

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



FEBRUARY 2011 MONTHLY REPORT

Submitted to:

**Acting Executive Director
Ollie Harper Jr.**

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MONTHLY REPORT – FEBRUARY 2011

1.0 EXECUTIVE SUMMARY

This report summarizes work completed during the month of February, 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 February 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 February 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 which 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 which violate codes or jeopardize the health or safety of the students and staff in the inventory of DCPS schools. In addition, Stabilization will correct facility problems that negatively impact the learning environment of the 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 of 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 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 2010 for Adams MS, Beers ES, 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 the summer of 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 the 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 work will be incorporated into the whole building modernization.

.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, the 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, 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 April 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 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, , and Seaton ES are scheduled to receive a 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 and Bridging Architects were selected 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, and design work commenced immediately thereafter. Currently, Concept Design are essentially complete, and project teams are in process of presenting same to the School Improvement Teams.

The Request for Proposals (RFP) for design-build services was issued January 24th, and proposals were received on February 18th. Evaluation of the proposals is active, and a recommendation for award is expected the week of March 7th.

5.0 DPR/SPECIAL PROJECTS

The Office of Public Education Facilities Modernization ("OPEFM") has entered into a mentorship program with the Department of Parks and Recreation ("DPR") to assist DPR staff in learning best practices from OPEFM and reforming its capital projects department, and to establish reporting requirements for Certified Business Enterprise and District resident participation in their capital projects.

In accordance with the Mentorship Program, the following projects are currently underway in various stages of design, procurement and construction by OPEFM/DPR:

1. Bald Eagle Recreation Center
2. Barry Farm Recreation Center
3. Chevy Chase Recreation Center
4. Fort Stanton Recreation Center
5. Guy Mason Recreation Center
6. Eleventh and Monroe Park
7. First and Florida Avenue Park
8. Joe Cole Community Center & Park
9. Justice Park
10. Kenilworth Recreation Center
11. New York Avenue Playground
12. Newark Park
13. Park View Field
14. Raymond Recreation Center
15. Rosedale Recreation Center
16. Seventh and N Street Park
17. Shepherd Field
18. Tenth Street Park
19. Watkins Park

OPEFM has incorporated an expedited procurement and delivery process for all of its capital projects and has incorporated a similar methodology for the DPR capital projects transferred under the Mentorship Program.

The prescribed project delivery approaches include: design-build, modified design-build, and lump sum bidding delivery methods. OPEFM closely reviews each project scope, schedule, budget, and design, if previously completed, in concert with DPR, to determine the best delivery approach for each respective project.

OPEFM and DPR meet on a weekly basis to develop a weekly update documenting discussions surrounding all DPR projects in detail for the various activities required during pre-construction and construction. In conjunction with DPR, OPEFM has made significant progress since the execution of the Mentorship Program. Detailed project updates are provided later in this report which indicates the status to date on a per project basis

6.0 FULL MODERNIZATION PROJECTS

- Anacostia SHS
- Cardozo SHS
- Dunbar SHS
- HD Woodson SHS
- Janney ES
- Wilson SHS

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
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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 is slated to begin 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: +/- 205,000 gsf
- Construction Type: Renovation/Adaptive Re-use
- Construction Cost / Square Footage: +/- \$215
- Current Enrollment: 900
- Modernized Capacity: 1200

Budget Analysis	Capital Allocation
- Total program budget:	\$61,499,400
- Design budget:	\$2,932,085
- Project management budget:	\$2,010,000
- Construction budget:	\$52,700,000
- FF&E budget:	\$3,400,000

Stimulus Funding/Inter Agency Funds	Capital Allocation
- DDOE	\$1,107,500

Schedule	Start /Completion Date	Percent Complete %
- Preconstruction	March 2009/June 2010	100%
- Construction	June 2010/	35%
- Close out	N/A	0%

Milestone	Date
- Design Start	March 2009
- Ground Breaking	June 2010
- Building Permit	September 2010
- Substantial Completion	N/A
- Project Completion	N/A
- Ribbon Cutting	N/A

Project Team	Firm	Program Manager
- Program Manager	OPEFM/ DCPEP	Jay Brinson/ Nikkia Martin
- Architect	Sorg Architects	Rachel Chung
- Contractor	Forrester/EEC of DC	Debbie Watt

Current Status: In February the existing walls were laminated and ceramic tile was installed in the corridors in building D. The hanging of drywall, bulkhead installation and shaft installation were completed in building D as well. Steel for the roof and connector was installed for building E. Demolition for the elevator shafts was completed and the CMU walls are in process for the new shaft. Ductwork was completed in the basement and the remaining is in fabrication. Mechanical piping was installed up to the 3rd floor for the ERUs. Cistern tank excavation is ongoing along with the outside drain installation. 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.

