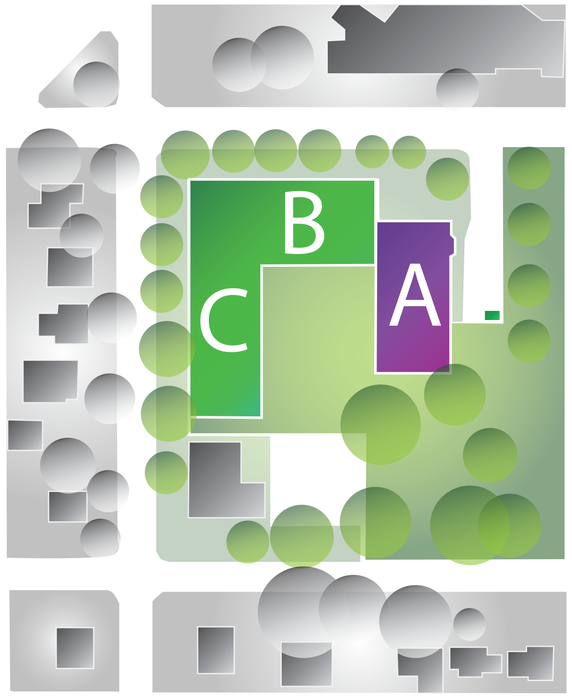
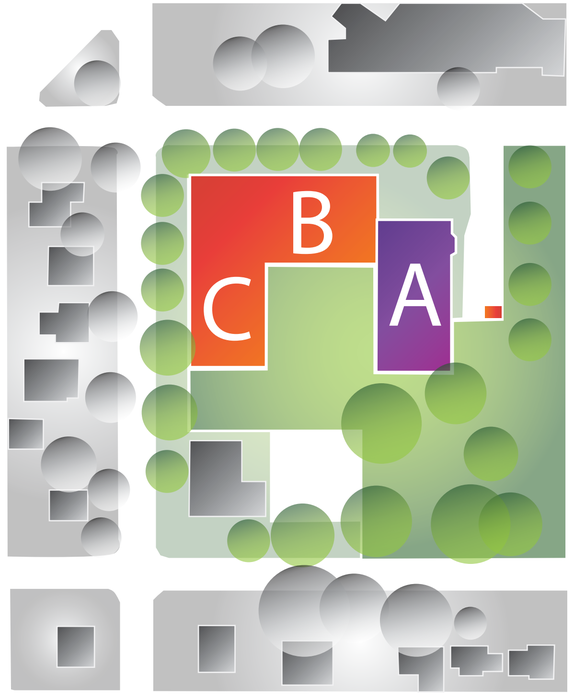
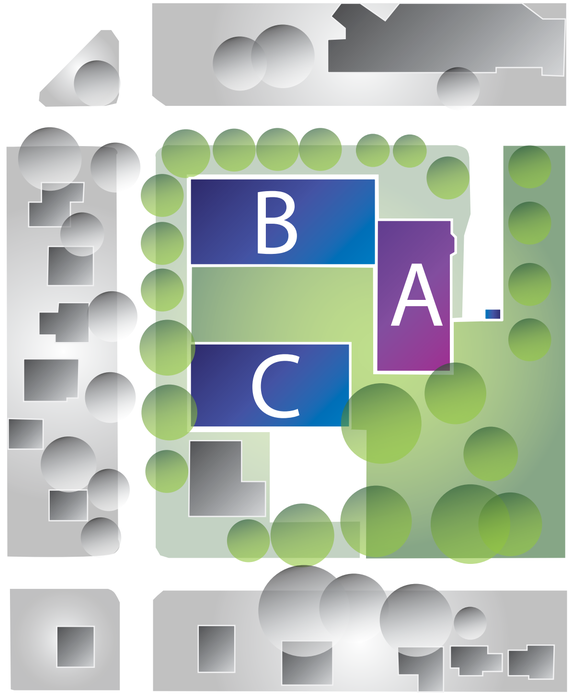
DCPS

Community

DGS







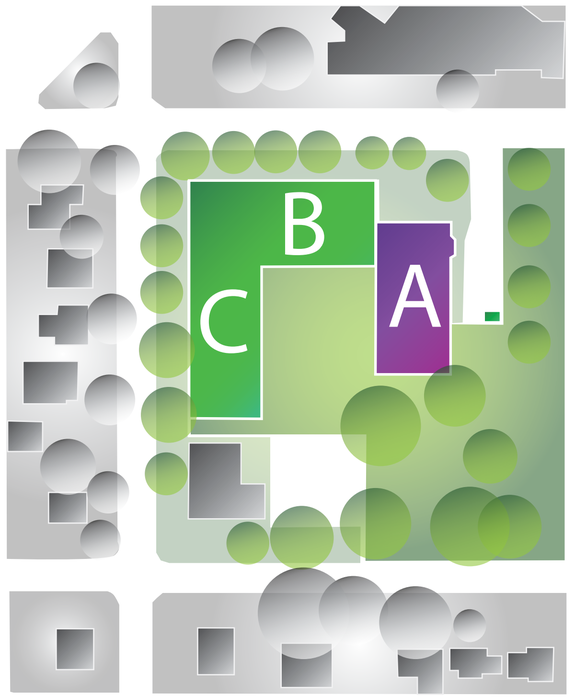
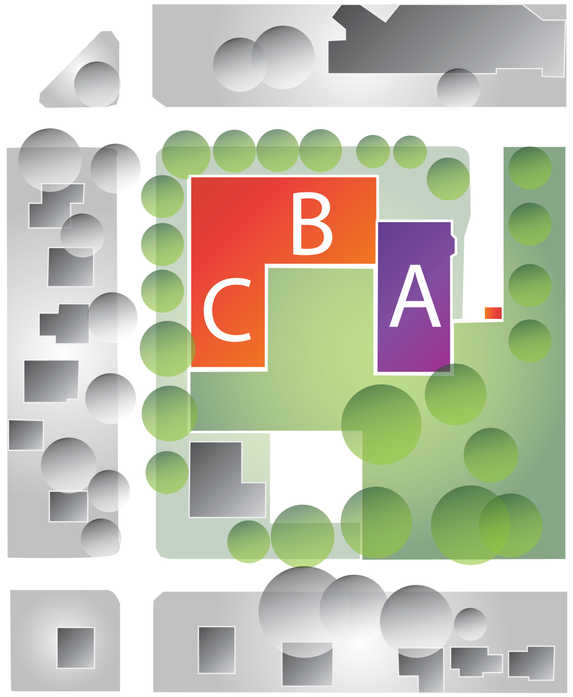
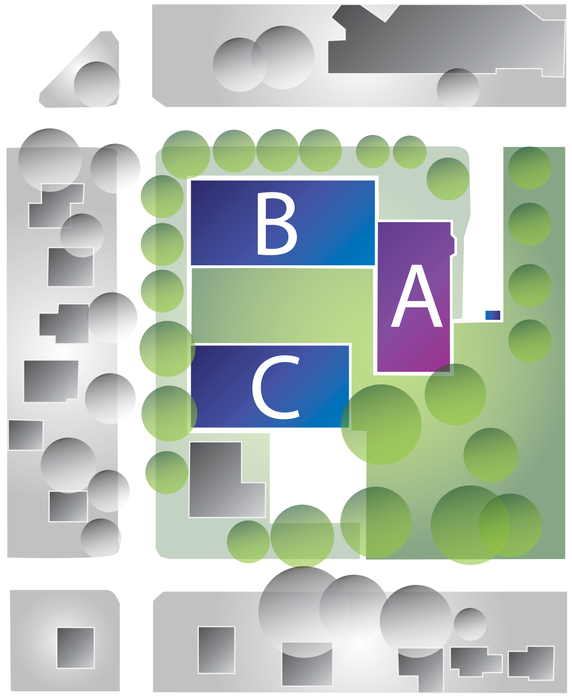
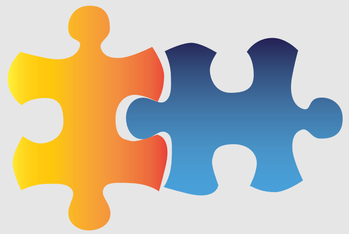
HORACE MANN ELEMENTARY SCHOOL - MASTER PLAN PROS AND CONS

