

DRAFT

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
EXECUTIVE OFFICE OF THE MAYOR
OFFICE OF PUBLIC EDUCATION FACILITIES MODERNIZATION**



JANUARY 2011 MONTHLY REPORT

Submitted to:

**Acting Executive Director
Ollie Harper, Jr.**

OPEFM Monthly Progress Report

TABLE OF CONTENTS

SECTIONS:	PAGE NUMBERS:
1.0 Executive Summary	2
2.0 CBE Compliance	3
3.0 Stabilization Projects	4-5
4.0 Phase I Modernization Projects	6
5.0 Full Modernization Projects	7-77
– Rose Hardy MS/ Fillmore Arts Center	8-9
– H.D. Cooke ES	10-11
– Alice Deal JHS	12-14
– Phelps SHS	15-17
– Samuel Wheatley ES	18-19
– Joseph Cole Community Center	20-21
– Walker Jones	22-23
– Janney ES	24-26
– Stoddert ES	27-29
– H.D. Woodson SHS	30-33
– Eastern SHS	34-36
– Cardozo SHS	37-39
– Savoy ES	40-41
– Anacostia SHS	42-43
– School Without Walls SHS	44-46
– Wilson HS	47-50
– Wilson Pool (Ward 3 Aquatic Center)	51-52
– Bowen	53-54
– Guy Mason Recreation Center - DPR	55-57
– Newark Dog Park - DPR	58-59
– Berry Farms Recreation Center - DPR	60-62
– Watkins Field - DPR	63-64
– Justice Park - DPR	65-66

OPEFM Monthly Progress Report

- Bald Eagle Recreation Center - DPR	67-68
- Rosedale Recreation Center - DPR	69-70
- Raymond Recreation Center - DPR	71-73
- Kenilworth Recreation Center - DPR	74-75
- 11 th St and Monroe Park - DPR	76-77

MONTHLY REPORT – JANUARY 2011

1.0 EXECUTIVE SUMMARY

This report summarizes work completed during the month of January, 2011 by the Office of Public Education Facilities Modernization (OPEFM) on behalf of D.C. Public Schools (DCPS). The work completed includes various Modernization projects, including both Phased Modernizations and Full Modernizations, as well as Stabilization (or “small cap”) projects. In addition, OPEFM has assumed management of a number of capital projects for the Department of Parks and Recreation (“DPR”). Details on all of these project initiatives are provided below.

The Stabilization program consists of measures taken to ensure healthy and safe living and working environments in all schools as they await their scheduled Modernization. These include Heating and Cooling, On-call Maintenance and Repair, On-Call Capital Improvements, Code Violation Remediation, ADA Upgrades, Roof Replacements, and Window Replacements. The Stabilization program has evolved from its initial emergency-response mode, which ensured (for the first time in years) uninterrupted heating in all schools during the entirety of heating seasons since October 15, 2007, and air conditioning in all classrooms during all cooling seasons since April 15, 2008, as well as a vast reduction in the backlog of outstanding work orders, health code and life safety violations. Currently, the program focuses on maintaining the progress achieved in these earlier efforts, minimizing the response time to work orders and small capital project needs as they arise, and proceeding through scheduled ADA upgrades, roof and window replacements for schools awaiting Modernization. A more detailed report is also provided below.

OPEFM's school Modernization program includes both Full Modernizations and Phased Modernizations, in accordance with the Master Facilities Plan approved in 2010. The Phased Modernizations are focused on a sequence of three phases of partial modernizations for elementary and middle schools, wherein Phase I is designed to bring conditions in all classrooms in the system into conformance with a common set of standards for conditions that support a successful learning environment (in the areas of lighting, acoustics, indoor air quality, ergonomics, and technology), while Phase II is intended to modernize support spaces, and Phase III addresses building systems. In Full Modernizations, all of these elements are addressed in a single phase. Detailed reports on all active and completed projects are provided below.

Finally, in response to an act of the D.C. Council, OPEFM has assumed authority for management of a number of DPR Recreation Center projects. These include improvements to playing fields, modernizations of existing community or recreation centers, and new construction of centers. Detailed reports are provided along with the reports of DCPS school Modernization projects, below.

The following sections provide detail on activities completed during the month of January and identify challenges that were encountered.

2.0 CBE COMPLIANCE & WORKFORCE DEVELOPMENT

This report summarizes activities with and related to Certified Business Enterprises and Workforce Development through January 2011.

CBE – OPEFM has continued to ensure achievement of goals for inclusion of Certified Business Enterprises (“CBE’s”) in the performance of work, both in the procurement of contractors and in monitoring and enforcement of the achievement of CBE goals with those contractors who use sub-contractors in the performance of work. In FY 2010, the most recent complete fiscal year, OPEFM executed nearly \$415 million in contracts with capital and operating dollars, of which \$268 million (or 65%) were contracted with CBE firms. In addition, OPEFM has continued to monitor the performance of construction and design-build contractors in ensuring the achievement of inclusion goals set by contractors, providing assistance and guidance to meet the goals, where necessary. During FY 2010, OPEFM, in cooperation with the Department of Small and Local Business Development and the Department of Employment Services, launched a Contractor’s Reference Guide to Certified Business Enterprises & Workforce Participation. The guide is a step-by-step manual with information on how to register with DOES; how to obtain information on the First Source Employment Agreement and documents; wage determination information; DOES requirements for apprenticeship; First Source and Apprentice reporting documents; OPEFM requirement and reporting forms; OPEFM skilled laborer selection database; OPEFM apprentice selection database, and OPEFM unskilled laborers selection database. The Guide also includes copies of the laws that mandate CBE, First Source and Apprenticeship and contact information for OPEFM, DOES and DSLBD representatives. The Contractor’s Reference Guide to Certified Business Enterprises & Workforce Participation was distributed to OPEFM staff, construction managers and general contractors and placed on OPEFM’s website for quick reference. It has also been shared with other District government agencies and City Council members.

Workforce Development – OPEFM has also continued to monitor contractors’ conformance to the District’s workforce development goals and First Source law, meeting regularly with contractors as necessary to improve performance. In both June and August of 2010, OPEFM held job fairs at the Washington Convention Center. OPEFM also worked with several Workforce Development Organizations to participate for the job fair: Sasha Bruce Youthwork, Youth Build, Ward 8 Workforce Development Council, Southeast Ministries (AMEN Program), Wider Opportunities for Women and Goodwill Industries are assisting with the planning process. These organizations assisted with distribution of the Workforce Profile form so that District residents can be matched with available opportunities prior to the job fair. OPEFM identified 76 job placements that occurred as a direct result of these fairs.

Meetings are also ongoing regarding workforce development for District residents. Courtland Cox, Alice Patterson, the DC Office of Apprenticeship, DOES and local workforce development organizations are in discussions on how to best structure a pre-apprenticeship program to allow the greatest participation of local residents on DCPS projects.

OPEFM continues to work with GCs/CMs to meet and exceed their CBE requirements and to ensure that District residents are hired in all scopes of work.

3.0 STABILIZATION PROJECTS

In recognition of the fact that a number of schools have major deficiencies not yet addressed by previous blitz and repair efforts and will not be modernized for some years, OPEFM developed an approach to provide near-term attention to these issues. The goal of the Stabilization Program is to correct existing deficient facility conditions that violate codes or jeopardize the health or safety of students and staff in the inventory of DCPS schools. In addition, Stabilization will correct facility problems that negatively impact the learning environment of DCPS students and staff, and require correction prior to currently planned Modernization.

The scope of the Program includes all active schools that are not currently undergoing modernization. It is anticipated that this work will be contracted as a series of systemic improvement efforts, addressing major issues such as air conditioning, fire and life safety, roof repairs, windows replacement, ADA compliance, and general improvements. The status of each of these efforts is noted below.

Overall Program—A prioritized list of stabilization projects has been developed with estimated costs for the higher priority projects. This list has been drawn from prior initiatives begun by the DCPS design engineering group as well as needs developed by OPEFM.

Heating and Cooling Blitz/On-Call HVAC Maintenance and Repair— OPEFM initially focused the Stabilization effort on a "Heating Blitz," which ensured that reliable heating would be provided in all schools (with boilers fully inspected and ready for service) by the start of the October 15, 2007 heating season. A similar effort was then undertaken to ensure that every classroom in the system had air conditioning (many for the first time ever) by the start of the cooling season on April 15, 2008. Since then, the Stabilization program has employed an annual effort of ensuring all heating and cooling systems are in appropriate working order prior to the season. In 2010, with the end of heating season on April 15, the boilers were broken down for annual maintenance, cleaning and inspection -- and were ready for service on October 15, 2010.

On-Call Capital Improvement Program — Since October of 2008, OPEFM has maintained contracts with at least three (now four) contractors for on-call work as required to abate fire and health codes violations and open work orders, and complete various small capital projects as directed by OPEFM project managers. In November 2010, three of the four most recent contracts were approved by Council, and the fourth was approved at the end of December. All four contractors are currently performing services throughout the District.

Code Violation Contract— In previous years, OPEFM has engaged contractors for the correction of all backlogged facilities related to health code and fire and safety code violations. Currently, the on-call capital improvement contractors described above have taken over responsibility of abating health and fire code violations.

ADA— Construction documents for accessibility modifications at Adams, Beers, Emery, Peabody and Shepherd Elementary Schools and Banneker Senior High School have been completed and are ready for permitting. A solicitation was issued in April for Adams, Beers, and Banneker SHS. These contracts were awarded in June and

July 2010 and are substantially complete with the exception of the elevator addition at Adams, which has a long lead time.

Roof Replacements —OPEFM has several comprehensive roof repair projects that were completed in 2008, including Logan (swing), Ellington SHS, Wilson SHS, and Hendley ES. The roof at Draper ES was also replaced during summer 2008 as part of the summer Stabilization project. Minor roofing repairs and maintenance have been assigned to the on-call capital improvement contractors as funding permits. The only roof replacement project scheduled during 2009, J O Wilson ES, is complete. Solicitations to replace roofs at the old Maury ES building and Takoma ES were issued and awarded. The Maury roof project is completed. The roof at M L King and a partial roof replacement at Neval Thomas, both Phase 1 elementary schools, were started in September and are complete. The Takoma roof replacement project was in-progress until a 3-alarm fire, allegedly started by crews working for the roofing contractor, resulted in substantial damage to the second and third floors of the building. The contractor has been terminated for cause and the project is on hold.

Window Replacements – Several window replacement projects were completed in 2008, including: Hart MS, Langdon ES, Payne ES, Shepherd ES, Stevens ES, and Whittier ES. All are complete. Additionally, windows were replaced in 2008 at Smothers ES and Raymond ES under the Receiving Schools Project. The River Terrace ES window replacement project was completed this past winter. A solicitation to replace the windows at Kimball ES was issued in the summer and awarded in August. This contract was approved by City Council and is complete.

Schools scheduled to receive new windows in 2010 include Maury, Hyde, J O Wilson, Drew, Prospect, Truesdell, Tubman and Ketcham. A solicitation for Maury, Prospect and Tubman was issued in April and was awarded in June. The window projects at Drew, Truesdell and J O Wilson, all Phase 1 schools, are being designed and procured by the Phase 1 design-builders. The design for Ketcham is complete and has been reviewed by The Office of Planning, Historic Preservation. OPEFM will issue a RFP for the Ketcham window replacement in February 2011.

4.0 PHASE 1 MODERNIZATION PROJECTS

The Phased Modernization projects are partial modernizations of elementary and middle schools completed in three phases over a period of years, in accordance with the concepts detailed in the 2010 Master Facilities Plan. The Phase 1 scope of work is focused on bringing conditions in all classrooms up to a common set of standards which research has demonstrated support learning (in the key areas of lighting, acoustics, indoor air quality, technology, and ergonomics), as well as aesthetic upgrades to entries, corridors, and bathrooms. It is anticipated that the Phase 2 scope of work will focus on a similar level of upgrades to support spaces, such as cafeterias, gymnasias, libraries, fields and playgrounds, and that Phase 3 will focus on "back of house" system upgrades and replacements. To date, only Phase 1 projects have been completed in each of the last three fiscal years.

2009 PHASE 1 MODERNIZATION PROJECTS

In 2009, Phase I Modernizations were completed at Brent, Burroughs, and Tubman Elementary Schools. Close-out for all projects has been completed, and operations and Maintenance Manuals and As-Built drawings are on file.

2010 PHASE 1 MODERNIZATION PROJECTS

Burrville ES, Drew ES, Johnson MS, M.L. King ES, Neval Thomas ES, Truesdell EC, Tyler ES, Whittier EC, and J.O. Wilson ES each received their Phase 1 Modernization in summer FY2010. Close-out for all projects has been completed, with the exception that it has been determined that additional work is necessary at Martin Luther King Elementary School, Johnson Middle School, and Neval Thomas Elementary to ensure that aesthetics of the entry and common areas are on par with those achieved at the other 2011 Phase 1 schools. Funding for this work was approved via the Fiscal Year 2011 OPEFM Revised Emergency Act," and OPEFM is proceeding to contract for this work via change order.

2011 PHASE 1 MODERNIZATION PROJECTS

Maury ES, Hart MS, Emery EC at Langley, Green ES, and Seaton ES are scheduled to receive Phase 1 Modernization in FY2011. In addition, both Turner ES and Moten ES are scheduled to be re-opened in FY2011 and FY2012, respectively. Requests for Proposals for architectural services were issued for all but Moten ES; proposals were received and evaluated, and notices of award were issued for Maury ES, Hart MS, and Emery EC at Langley, Seaton ES, and Turner ES. Architect Contracts were executed in January, with design work commencing immediately thereafter.

5.0 FULL MODERNIZATION PROJECTS

- Rose Hardy MS/ Fillmore Arts Center
- H.D. Cooke ES
- Alice Deal JHS
- Phelps SHS
- Samuel Wheatley ES
- Joseph Cole Recreation Center
- Walker Jones ES
- Janney ES
- Stoddert ES
- H.D. Woodson SHS
- Eastern SHS
- Cardozo SHS
- Savoy ES
- Anacostia SHS
- School Without Walls SHS
- JO Wilson
- Bowen ES
- Wilson High School
- Wilson Pool (*Ward 3 Aquatic Center*)
- Guy Mason Recreation Center
- Newark Dog Park
- Barry Farms Recreation Center
- Watkins Field
- Justice Park
- Bald Eagle Recreation Center
- Rosedale Recreation Center
- Raymond Recreation Center
- Kenilworth Recreation Center
- 11th Street and Monroe Park

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PUBLIC EDUCATION FACILITIES MODERNIZATION**



Ollie Harper, Jr.
Acting Executive Director

2400 East Capitol Street, SE
Washington, D.C. 20003
Phone: (202) 608-1230

Major Project Briefing Sheet

ROSE HARDY – FILLMORE ARTS MIDDLE SCHOOL

Description: This complete modernization of the Rose Hardy Middle School and the Fillmore Arts Center included the demolition of the existing, water-damaged gymnasium, construction of a new gymnasium and classroom addition along 35th Street, and expansion and renovation of the 34th Street Classroom wing. The entire facility was completely updated and modernized, in compliance with DCPS Design Guidelines and Educational Specifications. Art Classrooms, Science Classrooms, Resource Classrooms, Computer Labs, Special Education Classrooms and all typical classrooms were modernized. The library/media center, located at the heart of the school, was renovated to today's standards, while restoring its original historic features. Upon completion, a modern learning environment was created.

