

Catherine and Isiah Leggett Math and Science Building

Takoma Park / Silver Spring Campus

July 9, 2019

Project Update Forum

Welcome Remarks

Dr. Brad Stewart

Vice President and Provost, Takoma Park / Silver Spring Campus

Montgomery College

Project Website

montgomerycollege.edu/tpss-design



MC MONTGOMERY COLLEGE

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Events

Design Charrette and Project Update Forum – July 9, 2019

Design Charrettes, Events

Tuesday, July 9, 7:00 p.m. Takoma Park/Silver Spring Campus | Cultural Arts Center 7995 Georgia Ave, Silver Spring, MD 20910 Free parking available. Click here for directions and maps. RSVP community@montgomerycollege.edu For special accommodations, contact the Office of Disability Support...

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- [Design Charrette and Project Update Forum – July 9, 2019](#)
- [Building Form – June 18, 2019](#)
- [Leggett Building Design Progress and Upcoming Charrette](#)

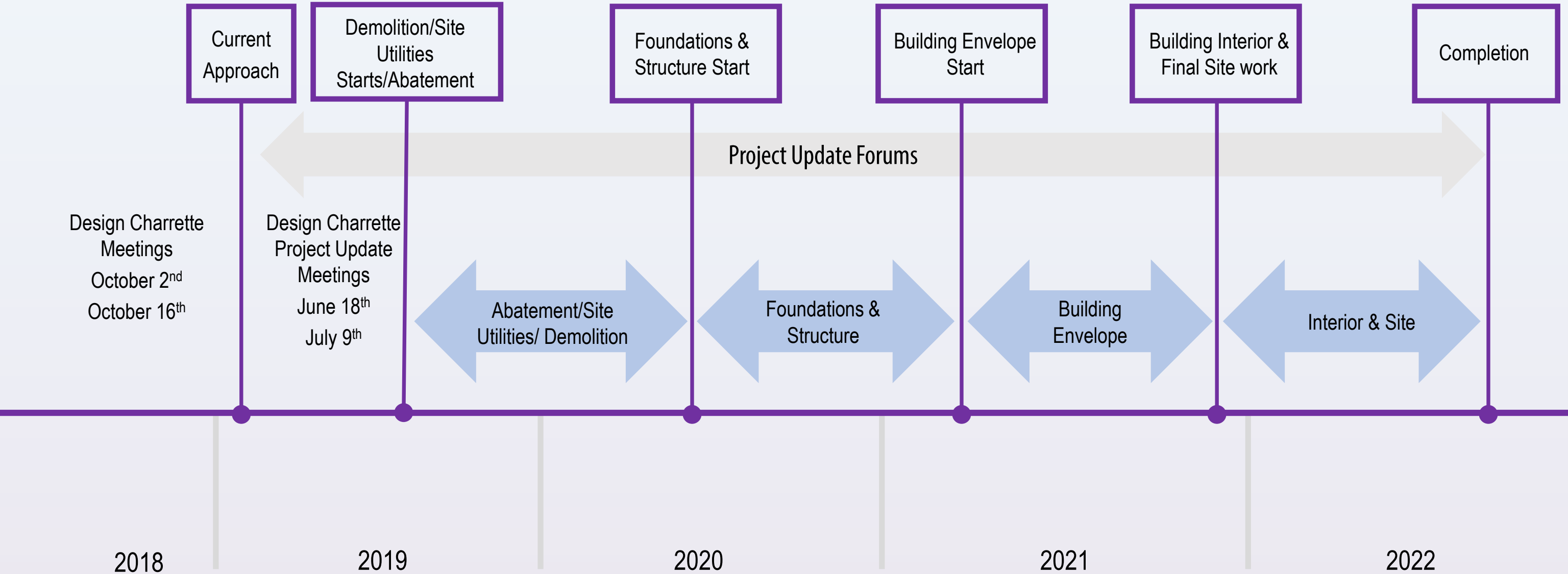
Meeting Agenda

1. Large Group
 - Recap of Engagement Process, Feedback, Themes Heard, Design
 - Barton Malow Introduction and Key Information
 - Upcoming Construction Activities

2. Engagement Stations
 - Building Design
 - Construction Overview
 - Abatement Safety
 - Storm Water Management & Tree Protection

Engagement Process

Looking Ahead



Feedback – June 18, 2019

DESIGN CHARRETTE #6

JUNE 18, 2019

FEEDBACK LOOP

	Question/Feedback	Response
1	What was reduced on the building on Fenton St.?	The screen wall at the top of the building is reduced, 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?	Consideration needs to be given in a cost estimate for pricing of all 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?	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. The detailed planning of the building will be developed with the academic group as the design progresses.
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. The detailed planning of the building will be developed with the academic group as the design progresses.
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 science and math labs. 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.
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?	See question 11.
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?	Falcon Hall and Science South will be decommissioned - including move out, salvage of components, and utility disconnections. Then abatement will occur of the buildings, prior to their demolition.
15	What will happen to the existing landscaping? Can any of the plants be transplanted around campus?	This is being looked at by the design team and college.
16	Will safety be an issue in the labs? We are concerned after the UMD lab fire.	The building will be designed to meet all required safety codes for lab buildings. Labs will be sprinklered and equipment will operate to ensure the safest environment possible during emergency situations.
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 are very friable. While the contractor is segregating materials for recycling, small dumpsters can be used to collect and stone 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 primarily for budget alignment.
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?	The agency having jurisdiction over stormwater management is the City of Takoma Park. This process is between the applicant and the AHJ. Funds for construction are all inclusive. 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. https://mde.state.md.us/assets/document/Design%20Manual%20Chapter%205%2003%2024%202009.pdf https://takomaparkmd.gov/government/public-works/stormwater-management-program/
21	Are you planning for increasing rainfalls, in terms of stormwater management?	The agency having jurisdiction over stormwater management is the City of Takoma Park. This process is between the applicant and the AHJ. Stormwater management plans take into account formulas to handle up to a 100-year event. See also the response to item no. 20.

