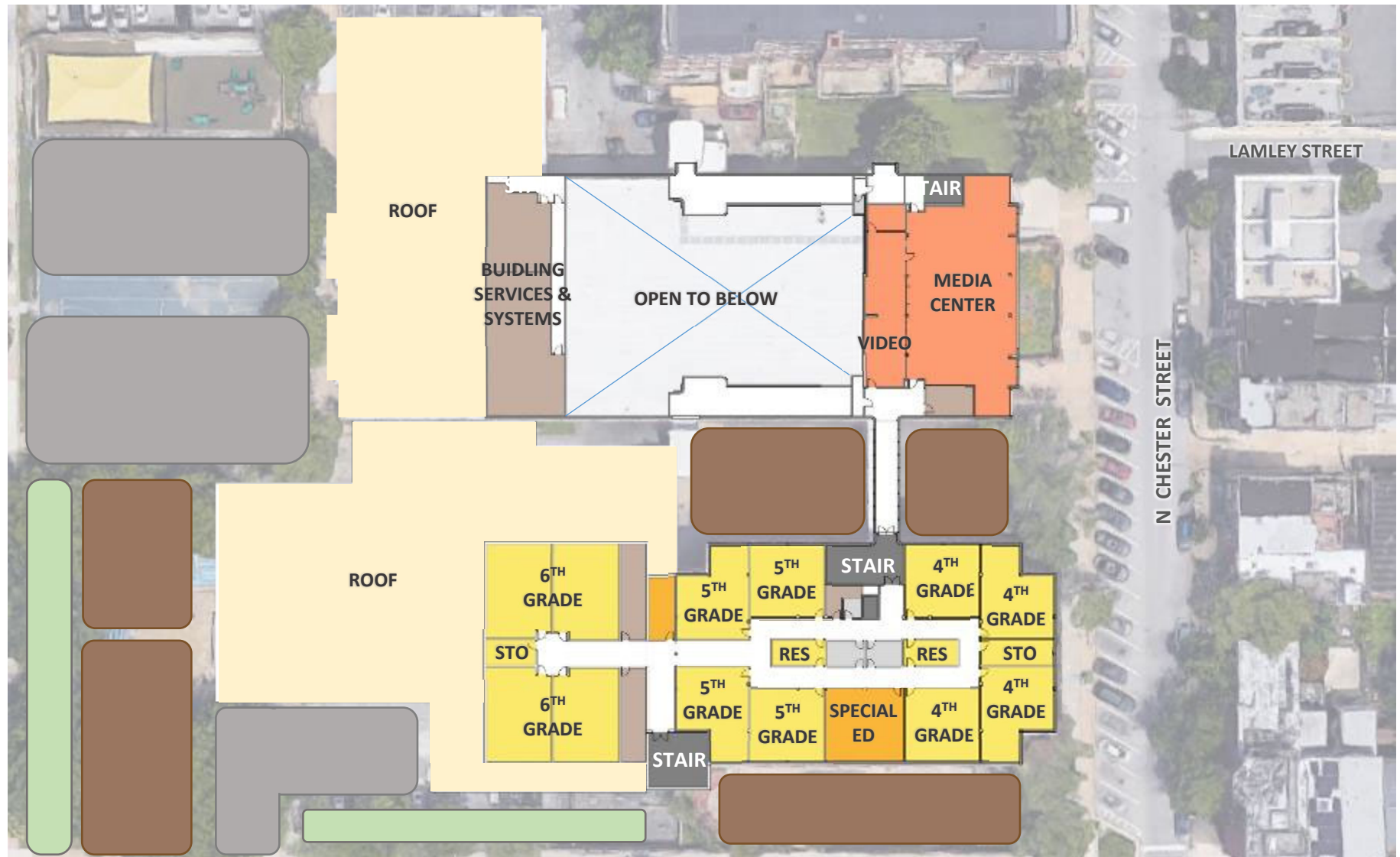
Option 02: Revised First Floor Plan Diagram





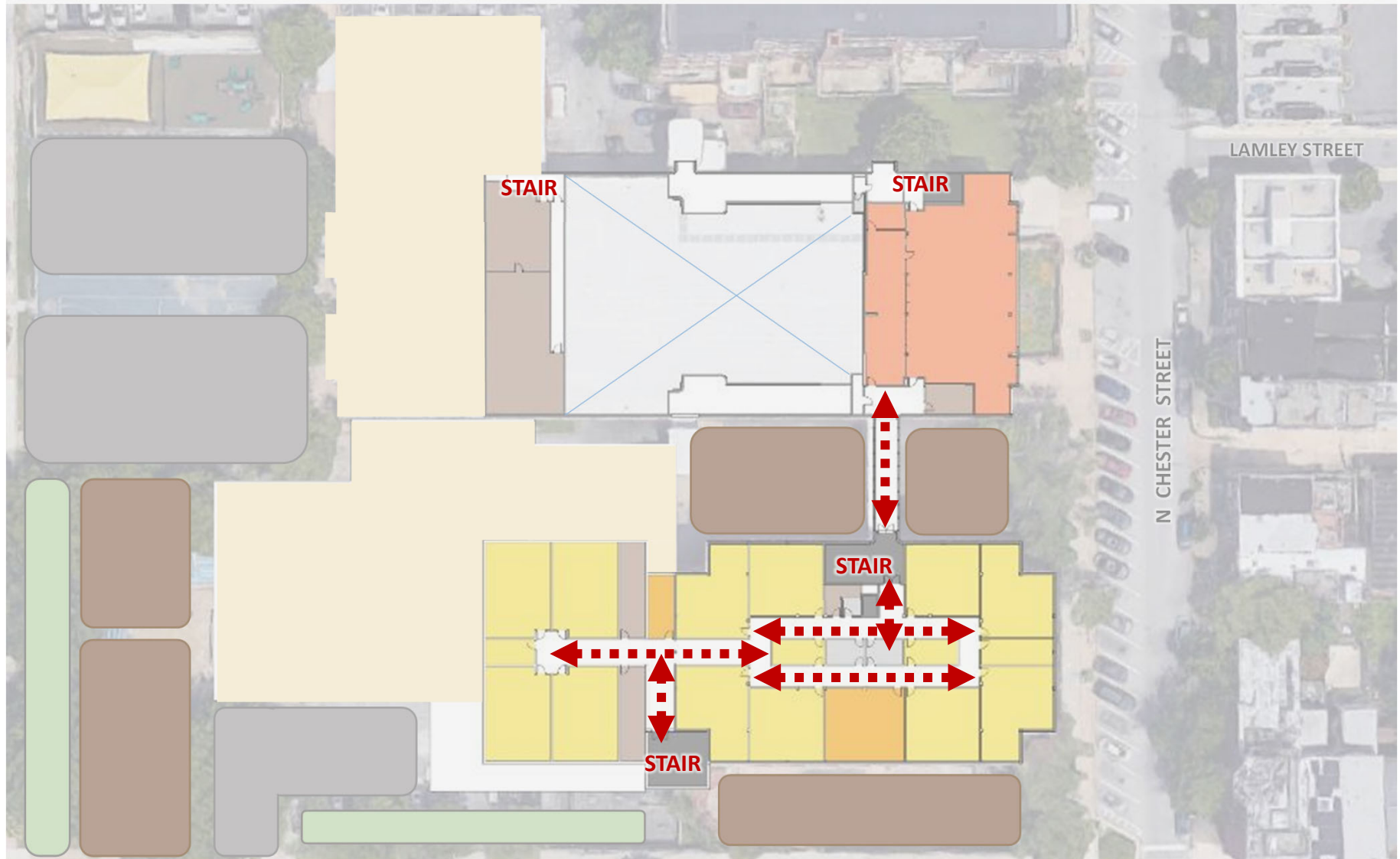
Option 02: Revised First Floor Circulation Diagram





