



**21<sup>st</sup> Century School Buildings Program**  
Commodore John Rodgers Elementary/Middle School  
Feasibility Study Community Meeting 05 | November 04, 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>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> – Strategic Reno/Addition</li><li>• <b>Option 02</b> – Major Reno/Addition</li><li>• <b>Option 03</b> – Major Reno/Partial Replacement</li><li>• <b>Option 04</b> – Replacement</li></ul></li><li>• <b>Recommendation</b></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

- Wayfinding.
- Reduced Travel Distance.
- Line of Sight Supervision.

### EMPHASIZE INTERDISCIPLINARY AND 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 AND HISTORICAL RELATIONSHIPS

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



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





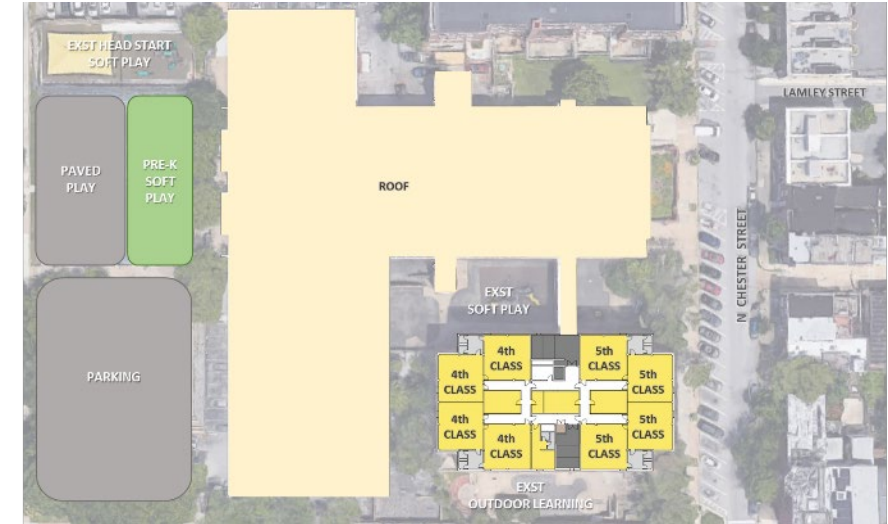
Option 01: Ground Floor Plan Diagram



Option 01: First Floor Plan Diagram



Option 01: Second Floor Plan Diagram



Option 01: Third Floor Plan Diagram



Advantages	Disadvantages
<ul style="list-style-type: none"><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>• Service Entry access remains through adjacent private property.</li><li>• Building addition decreases amount of useable site for parking and activity.</li></ul>