The entire facility is designed to be fully accessible and in compliance with the Americans with Disabilities Act (ADA). It also provides a safe learning experience for the students due to its new fire protection and suppression system that is fully in compliance with the applicable D.C. building and life safety codes.

Major physical upgrades included all new windows, the addition of an ADA-compliant elevator, complete renovation of the existing cafeteria, and partial demolition of the 34th Street wing, making it a double-loaded corridor classroom wing.

Previously, the existing building did not have central air conditioning and relied on outdated steam radiators for heat. A new, efficient, 4-pipe fan coil/unit ventilator HVAC system was installed that utilized the existing, recently replaced boilers and new chillers. This system provides both heating and air conditioning to all areas of the school.

A new electrical service, sized for today's educational needs, was designed for the school. Along with this system is an entirely new lighting system that provides the proper lighting levels for all applications. New telecommunications systems infrastructure is also provided.

Site improvements included site re-grading, a new athletic track and playing field, accessibility upgrades to the entrance plaza, and a major brick-paved pedestrian walkway to link the pedestrian site circulation. Other site improvements included new paved parking areas, sidewalks, basketball courts, a new storage building, play areas, utilities, and landscaping. A new staff parking lot is located west of the original main building, replacing and reconfiguring the existing parking lot.

Project Data

- Existing Building Square Footage: 91,100 gsf
- Designed Building Square Footage: 116,872 gsf
- Total Building Square Footage: -
- Construction Type: Renovation and new construction
- Construction Cost / Square Foot: -
- Current Enrollment: -
- Modernized Capacity: -

Budget Analysis

- Total program budget:

Capital Allocation

\$48,492,599

Contract Awarded to Date

\$48,492,599

Milestones/ Schedule

- Construction
- Original Notice to Proceed to Previous Contractor:
- Termination for convenience
- Re-Issued Notice to Proceed to Current Contractor
- Substantial Completion
- Project Completion

Current Phase Percent % Complete:

100%
November 2005
October 2007
December 2007
July, 2008
August 2008

Project Team

Program Manager
Architect:
Contractor:

Firm

OPEFM/DCPEP
EYP
Sigal Construction

PM

Renard Alexander
Sean Lyons
Kerric Baird, Sarah Norman, Mark Althoff

Current Status:

Project is complete.

LEED/ Sustainable Design Initiatives:

This project has no sustainable design initiatives due to when the design was completed and construction started.

Logistics/ Issues:

N/A.

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PUBLIC EDUCATION FACILITIES MODERNIZATION**



Ollie Harper, Jr.
Acting Executive Director

2400 East Capitol Street, SE
Washington, D.C. 20003
Phone: (202) 608-1230

Major Project Briefing Sheet

H.D. COOKE ELEMENTARY SCHOOL

Description: The scope of work included the modernization of the existing school building (1909 original building and 1960s wing) and the construction of a new addition with a gymnasium, cafeteria, and food service areas. Gilbane Building Company was contracted to lead the design/build team in spring 2007. The GMP was based upon the former Hillier design, and Quinn Evans Architects was engaged to develop a new design.

Project Data

- Existing Building Square Footage: 69,995
- Modernized Building Square Footage: 22,000
- Total Building Square Footage: 85,709
- Construction Type: New & Renovation
- Construction Cost / Square Foot: \$317.72
- Current Enrollment: 284, Pre-K – 6th
- Modernized Capacity: 442, Pre-K – 5th

Budget Analysis

- Total program budget: \$35,027,810
- Design budget: \$2,094,008
- Project management budget: \$3,121,154
- Construction budget: \$27,925,059
- FF&E budget: \$1,887,589

Capital Allocation

Milestones

Schedule

Current Phase Percent % Complete:

- | Milestones | Schedule | Current Phase Percent % Complete: |
|-----------------------------------|----------------|-----------------------------------|
| - Preconstruction Services | October, 2006 | - |
| - Design Start | May 2007 | - |
| - Groundbreaking: | June, 2007 | - |
| - Building Permit | March 21, 2008 | - |
| - Project Completion/Re-Occupancy | August, 2009 | - |

Close Out 98%

Project Team	Firm	PM
Program Manager	OPEFM/ DCPEP	Beth Penfield
Architect:	Quinn Evans	-
Contractor:	Gilbane	-

Current Status:

The Project is Complete.

LEED/ Sustainable Design Initiatives:

The project has achieved LEED for Schools Gold Certification

Logistics/ Issues:

N/A.

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PUBLIC EDUCATION FACILITIES MODERNIZATION**



Ollie Harper, Jr.
Acting Executive Director

2400 East Capitol Street, SE
Washington, D.C. 20003
Phone: (202) 608-1230

Major Project Briefing Sheet

ALICE DEAL MIDDLE SCHOOL

Description: This project consisted of school renovation and new additions. A 1960s classroom addition was demolished and a comprehensive, phased modernization of the 1930s school building was completed. New construction of a three-part, two-story addition comprised of a cafeteria/MEP plant wing, a gymnasium wing and a connection gallery was completed. The work was completed in 4 base-bid phases. The addition of a fifth phase included the work on adding six classrooms identified as Infill Classroom Change Order.

Project Data

- Existing Building Square Footage: 120,000 gsf
- Modernized Building Square Footage: 181,000 gsf
- Construction Type: Renovation and new construction
- Construction Cost / Square Foot: \$250 sf
- Current Enrollment: -
- Modernized Capacity: -

Budget Analysis

- Total program budget: \$71,648,417
- Design budget: \$3,098,324
- Project management budget: \$848008
- Construction budget: \$65,014,049.
- FF&E budget: \$3,138,361

Capital Allocation

Milestones

- Design start:
- Design: completion
- Design: Updated
- Permit received:
- Groundbreaking:

Schedule

- 2002
- 2005
- 2007
- July 13, 2007
- August 2007

Current Phase Percent % Complete:

-
-
-
-
-

Project Team	Firm	PM
Program Manager	DCPEP/ OPEFM	Ron Skyles
Architect:	Quinn Evans Architects	
Construction Manager:	Heery International Inc.	

Current Status:

The Project is complete.

Phased Turnover

Alice Deal was a phased construction project that is progressing while maintaining school operations during the school year.

Phase 1A

Gymnasium Addition:

- Gymnasium completed and turned over for occupancy in August 2008.

Phase 1B

Cafeteria / MEP Addition and Exterior Site Work:

- Cafeteria/MEP completed and turned over for occupancy in August 2008.

Phase 3A

Existing Building (Central bldg. - West half) – Interior Finishes

- The west half of the Central Building was completed and turned over for occupancy in August 2008.

Phase 3B

- Existing Building (Central bldg. - West half) – Interior Finishes, Ground Floor, Site Work, auditorium, Gallery, Roof, Attic and East Light Court.

Phase 4

- Existing Building (East Wing) completed August 2009.

Phase 5

- Infill Classrooms & Auditorium.

Phase 6

- Artificial Turf Field completed and turned over to the school in August 2010.

LEED/ Sustainable Design Initiatives:

Close-out and commissioning are complete. The project was completed July 27, 2010. OPEFM and Heery have negotiated final closeout of project.

Logistics/ Issues:

Phased Turnover

Alice Deal was a phased construction project that is progressing while maintaining school operations during the school year.

Issues:

- Heery is completing their contract requirements and close out is complete.

- KADCON was contracted to complete the flat work at the front of the school and an Artificial Turf Field. This work was completed on August 24, 2010.
- OPEFM is considering adding additional scope related to sound abatement of some HVAC equipment.

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PUBLIC EDUCATION FACILITIES MODERNIZATION**



Ollie Harper, Jr.
Acting Executive Director

2400 East Capitol Street, SE
Washington, D.C. 20003
Phone: (202) 608-1230

Major Project Briefing Sheet

PHELPS HIGH SCHOOL

Description: The scope of work was divided into phases, the details of each of which are noted below.

Phase 1 A – (High Bay 1960s shop building). Renovation of the High Bay 1960s Building to comply with current design standards and to meet the requirements of the Career Technology Education Program (CTE). Replacement of all MEP systems, selectively demolish the 2nd floor classrooms, restore interior walls and door, restore windows and exterior brick. Phase 1 B (New Administration Building) - Construction of a new 2-story administration wing to meet current design standards. Phase 2 (1930s Historic Building / Phelps Commons Space); Renovation of the 1930s Building to comply with current design standards and the design and construction of an interior skylight walkway (Phelps Commons), which will provide a focal point for the school and provide an interior link connecting several Phelps building elements. Phase 3 – (Restoration of the 1970s-era classroom building and gymnasium). Total new interior configuration and exterior façade replacement for 1970s building. Demolish and reconfigure classroom portion of building, replace building façade and restore the gymnasium. Renewable Energy was completed in February 2009

Project Data

- Existing Building Square Footage: 189,000 gsf
- Modernized Building Square Footage: -
- Total Building Square Footage: -
- Construction Type: Renovation and new construction
- Construction Cost / Square Foot: \$269.14 / sf
- Current Enrollment: -
- Modernized Capacity: -

Budget Analysis

- Total program budget:
- Design budget:
- Project management budget:
- Construction budget:
- Computers & Telephones

Capital Allocation

- \$44,519,931
- \$3,441,000
- \$3,503,949
- \$44,685,451
- \$4,489,600

Milestones	Schedule	Current Phase Percent % Complete:
- Partial Turnover	August 2008	Construction: 100%
- Ribbon Cutting	August 18, 2008	-
- Project Completion	August 2008	-

Project Team	Firm	PM
Program Manager	OPEFM/ DCPEP	Teresa Luther, Willard Mangrum
Architect:	Fanning Howey	Ed Schmidt, Principal
Contractor:	Turner Construction	Pamela Murray-Johnson

Current Status:

The Project is complete.

This project continues to win design and construction awards.

1. McKissack & McKissack / Brailsford and Dunlavy / DCPEP - CMAA - 2009 CMAA Project Achievement Award - Selected as the winner in the category of Building, Renovation / Modernization, Greater than \$15 million.
2. U.S. Green Building Council National Capital Region Chapter – 2010 Award of Excellence – Project of the Year for Schools.
3. Phelps was selected as Judge's Choice for the 2010 *School Planning & Management* Sustainability and Innovation Awards in the "Building As A Teaching Tool" category!
4. Education Design Showcase - 2009 Annual Education Design Showcase as the "GRAND PRIZE WINNER" for the K-12 School Projects – Fanning Howey.
5. 2010 Honorable Mention Award - Learning by Design - Fanning Howey
6. 2009 Crow Island Citation - American School & University Educational Interiors Showcase - Fanning Howey
7. 2009 Lee J Brockway Award - CEFPI Exhibition of School Planning and Architecture - Fanning Howey
8. 2009 Renovation/Modernization Citation - American School & University Architectural Portfolio - Fanning Howey
9. 2009 Impact on Learning Award (Modernization/Effective Transformation) - School Planning & Management and Council of Educational Facility Planners International - Fanning Howey
10. 2009 Grand Prize - School Planning & Management Education Design Showcase - Fanning Howey
11. 2009 Best in Category - Addition/Renovation - CEFPI Southeastern Region Annual Conference - Fanning

Howey

12. 2009 Citation of Excellence - American Association of School Administrators and CEFPI - Fanning Howey
13. 2009 Green Building of America Award - Real Estate & Construction Review - Fanning Howey

LEED/ Sustainable Design Initiatives:

The project is certified as LEED SILVER.

Logistics/ Issues:

N/A.

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PUBLIC EDUCATION FACILITIES MODERNIZATION**



Ollie Harper, Jr.
Acting Executive Director

2400 East Capitol Street, SE
Washington, D.C. 20003
Phone: (202) 608-1230

Major Project Briefing Sheet

SAMUEL WHEATLEY EDUCATION CAMPUS

Description: The complete modernization consisted of renovation of the original school buildings built in 1903, 1922, and 1928, demolition of the 1965 addition, and the construction of a multipurpose space. The buildings have new windows, new mechanical and electrical systems, reconfigured larger classrooms that meet modern educational requirements, and a new cafeteria/multipurpose wing with separate lobby entrance for evening and community use. The new multi-purpose wing is comprised of a full-sized gymnasium, a stage, storage area, a new kitchen, a music room, and new ADA-compliant restrooms. A new playground area with equipment was also built for the school. The latest addition will be a community center and park that will better serve both the school and community.

Project Data

- Existing Building Square Footage: 68,309 SF
- Modernized Building Square Footage: 18,065 SF (New Addition SF)
- Total Building Square Footage: 86,374SF
- Construction Type: New construction and Renovation with an Addition
- Construction Cost / Square Foot: \$354.83/sf
- Current Enrollment: -
- Modernized Capacity: -

Budget Analysis

- Total program budget: \$34,619,516
- Design budget: \$568,229
- Project management budget: \$560,000
- Construction budget: \$30,648,236
- FF&E budget: \$2,721,079

Capital Allocation

Milestones

- Design start:
- Project Completion

Schedule

- May 2006
- August 11, 2009

Current Phase Percent % Complete:

- Construction: 100%
-

- | | | |
|----------------------------------|---------------|---|
| - Awarded Construction Services | June 2007 | - |
| - Permit received: | July 2008 | - |
| - Groundbreaking/
Demolition: | November 2007 | - |

Project Team	Firm	PM
- Program Manager	OPEFM/ DCPEP	N/A
- Architect:	Lance Bailey	-
- Contractor:	Hess Construction	-

Current Status:

- This project is closed-out.
- Contract work was completed on August 11, 2009. The facility is fully operational.
- The Certificate of Occupancy (C of O) was received on August 13, 2009.
- Warranties and/or guarantees have been completed.
- Training is complete
- Mechanical Commissioning: Complete

LEED/ Sustainable Design Initiatives:

There were many sustainable and green construction components included in the building design and practiced during construction.

Logistics/ Issues:

There are no issues remaining. Project has Final Completion, and is 100% closed out.

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PUBLIC EDUCATION FACILITIES MODERNIZATION**



Ollie Harper, Jr.
Acting Executive Director

2400 East Capitol Street, SE
Washington, D.C. 20003
Phone: (202) 608-1230

Major Project Briefing Sheet

JOESPH H. COLE COMMUNITY CENTER at WHEATLEY EDUCATION CAMPUS

Description: Wheatley Education Campus has undergone a full modernization and multi-purpose wing addition, and reopened in August 2009. The latest addition is a community center and park that will better serve both the school and community. The existing and antiquated Joseph H. Cole Recreation Center (built in 1971) will be demolished, now that the new community center was opened in June 2010.

The latest addition to the Wheatley Campus is a new community center and 3-acre park that serves both the school and community. The community center addition includes multi-purpose use classrooms, offices, ADA-compliant restrooms, and locker rooms. The new park will include fully landscaped gardens and tree-lined walking paths, an artificial turf play field, a "summer spray-ground," and a community terrace. A new "tot lot" playground for children ages 2-5 will also be built.