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DESIGN CHARRETTE #6

JUNE 18, 2019

FEEDBACK LOOP

22	Will we have a session to discuss the situation with the trees around the building?	Senior Planner David Wigglesworth and other Montgomery County Planning Department staff approved the Forest Conservation Exemption Request on January 10, 2019. The agency having jurisdiction over Trees is the City of Takoma Park. This process is between the applicant and the AHJ. Urban Forest Manager Jan van Zutphen 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, Mr. van Zutphen will approve the Tree Protection Plan and Tree Removal Application.
23	With the planetarium being inside, did that displace some classroom space or hallway space?	Strategic reductions of program within that volume were a factor to allow for the planetarium volume to be included in that part of the building. It's relocation did not contribute to program space reductions, those decisions were made by the College.
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?	Due to the site grading, and heights vary based on the frontage. From Fenton Street, the top of screenwall is 50' at it's tallest point, and the top of parapet is 38' at it's tallest point. From New York Ave, the top of parapet is 34' at it's tallest point, the shortest is 23'. This variation in height is due to the sloping site.
26	What is the height from the New York Ave. vantage point?	From New York Ave, the top of parapet is 34' at it's tallest point, the shortest is 23'. This variation in height is due to the sloping site.
27	What is the demolition and construction schedule? If demolition is not starting immediately, can the Falcon Hall pool be used or refilled?	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: • Removal of furniture and equipment. • Salvaging of fire alarm equipment. • Salvaging of mechanical and electrical equipment. • Salvaging of access control and elevator equipment. • Salvaging of emergency telephones. • Abatement of hazardous materials. • Salvaging of landscaping plants and shrubbery. • Other miscellaneous activities.
28	Can the city help work out the timeline of construction, construction working hours, and mitigations related to noise? The Peppo project has been handled poorly.	Construction activities are governed by the City of Takoma Park Noise Ordinance 2016-4: "Daytime" means the hours from 7:00 a.m. to 8:00 p.m. on weekdays and 9:00 a.m. to 10:00 p.m. on weekends and holidays. "Nighttime" means the hours from 8:00 p.m. to 7:00 a.m. on weekdays and 10:00 p.m. to 9:00 a.m. on weekends and holidays. Maximum allowable noise level (dBA) for receiving noise area (outdoor noise level measurements): Daytime: 65 dBA Nighttime: 60 dBA
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?	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: • Removal of furniture and equipment. • Salvaging of fire alarm equipment. • Salvaging of mechanical and electrical equipment. • Salvaging of access control and elevator equipment. • Salvaging of emergency telephones. • Abatement of hazardous materials. • Salvaging of landscaping plants and shrubbery. • Other miscellaneous activities.
30	There is tremendous disappointment over the closing of Falcon Hall.	Thank you for your comment.
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.
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.

DESIGN CHARRETTE #6

JUNE 18, 2019

FEEDBACK LOOP

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.	The agency having jurisdiction over stormwater management is the City of Takoma Park. This process is between the applicant and the AHJ. Funds for construction are all inclusive. 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. https://mde.state.md.us/assets/document/Design%20Manual%20Chapter%205%2003%2024%202009.pdf https://takomaparkmd.gov/government/public-works/stormwater-management-program/
35	What is the tree canopy population goal?	The goal is to maintain as many trees as possible. The design team has worked closely with the Takoma Park's Urban Forester to comply with all regulations for Montgomery County and the City of Takoma Park.
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?	Fortunately, although we have reduced the building by 30,000 sf, we have only had to reduce program space by 8,000 sf. These reductions were evaluated with College leadership to ensure impact to students and faculty is minimized.
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?	Sound reduction strategies are unchanged from what was presented at Mandatory Referral, including design features for wall construction, mechanical units and structural design.
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

Design

Design Considerations (Recap)

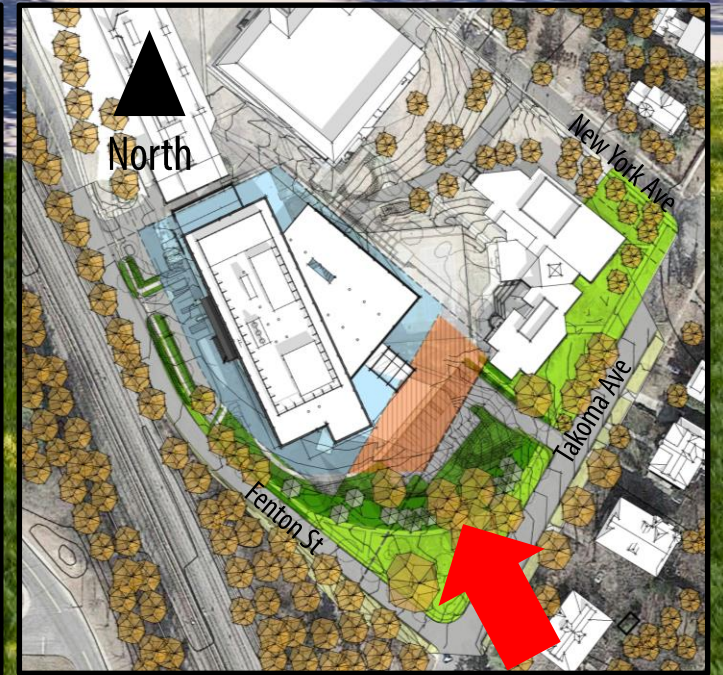
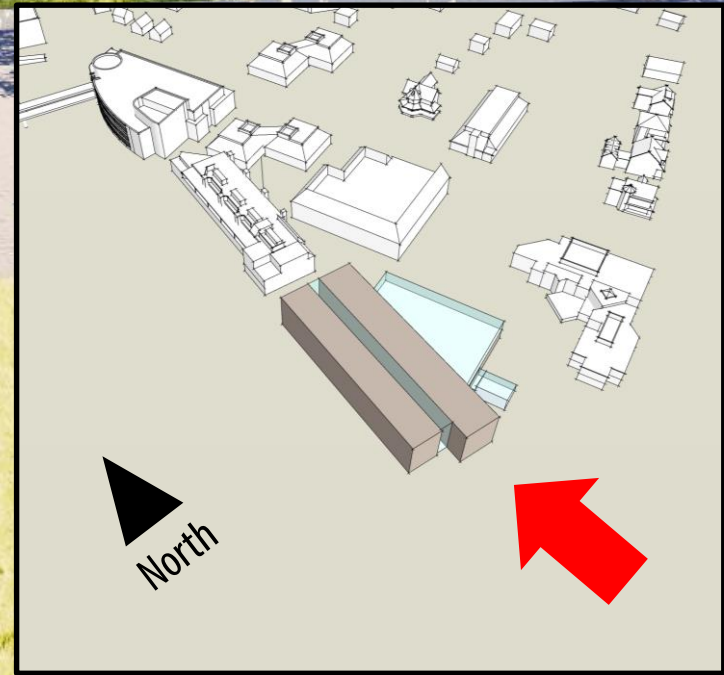
Site / Forms / Organizational Concepts