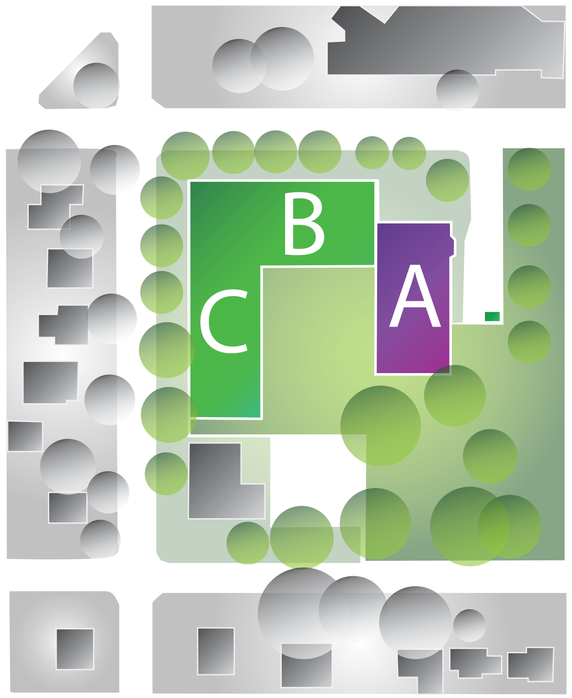
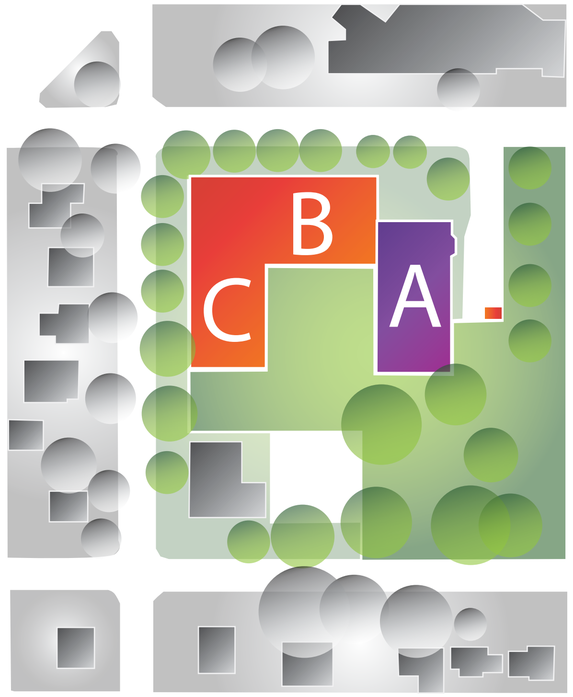
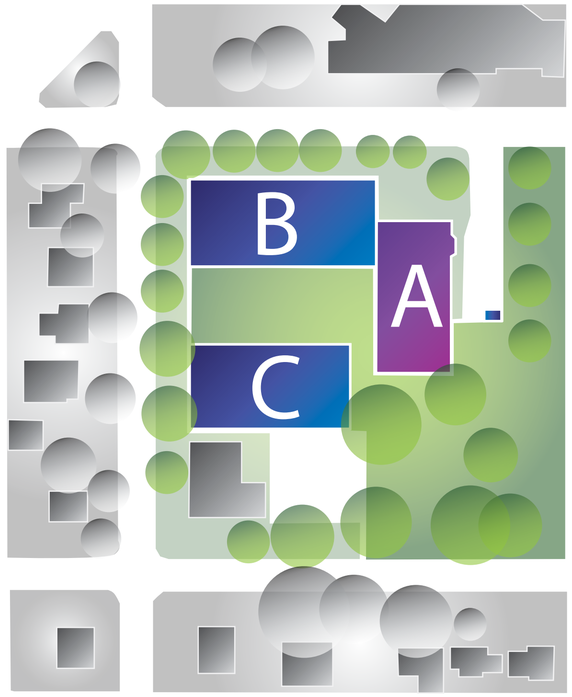
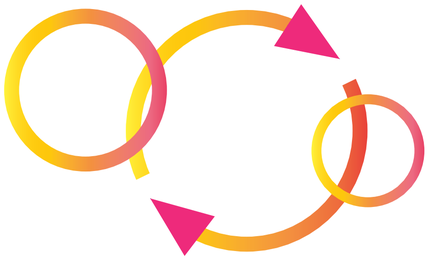
DGS District of Columbia Department of General Services