### Option

### Description

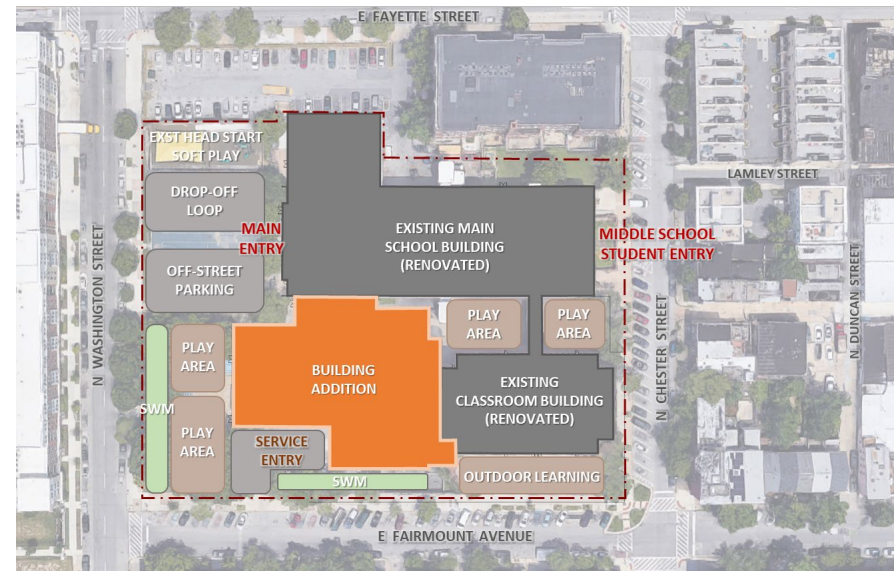
#### Option 02

- **Major Renovation & Addition**

- 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

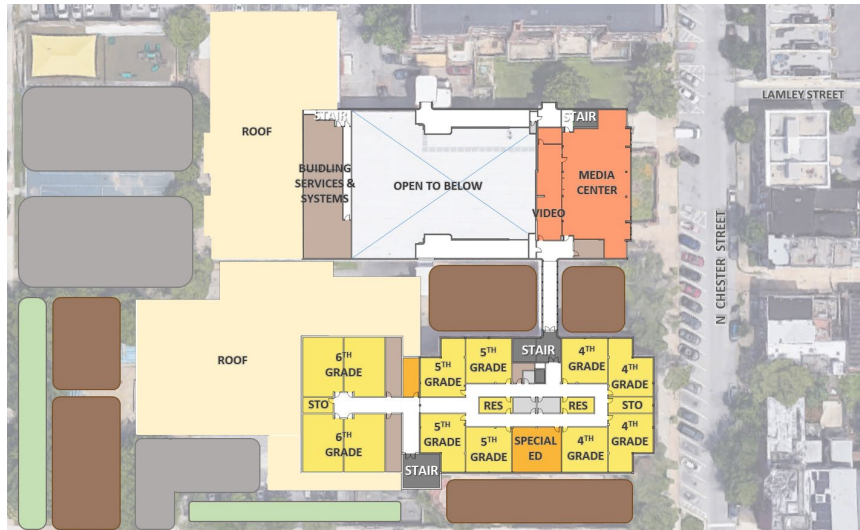




Option 02: Ground Floor Plan Diagram



Option 02: First Floor Plan Diagram



Option 02: Second Floor Plan Diagram



Option 02: Third Floor Plan Diagram

Advantages	Disadvantages
<ul style="list-style-type: none"><li>• Some 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>• Music Classrooms adjacent to Auditorium/Stage.</li><li>• Locates Main Entry on prominent street w/ drop-off.</li><li>• Clean and direct paths of student circulation.</li></ul>	<ul style="list-style-type: none"><li>• Building Addition decreases amount of useable site for off-street parking and open activity.</li><li>• Renovation of classroom wing requires compromises to programmatic size requirements due to existing structural system.</li><li>• Not all classrooms are identical in size and configuration.</li></ul>

Option

Description

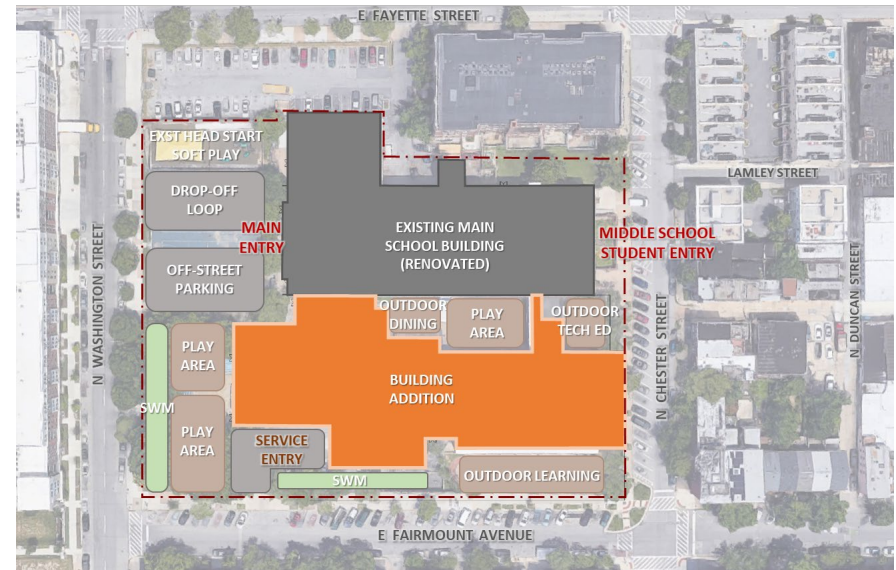
**Option 03**

**• Major Renovation & Partial Replacement School**

- 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.



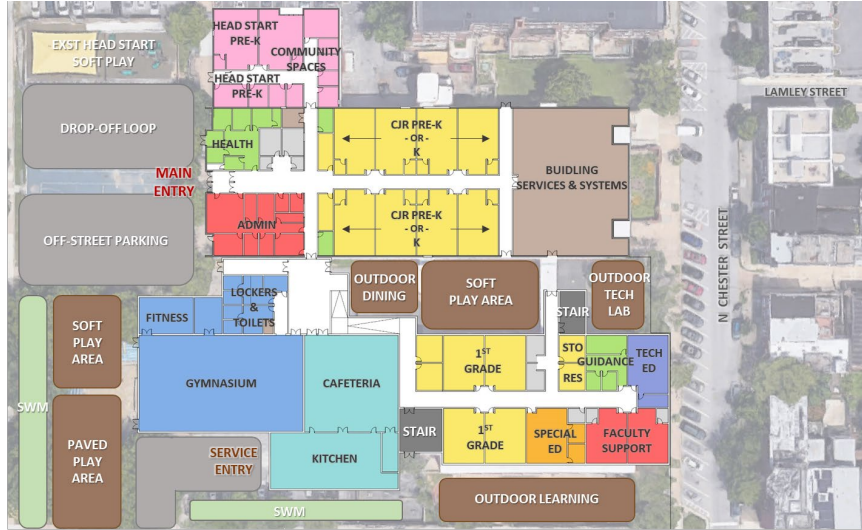
Option 03: Existing Conditions Site Plan Diagram