Existing & new trees are transparent to provide unobstructed view of building

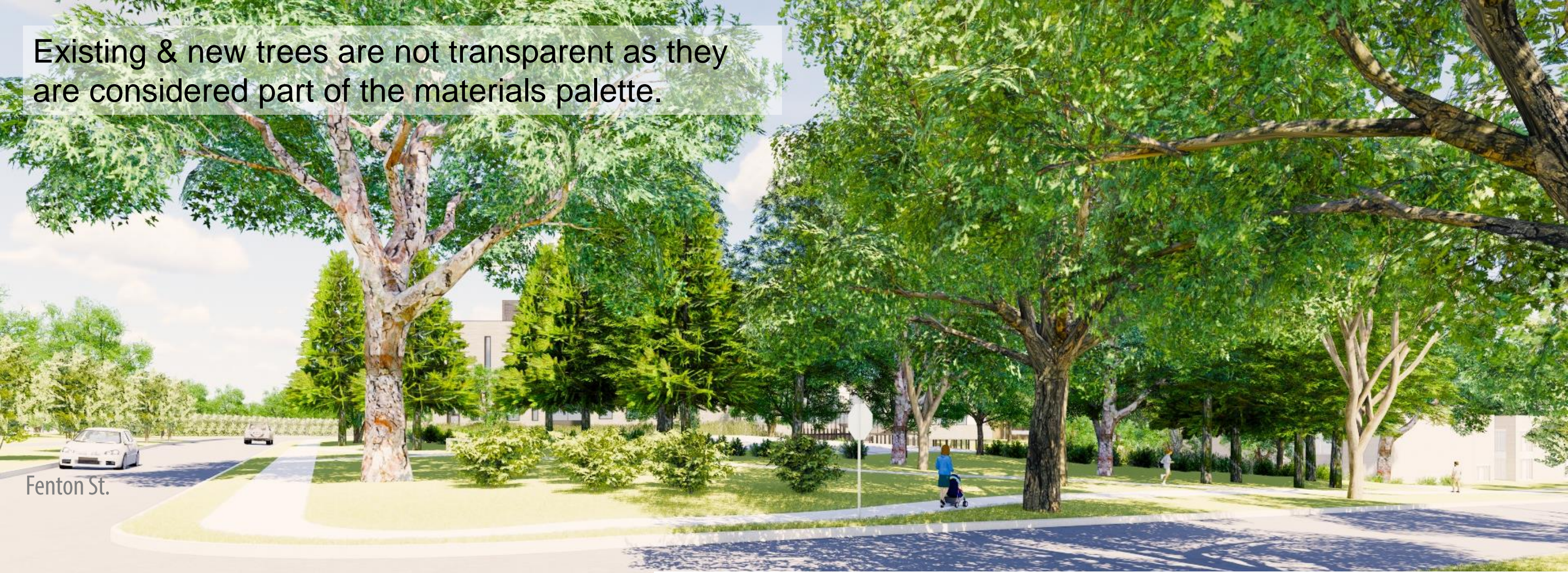


Takoma Ave

Current Approach
VIEW FROM TAKOMA & FENTON



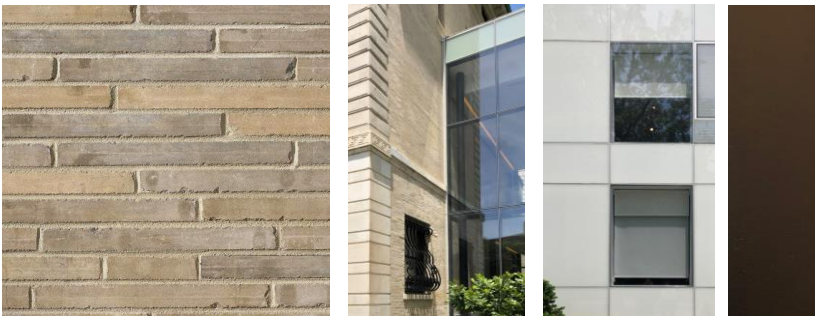
Existing & new trees are not transparent as they are considered part of the materials palette.



Fenton St.

Takoma Ave

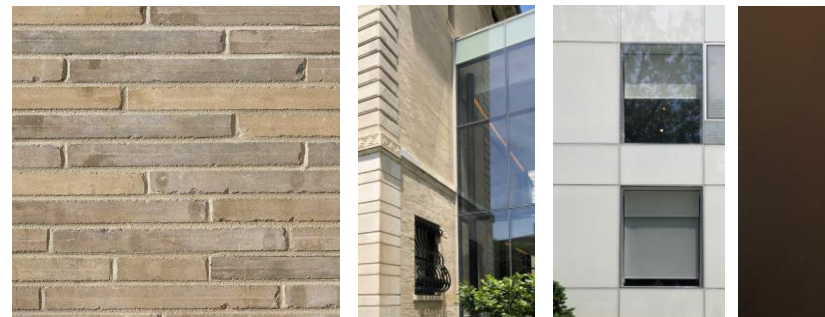
Current Approach
VIEW FROM TAKOMA & FENTON



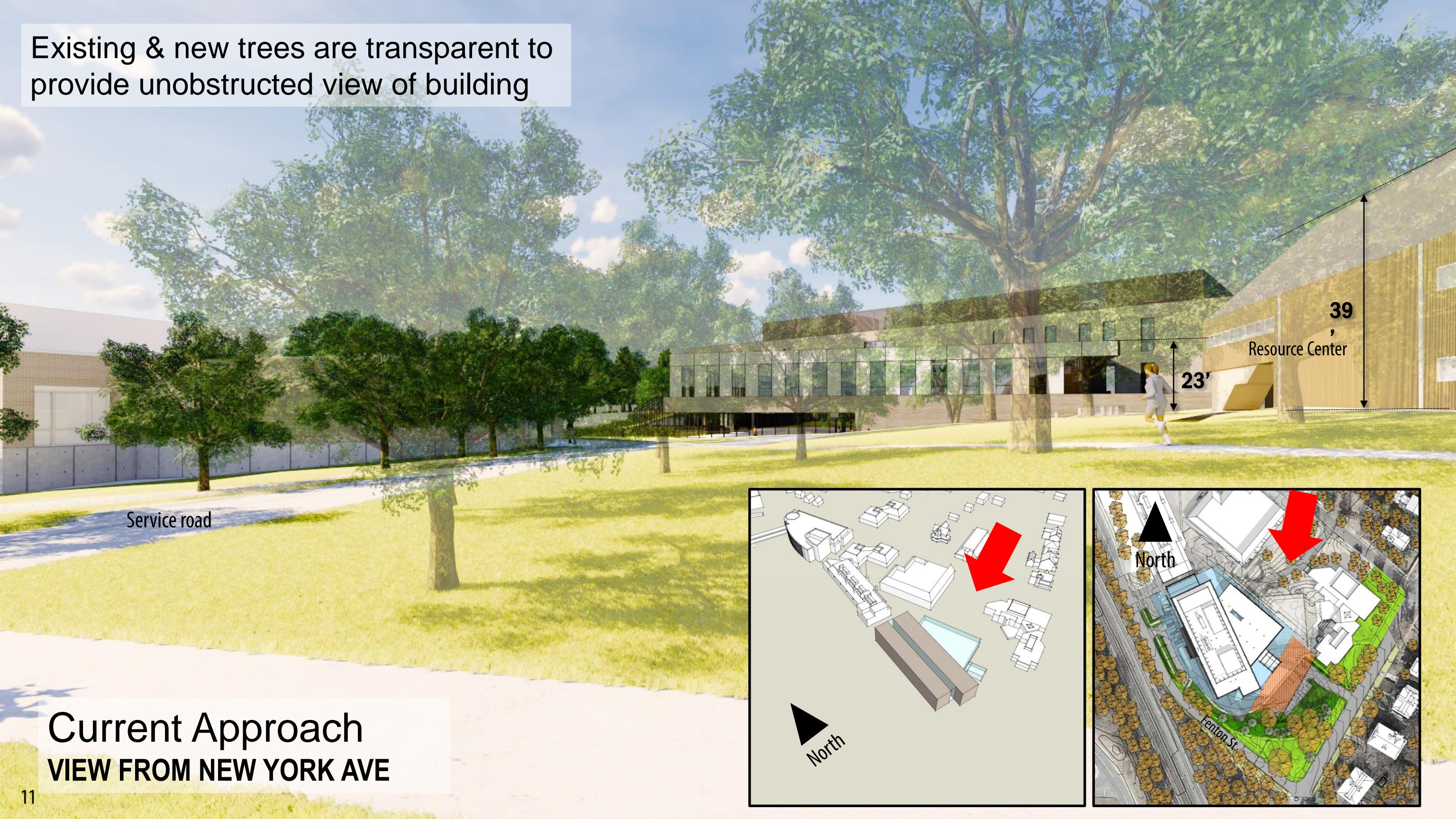
Existing & new trees are not transparent as they are part of the materials palette.