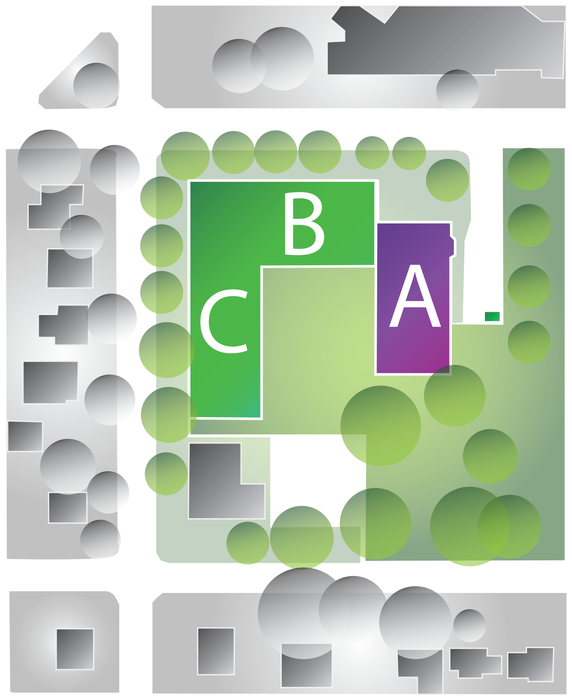
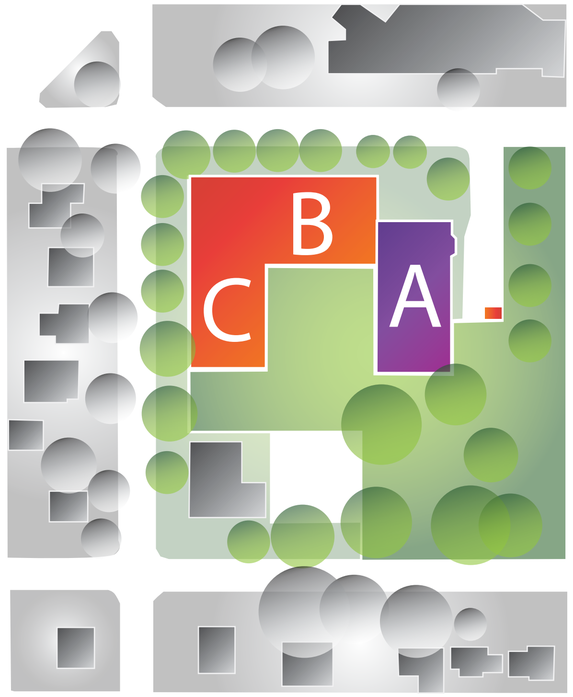
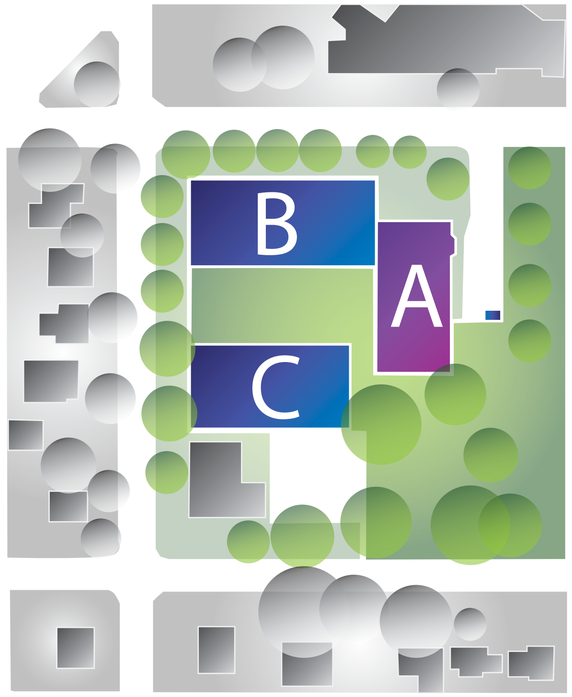
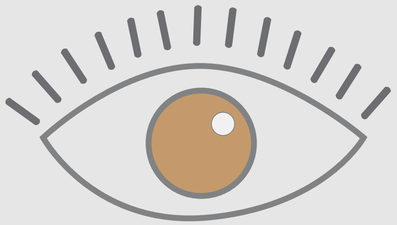
November 14, 2012

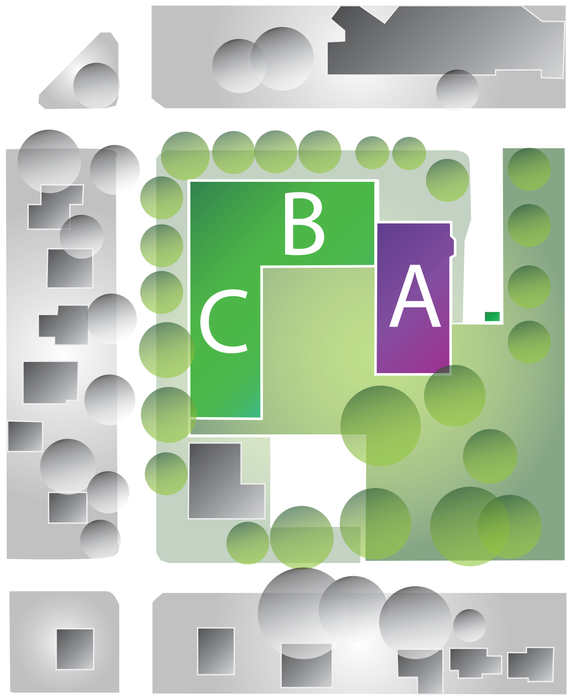
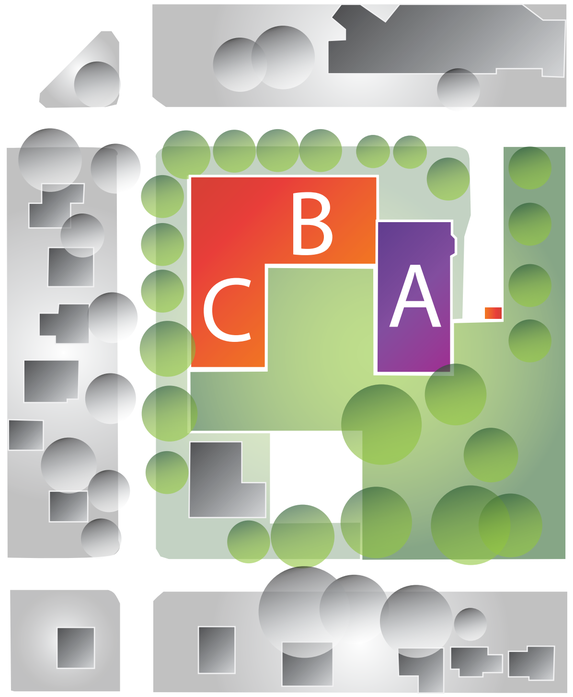
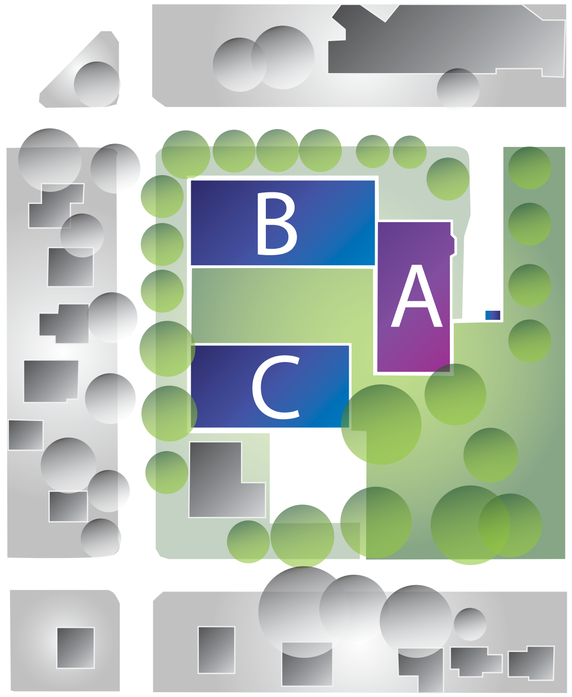
Marshall | Moya Design