Issues: Changes to the drawing sets that occurred after the issuance of the GMP Basis documents have led to multiple cost increases that are putting strain on the budget. In addition, there are exposures associated with allowances that were included for HAZMAT abatement and unforeseen conditions. A comprehensive review of all cost implications is underway.

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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. 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.

This project is the full modernization of Cardozo High School with additions of a natatorium and gym, in accordance with the Ed Specs will 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.

Project Data

- Existing Building Square Footage: 355,000 gsf
- Modernized Building Square Footage: 355,000 gsf
- Construction Type: Renovation / Adaptive re-use / Addition
- Construction Cost / Square Footage: \$192.66 / sf
- Current Enrollment: 650 students
- Modernized Capacity: 847 Students

Budget Analysis	Capital Allocation
- Total program budget:	\$68,200,000
- Design budget:	\$4,966,672
- Project management budget:	\$1,379,631
- Construction budget:	\$55,185,250
- FF&E budget:	\$2,483,336

Stimulus Funding/Inter Agency Funds	Capital Allocation
-	-

Schedule	Start /Completion Date	Percent Complete %
- Preconstruction	July, 2011	0%
- Construction	December, 2011 – August, 2013	0%
- Close out	TBD	0%

Milestone	Date
- Design Start	January, 2011
- Ground Breaking	TBD
- Building Permit	TBD
- Substantial Completion	August, 2013
- Project Completion	TBD
- Ribbon Cutting	TBD

Project Team	Firm	Program Manager
- Program Manager	OPEFM/DCPEP	Teresa Luther and Darryl Somerville
- Architects	Hartman-Cox Grimm and Parker	Lee Becker, Principal-In-Charge Stephen Parker, Principal-In-Charge
- Contractor	TBD	-

Current Status:

LEED/ Sustainable Design Initiatives: The project is designing toward LEED-Silver certification.

Issues: None to report.

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Major Project Briefing Sheet

PAUL LAWRENCE DUNBAR SENIOR HIGH SCHOOL



Description: Originally named the “M Street School” and later “Preparatory High School for Colored Youth” before being renamed in honor of poet Paul Laurence Dunbar in 1916, Dunbar was D.C.’s first high school for black students. Known for excellent academics which had some parents move to Washington specifically so their children could attend, its faculty was paid well by the standards of the time, earning parity pay to Washington’s white school teachers because they were federal employees. Dunbar also boasted a remarkably high number of graduates who went on to higher education.

The Paul Laurence Dunbar High School faced East on First Street, NW; built in 1916, it was a massive brick structure with stone trim, 400 feet long and 150 feet wide. Its architectural style was derivative of the Elizabethan period as is evidenced from its castellated cornice line, fenestrations, and ordering of its façade and main entrance, located in the middle of the symmetrical building. It was defined by two projecting crenellated towers which rose above the third floor of the building, symbolizing a fortress for learning. The towers contained a Greek Cross Motif. The parapet that connected the two towers contained an ornamental stone clock tipped by two stone finials and below it, the legend “Dunbar High School”.

Dunbar’s new school will promote advanced learning that not only promotes a healthy, comfortable environment for students and staff, but is cost efficient in construction and life-cycle costs for maintenance and operations. In line with the District’s goal of achieving LEED Silver Certification for the Schools or higher, the team is working vigorously to research and implement efficient energy sources and water-efficiency strategies.

The winning design has a central “Armory” reminiscent of the old Dunbar that efficiently connects the academic, administrative, auditorium and gymnasium spaces. The new design weaves sports fields of the school and recreation center together through the armory, fostering more frequent interactions between students and staff. The design also allows for ease of circulation and service, facilitating security through a single front entrance. The main entrance of

the building is located on N street facing south, putting the school in its historic original location. Visual transparency is maximized to let natural light into learning spaces, creating an agreeable learning and teaching environment. The design takes into account ease of maintenance as well as life-cycle costs to make the building more efficient.