Current Approach VIEW FROM TAKOMA ENTRY



Existing & new trees are transparent to provide unobstructed view of building

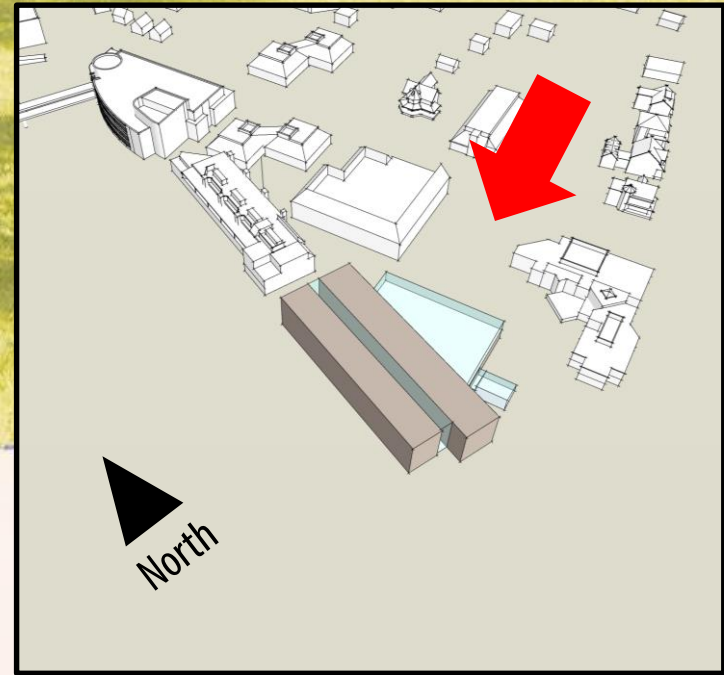


Service road

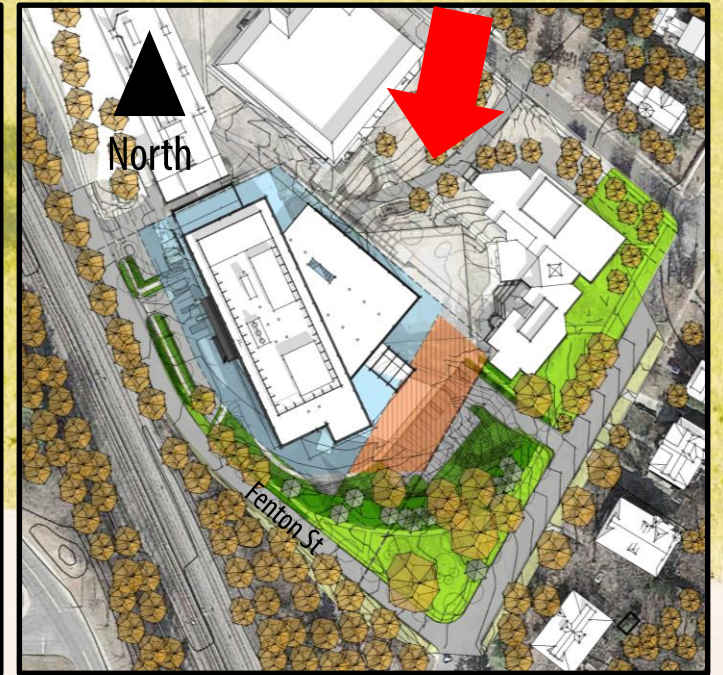
23'