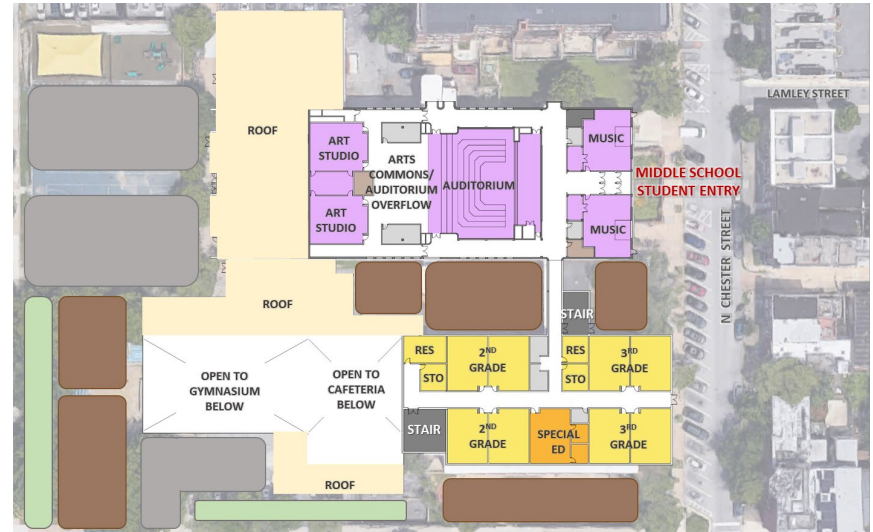
Option 03: Site Plan Diagram



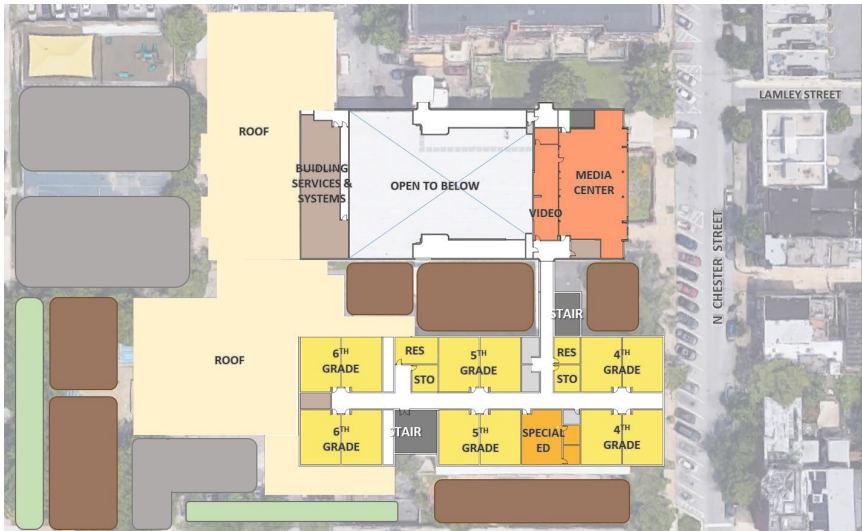




Option 03: Ground Floor Plan Diagram



Option 03: First Floor Plan Diagram



Option 03: Second Floor Plan Diagram



Option 03: Third Floor Plan Diagram

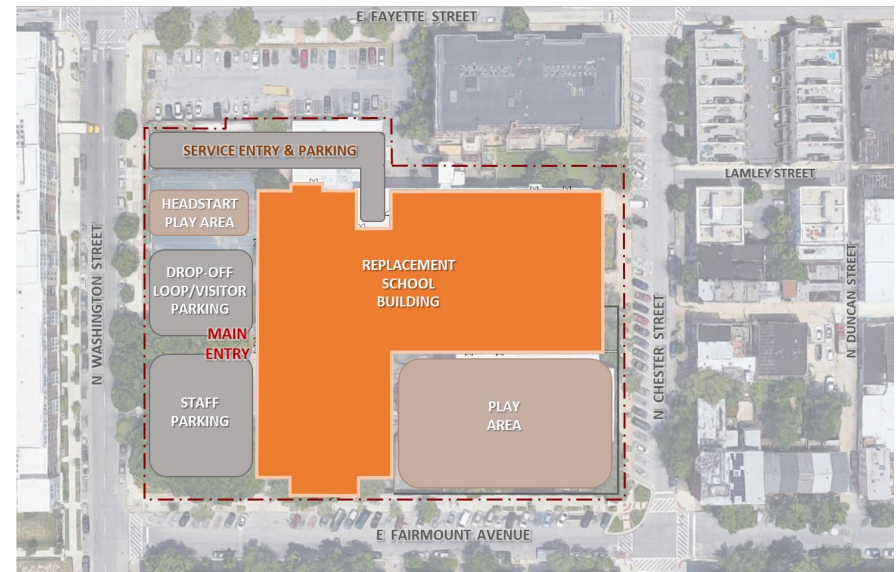


Advantages	Disadvantages
<ul style="list-style-type: none"><li>• All spaces meet programmatic size requirements.</li><li>• Core Learning Classrooms are identical in size and configuration.</li><li>• Provides properly-sized Gymnasium w/ access to Outdoor Play.</li><li>• Gymnasium and Cafeteria easily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

