

Agenda

 I. What We Heard

 II. Concept Design Proposals

A. Historic Building Modernization

B. Gym Additions

 III. Swing Space

 IV. Schedule

 V. Project Portal

 V. Next Steps

15 MARCH 2011 | SIT TEAM MEETING

CARDOZO SENIOR HIGH SCHOOL

HARTMAN-COX/GRIMM + PARKER ARCHITECTS



What We Heard From You

- Welcoming, transparent, and easy to navigate for students, staff and community.
- Maintain and display Cardozo's architectural and cultural history and achievements.
- Safe and secure.
- Flexible & responsive to the needs of its students, staff, and community.
- Integrated academic and technical programs.
- Regulation size gym.



SIT AND CHARRETTE MEETINGS – WHAT WE HEARD

CARDOZO SENIOR HIGH SCHOOL

HARTMAN-COX/GRIMM + PARKER ARCHITECTS



SIT Comments on 2/15

- Auditorium: Standing room only during graduation.
- Large Corridors make Cardozo unique and special.
- Science Classrooms on one floor.
- Parking: Congestion on Clifton.
- North Entrance: Need more than one double door entry.
- General: More sections and drawings would be useful.
- Swing Space:
 - Move in December is a concern.
 - Meyer may not be sufficient space.
 - Contingency plans needed.
 - Other swing space location options.
- Schedule: Need a schedule and logistics plan.

