Horace Mann Addition/Renovation Project

DRC Project Update	
Date: Wednesday, December 13, 2023	
Date: Zoom Meeting (online)	
Time: 7:00PM	
Attendees:	
See attached Sign-In List for Design Review Committee, City Staff and Project Teams. The list below includes Horace Mann School Building Committee members as well as Community members who were in attendance.	

Josh Morse opened the meeting at 7:00PM.

Josh noted that the project just recently transitioned from the SBC to the DRC as the lead reviewer. The project will most likely be seeking Site Plan Approval this winter, with a date to be determined. The site plan and floor plans are being more refined.

Raymond Design Associates (RDA), GGD (Mechanical Engineer) and NV5, the Owner's Project Manager were in attendance. Steve Watchorn (RDA) provided an overview of design developments and refinements which transpired since the DRC meeting last month. Agenda items were as follows:

Design Progress Update

Steve Watchorn of RDA presented the following agenda items:

Site Design

- Linwood Ave Access Drive
- Accessible Entrances – looking at (3) new accessible entrances - (2) at the additions and (1) at the existing building.

Building Design

- Preliminary Building Envelope
- MEP System Selections

All floor plans were presented illustrating both the extent of the proposed demolition scope as well as the proposed additions.

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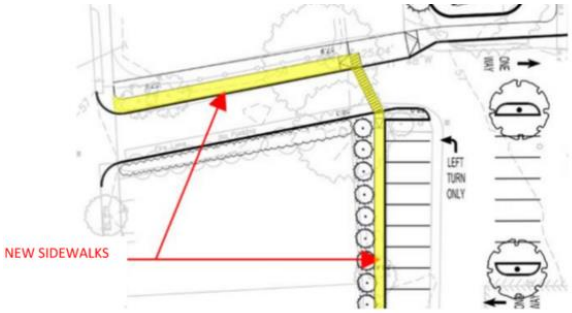
Site Design

Linwood Avenue Access Drive

An image was presented showing the current condition of the school with a narrow 2-way access road off Linwood Avenue. There is no existing sidewalk with a striped pathway guiding pedestrians from Linwood Avenue through the parking lot. At recent Working Group meetings, RDA presented four (4) different options with the preferred recommendation presented tonight (see image below).

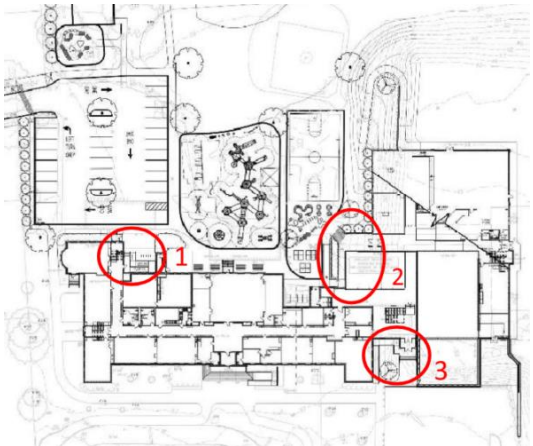


A site plan and rendering were presented depicting a proposed sidewalk from Linwood Avenue, along the edge of the property, which would connect with existing walkways alongside the building.

The mature trees on both sides of the driveway present somewhat of a design challenge. RDA is working with Traverse (landscape architect) and Samiotes (civil engineer) to study a few different options.

Accessible Entrances

It was noted that per building code all entrances must be accessible. RDA reviewed with the HM school staff to determine which entrances need to be maintained as accessible. There are currently (3) exits at grade at the lower level. See image below for access locations.



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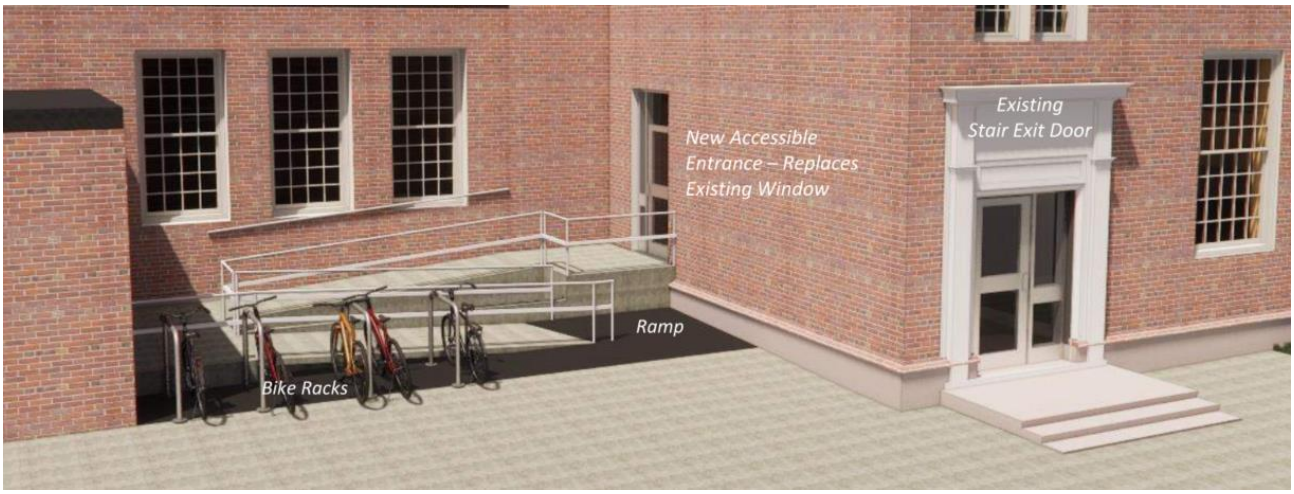
Entrance #1