Option 02: Revised Second Floor Plan Diagram





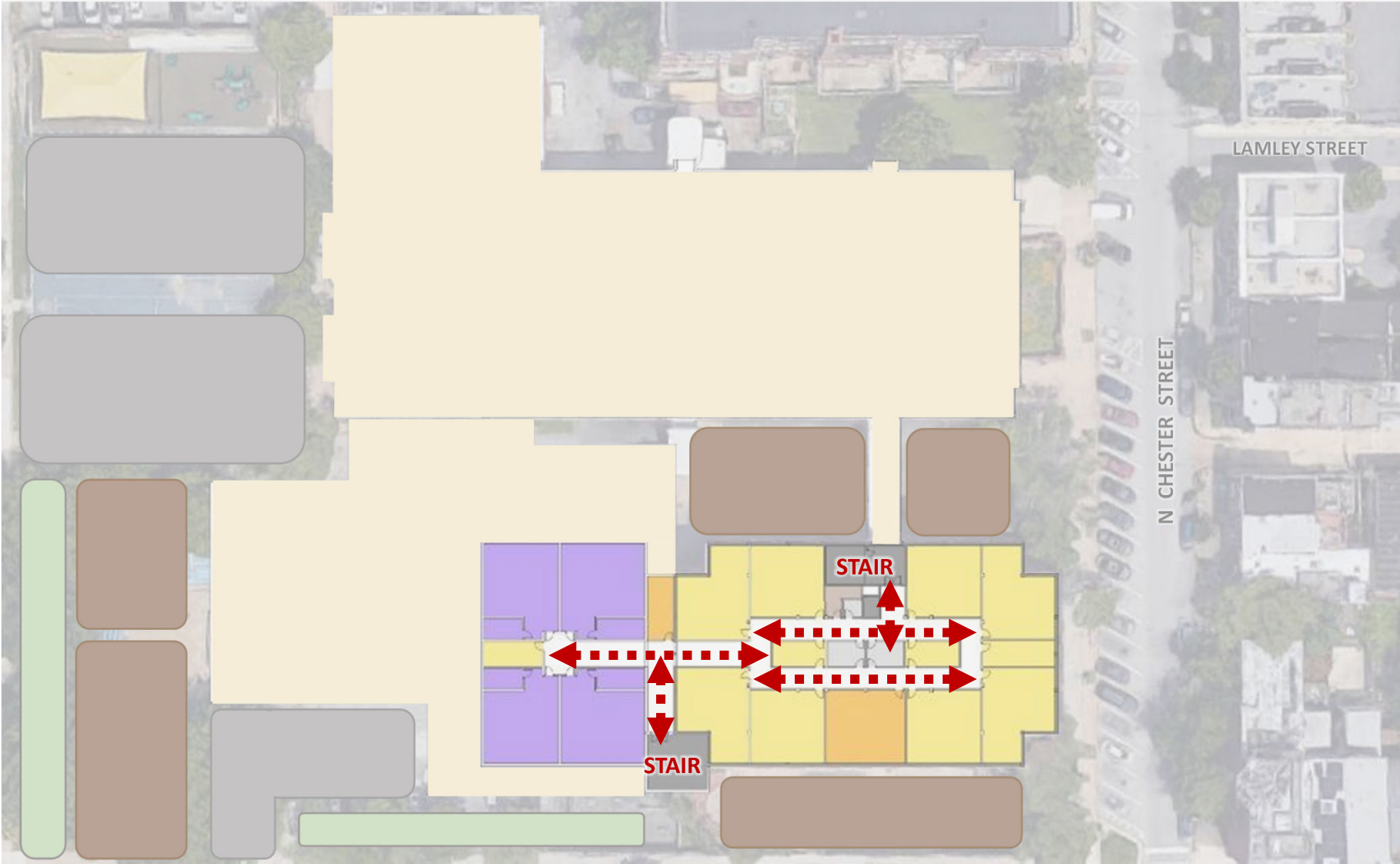
Option 02: Revised Second Floor Circulation Diagram





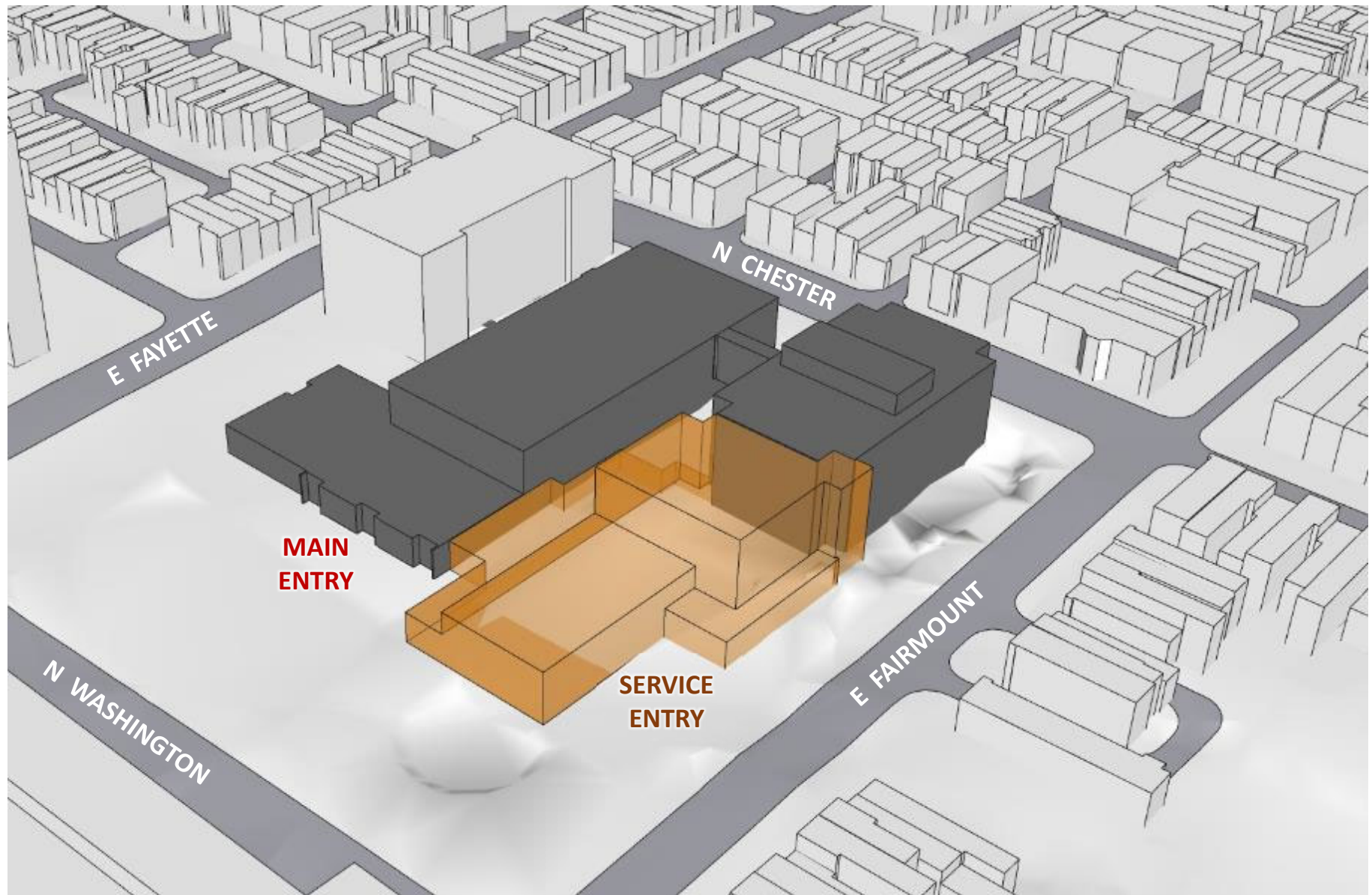
Option 02: Revised Third Floor Plan Diagram





Option 02: Revised Third Floor Circulation Diagram





Advantages	Disadvantages
<ul style="list-style-type: none">• Anticipated mid-level option for Construction Cost.• Most spaces meet programmatic size requirements.• Provides properly-sized Gymnasium w/ access to Outdoor Play.• Gymnasium and Cafeteria easily accessed from Community Spaces.• Music Classrooms adjacent to Auditorium/Stage.• Locates Main Entry on prominent street w/ drop-off.• Clean and direct paths of student circulation.	<ul style="list-style-type: none">• Building Addition decreases amount of useable site for off-street parking and open activity.• Renovation of classroom wing requires compromises to programmatic size requirements due to existing structural system.• Not all classrooms are identical in size and configuration.