Project Data

- Modernized Building Square Footage: 7,605 SF + 3 acres
- Construction Type: New construction / Addition
- Construction Cost / Square Foot: \$208.41/sf
- Current Enrollment: -
- Modernized Capacity: -

Budget Analysis

- Total program budget:
- Design budget:
- Project management budget:
- Construction budget:
- FF&E budget:

Capital Allocation

- \$ 8,000,000
- \$ 665,000
- \$ 840,000
- \$ 6,315,000
- \$ 200,000

Contract Awarded to Date

-
- \$ 665,000
- \$ 383,879
- \$ 4,901,542
- \$ 49,578

Milestones

- Design start:
- Design: completion
- Groundbreaking/ Demolition:
- Permit issuance:

Schedule

- May 2009
- August 5, 2010
- January, 2010
- February 18, 2010

Current Phase Percent % Complete:

- Construction Addition: 100%
- Park: 15%
- Design: 100%
-

Project Team	Firm	PM
Program Manager	DCPEP/ OPEFM	-
Architect:	Lance Bailey, Hughes Group Architects	-
Contractor:	Hess Construction	-

Current Status:

Construction is complete – Punch List is 100% complete – Close-out is 99% complete

LEED/ Sustainable Design Initiatives:

The USGBC / GBCI has approved the design submission for LEED-Silver status. HESS is recycling waste, and is building with Green Construction methods.

Logistics/ Issues:

The weather was the most critical issue, as progress was significantly delayed by snow storms and heavy rain before building close-in. Currently, the Park is in the permitting process for the Raze of the old Fitness Center, awaiting approval by DCRA.



**GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PUBLIC EDUCATION FACILITIES MODERNIZATION**



Ollie Harper, Jr.
Acting Executive Director

2400 East Capitol Street, SE
Washington, D.C. 20003
Phone: (202) 608-1230

Major Project Briefing Sheet

WALKER JONES ELEMENTARY SCHOOL

Description: This modernization consisted of the demolition of the existing elementary school, and the construction of a new, state-of-the-art, 125,000 sf elementary school, public library, and recreation center. Walker Jones is a co-location project with DPR and Public Libraries.

The project consisted of 100,000 sf Pre K-8 school with secure playground and multi-purpose athletic fields; a 20,000 sf recreation center that will provide programming for youth, adults and seniors; and a 5,000 sf fully circulated library.

Project Data

- Existing Building Square Footage: N/A
- Designed Building Square Footage: 125,000 gsf
- Construction Type: New construction
- Construction Cost / Square Foot: \$290 / sf
- Current Enrollment: -
- Modernized Capacity: -

Budget Analysis

- Total program budget:
- Design budget:
- Project management budget:
- Construction budget:
- FF&E budget:

Capital Allocation

- \$36, 161,667
-
-
-
-

Contract Awarded to Date

-
-
-
-
-

Milestones

- Design start:
- Project completion
- Permit Issuance:

Schedule

-
- August 7, 2009
- July 2008

Current Phase Percent % Complete:

- Construction: 100%
- Building Closeout: 100%
-

- Groundbreaking: March 10, 2008 -

Project Team	Firm	PM
- Program Manager	OPEFM/ DCPEP	Jay Brinson
- Program/Project Manager:	Reagan & Associates	-
- Architect:	Hord+Coplan+Macht	-
- Contractor:	Forrester	Steve Houff

Current Status:

The project is complete.

LEED/ Sustainable Design Initiatives:

The green roof is complete.

Logistics/ Issues:

N/A.

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PUBLIC EDUCATION FACILITIES MODERNIZATION**



Ollie Harper, Jr.
Acting Executive Director

2400 East Capitol Street, SE
Washington, D.C. 20003
Phone: (202) 608-1230

Modernization Briefing Sheet

JANNEY ELEMENTARY SCHOOL

Description: Janney ES is a 43,800 square foot facility built in 1925 that currently houses 505 students. The facility received minor upgrades, and also received new windows, in 2002. The scope of work for 2010 and 2011 includes full modernization of the existing school building, which will include the Phase 1 component for the classrooms, new mechanical, electrical, plumbing and fire protection systems, as well as significant upgrades to the interior finishes. The program also includes the construction of a 40,800-square-foot Addition on the west side of the existing building. The new Addition will include additional classrooms, a science lab, a media center, a music room, and a multi-purpose physical education space. Devroux + Purnell Architects, PC has been retained as the Design Architect; the joint venture of Winmar/Dustin was selected in December 2009 as the Design-Builder for the project.

Project Data

- Existing Building Square Footage: 43,400
- Modernized Building Square Footage: 40,800
- Construction Type: New & Renovation
- Existing Construction Cost / sf: \$144
- New Addition Construction Cost / sf: \$317
- Underground Garage Construction Cost / \$48,000 / space
- Current Enrollment: 480, PK – 6th
- Modernized Capacity: 550, PK – 5th

Budget Analysis

	Capital Allocation	Contracts Awarded to Date
- Total program budget:	\$25,000,000	\$6,017,572
- Design budget:	\$1,187,172	\$1,187,172
- Project management budget:	\$597,636	\$196,893
- Construction budget:	\$21,995,000	\$4,633,507
- FF&E budget:	\$950,000	\$0

Milestones	Schedule	Current Phase Percent % Complete:
- RFP Issued for A/E Design Services:	3/ 2009	-
- Notice of Award Issued to D&P Architects, PC	6/ 2009	-
- Council Approval of A/E Design Services	6/ 2009	-
- Notice To Proceed Issued to A/E team	6/ 2009	-
- Schematic Design	10/2009	-
- Construction Contract Approval	3/ 2010	-
- Foundation-to-Grade Permit	3/2010	-
- Building Permit	1/ 2011	-
- Construction of Addition:	6/2010 - 6/2011	-
- Construction of the Parking Garage	3/2011 - 8/2011	-
- Modernization of Existing Building	6/2010 - 8/2011	-

Project Team	Firm	PM
- Program Manager	OPEFM/ DCPEP	Mel Butler, Jr. Tom Henderson
- Architect:	Devroux + Purnell	Barbara Laurie, Project Architect
- Contractor:	Winmar/Dustin JV	Chuck Guntner, Project Manager

Current Status:

100% Construction Documents were issued 12/23/2010

Construction

- Sitework – Completed at Addition.
- Foundations – Footings and Foundation walls are 95% complete at addition. Slab on grade is 85% complete.
- Masonry – CMU block is underway at Stair #2/Elevator core area. Work to commence on the west wall and south-side interior walls
- Mechanical / Plumbing – Underslab plumbing work is complete. Working on rough-in work with mason on CMU walls.
- Electrical – Underslab electrical work is complete. Working on rough-in work with mason on CMU walls.
- Steel Erection – Working on Levels 1 and 2 from A-Line to P-Line

LEED/ Sustainable Design Initiatives:

Registration for LEED 2.0 has been submitted to USBGC. The project is currently pursuing LEED Silver certification. Sustainable Design Inc. is the LEED consultant, and has produced an updated scorecard that confirms the attainability of Silver certification.

Logistics/ Issues:

Awaiting Council approval of Re-programming that provides funding to exercise Bid Alternate #2.A (Underground Parking Garage). Delay in review/approval of structural steel shop drawings has resulted in a delay in steel fabrication that will likely move completion of the new Addition from April 25, 2011 to June 15, 2011.

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PUBLIC EDUCATION FACILITIES MODERNIZATION**



Ollie Harper, Jr.
Acting Executive Director

2400 East Capitol Street, SE
Washington, D.C. 20003
Phone: (202) 608-1230

Modernization Briefing Sheet

STODDERT ELEMENTARY SCHOOL

Description: Stoddert Elementary School was built in 1932 and added to in 1993. The existing 1932 classroom building is located on its own city block at 4001 Calvert Street, NW. The site is 6.5 acres bounded by Davis Place, NW, Calvert Street, NW, 39th Street, NW and 41st Street, NW. Stoddert was a modernization project that is co-located with Department of Parks and Recreation's (DPR). DPR requested that OPEFM take over the project due to concerns from the community regarding integrating the school with the recreation center. The DPR component of the project was planned to demolish an existing de-mountable which contained the school's library and a number of classrooms and replace it with a 2-story addition that will house a gymnasium and community space on the first floor and dedicated DCPS instructional space on the 2nd floor.

The capacity for the modernized building is based on the standards established in the Master Education Plan that sets a minimum school size of 300 students. Average class sizes of 20:1 in the lower grades and 23:1 in the intermediate grades was also established in the Master Educational Plan.

Planning concepts shall consist of: Maximizing the Capabilities of the Existing Building, Academic Cluster Concept, Core Instructional Spaces, Special Education, Early Childhood Programs, Welcome Area / Administration / Student Services, Media Center, Visual Arts and Performing Arts, Physical Education, Community Use, and Cafeteria.

Currently, Stoddert Elementary School has 260 students in Pre-Kindergarten through Grade 5. It is anticipated that the proposed square footage requirements is approximately 43,100 square feet combining, both the school and recreation center.

Project Data

- Existing Building Square Footage:	17,500
- Modernized Building Square Footage:	47,250
- Total Building Square Footage:	64,750
- Construction Type:	New & Renovation
- Construction Cost / Square Foot:	\$542.59
- Current Enrollment:	290, Pre-K – 5 th
- Modernized Capacity:	300, Pre-K – 5 th

Budget Analysis	Capital Allocation	Spent to Date
- Total program budget:	\$34,319,481	\$24,710,581
- Design budget:	\$1,890,475	\$1,759,108
- Project management budget:	\$900,000	\$900,000
- Construction budget:	\$29,477,856	\$20,805,118
- FF&E budget:	\$2,051,150.00	\$1,246,355

Milestones	Schedule	Current Phase Percent % Complete:
- Preconstruction Services	-	100%
- Construction Contract Approval	March 31, 2008	100%
- Groundbreaking:	June 18, 2009	100%
- GMP Contract Award	June 18, 2009	100%
- Building Permit:	February 4, 2010	100%
- Project Substantial Completion	July 30, 2010	100%
- Re-Occupancy – Admin	August 9, 2010	100%
- Re-Occupancy- Teachers	August 16, 2010	100%
- Re-Occupancy - Students	August 23, 2010	100%
- Athletic Field Completion	11/2010 – Use by Spring of 2011	

Project Team	Firm	PM
Program Manager	DCPEP/ OPEFM	Marcos Miranda/Alphonso Fluelling/ Beth Penfield
FF&E	DCPEP/ OPEFM	Beth Penfield
Architect:	EEK	-
Contractor:	Whiting-Turner	-

Current Status:

Service calls will now be addressed by Building Engineer to A.L. Merton which has the Service Contract as assigned in the Close-Out Documentation Booklet provided to the school. The cleaning of the building on a daily basis is becoming an issue and is being addressed by Linda Magazine. The Sanitary lines have been cleared and videotaped. Tree removal as directed by UFA continues. Planting of additional trees will continue as the weather permits. V-Brick will reschedule their presentation of their system. This will show the collaboration of Comcast, Apple, Promethean Boards and the V-Brick system into one seamless teaching tool. Remaining punch list items are to be done during spring 2011. The School Improvement Team will address their Community naming building concerns in their ANC Meetings. The field is on schedule for use in spring 2011.

LEED/ Sustainable Design Initiatives:

- LEED Gold
- Geothermal Heating/Cooling System

Logistics/ Issues:

None to Report

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PUBLIC EDUCATION FACILITIES MODERNIZATION**



Ollie Harper, Jr.
Acting Executive Director

2400 East Capitol Street, SE
Washington, D.C. 20003
Phone: (202) 608-1230

Major Project Briefing Sheet

HD WOODSON



Description: H.D. Woodson Senior High School opened in 1973. The original building was razed in 2008-2009. It consisted of an 8-story concrete tower built upon a raised outdoor plaza above a windowless lower level. Construction of the completely brand new, fully modernized Woodson commenced in 2009. The name of the new High School was shortened to HD Woodson High School. The new Woodson includes a main academic building, gymnasium, auditorium, pool, and athletic field areas. The new facility design is based on the educational philosophy of STEM (Science, Technology, Engineering and Mathematics), which is an integrated, project-based learning curriculum designed to prepare students for a STEM-based economy. The STEM curriculum is also based on the educational specifications written by the Office of Chancellor.

The academic wing is a three-story, steel column and truss structure with concrete filled metal decking. Perimeter walls are metal-stud, cavity-wall construction with precast concrete and gypsum board interior finish. Classroom partitions are high impact gypsum board on metal stud. Corridor partitions are painted concrete masonry units (CMU). The building consists of three sections of one and two stories. Inside elements include the main entry, media center, offices, and cafeteria that are steel frame and glass wall construction with a vegetative roof. The auditorium,

gymnasium and supporting spaces, are load-bearing masonry walls with steel truss and metal deck roof. Partitions are generally CMU except within office areas. A mechanical basement houses systems equipment.

The media center is located on the main level central to the academies and near the stairs to the core academic areas and adjacent to the administrative offices and main entry.

Near the public entrance on the main level is a DOH Health Center. In addition, the design includes space for The University of the District of Columbia (UDC), offering evening classes at Woodson as well as a Professional Development center supporting educational programs for teachers and administrators.

Separated from the academic wing are Visual and Performing Arts and Physical Education. The programs have a "Community Entrance" adjacent to parking. The Pool building is located at the "Community Entrance" as well.

The pool structure is load-bearing masonry walls with steel joist and metal decking. The exposed steel within the pool area will be protected with a high-performance coating to resist high humidity and chlorine.

The approved design is planned to achieve LEED Gold certification according to the US Green Building Council's LEED 2009 for Schools rating system. Proposed sustainable, high performance features being evaluated for integration into the building include the following:

- 75 percent of roof area to be vegetative roof
- Remaining roof areas to be highly reflective surface, "cool" roof
- Roof runoff to be harvested in cisterns, providing "gray water" within the building to operate toilets
- High-performance glazing and super-insulated building envelope
- Abundant use of natural lighting throughout the building (daylight harvesting)
- Automated lighting control systems
- Water conserving plumbing fixtures
- Reuse/salvage value of existing building materials, equipment

Project Data

- Existing Building Square Footage: 251,100 gsf
- Modernized Building Square Footage: 235,000 gsf
- Total Building Square Footage: -
- Construction Type: Demolition and new construction
- Construction Cost / Square Foot: -
- Current Enrollment: -
- Modernized Capacity: -

Budget Analysis

- Total program budget:
- Design budget:

Capital Allocation

- \$102,916,000.
- \$5,599,433

Contract Awarded to Date

- Project management budget: \$2,130,000
- Construction budget: \$86,418,167
- FF&E budget: \$1,600,000

Milestones	Schedule	Current Phase Percent % Complete:
- Chancellor's Office approval of STEM	-	100%
- Schematic Design	-	100%
- RFP - Pre Construction	-	100%
- Abatement, Demolition	-	100%
- Construction	-	(60%)
- Substantial Completion	August 2011	-

Project Team	Firm	PM
Program Manager	DCPEP/ OPEFM	Renard Alexander, Robert Hannan
Architect:	SHW/CGS	-
Contractor:	Hess Construction	-

Current Status:

- Utility work at 55th St and Nannie Helen Burroughs Ave on hold; Waiting on Permit Approval from Washington Gas to execute relocation of existing gas lines.
- On-site utility installation work continued
- Structural Steel erection at Auditorium and North Section
- Roof membrane, auditorium was installed
- Wall framing on all levels, all floors
- Begin one side of Drywall installation in the center Section
- MEP piping and duct rough-in at center and north sections
- Electrical rough-in at center and north sections
- Install blue-skin membrane at Auditorium/Center for spray foam insulation
- Brick veneer Auditorium and Center Section
- Block Install Natatorium Area
- Curb and gutter parking lot north
- New transformer vault
- Rain Water Cistern Tank installation commenced. The cisterns are part of the Storm Water Management

System and provide "gray water" for toilet flushing in the building.