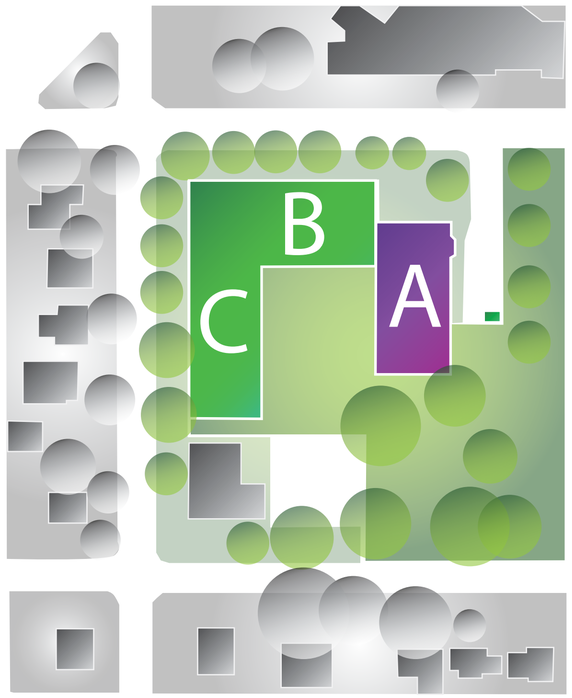
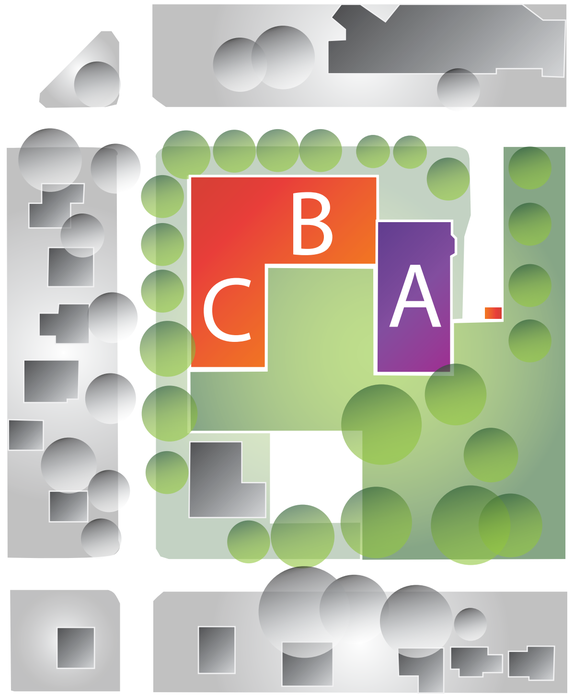
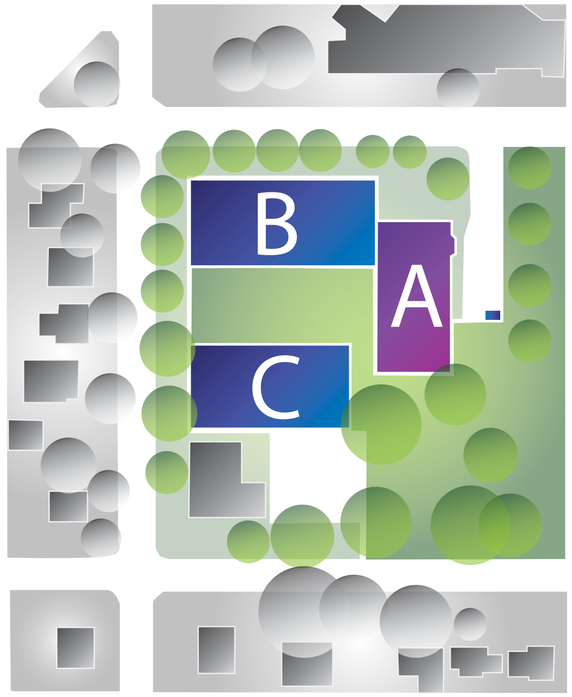
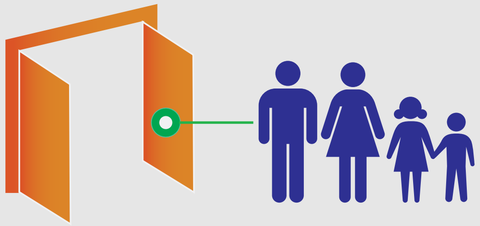
Bradley Site Design, Inc | Setty & Associates International, PLLC | ReStl Designers, Inc. | Polysonics Corp. | Gorove/Slade Assoc. | Delon Hampton & Assc. | Sustainable Design & LEED | TCT Cost Consultants