Option	Description
Option 03 <ul style="list-style-type: none"> Major Renovation & Partial Replacement School 	<ul style="list-style-type: none"> Full Systemic Renovation. Selective interior demolition of existing main school building for construction of new interior walls to meet ed spec. Demolition of existing classroom building. Building addition to meet remaining ed spec requirements.



Option 03: Existing Conditions Site Plan Diagram



Option 03: Site Plan Diagram

Planning

2020 Feasibility Study Previously Presented Option 03 Recap



Previous Option 03: Ground Floor Plan Diagram



Previous Option 03: First Floor Plan Diagram



Previous Option 03: Second Floor Plan Diagram

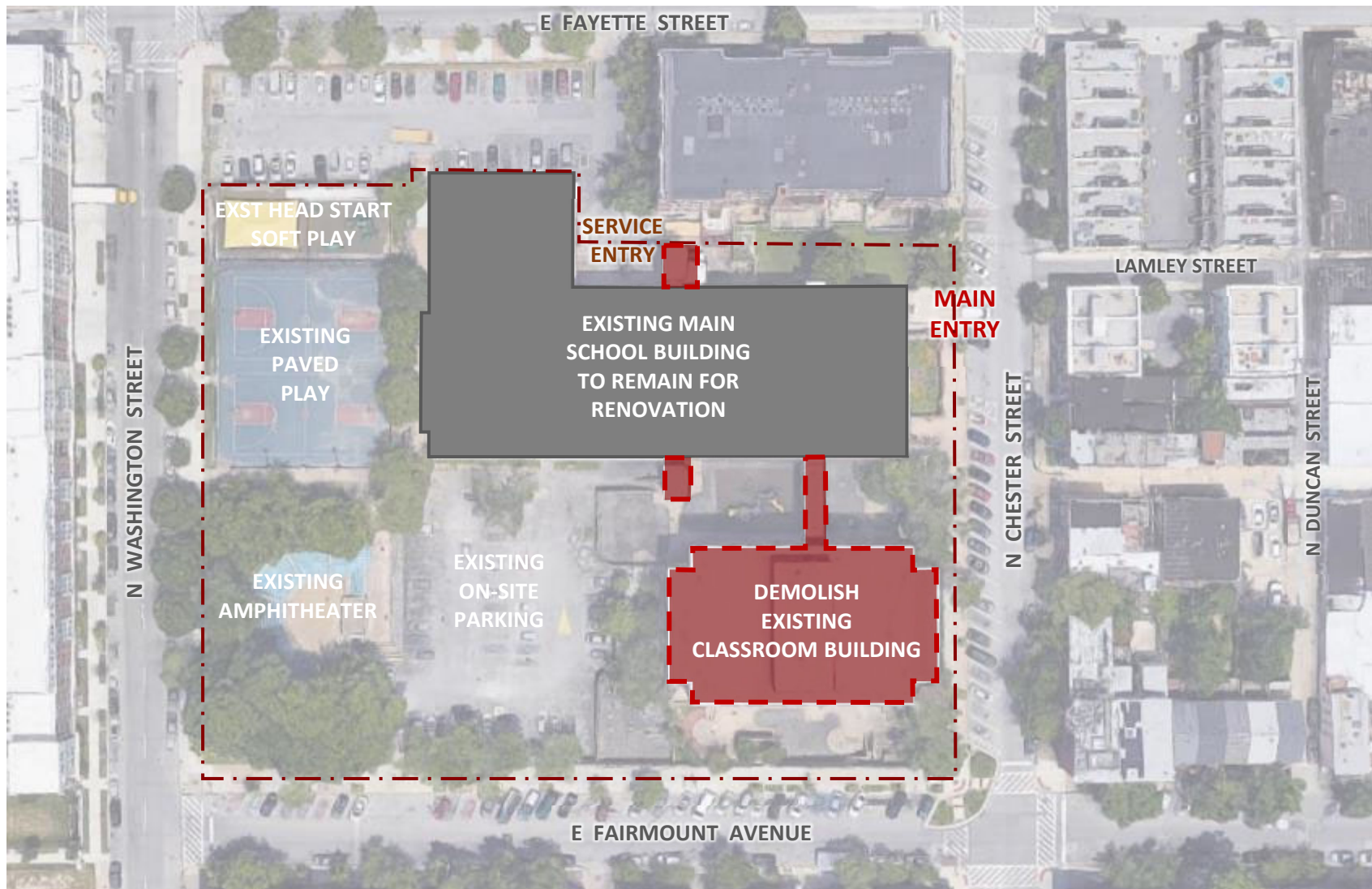


Previous Option 03: Third Floor Plan Diagram



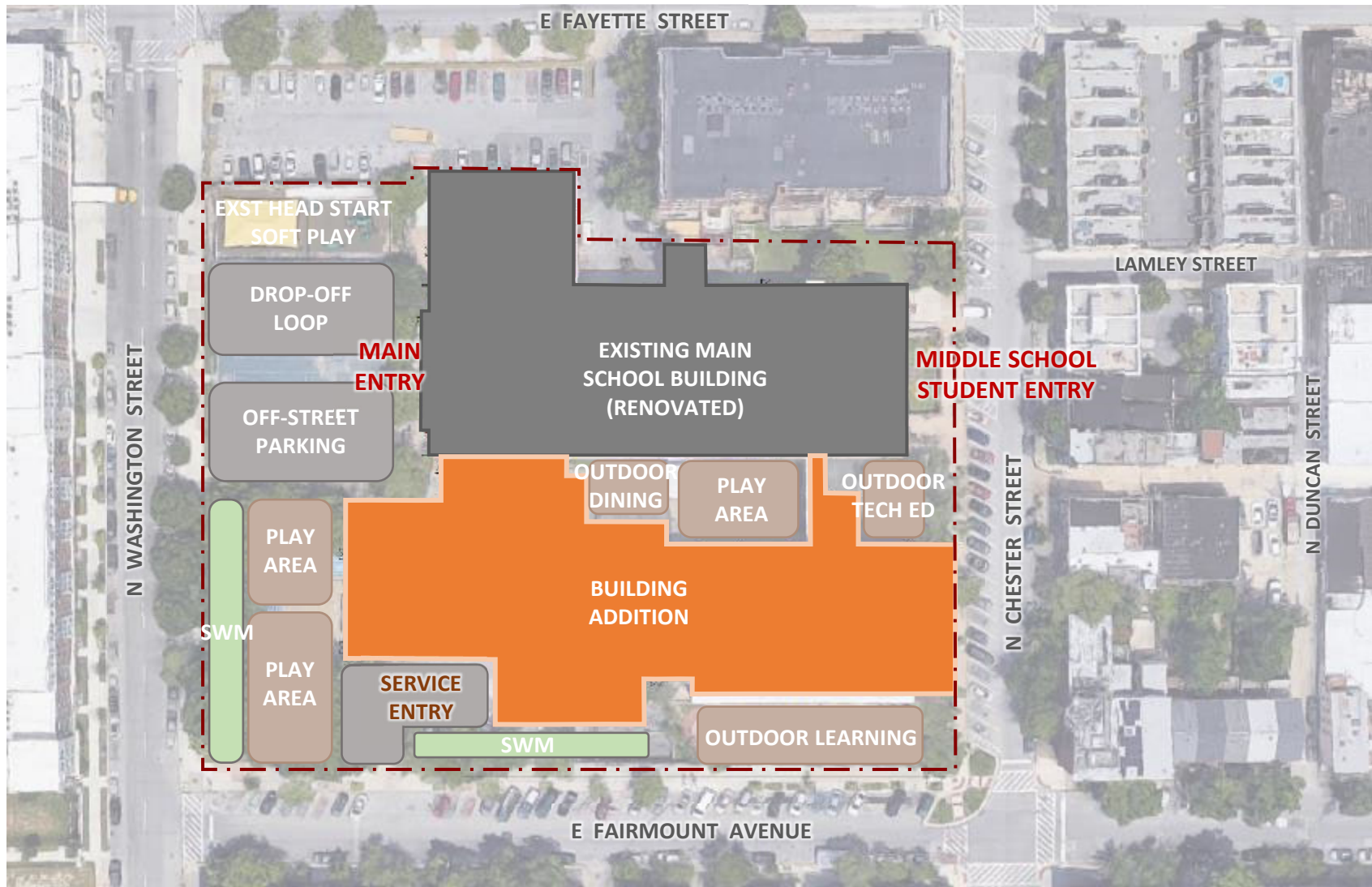
Option 03: Existing Conditions Site Plan Diagram





