



**21<sup>st</sup> Century School Buildings Program**  
Commodore John Rodgers Elementary/Middle School  
Feasibility Study Community Meeting | August 17, 2021

Presenters	Agenda
<p><b>Renee Stainrod</b>  Manager, Community &amp; Public Relations  21<sup>st</sup> Century School 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>Scott Moir, AIA, CDT</b>  Project Manager  GWWO, Inc.</p>	<ul style="list-style-type: none"> <li>• <b>Introductions</b></li> <li>• <b>Guiding Principles</b></li> <li>• <b>Feasibility Study Options</b> <ul style="list-style-type: none"> <li>• <b>Option 01</b> (Recap – Previously Presented)</li> <li>• <b>Option 02</b> (Recap – Previously Presented)</li> <li>• <b>Option 03</b> (Recap – Previously Presented)</li> <li>• <b><i>RECOMMENDED OPTION</i></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.

### **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

### **ESTABLISH DIRECT CIRCULATION PATHS**

- Line of Sight Supervision
- Reduced Travel Distance
- Wayfinding

### **EMPHASIZE INTERDISCIPLINARY & MUTUALLY BENEFICIAL PROGRAMMATIC RELATIONSHIPS**

- Functional Adjacencies



### **PROMOTE COST-EFFECTIVE RESPONSES TO FISCAL CHALLENGES**

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

### **EMBRACE CONTEXTUAL & HISTORICAL RELATIONSHIPS**

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



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>
	

Option 01: Existing Conditions Site Plan Diagram

Option 01: Site Plan Diagram

## Planning

## 2020 Feasibility Study Option 01 Recap



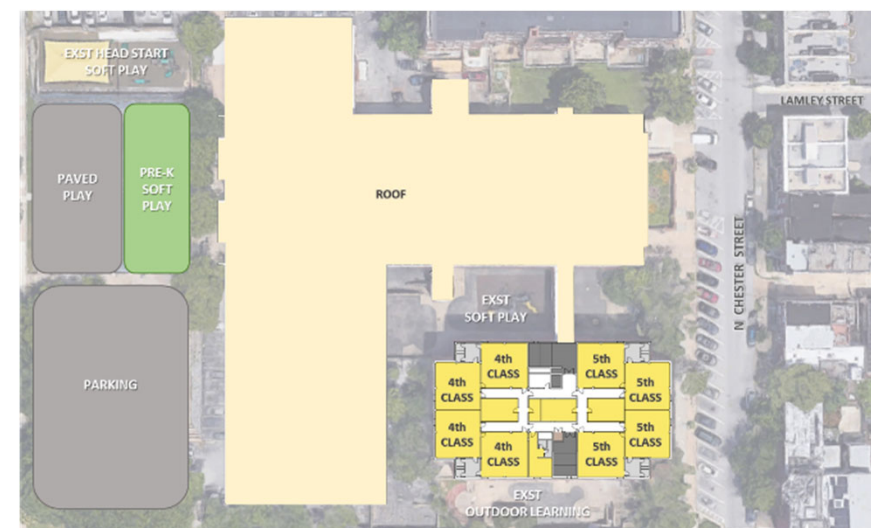
Option 01: Ground Floor Plan Diagram



Option 01: First Floor Plan Diagram



Option 01: Second Floor Plan Diagram



Option 01: Third Floor Plan Diagram

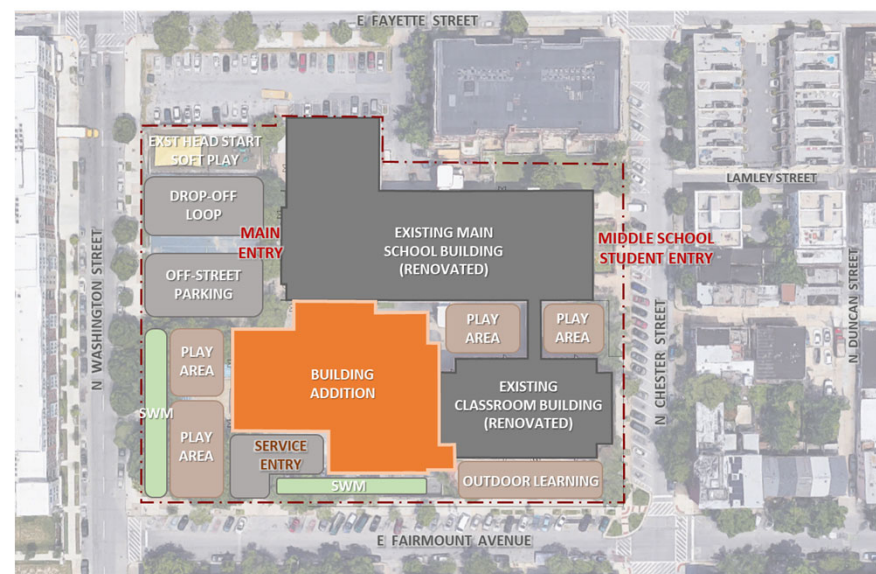




Option	Description
<b>Option 02</b> <ul style="list-style-type: none"> <li><b>Major Renovation &amp; Addition</b></li> </ul>	<ul style="list-style-type: none"> <li>Full Systemic Renovation.</li> <li>Full interior demolition for construction of new interior walls to meet ed spec to extent possible.</li>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



