

JONESBOROUGH K-8 SCHOOL DESIGN COMMITTEE

May 27, 2020

ZOOM Meeting Minutes

The Jonesborough K-8 School Design Committee met Wednesday, May 27, 2020, at 4:00pm using Zoom technology due to the current health crisis.

Present: Joe Grandy Washington County Mayor, Jodi Jones – Washington County TN Commissioner, Bryan Barnett, Town of Jonesborough Representative, Todd Ganger – Washington County TN School Board, Philip McLain – Washington County TN School Board, Laura Cusick – Town of Jonesborough Representative, Jan Allen - Washington County, TN School Board Representative, Dr. Flanary – Director, Washington County, TN Schools, Ken Ross - Ken Ross Architects, Jay McCusker – Ken Ross Architects, Philip Patrick – Maintenance Supervisor, Washington County, TN School, Wayne Woods, Burlison Construction, Jim Wheeler – Town of Jonesborough Attorney, Bob Browning – Town of Jonesborough Staff, Glenn Rosenoff – Town Administrator – Town of Jonesborough

Bob Browning introduced Jonesborough's new Town Administrator, Glenn Rosenoff. Mr. Rosenoff said Mayor Vest was unable to join the meeting due to a health issue, but was happy to report Mayor Vest was recovering and was feeling great.

Bob Browning said the main agenda item for this meeting would be Jay McCusker going over the building layouts and looking for some discussion. Mr. Browning informed the committee that Dr. Flanary put together a panel of principals and the design team had a meeting on 5/26/20 where the principal's panel provided feedback on the different layouts. Mr. Browning said the meeting was very helpful when looking at classroom layouts and the CDC and Pre-K student requirements which will greatly impact the overall building layout.

Jodi Jones made a motion to establish the meeting as an essential function of government under the Governor's orders, seconded by Glenn Rosenoff, and passed unanimously.

Bryan Barnett made a motion to approve the minutes for the meeting on April 29, 2020, seconded by Philip McLain, and unanimously passed.

Bryan Barnett made a motion to appoint Chuck Vest as Committee Chairman based on his leadership on this project and his ability to keep moving forward in a positive light. Glenn Rosenoff seconded the motion. Without any further discussion, all Committee members voted aye and the motion passed.

Jim Wheeler stated that Bob Browning is willing to serve as Secretary and will handle the minutes and agendas and in Chairman Vest's absence, he can lead the meetings. It's not an official role that needs to be voted on, and anyone can nominate another member if they chose to. Mr. Wheeler advised Mr. Browning that going forward for items that

require a vote, there will need to be a roll call. With no one else nominated, Bob Browning accepted the role as Secretary.

Bob Browning said they've been working on the building layout that have many different options and are working on the blocking of the major square footage spaces and their relationship to parking and everything else. Todd Wood, the Civil Engineer on the project, was present in Bob's office with the Zoom meeting with principals, and Bob said Todd has done a great job at looking at how the building orientation works with the parent drop off, bus drop off, and the overall flow in and out of the school building regardless of which layout is chosen.

Jay McCusker said the first thing to look at when looking at the schemes are the symbols, first is the space allocation ledger, anything green is a teaching space, anything yellow is a large scale public function space, red indicates administration function, and gray is building support (storage, mechanical, electrical, data, or toilet rooms). Some have a blue space which was when they originally thought they'd have an athletics facilities office in the building which will be removed and replaced with another function. So the blue can be disregarded. The classrooms are based on 1,100 students which includes two Pre-K classrooms in each scheme based on input from the district, and the rest of the classrooms are distributed fairly equally in the other grades with some variation if the class sizes fluctuate each year and may need to be redistributed. The baseline of the building has six kindergarten, six first grade, six second grade, six third grade, five fourth grade, five fifth and six grades, four seventh grade, four eight grade classrooms. There is also an additional science lab for each 4th-8th grades. Mr. McCusker said the remainder of the building layout, the large spaces, is based off of Boones Creek since it's the most recent school built in the County, but those spaces may change as the project moves along. Some common features on the various layouts include trying to minimize square footage, maximize security for the least amount of expense and thus sight lines are important and an effort is being made to eliminate extra corridors as much as possible.

