

## Empowering Males HS Community Cabinet Facility Presentation Meeting Minutes

Wednesday, March 2, 2016

6:30 PM – 8:00 PM

Dorothy Height Library

### Meeting Objectives

Meeting participants will:

- Receive an update on the EMHS facility from the DCPS Facilities Team, DGS Project Manager, and the project's Design/Construction Team on the school's:
  - a. Design and build process
  - b. Condensed educational specification
  - c. Concept design
- Understand next steps and timeline for the completion of the phased modernization taking place at the former Ron Brown Middle School that will house EMHS.

### Meeting Attendees:

- *EMHS Community Cabinet Members:* Lois Berlin, Chantal Fuller, Antawan Holmes, Dr. Monica Roachè, Mark Samburg, David Smith, Michael Taylor, Eboni-Rose Thompson, Eric Vinson, Keith White, Hah-na'h Wright, Julian Wright
- *Empowering Males High School:* Ben Williams
- *Office of Family and Public Engagement:* Shanita Burney, Sharona Robinson, Burnell Holland III, Billy Kearney
- *Office of the Chief Operating Officer:* Patrick Davis, Toussaint Webster, Teresa Biagioni
- *Chancellor's Parent Cabinet Member:* Adria Wright
- *Department of General Services:* Mia Sensabaugh
- *Design/Construction Team:* Aaron Troutman, Sean O'Donnell

### Notes:

Topic	Comments
Welcome & Introductions	<ul style="list-style-type: none"><li>▪ Members of the design and construction team were introduced. Sean O'Donnell will serve as the lead for Perkins Eastman – design team and Aaron Troutman will serve as lead for Gilbane, Inc. – construction and build team.</li><li>▪ Each provided an update on the phased modernization taking place at the former Ron Brown Middle School that will house the new Empowering Males High School.</li><li>▪ Perkins Eastman has previously worked with Roosevelt HS and Gilbane has worked with Roosevelt HS and Dunbar HS.</li><li>▪ Other members of the facilities team were introduced from DCPS and the Department of General Services.</li></ul>

<p>Facilities Update</p>	<p><u>Review of the Design/Build Process</u></p> <ul style="list-style-type: none"> <li>▪ The Design and Build Process is the process of designing and renovating the building.</li> <li>▪ There will be two phases of construction that will take place to complete the facility modernization and renovation.</li> <li>▪ Phase I construction of the first floor will begin in late March with the building slated to be completed by August 8, 2016. This is a very ambitious timeline, but the goal is to have the building ready for 150 9<sup>th</sup> grade EMHS students on the 1<sup>st</sup> day of school.</li> <li>▪ During the first year, only the first floor will be occupied by students and faculty.</li> <li>▪ Phase II construction of the second and third floors is scheduled to be completed in August 2017 and will include the 2<sup>nd</sup> floor and part of the 3<sup>rd</sup> floor.</li> </ul> <p><u>Review of the Condensed Educational Specification (Ed Spec)</u></p> <ul style="list-style-type: none"> <li>▪ An ed spec is a written document that serves as a road map and helps to align the physical space with the needs of the educational program. It communicates between the school and the design/build team. Through this document, the school can describe the educational program and identify factors which affect learning and teaching, providing a foundation for the architect to use in creating the building plans and specifications..</li> <li>▪ Phase I of the construction will include seven 9<sup>th</sup> grade classrooms, administrative offices, counselors' offices, library, cafeteria, band room, and a multipurpose room.</li> <li>▪ Phase II of the construction will include the remaining classrooms on the 2<sup>nd</sup> and 3<sup>rd</sup> floors, gymnasium, outdoor areas in the back of the building, and auditorium (~750 seats). Part of the 3<sup>rd</sup> floor will be prepped for construction and shelled (closed off) for space needed in the future as enrollment grows.</li> <li>▪ Because the classrooms are larger than the ed specs requirement, EMHS students will have more room within their classrooms. This will support additional student movement.</li> </ul> <p><u>Review of Concept Design</u></p> <ul style="list-style-type: none"> <li>▪ The goal is to make EMHS look and feel like a college campus.</li> <li>▪ The school will partner with the Deanwood Recreation Center during the first year to support athletic programming.</li> <li>▪ The building windows will be replaced.</li> <li>▪ Looking to connect EMHS and the field behind the school all the way up to the Deanwood Recreation Center with green space.</li> <li>▪ The entrance will be transformed from institutional-looking and hidden to open and inviting.</li> <li>▪ There will be an outdoor classroom created on the side of the building using bio-retention (reuse of storm/rain water). It will look similar to an amphitheater.</li> </ul>
<p>Question and Answer</p>	<p>Cabinet members asked the following questions about the facilities process.</p> <ul style="list-style-type: none"> <li>○ Has construction started? Demolition is scheduled to begin at the end of March 2016.</li> </ul>