Option	Description
<b>Option 04</b> <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>



Option 04: Existing Conditions Site Plan Diagram



Option 04: Site Plan Diagram







Option 04: Ground Floor Plan Diagram



Option 04: First Floor Plan Diagram



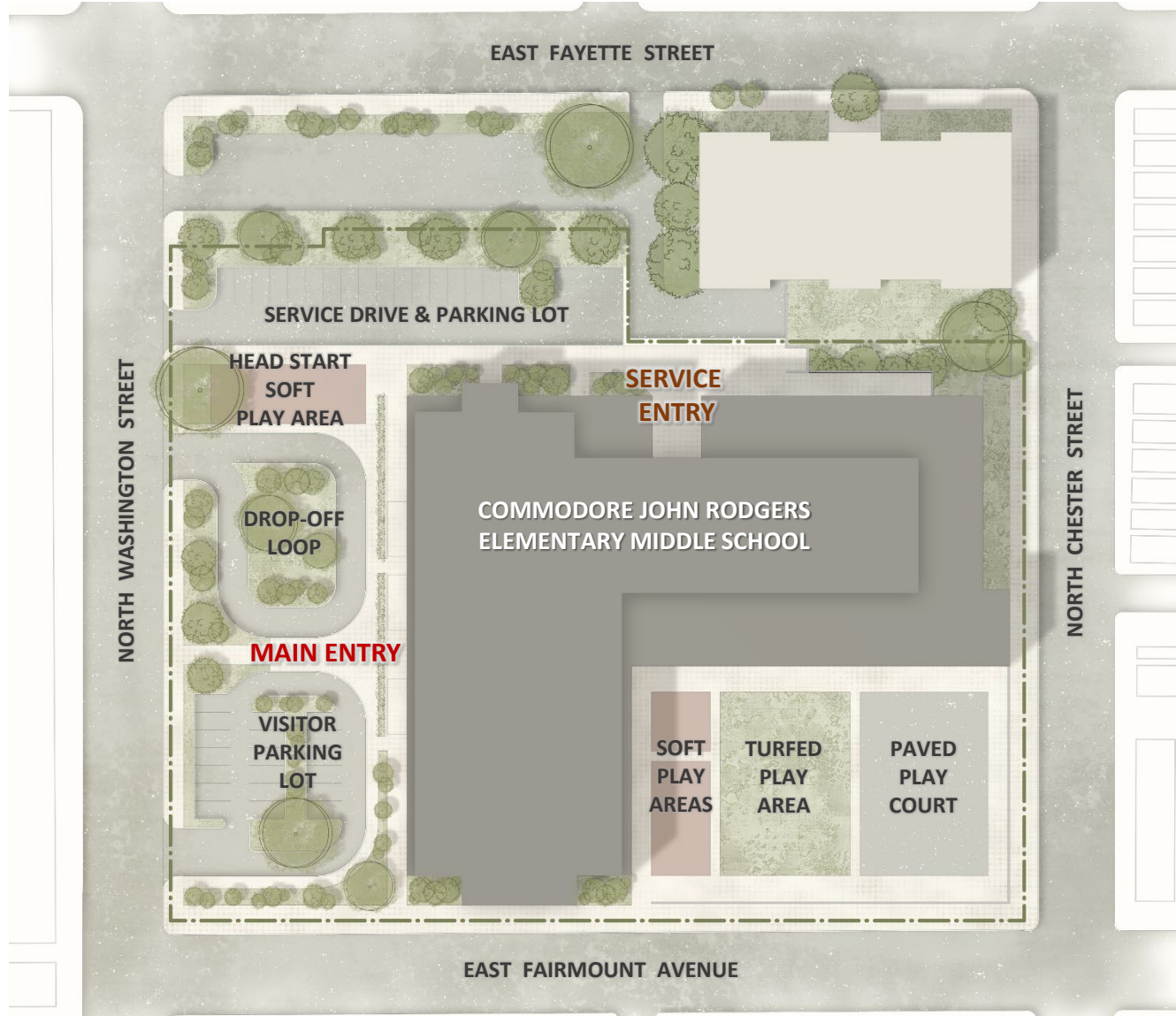
Option 04: Second Floor Plan Diagram



Option 04: Third Floor Plan 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>• Optimizes the use of the site.</li><li>• All new Construction and Systems provide the longest life expectancy of all options.</li></ul>	