- The Phase 2 Environmental Assessment, required for LEED, revealed the previous existence of a pre-1970s Gas Station, located in the northwest property corner. The Assessment Report is in review with DDOE

LEED/ Sustainable Design Initiatives:

H.D. Woodson is planned to achieve at LEED Gold certification in compliance with the US Green Building Council's LEED for Schools 2009 rating system criteria. Additional LEED funding has been received from the following sources;

- ARRA Stimulus Funds - Green Roofs (\$1,215,000)
- EPA - Innovative Storm Water Management Grant (\$800).

Logistics/ Issues:

None to Report

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PUBLIC EDUCATION FACILITIES MODERNIZATION**



Ollie Harper, Jr.
Acting Executive Director

2400 East Capitol Street, SE
Washington, D.C. 20003
Phone: (202) 608-1230

Major Project Briefing Sheet

EASTERN HIGH SCHOOL



Description: Eastern Senior High School is a prominent building located on a key thoroughfare (East Capitol Street, NE/SE). The goals of this project were to convert an existing building, which was built in 1923 to a state-of-the-art learning environment within a tight timeframe and specific funding constraints -- the re-birth of this historic school to, once again, serve the approximate population of students for which it was originally intended.

Proposed Planning Profiles: The new modernization design was based on the individual educational specifications and facility programs requirements, which were developed with the School Improvement and School Planning / Design teams.

The design is expected to achieve LEED Silver certification in compliance with the US Green Building Council's LEED for Schools - 2007 certification criteria.

Project Data

- Existing Building Square Footage: 288,000 gsf
- Modernized Building Square Footage: -
- Total Building Square Footage: -
- Construction Type: Demolition and New Construction
- Construction Cost / Square Foot: \$265.53 / sf.
- Current Enrollment: -
- Modernized Capacity: -

Budget Analysis

Capital Allocation

Contract Awarded to Date

- | | | |
|--------------------------|--------------|--------------|
| - Total program budget: | \$57,259,000 | \$76,473,685 |
| - Approved Change Orders | - | \$15,344,718 |
| - Future IT Requirements | - | \$730,000 |
| - Construction budget: | \$57,259,000 | \$55,913,635 |
| - FF&E budget: | \$2,898,922 | \$2,051,998 |

Milestones

Schedule

**Current Phase Percent %
Complete:**

- | | | |
|--------------------------------------|---------------------|------|
| Chancellor's Office approval of STEM | - | 100% |
| Schematic Design | - | 100% |
| Abatement, Demolition | June 09 – Dec. 09 | 100% |
| Construction | June 09 – July 2010 | 100% |
| Project Completion | August 2010 | 100% |
| Phase 1 (Main Building – C of O) | July 23, 2010 | 100% |
| Phase 2 (Gymnasium Wing – C of O) | July 30, 2010 | 100% |

Project Team

Firm

PM

- | | | |
|-----------------|---------------------|--------------------------------------|
| Program Manager | DCPEP/ OPEFM | Teresa Luther and Darryl Sommerville |
| Architect: | Fanning Howey | Ed Schmidt, Principal |
| Contractor: | Turner Construction | Pamela Murphy-Johnson, Project Exec. |

Current Status:

The project is complete.

LEED/ Sustainable Design Initiatives:

Eastern Senior High School is planning to achieve LEED Silver certification in compliance with the US Green Building Council's LEED for Schools - 2007 certification criteria.

Both of the building phases have received certificates of occupancy. Phase 1 (main building) received occupancy on July 23, 2010. Phase 2 (gymnasium wing) received occupancy on July 30, 2010. The Kitchen received health inspection approval on July 29, 2010. The final HVAC system commissioning has been completed. Exterior sidewalks have been replaced. The punchlist has been completed, except for one item, the glass for the atrium window wells. The outdoor tennis and basketball courts and baseball field have been completed. The softball field will be complete when the remaining trailers are removed from site. Re-paving of the back parking lot has been completed. All O&M Manuals, As-Builts, Warranties have been turned over and all training for the building engineers and custodial staff is 100% complete.

Logistics/ Issues:

N/A

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PUBLIC EDUCATION FACILITIES MODERNIZATION**



Ollie Harper, Jr.
Acting Executive Director

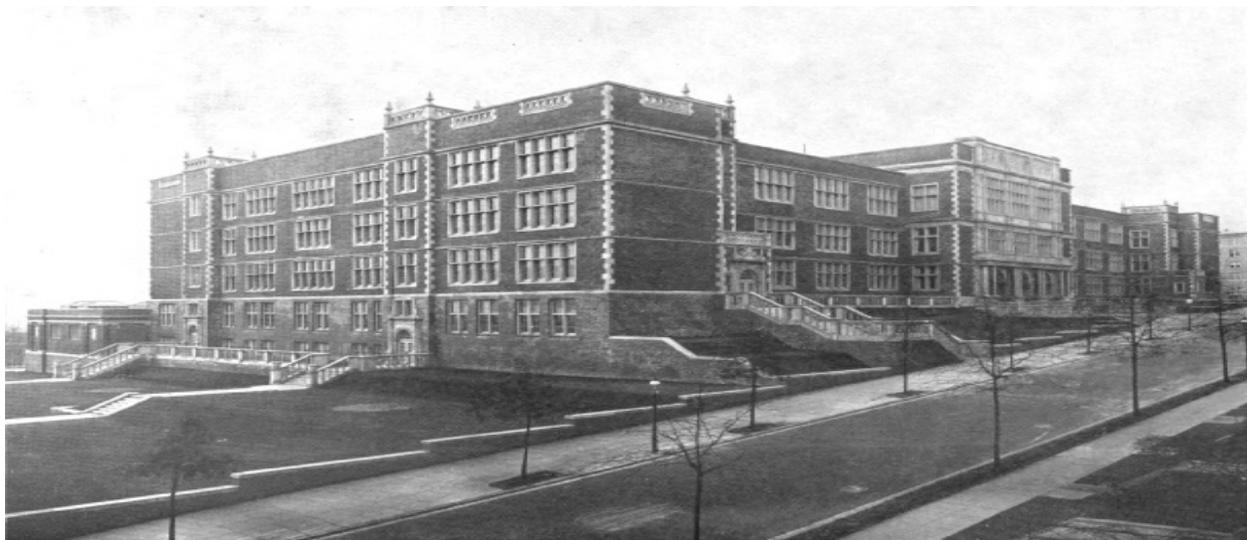
2400 East Capitol Street, SE
Washington, D.C. 20003
Phone: (202) 608-1230

Major Project Briefing Sheet

CARDOZO SENIOR HIGH SCHOOL

Description: Built in 1916, the Cardozo High School facility was designed by William B. Ittner. Originally called Central High School, the design and construction of the building was overseen by the Municipal Architect, Snowden Ashford. Ashford believed that the Collegiate Gothic style was best suited for academic buildings because of the large windows allowing for greater air and light in the building. Ittner designed the building in the shape of a large square with two central courts. The courts are 40-by-80 and served to light the interior of the building. The school is built on a lot with a 10 percent grade. Ittner took advantage of the grade by “hugging” the slope with five stories ending with the stadium. Both the building and stadium enjoy a commanding view of downtown Washington. The site is bound by Clifton Street to the north, 11th Street NW to the east, Florida Avenue NW to the south, and 13th Street NW to the west. It is an area well served by public buses as well as the Metro subway system.

Cardozo is on the National Register of Historic Places, and so it will be modernized to be consistent with its special historical status. The building is in need of expanded gymnasium facilities, which may require an addition. The site is already constrained by topography, the existing building and the existing stadium. Any addition should have architecture complementary and compatible with the historic architecture of the existing building.



This project is the full modernization of Cardozo High School with additions of a natatorium and gym, in accordance with the Ed Specs, to include; exterior restoration, roofing, systems replacement, ADA improvements, phased occupancy, technology enhancements, and sustainable design initiatives. This will bring it up to 21st century DCPS standards for a school for 1100 students. DCPS expects a modernized facility to have operational and efficient

building systems, clean and maintainable interior finishes, bright and “healthy” classrooms and public spaces. It should be flexible, functional and focused on both school and community needs. DCPS believes that every child deserves to learn in an environment that supports the delivery of a high-quality education.



The stadium and field were recently modernized with a new artificial turf field. The site is located on a hill overlooking the city.

Project Data

- Existing Building Square Footage: 355,000 gsf
- Modernized Building Square Footage: TBD
- Construction Type: Renovation / Adaptive re-use / Addition
- Construction Cost / Square Foot: N/A / sf
- Current Enrollment: -
- Modernized Capacity: -

Budget Analysis

- Total program budget:
- Design budget:
- Project management budget:
- Construction budget:
- FF&E budget:
- Swing Space at Meyer:

Capital Allocation

- \$ 65,361,000
- \$ 4,966,673
- \$ 1,379,631
- \$ 55,185,250
- \$ 2,483,336
- \$ 1,000,000

Contract Awarded to Date

-
-
-
-
-
-

Milestones/	Schedule	Current Phase Percent % Complete:
- Design start:	January, 2011	-
- Concept Design	March, 2011	-
- Schematic Design:	May, 2011	-
- Design Development:	September, 2011	-
- Design Development Review and Establish GMP	November, 2011	-
- HPRB / CFA / NCPC final reviews	October, 2011	-

Project Team	Firm	PM
Program Manager	DCPEP/ OPEFM	Teresa Luther / Darryl Somerville
Architect:	Hartman-Cox and Grimm-Parker JV	-
Contractor:	TBD	-
Significant other contributors	N/A	-

Current Status:

Design Build contract has been awarded to Hartman-Cox and Grimm-Parker (Joint Venture) for the full Modernization of Cardozo HS. The Architects will be attending their first SIT team meeting on January 18, 2011. The Budget estimate has been determined and will be submitted for CIP approval.

Swing Plan at Meyer ES:

Cardozo High School will operate out of Meyer ES for the 2011-2013 academic years.

LEED/ Sustainable Design Initiatives:

This project will be LEED for Schools – Silver Certified

Logistics/ Issues:

None to Report

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PUBLIC EDUCATION FACILITIES MODERNIZATION**



Ollie Harper, Jr.
Acting Executive Director

2400 East Capitol Street, SE
Washington, D.C. 20003
Phone: (202) 608-1230

Major Project Briefing Sheet

SAVOY ELEMENTARY SCHOOL

Description: This complete modernization of the existing school consists of new windows, new mechanical, electrical, and security/fire protection systems, reconfigured classrooms to meet modern educational requirements, and a new cafeteria/multi purpose room with separate entrance for evening and community use. A new early childhood playground adjacent to the multipurpose room is complete.

Fronting MLK Jr. Blvd. is a new 26,000 SF addition, which includes shared multipurpose classrooms, a full-sized gymnasium with bleachers, a performance stage, separate storage rooms and offices, locker rooms, and a fitness room used by neighboring Thurgood Marshall Academy Charter School. Approximately 6,900 square feet of second-floor space will be used by the school for classrooms, the school library, and a computer lab/media center.

A new, 36-car parking garage is under the gymnasium. The finished modernization encompasses 100,000 square feet; the project team is aiming for LEED Gold.

Project Data

- Existing Building Square footage: 75,000 gsf
- Modernized Building Square footage: 100,000 gsf
- Total Building Square Footage: 99,975 gsf
- Construction Type: Renovation and new construction
- Construction Cost / Square Foot: \$289.37 / sf
- Current Enrollment: -
- Modernized Capacity: -

Budget Analysis

- Total program budget:
- Design budget:
- Project management budget:
- Construction budget:
- FF&E budget:

Capital Allocation

- \$34,338,372
- \$1,222,548
- \$1,500,000
- \$27,329,068
- \$2,000,000

Contract Awarded to Date

- \$32,000,000
- \$1,222,548
- \$1,222,548
- \$27,329,068
- \$2,000,000

Milestones	Schedule	Current Phase Percent % Complete:
- Design start:	May 2006	Construction: 100%
- Permit received:	February, 2008	-
- Groundbreaking:	April, 2008	-

Project Team	Firm	PM
Program Manager	DCPEP/ OPEFM	Casey Klein and Robert Hannan
Architect:	Bowie Gridley	Bill Gridley, Elise Robinson, Tim Lovett
Contractor	Sigal Construction	Kerric Baird, Mark Althoff

Current Status:

Main academic building and gym building are complete.

LEED/ Sustainable Design Initiatives:

The LEED level designed is USGBC Certified; however, the project team has received LEED Gold.

Logistics/ Issues:

Minor punch list items being completed.

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PUBLIC EDUCATION FACILITIES MODERNIZATION**



Ollie Harper, Jr.
Acting Executive Director

2400 East Capitol Street, SE
Washington, D.C. 20003
Phone: (202) 608-1230

Major Project Briefing Sheet

ANACOSTIA SENIOR HIGH SCHOOL

Description: Anacostia SHS is a 247,000 SF facility consisting of an original building that was constructed in 1935 and three subsequent additions that occurred in the 1940s, the 1950s, and the 1970s. The school currently houses approximately 950 students and recently received a substantial athletic facility upgrade in 2008.

OPEFM is currently working with SORG Architects on an adaptive re-use scheme that will enhance and preserve the existing building in a way that best suits the academic vision that DCPS and Friendship Public Charter Schools have for the school. Specific building enhancements will include improvements in lighting quality, environmental air quality, and acoustics; new furniture; the latest in technology; and substantial interior and exterior aesthetic upgrades.

Construction began in June 2010 and the project will be completed in at least two separate phases. Work will be coordinated to minimize interference with ongoing academic activities as all students will remain on-site during construction.

Project Data

- Existing Building Square Footage: 247,000 gsf
- Modernized Building Square Footage: 207,000 gsf
- Total Building Square Footage: -
- Construction Type: Renovation/ Adaptive re-use
- Construction Cost / Square Foot: \$ 215
- Current Enrollment: -
- Modernized Capacity: -

Budget Analysis

- Total program budget:
- Design budget:
- Construction budget:
- FF&E budget:

Capital Allocation

- \$61,499,400
- \$2,299,102
- \$50,744,084
- \$2,299,102

Milestones	Schedule	Current Phase Percent % Complete:
- Design start:	March 2009	-
- Conceptual Design	May 2009	100%
- Schematic Design	October 2009	100%
- Phase I CD's	August 2010	100%
- Phase II CD's	January 2011	90%
- Phase I Permit:	September 2010	100%
- Phase II Permit	February 2011	75%
- Construction Start:	June 2010	30%
- Completion	May 2012	-

Project Team	Firm	PM
Program Manager	DCPEP/ OPEFM	Jay Brinson
Architect:	SORG Architects	Rachel Chung
Contractor:	Forrester/EEC of DC	-
Significant other contributors:	Friendship Corporation is responsible for running the school on the program side in concert with the Chancellor's Office.	