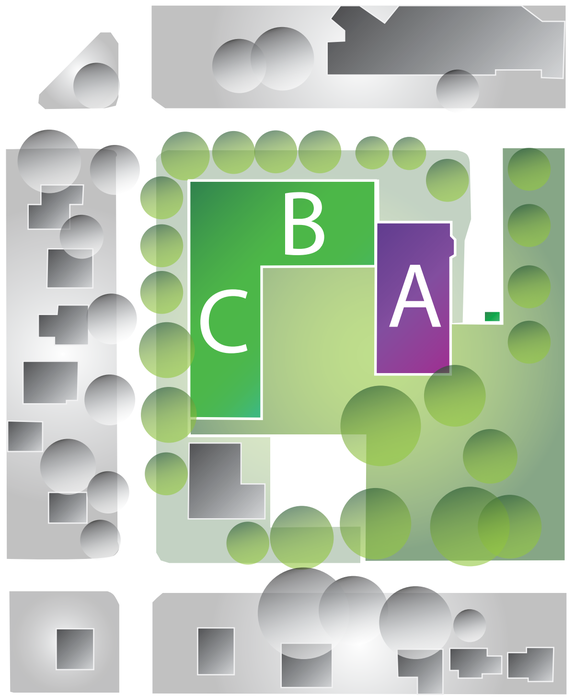
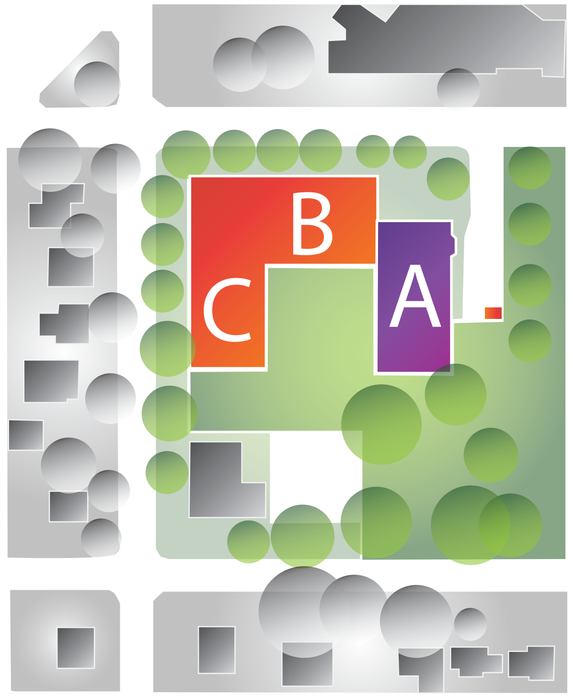
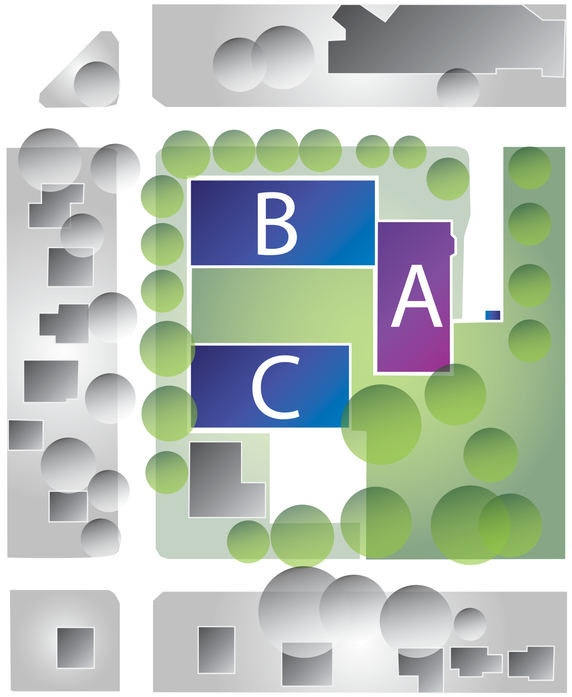
Points of Discussion	Option 1	Option 2	Option 3
DCPS Community DGS 			
Program Spaces – **Ed Specs. / Adjacencies** 	All program spaces required by DCPS and adjacencies are achieved. Organic flow of programmatic spaces are achieved. Interior spaces provide multiple educational uses.	All program spaces required by DCPS are achieved. The majority of adjacencies are achieved. Organic flow of programmatic spaces are almost achieved. This is due to addition of 3rd floor.	All program spaces required by DCPS are achieved. Educational adjacencies are NOT achieved. Flow of programmatic spaces is disrupted.