39'
Resource Center

Current Approach
VIEW FROM NEW YORK AVE



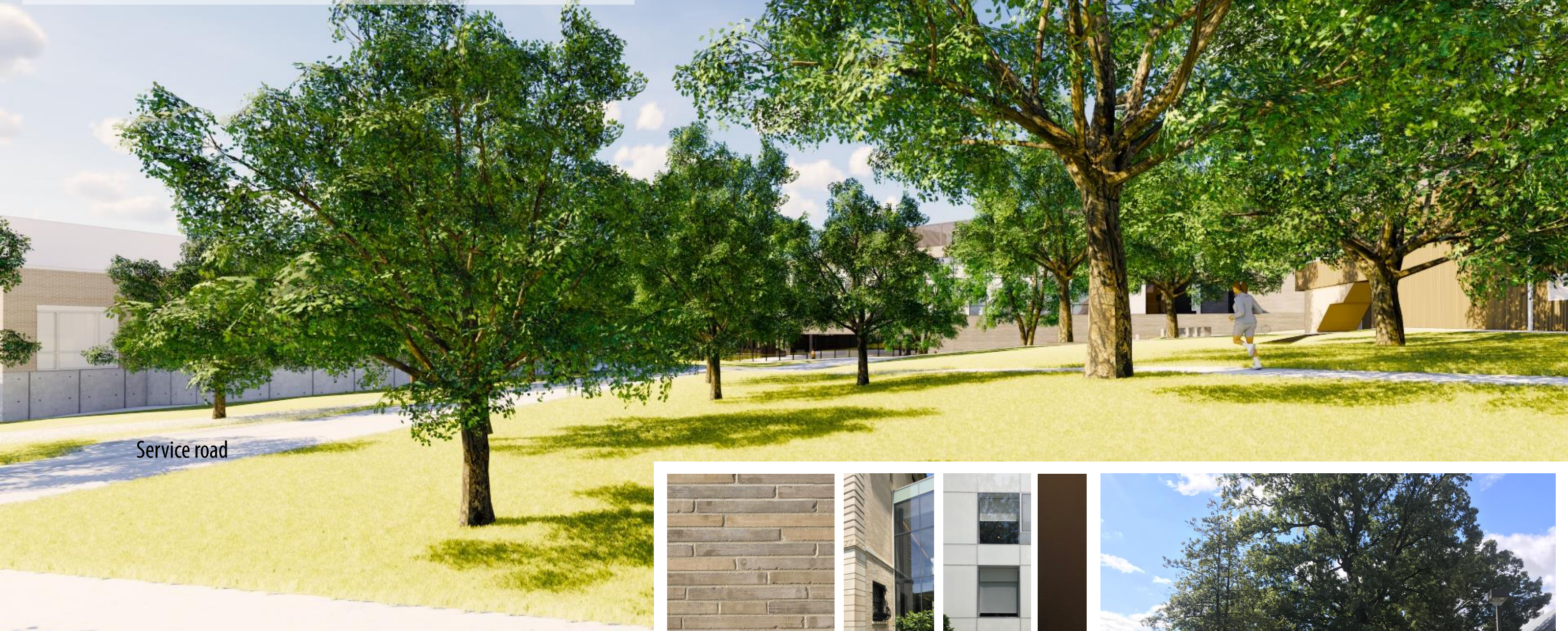
North



North

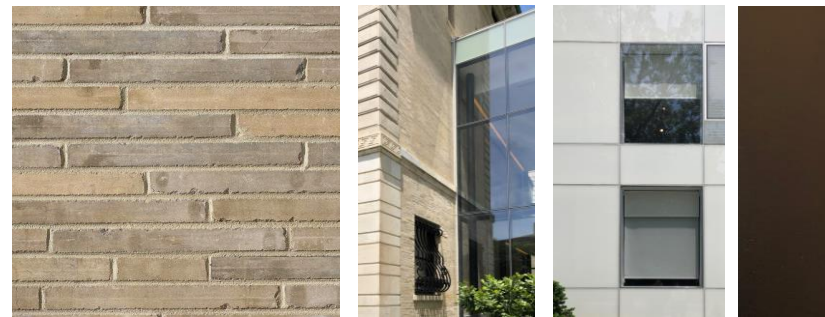
Fenton St

Existing & new trees are not transparent as they are part of the materials palette.



Service road

Current Approach
VIEW FROM NEW YORK AVE



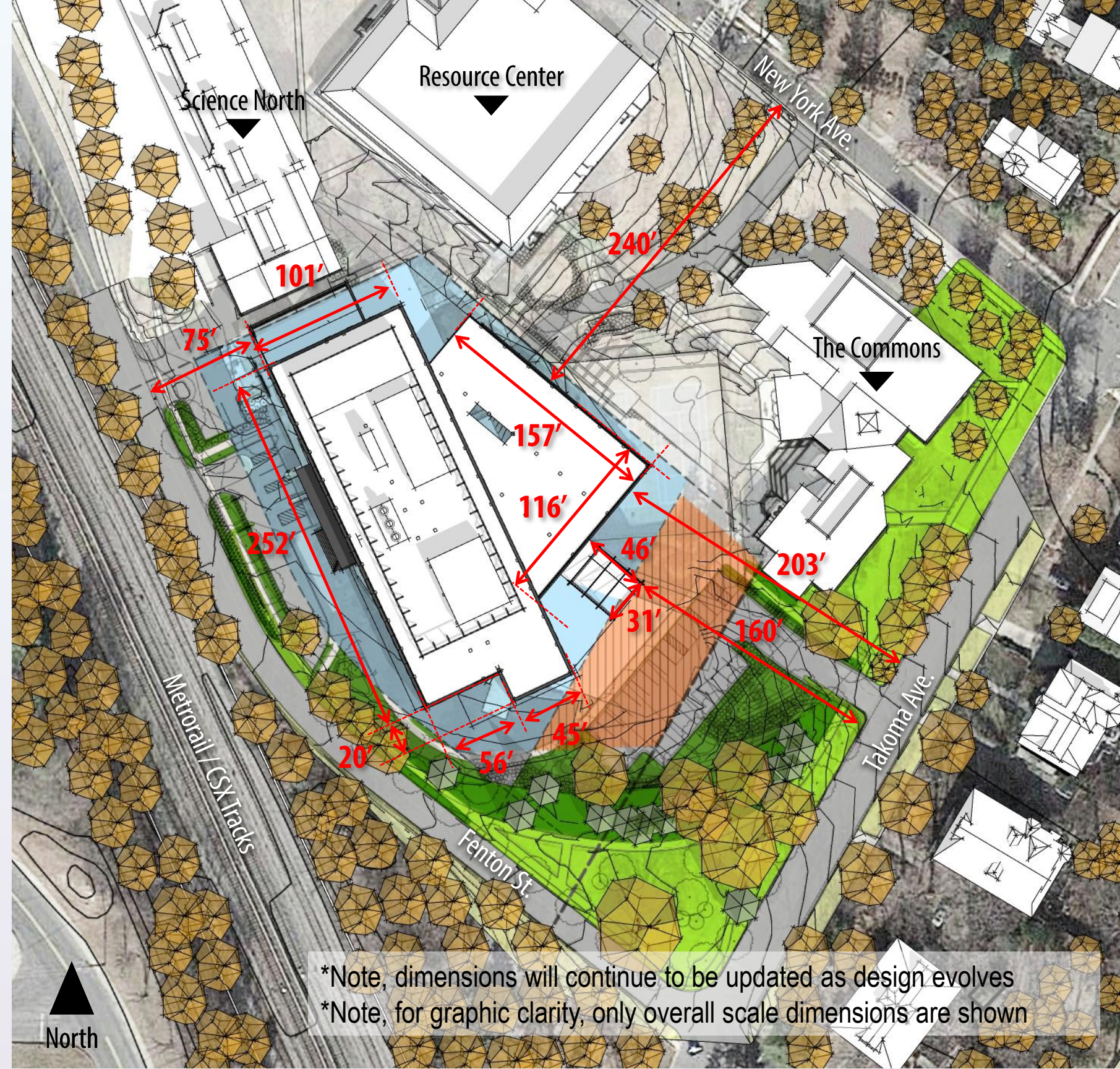
Current Approach

Exceeds Design Directives

- 160' setback along Takoma Avenue exceeds commitment of 110'
- park-like green space along Takoma Avenue is maintained
- height along Takoma Avenue is limited to 2 stories
- use of lower level space (below-grade on Fenton) takes advantage of topography to minimize perceived height along Takoma

Addresses Community Considerations

- consolidated labs on Fenton St
- learning commons and student activity located on internal campus quad
- reduced building size (height and footprint)
- reduced building massing as perceived from neighborhood



*Note, dimensions will continue to be updated as design evolves
*Note, for graphic clarity, only overall scale dimensions are shown

Barton ■ Malow

BUILDING INNOVATIVE SOLUTIONS®

The Barton Malow Team



Ben Morgan, Vice President
Barton Malow Company



Charles Briney, Senior Project Manager
Barton Malow Company



Dave Coleman, Director – BMC Corporate
Barton Malow Company



Andy Lawless, Project Superintendent
Barton Malow Company



Gary Ey, Abatement Superintendent
Barton Malow Company

OUR CORE PURPOSE



BUILDING with the
AMERICAN SPIRIT:

**PEOPLE
PROJECTS
COMMUNITIES**



INTEGRITY

- Making the right and fair decision in every situation
- Demonstrating consistency between words and actions
- Honoring all commitments



PARTNERSHIP

- Working together to advance mutual interests
- Building Relationships based on trust and respect
- Ensuring a highly collaborative and enthusiastic environment
- Communicating with candor and appreciating the input of others