Option 02: Existing Conditions Site Plan Diagram



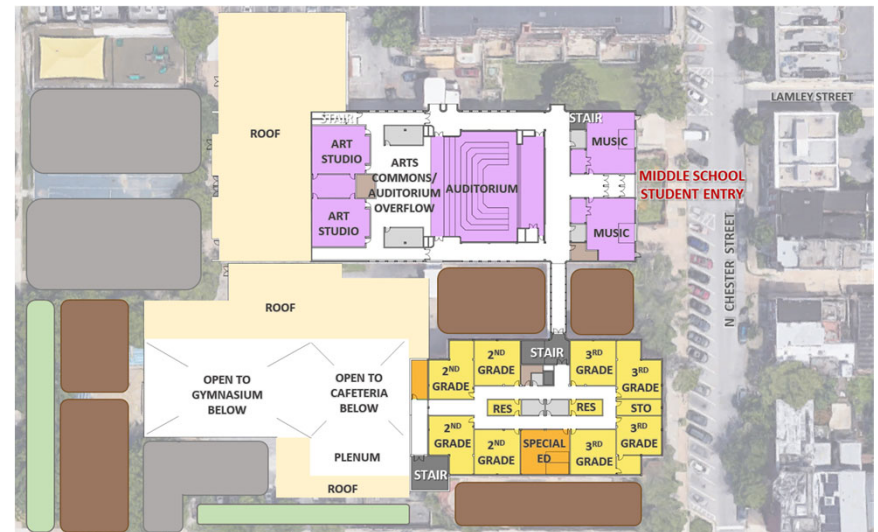
Option 02: Site Plan Diagram

# Planning

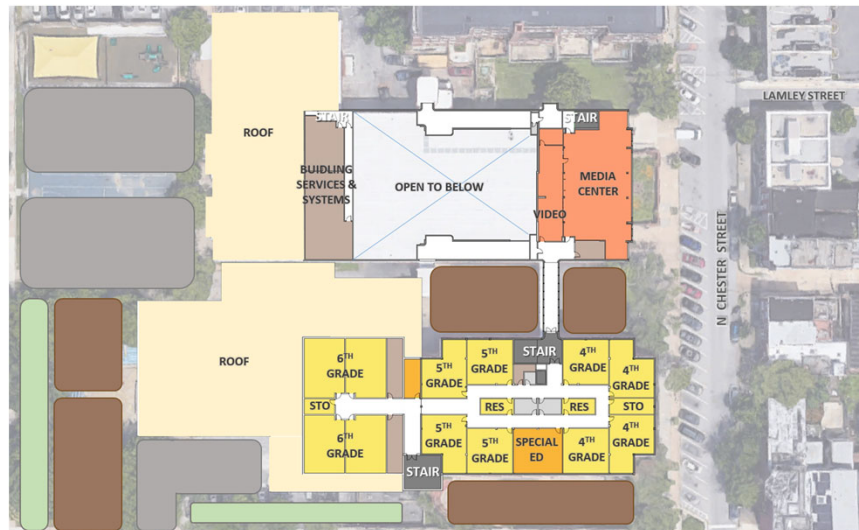
## 2020 Feasibility Study Option 02 Recap



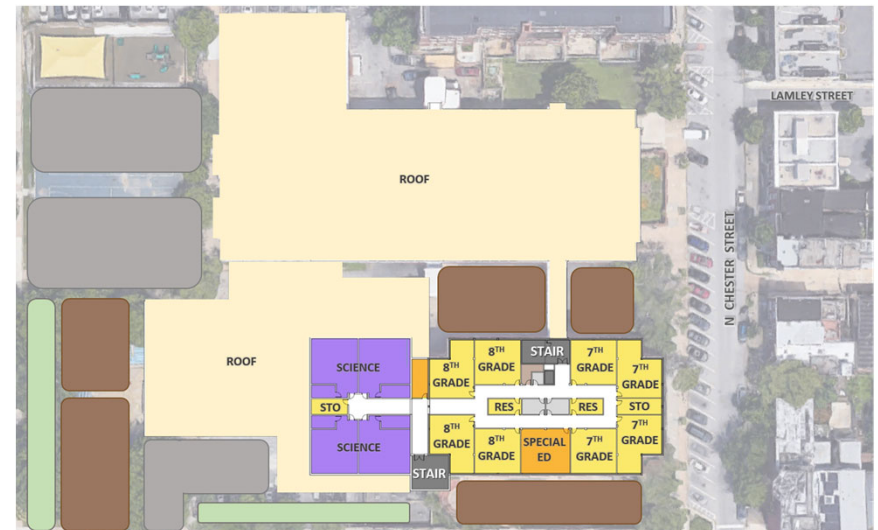
Option 02: Ground Floor Plan Diagram



Option 02: First Floor Plan Diagram



Option 02: Second Floor Plan Diagram



Option 02: Third Floor Plan Diagram

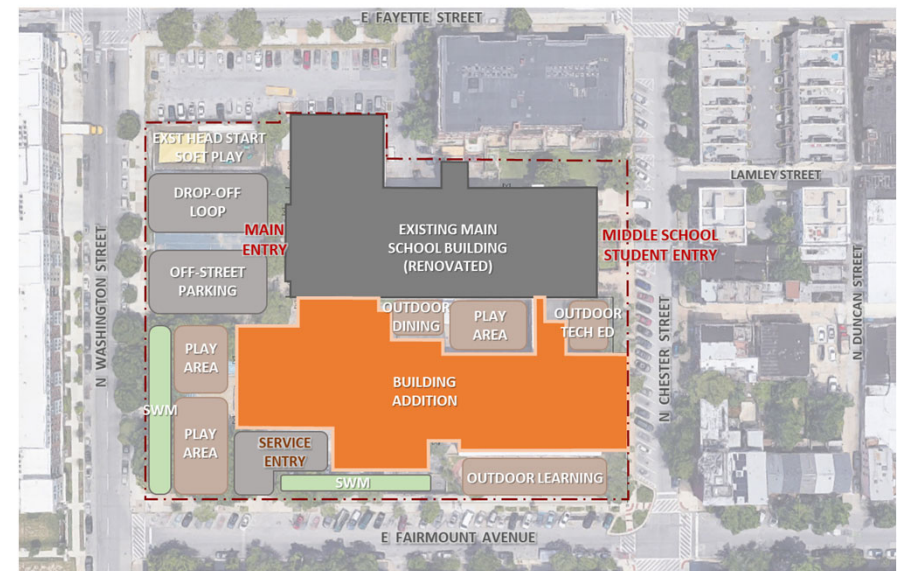




Option	Description
<b>Option 03</b> <ul style="list-style-type: none"> <li><b>Major Renovation &amp; Partial Replacement School</b></li> </ul>	<ul style="list-style-type: none"> <li>Full Systemic Renovation.</li> <li>Selective interior demolition of existing main school building for construction of new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