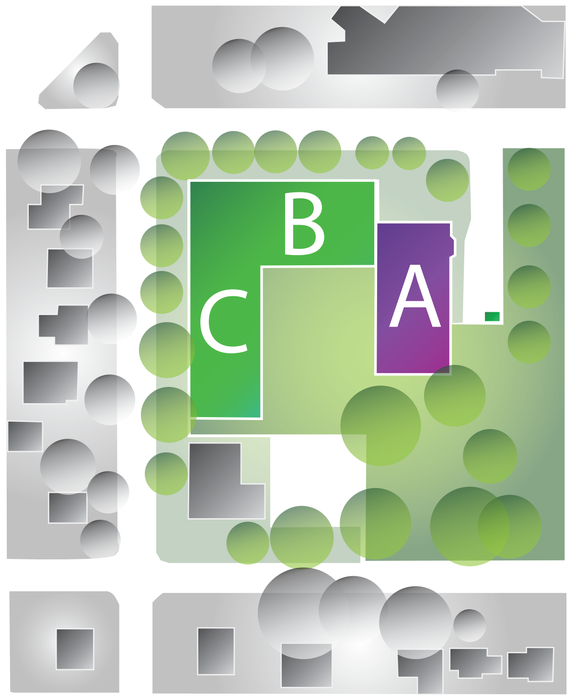
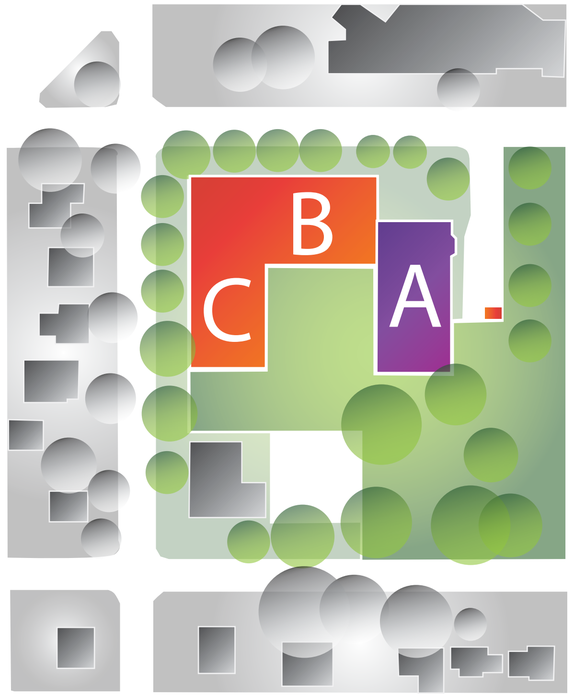
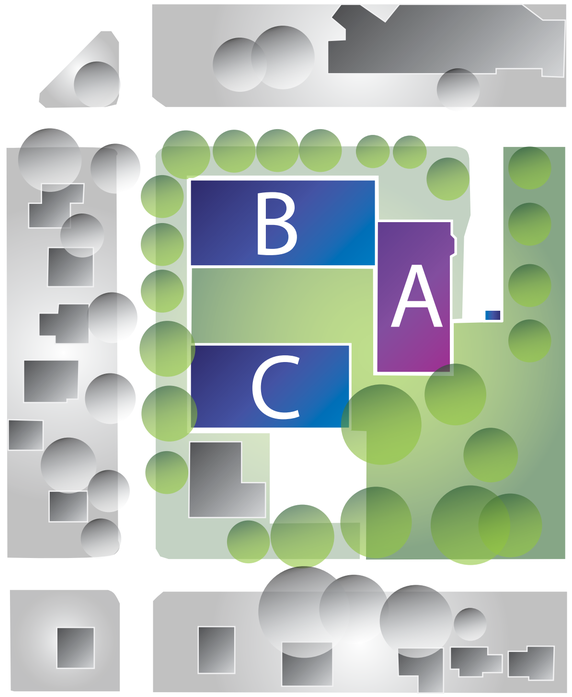
Points of Discussion	Option 1	Option 2	Option 3
DCPS Community DGS 			
Interior circulation flow / connectivity of spaces 	Full connectivity of programmatic spaces. Clear flow of interior circulation. Integrates outdoor garden spaces by providing an “open” classroom concept.	Full connectivity of programmatic spaces. 3rd floor addition lessens optimal flow. Integrates outdoor garden spaces by providing an “open” classroom concept.	Building C is disconnected from interior circulation. Pre-K and K students have to exit building C before accessing the Multipurpose / Dining Room, library, and Da Vinci Suite.

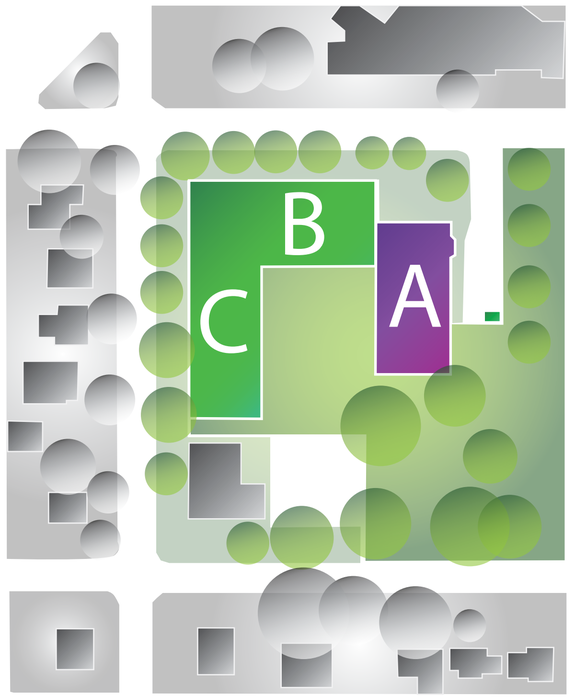
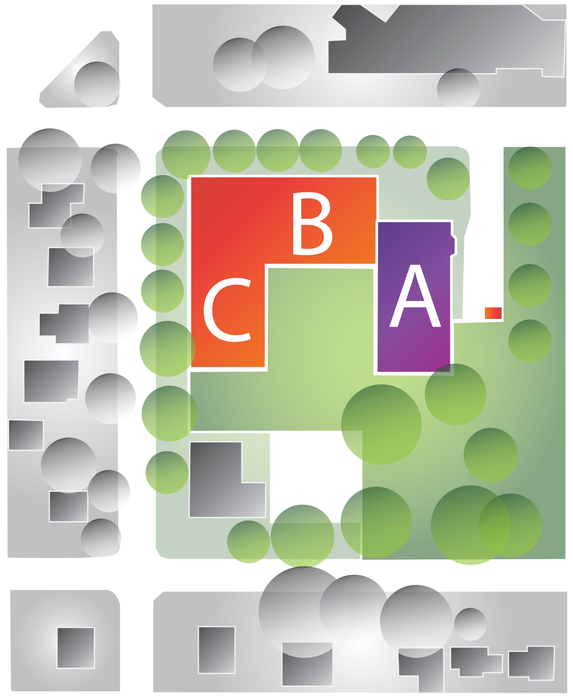
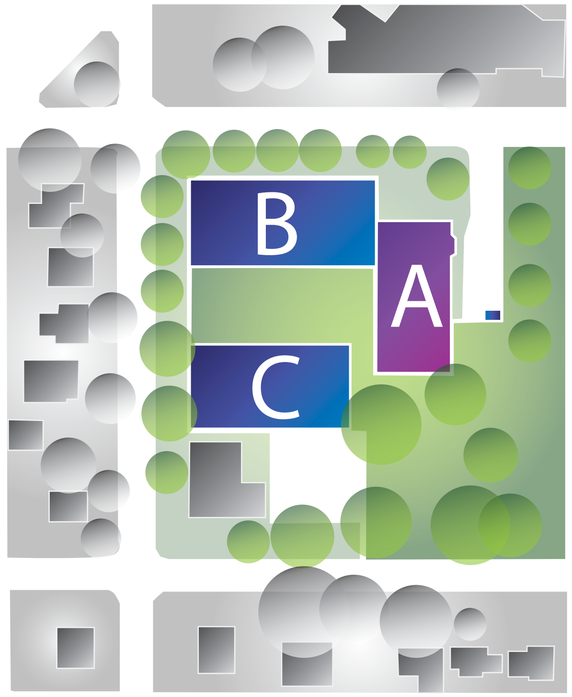
Points of Discussion	Option 1	Option 2	Option 3
DCPS Community DGS 			
Visual connection between campus areas 	Building footprint allows clear sight lines to the range and other campus spaces. Surveillance achieved through main lobby and key exit and entry points.	Building footprint allows clear sight lines to the range and other campus spaces. Surveillance achieved through main lobby and key exit and entry points.	Need more staff members to supervise multiple entry and exit points to/from different buildings. Visual connection from range to athletic field.