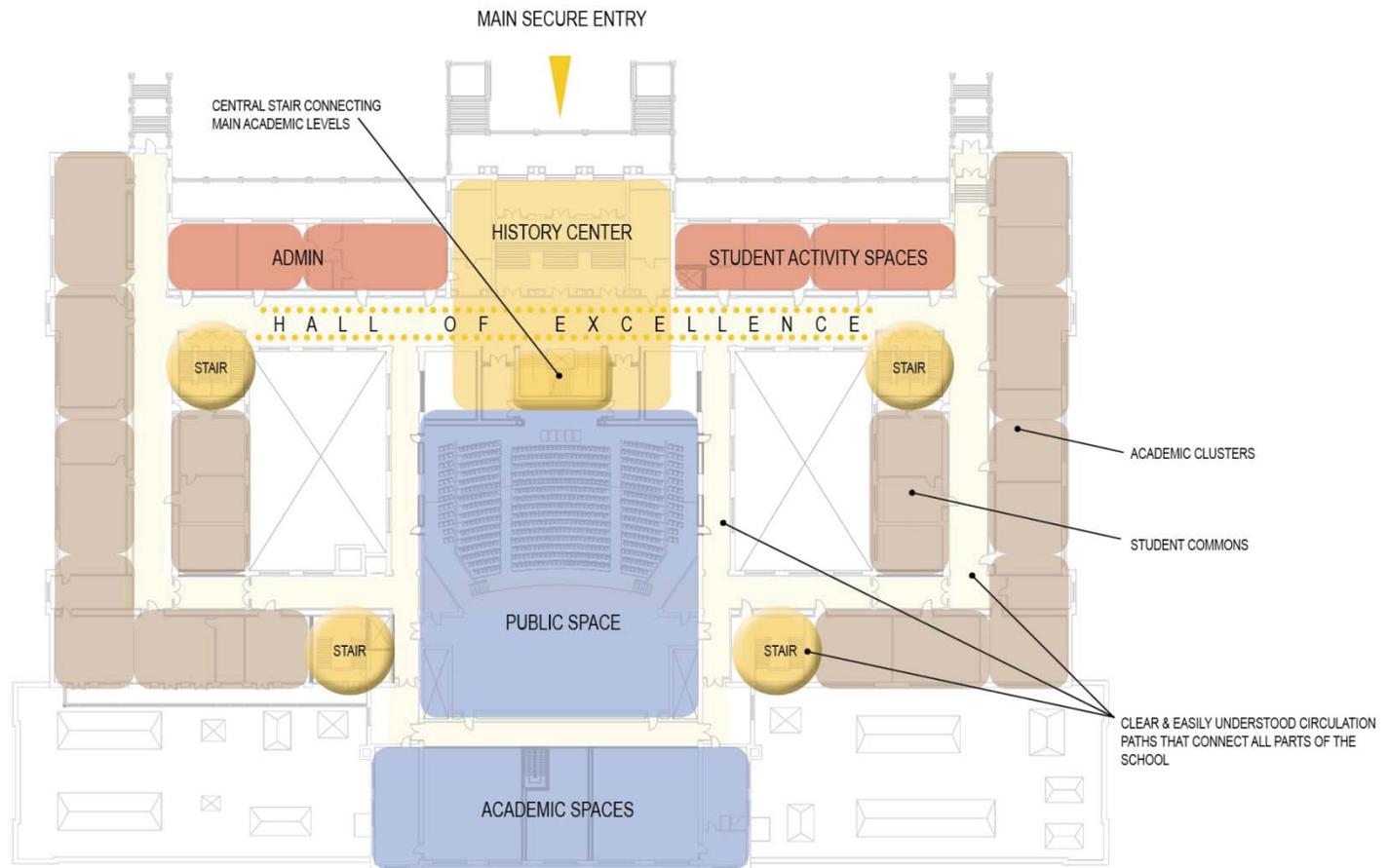


SIT MEETING – WHAT WE HEARD

CARDOZO SENIOR HIGH SCHOOL

HARTMAN-COX/GRIMM + PARKER ARCHITECTS





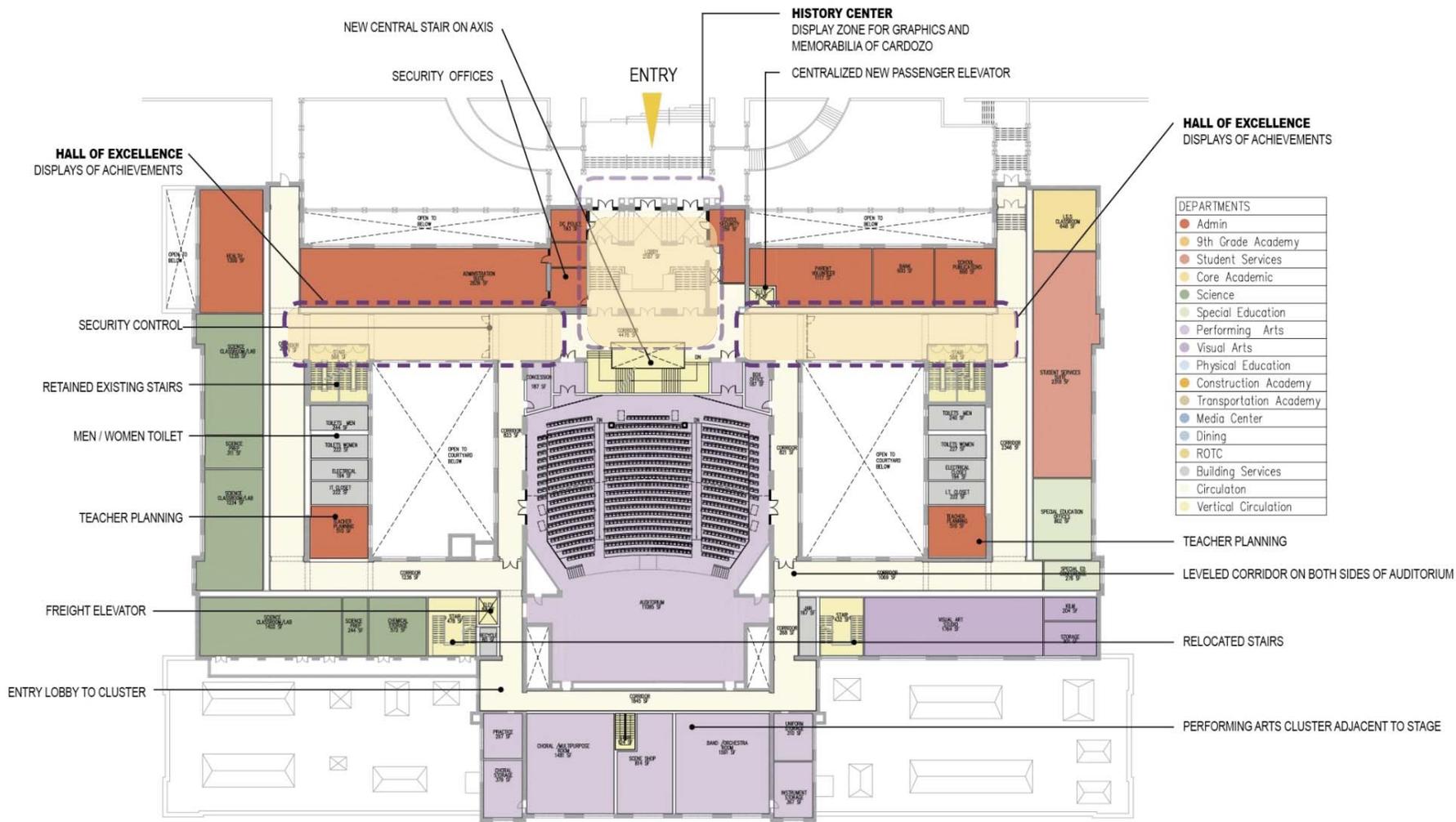
CONCEPT PARTI DIAGRAM

HISTORIC BUILDING MODERNIZATION – CONCEPT PARTI DIAGRAM

CARDOZO SENIOR HIGH SCHOOL

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HISTORIC BUILDING MODERNIZATION – FIRST FLOOR PLAN

CARDOZO SENIOR HIGH SCHOOL

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History Center Display



HISTORIC BUILDING MODERNIZATION – STAIREAST WEST SECTION

CARDOZO SENIOR HIGH SCHOOL

HARTMAN-COX/GRIMM + PARKER ARCHITECTS





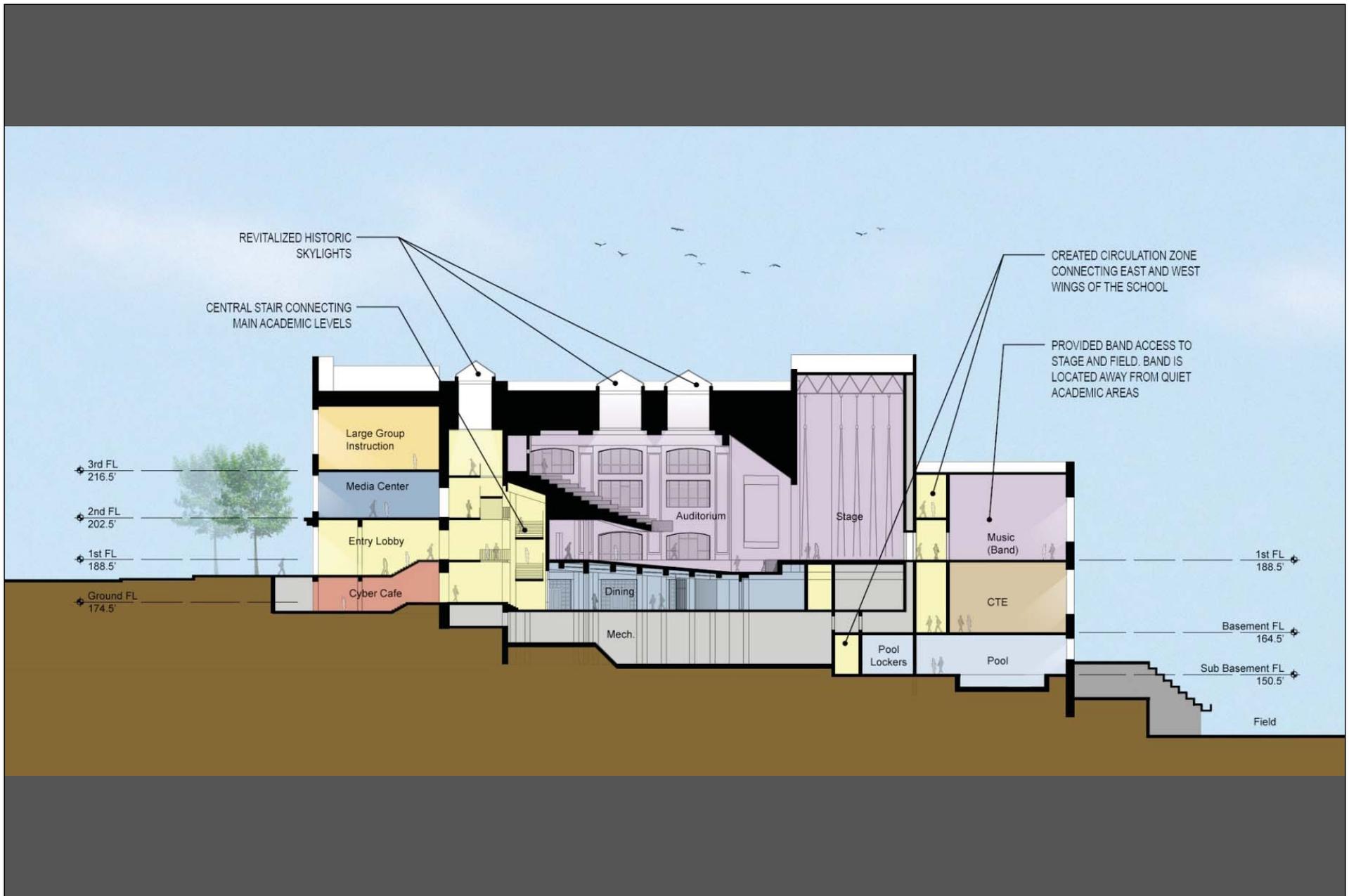
100K
2011

HISTORIC BUILDING MODERNIZATION - STAIR

CARDOZO SENIOR HIGH SCHOOL

HARTMAN-COX/GRIMM + PARKER ARCHITECTS



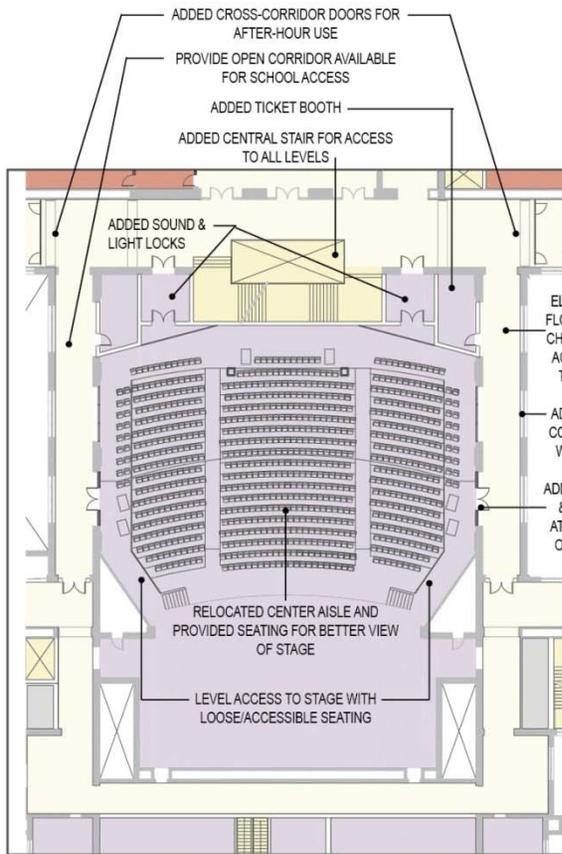


HISTORIC BUILDING MODERNIZATION – NORTH SOUTH SECTION

CARDOZO SENIOR HIGH SCHOOL

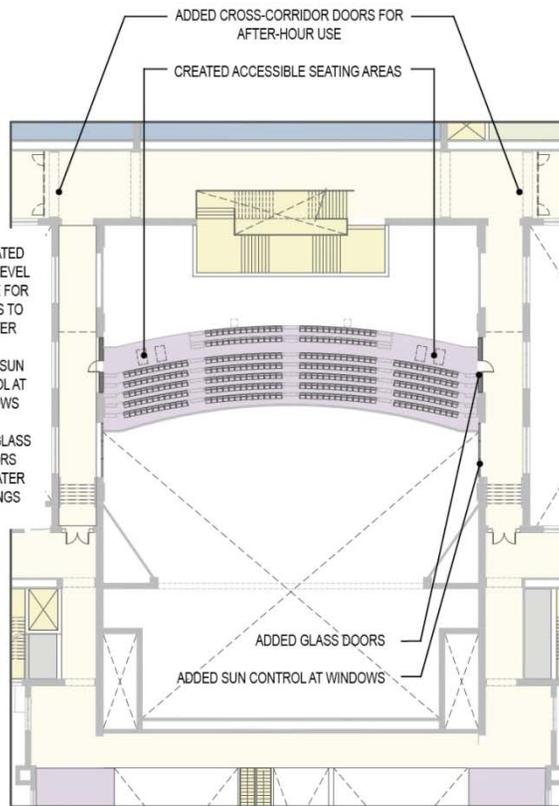
HARTMAN-COX/GRIMM + PARKER ARCHITECTS





APPROXIMATE SEATING COUNT = 866

FIRST FLOOR

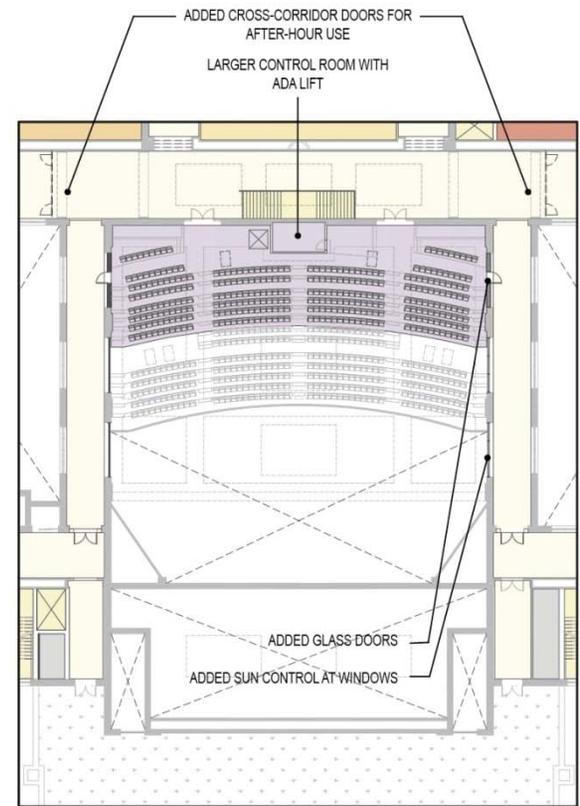


APPROXIMATE SEATING COUNT = 292

SECOND FLOOR

SEATING, EXISTING :

House Floor:	1064
Balcony:	609
Accessible	0
TOTAL	1673



APPROXIMATE SEATING COUNT = 328

THIRD FLOOR

SEATING ,CONCEPT:

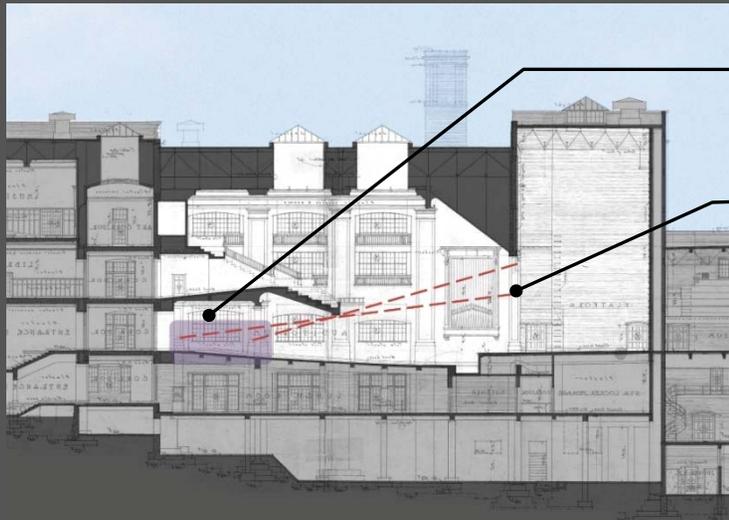
House Floor:	866
Balcony:	620
Accessible	14
TOTAL	1500

HISTORIC BUILDING MODERNIZATION – AUDITORIUM PLAN

CARDOZO SENIOR HIGH SCHOOL

HARTMAN-COX/GRIMM + PARKER ARCHITECTS





AUDITORIUM SIGHT LINE DIAGRAM

EXISTING SEATING AREA WITH OBSTRUCTED VIEWS

OBSTRUCTED SIGHT LINE OF THE STAGE PROSCENIUM

CENTER AISLE IN LOCATION BEST FOR SEATING AND DISTRACTING TO PEOPLE ON STAGE



VIEW FROM STAGE



VIEW OF STAGE FROM REAR SEATS

BALCONY OVERHANG LIMITS VIEW OF UPPER PART OF THE STAGE

MUST SIT FOUR ROWS IN BEFORE UPPER PART OF STAGE IS VISIBLE



VIEW OF STAGE FROM SEATS AT COLUMNS

HISTORIC BUILDING MODERNIZATION – EXISTING AUDITORIUM

CARDOZO SENIOR HIGH SCHOOL

HARTMAN-COX/GRIMM + PARKER ARCHITECTS





EXISTING AUDITORIUM



HISTORIC AUDITORIUM

GLASS TO SEPARATE CORRIDOR WITH SUNLIGHT CONTROL

LEVEL ACCESS TO STAGE
LOOSE ACCESSIBLE SEATING

RELOCATE CENTER AISLE

ELIMINATE WORST SEATS
PROVIDE SOUND & LIGHT CONTROL VESTIBULES

DISPLAY WALL



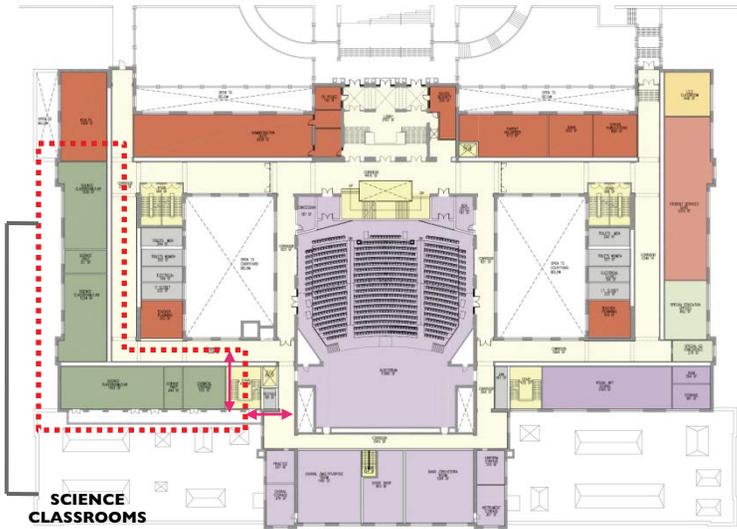
PROPOSED AUDITORIUM SEATING CONCEPT

HISTORIC BUILDING MODERNIZATION - AUDITORIUM

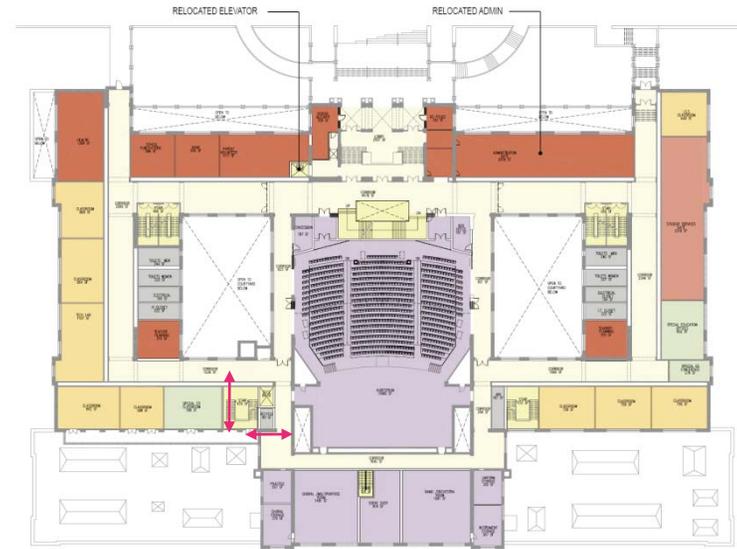
CARDOZO SENIOR HIGH SCHOOL

HARTMAN-COX/GRIMM + PARKER ARCHITECTS

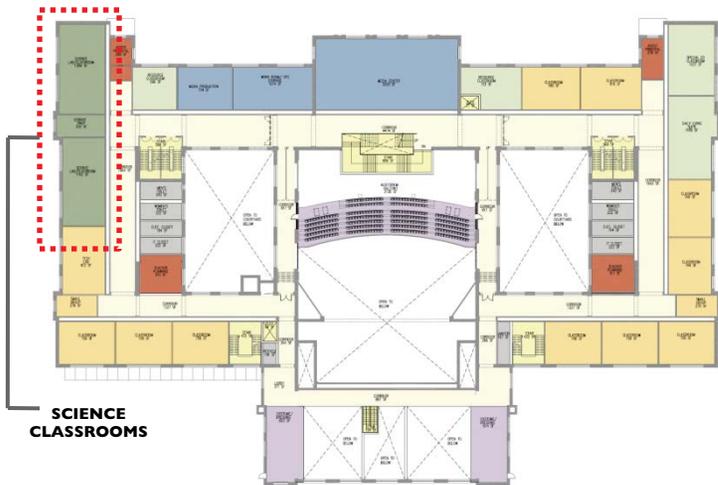




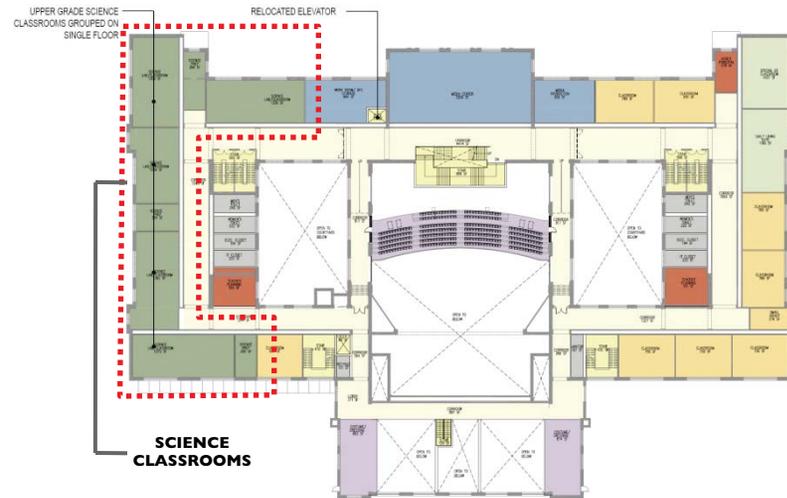
OPTION 1: Science on two floors – FIRST FLOOR