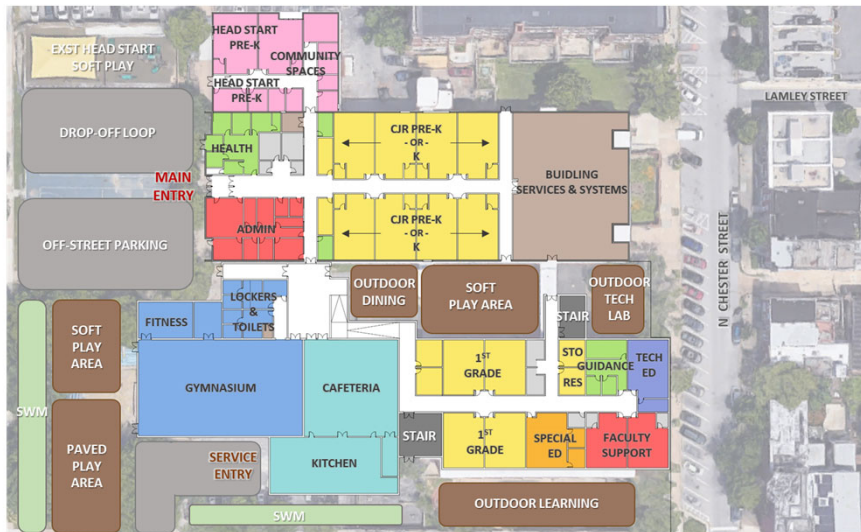
Option 03: Existing Conditions Site Plan Diagram



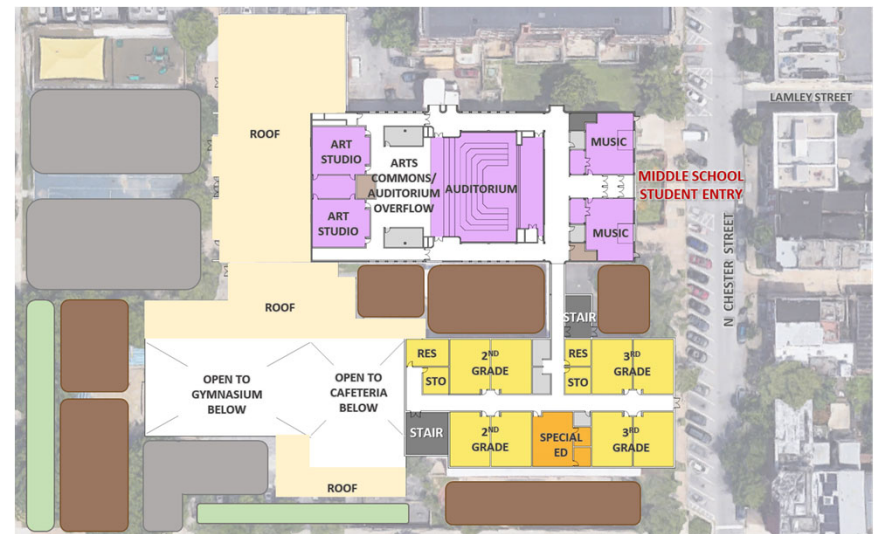
Option 03: Site Plan Diagram

# Planning

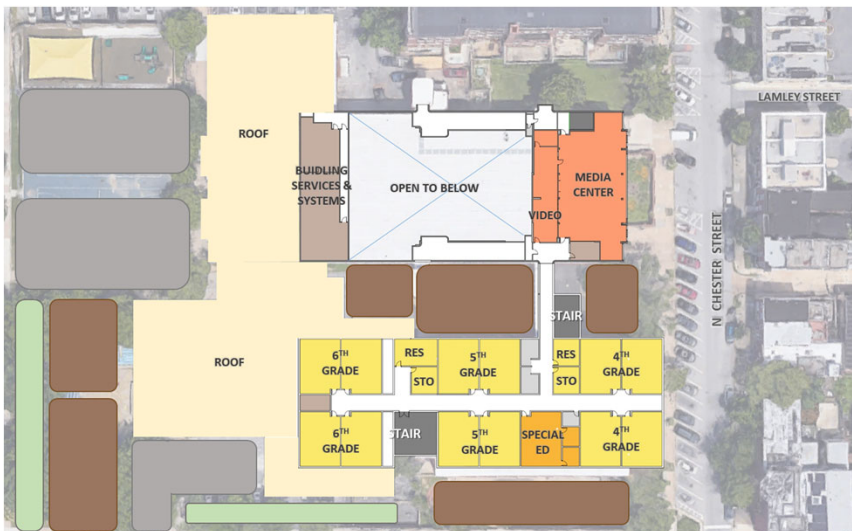
## 2020 Feasibility Study Option 03 Recap



Option 03: Ground Floor Plan Diagram



Option 03: First Floor Plan Diagram



Option 03: Second Floor Plan Diagram



Option 03: Third Floor Plan Diagram

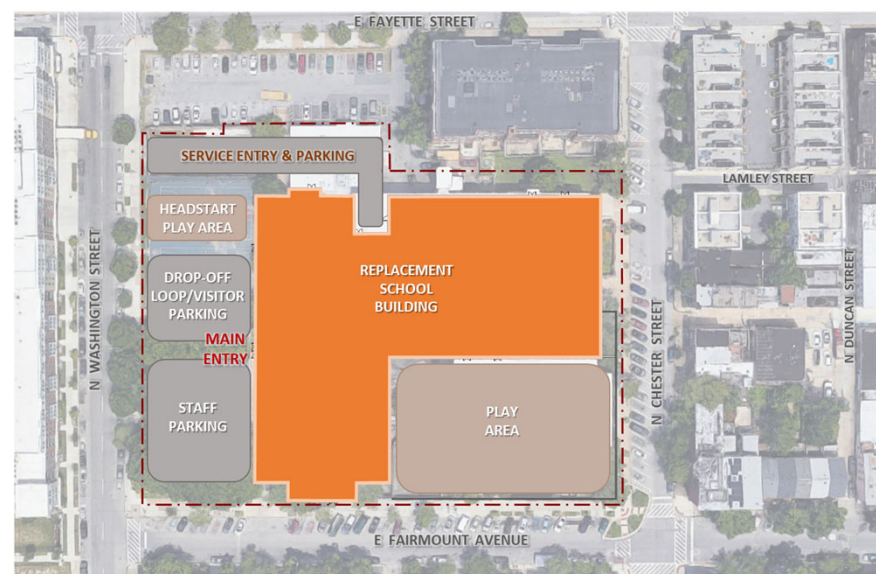




Option	Description
<p><b><i>RECOMMENDED OPTION</i></b></p> <ul style="list-style-type: none"> <li><b>Full Replacement School</b></li> </ul>	<ul style="list-style-type: none"> <li>Demolition of existing school building.</li> <li>Construction of replacement school building.</li> <li>Redevelopment of site.</li> </ul>