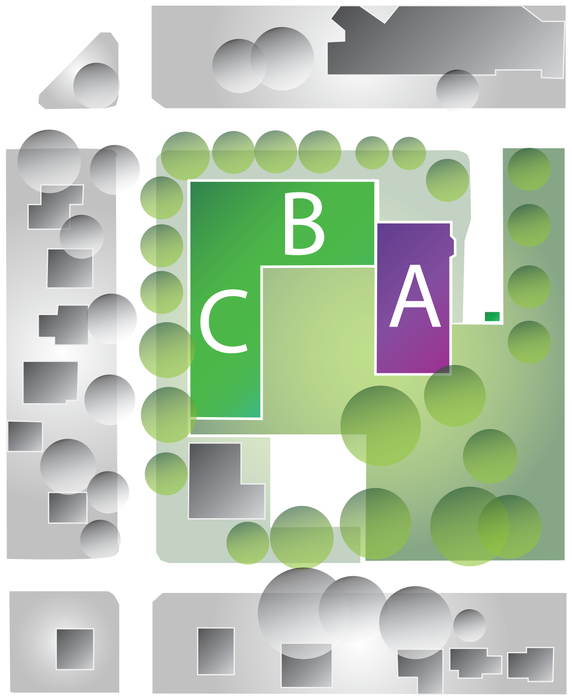
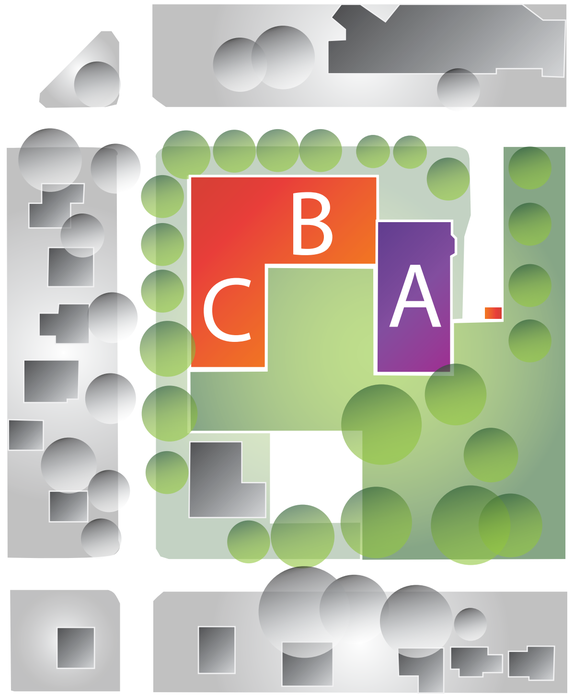
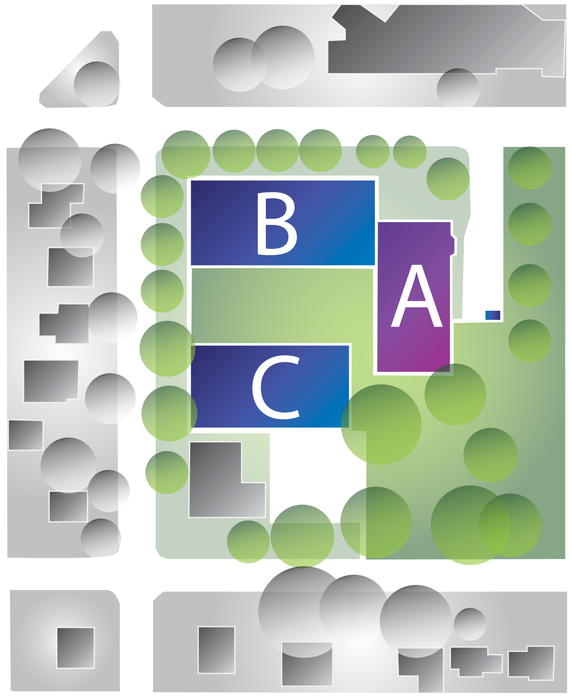
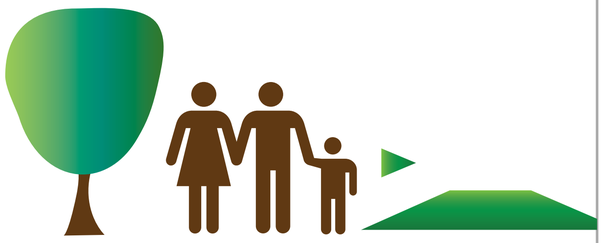
Points of Discussion	Option 1	Option 2	Option 3
DCPS Community DGS 			
Exterior circulation flow / accessibility to campus 	Accessibility to campus from Newark and Macomb. Access from 45th Street is decreased compared to existing campus layout. Clear exterior circulation, flow, and connectivity between exterior campus spaces. Building geometry embraces range & integrates outdoor learning environment	Accessibility to campus from Newark, Macomb and 45th Street. Clear exterior circulation flow and connectivity between exterior campus spaces. Building geometry embraces range & integrates outdoor learning environment	Accessibility to campus from Newark, Macomb and 45th Street. Not a direct connection between range and the rest of the school campus. Multiple entry and exit points to different buildings.

Points of Discussion	Option 1	Option 2	Option 3
DCPS Community DGS 			
Main Entrance 	Clear access and orientation from street. New lobby connects to Building A, B & C.	Clear access and orientation from street. New lobby connects to Building A, B & C.	Clear access and orientation from street. New lobby is disconnected from Building C.