Project Data

- Existing Building Square Footage: 343,400 sf
- Modernized Building Square Footage: 258,000 sf
- Construction Type: Raze and New Construction
- Construction Cost / Square Footage: \$353 ±
- Current Enrollment: 748
- Modernized Capacity: 1,100

Budget Analysis

- Total program budget: \$122,200,000
- Design budget: \$6,932,000
- Project management budget: \$3,700,000
- Construction budget: \$91,000,000
- FF&E budget: \$7,500,000

Capital Allocation

Stimulus Funding/Inter Agency Funds

Capital Allocation

-

Schedule

Start /Completion Date

Percent Complete %

- Preconstruction June 1, 2011 0%
- Construction Nov. 15, 2011 0%
- Close out July, 2014 (bldg. open Aug., 2013) 0%

Milestone

Date

- Design Start Jan. 6, 2011
- Ground Breaking Nov. 15, 2011
- Building Permit Sept., 2011 and Feb. 2012
- Substantial Completion July 15, 2013
- Project Completion July, 2014
- Ribbon Cutting TBD

Project Team	Firm	Program Manager
- Program Manager	OPEFM/ DCPEP	Teddy Gebremichael, CCM, LEED AP Casey Klein, LEED AP
- Architect	EE & K/Moody Nolan (JV)	Matt Bell, AIA, Sean O'Donnell, AIA, LEED AP, Patrick Williams, AIA,
- Contractor	TBD	TBD

Current Status:

- Schematic Design In progress
- Preliminary Project Cost Estimate in progress
- Geotechnical survey and soil sampling in progress
- Site Survey is complete
- Conducting meetings with public approval agencies, SIT, community partners, etc.

LEED/ Sustainable Design Initiatives:

Dunbar is planned to achieve LEED Gold certification in compliance with the US Green Building Council's LEED for Schools 2009 rating system criteria. Additional LEED funding is expected from the following sources;

- ARRA Stimulus Funds - Green Roofs (TBD)
- EPA - Innovative Storm Water Management Grant (TBD)

Issues: None to report.

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Major Project Briefing Sheet

H.D. WOODSON HIGH SCHOOL



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 based on the educational specifications approved by DCPS, Office of the Chancellor.

Project Data

- Existing Building Square Footage: 251,111
- Modernized Building Square Footage: 235,000
- Construction Type: Razing of old school and New Construction
- Construction Cost /Square Foot: 397.00
- Current Enrollment: 475
- Modernized Capacity: 900

Budget Analysis

- Total program budget:	\$102,916,000
- Design budget:	\$5,500,000
- Project management budget:	\$2,130,000
- Construction budget:	\$93,286,000
- FF&E budget:	\$2,000,000

Capital Allocation

Stimulus Funding/Inter Agency Funds

- ARRA Stimulus (Green Roof):	\$1,215,000
- EPA (Innovative Storm Wtr. Mgt.):	\$800,000
- Total:	\$2,015,000

Capital Allocation

Schedule

	Start /Completion Date	Percent Complete %
- Preconstruction	June 2008/June 2009	100%
- Construction	July 2008/August 2011	65%
- Close out	August 2011/December 2011	0%

Milestone

	Date
- Design Start	November 2007
- Ground Breaking	October 2008
- Building Permit	June 2008
- Substantial Completion	August 2011
- Project Completion	August 2011
- Ribbon Cutting	September 2011

Project Team

	Firm	Program Manager
- Program Manager	OPEFM/ DCPEP	Robert Hannan/Renard Alexander
- Architect	SHW/CGS	Bill Spack/Tom Wheeler
- Contractor	Hess Construction	Steve Groth/Richard Hanna

Current Status:

- Utility work at 55th St and Nannie Helen Burroughs Ave is on hold, awaiting Washington Gas' line relocation.
- Pepco vault and primary duct bank installation continued.
- South rainwater tank was installed but not piped.
- Roof membrane at the natatorium continued.

- Steel stair #1 erection continued.
- Stud framing/drywall at all floors continued.
- MEP piping and duct rough-in throughout the building continued.
- Electrical rough-in at the center and north sections continued.
- Storefront/curtain wall at the center section continued.
- Blueskin wp membrane at the exterior center/north sections, and subsequent spray foam insulation, continued.
- Curtainwall at the auditorium continued.
- The Phase 2 Environmental Assessment, required for LEED, revealed the previous existence of a pre-1970's Gas Station, located in the northwest property corner, and an open underground storage tank case in the southeast property corner. The Assessment Report was reviewed by DDOE. They required additional information, which is in process for submission.