OPTION 2: single floor – FIRST FLOOR



OPTION 1: two floors SECOND FLOOR



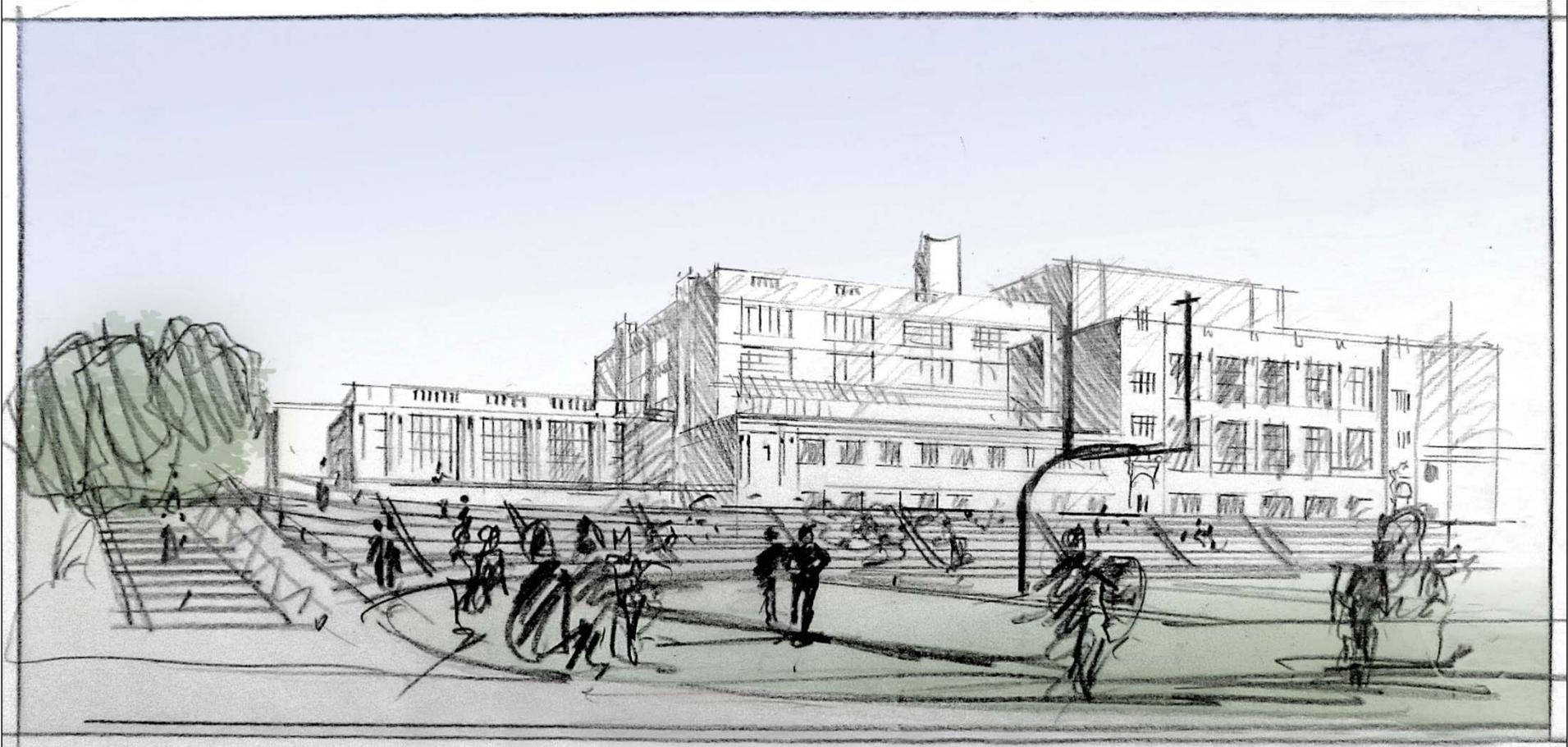
OPTION 2: single floor – SECOND FLOOR

HISTORIC BUILDING MODERNIZATION – SCIENCE CLASSROOMS

CARDOZO SENIOR HIGH SCHOOL

HARTMAN-COX/GRIMM + PARKER ARCHITECTS





HISTORIC BUILDING MODERNIZATION EXTERIOR

CARDOZO SENIOR HIGH SCHOOL

HARTMAN-COX/GRIMM + PARKER ARCHITECTS



Exterior Restoration

- Clean and repoint exterior masonry and limestone
- Repair limestone cracks
- Replace failing lintels
- Install new windows



HISTORIC BUILDING MODERNIZATION EXTERIOR

CARDOZO SENIOR HIGH SCHOOL

HARTMAN-COX/GRIMM + PARKER ARCHITECTS



Exterior Restoration

- Remove security grilles on windows
- Repair spalling concrete
- Refurbish historic skylights



HISTORIC BUILDING MODERNIZATION EXTERIOR

CARDOZO SENIOR HIGH SCHOOL

HARTMAN-COX/GRIMM + PARKER ARCHITECTS



Exterior Restoration

- Replace missing limestone elements including balusters
- Refurbish Moravian Tiles
- Rebuild site walls

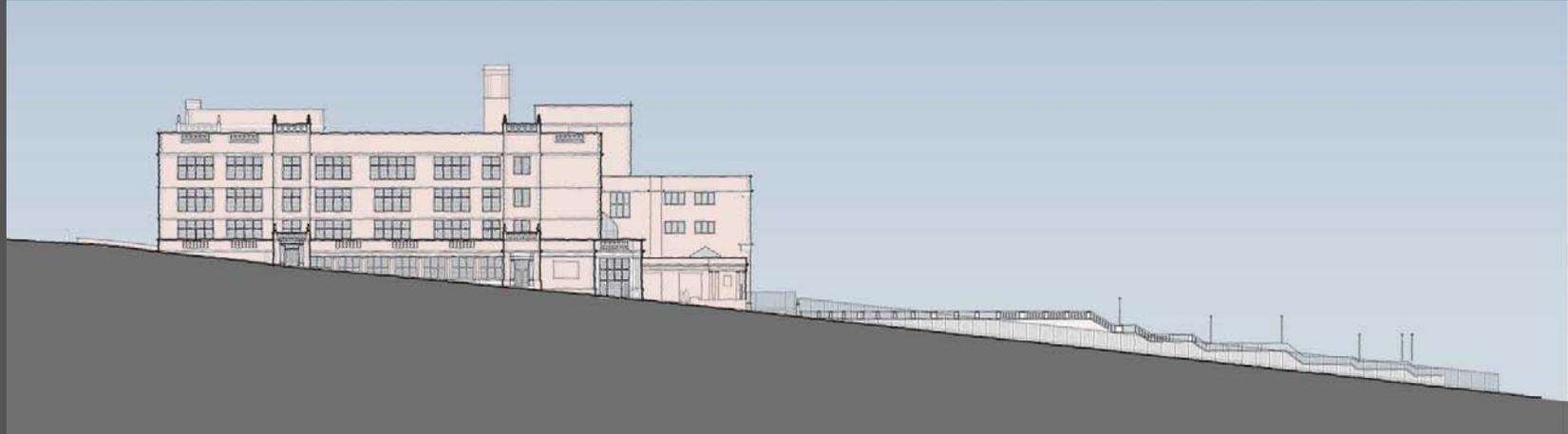


HISTORIC BUILDING MODERNIZATION EXTERIOR

CARDOZO SENIOR HIGH SCHOOL

HARTMAN-COX/GRIMM + PARKER ARCHITECTS





WEST ELEVATION



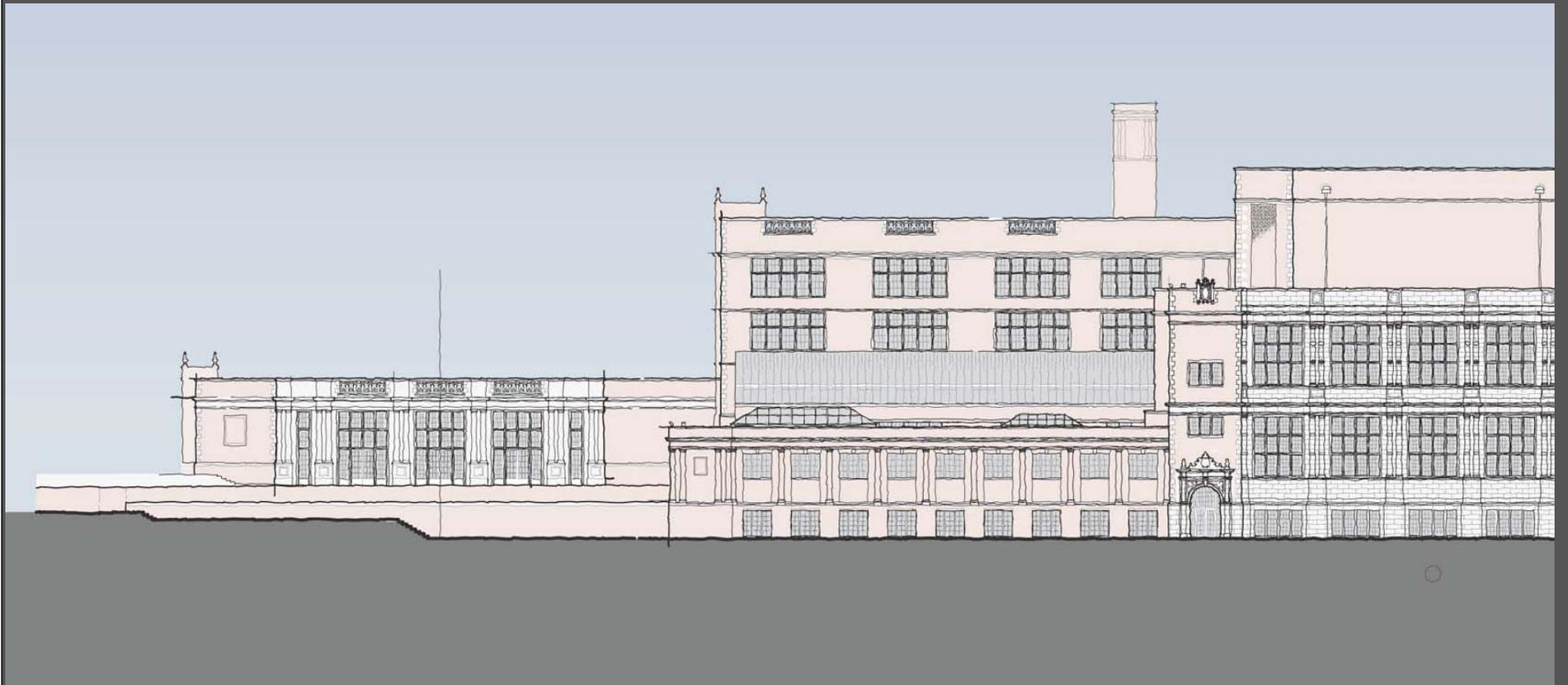
SOUTH ELEVATION

WEST GYM – ELEVATIONS

CARDOZO SENIOR HIGH SCHOOL

HARTMAN-COX/GRIMM + PARKER ARCHITECTS





SOUTH ELEVATION

WEST GYM – ELEVATIONS

CARDOZO SENIOR HIGH SCHOOL

HARTMAN-COX/GRIMM + PARKER ARCHITECTS



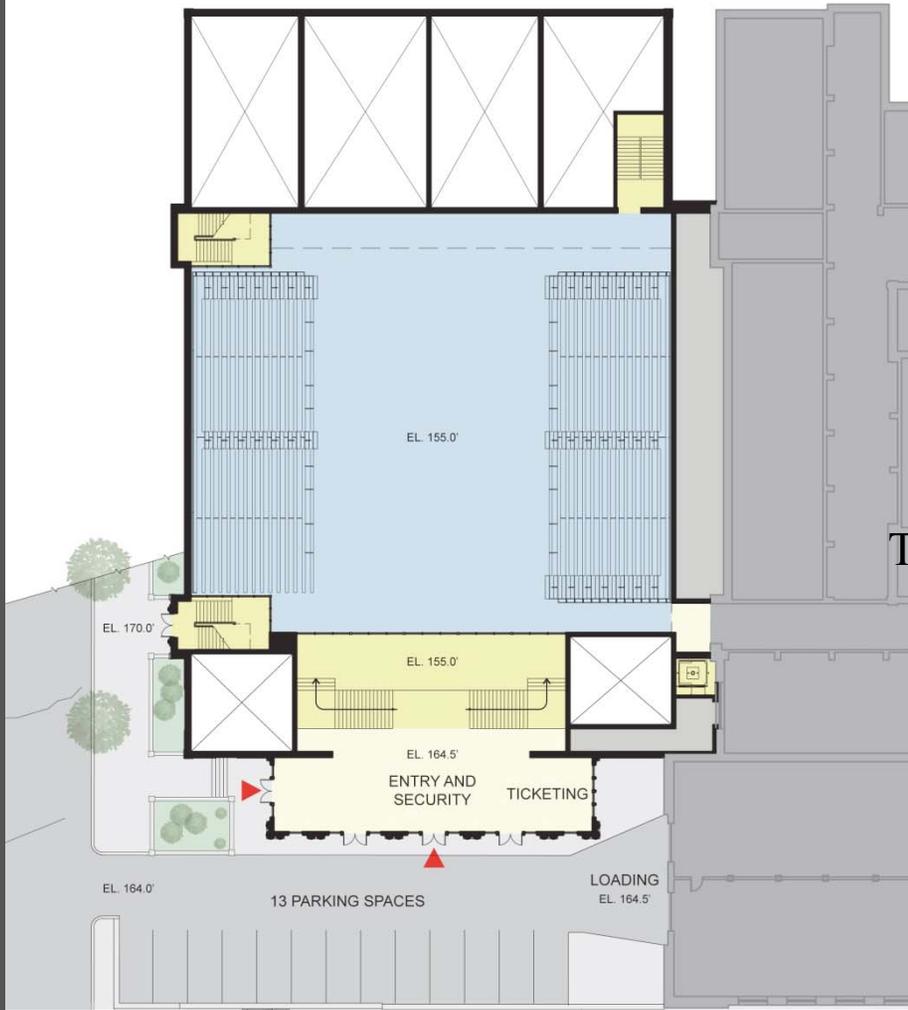


WEST GYM

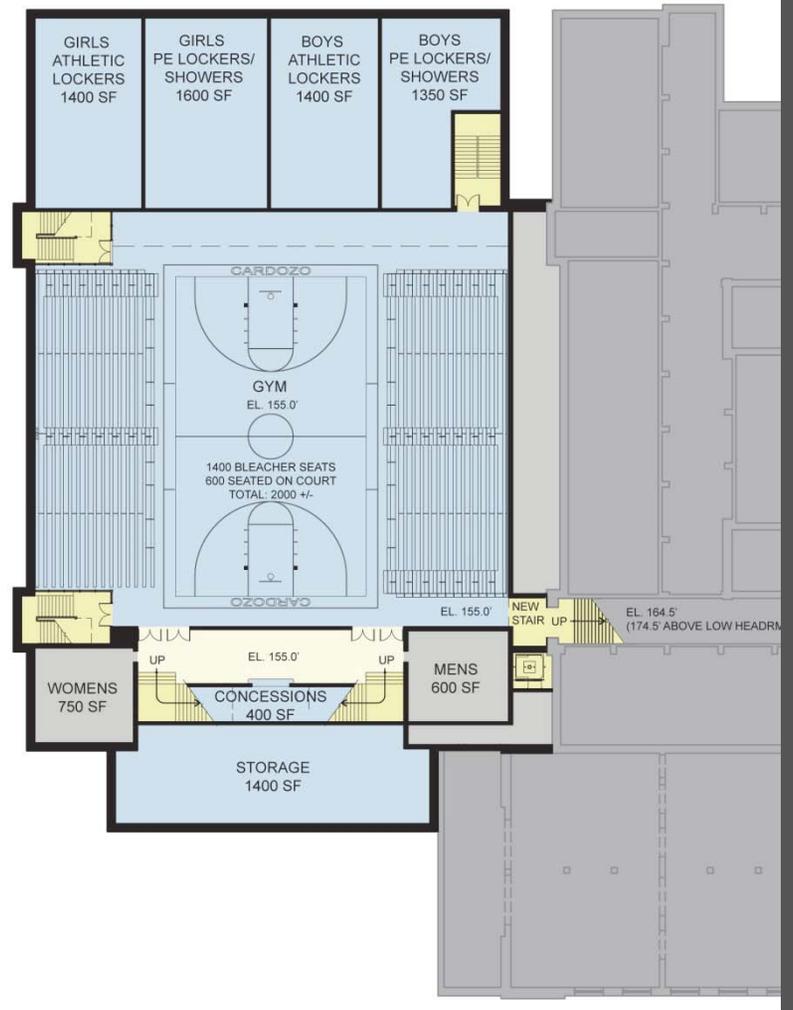
CARDOZO SENIOR HIGH SCHOOL

HARTMAN-COX/GRIMM + PARKER ARCHITECTS





ENTRY LEVEL (EL. 164.5' BASEMENT)