Points of Discussion	Option 1	Option 2	Option 3
DCPS Community DGS 			
Sun exposure to the Range 	Southern exposure with no overcasting shadows from adjacent buildings to the range. Direct sunlight helps to grow crops.	Southern exposure with no overcasting shadows from adjacent buildings to the range. Direct sunlight helps to grow crops.	Range is in shadow during winter season. Ice will take longer to melt during winter season. No direct sun during play time to the students.

Points of Discussion	Option 1	Option 2	Option 3
DCPS Community DGS 			
Construction 	Most cost efficient scheme.	Cost efficient scheme.	Requires additional building support spaces and systems which adds construction costs. Requires additional demolition and disturbance of Historic Building A. Requires additional stairs and a total of 2 elevators.

Points of Discussion	Option 1	Option 2	Option 3
DCPS Community DGS			
Sustainable features	Green roof and educational spaces are achieved. Hybrid Geothermal system is applicable for this option. Integration of garden spaces in the roof and ground floor. USBG Silver requirement is achieved.	Green roof and educational spaces are limited. Hybrid Geothermal system is applicable for this option. Integration of garden spaces. USBG Silver requirement is achieved.	Access to green roof on Building C is eliminated. Traditional HVACs system recommended due to separation of buildings. Segregation of outdoor spaces. USBG Silver requirement is more difficult to achieve.

Points of Discussion	Option 1	Option 2	Option 3
DCPS Community DGS 			
Access to Range from 45th Street 	This option has the LEAST amount of square feet to connect from 45th Street to the range. 12 FEET clear access from 45th Street to range. NO view to range.	This option has medium amount of square feet to connect from 45th Street to the range. 64 FEET clear access from 45th Street to range. Partial view of range.	This option has the MOST amount of square feet to connect from 45th Street to the range. 72 FEET clear access from 45th Street to range. Unobstructed view of range.

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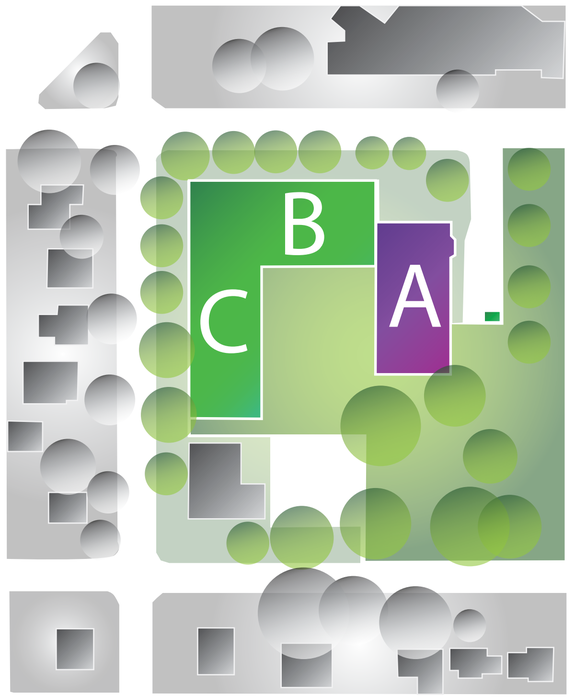
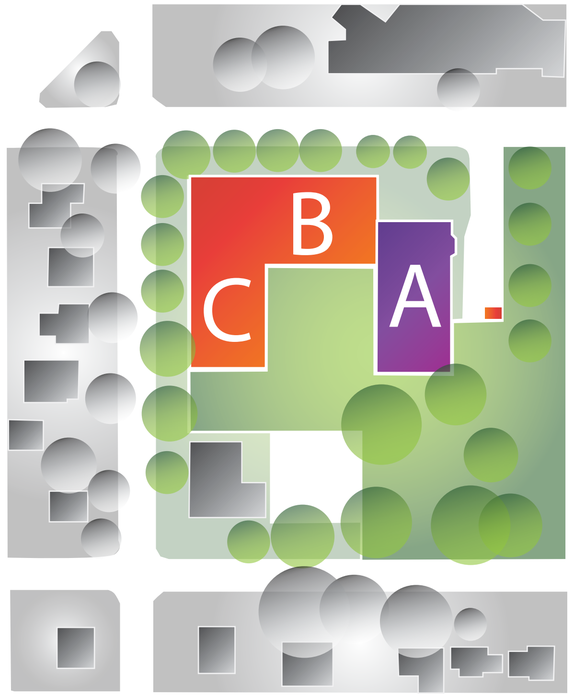
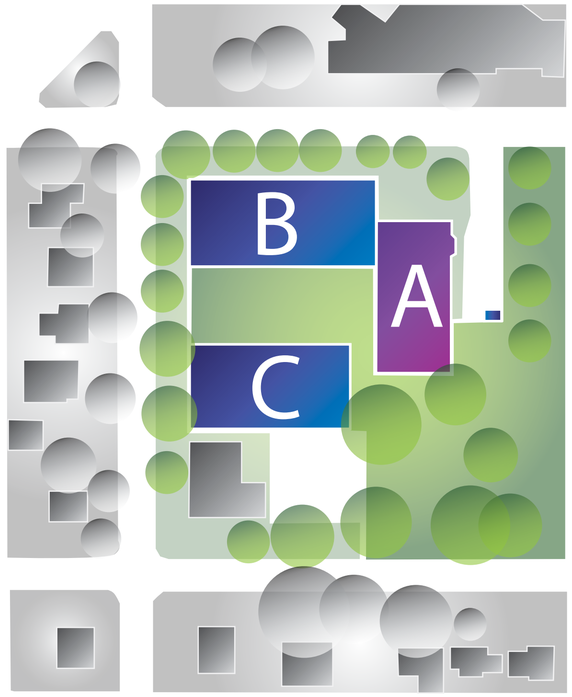
DCPS Community DGS			

Conclusion	Option 1	Option 2	Option 3
	This proposal works best for the school, its students, teachers, and staff. This option is the least favorable among 45th Street neighbors. This is option has received support from Macomb and other neighbors. This is the most cost effective option.	This option works well for the school, its students, teachers and staff. This option is a medium compromise between 45th Street neighbors and students. This option is cost efficient but increases construction costs compared to Option 1.	This option compromises educational programs for the school, its students, teachers and staff. It is the least advantageous for them. This option is the most favorable among 45th Street neighbors. This option is the most expensive construction proposal.
Analysis Result	Most Advantageous		Least Advantageous

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