EMPOWERMENT

- Equipping and enabling people to deliver results
- Understanding expectations
- Acting decisively
- Demonstrating self-motivation and entrepreneurialism

PROJECT SAFETY

6 PRINCIPLES OF SAFETY

- 1 Site Specific Safety Plan
- 2 Safety Orientation
- 3 Activity Hazard Analysis

- 4 Stretch and Flex
- 5 Safety Meetings
- 6 Safety Incentives

Experience Modification Rating (EMR)

0.69



Maryland Occupational Safety & Health Cooperative Compliance Partnerships

Barton Malow has had MOSH Cooperative Compliance Partnerships on the following projects:

- University of Maryland HSF3
- Coppin State Science and Technology Center
- Towson University West Village Commons
- UMBC Event Center

Engagement



HOTLINE
TO BE ANNOUNCED



SCHEDULED MEETINGS
BY APPOINTMENT



WEBSITE
[montgomerycollege.edu/
tpss-design](http://montgomerycollege.edu/tpss-design)



PROJECT EMAIL
[community@
montgomerycollege.edu](mailto:community@montgomerycollege.edu)



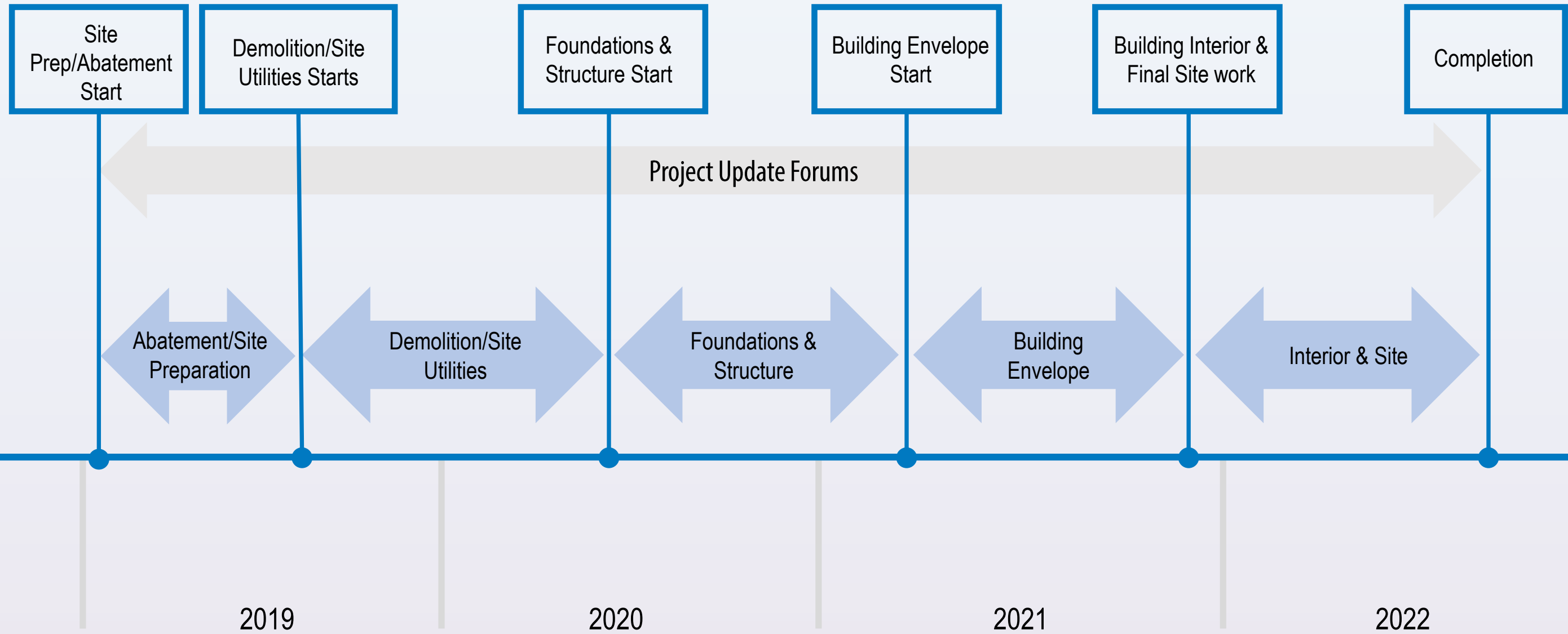
MEETING SCHEDULE
REGULAR PROJECT
UPDATE FORUMS

NEXT FORUM – SEPT. 10

What Else?