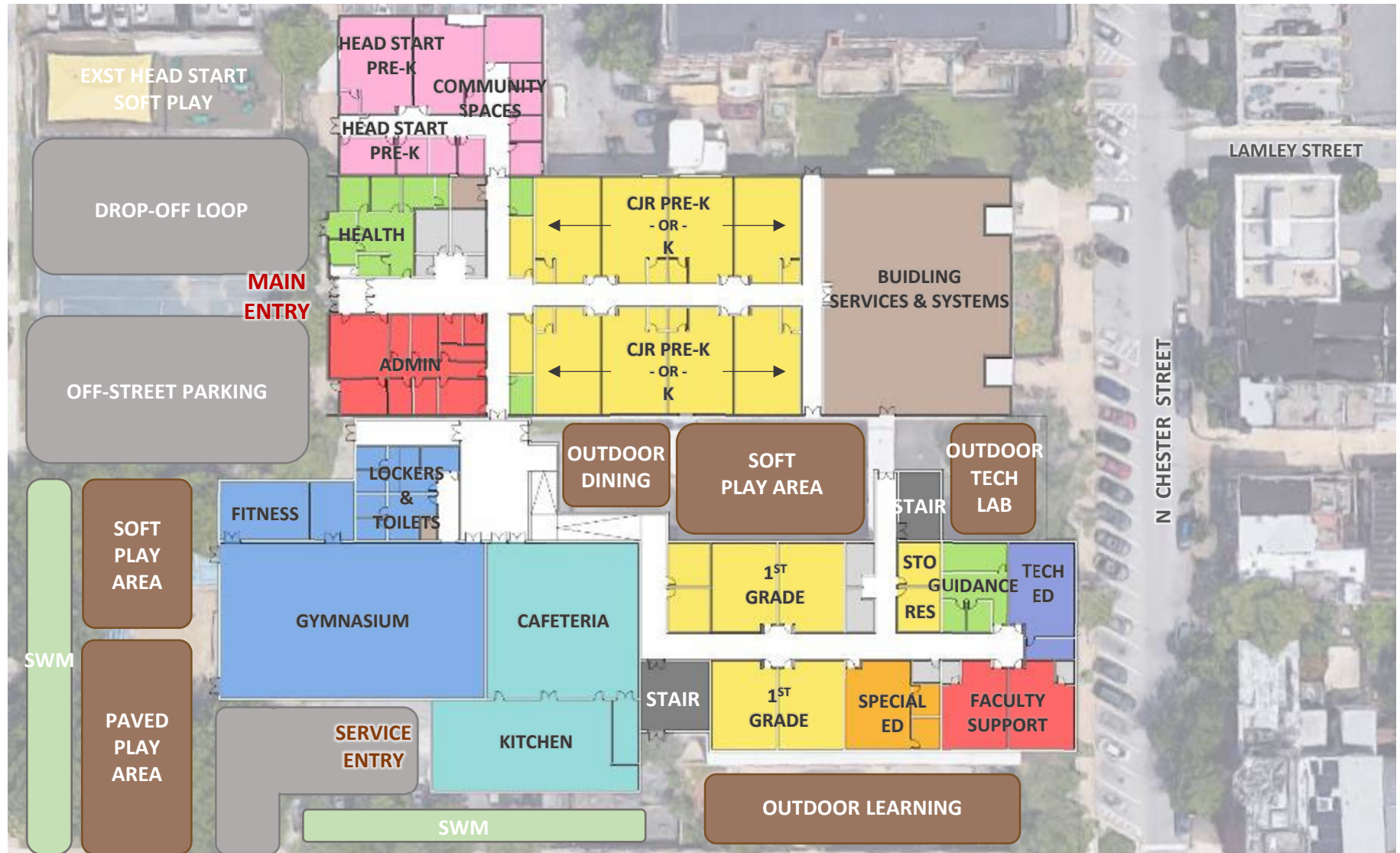
Option 03: Demolition Site Plan Diagram





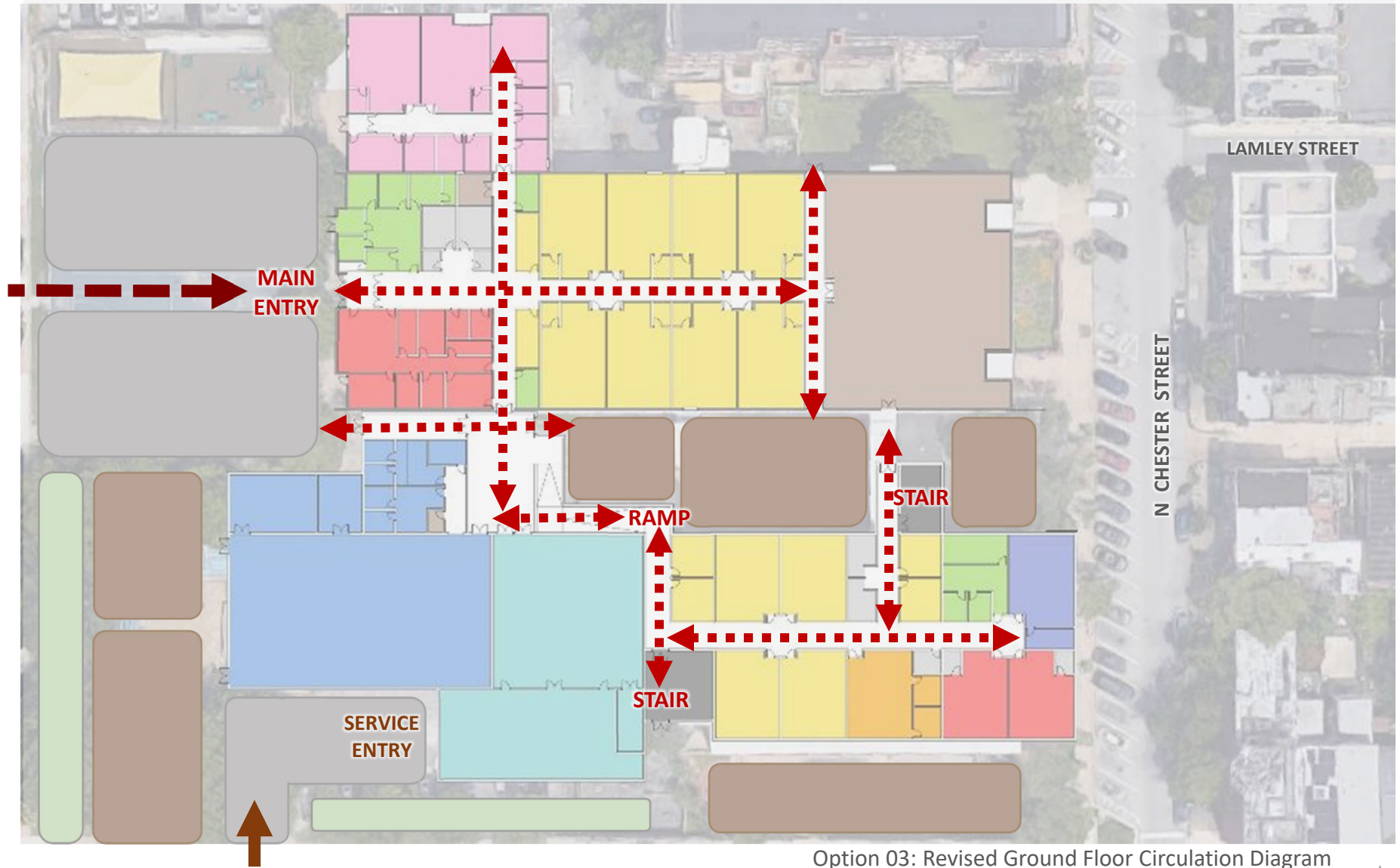
Option 03: Revised Site Plan Diagram