LEED/ Sustainable Design Initiatives:

LEED Gold certification is designed into the Project. Features include the following:

- 75 percent of roof area is vegetative
- Remaining roof area is a highly reflective surface, a "cool" roof
- Roof runoff is 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

Issues: None to Report

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



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Major Project Briefing Sheet

JANNEY ELEMENTARY SCHOOL



Description: Janney ES is a 43,400-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 the 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 40,800SF 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: Addition & Renovation
- Construction Cost / Square Footage: \$261
- Current Enrollment: 505
- Modernized Capacity: 550

Budget Analysis	Capital Allocation	Contracts Awarded to Date
- Total program budget:	\$29,100,000	\$6,619,789
- Design budget:	\$1,187,172	\$1,187,172
- Project management budget:	\$587,636	\$196,893
- Construction budget:	\$21,995,000	\$5,235,724
- FF&E budget:	\$950,000	\$0

Stimulus Funding/Inter Agency Funds	Capital Allocation
- None	None

Schedule	Start /Completion Date	Percent Complete %
- Preconstruction	6/2009-6/2010	100%
- Construction	6/2010-8/2011	21%
- Close out	8/2011-10/2011	0%

Milestone	Date
- Design Start	6/2009
- Ground Breaking	6/2010
- Building Permit	1/2011
- Substantial Completion	8/2011
- Project Completion	10/2011
- Ribbon Cutting	8/2011

Project Team	Firm	Program Manager
- Program Manager	OPEFM/DCPEP	Tom Henderson, Project Manager
- Architect	Devroux & Purnell	Barbara Laurie, Project Architect
- Contractor	Winmar Dustin JV	Chuck Guntner, Project Manager

Current Status:

Addition: Footings and foundation walls are 95% complete. Slab on grade is 85% complete. 1st floor slab has been poured. Masonry work is completed at Stair #2/Elevator core area. Masonry work is ongoing on the west exterior wall and the south side interior walls. Under-slab MEP work is complete. MEP rough-in work continues with masonry work. Steel erection is completed through the 2nd floor and continues to 3rd floor and roof.

Underground Parking Garage: Construction to begin mid-March.

LEED/ Sustainable Design Initiatives:

Sustainable Design, Inc. is the LEED consultant and is pursuing LEED Silver certification. It is anticipated that LEED design credit submissions will be completed by the end of March 2011.

Issues:

Additional funding in the amount of \$4.1M has been approved for the underground parking garage and associated site improvements. OPEFM and Winmar Dustin are working with the school administration to address the routing of parents during drop-off and pick-up times for the students; access to the rear of the school is restricted due to the parking garage construction. Awaiting the Bill of Materials for IT work from OCTO.

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
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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 and the campus is comprised of four connected buildings – the auditorium, academic core, media center, and gymnasium. The connections between the building components present numerous accessibility issues and the building is largely noncompliant with ADA regulations. The building site is 270,000 SF, excluding the new Wilson Aquatic Center that was completed in 2009.

The modernization of Wilson will consist of renovating the existing auditorium into the new gymnasium, major renovation of the academic core building, converting the existing gymnasium into the visual and performing arts center, and reconfiguration of the main entrance. The scope of work also includes hazardous material abatement, window replacement, new mechanical / electrical / plumbing systems, new lighting, upgraded interior finishes, and site improvements and landscaping. Upon completion, the facility will be ADA accessible. At a minimum, the project will meet the LEED for Schools Silver requirements. Upon completion, Wilson will have an enrollment capacity for 1,500 students.

Wilson High School currently operates out of the University of the District of Columbia'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.

Project Data

- Existing Building Square Footage: 271,300 gsf
- Modernized Building Square Footage: 421,104 gsf
- Construction Type: Renovation / Adaptive re-use / Addition
- Construction Cost / Square Footage: N/A / sf
- Current Enrollment: 1,545 Students
- Modernized Capacity: 1,500 Students

Budget Analysis

- Total program budget: \$ 124,201,303
- Design budget: \$ 6,480,933
- Project management budget: \$ 2,050,000
- Construction budget: \$ 98,860,364
- FF&E budget: \$ 7,610,703

Capital Allocation

Stimulus Funding/Inter Agency Funds

- ARRA Funded Green Roof: \$199,303
- MS-4 Funded Cistern \$1,000,000
- UDC Intra-agency Funds: \$8,000,000

