

## MC Design Charrette 6/18/19 Feedback Received

	Question/Feedback	Response
1	What was reduced on the building on Fenton St.?	The screen wall at the top of the building is reduced, and the parapet on the top of the building's second floor is reduced. The building also sits back approximately 5' farther from Fenton Street.
2	What's the total square footage of the building now?	Approximately 105,000 gross square feet
3	What did Bob [Bull, SmithGroup architect] mean when he said that the cost estimates were based on tariffs?	Tariffs can influence the pricing of many of the building components. When there is uncertainty regarding specific components, a more conservative estimate must be factored to allow for volatility in unknown prices when building components will be purchased at the end of building documentation, prior to the commencement of construction.
4	What caused the reduction in size?	The project scope was aligned with the available budget, with consideration to the needs of our neighbors, while protecting our academic program. Cost estimates, market volatility of demand for construction workers and building component costs. There was also some alignment with comments from the Mandatory Referral application that were addressed.
5	What are the new sizes of the labs?	The typical lab size reduced from a 10'-8" bay to a 10'-4" bay and 31' long (reduced from 32'). Typical labs are 3-4 bays.
6	How many labs did we give up with the reduction of the building?	The equivalent of two labs were removed as a result of the building size reductions.
7	Will engineering and physics still have lab space in the building?	Yes, their space types are still the same as originally listed in the program.
8	How many recitation rooms will there be?	There are currently 4 recitation rooms in the working plans.
9	The planetarium will be great. Having it internalized will be even better for programming and access.	Thank you for your comment.
10	As someone new to this project, can you share what is new in the building from what exists currently and how will that impact programming?	The existing facilities are outdated and overcrowded. The facilities are in poor condition that need serious repair and code updates. The new building will include math and science classroom and lab facilities, including a planetarium and a greenhouse
11	Why are these costs a surprise? Could we have better predicted what we needed to keep the building size in tact?	The costs are not a surprise - the estimate was done at the conclusion of Schematic Design to validate the cost estimate provided after the 2016 programming effort. Multiple cost estimates take place during design, with this being the first one. Cost reconciliation takes place after each design phase (Schematic Design, Design Development, and midway through Construction Documents). Variables that did not work in the project's favor include trends in cost escalation, the current and projected demand on the construction trades, uncertainty due to tariffs and commodity prices, as well as increase in program space within the allowable gross square footage for the facility.
12	What are some of the largest expenses?	Concrete, steel, and labor.
13	How long will construction last? When can we access the building?	The construction schedule is still being refined; the estimated completion date is sometime in mid to late 2022.
14	What types of construction activities will happen first?	Decommissioning of Falcon Hall and Science South, which includes move out, salvaging of reuse of components, and utility disconnections, is underway. Abatement will occur prior to their demolition.
15	What will happen to the existing landscaping? Can any of the plants be transplanted around campus?	We are committed to preserving as much of the existing landscaping as possible.
16	Will safety be an issue in the labs? We are concerned after the UMD lab fire.	The entire building will be designed to meet all required safety codes for lab buildings, including sprinklers and related safety equipment. Faculty, staff, and students all receive safety training that meets all safety codes. Our Office of Environmental Safety monitors safety compliance.
17	How are you sourcing the stones and glass? Are they salvageable from the existing building?	Howard Wellman, Wellman Conservation LLC, prepared a conservation assessment of the exterior materials (turquoise glass and Carderock stone) of the Science South Building. The glass is soiled and discolored, but physically stable. The stones show extensive weathering and degradation of the surface and crumble easily. While the contractor is segregating materials for recycling, small dumpsters can be used to collect glass panes and stone pieces. These materials can then be incorporated into public art.
18	Were the changes in façade caused by stylistic preferences, material availability, or budget reasons?	The changes were for budget alignment and consistency of the campus and neighborhood character.
19	Can you keep the labs cool enough for lab materials to be safe?	Yes
20	We are concerned about stormwater management. How much money have you put aside for it and how will you develop these plans?	We are committed to sustainable environmental site design practices to protect the environment and the health of the campus and the neighborhood we share, as evidenced by the micro-bioretenion facility at the Pavilion Three (P3) renovation project on the TP/SS Campus. The agency having jurisdiction over stormwater management is the City of Takoma Park. Funds for construction are all-inclusive and will enable the College to meet our stormwater management commitment. Stormwater management plans are developed per the State of Maryland "Stormwater Management Act of 2007," which requires establishing a comprehensive process for stormwater management approval, implementing environmental site design to the maximum extent practicable, and ensuring that structural practices are used only where absolutely necessary. The City of Takoma Park is authorized to enforce the State law. See the following State and Municipal web sites for further information: <a href="https://mde.state.md.us/programs/Water/StormwaterManagementProgram/Documents/www.mde.state.md.us/assets/document/Design%20Manual%20Chapter%205%2003%2024%202009.pdf">https://mde.state.md.us/programs/Water/StormwaterManagementProgram/Documents/www.mde.state.md.us/assets/document/Design%20Manual%20Chapter%205%2003%2024%202009.pdf</a> <b>and</b> <a href="https://takomaparkmd.gov/government/public-works/stormwater-management-program/">https://takomaparkmd.gov/government/public-works/stormwater-management-program/</a>

21	Are you planning for increasing rainfalls, in terms of stormwater management?	The College is mindful of the impacts on climate change on our campus and surrounding neighborhood. The agency having jurisdiction over stormwater management is the City of Takoma Park. Stormwater management plans take into account formulas to handle up to a 100-year event. See also the response to item no. 20.
22	Will we have a session to discuss the situation with the trees around the building?	Montgomery College is committed to tree protection and we will do our best to protect the existing trees along New York and Takoma Avenues. The agency having jurisdiction over trees is the City of Takoma Park. Urban Forest Manager has reviewed the Tree Protection Plan and Tree Removal Application. He has met multiple times with the A. Morton Thomas landscape architect. Once the site design is finalized, directives from the Urban Forest Manager will be posted on the project website.
23	With the planetarium being inside, did that displace some classroom space or hallway space?	No
24	What do the professors think about planetarium change?	There is a single professor who teaches in the planetarium. He selected the option that you saw in the presentation.
25	What is the height from the lowest to the highest point of the building?	The slight varies, dues to the sloping site, from 50' at its tallest to 23' at its shortest.
26	What is the height from the New York Ave. vantage point?	From New York Avenue, the top of parapet is 34' at it's tallest point, the shortest is 23'. One floor on the New York Avenue side was removed, resulting in the lower height.
27	What is the demolition and construction schedule? If demolition is not starting immediately, can the Falcon Hall pool be used or refilled?	All operations in these buildings have ceased, including summer classes. Falcon Hall (FH) and the Science South (SS) buildings have been vacated with faculty and staff moved to Pavilion Four and other buildings on campus. The swimming pool has been drained and decommissioned. FH and SS are now officially closed to be demolished to make way for the new building. Further de-commissioning activities have begun including: <ul style="list-style-type: none"> <li>• Removal of furniture and equipment.</li> <li>• Salvaging of fire alarm equipment.</li> <li>• Salvaging of mechanical and electrical equipment.</li> <li>• Salvaging of access control and elevator equipment.</li> <li>• Salvaging of emergency telephones.</li> <li>• Salvaging of pool equipment.</li> <li>• Salvaging of landscaping plants and shrubbery.</li> <li>• Other miscellaneous activities.</li> </ul>
28	Can the city help work out the timeline of construction, construction working hours, and mitigations related to noise? The Pepco project has been handled poorly.	The College and construction contractor will comply with the city's noise ordinance. Construction activities are governed by the City of Takoma Park Noise Ordinance 2016-4: Maximum allowable noise level (dBA) for receiving noise area (outdoor noise level measurements): Daytime: 65 dBA Nighttime: 60 dBA The College is committed to meeting the construction directives about noise mitigation, as stated by Dr. Pollard's letter of September 2017. We will strive to complete the project on time in 2022.
29	Why was it necessary to close Falcon Hall even though the construction process has not started, and will not start, for a fair amount of time?	All operations in these buildings have ceased, including summer classes. Falcon Hall (FH) and the Science South (SS) buildings have been vacated with faculty and staff moved to Pavilion Four and other buildings on campus. The swimming pool has been drained and decommissioned. FH and SS are now officially closed to be demolished to make way for the new building. Further de-commissioning activities have begun including: <ul style="list-style-type: none"> <li>• Removal of furniture and equipment.</li> <li>• Salvaging of fire alarm equipment.</li> <li>• Salvaging of mechanical and electrical equipment.</li> <li>• Salvaging of access control and elevator equipment.</li> <li>• Salvaging of emergency telephones.</li> <li>• Salvaging of pool equipment.</li> <li>• Salvaging of landscaping plants and shrubbery.</li> <li>• Other miscellaneous activities.</li> </ul>
30	There is tremendous disappointment over the closing of Falcon Hall.	Thank you for your comment. We value the opportunity to open our doors of the campus to you. We hope to see you at other activities on our campus in the future.
31	Is there a phone number to reach out to if there are violations observed during construction?	The 24/7 hotline phone number will be provided in July.
32	Has the parking increased from the last design iteration?	No
33	Why were additional soil borings needed?	Barton Malow Company required additional information about 2 areas to verify that the planned foundation and footers would be adequate to support the new building structure.

34	We are concerned about more water coming out onto Takoma Ave. and want to make sure that there is a plan to control stormwater.	We are committed to sustainable environmental site design practices to protect the environment and the health of the campus and the neighborhood we share, as evidenced by the micro-bioretenion facility at the Pavilion Three (P3) renovation project on the TP/SS Campus. The agency having jurisdiction over stormwater management is the City of Takoma Park. Funds for construction are all-inclusive and will enable the College to meet our stormwater management commitment. Stormwater management plans are developed per the State of Maryland "Stormwater Management Act of 2007," which requires establishing a comprehensive process for stormwater management approval, implementing environmental site design to the maximum extent practicable, and ensuring that structural practices are used only where absolutely necessary. The City of Takoma Park is authorized to enforce the State law. See the following State and Municipal web sites for further information: <a href="https://mde.state.md.us/programs/Water/StormwaterManagementProgram/Documents/www.mde.state.md.us/assets/document/Design%20Manual%20Chapter%205%2003%2024%202009.pdf">https://mde.state.md.us/programs/Water/StormwaterManagementProgram/Documents/www.mde.state.md.us/assets/document/Design%20Manual%20Chapter%205%2003%2024%202009.pdf</a> and <a href="https://takomaparkmd.gov/government/public-works/stormwater-management-program/">https://takomaparkmd.gov/government/public-works/stormwater-management-program/</a>
35	What is the tree canopy population goal?	The College continues its commitment on the Takoma Park/Silver Spring Campus by taking strong measures to protect existing trees and planting new trees in support of Takoma Park's commitment to growing its canopy and helping to address climate change.
36	We are proud of the work that has been done so far.	Thank you for your comment.
37	We are pleased with the scale and how the architects and the college followed the feedback that was received.	Thank you for your comment.
38	This building will be really good for students, future science faculty, etc.	Thank you for your comment.
39	How does 30,000 square foot reduction impact students/faculty?	Although we have reduced the building by 30,000 sf, we were able to minimize the impact on academic programming with a reduction of only 8,000 sf. These reductions were vetted by College leadership to ensure impact to students and faculty is minimized. The design balances the needs of our students, neighbors, and fiscal prudence.
40	What is the additional cost for tearing down the existing building?	Funds for construction are all-inclusive.
41	How will the site be screened to reduce sound?	During construction, the College and construction contractor are committed to meeting all relevant noise ordinances, with active monitoring for sound and vibration. Sound reduction strategies for building operations are unchanged from what was presented at Mandatory Referral, including design features for wall construction, mechanical units, and structural design intended to minimize noise.
42	Is the building going to be flexible enough to change based on changes in classes and programming?	Yes- the labs are based on 10'-4" x 31'-0" modules, with multiple modules combining for labs and lab prep spaces. Utilities are universal, with services in the ceiling, connected to benches from the ceiling, allowing for flexibility of the room between semesters - both for changes in class size or bench arrangement, or for different science to be taught in the labs