Current Status:

In January, drywall partitions were framed, insulated, and drywalled. Excavation of the elevator pit and the window well was completed - along with the associated concrete footings and waterproofing. Demolition of the roof on Building E was completed and installation of new structural steel including the metal deck was in progress. Interior door frames were delivered to the site and installation began. Overall, the schedule remains on pace for the final completion date of June 2012.

LEED/ Sustainable Design Initiatives:

This project will be minimum LEED for Schools v3 2009, Silver standard but the project is currently tracking for LEED Gold certification under LEED for Schools 2009. Design phase review items are currently being collected and will be submitted to GBCI throughout Spring 2011 and will be completed by Summer 2011. Final construction phase review will not be submitted to GBCI until summer 2012. LEED highlights include approximately 17,000 SF of vegetative roof and a rainwater harvest system connected to all of the building's low-flush toilets.

Logistics/ Issues:

None to Report

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PUBLIC EDUCATION FACILITIES MODERNIZATION**



Ollie Harper, Jr.
Acting Executive Director

2400 East Capitol Street, SE
Washington, D.C. 20003
Phone: (202) 608-1230

Major Project Briefing Sheet

SCHOOL WITHOUT WALLS HIGH SCHOOL

Description: The School Without Walls is a historic restoration of an existing late-19th Century elementary school with a square footage of 30,724 gsf, and will be combined with a new additional designed building with a square footage of 35,680 gsf located at 2130 G St., NW. The SWOW is a historic brick-and-wood-framed building formerly called the Grant School, which was constructed in 1882. The building is located within George Washington University's academic district, and thus is uniquely positioned to flourish under an established partnership with GWU. The partnership provides School Without Walls' students and faculty with a formal vehicle for sharing selected educational and physical resources with GWU. This program incorporates an innovative curriculum that establishes Washington, D.C. metropolitan area educational, cultural and other resources as alternative classrooms for instruction to School Without Walls students. School Without Walls students may elect to undertake coursework at George Washington University, Howard University and the University of the District of Columbia.

Although the School Without Walls site is only 21,000 square feet, (.48 of an acre), and therefore has limited on-site provision of traditional high-school physical education, cafeteria and assembly spaces, the SWOW-GWU partnership provides SWOW students with the opportunity to utilize GWU's research, recreational, dining and assembly resources. The original structure was in relatively sound condition; interior spaces required new finishes and severely obsolete existing mechanical, electrical, plumbing and life-safety systems required replacement to meet current building code requirements and educational programmatic requirements. Interior spaces were not being altered significantly. The combined facility encompasses 68,000 square feet, and provides a state-of-the-art learning environment for students and faculty. The student capacity for the new facility is 440 students.

SWOW has been awarded the coveted Design Share Merit Award for Innovative School Design. The awards program is the world's most widely recognized program focusing on the design of innovative learning environments..."where the focus truly is all about learning!"

The building was originally constructed in 1882. The city grid system and university campus have developed around the school, causing property lines and building set back distances to be out of plum. In order to properly connect new with existing, a laser scanner was used to identify the location of the existing facility in relation to the site plan. BIM modeling was used to establish appropriate points for installing new foundations and structural steel. Also, this project is using BIM modeling for HVAC and sprinkler trade coordination for the installation of systems throughout the new and existing. In addition, the building façade curtain wall system is being coordinated through BIM modeling.

School Without Walls achieved LEED for Schools Gold in compliance with the US Green Building Council's LEED for Schools - 2007 certification criteria. It was not decided until November to proceed with LEED certification.

Upgrading walls and ceilings to meet the stringent LEED for Schools acoustical requirement further complicates the restoration of this century-old school facility.

Project Data

- Existing Building Square Footage: 30,724 gsf
- Modernized Building Square Footage: 35,680 gsf
- Total Building Square Footage: -
- Construction Type: Renovation and new construction
- Construction Cost / Square Foot: \$516.42 / sf.
- Current Enrollment: -
- Modernized Capacity: -

Budget Analysis

- Total program budget:
- Design budget:
- LEED for School Certification:
- Construction budget:
- FF&E budget:

Capital Allocation

- \$39,231,331
- \$1,500,000
- \$1,483,260
- \$30,980,122
- \$3,818,032

Contract Awarded to Date

- \$38,215,445
- \$1,886,565
- \$1,483,260
- \$34,887,795
- \$1,304,056

Milestones

- Design start:
- Permit issuance
- Certificate of Occupancy
- Ribbon Cutting
- Project Completion

Schedule

- April, 2008
- May, 2008
- July 29, 2009
- July 30th, 2009
- September, 2009

Current Phase Percent % Complete:

Construction: 100%

Project Team

- Program Manager
- Architect:
- Contractor
- Significant contributors

Firm

- DCPEP/ OPEFM
- EEK
- Turner Construction
- Principle

PM

- Teresa Luther and Willard Mangrum
(Sean O'Donnell) Principal
- Pamela Murray-Johnson) Project Executive
- Richard Trogisch

Current Status:

The project is complete.

Project Awards for School Without Walls

1. 2010 GRAND PRIZE – Learning by Design – EEK

2. 2010 DC Award for Excellence in Historic Preservation in the category of Construction and Design Category from the DC Office of Planning
3. AIA committee on Architecture for Education Citation of Excellence, 2010
4. 2008 Design Share, Merit Award for Innovative School Design – EEK
5. Best Sustainable Construction from AGC – Turner Construction
6. Honorable Mention, USGBC NCR awards, 2010

LEED/ Sustainable Design Initiatives:

School Without Walls has achieved Gold Certification under LEED for Schools in compliance with the US Green Building Council's LEED for Schools - 2007 certification criteria.

Logistics/ Issues:

N/A.

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PUBLIC EDUCATION FACILITIES MODERNIZATION**



Ollie Harper, Jr.
Acting Executive Director

2400 East Capitol Street, SE
Washington, D.C. 20003
Phone: (202) 608-1230

Major Project Briefing Sheet

WOODROW WILSON HIGH SCHOOL

Description: Woodrow Wilson High School is located in the Tenleytown area of Ward 3, at 3950 Chesapeake St. NW, Washington, DC 20016. The school was originally built in 1935 as a Senior High School. The site is approximately 248,000 square feet and the building is 241,000 SF, excluding the new Wilson Aquatic Center, currently under construction.

OPEFM held a design competition and selected Cox Graae + Spack Architects as the winner of 6 concept designs, to provide the Architectural / Engineering services for this project. The design focuses on an adaptive re-use scheme that best suits and preserves the historical existing buildings while adding new modern facilities to fully implement the newly revised educational specifications.

Project Data

- Existing Building Square Footage: 260,094 gsf
- New Building Square Footage: 421,104 gsf
- Total Building Square Footage: -
- Construction Type: Renovation / Adaptive re-use / Addition
- Construction Cost / Square Foot: N/A / sf
- Current Enrollment: -
- Modernized Capacity: -

Budget Analysis

- Total program budget:
- Design budget:
- Project management budget:
- Construction budget:
- FF&E budget:

Capital Allocation

- \$ 124,201,303
- \$ 4,439,121
- \$ 2,050,000
- \$ 96,745,683
- \$ 7,610,703

Contracts Awarded to Date

- \$ 116,821,628
- \$ 4,439,121
- \$ 2,050,000
- \$ 95,328,258
- \$ 1,648,453

Stimulus / Inter Agency Funds

ARRA Funded Green Roof:	\$199,303	\$199,303
MS-4 Funded Cistern	\$1,000,000	\$1,000,000
UDC Interagency & Lease*:	\$8,000,000	\$8,000,000

Milestones	Schedule	Current Phase Percent % Complete:
- Design start:	February, 2009	-
- Groundbreaking	December, 2009	-
- Building Permit	September 1, 2010	-
- Complete Construction	July, 2011	-
- Design Phase	-	100%
- Design Development	-	100%
- Pre-Construction	-	100%
- Construction	-	60%

Project Team	Firm	PM
Program Manager	DCPEP/ OPEFM	Marcos Miranda / Beth Penfield
Architect:	Cox Graae + Spack	Fanning Howey - as Associate Architect
Contractor:	Sigal Construction	-

Current Status:

Design Development GMP Drawings were issued in mid-February of 2010. The Design Development drawings incorporated design changes as directed by the Commission of Fine Arts (CFA) and Historic Preservation Office. On February 18th, 2010 the CFA approved the project's "concept" design. On February 25, 2010 the Historic Preservation Review Board (HPRB) approved the DC Preservation League's historic landmark application for W. Wilson High School. HPRB also approved the "concept" design. The Design Development GMP Drawings published in February reflect this approved "concept" design. Permit drawings were completed mid- March and third party review is near final completion and was submitted to DCRA in June for the building permit. The Design Assist set of drawings was released on June 6, 2010. OPEFM and the Design / Build team continue to work through final design details and construction administration coordination.

Sigal Construction and OPEFM finalized GMP negotiations in May 2010 and the contract was approved by DC City Council in July 2010. A preliminary interior demolition permit was issued in at the end of December for the existing auditorium. Preliminary demolition and abatement activities in the existing auditorium have been completed. Two additional demolition permits were received in April. A foundations-to-grade permit is at DCRA for the Visual and Performing Arts Center and will be received in June 2010.

The school was vacated following the conclusion of the academic year. All content and furniture was removed for salvaging, re-use at the 2010-2011 swing space and disposed of. The administration team was located temporarily at Alice Deal during the summer months until the swing space was completed. Demolition and abatement work occurred throughout campus during the summer months and the building permit was received on September 1, 2010 and full construction work has begun on all areas of the campus. Construction billing is at 55 percent.

A contractual amendment was fully executed in early January that activates the tunnel add alternate included within the GMP contract for \$500,000.

FFE selection is nearing completion. The design team has met with the end users to properly inform the furniture and equipment plans with their needs, within budget. FFE procurement will occur in February and March 2011.

Power Plant:

The high roof at the Power Plant was demolished to allow for the cooling towers to be placed. The CMU well walls will be installed in February and roofing and waterproofing to follow. Window replacement is on-going and interior mechanical, electrical and plumbing rough-in continues. Decking was placed at the power plant connector and the elevator was completed in January.

Athletic Center:

The new north CMU wall began in January and will complete in February. Once the wall is complete, the steel and decking will be placed and roofing installed. The CMU walls at the lower level have started and are near complete. The mechanical, plumbing and electrical rough-in is also continuing with the CMU walls. The auxiliary gym foundation walls are complete and the building pad is being prepared for placement in early February. The new tunnel is currently being excavated and shored.

Academic Building:

The Academic Building skylight structural steel inner and outer ring was temporarily set and the strut placement started. Once all the struts are in place, the scaffolding will be disassembled and skylight installation will commence. The gutter framing at the roof line has started and will be complete in February. The mechanical units were placed in the attic and ductwork connection and rough-in continues. Overhead and in-wall mechanical, electrical and plumbing is continuing on all floors. Terrazzo has started in the restrooms and wood floor restoration is on-going. Ceiling grid for the cap-z has started on the 3rd floor, and walls and ceilings are being primed painted. Elevator installation has started and should be complete in February.

Visual & Performing Art Buildings (VPAC 1 & 2):

Framing is continuing in VPAC1 and drywall is being placed and finished. Mechanical, electrical and plumbing rough is continuing on all floors. Fire protection rough-in started in January. The topping slab at the ground floor was also placed in January. The CMU exterior and interior walls at VPAC2 continued in January. The addition structural slab was placed in early January and the CMU wall followed. The concrete columns were placed and the shoring and framing for the recessed seating area began. Corridor "C" steel placement began in January and structural steel deliveries and placement for VPAC2 will take place through-out February.

LEED/ Sustainable Design Initiatives:

This project will be LEED for Schools – Silver Certified. In January, the project was awarded \$199,303 in ARRA funding for a green roof that will be installed on the Auxiliary Gymnasium roof. The Program Management Team secured a \$1 million DDOE MS-4 grant for a rain water cistern system. Phase 1 of the Cistern change order was first executed for \$720,990. Phase 2 was sent to Council for final execution in December and returned approved in January 2011.

Logistics/ Issues:

None to Report

Additional Information:

Swing Plan at UDC Building 52:

Wilson High School currently operates out of UDC's Building 52 for the 2010-2011 academic year. The project entailed an interior fit out of Building 52. The work was performed by Forney Construction and the design was completed by Sorg Architects. The building opened on August 23, 2010 for the first day of school.

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PUBLIC EDUCATION FACILITIES MODERNIZATION**



Ollie Harper, Jr.
Acting Executive Director

2400 East Capitol Street, SE
Washington, D.C. 20003
Phone: (202) 608-1230

Major Project Briefing Sheet

**WOODROW WILSON HIGH SCHOOL AQUATIC CENTRE
"WILSON POOL"**

Description: This modernization consisted of the demolition of the existing condemned Wilson Pool, and the construction of a new aquatic facility. The project included a new, state-of-the-art indoor aquatic facility having a 50-meter competition pool, a separate leisure pool. The new facility is designed to meet the modern educational requirements, and the immediate and long-term needs of the community and adjacent schools.

The project is intended a state-of-the-art aquatic facility and contributes to the visual and architectural context of the existing campus and the intimate nature of the neighborhood. The new 54,765 sf facility replaced the 35,000sf aquatic facility, which was built in 1978; however, the exterior wall of the facility collapsed in July 2003, resulting in the closing of the facility. The remainder of the campus is occupied by Wilson Senior High School. The programmatic components for the Aquatic Center will include a 25-yard x 50-meter competition pool, a wellness/leisure pool, and adult whirlpool, spectator seating, locker rooms, administration areas, and building and pool support areas. The residents of the community (Ward 3) are the primary users of the proposed facility. The facility is also used for competition and practice for the Woodrow Wilson High School swim teams.

Project Data

- Existing Building Square Footage: - Building demoed in Fall 2007
- Modernized Building Square Footage: 54,765gsf
- Construction Type: New construction
- Construction Cost / Square Foot: \$483.25 / sf
- Current Enrollment: -
- Modernized Capacity: -

Budget Analysis

Capital Allocation

Contract Awarded to Date

- | | | |
|------------------------------|---------------------|--------------|
| - Total program budget: | <u>\$34,702,787</u> | - |
| - Design budget: | \$1,922,967 | \$1,922,967 |
| - Project management budget: | \$26,466,000 | \$26,466,000 |
| - Construction budget: | \$26,466,000 | \$3,500,000 |
| - FF&E budget: | - | - |

Milestones	Schedule	Current Phase Percent % Complete:
- Design start:	January 2006	-
- Permit issuance:	March, 2008	-
- Groundbreaking:	April, 2008	-
- Project Completion	Summer, 2009	-
- Construction:	-	99%

Project Team	Firm	PM
Program Manager	DCPEP/ OPEFM	Darryl Somerville, Will Mangrum, Marcos Miranda, Bill Mykins, and David Janifer, DPR
Architect:	Hughes Group	Fernandez and Keith Driscoll) and Delon Hampton Associates (Jim Long)
Contractor:	Sigal Construction	Phillip Mueller, David Gebhardt, and Steve Shaw

Current Status:

The project is complete.