COURT LEVEL (EL. 155')

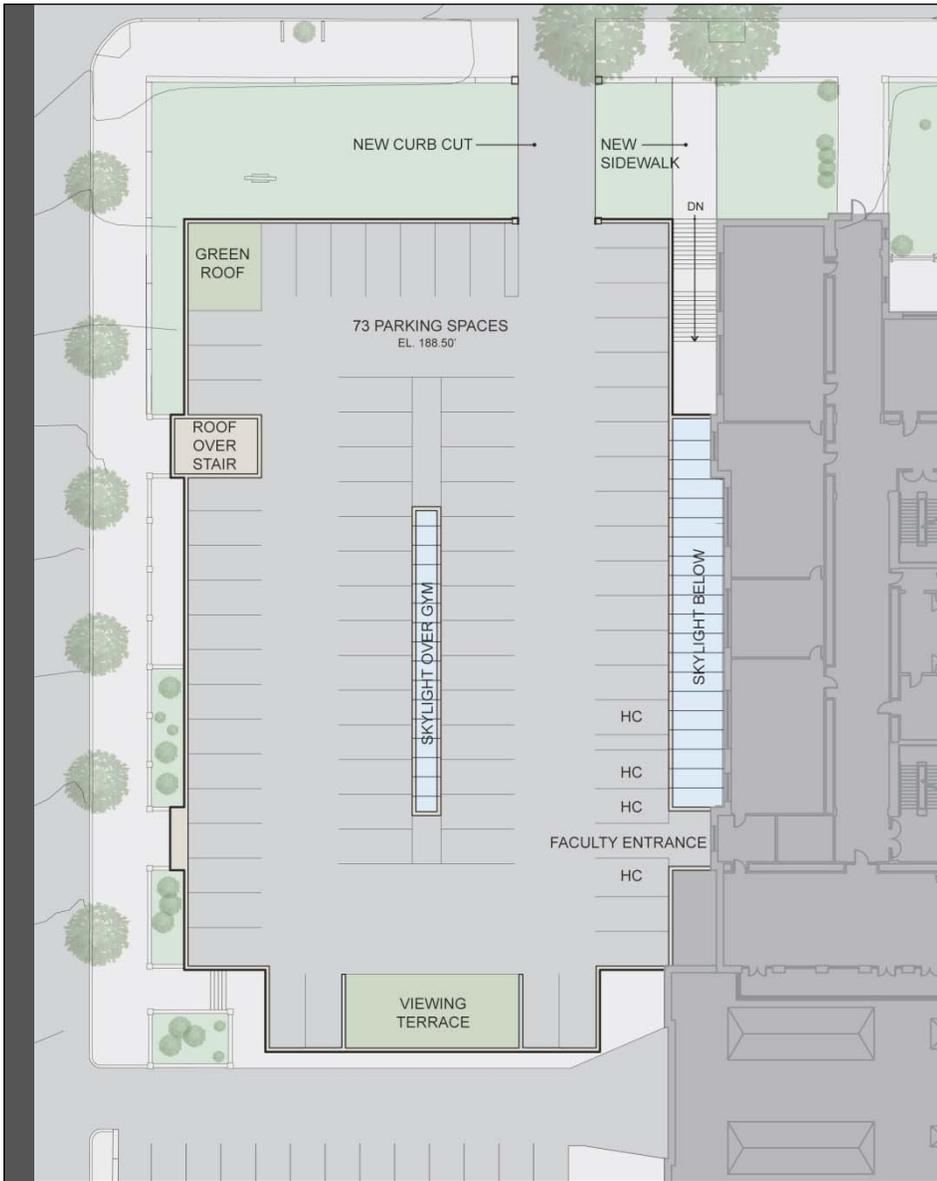
Text

WEST GYM – LOWER PLANS

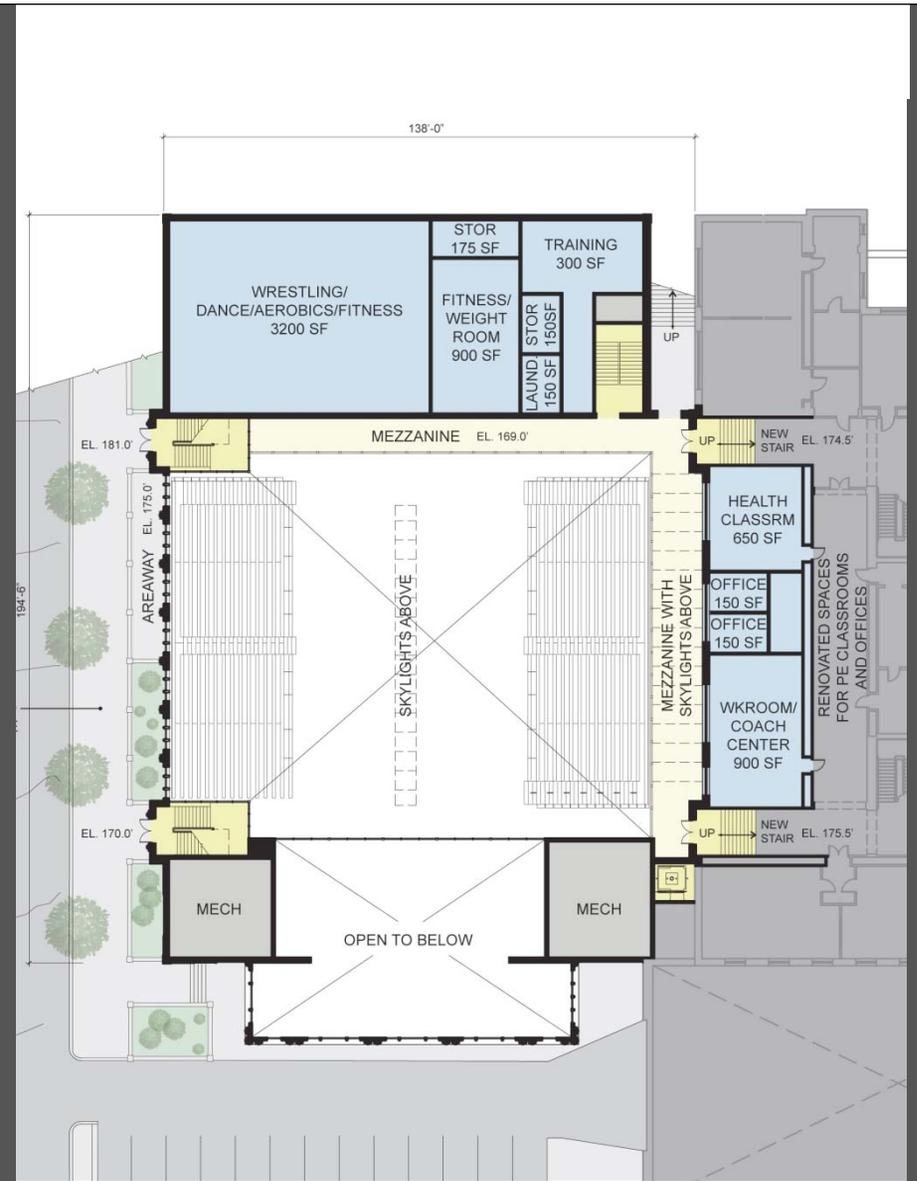
CARDOZO SENIOR HIGH SCHOOL

HARTMAN-COX/GRIMM + PARKER ARCHITECTS





ROOF/PARKING PLAN (EL. 188.5' FIRST FLOOR)



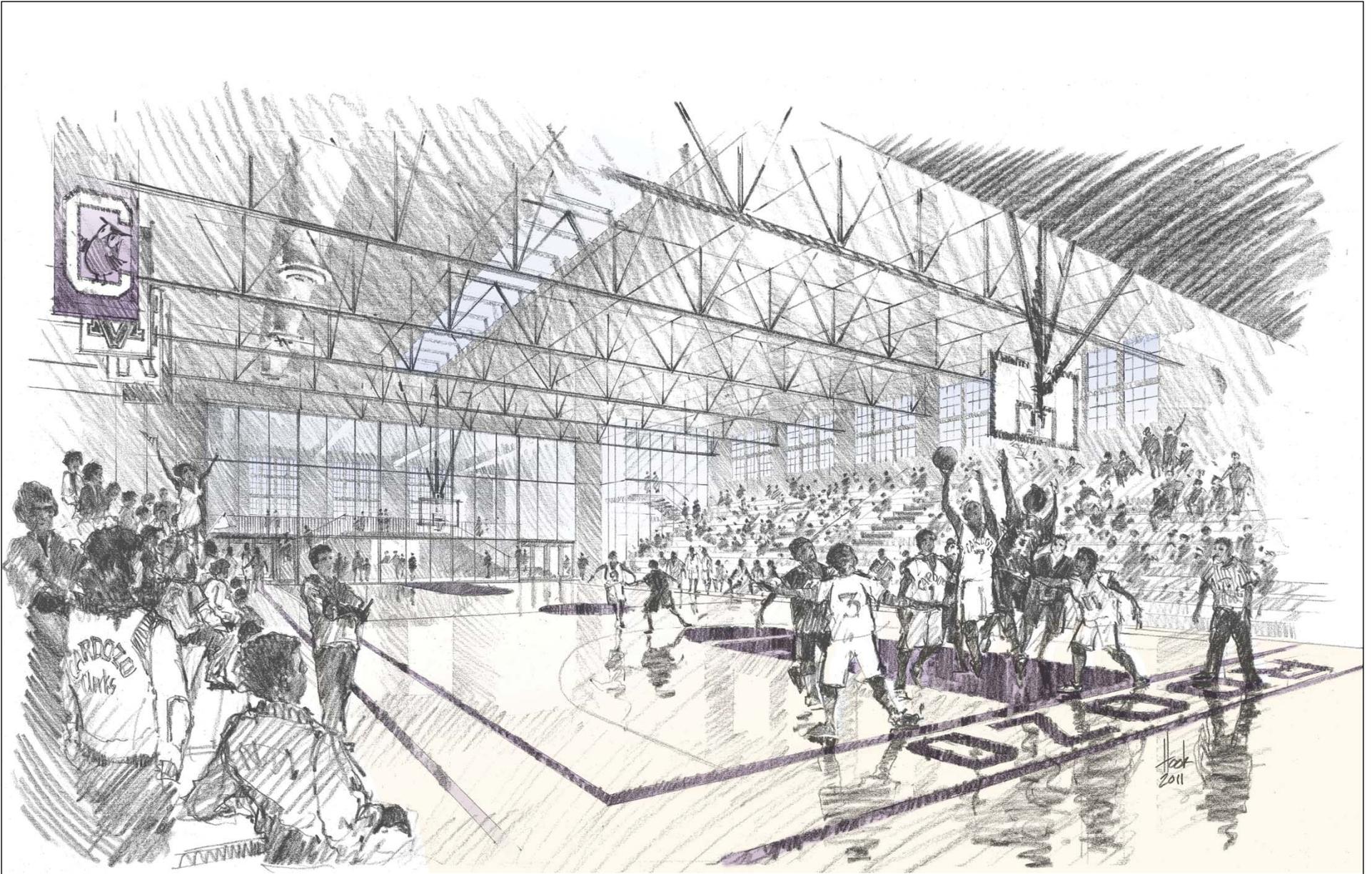
MEZZANINE PLAN (EL. 169.5' GROUND FLOOR)

WEST GYM – UPPER PLANS

CARDOZO SENIOR HIGH SCHOOL

HARTMAN-COX/GRIMM + PARKER ARCHITECTS



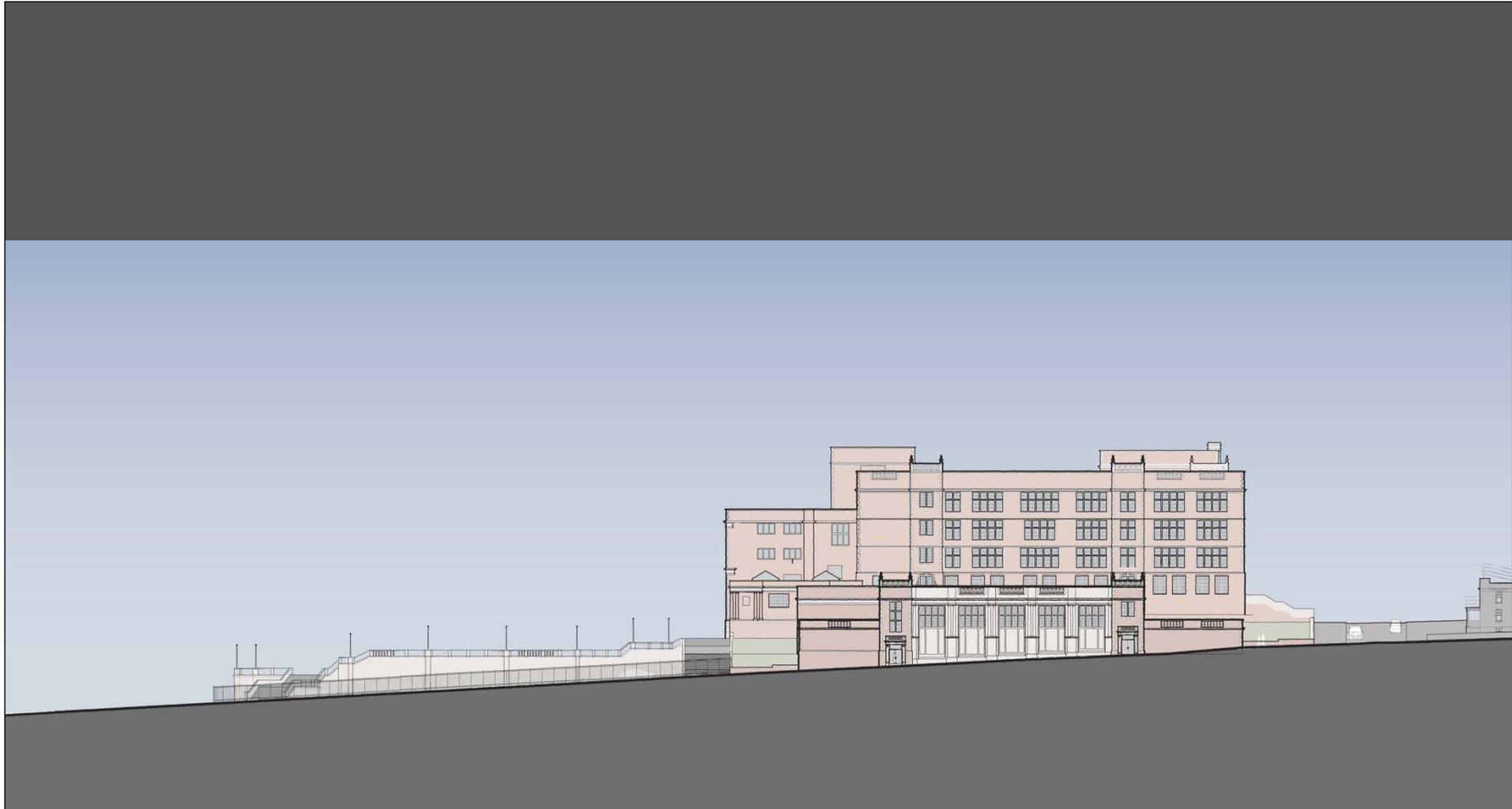


WEST GYM – INTERIOR RENDERING

CARDOZO SENIOR HIGH SCHOOL

HARTMAN-COX/GRIMM + PARKER ARCHITECTS





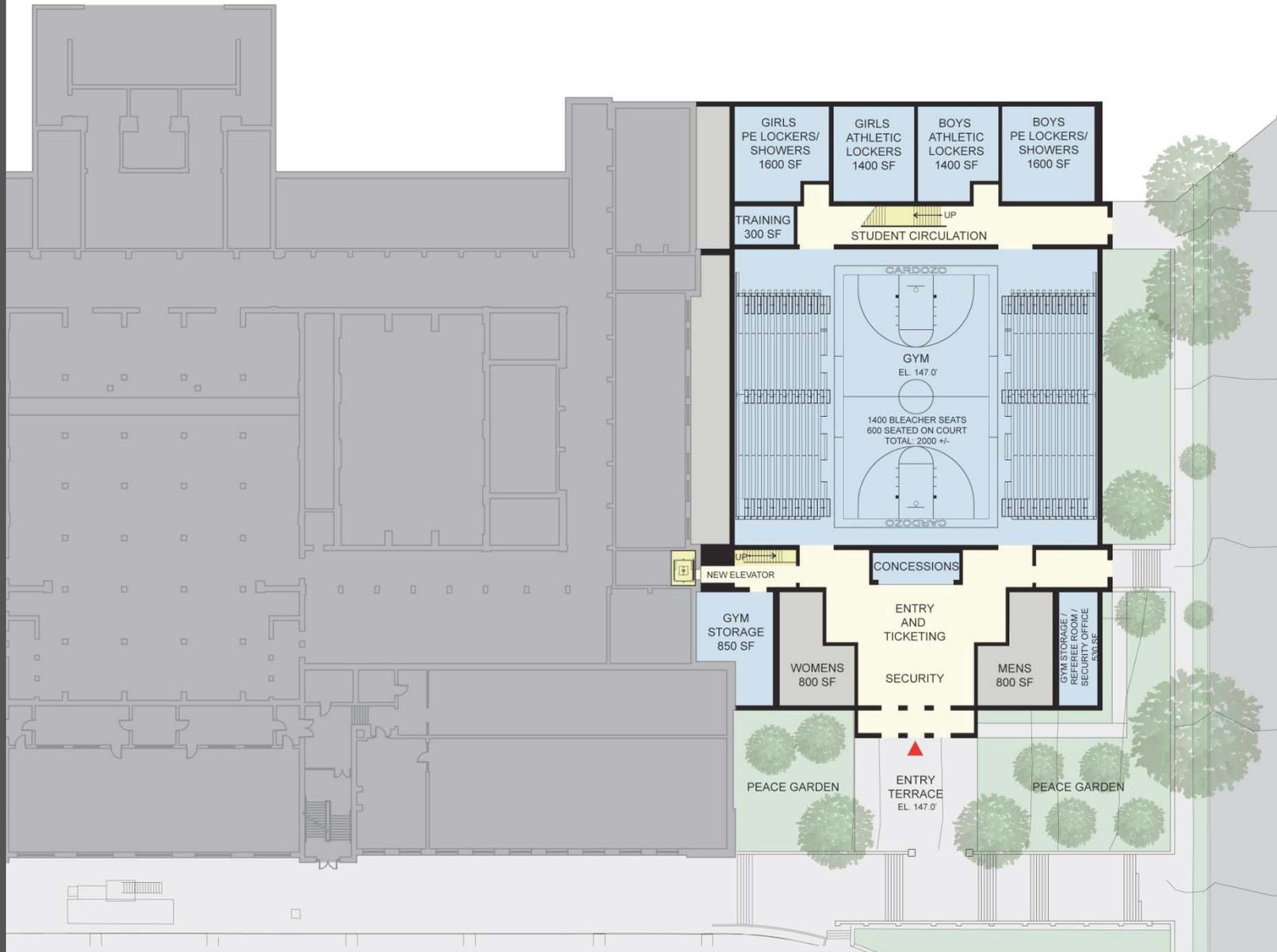
EAST ELEVATION

EAST GYM – EAST ELEVATION

CARDOZO SENIOR HIGH SCHOOL

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EAST GYM – GYM LEVEL PLAN (147.0')

CARDOZO SENIOR HIGH SCHOOL

HARTMAN-COX/GRIMM + PARKER ARCHITECTS



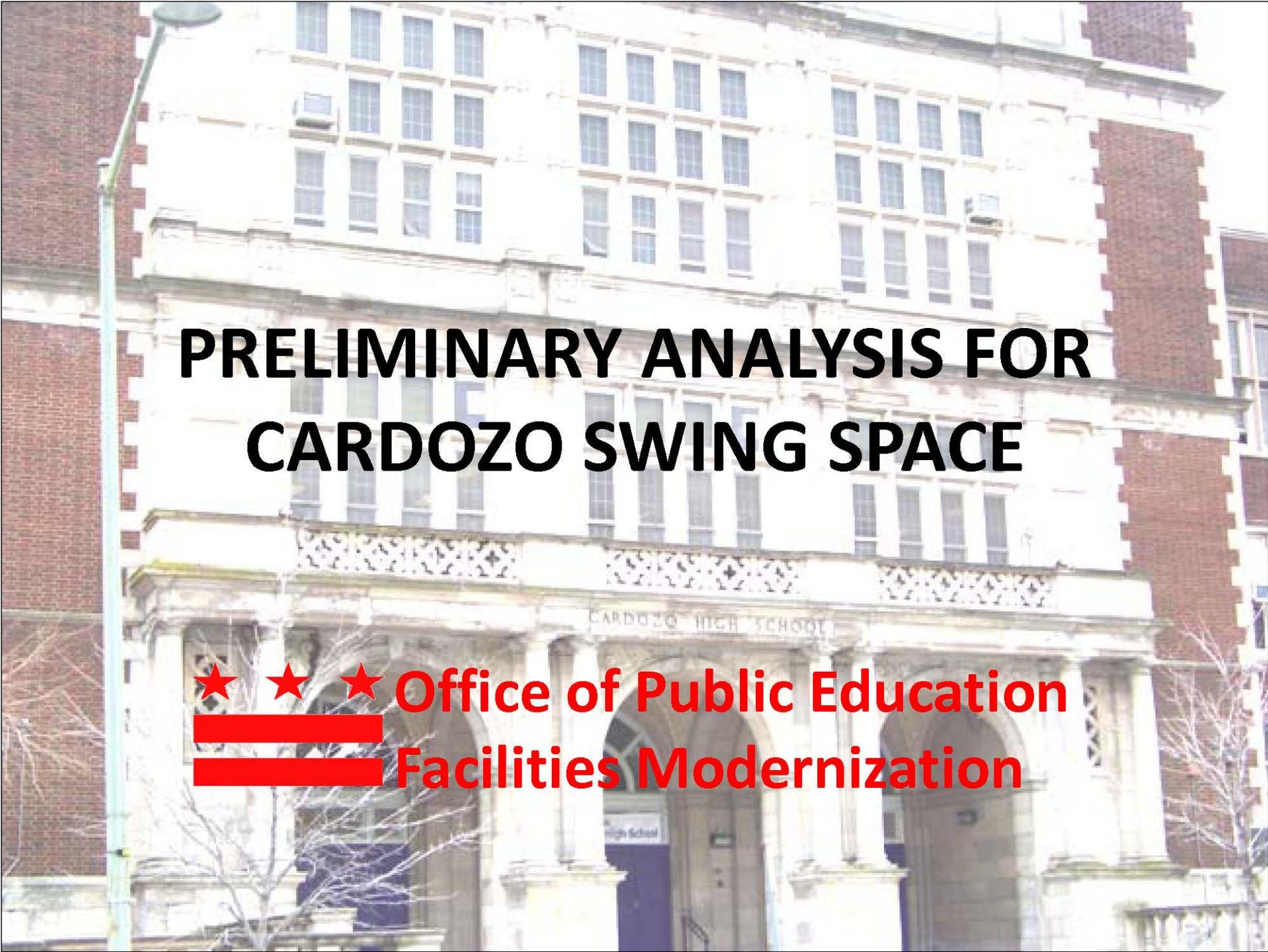


EAST NATATORIUM – POOL LEVEL PLAN (EL 147.0')

CARDOZO SENIOR HIGH SCHOOL

HARTMAN-COX/GRIMM + PARKER ARCHITECTS



A photograph of the Cardozo High School building, a multi-story structure with a prominent white facade and red brick accents. The building features a classical portico with columns and arches at the ground level. The text "CARDOZO HIGH SCHOOL" is visible above the entrance. A street lamp is visible on the left side of the frame.

PRELIMINARY ANALYSIS FOR CARDOZO SWING SPACE

★ ★ ★ Office of Public Education
████████████████████
████████████████████ Facilities Modernization

What's being done

- **Gym – Understand the issue. Options are being examined including:**
 - **MOU with nearby facilities**
 - **Staging of construction at Cardozo to maintain access to the ground floor gym**
 - **Use of facilities at another DC High School**
- **Preparation of Meyer building**
 - **Toilet Classroom upgrades**
 - **Security**
 - **Electrical Upgrades**
- **Trailers**



Preliminary Analysis for Cardozo Swing Space

Swing Plan Analysis: Overview

1. Why Swinging Cardozo Students to Meyers is the best option

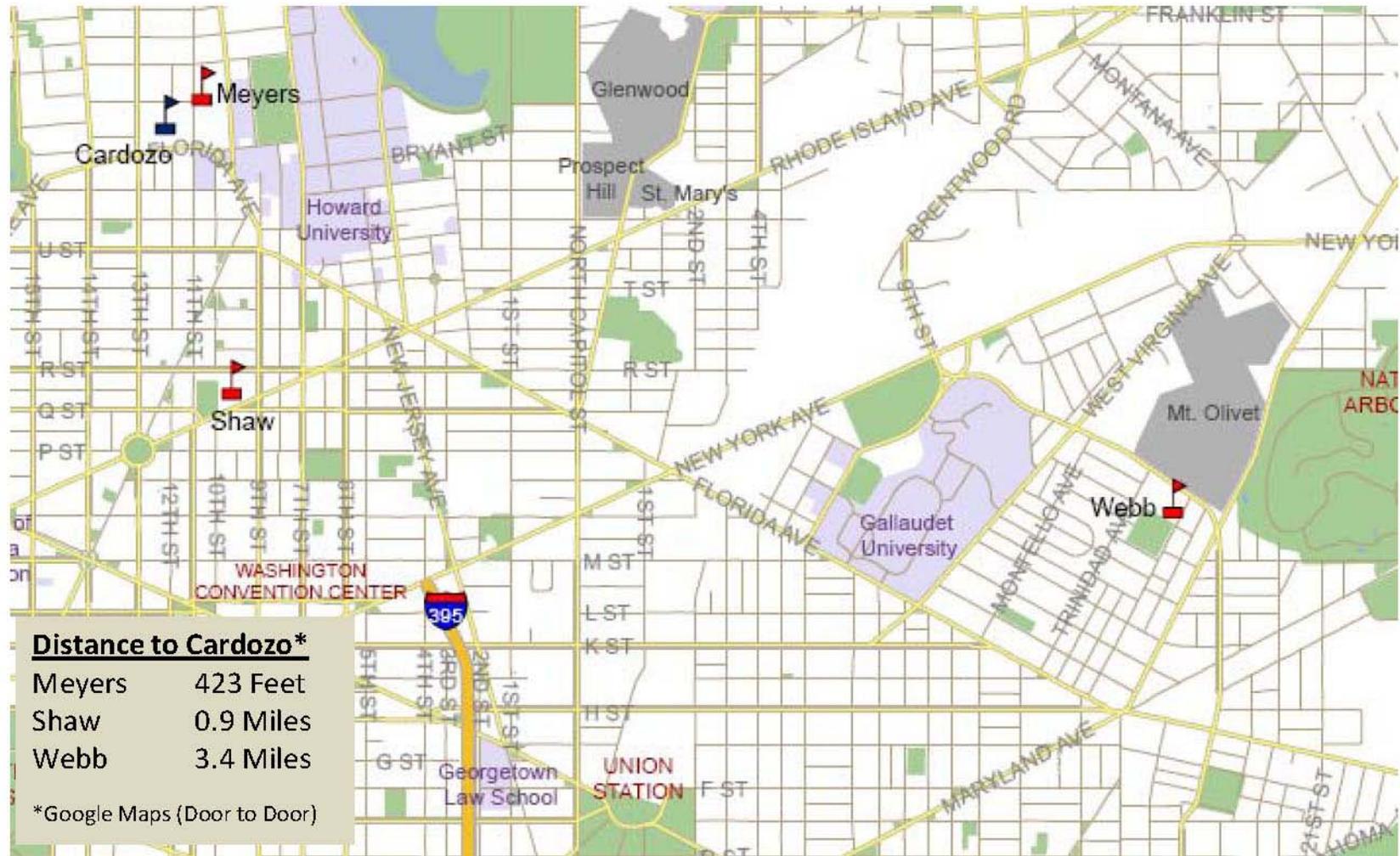
- Swinging all students within Cardozo SHS is an impediment to construction, due to site constraints – addition required / phasing / staging / etc.
- Existing school has 62 existing classrooms of which 53 classroom spaces are required to meet student to teacher ratio . This requirement precludes swinging on site.
- Instructional / Administrative space to be housed at Meyers leveraging the trades program to remain at Cardozo, along with use of playing field and other co-related spaces
- Future Swing Site for – Cardozo / Banneker / Washington Metropolitan (KC Lewis) / Bruce Monroe @ Parkview
- Proximity to Cardozo (across the street) / Community Support
- Most Cost Effective Solution - \$3.6M