Recommended Option: Existing Conditions Site Plan Diagram



Recommended Option: Site Plan Diagram



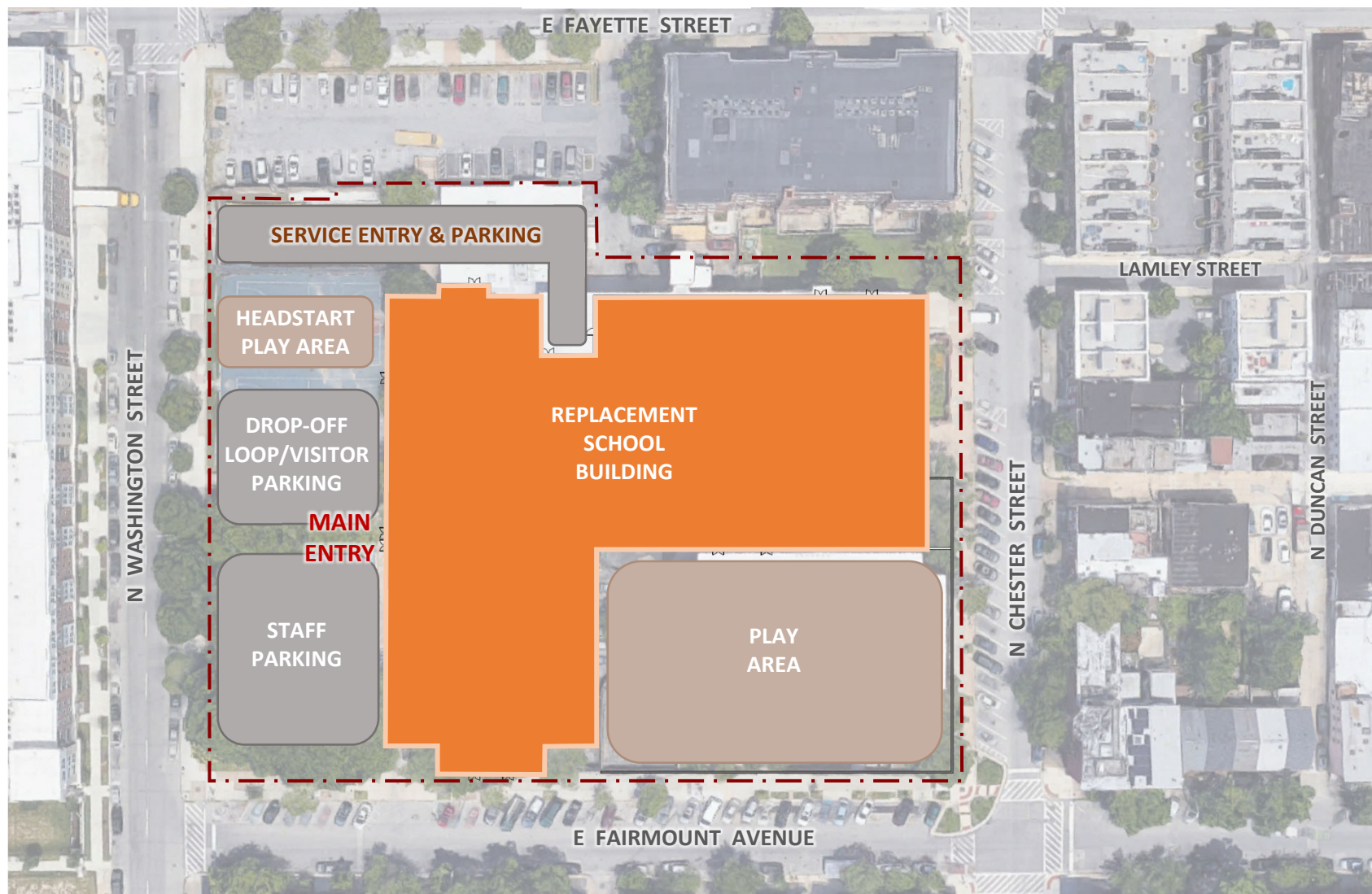






Recommended Option: Demolition Site Plan Diagram





Recommended Option: Site Plan Diagram

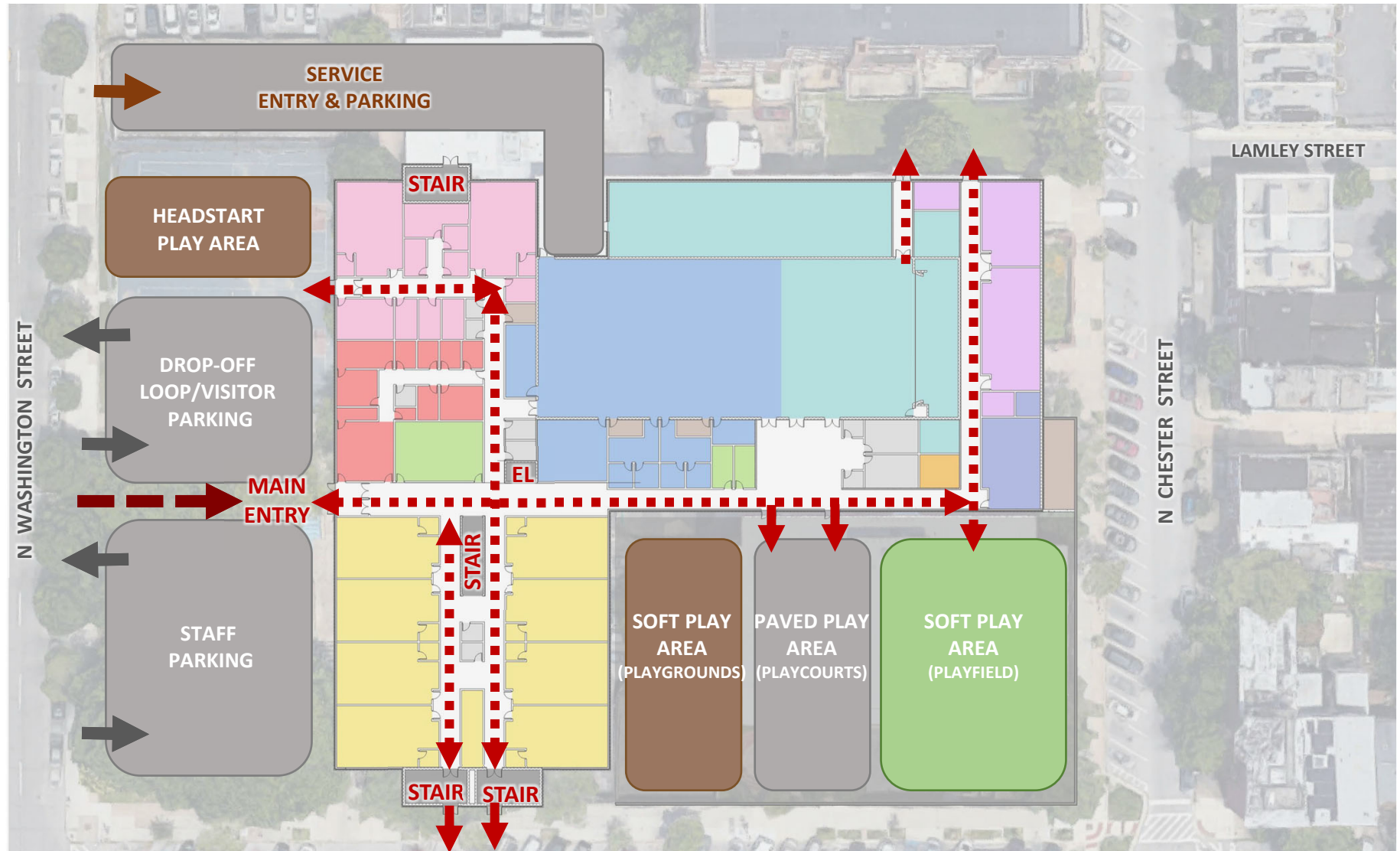






Recommended Option: Ground Floor Plan Diagram

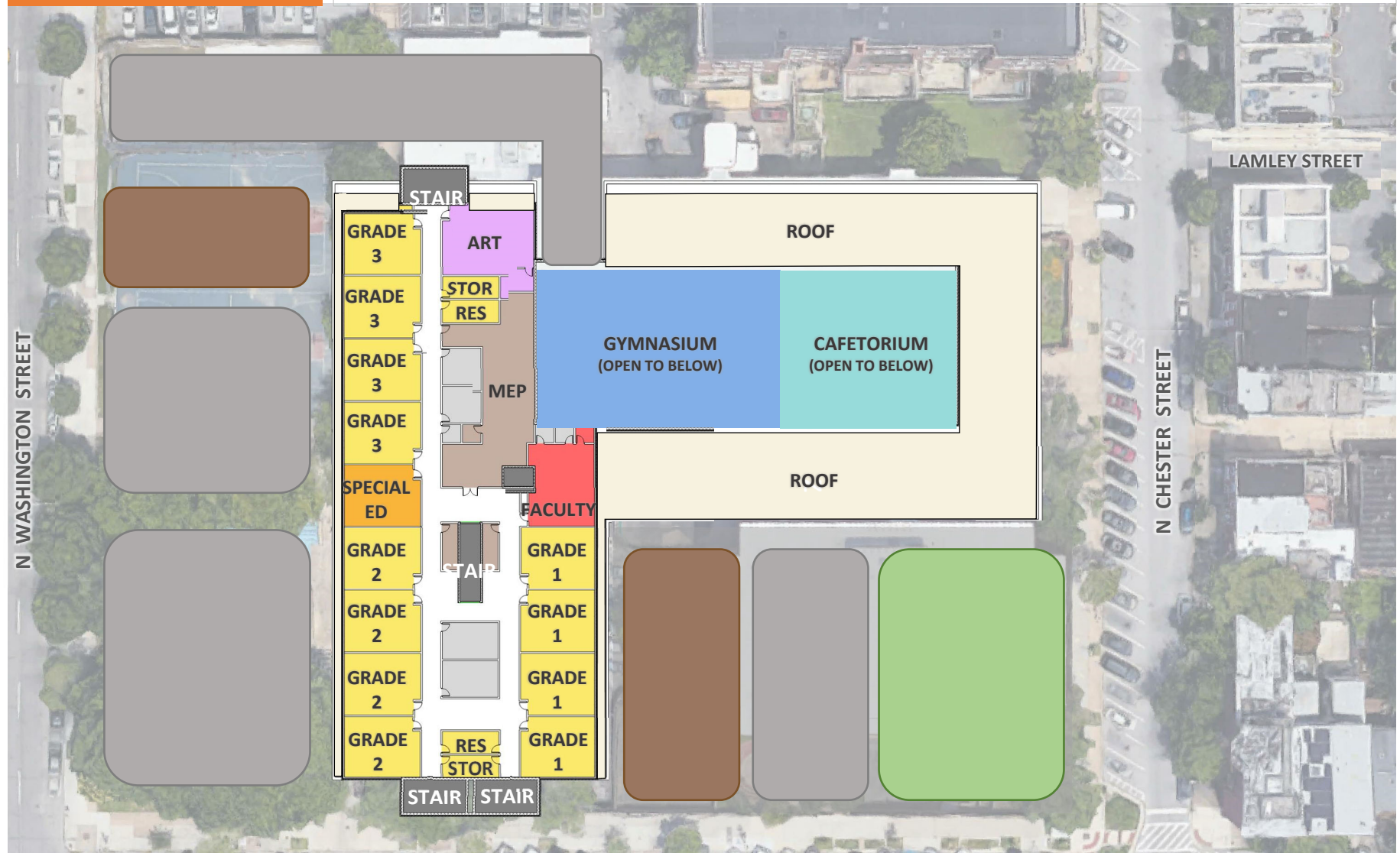




Recommended Option: Ground Floor Circulation Diagram

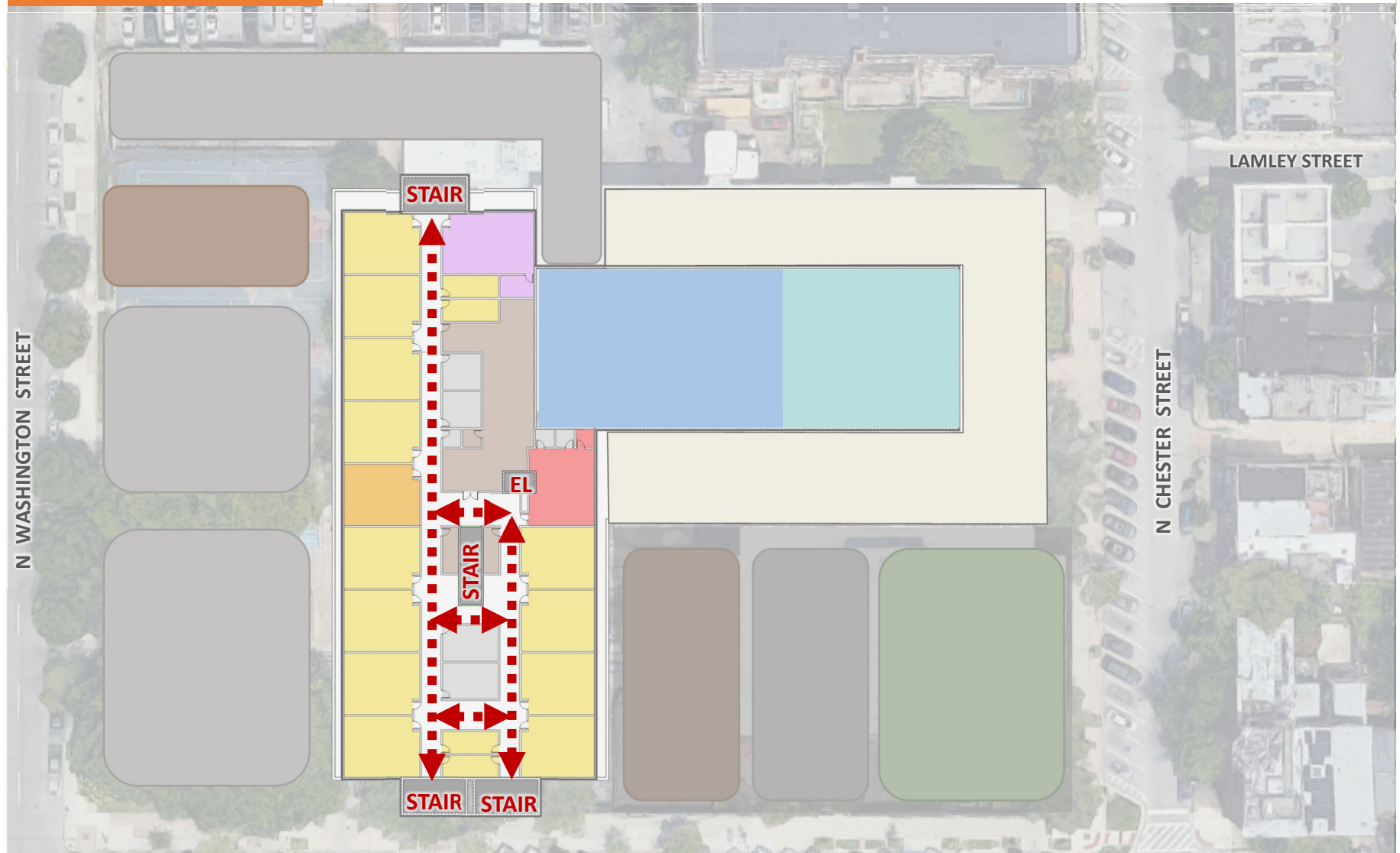






Recommended Option: First Floor Plan Diagram