LEED/ Sustainable Design Initiatives:

LEED Gold Certification is the standard for the project. USGBC is currently reviewing the design.

Logistics/ Issues:

N/A.

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PUBLIC EDUCATION FACILITIES MODERNIZATION**



Ollie Harper, Jr.
Acting Executive Director

2400 East Capitol Street, SE
Washington, D.C. 20003
Phone: (202) 608-1230

Major Project Briefing Sheet

BOWEN MPD CONVERSION

Description: The Office of Public Education Facilities Modernization (“OPEFM”) oversaw the conversion of the former Bowen Elementary school to the First District Headquarters for the Metropolitan Police Department (“MPD”). The project is percent complete.

Project Data

- Existing Building Square Footage: 77,760 gsf
- Modernized Building Square Footage: 85,047 gsf
- Total Building Square Footage: -
- Construction Type: Renovation and new Construction
- Construction Cost / Square Foot: N/A / sf
- Current Enrollment: -
- Modernized Capacity: -

Budget Analysis

- Total program budget:
- Design budget:
- Project management budget:
- Construction budget:
- FF&E budget:
- VCB-Funds - yet to be approved
- Lockers & Security

Capital Allocation

- \$15,407,746
- \$1,400,000
- \$200,000
- \$11,516,045
- \$625,000
- \$1,245,000
- \$ 750,000

Contract Awarded to Date

-
-
-
-
-
-
-

Milestones

- The sally port is 100% complete.
- Furniture installation - complete.
- Site work
- MPD move in to new 1D:

Schedule

-
-
-
-

Current Phase Percent % Complete:

- 100%
- 100%
- 100%
- 100%

Project Team	Firm	PM
Program Manager	DCPEP/ OPEFM	Will Mangrum
Architect:	Bell Architects	David Bell
Contractor:	GCS/SIGAL, LLC	-

Current Status:

Project is complete.

LEED/ Sustainable Design Initiatives:

This project will not be LEED Certified

Logistics/ Issues:

N/A.

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PUBLIC EDUCATION FACILITIES MODERNIZATION**



Ollie Harper, Jr.
Acting Executive Director

2400 East Capitol Street, SE
Washington, D.C. 20003
Phone: (202) 608-1230

Project Briefing Sheet

GUY MASON RECREATION CENTER - DPR

Description: The Guy Mason Recreation Center is located at 3600 Calvert Street, NW, Washington DC 20007. The building was constructed in 1902 as part of the Georgetown Poor House and served as a schoolhouse until 1954, when the Navy expanded the grounds of the U.S. Naval Observatory. The Department of Parks and Recreation (DPR) persuaded the Navy and then Commissioner of Parks, Guy Mason, to convert the schoolhouse into what is now known as the Guy Mason Recreation Center. Since the mid 1950's the Guy Mason Recreation Center has been home to a wide variety of activities that support the cultural and recreational interests of the local community.

The scope of work for this project includes interior renovations/modernizations of an 8,400 square-foot recreation center building as necessary to reallocate space for an improved check-in area, renovated and enlarged art studios, multi-purpose space renovations, ADA compliant bathroom on each level, new residential style prep kitchen, a new elevator and fire exit stair (external to the building) and associated site work/pathways as required to provide accessibility to/from the parking lot and front loop in accordance with ADA requirements.

In addition, the existing windows will be replaced with new high performance, energy efficient, historically correct windows; new interior finishes and refinishing/refurbishing of existing finishes where appropriate to give the building interior a fresh restored appearance; a new HVAC (central air conditioning) system, lighting, power distribution, automatic sprinkler system, fire alarm system, tel-data system, and security/access control system will be installed as part of life safety improvements.

The exterior work includes re-painting of all existing exterior painted woodwork and trim (including wood window frames) and re-pointing (non-structural repairs) of areas of exterior masonry that are clearly visible as being in need of repair; additional site work necessary to make the building entrance ADA compliant and modest landscaping in the vicinity of the stair/elevator tower.

Project Data

- Existing Building Square Footage: 9,217 gsf
- Modernized Building Square Footage: 736 gsf
- Total Building Square Footage: 9,953 gsf
- Construction Type: New & Renovation
- Construction Cost / Square Foot: \$400 / sf
- Current Enrollment: -
- Modernized Capacity: -

Budget Analysis

Capital Allocation

Contract Awarded to Date

- | | | |
|------------------------------|--------------------|------------------------|
| - Total program budget: | <u>\$4,700,000</u> | <u>\$785,412 (17%)</u> |
| - Design budget: | \$394,825 | \$326,080 (83%) |
| <i>Banneker</i> | \$215,333 | - |
| <i>OPEFM</i> | -\$179,492 | - |
| - Project management budget: | \$195,000 | \$104,525 (54%) |
| - Construction budget: | \$3,480,224 | - |
| - FF&E budget: | \$500,000 | \$2,118 (0.4%) |

Milestones

Schedule

Current Phase Percent % Complete:

- | | | |
|---------------------------------------|------------------|-----------------------|
| - Preconstruction Services | February 2010 | Pre-Construction-100% |
| - AE Contract Approval & Design Start | March 2010 | - |
| - Groundbreaking: | July 19, 2010 | - |
| - Demolition Permit | July 22, 2010 | - |
| - Foundations/Grade Permit: | December 1, 2010 | - |
| - Building Permit: | December 1, 2010 | - |
| - Project Completion/Re-Occupancy | May 30, 2011 | - |
| - Project Closeout | July 2011 | - |

Project Team

Firm

PM

- | | | |
|-----------------|--|----------------|
| Program Manager | DCPEP/ OPEFM | Sanath Kalidas |
| Architect: | Bowie Gridley | - |
| Contractor: | JV, Hamel Builders and District
Development Group (DDG) | - |

Current Status:

Hamel/DDG need the target GMP contract at the earliest to commence procurement of long lead items such as the elevator, HVAC system and window replacements and stay on schedule. OPEFM issued the revised target GMP

contract for \$2.7 Million to Hamel/DDG for review. Hamel issued revised GMP to OPEFM in late June 2010. OPEFM issued the executed target GMP contract to the joint venture of Hamel Builders/DDG after Council approval on July 13. OPEFM received the demolition permit on July 22 and directed Hamel Builders to commence Hazmat abatement/interior demolition. Hamel Builders completed hazmat remediation and interior demolition in August and they need the foundations/grade and building permits to proceed with construction.

OPEFM received the demolition permit on July 22 and directed Hamel Builders to commence Hazmat abatement/interior demolition. Hamel Builders finished interior demolition on August 9 and they need the foundations/grade and building permits to proceed with construction. Hamel Builders and BGA are currently reviewing shop drawings and submittals for the new addition, working on prep work for utilities, exterior masonry clean-up and point-up work. Hamel Builders is currently revising the exhibits for OPEFM to amend the target GMP of \$2.79 Million to \$3.48 Million. The revised GMP of \$3.48 Million includes the machine room less elevator that meets the Buy American Act requirements, additional site work, sewer repairs per direction from WASA, demolition permit, foundation/grade permit and building permit fees from DCRA, PDRM meeting fees, additional traffic control plans for the new water service. OPEFM received the signed GMP amendment from Hamel Builders. OPEFM expects to finalize and issue the GMP amendment to Hamel Builders for the project in January.

Hamel Builders remobilized their sub-contractors and expect to commence construction/interior renovation on December 8. Hamel completed installation of the foundation wall for the new stair and elevator tower addition and commenced the interior renovation of the existing building. Steel framing is complete and concrete slab on grade for the new elevator and stair tower is ongoing. Interior renovation including plumbing and electrical rough-ins, HVAC ductwork and framing for the existing building is ongoing. The architect is in the process of selecting FF&E and finalizing the IT/AV design with DPR/OPEFM. Hamel Builders expect to issue a revised construction schedule to OPEFM in early February.

LEED/ Sustainable Design Initiatives:

The project will include addition of new high performance, energy efficient, historically correct windows and fundamental commissioning for a new HVAC system.

Logistics/ Issues:

OPEFM received the WASA approval, foundations/grade and building permits from DCRA on December 1. OPEFM submitted the traffic control plans for DC Water improvements near the intersection of Wisconsin Avenue and Calvert Street to DDOT for approval and issuance of the public space permit. DDOT issued comments on the traffic control plans to OPEFM in January. The design-builder submitted traffic control plans for offsite improvements along Wisconsin Avenue to DDOT for approval and issuance of the public space permit. OPEFM expects to secure the public space permit for off-site improvements from DDOT in February.

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PUBLIC EDUCATION FACILITIES MODERNIZATION**



Ollie Harper, Jr.
Acting Executive Director

2400 East Capitol Street, SE
Washington, D.C. 20003
Phone: (202) 608-1230

Major Project Briefing Sheet

NEWARK DOG PARK - DPR

Description: The site for the proposed Newark Dog Park is located at 39th Street and Newark Street, NW Washington DC 20016. The project scope includes the design and construction of a 13,000 square feet Dog Park with ADA access and two enclosures for pets.

Project Data

- Square Footage: 13,000
- Construction Type: New
- Construction Cost / Square Foot: \$24

Budget Analysis

- Original budget: \$600,000
- Total program budget: \$454,398
- Banneker* \$8,613
- OPEFM* \$16,500
- Project management budget: \$13,273
- Construction budget: \$278,114

Capital Allocation

- *Revised budget includes \$76,260 of net change orders for additional scope of work)*
- Furniture Fixture & Equipment budget: \$ included in construction budget -

Milestones

Schedule

Current Phase Percent % Complete:

- Preconstruction Services February 2010 Pre-Construction-90%
- Design Start: April 2010 -
- Groundbreaking: May 10, 2010 -
- Project Completion/Re-Occupancy August 11, 2010 for base scope of work excluding the asphalt ADA ramp.
- Project Completion/Re-Occupancy: August 31, 2010 (Capital Construction requested OPEFM to provide a time extension to install the additional ornamental fence for the playground requested by Council Member Mendelson).

- Project Closeout February 2011 -

Project Team	Firm	PM
Program Manager	DCPEP/ OPEFM	Sanath Kalidas
Design-Builder:	JV between Capital Construction and Turf Center Lawns	

Current Status:

Turf Center Lawns commenced site work and grading on May 10. Construction is 90 percent complete with the installation of the entrance stair from 39th Street, rain garden placement of the stone base, water fountain, chain-link fence. Installation of site amenities and solar lights and the wood fence for the garden is expected to be complete in early August. However, Capital Construction Enterprises requested a 30-day time extension to complete the additional ornamental fence for the playground. The builder completed installation of the ornamental fence around the playground and wood fence along the community garden. OPEFM inspected the Dog Park and issued a punch list for the builder to complete. Capital Construction and OPEFM expect to complete the remaining punch list items and closeout the project in November. Based on feedback from the community, DPR requested OPEFM to procure and plant a few evergreen trees as a noise buffer along 39th Street near the entrance to the Dog Park. OPEFM is in the process of procuring and planting six evergreen trees. Capital Construction/Turf Center Lawns completed the punch list which was accepted by OPEFM/DPR. The project is substantially complete and currently in the process of closeout.

OPEFM negotiated the price for steel edging with Turf Center Lawns. OPEFM is in the process of issuing a purchase order to Turf Center Lawns to install the steel edging along the ADA pathway. Capital Construction issued the lien waiver and final invoice to OPEFM for releasing retainage. Toole Design Group issued a record set of the final drawings to OPEFM/DPR as part of project closeout. Based on DPR's request, OPEFM is in the process of securing as-builts for the project prior to releasing the retainage to Capital Construction.

LEED/ Sustainable Design Initiatives:

N/A

Logistics/ Issues:

Based on Council Member Cheh's request to install a permeable, environmentally sensitive paving, OPEFM issued a change order to Capital Construction/Turf Center Lawns to install an ADA compliant, gravel pathway leading to the Dog Park and Tennis courts. In addition, OPEFM directed Turf Center Lawns to expedite and complete the installation of the gravel paving prior to the grand opening on September 11, 2010. OPEFM inspected the gravel paving and determined that additional maintenance may be required to keep the pathway functional and aesthetically appealing. Based on direction from OPEFM, the project team is exploring options for installing brick pavers in lieu of the gravel paving for the pathways. There are insufficient funds available with DPR/OPEFM to install the brick pavers at Newark Park. In addition, DPR requested additional steel edging for the perimeter of the gravel pathway. Based on the available funds, OPEFM is in the process of getting competitive proposals for the steel edging from landscaping contractors.

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PUBLIC EDUCATION FACILITIES MODERNIZATION**



*Ollie Harper, Jr.
Acting Executive Director*

2400 East Capitol Street, SE
Washington, D.C. 20003
Phone: (202) 608-1230

Major Project Briefing Sheet

BARRY FARMS RECREATION CENTER - DPR

Description: The Barry Farms Recreation Center is located at 1230 Sumner Road, SE, Washington DC 20020. The project entails the design of a 27,000-square foot recreation center which includes renovation of the 11,000 square foot lower level of Birney School, and an addition of a 16,000-square foot gymnasium.

Outdoor facilities would include a synthetic turf football field with a softball overlay, basketball courts, recreation pool, pool building and playgrounds.

Project Data

- Existing Building Square Footage: 11,000
- Modernized Building Square Footage: 16,000
- Total Building Square Footage: 27,000
- Construction Type: New & Renovation
- Construction Cost / Square Foot: \$548

Budget Analysis

- Total program budget:

Capital Allocation

\$15,280,000

Contract Awarded to Date

\$779,096 (5.1%)

(Revised project budget is \$15.28 Million which includes \$280,000 from DPR for the Bermuda Grass Field and \$15 Million from DMPD for the Recreation Center)

- Design budget: \$1,229,669 \$477,134 (39%)
- Project management budget: \$407,436 \$102,390 (25%)
- Construction budget: \$12,218,314 \$199,572 (1.6%)
- FF&E budget: \$489,617 -

Milestones

- Preconstruction Services:
- AE Contract Approval & Design Start:
- Groundbreaking:
- Project Completion/Re-Occupancy

Schedule

- February 2010
- September 2, 2010
- April 1, 2011
- August 1, 2012

Current Phase Percent % Complete:

- Pre-Construction-55%
- (On hold. Contingent on avail- of \$)
-

Project Team	Firm	PM
Program Manager	DCPEP/ OPEFM	Sanath Kalidas
Architect:	Torti Gallas and Partners	-
Contractor:	JV- RBK and Forrester Construction	-

Current Status:

Recreation Center

The Barry Farms Community requested the Architect to modify the design for the swimming pool from a 50-meter, Olympic size pool to a 25-yard pool which was completed. TGP and OPEFM need to execute an AE Design agreement to complete the detailed design drawings and get approvals from the National Capital Planning Commission (NCPC), National Parks Service (NPS) and Council of Fine Arts (CFA) for the Birney School conversion/renovation and Barry Farms Recreation Center. Torti Gallas and Partners (TGP) submitted a proposal to complete the detailed design, construction documents and administration phases to OPEFM in March 2010. Based on OPEFM review comments, TGP issued a revised AE proposal to include geotech/hazmat reports, multipurpose playing field design for Soccer, Softball and Football, athletic field lighting, parking lot design and site fencing/access points and exhibits to OPEFM. OPEFM and Torti Gallas reviewed the AE contract and comments. OPEFM requested Torti Gallas and Forrester to issue a revised proposal, design schedule and list of bid packages for the project.