2. Other Swing Space Options

- Shaw JHS – Open Space – Requiring Substantial Improvements / DCPS Furniture & File Storage Relocation Required / Substantial Capital Investments -\$11.4M / Modernization planned for 2013
- WEBB MS – Cross Town Commute / Diminished Student Population / Potential Student Co-Mingling Concerns (cross-town rivalry)
- UDC – Bldg 52 – Cross Town Commute / Diminished Student Population

Preliminary Analysis for Cardozo Swing Space

Swing Plan Analysis: Map



Preliminary Analysis for Cardozo Swing Space

Cardozo SHS: Program of Requirements

- **Enrollment – 644 Students / 60 Teachers**
 - 9th Grade – 250 Students
 - 10th Grade – 146 Students
 - 11th Grade – 131 Students
 - 12th Grade – 117 Students
- **Ratio of 11 Students per Teacher**
 - 35% of Students – Special Needs (Requiring Smaller Class Size)
 - 53 Classrooms Required due to Student / Teacher Ratio

Preliminary Analysis for Cardozo Swing Space Option #1: Swing On Site

Challenges

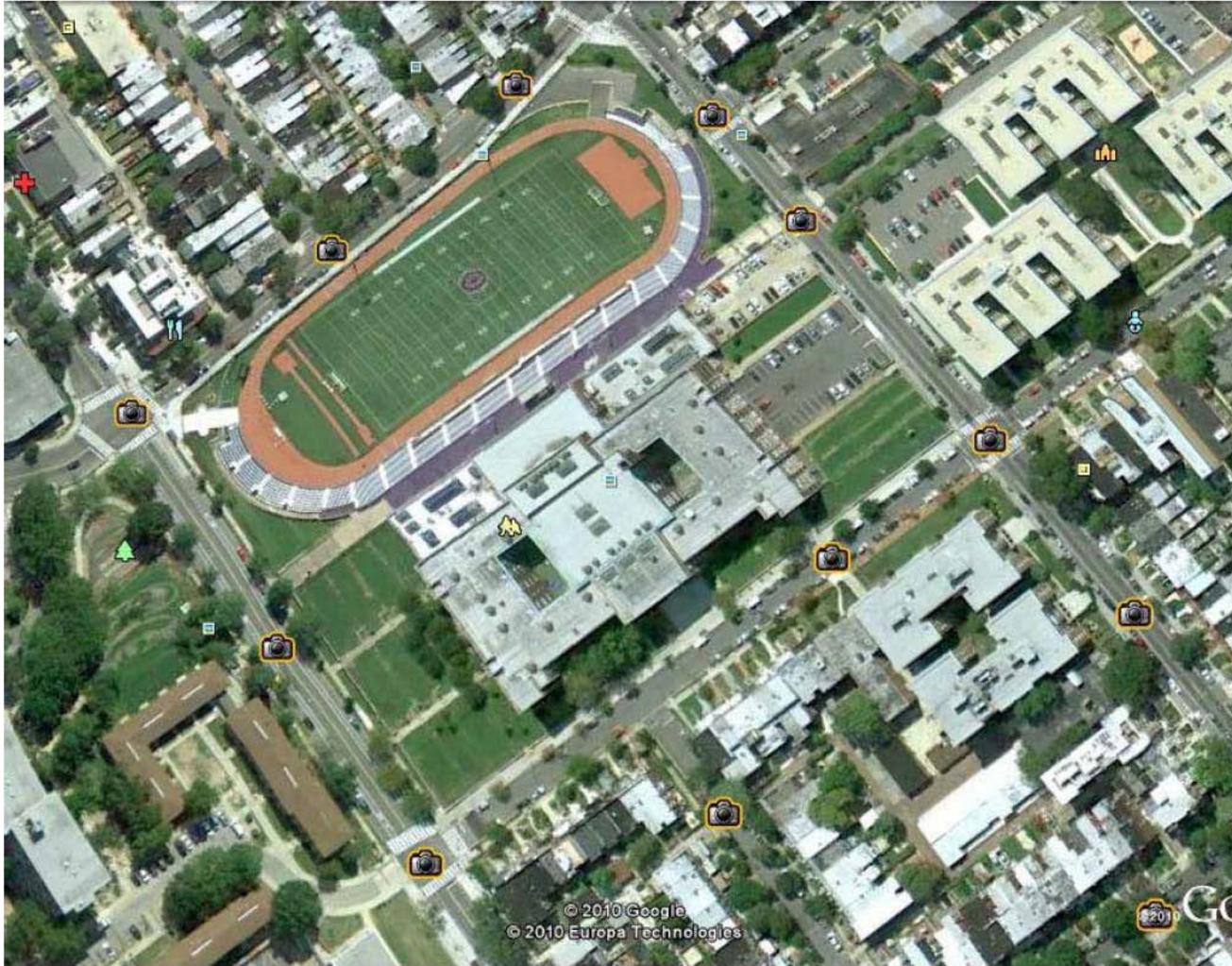
1. Confined Site

- **Construction Logistics**
 - **Construction Sequencing / Phasing Constraints**
 - **Addition for Natatorium & Regulation Gymnasium / Staging**

2. Quantity of Classrooms Required Make Swinging on Site Impractical

Preliminary Analysis for Cardozo Swing Space

Cardozo SHS: Aerial View

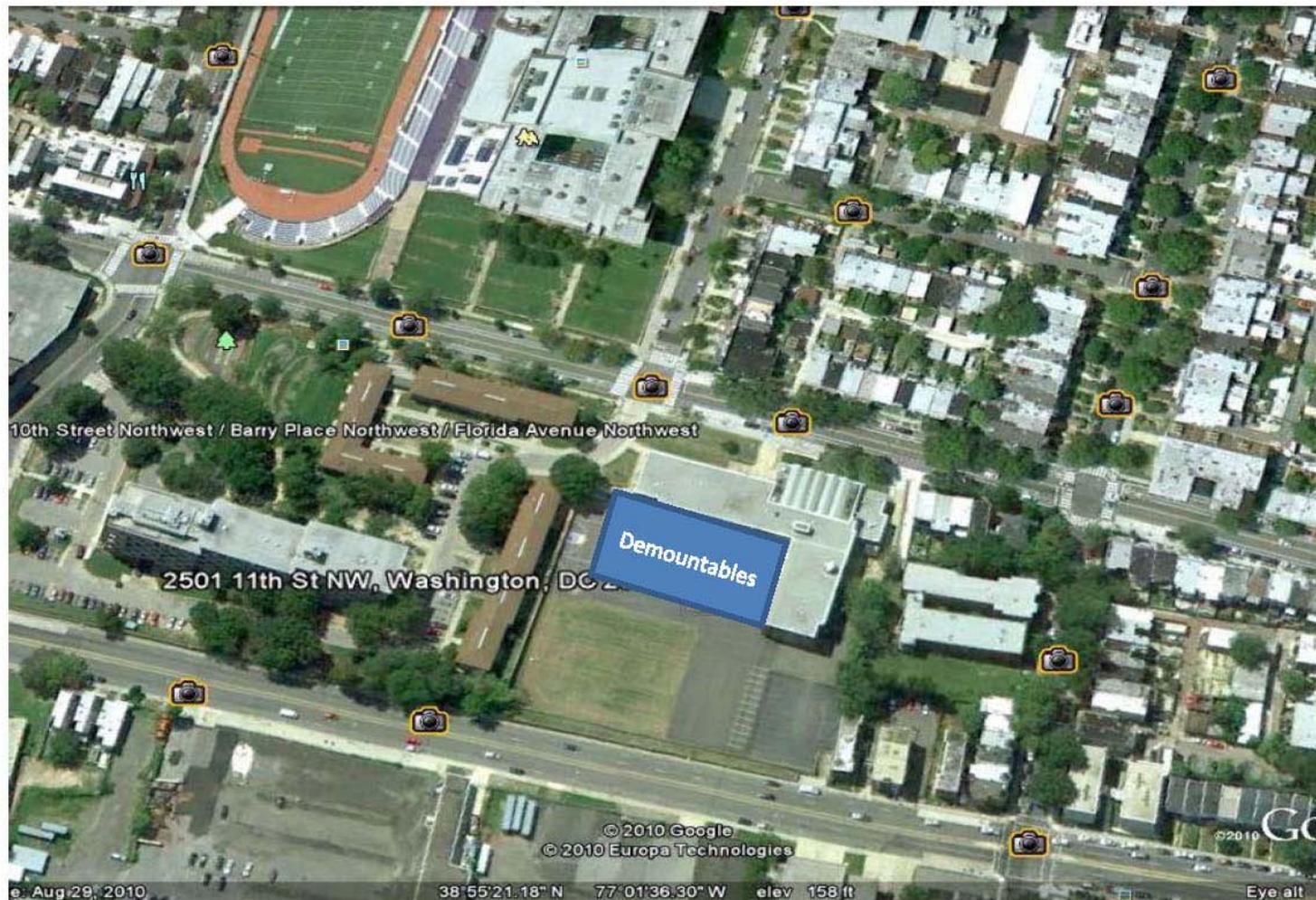


Preliminary Analysis for Cardozo Swing Space Option #2: Swing to Meyer Campus w/ Demountables

Pro's

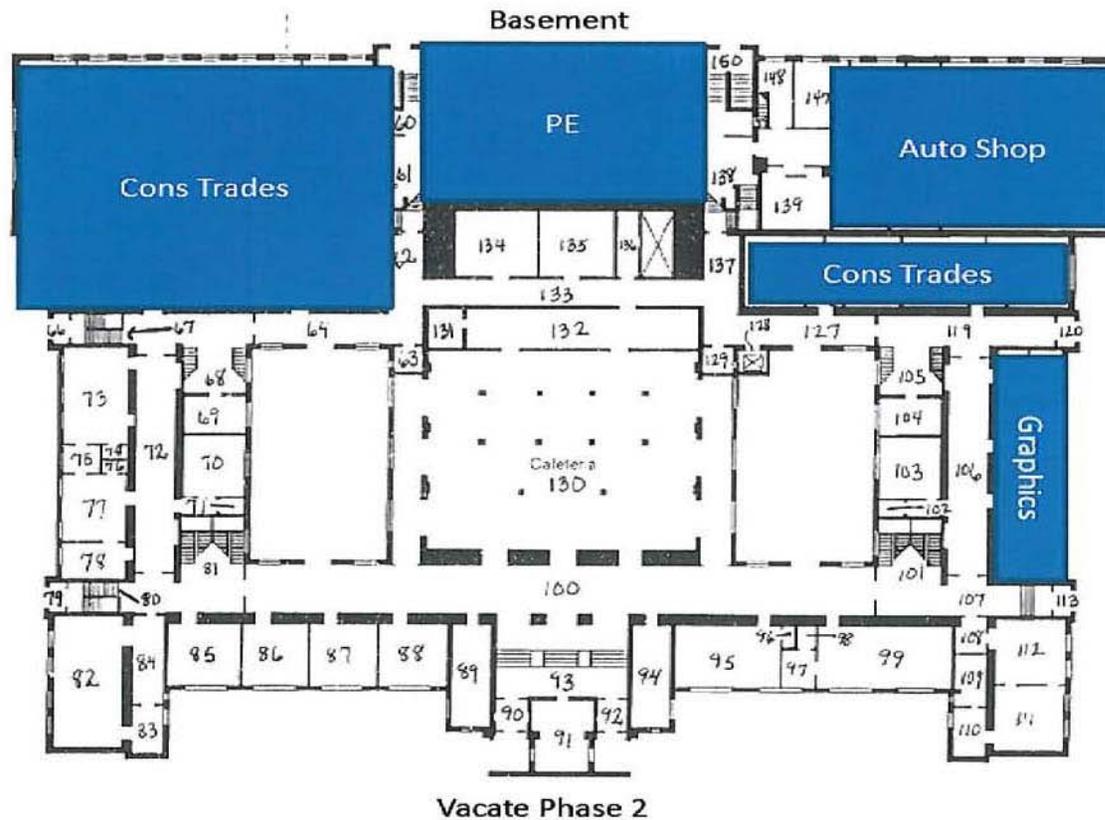
- 1. Proximity to Cardozo SHS**
- 2. Continue the Trades Program @ Cardozo SHS**
- 3. Use Existing Playing Field**
- 4. Football / Band**
- 5. Potential Swing Site for Future Schools**
 - Future Swing Site for – Cardozo / Banneker / Washington Metropolitan (KC Lewis) / Bruce Monroe @ Parkview**
- 6. Minimal Improvements - \$3.6 M (see estimate)**
- 7. Broad Community Support**

Preliminary Analysis for Cardozo Swing Space Cardozo @ Meyer Campus



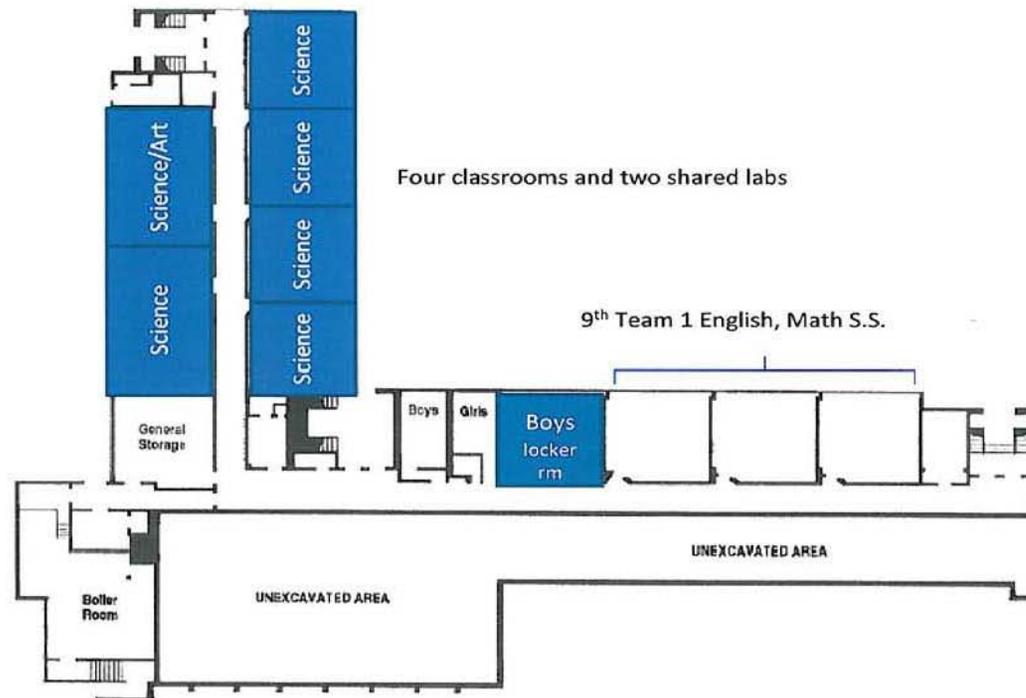
Preliminary Analysis for Cardozo Swing Space Cardozo @ Meyer Campus