Recommended Option: First Floor Circulation Diagram

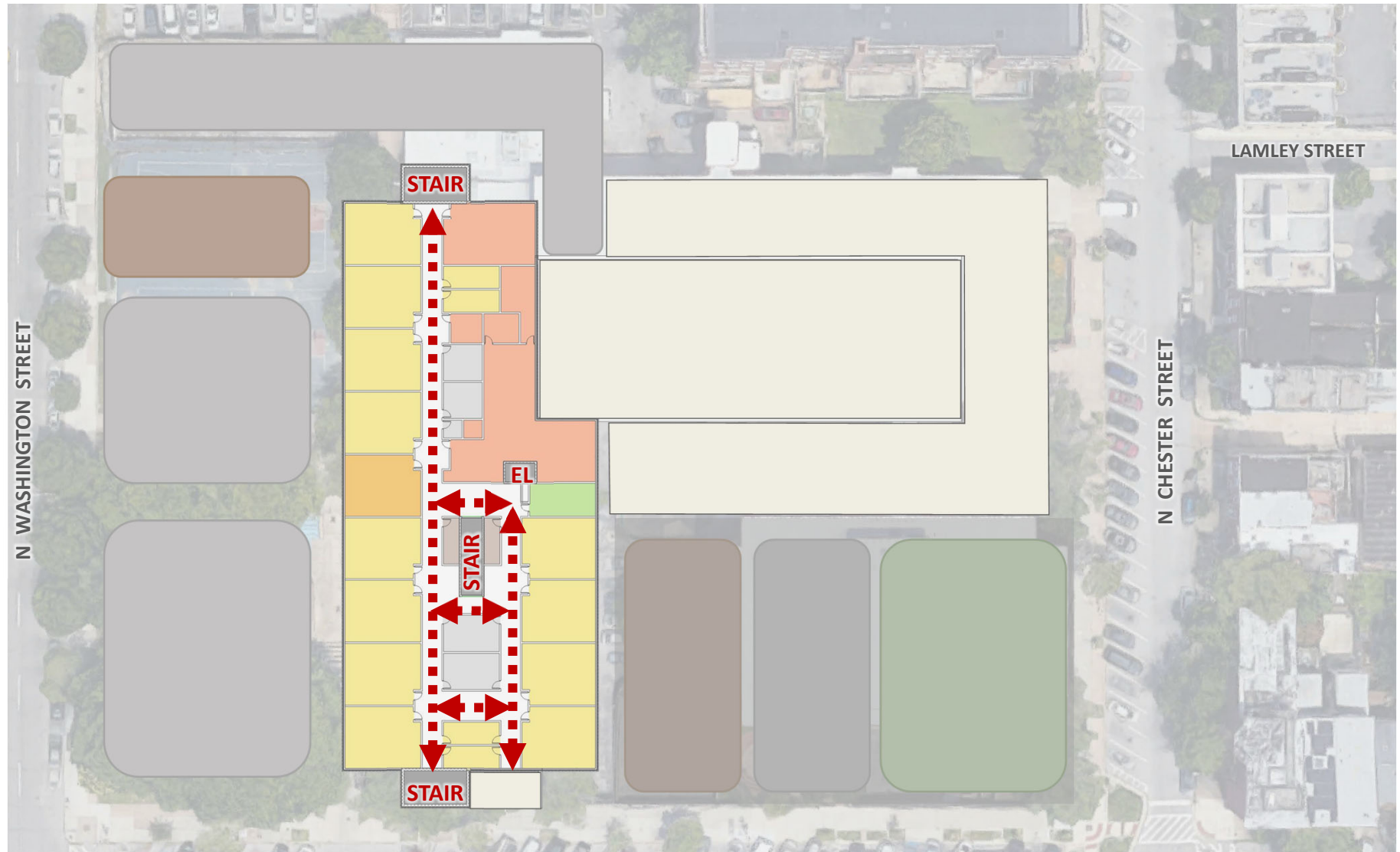




Recommended Option: Second Floor Plan Diagram







Recommended Option: Second Floor Circulation Diagram

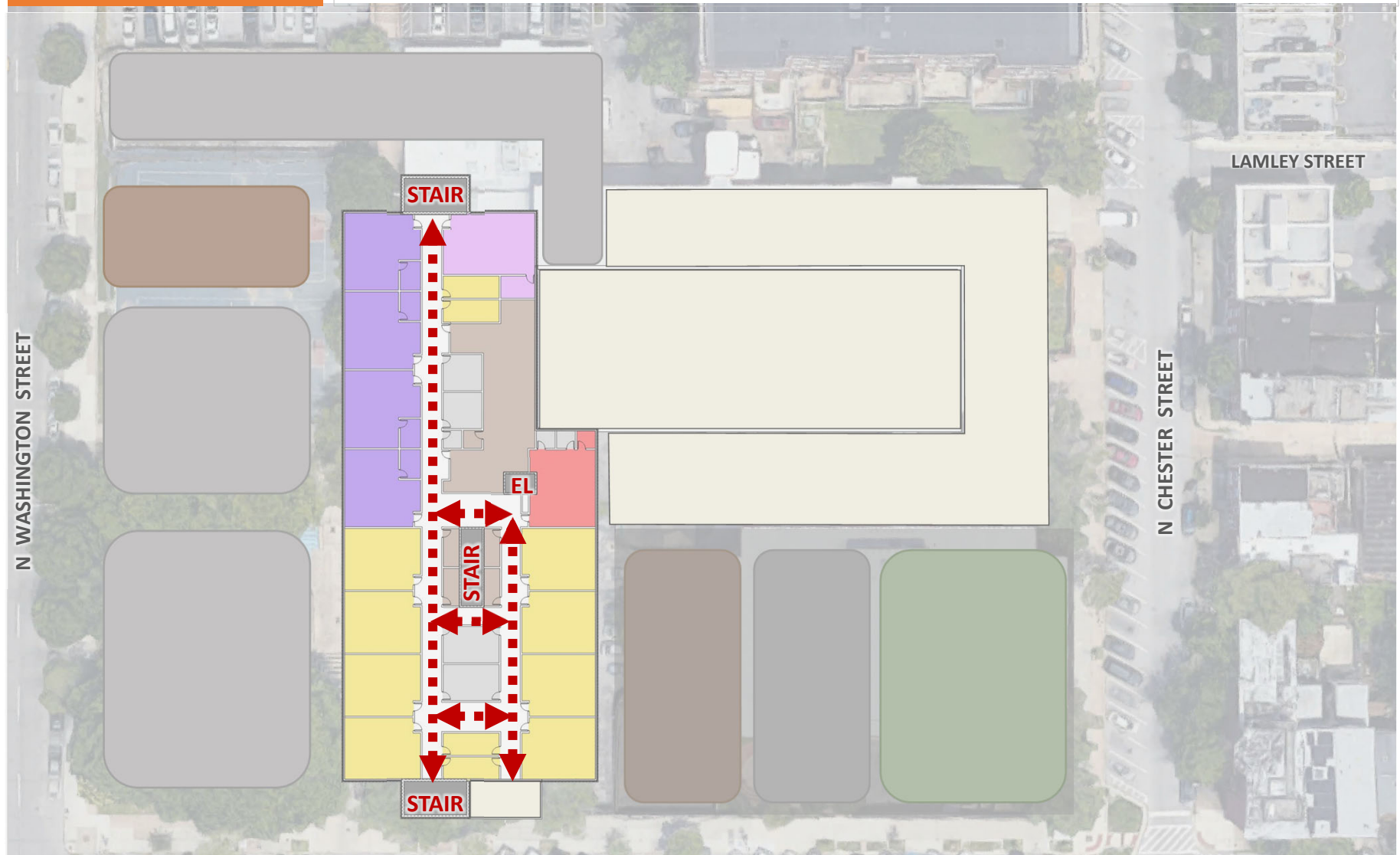






Recommended Option: Third Floor Plan Diagram





Recommended Option: Third Floor Circulation Diagram

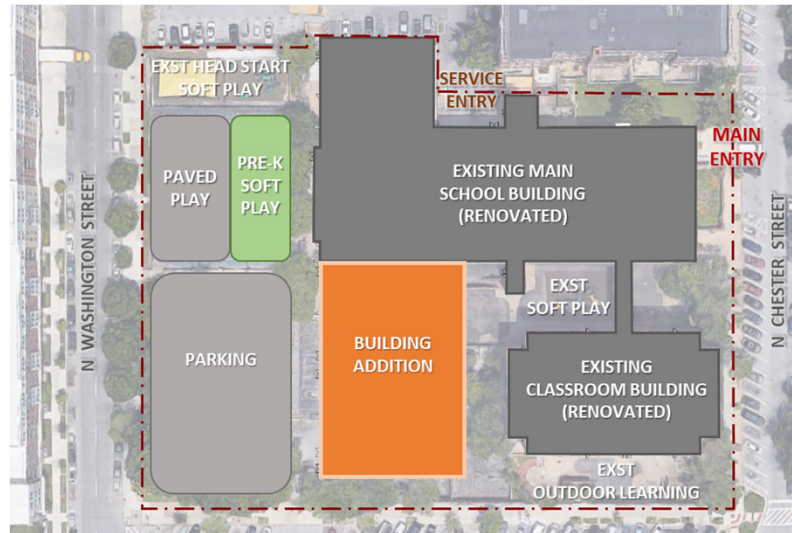




Advantages	Disadvantages
<ul style="list-style-type: none"><li>• Spaces meet programmatic size requirements.