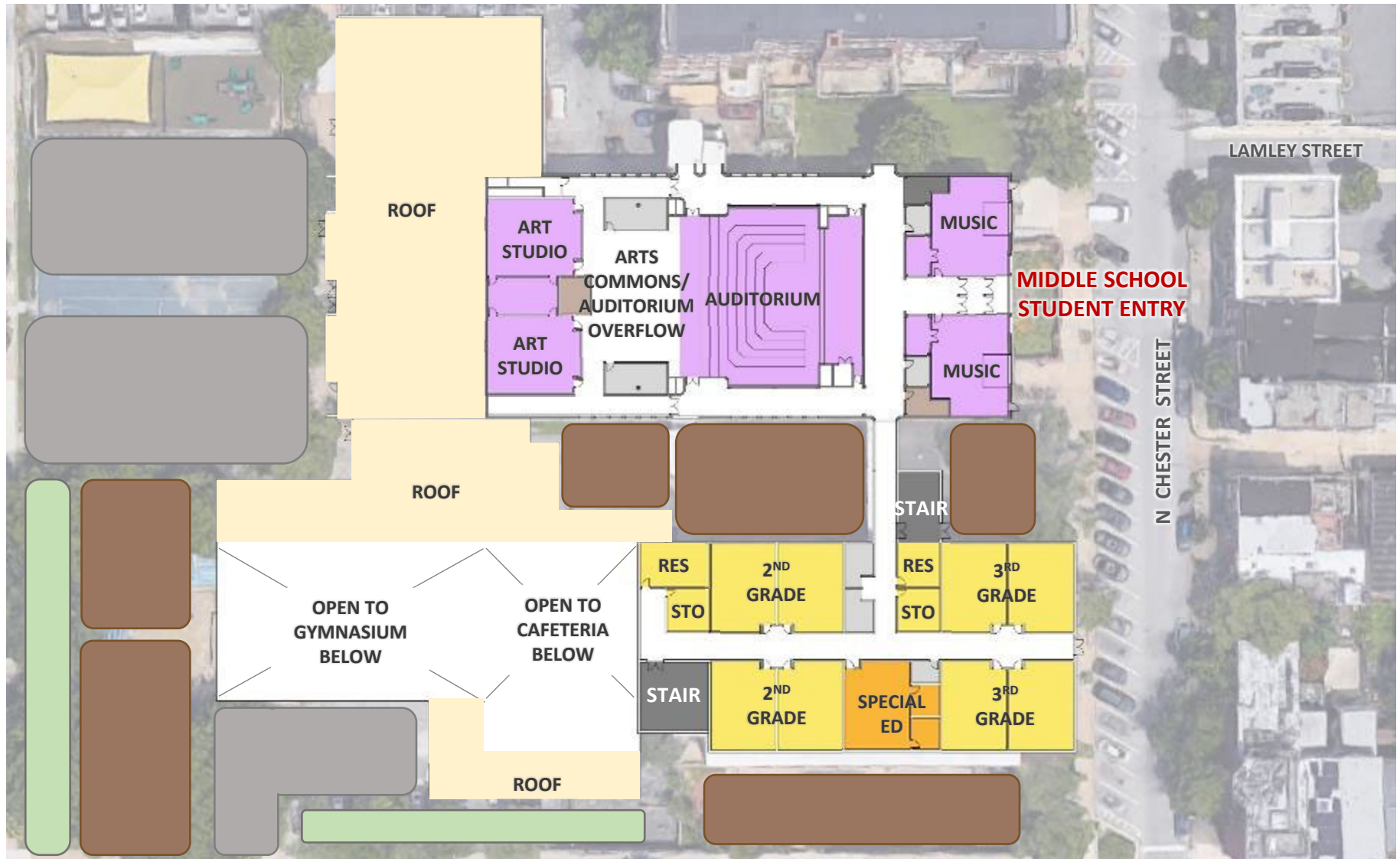
Option 03: Revised Ground Floor Plan Diagram





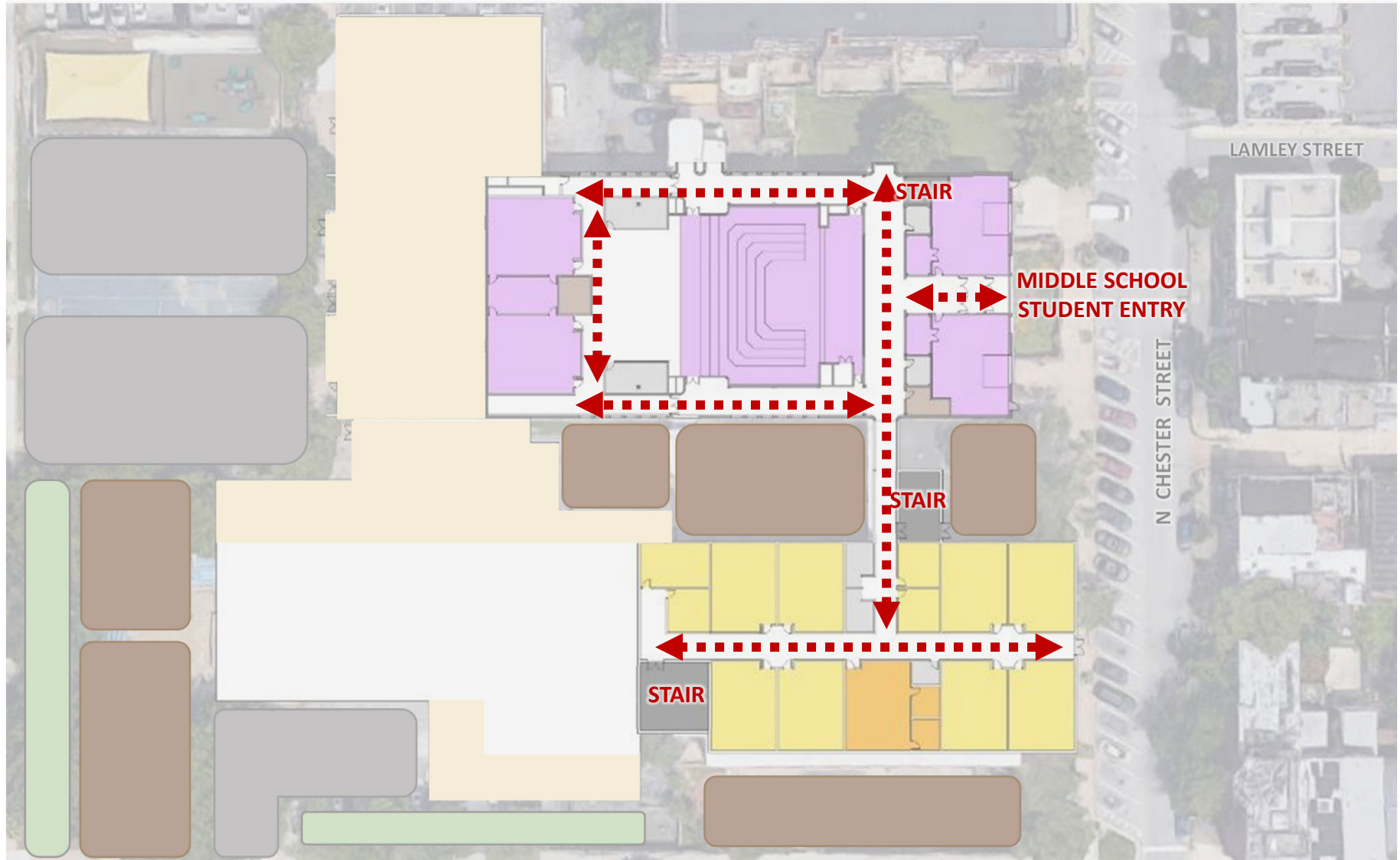
Option 03: Revised Ground Floor Circulation Diagram