OPEFM issued the AE agreement and directed Torti Gallas to proceed with the design in September. Torti Gallas developed concept plans for preliminary staff review by the CFA, NCPC, NPS and SHPO. The reviewers agreed that current site is too small to accommodate the pool, combination field, two basketball courts and parking. NPS stated that the "pan-handle" portion located northwest of the current site is part of federal land allocated for recreational use and the District cannot use that portion of the site for new housing. CFA and NCPC suggested that DPR/OPEFM resolve the land use issue for the "pan-handle" portion of the site with DMPD to renovate the existing pool and the existing basketball courts and picnic pavilion.

Torti Gallas presented four design schemes for locating the combination field, pool, basketball courts, playground new recreation center addition and parking in relation to the existing Birney School. OPEFM and DPR approved scheme-"C" that includes an independent building for the recreation center, splash park and pool, shared parking area, a new playground area and re-use of the existing basketball courts in the pan-handle area of the site. Torti Gallas is in the process of developing the floor plan, elevation/renderings for scheme- "C".

DMPD canceled the meeting to discuss the land use issue with OPEFM/DPR in early December. OPEFM and DPR expect to reschedule a meeting with DMPD and resolve the land use issue in January. Resolution of the land use issue is critical considering Torti Gallas needs to proceed with the design and submit drawings to NCPC and CFA for review in January/February 2011.

Torti Gallas developed revised floor plans, elevations and renderings for a new recreation center that is independent of the existing Birney School. Forrester Construction submitted a preliminary cost estimate of \$15.75 Million for the proposed scheme to Torti Gallas and OPEFM for review. OPEFM reviewed the estimate and informed Forrester to revise the estimate for MEP packages, splash park and recreation pool, CBE participating and design/construction contingencies. Forrester confirmed that their estimate is conservative based on the level of detail provided the schematic drawings and they will revise the estimate based design input from Torti Gallas.

Torti Gallas and Forrester are currently evaluating value engineering options to bring the estimate closer to the construction budget of \$12 Million. Forrester Construction submitted a cost estimate for the proposed scheme and a few value engineering options worth \$2 Million to OPEFM/DPR. OPEFM and DPR reviewed the VE options and directed Forrester and Torti Gallas to come up with additional VE options to get closer to a construction budget of \$12 Million.

Torti Gallas and OPEFM reviewed the concept plans with DCRA through a PDRM meeting. The MEP reviewer requested Torti Gallas to revise and re-submit the plumbing fixture calculations based on revised occupancy loads.

Major Issues:

DMPED canceled the meeting in January to discuss the land use issue for the pan handle portion of the site. DCPEP issued a memo to OPEFM and DPR about proceeding with the design and permitting process with the understanding that DMPED is responsible for providing the remainder of funds required to complete the project. DCPEP issued the concept plans approved by DPR and OPEFM to DMPED for reference. DCPEP expects to schedule preliminary review meetings with CFA and NCPC for approval of the new concept plans in February.

LEED/ Sustainable Design Initiatives:

The project team intends to design the recreation center to achieve LEED-Silver certification.

Logistics/ Issues:

The project is currently on hold due to unavailability of funds. The Office of the Deputy Mayor for Planning and Economic Development (DMPED) is expected to raise funding for the project through a New Communities bond. DMPD transferred \$4 Million to proceed with design and permits/approvals process for the project in early June.

DPR transferred \$280,000 to OPEFM for building a Bermuda grass ball field at Barry Farms.

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PUBLIC EDUCATION FACILITIES MODERNIZATION**



Ollie Harper, Jr.
Acting Executive Director

2400 East Capitol Street, SE
Washington, D.C. 20003
Phone: (202) 608-1230

Major Project Briefing Sheet

WATKINS FIELD - DPR

Description: The site for the proposed Watkins Field is located at 13th Street and D Street, SE Washington DC 20006. The project scope includes the design and construction of a little league, combination Softball and Football field with synthetic turf, replacement of athletic field lighting fixtures, installation of a scoreboard and site amenities.

Project Data

- Modernized Square Footage: 122,000 (2.81 acres)
- Construction Type: New
- Construction Cost / Square Foot: N/A sf

Budget Analysis

- Original budget:
- Total program budget:
- Design budget:
- Project management/legal fee budget
- Construction budget:
- FF&E budget

Capital Allocation

- \$1,600,000
- \$1,600,000
- \$89,300
- \$75,000
- \$1,347,800
- included in construction budget

Contract Awarded to Date

-
- \$236,739 (15%)
- \$22,369 (25%)
- \$30,000 (40%)
- \$184,370 (15%)
-

Milestones

- Preconstruction/Design Services:
- Design-Build Contract Approval:
- Groundbreaking:
- Project Completion/Re-Occupancy

Schedule

- August 2010
- September 2010
- December 6, 2010
- March 2011 (Field and courts)
- June 2011 (Peter Bugg's workshop and playground)

Current Phase Percent % Complete:

Pre- Construction -100%

Project Team

- Program Manager
- Architect:
- Civil Engineer:

Firm

- DCPEP/ OPEFM
- Kadcon Corporation
- AMT Engineering

PM

- Ron Skyles
-

Current Status:

OPEFM issued an RFQ for design/engineering services in early July. Proposals were received on July 22. OPEFM reviewed proposals and selected AMT Engineering for the project.

In addition, OPEFM issued an RFP with the form of contract to solicit bids for design-build services in July. Bids are due early August. A pre-proposal meeting was held at OPEFM on July 29. An addendum with additional details about the project, list of bidders and the GMP breakout was issued on July 30.

OPEFM reviewed four bids for Design-Build services and awarded a contract to Kadcon Corporation for Watkins Field in mid August. OPEFM submitted Kadcon's contract to City Council for approval. Council Member Marion Barry raised a disapproval resolution on Kadcon's contract in mid October and later withdrew the resolution. City Council approved Kadcon's contract and OPEFM directed them to proceed with pre-construction on November 5.

AMT issued detailed design drawings for OPEFM/DPR's review. Based on comments from OPEFM/DPR, AMT is currently revising the drawings. Based on direction from SHPO, AMT conducted additional borings to determine if any archeological resources are available on site. SHPO requested conducting an archeological survey/excavation on site prior to approving the plans. SHPO expects to complete their review in November. AMT and OPEFM/DPR presented the design and project update to the Watkins Field Community Group on November 30. Kadcon completed tree removal of two trees from the play area, demolition and site preparation on December 6. During earth work and grading of the field, Kadcon encountered utility lines including abandoned water lines, gas lines that were not identified by miss utilities. Washington Gas spliced/repaired a damaged gas line located on site near the Watkins School. OPEFM approved the synthetic turf package and directed Kadcon to release FieldTurf to start production.

Kadcon completed installation of the concrete curbs, under drains and perimeter drains. In addition, they graded and placed the gravel sub-base for the turf, installed netting posts behind the end zones. During field grading, Kadcon encountered additional water lines that were not marked by miss utilities. The water lines were capped/ repaired expeditiously to restore service to the School.

OPEFM issued a change order to Kadcon for additional scope items requested by DPR for the field, roller hockey rink and basketball courts. DPR and OPEFM are in the process of soliciting proposals to design and install play equipment for the playground near the School.

LEED/ Sustainable Design Initiatives:

N/A

Logistics/ Issues:

AMT and OPEFM submitted the inlet connection drawings to DC Water for approval. Kadcon needs DC Water's approval to tie the storm drains and inlet to the manhole located along the sidewalk on D Street.

Peter Bug's workshop and amphitheater: Based on direction from OPEFM and DPR, the project team inspected Peter Bug's workshop and amphitheater for developing design options and a proposal to modernize the roof, finishes, MEP systems workshop and site work for the amphitheater. OPEFM issued RFQ letters to solicit design-build proposals from Kadcon, HRGM and Broughton for the sub-project. OPEFM conducted a site walkthrough for bidders. OPEFM received three design-build proposals. OPEFM expects to review the proposals and select a builder in February.

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PUBLIC EDUCATION FACILITIES MODERNIZATION**



Ollie Harper, Jr.
Acting Executive Director

2400 East Capitol Street, SE
Washington, D.C. 20003
Phone: (202) 608-1230

Major Project Briefing Sheet

JUSTICE PARK - DPR

Description: The site for the proposed Justice Park is located at the intersection of 14th Street and Euclid Street, NW, Washington DC. The project scope includes the design and construction of a community garden with planting beds, storage shed and a plaza with site amenities.

Project Data

- Modernized Square Footage: 11,000 sf
- Construction Type: New
- Construction Cost / Square Foot N/A sf

Budget Analysis

- Total program budget: \$750,000
- Design budget: \$41,390
- Project management budget: \$60,000
- Construction budget: \$613,444
- FF&E budget: TBD

Capital Allocation

Milestones

Preconstruction/Design Services:
Lump sum contract approval:
Permits/Approvals
Groundbreaking
Project Completion/Re-Occupancy
Project closeout:

Schedule

October 2010
February 2011
March 2011
April 2011
June 2011
August 2011

Current Phase Percent % Complete:

Pre- Construction – 50%

-
-
-
-
-

Project Team

Program Manager
Architect:
Contractor:

Firm

DCPEP/ OPEFM
R. McGhee and Associates
TBD

PM

Sanath Kalidas
-
-

Current Status:

OPEFM issued a purchased order agreement to R. McGhee and Associates to complete 50 percent CD drawings and construction administration for the project in October. Based on directions from OPEFM/DPR, R. McGhee and Associates revised the 50 percent CD drawings to include standard site amenities, light fixtures and included a add-alternate narrative for the storage shed. The bid set of drawings were issued to OPEFM in late October.

McGhee and Associates issued drawings for OPEFM to solicit proposals for a lump sum contract to construct the park. A pre-proposal meeting was held on November 23 and a site visit on November 30. OPEFM/McGhee and Associates are in the process of responding to RFIs from bidders. Lump sum proposals were received by OPEFM on December 14. OPEFM observed a wide price range across the lump sum proposals and requested clarification from contractors that were received in late January. OPEFM expects to review and select a builder in February 2011. The architect is revising the design for a storage shed per direction from OPEFM/DPR.

LEED/ Sustainable Design Initiatives:

N/A

Logistics/ Issues:

OPEFM and R. McGhee and Associates submitted a structural facilities/conduit plan to Pepco for review/approval. Pepco is expected to review and approve the conduit plan within 90 days. OPEFM, R. McGhee and Associates to submit permit drawings and schedule a meeting with DCRA, DDOT and DDOE to confirm building permit, public space permit and E/S requirements for the project.

The total expenditure to date is \$238,000 and the funds available for the project are \$512,000. OPEFM/DPR needs to re-program for additional funding. DPR is in the process of transferring \$300,000 in additional funds for the project to OPEFM.

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PUBLIC EDUCATION FACILITIES MODERNIZATION**



Ollie Harper, Jr.
Acting Executive Director

2400 East Capitol Street, SE
Washington, D.C. 20003
Phone: (202) 608-1230

Major Project Briefing Sheet

BALD EAGLE RECREATION CENTER - DPR

Description: The Bald Eagle Recreation Center is located at 100 Joliet Street SE, Washington DC, 20003. The Project will include renovation of the existing recreation center and construction of a new boxing annex of approximately 5,400 SF. The geotechnical analysis has determined that, due to the existing natural soil composition, the foundations will need to be built on new, compacted fill material. Therefore, the foundations of the proposed boxing annex can be supported on approved engineered fill placed over firm natural soils or firm natural soils can be designed for an allowable bearing pressure of 3,000 psf. The floor supported slab shall be designed as a slab on grade.

In addition to the renovation of the existing recreation center, the Project includes construction of the new boxing annex on the Project site. The annex will be a separate, self-contained facility adjacent to the existing recreation center. The segregation of the annex will allow for separation of ages among the differing activities. The Project will complement the existing baseball field and asphalt basketball courts behind the recreation center.

The new Bald Eagle Recreation Center will provide health and fitness oriented recreation buildings for the community with the major programmatic elements of the Project to include: upgraded mechanical systems for the existing recreation center; new finishes for the existing recreation center; upgrade to ADA compliance for center; reconfigured lobby/reception area of the recreation center with new display areas; new exercise and weight equipment/area in the boxing annex; separate entrance for annex; office space in annex; new mounted punching bag area in annex; shadow boxing/jump rope area with mirrors and separate locker rooms for annex.

Project Data

- Existing Building Square Footage: 23,809
- Modernized Building Square Footage: 5,400
- Total Building Square Footage: 30,419
- Construction Type: New & Renovation
- Construction Cost / Square Foot: \$296

Budget Analysis

	Capital Allocation	Spent to Date
- Total program budget:	<u>\$5,606,598</u>	<u>\$287,917</u>
- Design budget:	\$274,954	\$202,693

** Work to date funded under previous contract under Banneker and not part of OPEFM contracted budget **

- Project management budget:	\$145,000	\$ 82,856
- Construction budget:	\$5,000,000	-
- FF&E budget:	\$400,000	-

Milestones	Schedule	Current Phase Percent % Complete:
- Preconstruction Services	February 2010	Pre-Construction-95%
- AE Contract Approval & Design tart:	May 2010	-
- Demolition Permit:	October 15, 2010	-
- Groundbreaking:	October 18, 2010	-
- Foundation/Grade Permit: expected:	November, 2010	-
- Building Permit: Renovation	November, 2010	-
- Annex	Dec./Jan 2010	-
- Project Completion/Re-Occupancy:	May, 2011 (renovation) July 2011 (annex)	-

Project Team	Firm	PM
Program Manager	DCPEP/ OPEFM	John Finnigan
Architect:	OTJ Architects	-
Contractor:	JV- between Blue Skye Construction and Coakley Williams Construction	-

Current Status:

An interior demolition permit has been obtained and demolition has commenced. The annex CDs were completed 9/24/10 and have been submitted to 3rd Party Reviewer for review and approval. A Foundation to Grade Permit will be applied for prior to Building Permit and are the drawings are also being reviewed by 3rd Party Reviewer.

LEED/ Sustainable Design Initiatives:

N/A

Logistics/ Issues:

Permits for existing renovation and new annex are being split to maintain schedule. Demolition permit has been obtained for interior renovation work and demolition has commenced. Renovation Building Permit has been submitted. Foundation to Grade Drawings and 100% CD Set are being reviewed by third party reviewer. Might need to vacate paper street to obtain necessary approvals. The Design Builder had to re-price due to changes from 60% to 100% CDs for annex. Pricing should be completed soon in an effort to move from Target GMP to Final GMP. The GMP will probably increase.