Cardozo Campus



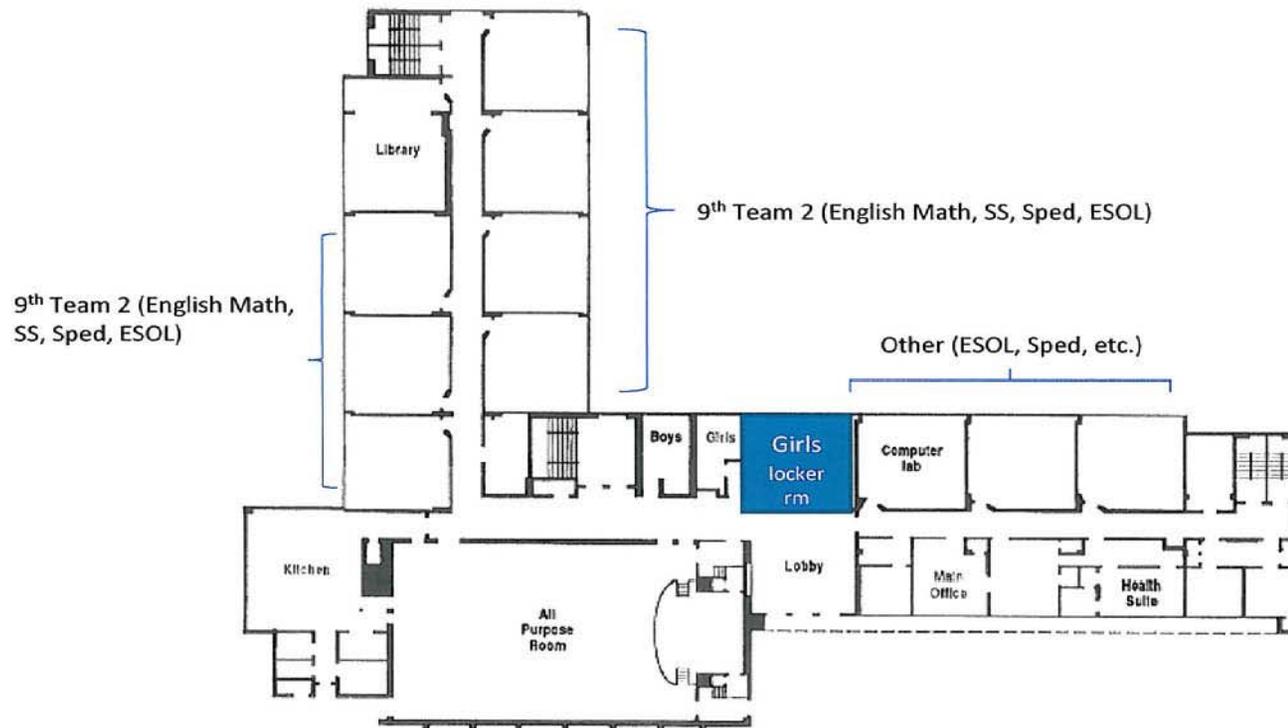
Preliminary Analysis for Cardozo Swing Space Cardozo @ Meyer Campus

Meyer Campus (GROUND FLOOR)



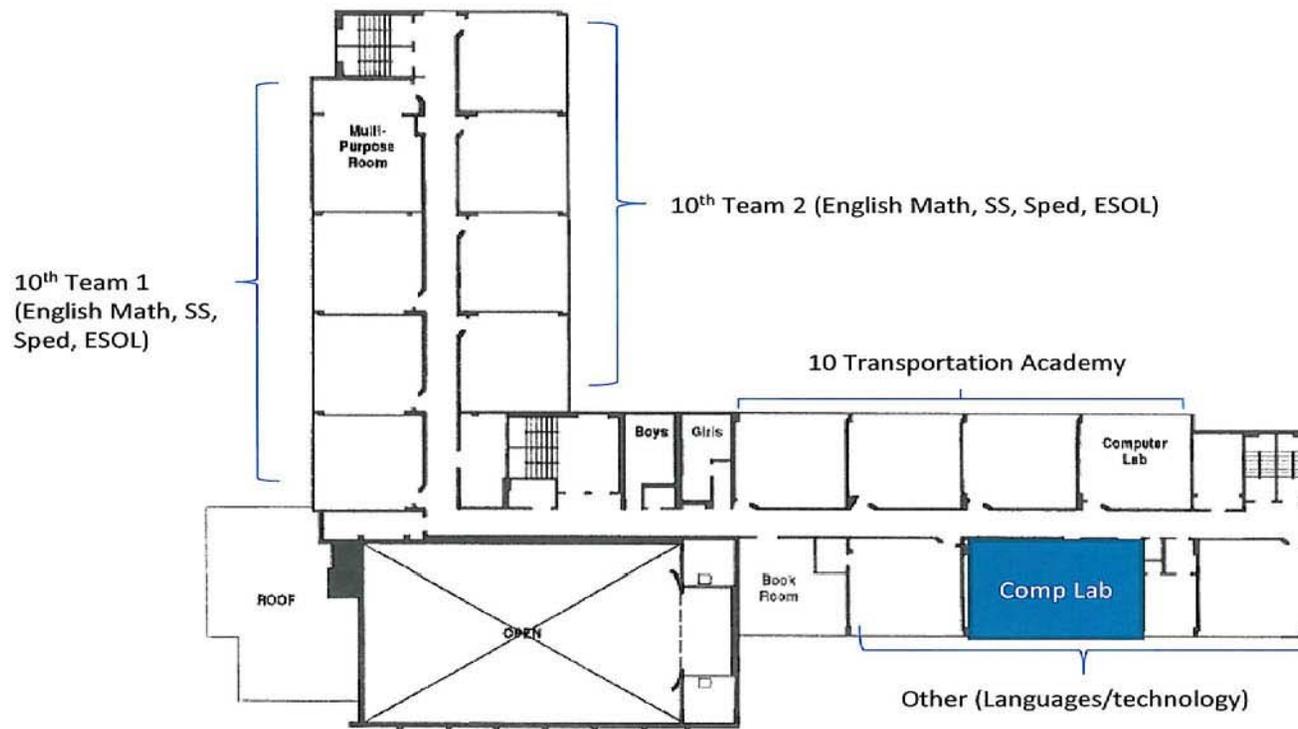
Preliminary Analysis for Cardozo Swing Space Cardozo @ Meyer Campus

Meyer Campus (FIRST FLOOR)



Preliminary Analysis for Cardozo Swing Space Cardozo @ Meyer Campus

Meyer Campus (SECOND FLOOR)



Preliminary Analysis for Cardozo Swing Space Option #3: Swing to Shaw JHS

Challenges

1. Planned Open Space School

- Re-Configure 50% of Instructional Space
 - Walls / Ceilings
 - Mechanical, Electrical, and Lighting Systems

2. Storage Site

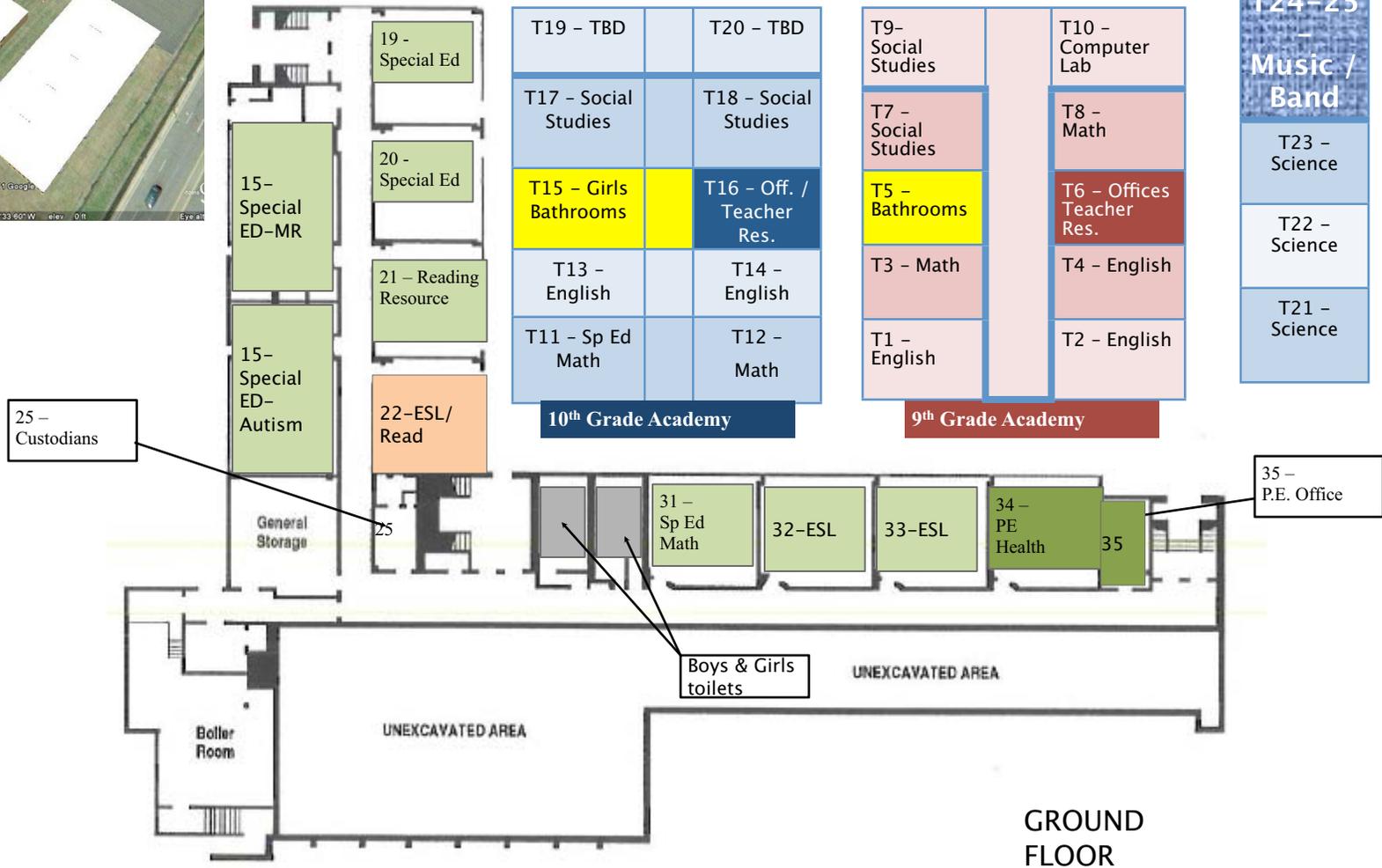
- DCPS Files Relocation
- DCPS Furniture Relocation

3. Major Capital Improvements - \$11.4M (see estimate)

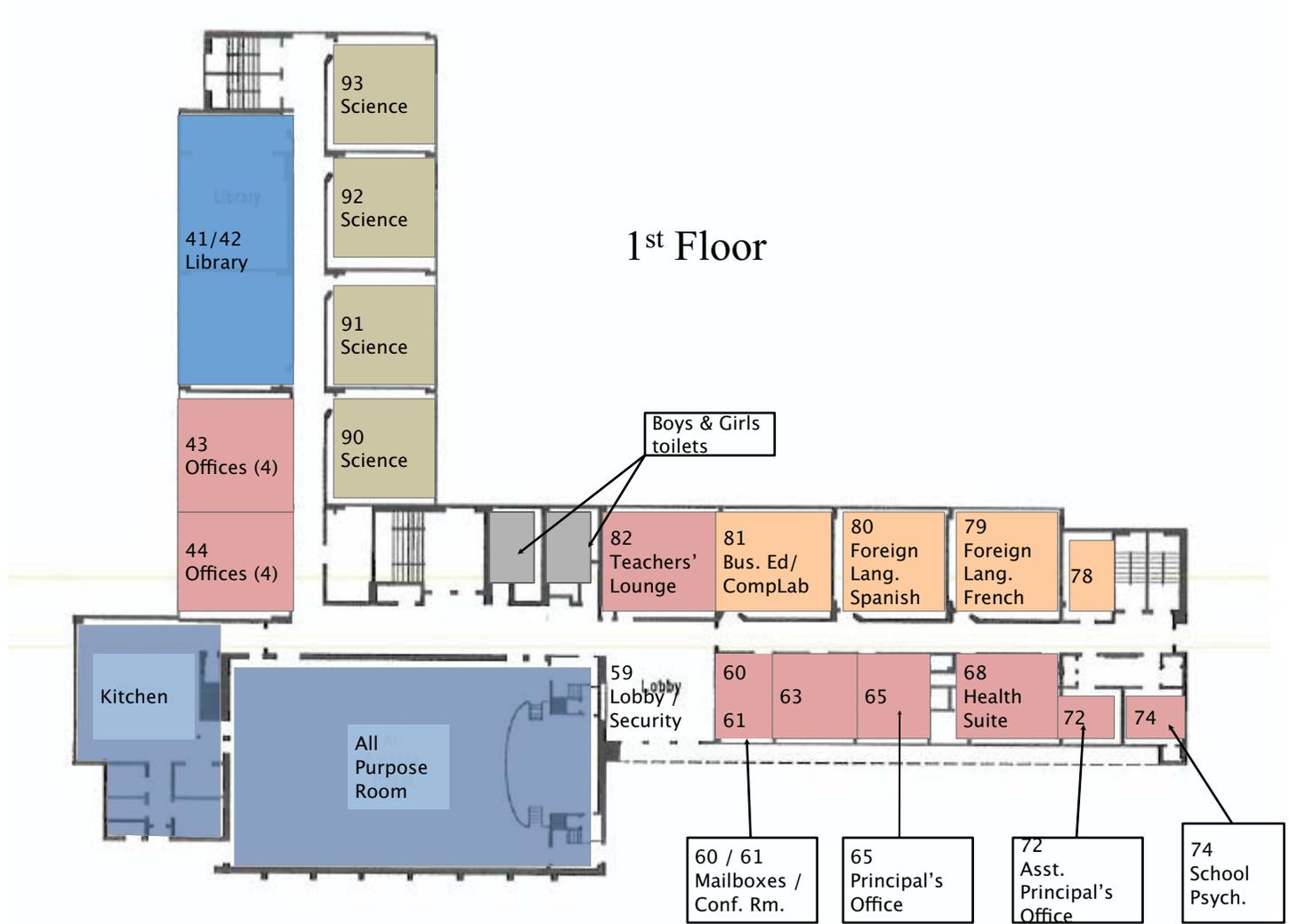
- Interior Re-Configuration of Space
 - Walls / Ceilings / MEP
 - Addition for Natatorium & Regulation Gymnasium / Staging