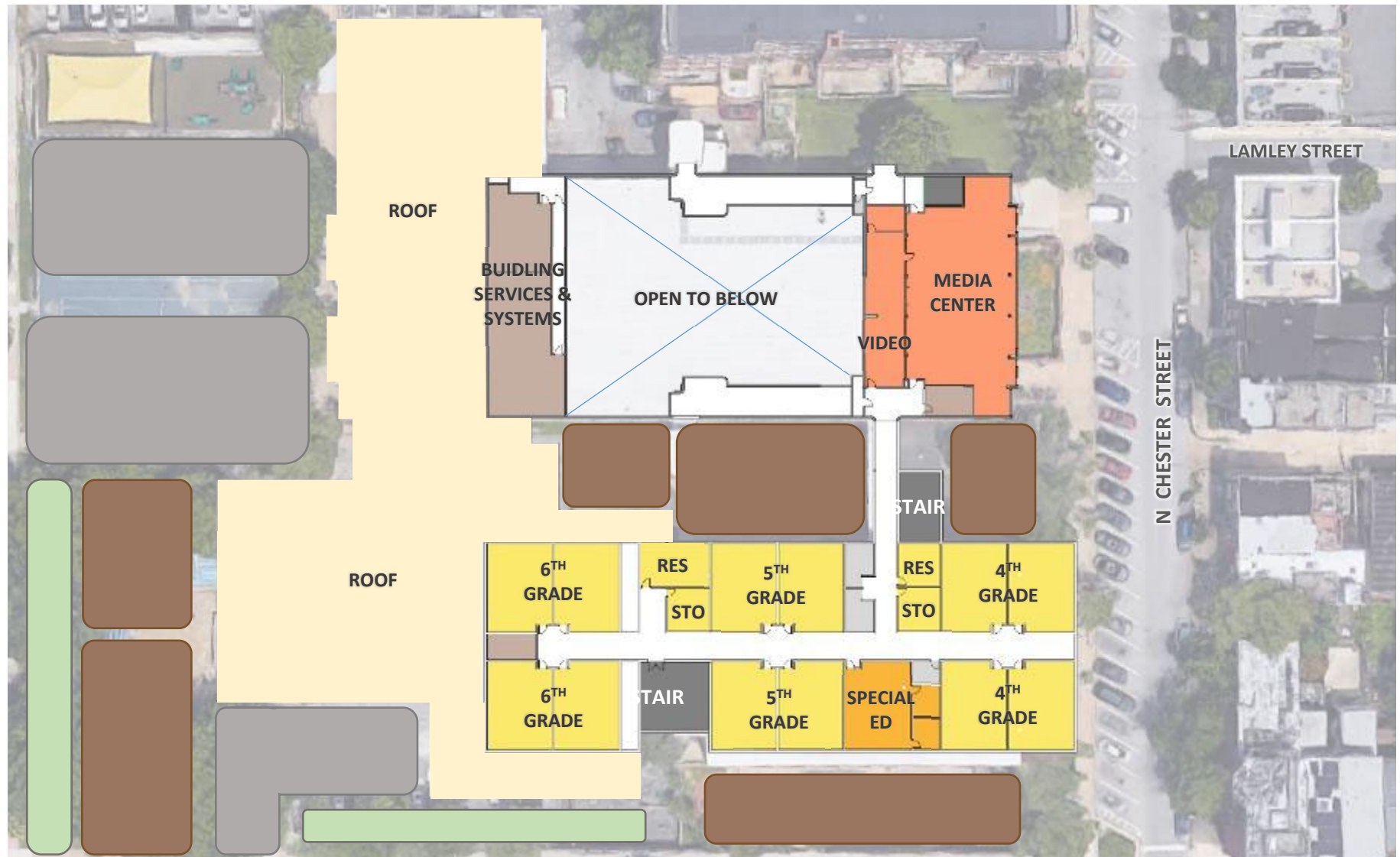
Option 03: Revised First Floor Plan Diagram





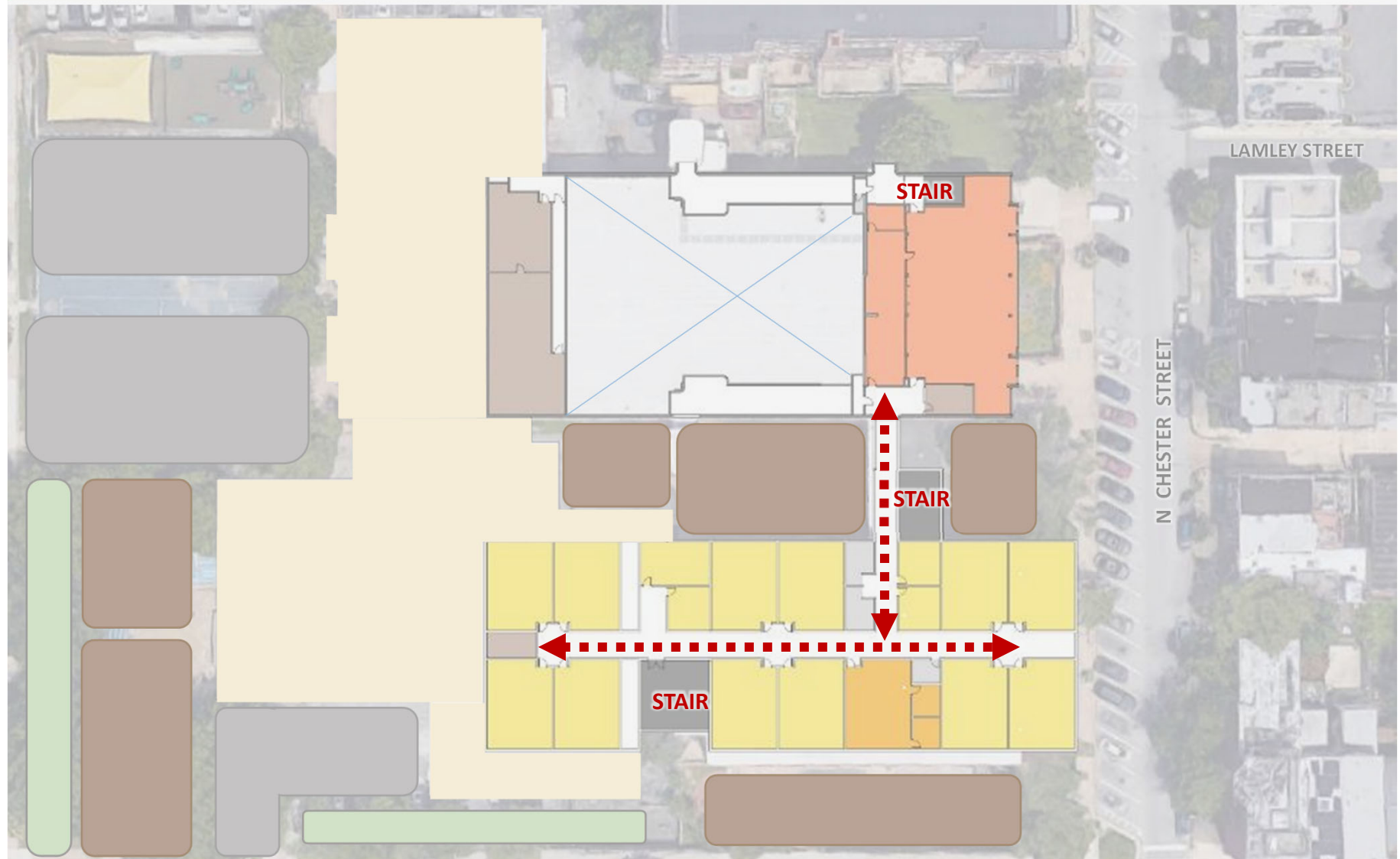
Option 03: Revised First Floor Circulation Diagram