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PUBLIC EDUCATION FACILITIES MODERNIZATION**



Ollie Harper, Jr.
Acting Executive Director

2400 East Capitol Street, SE
Washington, D.C. 20003
Phone: (202) 608-1230

Major Project Briefing Sheet

ROSEDALE RECREATION CENTER

Description: The Rosedale Recreation Center is located at 1701 gales Street NE, Washington DC, 20002. The Project will include demolition of the existing recreation center and construction of a new recreation center of approximately 26,000 SF. The geotechnical analysis has determined that, due to the existing natural soil composition, the foundations will need to be built on new, compacted fill material. Therefore, the foundations of the proposed building can be supported on approved engineered fill placed over firm natural soils or firm natural soils can be designed for an allowable bearing pressure of 3,000 psf. The floor supported slab shall be designed as a slab on grade. The Project will obtain LEED Silver certification.

In addition to construction of the new recreation center, the Project includes the construction of a 4,000 square foot community library on the Project site. Community involvement sought the addition of a new library to the recreation facility, which has been incorporated into the site and includes a separate entrance but shared access with the recreation facility. The Project also includes the replacement of the existing grass field with an artificial surface that will be striped for several sports. Lighting for the field as well as pedestrian access from the recreation center to the field will also be required. Additionally, the Project will include replacement of an existing pool. The aluminum pool will be removed with a new "zero-entry" pool constructed in the same footprint. The pool equipment will be reused to the extent possible. The project will also include reconfiguration of existing playing courts that will allow the incorporation of a point of ingress/egress with some site parking.

The new Rosedale Recreation Center will include a health and fitness oriented recreation building for the community with the major programmatic elements of the Project to include: gymnasium with bleachers; exercise/weight room; activity rooms; teen room; Senior/Multipurpose room; computer room; craft/multi-purpose room; meeting spaces; daycare with kitchenette; administration offices; kitchen; restrooms; locker rooms for the existing outdoor pool and associated support spaces as well as construction of a 4,000 square foot community library on the Project site.

Project Data

- Existing Building Square Footage: 15,000
- New Building Square Footage: 26,187
- Construction Type: New
- Construction Cost / Square Foot: \$648 total project (includes field, courts, pool)

Budget Analysis	Capital Allocation	Contract Awarded to Date
- Total program budget:	<u>\$15,053,669</u>	<u>\$1,238,294</u>
- Design budget:	\$380,236	\$277,544
** Work to date funded under previous contract under Banneker and not part of OPEFM contracted budget.**		
- Project management budget:	\$200,000	\$297,500
- Construction budget:	\$13,513,915	\$820,750
- FF&E budget:	\$1,000,029	-

Milestones	Schedule	Current Phase Percent % Complete:
- Preconstruction Services:	February 2010	Construction-20%
- Design-Build Contract Approval & Design Start:	June 2010	-
- Groundbreaking:	August, 2010	-
- Project Completion/Re-Occupancy:	October, 2011	-

Project Team	Firm	PM
Program Manager	DCPEP/ OPEFM	John Finnigan
Architect:	CORE Architects	-
Contractor:	JV- Blue Skye Construction and Coakley Williams Construction	-

Current Status:

The existing recreation center has been demolished and materials were separated and taken from the site. Once the Foundation to Grade Permit is attained, grading work will commence. The Permit is awaiting DDOT and WASA fee calculations and subsequent payment

LEED/ Sustainable Design Initiatives:

N/A

Logistics/ Issues:

The Foundation-to-Grade permit (submitted 6/18/10) is awaiting fee calculation by DDOT (misplaced the submitted plans) and WASA (delayed by fire flow test). Street closing process is ongoing as Verizon and DDOT approvals were submitted to Surveyor's Office and awaiting legal sufficiency package update.

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PUBLIC EDUCATION FACILITIES MODERNIZATION**



Ollie Harper, Jr.
Acting Executive Director

2400 East Capitol Street, SE
Washington, D.C. 20003
Phone: (202) 608-1230

Major Project Briefing Sheet

RAYMOND RECREATION CENTER - DPR

Description: This project entails the demolition of an existing single room recreation facility and designing and constructing 17000 SF new construction recreation center. The proposed facility will include a gymnasium, weight room, computer rooms, commercial kitchen and administrative support areas. Also, the playing field will be synthetic turf including basketball and tennis courts. The project is being designed to meet LEED Silver standards.

To date, DMPED secured a design team (including architects and engineers and negotiated contracts with both the architect and civil engineer for this project) and a construction team that includes a joint venture of two CBE construction firms and a regional general contracting firm.

The general contractor team recommended for this project is a joint venture of F&L Construction and AF Development / Sigal Construction, A pre-construction services agreement has been issued to this team to perform pricing analysis for the project at different stages of the design process.

The Design team of OPX Architects will enter into agreement with the Builder (General Contractor) at the GMP (Guaranteed Maximum Price) to deliver the project as a Design Build Project.

Project Data

- Existing Building Square Footage: 2,000
- Modernized Building Square Footage: 16,000
- Construction Type: New
- Construction Cost / Square Foot: \$ 381

Budget Analysis

	Capital Allocation	Contract Awarded to Date
- Total program budget:	<u>\$10,868,981</u>	<u>\$0</u>
- Design budget:	\$753,572 / \$956,897	\$546,022
** Work to date funded under previous contract under Banneker and not part of OPEFM contracted budget.**		
- Project management budget:	\$110,000	\$90,000
- Construction budget:	\$9,206,000	\$0
- FF&E budget:	\$500,000	\$0

Milestones	Schedule	Current Phase Percent % Complete:
- Preconstruction Services	February 2010	Pre-Construction-50%
- AE Contract Approval & Design Start:	March 2010	Complete
- Groundbreaking:	TBD	-
- Building Permit:	TBD	-
- Project Completion:	June 2012 GMP not in line with Budget	-

Project Team	Firm	PM
- Program Manager	OPEFM/DCPEP	N/A
- Architect:	OPX Architects	N/A
- Contractor:	F&L AF/ Segal	N/A

Current Status:

The architect is working through the Schematic Development set. OPEFM has review the design and made comments. Overall the design meets the program needs. DPR is currently reviewing the drawing with comments pending. The Design Team is ready for more rounds with the community to vet the building envelope. The Project GMP over budget. Team is confident that we can get a 9.8M project. 7/9/10 the team will sit with DPR to review program and VE's to help the budget. The Design was reviewed and the budget was aligned. The Community meeting was successful. The budget does not include a synthetic field. Currently the budget only allows for seeded grass. We have requested DPR to look into additional funding as required to provide synthetic turf and playing field lights. We're also issued DPR an order of magnitude to review. The design team has submitted the EISF to DCRA which will take three or four months for review. It was stated in the PDRM meeting that this would need the approval prior to the final PDRM meeting. This may have the possibility of impacting the building permit however; we believe some work on the project will be able to be phased as far as demolition and some site utility prior to the building permit being issued. OPEFM is currently starting contract preparations for F&L/AF/ Sigal. DD's will be complete in mid-August with the final GMP ready for negotiations in early September. DD's Delivered and the contractor are currently working on the GMP. Estimated for the price to return is September 8th. The DD Estimate required a new pricing exercise which OPEFM requested the contractor to price the building with a reduced scope to be completed on December 3. This is the third round trying to reach the GMP. OPEFM will start GMP negotiations with the DB based on the submitted VE options. OPX Architect was requested to provide new elevation sketches to present to Jesus and Ollie for review prior to moving forth on the redesign development effort. DCPEP and suggested that the contractor be given a contract to complete the design as a full DB Contract. OPX to respond and discuss fee's associated to the task. DPR has requested add alternates for an artificial field, sports lighting and a 2nd play court.

LEED/ Sustainable Design Initiatives:

N/A

Logistics/ Issues:

OPEFM approved the OPX change order# 1 to extend the SD phase. – The EISF is still being reviewed and is on

hold due to the fact DDOE has requested a Phase II report because of a (UST) underground storage tank located under the existing recreation center. This report should be completed and returned to DCRA in November. This report will require three week preparing. SCHEDULED construction has been delayed due to the redesign of the building during SD's which delayed DD's completion. Construction will not begin at the end of October pushed back because of the delay because of AYL's rejection of the first SD review. The GMP presented to DCPEP after the MEP drawings were refined pasted the 50% DD level was returned by the contractor over budget 2M higher than the approved DPR budget. The project requires reprogramming which will require DPR's input. The DCPEP team will met with the A/E Construction team to ID VE items that will reduce the price to meet the budget. The A/E submitted new sketches to the contractor illustrating additional proposed VE changes. The Gross square footage has been reduced by 1,296 sf. And the West Façade was pushed in 4 feet. Also, the A/E reduced area out of Mechanical Room for the Gym Storage rather than the Rest Rooms. The A/E eliminated the retaining walls and the remaining seating. We hope to maintain the grass berm. All was submitted to the contractor for delivery on December 3rd. No price was returned. The contractor suggested the field have major scope reduction and to eliminate the field entrance. Also the design team should reduce the exterior skin materials. The team will meet the second week of December to start the redesign. To date the contractor has not delivered a new price. The GMP will be required to be established if the project is expected to get back on schedule. Currently DCPEP will be required to negotiate with OPX. for the level of effort of the redesign. First proposal submitted for the Architects fee appeared unreasonable.

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PUBLIC EDUCATION FACILITIES MODERNIZATION**



*Ollie Harper, Jr.
Acting Executive Director*

2400 East Capitol Street, SE
Washington, D.C. 20003
Phone: (202) 608-1230

Major Project Briefing Sheet

KENILWORTH RECREATION CENTER – DPR

Description: This project entails the demolition of an existing single room recreation facility and designing and constructing 17000 SF new construction recreation center. The proposed facility will include a gymnasium, weight room, computer rooms, commercial kitchen and administrative support areas. Also, the playing field will be synthetic turf including basketball and tennis courts. The project is being designed to meet LEED Silver standards.

To date, DMPED secured a design team (including architects and engineers and negotiated contracts with both the architect and civil engineer for this project) and a construction team that includes a joint venture of two CBE construction firms and a regional general contracting firm.

The general contractor team recommended for this project is a joint venture of F&L Construction and AF Development / Sigal Construction, A pre-construction services agreement has been issued to this team to perform pricing analysis for the project at different stages of the design process.

The Design team of OPX Architects will enter into agreement with the Builder (General Contractor) at the GMP (Guaranteed Maximum Price) to deliver the project as a Design Build Project.

Project Data

- Existing Building Square Footage: 2,000
- Modernized Building Square Footage: 18,600
- Total Building Square Footage: 23,600
- Construction Type: New
- Construction Cost / Square Foot: \$ 381

Budget Analysis

	Capital Allocation	Contract Awarded to Date
- Total program budget:	<u>\$13,100,000</u>	<u>\$ 356,152</u>
- Design budget:	\$951 365	\$ 779,398
** Work to date funded under previous contract under Banneker and not part of OPEFM contracted budget.		
- Project management budget:	\$150,000	\$90,000
- Construction budget:	\$10,193,000	\$0
- FF&E budget:	\$780,000	\$0

Milestones	Schedule	Current Phase Percent % Complete:
- Preconstruction Services	February 2010	Preconstruction 100%
- Construction	-	5%
- AE Contract & Design Start:	March 2010	100% Complete
- Groundbreaking:	TBD	N/A
- Building Permit	In Process	Foundation To Grade –Hold
- Project Completion:	NPS Hold	-

Project Team	Firm	PM
Program Manager	DCPEP/ OPEFM	Kyle Whitley
Architect:	Sorg Architects	-
Contractor:	Forney Construction Enterprise Inc.	-

Current Status:

The GMP was agreed and delivered to Council 7/1/10 with anticipated approval 7/30/10. A new fence is being installed at the site to allow the public to use the field. Client has issued a stop work order of the not-to-exceed number \$10,000 and FEI. Currently the demo will take place shortly. After which the project will be placed on hold until further notice. OPEFM believes this may be a hold for at least three months. OPEFM requested FEI install new fence to allow access to fields. FEI completed this task. Community requested an additional opening. DPR will have DPR maintenance complete the task. NPS has allowed the contractor to complete the demolition. Currently the DCPEP team is directing the contractor to close the pool area with a terminated fence. The plan is to close the project and leave it as is until a time NPS and DPR and determine the best use of the site. The contract has submitted the 3rd pay request in error DCPEP will not submit until the application is corrected. The site will be demobilized and the existing slab will be covered with topsoil seeded. Long Fence will install a permanent fence to close off the pool area for safety. Currently the OPEFM team has decided to cover the existing slab with 7" topsoil and hydro seed the site. Long Fence will close off the pool area and DPR has requested the tennis court and field light be restored. Hydro seeding has been completed and the Fence was installed to enclose the pool. DPR has requested the light to the field to be turned on and a timer added to allow the public to use the field at night. DPR has also requested OPEFM procure a contractor to resurface the tennis and basketball courts. OPEFM is preparing the scope and will request bids.

LEED/ Sustainable Design Initiatives:

N/A

Logistics/ Issues:

This project is to be on hold until NPS and OPEFM /DPR determine the next steps. Currently no further word or direction has been given. The project will remain on hold until The City decided an area to relocate the project. OPEFM's Legal Department is taking the lead on resolving the site remediation with NPS and DDOE.

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PUBLIC EDUCATION FACILITIES MODERNIZATION**



*Ollie Harper, Jr.
Acting Executive Director*

2400 East Capitol Street, SE
Washington, D.C. 20003
Phone: (202) 608-1230

Major Project Briefing Sheet

11TH AND MONROE PARK - DPR

Description: This project entails the demolition of an existing community park facility and designing and constructing new construction park located on 11th and Monroe Street NW. The proposed facility will include a water fountain, new fencing, scored paving, rubberized PIP play surfaces with new seating and play equipment.

To date, OPEFM secured a design build team (including contractor, architects and engineers and civil engineer for this project) the general contractor team recommended for this project is McDonnell Landscaping Inc.

Project Data

- Existing Building Square Footage: -
- Modernized Building Square Footage: -
- Total Building Square Footage: -
- Construction Type: New
- Construction Cost / Square Foot: \$ n/a

Budget Analysis

	Capital Allocation	Contract Awarded to Date
- Total program budget:	\$1,500,000	\$0
- Design budget:	\$ Construction Budget Price 8%	\$0
** Work to date funded under previous contract under Banneker and not part of OPEFM contracted budget.**		
- Project management budget:	\$100,000	\$0
- Construction budget:	\$ 581,957	\$0
- FF&E budget:	\$ 43,000	\$0

Milestones

	Schedule	Current Phase Percent % Complete:
- Preconstruction Services:	1/24/11	Pre-Construction- 1% Complete
- AE Contract Approval & Design Start	1/24/11	
- Groundbreaking:	-	
- Building Permit	-	
- Project Completion:	8/28/11	

Project Team	Firm	PM
Program Manager:	DCPEP/ OPEFM	Kyle Whitley
Architect:	N/A	-
Contractor:	McDonnell Landscape Inc	-

Current Status:

The Contract has started the pre-construction phase.

LEED/ Sustainable Design Initiatives:

N/A

Logistics/ Issues:

None to report

END OF REPORT