

October 24, 2009

**Mount Hebron High School
Planning Advisory Committee
Response to Parking Lot Questions:**

1. Security/Safety Concerns @ annex:

The building annex will be designed to be as integrated with the existing school as permitted by the current codes in all respects. The design goal is to make the connection to any new construction as virtually seamless as possible. Specific considerations related to safety and security will include:

- a. Consideration of sight lines and surveillance for supervision into public areas.
- b. Avoid creating dead corners and remote secluded areas.
- c. Provide adequate exit doors while providing appropriate security to control ingress and egress.
- d. Provide adequate lighting.
- e. Connect all new areas with P/A systems and intercoms consistent with the existing school.
- f. Extend all life safety systems into new areas including; Emergency pull stations; fire alarms; voice actuated alarms; sprinkler systems.
- g. Provide video surveillance if needed.
- h. Secure open spaces and courtyards created.

2. How did architectural firm and construction manager come to the table (bid process)?

Both Smolen-Emr and J Vinton Schafer were selected for this project based on previous experience on HCPSS renovation projects, workload considerations and understanding of the requirements in the proposal. Note that Smolen-Emr was the architect for the Howard HS renovation and J Vinton Schafer is Construction Manager for the ongoing Glenelg HS renovations and addition. They were selected following an interview with the former Director of School Construction, Dr. Bill Brown.

3. Will they continue to be part of the process w/o an additional bid?

We will ask both firms to restructure their respective fee proposals based on the final scope of the design approved by the Board, however we plan to retain both firms for the duration of this project. This is consistent with past practice.

4. Can we come up with a plan before we set a price?

The design objectives provide firm cost objectives that can only be changed by action of the Board. The design team will submit a schematic design that is reflective of the approved cost objectives. The Board Requested FY 09 Capital Budget is scheduled to be approved on Feb 26, 2008.

5. How can the state budget be different from HCPSS?

State regulations govern the allowable costs which the State will participate in at the local level. Chapter 23.03.02 of the Public School Construction regulations provides detailed guidance. The attached excel spreadsheet was provided to the State as part of our Capital Budget submission and shows that the estimated maximum State participation on this project will be \$15,478,000. The difference is primarily due to deductions due to age of the building (for example, portions of the building <15 years old are not considered eligible by State, 21-25 years old eligible for 65% of allowable funding) and State share percentage of 58%.

6. How much planning money is left?

As of Oct 25, 2007 there are \$1,918,863 remaining, out of the overall planning budget for the Mount Hebron HS renovation project of \$3,100,000.

7. Need clarification on total planning dollars in budget.

See #6.

8. Does Annex need to have a basement?

No, the annex is not required to have a basement. Mechanical equipment may be placed on the roof or a mechanical room can be placed on the first floor of the new construction. If the grade contours are advantageous to constructing a basement or lower level, program / trade space or mechanical equipment rooms may be located in a basement.

9. Why don't we add an addition?

Based on the type of construction and square footage size of the existing building the current building codes will not permit the area of the existing building to be increased by any amount what so ever. The term annex is being used to refer to new construction, to specifically indicate that the new construction is to be separated from the exiting building either by distance or by fire separation construction. As stated in number one above it is the intention of the design team to create the additional building construction, if required, that is accessible from the existing school directly, conveniently and as seamlessly as possible. For all intents the new construction will essentially be an addition to the school, but for the purposes of meeting the requirements of the building code, the new construction must be separated as described and is therefore being referred to as an annex.

10. Can we build a second story on annex to add space?

Yes a second story can be constructed on an annex. However the construction of a second story may not be cost effective or advantageous under certain circumstances. If the second story of the annex is not contiguous with the second story of the existing building it may not be large enough to be viable as an educational program cluster. A non-contiguous second story would also require a separate elevator and additional stairwells for access and emergency egress which would increase the cost.

11. Want visual to scale on annex concept. Examples of previous annex projects.

Annex concepts will be developed for several of the proposed locations being considered around the perimeter of Mount Hebron High School. Plans and exterior elevations of these concepts will be drawn to scale and perspective drawings will be produced to describe the options in 3 dimensions for clarity.

Some examples of annex type building construction in Howard County include:

- a. The ROTC / Tech Ed building at Howard High School.
- b. The multiple buildings at the Applied Research Laboratory (ARL) facility adjacent to the HCPPS Board of Education building on Route 108.

Unofficial Parking Lot; Questions Were Generated Outside of the Committee Discussion

1. Do we have quantified data on circulation patterns (i.e. pedestrian counts/projections)
2. How are school corridor widths sized? (industry standards)
3. How do existing corridor widths compare to design widths based on projections and industry standards?
4. How would student traffic be affected when evacuating the building? (i.e. fire drill)?
5. Would it be necessary to maneuver around annex to be a safe distance away?
6. How will traffic circulations in front of school be resolved?
7. Is connector air conditioned and enclosed?
8. Why is there only one architect presenting a plan? What does architect of record mean? Why wasn't this committee a part of the choice?

