

Horace Mann Addition/Renovation Project

DRC Project Update			
Date:	Wednesday, August 14, 2024		
Date:	Zoom Meeting (online)		
Time:	7:30PM		
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.			

Alex Valcarce opened the meeting at 7:30PM.

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

Project Schedule

Tom Murphy, NV5, reviewed the project schedule, showing the DD and CD phases extending through the end of 2024 with the intent to bid the project in January/February of 2025, award in March/April and begin construction in the spring of 2025. The end of DD and CD phases were noted on the schedule. Also shown were the intended agenda topics for each of the upcoming DRC meetings. The proposed date for the DRC to vote to approve the bidding of the project was at their January 15, 2025 meeting. In response to a question regarding the release of documents for DRC review NV5 indicated they would develop a more detailed schedule that showed dates for the release of the DD and the CD sets of documents to the DRC for their review comments.

Design Update

RDA mentioned that they have been working with NPS and the Working Group to continue to improve the design relative to the space program.

Plans

- RDA realigned the stairs accessing the lower level in order to organize the spaces better and provide a more cohesive lobby/corridor space on both levels to provide better circulation and reduce long corridors.
- They also showed reorganized spaces on the lower level which were moved in order to eliminate as much excavation in the area of the “knuckle” which would require underpinning of the existing foundations

Interior Elevations

- RDA presented a proposed glass door with sidelight window wall from the existing lobby into the new library/media center. The window head followed the curve of the vaulted ceiling in the lobby and provided ample daylight into the lobby from the library southern windows. Details of the exact arrangement of doors and sidelight mullions would need to be worked out around the existing structural elements in place.

Exterior Elevations

- RDA showed updated exterior renderings which showed building panels in the masonry walls of a similar color to the existing masonry in order to pick up some cues from the existing building
- Updated images showing proposed windows at gym north wall were shown
- An updated design at the canopy entering the addition on the southeast wall was shown. The canopy was lowered to provide a more human scaled entry which also allowed the introduction of clerestory in the wall above the canopy, bringing more natural light into the corridor.

Members noted that the new proposed canopy looked better and worked better. They noted that the design team had done a good job making small changes to optimize the natural light and efficiency of the interior spaces.

Committee members noted that the current planting shown on the images could be better arranged and perhaps the path moved to provide a better functioning green space adjacent to the building.

The Committee discussed the existing depression in front of the existing Gymnasium, and asked if anything can be done in that area in terms of tree planting or similar to use that green space? Josh Morse commented that there is just a depressed area and there is an existing drainage line running through that area, so tree planting could compromise it. The area will be studied more to see the possibility of landscaping improvements.

Phil Grgurich noted that the existing lobby space felt small and indicated that raising the ceiling was suggested by some SBC members as a possibility. In response the design team felt that the vaulted ceiling in that area was a nice building feature that was well worth keeping. The group discussed that opening the

wall to the library with glass and perhaps making similar efforts to the vestibule wall on the opposite side of the lobby may be the most effective methods in bringing light into the lobby and making it seem larger.

Respectfully submitted,

Tom Murphy - NV5, Inc.

[End of 08/14/24 Meeting Minutes]

Attachments:

- Sign In and Attendance List