They are trying to work with the concept to separate bus traffic from parent drop-off/pick-up traffic. Mr. McCusker said Todd Wood can get into more details of this concept when the site plans are discussed. The way the drop-offs interfaces with the building is that both of the drop -offs come into a common space or a mixing hall that becomes the main organizing element and becomes where the SRO can sweep down the classroom corridors and provide line of site security. They are trying to keep all the large-scale elements together which will be a common theme through out to keep the appropriate spaces together to avoid incompatible spaces being too close. They want to gymnasium to be near the athletic fields and the entrances to have a lot of parking nearby. The CDC classrooms will have a direct drop-off, and after discussions with the panel of principals they determined the Pre-K needs a direct access to drop-off to avoid the main office. They are trying to prioritize classrooms such as the CDC classrooms location which is more critical, for example, than where the 8th grade classroom go. They are looking for design opportunities to maximize the impact and make it aesthetically appealing without spending extra on materials.

Mr. McCusker mentioned the main design constraint which is topography, along with the building orientation. They are paying attention to the building security, including

eliminating extraneous entrances and exits and the line of sight, while working with the budget.

Mr. McCusker started the review of layouts with Option 1 stating Option 1a and 1b are very similar with the exception of the location of the cafeteria and a couple of minor details. He said the entrance is by the Administration area which is the parent pick-up and drop-off side, and then you have the bus drop-off side – where students come in between Guidance and dark green teaching space on the other end of the mixing hall by the stairs. All of the students enter into the same “mixing” space where there is room for them to move into the classrooms, cafeteria, or to the gymnasium. This space can be used to host after school events such as band or chorus performances where you can accommodate a large group of people thus maximizing the square footage which is an important element in space efficiency. Each of these schemes has a mixing hall and features a main entrance for parent and bus drop-off, a grand stairway with an elevator nearby, and the Administration area immediately adjacent on one side. This provides a security bypass lobby where doors can be open when there is a large amount of people entering or leaving the building, but the doors can be closed off and locked to limit access from the vestibule where parents can get checked in with Administration during the normal school day. An issue that was pointed out at Boones Creek is the cafeteria, gym, and all the large-scale spaces are at one far end of the building, so students traveling to the gym need to walk the whole length of the building or go outside which is outside the security perimeter. This issue could be eliminated by putting these spaces in the middle. That way all classes will have the same travel distance to make it to gym class on time. Bob Browning said after meeting with the panel of principals, what was determined to be a main focus of the design of the building is the CDC and Pre-K requirements. These classrooms need to be close to the cafeteria, related arts classrooms, and Administration. Jay McCusker said there is also concern to reduce distractions for the CDC students, so they should not be directly near the gym, but close by. Second grade and below classrooms need to be located on the first floor to accommodate direct access outside. The upper grades will be on the second floor along with science labs and the media center.

The difference with Option 1b is the cafeteria is across the hall for the purpose of providing delivery access. Jay McCusker said this option will be more expensive to build. The delivery access would use the same roadway as arriving bus students. Philip Patrick said this would be a problem since delivery frequently happen when the students are arriving in the mornings. Jodi Jones asked if this kitchen will be handling meals for satellite schools like the current Jonesborough school does now. Dr. Flanary said that it was proposed for the new school kitchen to handle meal preparation for other schools, but he is not sure the status of the funding. Jay McCusker said that there was discussion that Boones Creek school may take on the role of providing meals to other school such as University and Midway. If the new Jonesborough school will be used to provide meals offsite, they will need to look closer at the kitchen design. Jan Allen asked about how the traffic plan will work if you have two classes accessing the gym as well as a whole grade accessing the cafeteria. Jay McCusker said there is additional space in this area where it should not get too congested. He said that by having the large spaces clustered together, there will be more traffic in this area. Jay McCusker said what was being presented are organizational diagrams and that they will develop floor plans to look at all the details for traffic flow. Philip McLain asked Mr. McCusker if in the future detailed plans will there be a full-service concessions area in the lobby of the gymnasium. Mr. McCusker said there would be and it would be similar to the set up at Boones Creek school.

Mr. McLain said he asked because when they built Grandview they didn't account for water access to the concessions area until late in the project. Glenn Rosenoff asked how the line of site is determined in these plans for security. Mr. McCusker said the plans from the very beginning were largely driven by discussions with SRO's, the Jonesborough Police and the Sheriff's Department. A key component to provide high levels of building security is to provide a direct line of site. A kiosk would be located in the mixing hall between the two corridors which provides the SRO a location to look out the front door and can see the entrance from the bus drop off and down each of the corridors and there will be cameras in the kiosk and in Administration.