Recommended Option: Site Plan

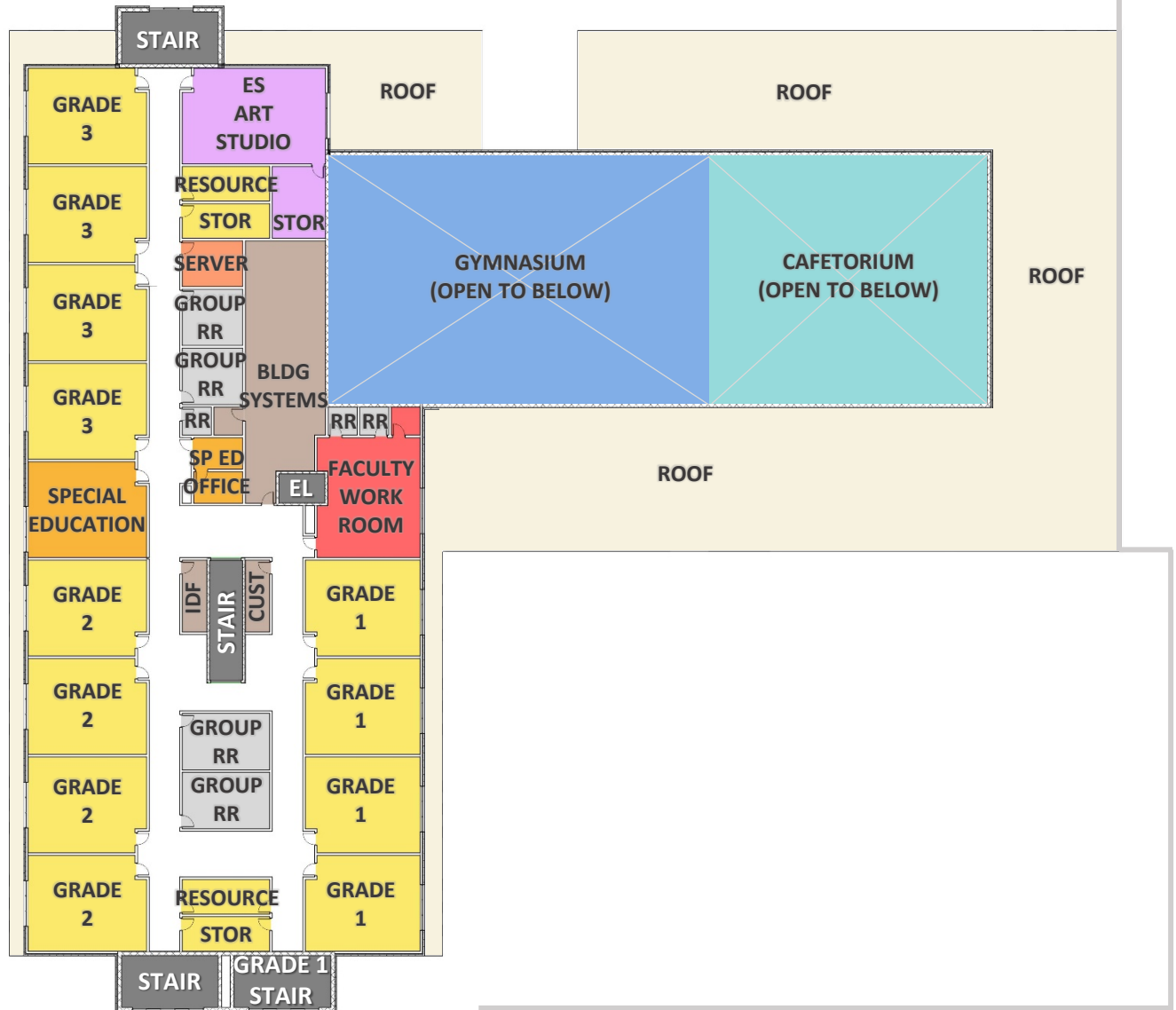






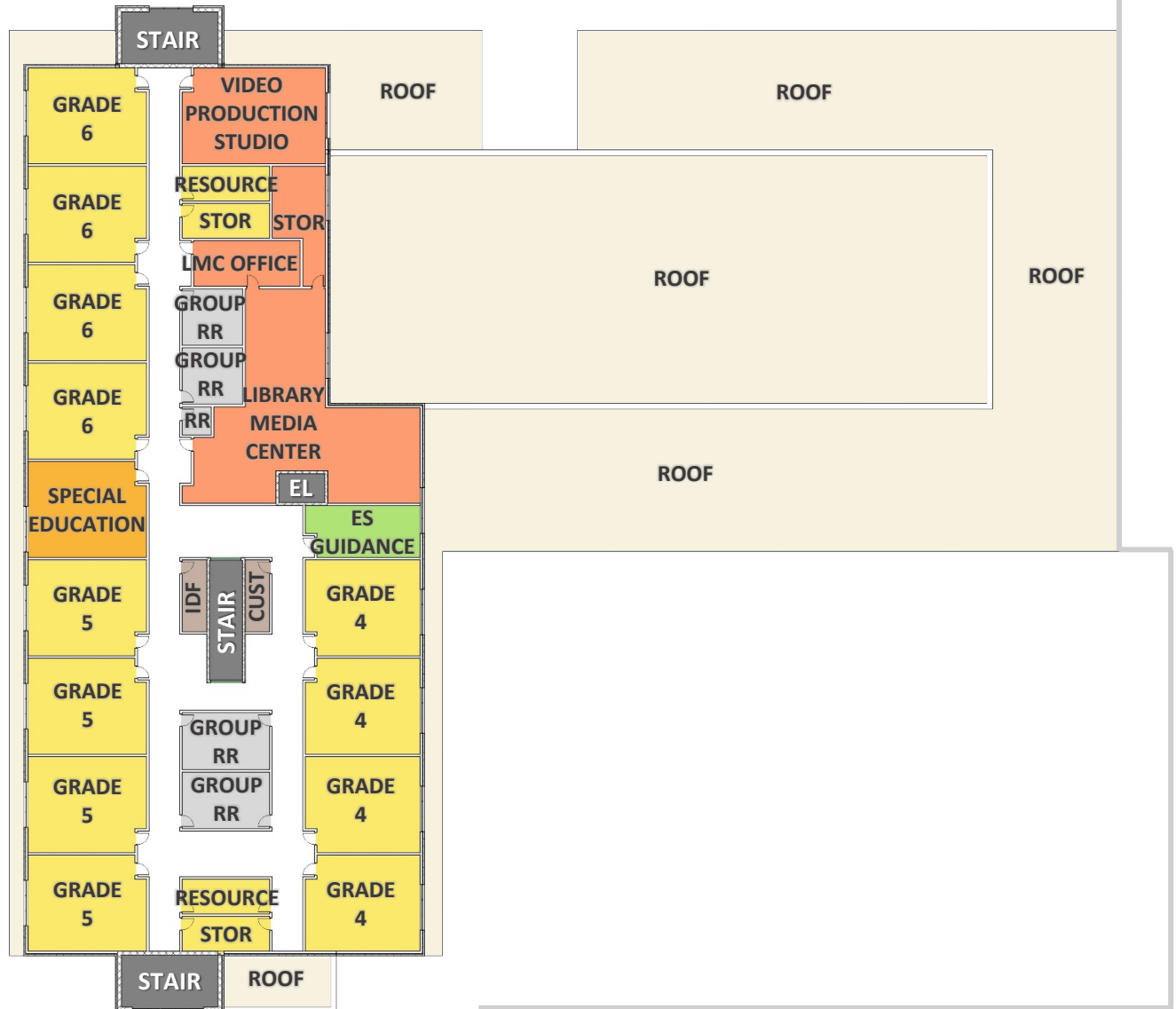
Recommended Option: Ground Floor Plan





Recommended Option: First Floor Plan

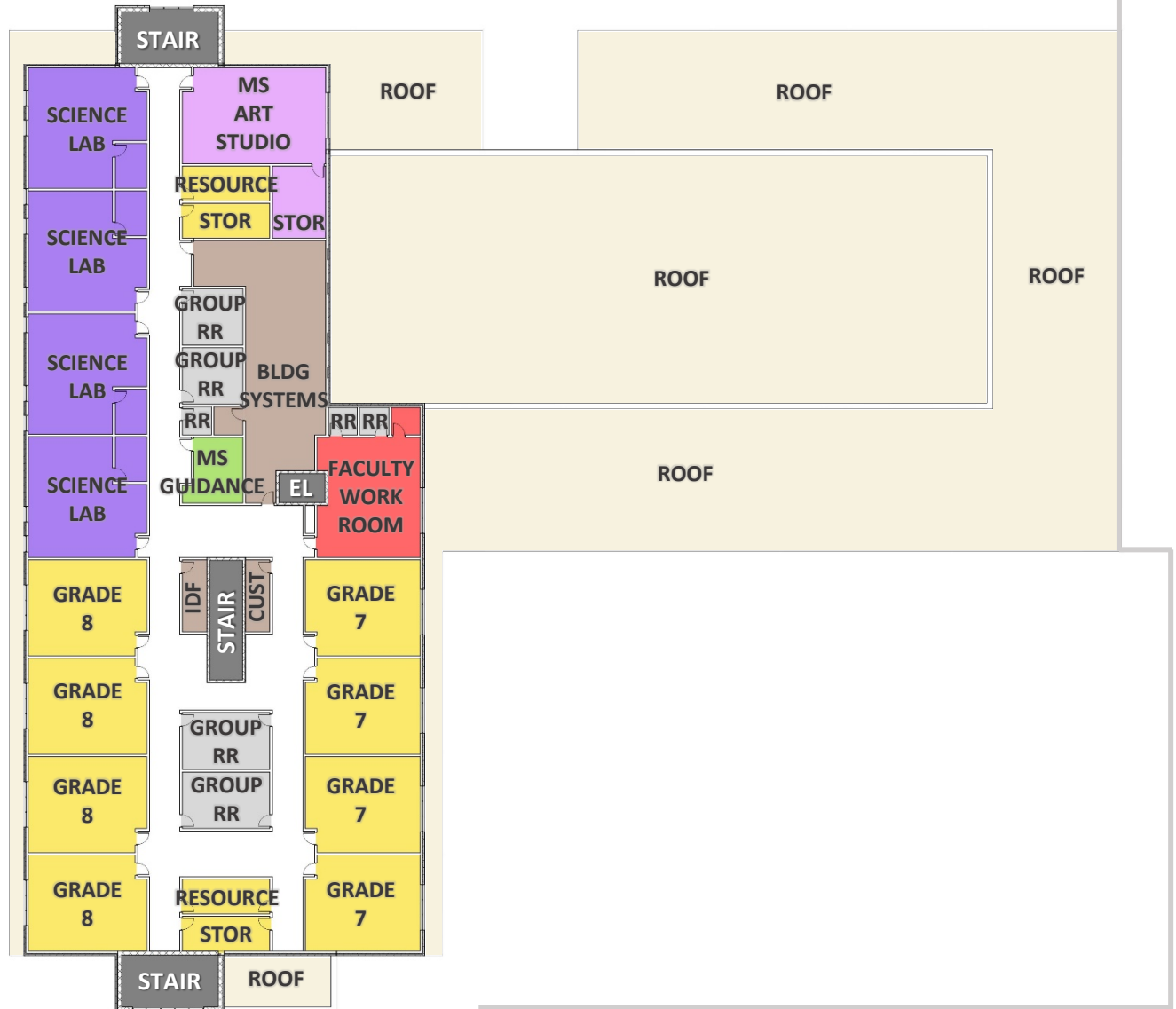




Recommended Option: Second Floor Plan





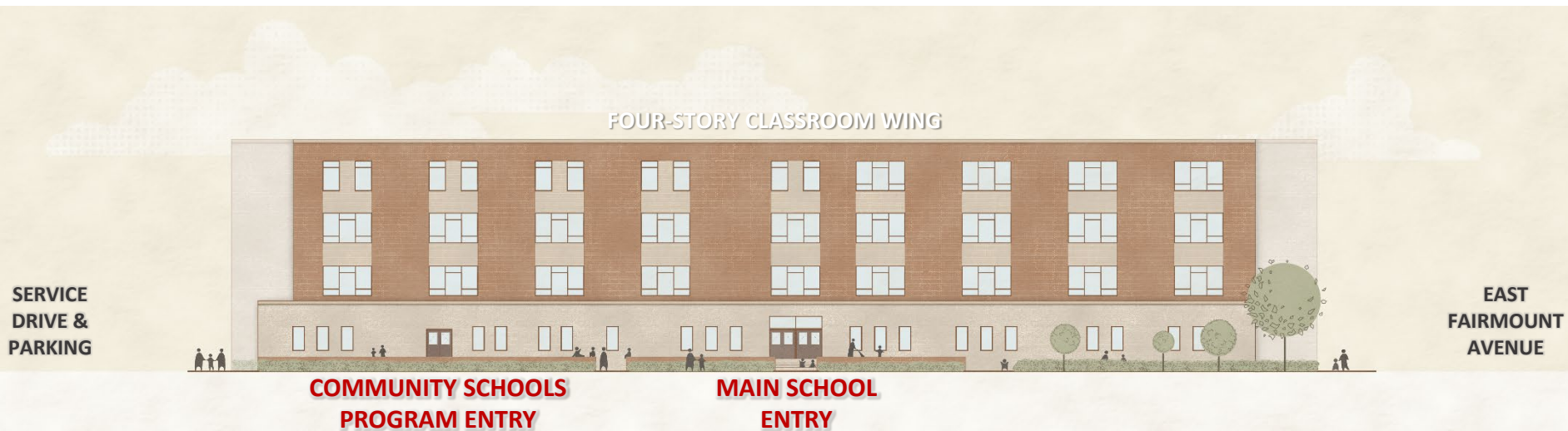


Recommended Option: Third Floor Plan