</li><li>• Provides properly-sized Gymnasium w/ access to Outdoor Play.</li><li>• Gymnasium and Cafeteria easily accessed from Community Spaces.</li><li>• Locates Main Entry on prominent street w/ drop-off.</li><li>• Clean and direct paths of student circulation.</li><li>• Makes best use of site.</li><li>• All new construction and systems.</li></ul>	<ul style="list-style-type: none"><li>• ????</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 #1	December 17, 2020
Finalize Refined Design Options	Mid-January 2021 – Late January 2021
Community Meeting #2	January 14, 2021
<del>Prepare DRAFT Feasibility Study</del>	<del>Early March 2021</del>
Community Meeting #3	March 04, 2021
Prepare Recommended Reno/Add Option	Late April – Mid June 2021
Prepare Replacement Option	Late July – Early August 2021
<b>Final Community Meeting</b>	<b>August 17, 2021</b>
Prepare/Submit DRAFT Feasibility Study	August 2021
Prepare/Submit FINAL Feasibility Study	September 2021





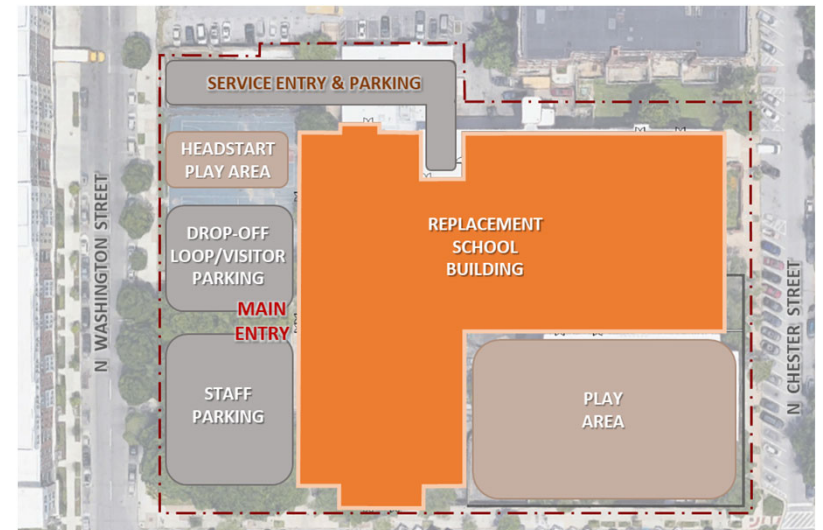
Option 01: Summary Diagram