Option 2 has the larger spaces in the middle near Administration and two classroom wings that plug in on each side. It is the simplest building footprint and the most cost-effective. When looking at the site plans, the main issue would be 20ft of fill which is significant. It is hard to provide access to the building since there is a steep slope. Another option 2b has the building rotated and there is a lot less fill, but the gymnasium would not be ideally located. Bob Browning said there are also issues with access to play areas with this option especially for CDC students. Also, there will be a slope issue with access to getting to the school buses. In Option 2a they looked closer at how to improve the design of the simple construction especially to get the gymnasium on the proper side of the school, but this didn't solve the problems. The bus loop was a little better than Option 2a, but reduces parking. It doesn't appear to be the best choice.

Option 3 is similar to Option 1 as far as basic organization, the main different is the south wing was bent up to the north wing and the actual required footprint is less. It allows additional light and big spaces can be stretched out and the main corridor becomes the organizing element with open space at the south end. Parent drop-off would come by Administration and bus drop would come in by the cafeteria. This layout addresses circulation and provides spaces in a convenient location and provides easy access. The physical separation between the gym and the cafeteria reduces the amount of crossing traffic. In this version there are more exterior walls to develop. A main draw back of this option is the loss of the security element that is provided in Options 1 & 2 which means security would have to rely a little more on cameras which is inline with other schools. Jan Allen pointed out that if the play and courtyard are located in the middle of this plan with windows looking out at this area that it will be a major distraction for students. Jay McCusker said they are readdressing what to do after already hearing this feedback from principals. They are now looking at placing a play area by the bus-drop off for the Pre-K and another on further down by the CDC. There is also an option to place the CDC play area in that courtyard, but provide buffers which will screen the area and keep the noise down. There are several other options to move the play yards out of the courtyard. The area is about half an acre which can accommodate raised plant beds or other landscaping. Jay McCusker said this is the only option that fits a track. If there isn't money in the budget now for the track, it can be added later. Jay McCusker reviewed this option saying there are a lot of good things about it including the cut fill line has almost no fill so it's a very minimal investment in the structure where more money can be used in the building itself. This is the only option that fits a track and provides the most room for amenities. Bob Browning said the track takes up a lot of space, and the athletic directors said there are other athletic priorities. The track would eliminate two small soccer fields and play areas. If the track is necessary, this is the only option for the school layout. Jay McCusker said it's logical to remove the track from the site based on the cost of maintaining the track and there is a track on the

existing school site that maybe could be used in the future that is already graded and would just need to be re-paved and could be used by the public. Todd Ganger said he feels there is a need for the track. Kids use it currently for Physical Education and other programs and he would like to discuss the track option with the Athletics Committee. Jan Allen said she agrees and that if the track is built, people will use it.

Mr. Ganger asked about the location of the school in the proximity to Cherokee Road and asked if the school can be moved back away from the road. Jay McCusker said the school needs to be the main visual element and the athletics secondary, and another major concern is the space needed for car stacking. Bob Browning added the middle of the site is the worst location on the site because of the fill issue, and if it wasn't closer to the road, it would be located where the baseball fields are planned. The locations of the surrounding homes is a consideration as well. Dr. Flanary in support of the track said people gravitate towards an asphalt track rather than grass areas because it's cleaner and drier.

The other option that doesn't show the track has the building rotated and aligned with Skyline Drive which puts most of the classrooms in an ideal location with direct north or south light which are the easiest to control where there are only a couple of rooms that have to deal with the west light and the end of the classrooms do not have windows.

Jay McCusker explained the drawback to the option with the track in the layout both wings of classrooms are getting west exposure which is the worst type of light exposure because it's difficult to control.

Rotating the building provides benefits such as reducing glare, raising/lowering shades, heat gain in the winter. By rotating 45 degrees you have the south and west light which are harder to control without adding more expense for shades and is not the ideal scenario. Jay McCluster said looking at the last site option, regardless of the track, the football field was rotated orientating with the building which is a more compact layout, and bus drop-off and Administrative parking is clustered in the south where the kids come in off the bus loop. Philip McLain asked where the entrance to the gym would be for after hour events compared to the parking in Option 3? Mr. McCusker said the main entrance where they enter during the day would be used and the wings to classrooms would be locked. If there is an event going on after hours in the cafeteria, doors would be locked limiting access to the other parts of the building.