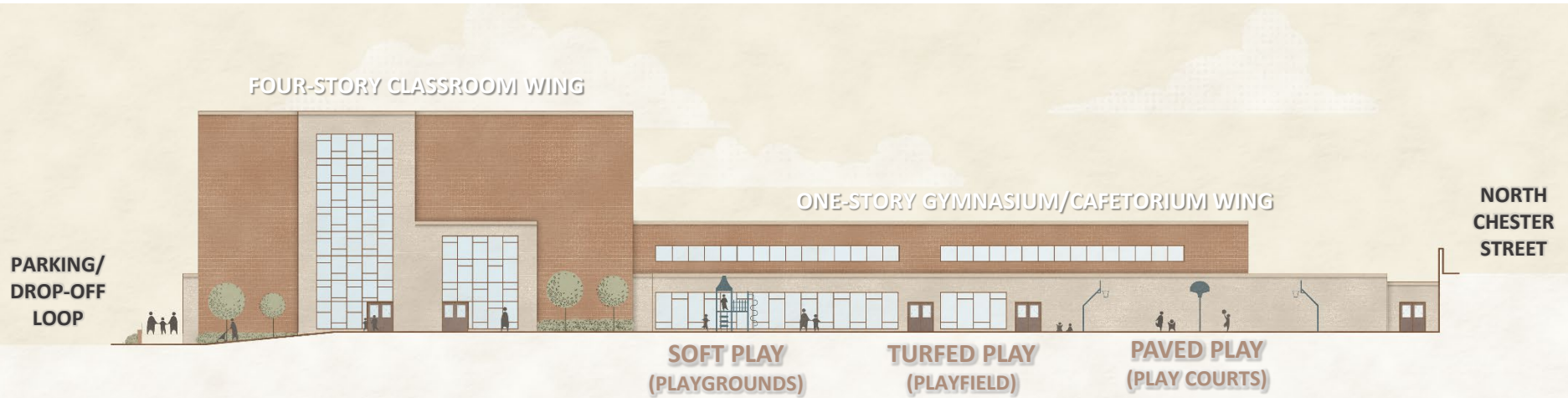




Recommended Option: North Elevation



Recommended Option: West Elevation



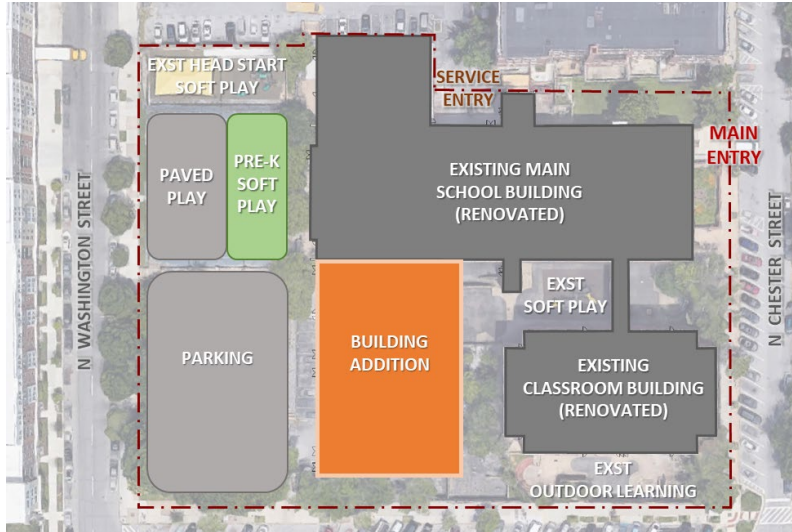
Recommended Option: South Elevation



Recommended Option: East Elevation



PHASE	Duration
Prepare Preliminary Design Options	Early November 2020 – Mid-December 2020
Refine Preliminary Design Options	Mid-December 2020 – Early January 2021
<b>Community Meeting 01</b>	<b>December 17, 2020</b>
Finalize Refined Design Options	Mid-January 2021 – Late January 2021
<b>Community Meeting 02</b>	<b>January 14, 2021</b>
<b>Community Meeting 03</b>	<b>March 04, 2021</b>
Prepare Revised Option 03	Late April – Mid June 2021
Prepare Option 04	Late July – Early August 2021
<b>Community Meeting 04</b>	<b>August 17, 2021</b>
Submit <b>DRAFT</b> Feasibility Study	September 08, 2021
Submit <b>FINAL</b> Feasibility Study	September 24, 2021
<b>Community Meeting 05</b>	<b>November 04, 2021</b>



Option 01: Summary Diagram



Option 02: Summary Diagram



Option 03: Summary Diagram



Recommended Option 04: 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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