



**Crabtree, Rohrbaugh & Associates
Architects**

100 West Road, Suite 402
Towson, MD 21204 (410) 528-0272

COMMUNITY MEETING REPORT #1

February 21, 2018

William Wirt Middle School
Prince George’s County Public Schools
CRA Project No. 3134

In Attendance

Rhonda Simley
Elizabeth Chaisson
Chauncey Robbs
Gloria Mikolajczyk, RA
Ariel Trahan
Joshua Yetter Clark
Aimee Olivo
Jeff Straub
Seth Wentz

Representing

Principal
CIP Officer, PGCPs
Community Member
MSDE - Architect
Anacostia Watershed Society
Anacostia Watershed Society
COS, County Council Member Glaros
Crabtree, Rohrbaugh & Associates
Crabtree, Rohrbaugh & Associates

On Wednesday, February 21st, 2018, a Design Conference was held at the William Wirt Middle School for the purpose of discussing the new William Wirt Middle School to be constructed at the existing property location. **Comments in bold represent action items.** A presentation was shared with the group including schedule, drawings, and educational specifications. Pertinent discussion items are as follows:

1.1 Project Schedule: The project schedule was reviewed with the group. Highlights of the schedule are listed below. When asked if the schedule could be condensed CRA noted that the Land Development process is currently controlling the schedule, not the design process. Construction completion of August 2021. **CRA will continue to add detail and benchmarks to the schedule.**

- Schematic Design April 2018
- Design Development September 2018
- Construction Documents March 2019
- Bidding June 2019
- Construction Completion August 2021

1.2 Site Options: CRA shared the analysis of the site, identifying challenges and opportunities.

- Access to the site is limited to Highway 410 and is further limited by narrow access roads through neighborhoods. The limited access creates life safety concerns.
- An existing curb cut from Norman Ave should be considered with any option moving forward to address life safety concerns. The existing curb cut provides access to 201

Crabtree, Rohrbaugh & Associates

DESIGN CONFERENCE REPORT

Page 2

- Significant grade change along the south side of the site limits development in that area
- Filled soils exist along the eastern portion of the site. The quality of the fill is unknown and should be investigated

Two options were developed in response to feedback from the community.

Option 1: Places the building on the southeastern portion of the site, shifting the play fields to the northern and western portions of the site. This allows the building to have a presence on Tuckerman Street, avoids building adjacent to existing residence, and allows direct access to the fields from Tuckerman.

Option 2: Places the building in the northwestern portion of the site, shifting the play fields to the front of the site, creating a community park-like face to the school. This would require the building to be erected adjacent to existing residences.

Based on the input and reactions to the two options CRA will continue to develop Option 1. The Geotechnical investigation will be scheduled for the spring and will provide more information on the filled soils.

- 1.3 Construction Phasing: CRA noted that the selected design option will be developed with construction phasing in mind. This coordination drawings will be developed identifying construction staging, access, and erection / demolition to help facilitate a smooth construction period.
- 1.4 Educational Specifications (Interior): CRA reviewed the educational specifications with the group. It was explained to the group that CRA is tasked with meeting the intent of the programmatic spaces, however the details of how those spaces are laid out and interact are determined through input by the school and community. CRA shared examples of similar spaces laid out in various ways, creating conversation on how the school would like to function. Rhonda noted that open collaborative spaces are desired and was receptive to an open dining / lobby concept. She also noted that she envisions the media center to have a coffee-bar like feel to it and that the cafeteria should have a variety of seating opportunities. **CRA will work towards schematic layouts that can be reviewed and discussed at the next community meeting.**
- 1.5 Educational Specifications (exterior): it was noted that the school should be designed with Softball, Soccer, Basketball, and Baseball and that the softball and soccer fields can overlap if required. It was requested that seating opportunities be incorporated into the site where possible and achievable within the budget. An outdoor classroom would be desirable. It was also requested that a stoned walking trail be incorporated in the site in lieu of a track around the soccer field. **CRA will work to incorporate a walking trail as an alternate.**
- 1.6 Community Space: the community space was discussed and it was questioned whether or not it would be included in this project. Gloria noted that an MOU is required for reimbursement of the community space. The group discussed several possible tenants for the space and the conversation ended with a discussion of a tenant focused on

Crabtree, Rohrbaugh & Associates

DESIGN CONFERENCE REPORT

Page 3

emotional / psychological support. **CRA will continue to incorporate a community space into the design.**

- 1.7 CIP – IAC: the CIP / IAC schedule was questioned to ensure that the WWMS project is on track to receive funding. Gloria confirmed that the project is on track and is ahead of schedule.
- 1.8 Web Page: Elizabeth requested that CRA investigate options of hosting a web page that will provide the community with project updates. **CRA will explore options and report back to Elizabeth.**
- 1.9 Future Meetings: CRA verified with Elizabeth and Rhonda that future community meetings will be held at 4:30 at the existing William Wirt Middle School. **CRA will proceed accordingly.**
- 1.10 Community Meeting: Aimee noted that she will be presenting at a community meeting on March 10th at 11am. She requested that she be provided with graphics and updates on the WWMS project so that she can share with attendees at the meeting. CRA noted that materials will be approved by Elizabeth for public release. **CRA will provide Aimee with updates prior to the March 10th meeting.**
- 1.11 Next Meeting: The next meeting is currently being scheduled for CRA and the Client on to review schematic design progress.

The above represents the writer's understanding of the issues discussed. Any misrepresentations or miscommunications should be conveyed to Crabtree, Rohrbaugh & Associates within five (5) days receipt of these minutes.

Respectfully submitted,

CRABTREE, ROHRBAUGH & ASSOCIATES

Seth H. Wentz, AIA, NCARB
Senior Project Manager

Cc: Attendees
Consultants