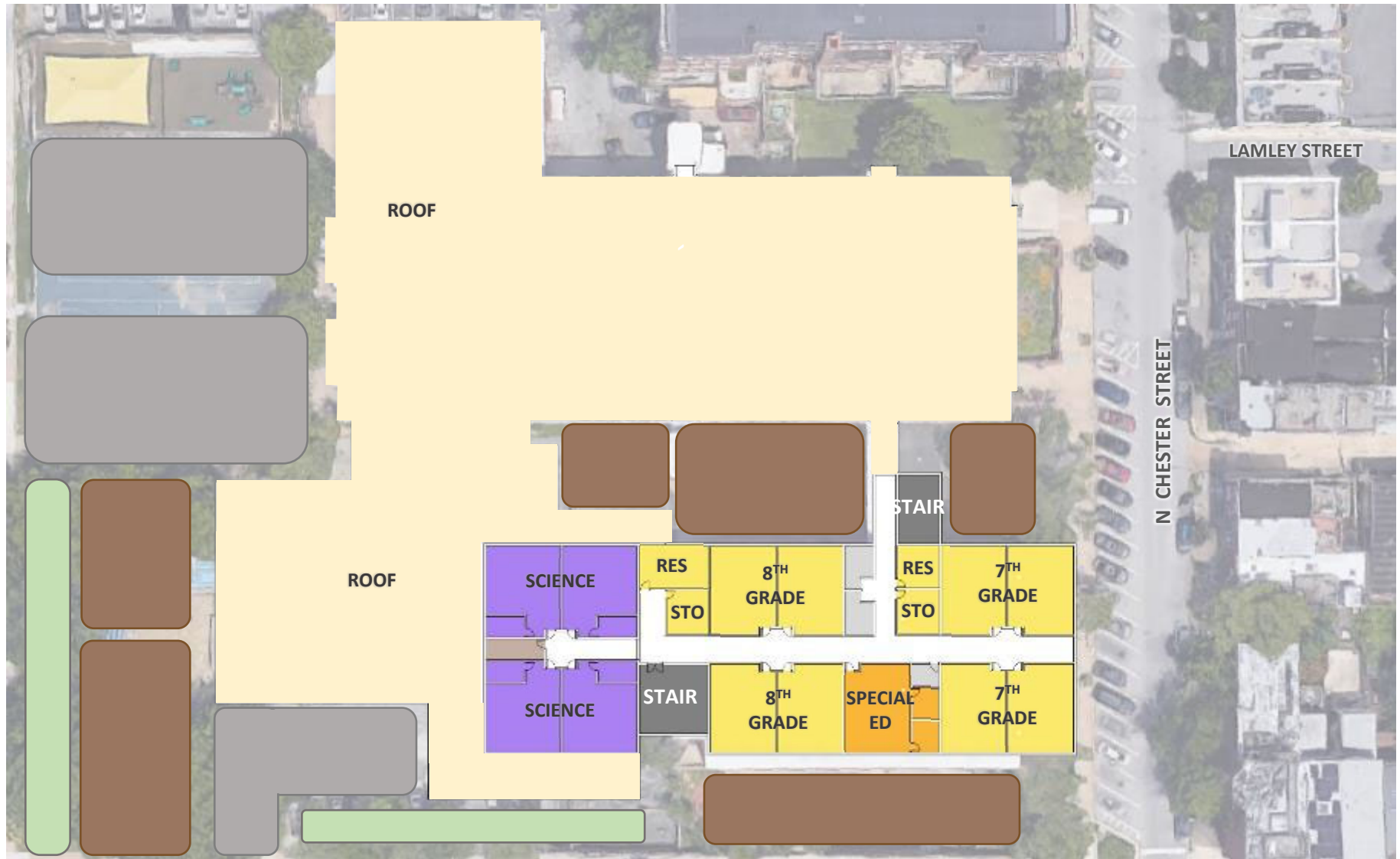
Option 03: Revised Second Floor Plan Diagram





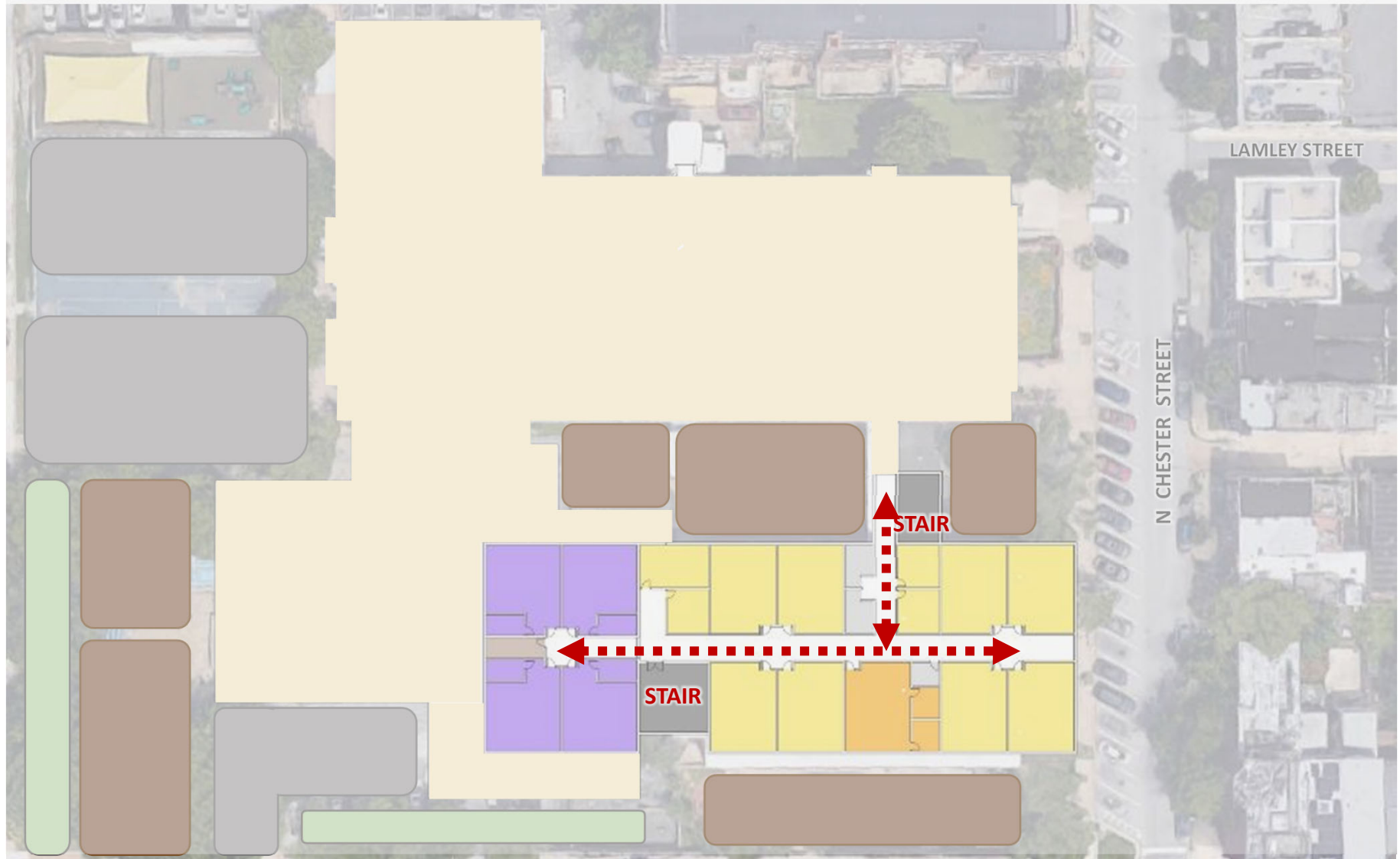
Option 03: Revised Second Floor Circulation Diagram