	<ul style="list-style-type: none"> <li>○ Has Smoot Construction Company been considered for this project? Requests for Proposals (RFPs) are posted publicly on the DGS website whenever a new construction project is available. Any construction company interested in a project must submit a bid through this solicitation process. DGS has criteria to select the construction company that includes, but is not limited to specific credentials, assurances that the company has the capital to handle the magnitude of the project, and that tax payments and insurance are up-to-date. There is a professional panel at DGS that reviews each proposal. Gilbane Construction Company was ultimately selected through this process.</li> <li>○ What is the overall budget for the project? The overall budget for this is project is \$47,347, 000.</li> <li>○ Why is the budget less than the budgets of elementary school modernizations in NW? Project budgets vary based on how much work has to be done in the building. With the Ron Brown building, the following factors allowed some savings (this is not intended to be an exhaustive list): <ul style="list-style-type: none"> <li>▪ Structurally, the building is in pretty good shape.</li> <li>▪ The majority of the other DCPS high schools are built to serve a population over twice the size of what EMHS will be with all four grades (9<sup>th</sup> – 12<sup>th</sup>).</li> <li>▪ EMHS will use the Deanwood Recreation Center’s athletic field.</li> <li>▪ Several DCPS school buildings, including some east of the river, are historic buildings. The cost increases to work around and/or restore certain elements of buildings that are older and more architecturally detailed.</li> </ul> </li> <li>○ Will there be a cooking kitchen or just a warming center? EMHS will have a full cooking kitchen. The layout will be similar to a university dining hall with various food options.</li> <li>○ Will there be a football program during the first year? If so, given that the Deanwood Recreation Center has a very active field schedule, where would the students practice? There will be a football program during the second year of the school opening (2017-18). We will partner with the Deanwood Recreation Center to utilize some of the facilities like the pool and field and determine a practice schedule that works for everyone.</li> <li>○ Will the Phase II construction be disruptive to student learning? All demolition, which is considered to be most disruptive, will be completed during Phase I. When students are in the building, construction activities that have minimal impact on learning will be completed during the school day. Activities such as drilling will take place after school hours. The construction company will</li> </ul>
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	<p>be working very closely with the school leadership to communicate the construction schedule and will make every effort to be flexible to the school/student's needs, especially during times when students will be testing.</p> <ul style="list-style-type: none"> <li>○ Has DCPS considered upgrading the internet bandwidth in the building so it can support PARCC Testing and 1:1 student technology? The technology infrastructure upgrade is a part of the modernization and it will assure that the internet bandwidth in the building will be able to accommodate the 1:1 student technology and PARCC Testing.</li> <li>○ Will there be a student store for students to purchase school swag? EMHS will operate a student store where students will be able to purchase items on a point system. Staff, parents, and community members will also be able to monetarily purchase items from the student store.</li> <li>○ Will EMHS have the same amount of male bathrooms vs. female bathrooms? The school will have unisex restrooms. There will be traditional male and female restrooms in the gymnasium.</li> <li>○ Will the community be able to have access to the community side of the building? Principal Williams looks forward to partnering with the community to utilize the new facility at times that do not conflict with student learning and school operations. Anyone interested in utilizing the building will need to submit a DCPS Application to Use Facilities and have it approved prior to use.</li> <li>○ What will the Leadership in Energy and Environmental Design (LEED) standard of this building be? The Leadership in Energy and Environmental Design (LEED) standard for EMHS will be Gold.</li> <li>○ Will there be a green roof? The water runoff from the roof can support a garden or green space. However, the building structure does not support the necessary material, soil, and rainwater for a green roof.</li> <li>○ Can the water runoff support the garden? The water runoff from the roof can support a garden or green space. Principal Williams is currently considering this option.</li> </ul>
Closing	<ul style="list-style-type: none"> <li>▪ The community can contact <a href="mailto:toussaint.webster@dc.gov">toussaint.webster@dc.gov</a> 202-794-3549 with questions</li> <li>▪ For additional questions, the community can contact Toussaint Webster at <a href="mailto:toussaint.webster@dc.gov">toussaint.webster@dc.gov</a> or 202-794-3549</li> </ul>