Capital Allocation

Schedule

- Preconstruction
- Construction
- Close out

Start /Completion Date

January 2009 / July 2010
June 2010 / August 2011
August 2011 / February 2012

Percent Complete %

100%
62 %
0 %

Milestone

- Design Start
- Ground Breaking
- Building Permit
- Substantial Completion
- Project Completion
- Ribbon Cutting

Date

February, 2009
December, 2009
September 1, 2010
July 15, 2011
July, 2011
TBD

Project Team

- Program Manager

Firm

OPEFM / DCPEP

Program Manager

Marcos Miranda / Beth Penfield

- Architect Cox Graae + Spack w/Fanning Howey as Associate Architect
- Contractor GSC-Sigal, LLC w/ MCN Build as Associate Builder

Current Status:

100% DD's were completed in March 2010 and interior demolition and abatement began in February 2010. Permit documents were issued on March 12, 2010 and submitted to DCRA in June 2010. The school was vacated in June 2010 and demolition and abatement activities occurred during Summer 2010. The program is currently operating out of Building 52 at the University of the District of Columbia. The GMP contract was approved by City Council in July 2010 and the building permit was received on September 1, 2010. Construction is at 65 percent complete. Finish selection was completed following approval from then OPEFM Executive Director Allen Y. Lew in October 2010. FF&E selection began in September 2010 and is entering the procurement stage. Coordination with NPS continues for utility work and landscape plans. Pepco and WASA permits have been received. Permanent power is needed by April 1, 2011. Fundamental Commissioning was kicked off in February and can begin once the building is energized. The decision on the add-alternates will be made by the end of March 2011.

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 rainwater 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. The Project Team is submitting for a Design Phase review by the USGBC in March 2011.

Issues: The Design / Build and PM team continue to work closely with Pepco to ensure permanent power is received by April 1, 2011.

7.0 THIRD PARTY PROJECTS/DPR

- 1st. & Florida
- 7th. & N St. NW Park
- 10th. Street Park
- 11th. & Monroe
- Bald Eagle Recreation Center
- Barry Farms Recreation Center
- Chevy Chase Recreation Center
- Fort Stanton Recreation Center
- Guy Mason Recreation Center
- Joseph H. Cole Community Center
- Justice Park
- Kenilworth Recreation Center
- Newark Dog Park
- Parkview Park
- Raymond Recreation Center
- Rosedale Recreation Center
- Shepherd Field
- Watkins Field

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
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Major Project Briefing Sheet

FIRST ST & FLORIDA AVE NW PARK



Description: Relocation of existing basketball court, construction of a new playground.

- Demolition of selected walls as noted on drawings
 - Saw-cut interior wall to grade
 - Preserve mature trees along edges, but limb-up to ensure sightlines into park
 - Demolition outdated equipment per drawings
 - Remove failing trees and concrete furnishings to open sightlines in the park
 - New play equipment for children ages 2-5 and new play equipment children ages 5-13 with swings (4 belt, 4 bucket) and poured-in-placed rubber surfaces
 - Relocate basketball court to south edge of to eliminate "dead" space
 - Relocate horseshoe pit to front of the site to provide greater visibility
 - New tables and seating areas with optional chess board
 - Replace selected fence panels with decorative panels; install new paving and new fencing
 - Enhanced landscaping; install deep planting beds to discourage sitting on walls, and to receive and treat stormwater
 - Provide artificial turf in open spaces and planting beds along wall on Florida Avenue
 - Retain lighting throughout for safety but replace with energy-efficient lighting
 - Stormwater management
 - Kiosk and new signage
- Existing utilities and services: The contractor shall locate, identify, protect, shut off and disconnect as necessary utility services, not indicated for removal and replacement

Project Data

- Existing Building Square Footage: N/A
- Modernized Building Square Footage: N/A
- Construction Type: Renovation
- Construction Cost / Square Footage: N/A
- Current Enrollment: N/A
- Modernized Capacity: N/A

Budget Analysis

- Total program budget: \$1,700,000.00
- Design budget: \$ 81,400.00
- Project management budget: \$ 70,000.00
- Construction budget: \$1,350,000.00
- FF&E budget: \$ 4,500.00

Capital Allocation

Stimulus Funding/Inter Agency Funds

- \$0

Capital Allocation

-

Schedule

- Preconstruction
- Construction
- Close out

Start /Completion Date

- 8/1/10-3/18/11
- 4/30/11-9/30/11
- 10/1/11-10/30/11

Percent Complete %

- 95%
- 0%
- 0%

Milestone

- Design Start
- Ground Breaking
- Building Permit
- Substantial Completion
- