

Facilities & Grounds Public Meeting
Re: Waters Annex Construction Update
January 7, 2020

Presentation by Kerl LeJeune, deputy director of planning and design on the Public Building Commission. Also present were: Desmond and Gina from PBC; James Auler and Peter Schlossman, architects at Bailey Edward; James Cooper – interior architect at Doyle Architects; Brenda Kiesgen – landscape architect at SITE; Eben Smith, Director of Planning and Design at CPS

Please note that notes were not taken on everything said by Mr. LeJeune because of the rapid pace of the presentation and existence of the corresponding PDF of the PPT presentation. Please refer to that PDF for additional details. Notes were taken on small points of clarification and during the QnA session to record the community response to the presentation.

KL: The process is that first we work with the principal on the school's needs. Then we work out what can be achieved within mayor's budget.

KL: Despite the addition, we will maintain the original entrance as the primary access point the the building, but will have new additional exits. We always maintain existing entrance in these projects.

KL: Brick exterior to match the rest of the school and the character of the neighborhood. Some texture achieved by layers of bricks. As much fenestration as possible near the corner. Not as much behind the kitchen.

KL: School building will be done by September but landscaping will have to come later

James Auler and Peter Schlossman, architects at Bailey Edward: Texture came from a desire to harken back to the legend of snake and turtle and those textures.

James Auler and Peter Schlossman, architects at Bailey Edward: Cantliver came from existing porticos on building

Theresa Fourcher – I did notice that the annex is a little smaller than the bid documents.

KL – We do not have a “bid to current” comparison. But we did lose a classroom or two in order to accomodate the cramped building site.

TF – can you talk about the vertical circulation between the three floors.

KL – We have one staircase in NE corner and elevators

James Auler, Architect from Bailey Edwards – we are having to enclose the northern of the two main staricases in the existing building to meet firecode regulations. We are trying our best to keep It open but per firecode we ne to put a firewall outside it in the hallway, but those doors remain open during the day and only close in the event of a fire.

How many

Q: I was hoping there would be a cornice

KL – we had two options. Make it a new building or make it a contemporary building. We went with the latter while respecting tradition through texture and exterior cladding. It's a compliment.

James Auler, Architect: We were conscious of the coping along the top. We chose a material and a shape that protrudes enough to give an illusion of a cornice through shadow.

Q – how many classrooms will lose views or light?

KL – only one classroom will lose a small aspect of its views but it will maintain access to light.

Q – will the existing building get a new roof?

KL – forgot to mention but yes the existing roof will get rebuilt down to the rafters and re-building up to the parapet by keeping the existing parapet.

Ron – How will deliveries come to the site?

KL – all deliveries will still come through the old delivery area. There is emergency access along Wilson for cooking and serving staff but the existing loading berth remains.

TK – the entire existing building will be repainted, the gym roof will be repaired. We will have to pull all summer programs so they can focus on construction without children in the building to expedite construction and maintain safety for children.

KatieZ – will there be updates to existing bathrooms?

TK – there is no full retrofitting of existing bathrooms because it would then impact ADA and require significant rebuilding.

Q – what will the existing annex be used for?

TK – we will continue to use it for PhysEd in inclement weather and multipurpose space. Recess in inclement weather. Having this space as a secondary space which is more quiet is useful.