Construction Overview Timeline

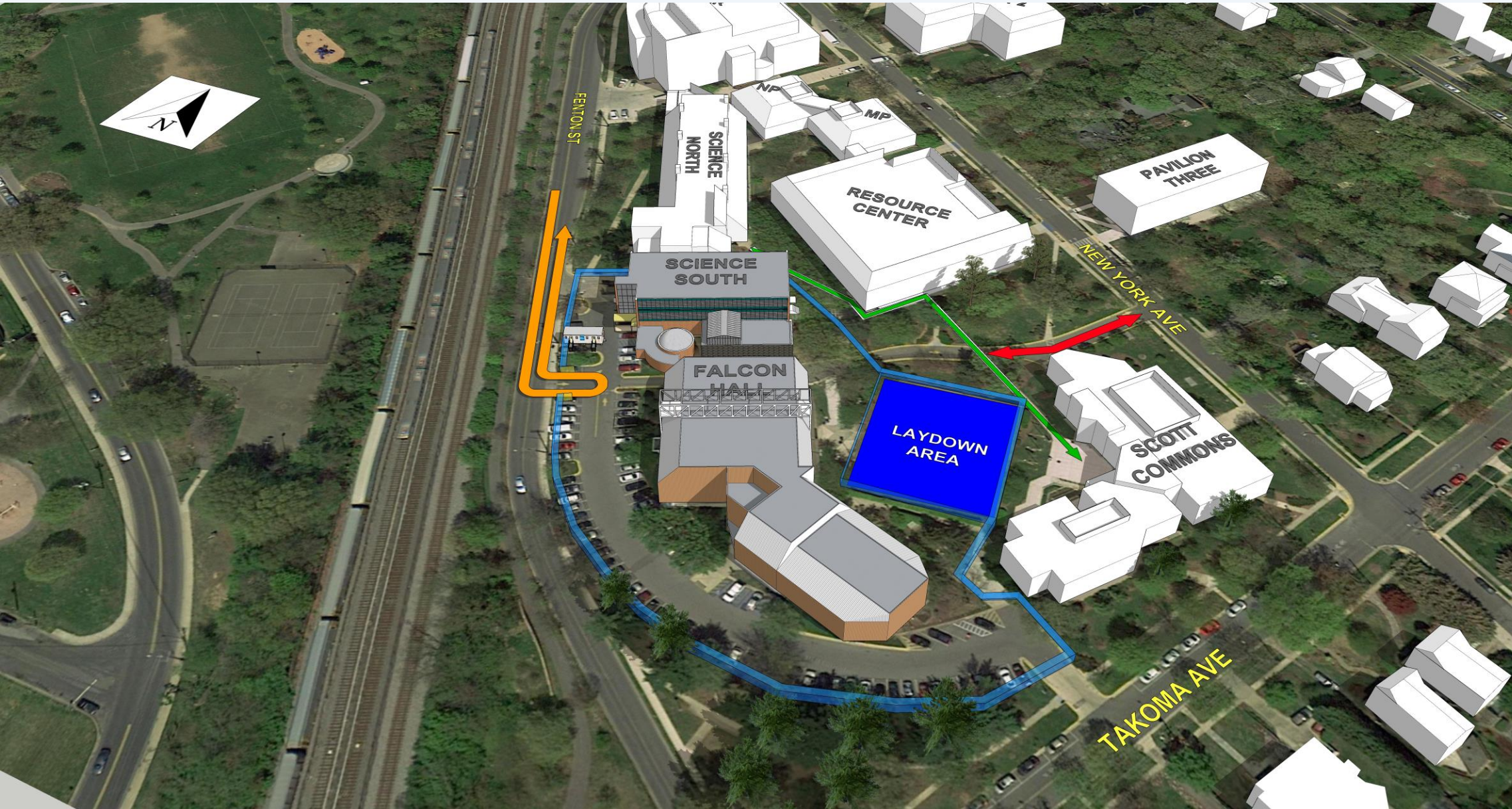
Looking Ahead



Early Site Activities

- Montgomery College continues ongoing building decommissioning
 - fire alarm equipment
 - mechanical and electrical equipment
 - access control and elevator equipment
 - emergency telephones
 - landscaping plants and shrubbery
 - pool equipment
 - furniture removal
- College issues notice to proceed (NTP) for abatement & fiber optic work
- Temporary chain link fencing erection
- Campus fiber optic relocation
- Barton Malow trailer set up on site
- Abatement subcontractor mobilizes
- Removal of asbestos materials & lead paint

