

FANNING HOWEY

OWNER/ARCHITECT MEETING

FREMONT CITY SCHOOLS
Fremont, Ohio

Date: June 18, 2009

Re: New Middle School
Fremont City Schools
Fremont, OH
Project No. 208064.01
OSFC Grant No. 379

To: Dr. Traci McCaudy, Superintendent
Following is a report of our meeting on the above date. If you find anything with which you disagree, please inform us, in writing, within ten calendar days of receipt.

Present: Cindy Young, Board Member; Dr. Traci McCaudy, Superintendent, Dr. Kimberly K. Theller, Director of Facilities and Operations; Faye Eishen and Tina Myers, Secretaries; Hilary Frater, Language teacher; Alex Gorobetz and Scott Miller; Community Members; all of Fremont City Schools; Melanie Lefeld, Amy A. Sudhoff and Curt W. South; all of Fanning Howey

Purpose: Interior Building Material Input Session No. 1

Below you will find a report from the meeting held to discuss various types of building materials and design approaches for the new Middle School. A PowerPoint showing numerous images was used to aid in the discussion (see attached).

FLOORING

There was a lengthy discussion about types of flooring, maintenance, life-cycle costs, and Ohio School Design Manual (OSDM) flooring guidelines. The following is an overview of the flooring discussed and the locations determined for use:

1. Vinyl-composite tile (VCT) is labeled as baseline flooring from the Ohio School Facilities Commission's (OSFC) budget, is costly to maintain, and is of low quality for high traffic spaces.
2. Vinyl-enhanced tile (VET) has limited competition and has proven to be more expensive than stained and polished concrete.
3. Resilient-sheet flooring is middle of the line for pricing, and there is a seam every 6 feet. This type of flooring is a good choice to use in individual rest rooms, in lieu of a tile product.
4. Linoleum is a natural product that can contribute to obtaining a LEED point for low-emitting materials. There are changes in maintenance strategies; for example, it cannot be flooded to clean. This should be used in the academic corridors and first floor multiple disabilities (MD) classroom (with partial carpet), and science rooms.

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5. Rubber flooring is one of the most costly resilient flooring materials; however, it requires no waxing and very little maintenance. It is also a natural product that will contribute towards obtaining a LEED point for low-emitting materials. It will be used in stairwells and locker rooms.
6. Porcelain or ceramic tile will have grout joints and can crack. The Owner and their custodial staff prefers limited use of tile flooring with grout.
7. Ceramic mosaic tile that is 2 inches x 2 inches has many grout joints. The Owner and their custodial staff prefers limited use of tile flooring with grout.
8. Quarry tile is for use in the kitchen. It is 8 inches x 8 inches and will also have grout joints. The Owner will review this option with the Food Service Director.

Following this meeting, Dr. Kim Theller sent an e-mail to Amy Sudhoff indicating that they prefer to use the decorative resinous (quartz) flooring in all kitchen spaces. A variance will be requested.

9. Decorative resinous (quartz) flooring is a seamless, poured floor. The quartz/grit will be broadcast by hand and may be somewhat inconsistent. It may be an option for use in the kitchen area if an OSFC variance is approved. The Owner will review this option with the Food Service Director.

Following this meeting, Dr. Kim Theller sent an e-mail to Amy Sudhoff indicating that they prefer to use the decorative resinous (quartz) flooring in all kitchen spaces. A variance will be requested.

10. A floating floor in the kitchen was suggested by the school district; however it would require a variance through the OSFC and is not something Fanning/Howey Associates, Inc. is familiar with.
11. Terrazzo flooring is not to be considered per the Owner.
12. Stained and polished concrete costs roughly \$4.50/SF, there is a choice of aggregate size, and is considered "poor man's terrazzo". This will be used in the student dining, corridors, public rest rooms, art, and technology.
13. Soft-surface flooring is not to be considered per the Owner.
14. Surface-mounted floor mat tiles will be located in the vestibules.
15. The wood gymnasium floor is preferred to have a lighter look which is wood grades 2nds and better on the main floor; the grade of 3rds and better will be use under bleachers per the OSDM.

16. Carpet tile is preferred for classrooms, media center, administration, extended learning areas, and music spaces.

The following is a report of the colors to be used throughout the building:

1. A carpet collection was presented that was made up of warm, smoky colors with tasteful purple color accents. The group decided that this carpet would be the Basis of Design for the overall color scheme.
2. Because of the overall darkness of the flooring, the walls will need to be painted a light off-white color. They prefer to have a purple color accent wall in each classroom to help tie in the purple color throughout the building.
3. Dr. Traci McCaudy would like to see some design done for the gymnasium at the next meeting.
4. They are open to different types of ceiling treatments. A combination of lay-in and exposed ceiling was discussed for the auditoria.
5. They prefer to have light colored birch wood doors with brushed stainless hardware.
6. Amy Sudhoff indicated that she can proceed with the direction from today's meeting, and a follow up meeting will be scheduled for the latter part of July.

The following is a report of miscellaneous items discussed:

1. The type of lock for the academic lockers will need to be determined.
2. There was a lengthy discussion about the individual toilets in the academic spaces. Dr. McCaudy would like Fanning Howey to do some research to see if there is another option for these.
3. The 2 scoreboards in the gymnasium will be provided by the Owner.
4. Fanning Howey is to show pencil sharpener supports for the manual operated sharpeners.
5. Fanning Howey is to provide sinks in the 600 SF special education classrooms.
6. A wrestling mat hoist is not needed.
7. Solar tubes and roof monitors were discussed as the 2 options for Daylighting. Both of these methods should be Alternates per Dr. McCaudy.

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8. Ms. Sudhoff discussed the State Contract method for purchasing some of the flooring, specifically the stained and polished concrete, to ensure quality work. Dr. McCaudy was open to this option, and it will be discussed in more detail at a later date.

Amy A. Sudhoff
Interior Designer/Coordinator

aas/jmg

attachment

- c: Chris Moore, Touchstone CPM, Inc.
Madison Dowlen, Ohio School Facilities Commission
Dr. Kimberly K. Theller, Fremont City Schools

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