T28 - Construction Academy And Storage	T27 - Classroom	T25 Trans-Tech Academy And Storage
	T26 - Restroom	



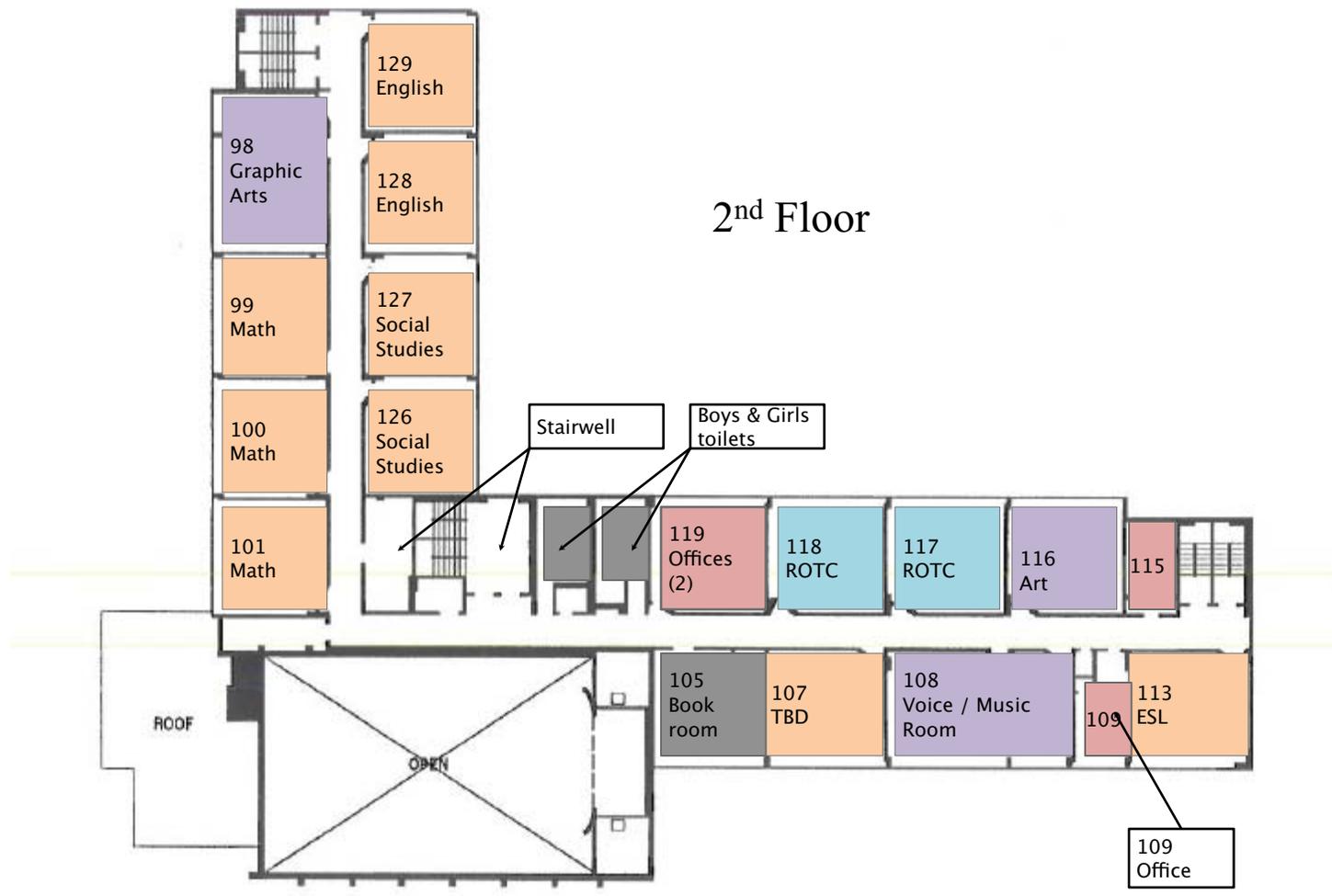
Meyer floor plan



1st Floor

FIRST FLOOR

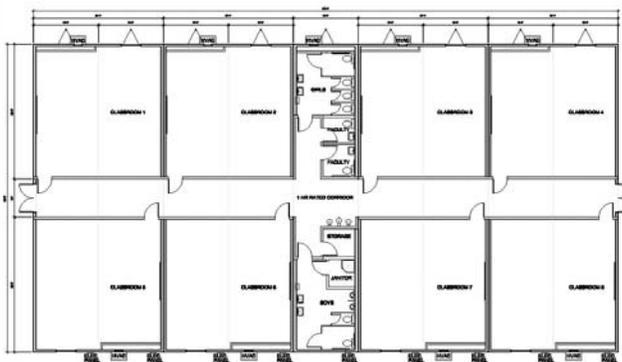
Meyer floor plan



2nd Floor

SECOND FLOOR

Meyer floor plan



- Size:**
- 65' Long (Excluding 3' Htch)
 - 164' Width (max)
 - 8' Interior Ceiling Height
 - Designed to Allow for Future Building Expansion and Reduction with Minimal Effort
 - Easily Relocatable to Another School Site to meet Fluctuating Student Enrollment

- Interior Features:**
- Integral Secluded Interior Corridor (1-hr fire rated)
 - Recycled Glassless Carpet Tile (Low-VOC) or Vinyl Composite Tile (VCT) Flooring
 - Vinyl Wrapped Gypsum Wall Finish
 - T-Grid Suspended Ceiling System
 - Steel Clad Interior Doors with View Block and Dead Bolt Lock
 - 6' x 4' Marker Board at Teaching Wall
 - 8' x 4' Tack Board at Teaching Wall

Exterior Features:

- Hard Panel Exterior Siding
- Contrasting Color Hard Panel Trim
- Building Rated to Withstand 125 mph Wind Speed
- Commercial Grade Vapor Barrier Building Wrap

Doors and Windows:

- Steel Clad Double Exterior Doors with View Block and Dead Bolt Lock
- Dual-glazed Horizontal Slider Exterior Windows

Roof:

- Mono-Slope Roof Designed to Divert Drainage away from Doors and Windows
- Gutter and Downspouts
- Energy Efficient White Cool Roof

Heating and Cooling:

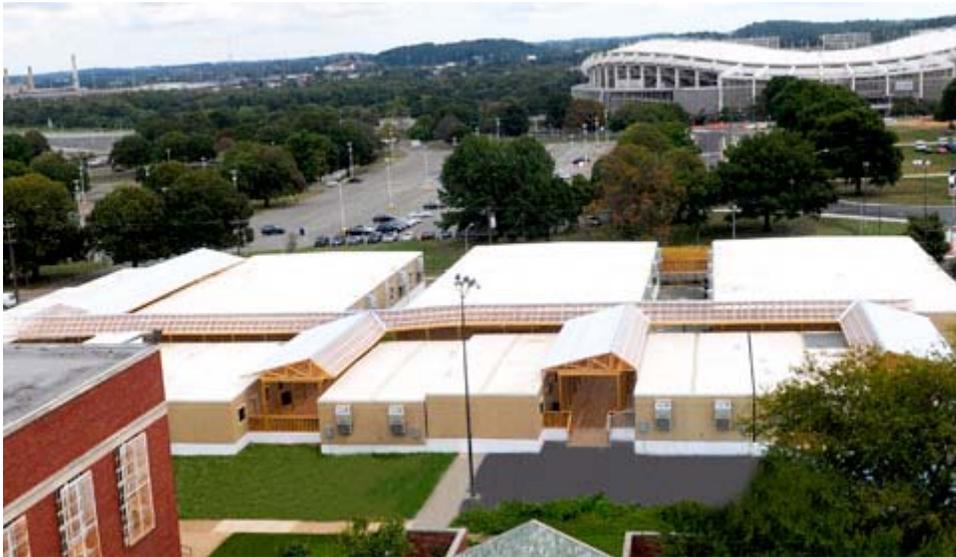
- Central Heating and Air-Conditioning with Ducted Supply and Return Air Plenum
- Adjustable Supply Air Diffusers for Optimal Air Distribution
- Programmable Thermostat
- Insulated Roof, Exterior Walls & Floor

Electric:

- 110v Duplex Receptacles along Exterior Walls
- Exterior Lighting Fixtures with Independent Switching
- Interior Recessed Fluorescent Fixtures with Independent Switching
- 125 amp Electrical Panel

Options:

- Galv-alum Handicap Access Ramp
- Galv-Alum Stairs
- Eco-Friendly Options
- Intelligent Energy Management System
- ADA Accessible Restroom Module
- Library or Administrative Office Module
- Laboratory Module
- Custom Exterior Paint
- Decorative Siding
- Seismic Restraint System



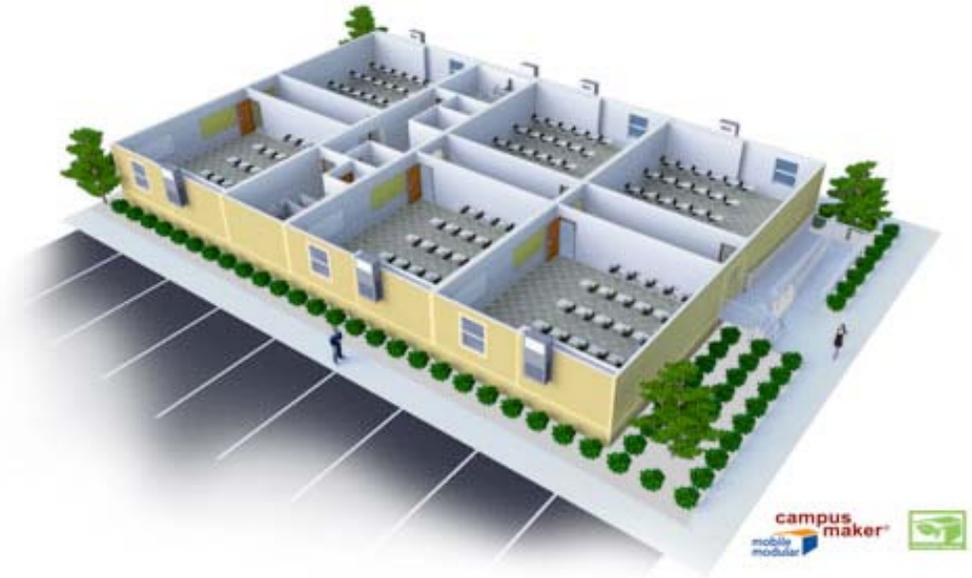
**CAMPUSMAKER
MODPOD® Classroom**
65' x 164'
(10,660 Sq. Ft.)

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Demountable trailer examples

***** OFFICE OF PUBLIC EDUCATION FACILITIES MODERNIZATION**



Demountable trailer examples

 OFFICE OF PUBLIC EDUCATION FACILITIES MODERNIZATION

Construction Schedule

CARDOZO DESIGN/CONSTRUCTION SCHEDULE

CONCEPT DESIGN PHASE	12/15/2010	-	03/09/2011
CONCEPT OWNER REVIEW	03/11/2011	-	03/24/2011
SCHEMATIC DESIGN PHASE	03/10/2011	-	05/05/2011
SCHEMATIC OWNER REVIEW	05/06/2011	-	05/20/2011
DESIGN DEVELOPMENT PHASE	05/06/2011	-	09/01/2011
DESIGN DEV. OWNER REVIEW (100%)	09/05/2011	-	09/23/2011
CONSTRUCTION	12/23/2011	-	07/31/2013
SUBSTANTIAL COMPLETION	08/05/2013		



Swing Space Schedule

BOXES DELIVERED FOR PACKAGING DELIVERY DUMPSTERS TO CARDOZO DELIVERY / SETUP DEMOUNTABLES AT MEYER	FIRST WEEK OF MAY 2011 MAY, 2011 07/01/2011 - 08/10/2011
1ST PHASE: PURGING/SALVAGING ➤ UNESSENTIAL ITEMS OUT OF CARDOZO/TRASH OR SALVAGE TO WAREHOUSE	10/14/2011 - 10/14/2011
2ND PHASE: MOVING ➤ UNESSENTIAL ITEMS OUT OF CARDOZO, AND BEGIN MOVING SPECIFIC ITEMS TO MEYERS/TRAILERS	12/06/2011 - 12/06/2011
3RD PHASE: MOVE MEYER STUDENTS TO TAKOMA EC ➤ BOTH CHRISTMAS AND NEW YEARS DAYS ARE ON SUNDAYS; THE HOLIDAY BREAK IS FROM 12/22 THRU 01/02/12..... THE LAST DAY OF CLASSES IS DECEMBER 21 STUDENTS REPORT BACK ON JANUARY 3RD. ➤ TEACHERS TO REPORT TO RE-ORGANIZE THEIR CLASSROOMS (AT TAKOMA), BEGINNING ON DECEMBER 23TH	12/21/2011 - 12/22/2011
4TH PHASE: MOVING CARDOZO INTO MEYER ➤ ALL REMAINING NECESSITIES FROM CARDOZO	12/23/2011 - 01/02/2012
5TH PHASE: CARDOZO STAFF RE-ORGANIZE AT MEYER	12/28/2011 - 01/02/2012





WEST GYM

CARDOZO SENIOR HIGH SCHOOL

HARTMAN-COX/GRIMM + PARKER ARCHITECTS