Option 02: Summary Diagram



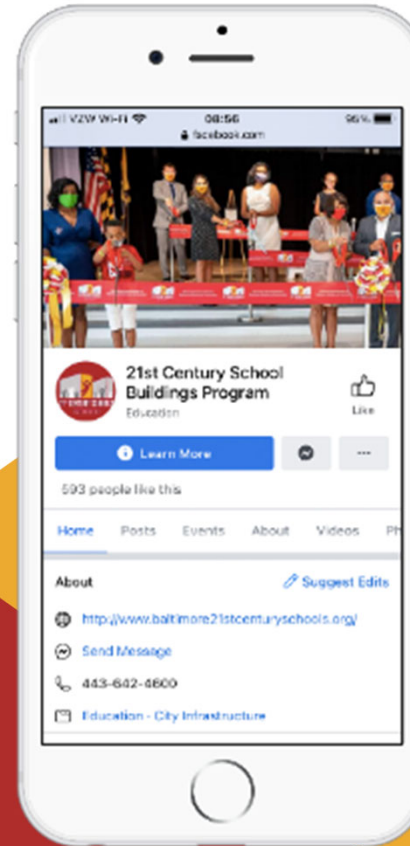
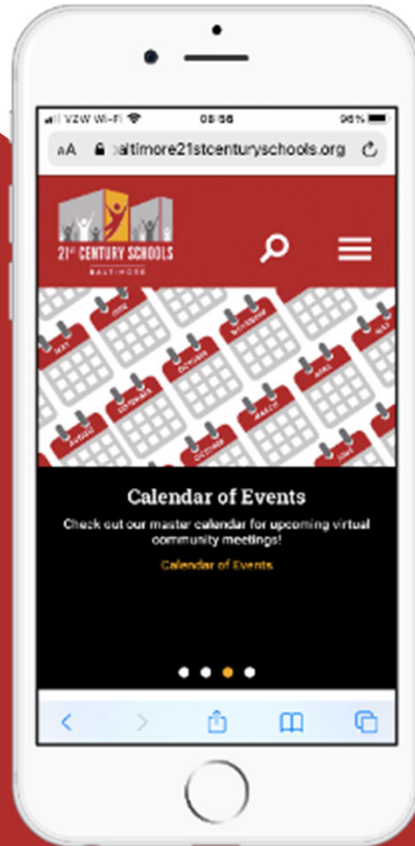
Option 03: Summary Diagram



Recommended Option: Summary Diagram



**www.baltimore21stcenturyschools.org @21stCenturySchoolBuildingProgram**





## Questions?

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### Program Information

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Thank You.

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



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