A new ramp and access door are proposed to be added at this location. The proposed door will replace an existing window. This entrance will allow the students to have an accessible entrance on the west side of the building. It has not yet been finalized whether existing access will be maintained or if it will be removed. RDA will explore options with the Working Group.

A comment was made to consider a covering for protection from the elements, which would help to make the entrance safer.



Entrance #2 - Option A

Located in the large addition (darker brick*), adjacent to the playground and basketball court. This is the entrance to the early childhood wing. This option shows a stair and an access ramp.

*Note: The addition was made darker in the rendering to differentiate new and existing; the final design will not have this distinction.

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Entrance #2 - Option B

This option does not include a center stairway and is being further studied. RDA is looking at the possibility to add a second ramp or relocating the single ramp.

Rear Exit Doors from Cafeteria

As part of the landscape design, Traverse is studying the option for an accessible walkway which leads from the upper plateau around to the lower plateau. Retaining walls are also being studied to control and minimize slopes, which will help green space to be more accessible. (example below).

A comment was made about the pathway from the cafeteria to the playground being too long. RDA will explore the option to incorporate an additional sidewalk on the opposite side of the basketball court to create a shorter, more direct route to the playground.

The design of the path from the bowl area to the playground will be studied to be further refined.

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Entrance #3 – Addition

Some minor modifications were made at entrance #3. Refinements include a smaller vestibule and the lower section of the ramp removed which resulted in fewer railings, creating a cleaner and less busy façade.

Improvements were made to the design of the "speech office" which resulted in modifications to the facade. The SF of this space was oversized with some unusable space behind the stair. (see images below)

Previous

Current

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Building Design

Preliminary Building Envelope System

RDA noted Thornton Tomasetti (Sustainability Consultant) will attend the next January DRC meeting to explain the memorandum which was issued back at the end of the Feasibility Study, noting the new addition must conform with the new energy code. An energy model will be developed in the next couple of months. The model will include preliminary recommended energy performance targets.

HVAC System

Dominick Puniello, from GGD (Mechanical Engineer), explained the existing equipment is in very good condition, and will be reused and renovated to maximize efficiency in the renovation of the existing building. These modifications will allow the equipment to function without fossil fuels; the condensing boilers would be for supplemental for backup.

An all-electric system is being proposed For the new addition, which will consist of an air source to provide heating and air conditioning; for ventilation, an energy recovery ventilation system is being proposed.

Overall, the heating and cooling system will be designed and broken down into zones. For example: administration offices and the gymnasium will have their own units, allowing a good zone occupancy control; all new controls will be connected to the current system.

Electrical System

Some design considerations were noted to include: New electrical service and distribution equipment which will be needed to serve the addition, a high-efficiency lighting system, expansion of the existing fire alarm system, a new public safety radio distributed antenna system (DAS) to support existing building and addition and electric vehicle charging equipment (EVSE) stations.

Fire Protection System

The current system will be modified to address the building renovation as well as extend to the addition. The recent flow test on the current system indicated that the pressure is good.

Plumbing

The existing systems, sanitary, vent, water, and storm piping, will be modified as required for the renovation. Utilities at the addition will be new, and the water will be connected to the existing system.

Structural

RDA noted that Foley Buhl Roberts & Associates (structural engineer) will be working to turn this concept into a reality and will develop the most efficient structure for this project. Borings were competed this past summer and the soils look good; there is no peat onsite. There will be some soil removal. FBRA will be invited to the January DRC meeting.

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Snowdrift - A concern was raised about the possibility of snowdrift on the existing bar joists due to proximity of the 2-story stair tower relative to the existing gymnasium. RDA will study the option to reduce the height of the wall to limit the snowdrift possibilities. This design is under development.

Josh Morse closed out the meeting with a summary of the community comments and noted the project will continue to move towards site plan review and approval. Suggestions noted during this meeting will be studied and addressed by RDA for the next meeting.

Respectfully submitted,

Maria Hernandez - NV5, Inc.

[End of 12/13/23 Meeting Minutes]

Attachments:

- Sign In and Attendance List

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