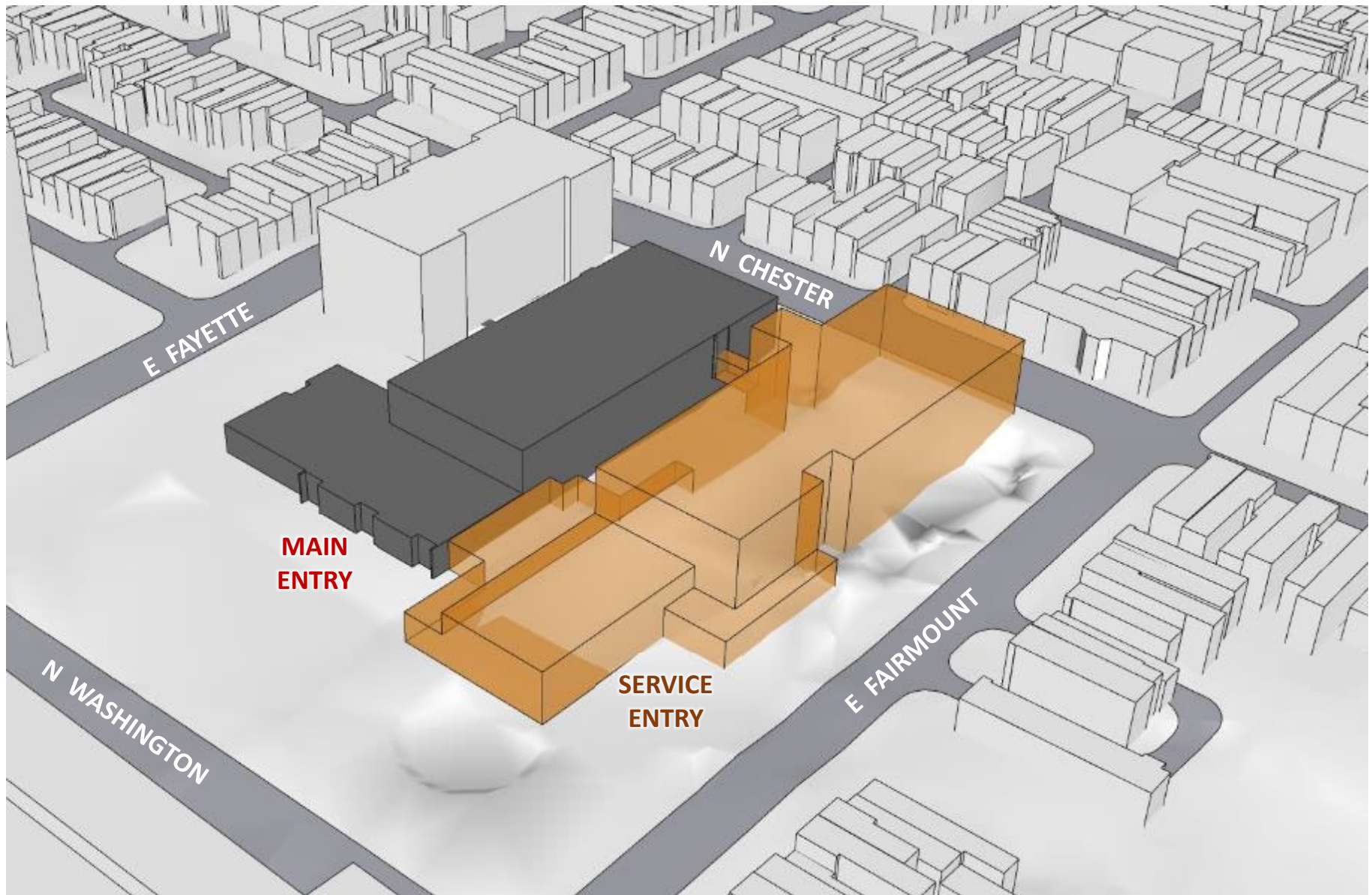
Option 03: Revised Third Floor Plan Diagram





Option 03: Revised Third Floor Circulation Diagram





Advantages	Disadvantages
<ul style="list-style-type: none">• All spaces meet programmatic size requirements.• Core Learning Classrooms are identical in size and configuration.• Provides properly-sized Gymnasium w/ access to Outdoor Play.• Gymnasium and Cafeteria easily accessed from Community Spaces.• Music Classrooms adjacent to Auditorium/Stage.• Locates Main Entry on prominent street w/ drop-off.• Clean and direct paths of student circulation.	<ul style="list-style-type: none">• Anticipated highest option for construction cost.• Building Addition decreases amount of useable site for off-street parking and open activity.

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 March 2021
Community Meeting #4	March 04, 2021
Submit DRAFT Feasibility Study	Mid March 2021
Prepare FINAL Feasibility Study	Mid March 2021
Submit FINAL Feasibility Study	Late March 2021



Option 01: Summary Diagram



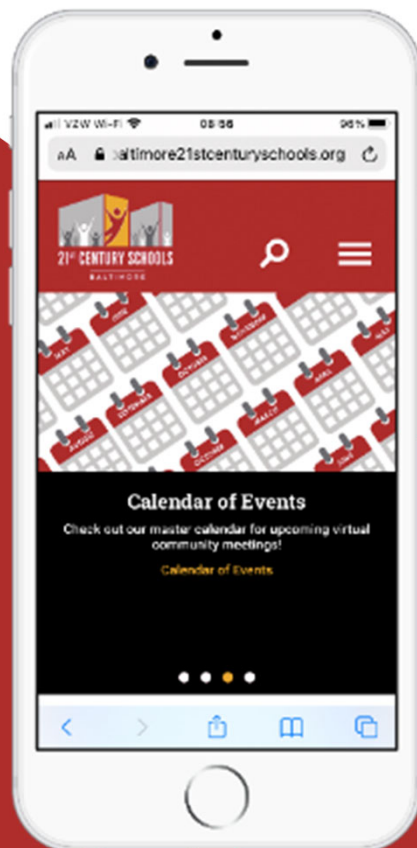
Option 02: Summary Diagram



Option 03: Summary Diagram



www.baltimore21stcenturyschools.org @21stCenturySchoolBuildingProgram





Thank You.

This presentation was brought to you by the 21st Century School Buildings Program.



www.baltimore21stcenturyschools.org

21st Century School Buildings Program

Baltimore City Public Schools
200 East North Avenue Room 407-B
Baltimore MD 21202
(443) 642-4600

Dorothy Hellman

Executive Director, 21st Century School Buildings Program
Baltimore City Public Schools

Gary McGuigan

Executive Vice President, Capital Development Division
Maryland Stadium Authority

Tisha Edwards

Mayor's Office of Children and Family Success
City of Baltimore

Robert Gorrell

Executive Director, Public School Construction Program
State of Maryland

BALTIMORE CITY
PUBLIC SCHOOLS



Questions?

Program Contacts

Sr. Community & Public Relations Coordinator

Ivy McNeil

idmcneill01@bcps.k12.md.us

Community & Public Relations Manager

Renee Stainrod

rastainrod@bcps.k12.md.us

Program Information

21st Century School Buildings Program Office

(443) 642-4600



21stCSBaltimore



21stCenturySchoolBuildingsProgram



21stCSBaltimore