

Horace Mann Addition/Renovation Project

DRC Project Update			
Date:	Wednesday, October 16, 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 7:29 PM.

NV5 and Raymond Design Associates (RDA), along with their consultants were in attendance. Steven Watchorn (RDA) provided an overview of Design Development documents that were provided to the DRC/SBC members for comments. Alex Valcarce noted that some members had already sent comments to NV5 and those comments would be recorded and sent to the design team for responses.

Project Schedule

Steve Watchorn, RDA, and Tom Murphy, NV5, reviewed the project schedule, noting that the Design Development documents had been sent to the cost estimator earlier this week. The final CD set of documents would be issued to the DRC for review and comment on December 13 with the intent to receive approval to proceed to bidding at the January DRC meeting.

Design Development Overview

Steven Watchorn (RDA) provided an overview of Design Development documents that were provided to the DRC/SBC members for comments. Alex Valcarce noted that some members had already sent comments to NV5 and those comments would be recorded and sent to the design team for responses. Comments on the review set would be accepted by NV5 and answers distributed to DRC members prior to the next meeting.

Acoustic Requirements

S. Watchorn presented the proposed layout of rooftop equipment and showed an acoustical screen around the equipment. This barrier was recommended by the acoustical consultant after baseline sound data was recorded on site. The scope and design of the screen would be further developed during the CD phase. No questions were offered by Committee members.

General Design Update

RDA presented updated renderings showing the current proposed fenestration on the elevations. Some windows were reduced or eliminated in order to meet the window ratio requirement required for the energy model. The modifications were mostly minor changes in some of the classrooms in the addition and a reduction in glass at the stair volume. The proposed fenestration in the gym shifted the narrow vertical windows previously shown to the corners of the space. The ribbon windows shown previously were being estimated as an alternative but they required significant structural work so a more cost-effective option was being developed. The new location of the windows was generally seen as an improvement by the Committee but they asked to see all potential improvements to the gym, including lighting, painting, etc. in an effort to improve the overall light levels in the gym before the strip window option was abandoned.

RDA also presented an alternate location for the new transformer which was shown in the existing depressed site area in front of the gym on Nevada Street. This was seen as potentially the best option allowing access from the street yet moving it away from abutters and hiding it from view as much as possible.

QUESTIONS/COMMENTS

General questions regarding the process for DD comments and the CD review process were discussed. T. Murphy reported that the Cx agent was currently reviewing the DD set and would provide their comments along with the Cx spec that would be incorporated into the CD package. Peter Barer noted that the CD package provided to the DRC should include the controls specifications for DRC review.

Respectfully submitted,
Tom Murphy - NV5, Inc.

[End of 09/11/24 Meeting Minutes]

Attachments:

- Sign In and Attendance List