Jodi Jones asked when cost comparisons on the different site options would come into play. Jay McCusker said it's still early on and that they are already looking at the layouts economically and have been getting feedback such as cut/fill and site compaction, and when you transition from a one-story building with the cafeteria and gym to two story classrooms a cost analysis will need to be done. Ms. Jones said what is really attractive from a county-wide prospective is the ability for this school to attract people to the area and drive economic growth and development, and she is excited about the town/county school partnership as a novel way to develop the school and property around it and building something bigger than the school. The school being a magnet school for the arts is very special and different. She feels that she'd like something tangible to be worked into the plans. Bob Browning discussed all the different meetings that have been taking place with Jan Allen having discussions with the

McKinney Center staff regarding possible art programs and Dr. Flanary who has been part of the discussions about an agricultural program. The agricultural program would need an outbuilding which will need additional funding, not from the school system. Mr. Browning said there is community support for both programs and they will need to look at how to blend them into the programming and into the space within the school and what they are looking at now are the main priorities of the school and their impact on budget. Maybe there can be a flex space next to the art rooms that allows for community access for instruction which they can look at later in time. Ms. Jones said that sounds great and just wanted to make sure there was a "space holder" and Ms. Allen said she agrees with Ms. Jones. She also said she is not sure about the stage being right with the gym and there have been issues with stages being in the gym area. She asked Jay McCusker if the stage is a separate entity or would it be attached to the gym. Mr. McCusker said as of now the stage would be attached to the gym. The gym would be the house to view what is happening on the stage. The gym would be the audience area. Ms. Allen said the stage gets used for other programs, such as EPIC, while the gym is being used. Mr. McCusker said as far as performances, they have looked at options for theatre space to be used at different town locations, but Ms. Allen said she was referring to grade level activities assemblies. Bob Browning said they had conversations with Related Arts staff at Boones Creek School where they have major road blocks using the stage during school and after school, and the stage layout with the gym is perpendicular to the seating, so if there is an event in the gym that you are using the stage you would need to set up chairs. Mr. Browning said alternatives can be connecting the stage to the end of the cafeteria or maybe tied to an auxiliary gym or a smaller space where it can be used more. Ms. Cusick likes the idea of the stage being connected to the cafeteria or another area since the acoustics are bad in the gym for music performances. Ms. Allen suggested that perhaps the stage can be connected to music rooms. It was mentioned that the gym gets used often during school and before and after school along with other events are being held such as grade assemblies, performances and meetings. Jay McCusker said that is a concern and what they are finding is the gym and the Athletics Department tends to monopolize the large spaces including the cafeteria. Mr. McCusker said they don't have a solution yet. Ms. Allen said with all the potential of this new school she would hate there to be a "cafegymtorium". Jay McCusker said they are looking at meeting the district's needs first, then it can be a special school on top of that which is why they are using Boone Creek School as a templet since it met the districts requirements which is why the design started with the stage connected to the gym. The location of the stage will be analyzed as with the needs of the school. Auditoriums are usually built in high schools, and this site and budget will not accommodate an auditorium, so they will look at a good compromise for a better location of the stage.

Bryan Barnett said he'd like to see the gymnasium and locker rooms located as close as possible to the fields. In the event of a storm that comes in quickly, they need to get out of the elements. Kids store their belongings inside to protect their school books. An alternative would be if there could be a shelter of some sort maybe by the maintenance building. Jay McCusker thinks there is room for something. There will be a building for concessions. As far as close proximity to the locker room, Jay McCusker said they are working on site proximity and this is a prime concern. Mr. Barnett asked if there was a special reason why the maintenance building is located where it is now. Mr. McCusker said there isn't a special reason, and they can certainly move the smaller buildings around.

Bryan Barnett said he will be unable to meet at 4pm for meeting beginning in August. Members are asked to think about an alternate meeting time for meetings after the June meeting.

The next meeting will be Wednesday, June 24th, at 4:00pm, via Zoom.