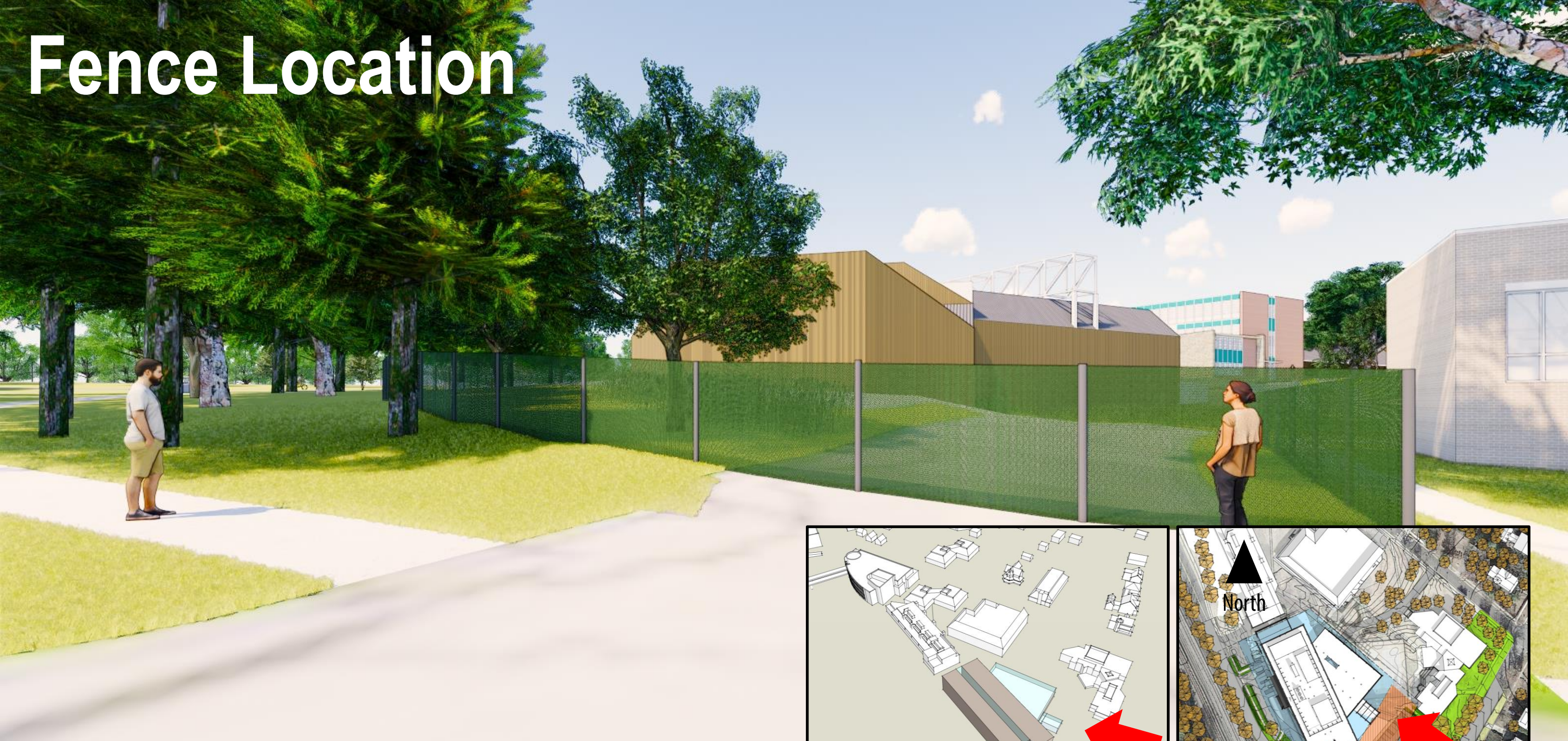
Site Logistics



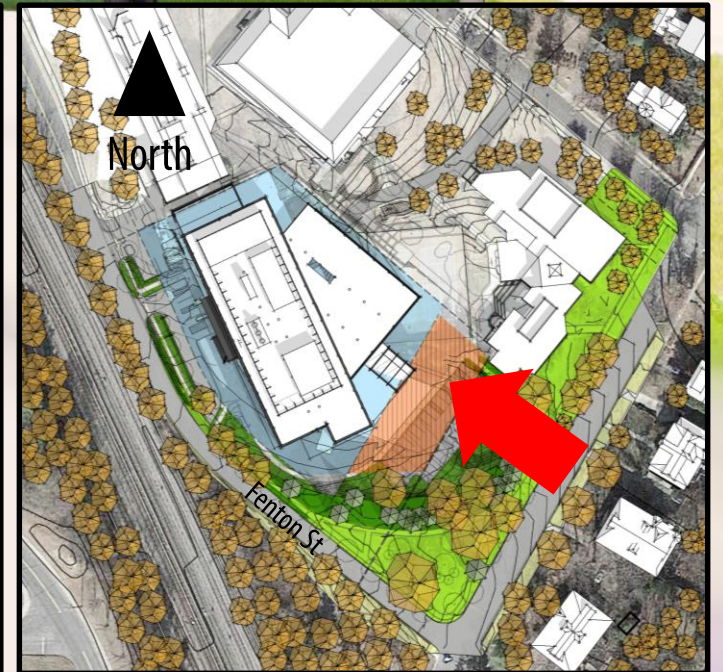
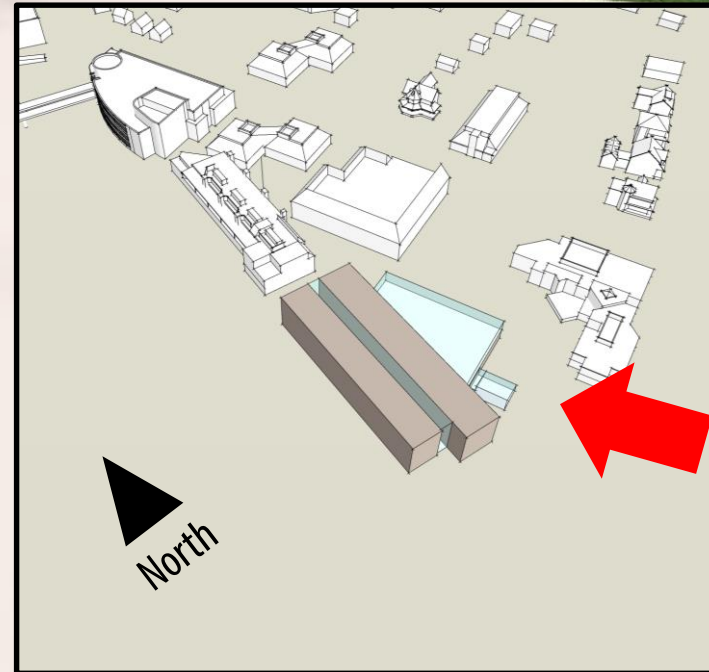
Key

- Construction Traffic Route
- Temporary Chain Link Fence
- Pedestrian Walkways
- Fire Department / Emergency Vehicle Route

Fence Location



Construction Fence
VIEW FROM TAKOMA AVENUE



Abatement Safety

SITE SPECIFIC SAFETY PLAN

- Activity hazard analysis
- Material handling
- Chain of custody

3rd PARTY INSPECTION & AIR MONITORING

- Asbestos fact sheet online
- Subcontractor selection criteria
 - Experience with abatement and lead paint removal
 - Verification of licenses and insurance
 - Experience with working in the geographic area

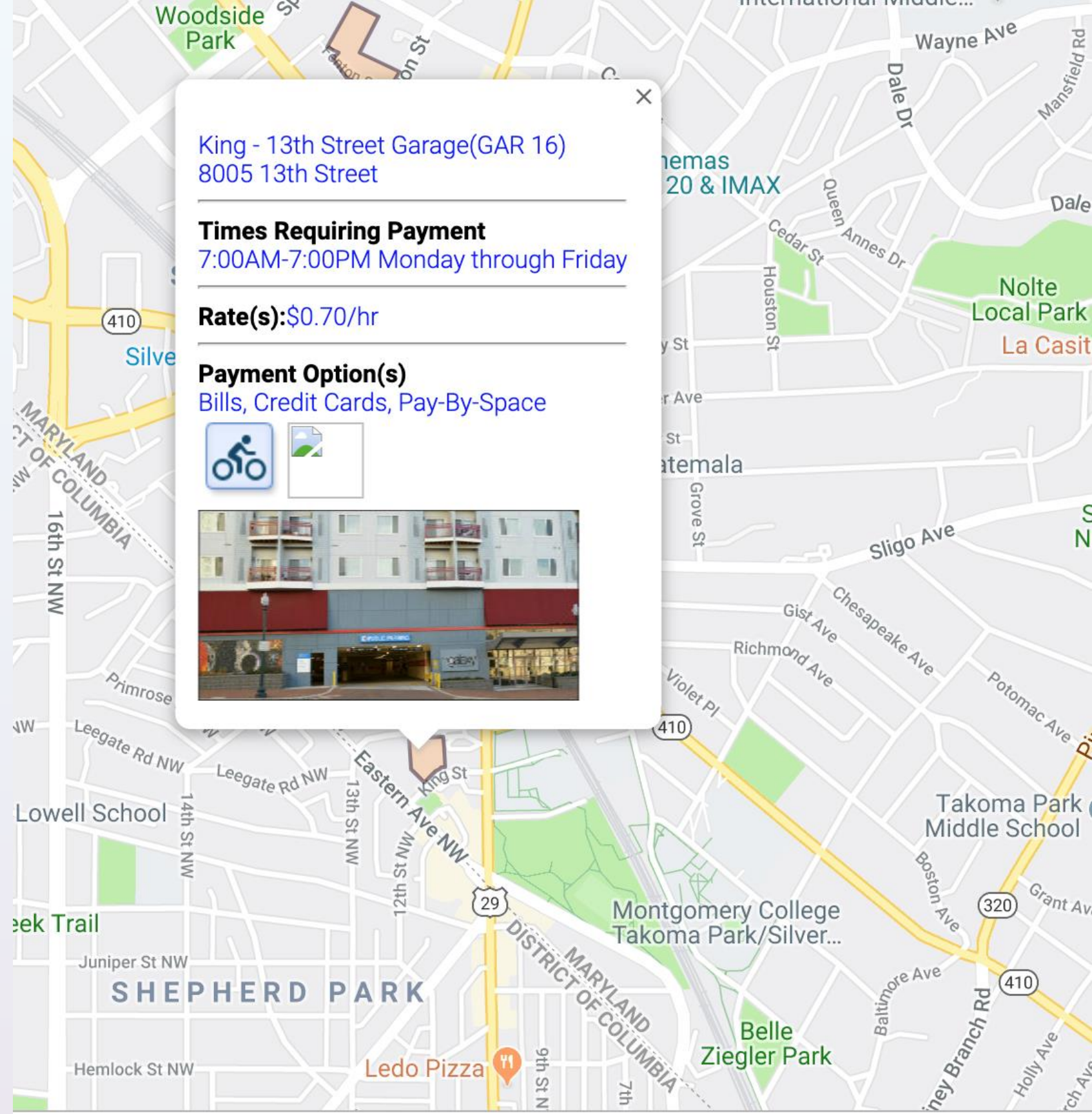
Employee Parking

During abatement phase – employee parking will be within fence area.

For remaining phases, limited onsite parking will be provided, but employees are encouraged to use public transportation.

Contractors will park in public parking as indicated here:

<https://www2.montgomerycountymd.gov/gisparking/parkingpublicmap.htm>



Work Hours

Work hours will be in compliance with the City of Takoma Park noise ordinance (Municipal Code Title 14 Health and Safety Chapter 14.12 - Noise Control).

Saturdays as required.

Engagement Stations

- Building Design
- Construction Overview
- Abatement Safety
- Storm Water Management & Tree Protection

Look forward to our

Next Project Update Forum

Catherine F. Scott Commons – Room CM 211
September 10, 2019 at 7:00pm

SMITHGROUP
LINK STRATEGIC PARTNERS



MC MONTGOMERY
COLLEGE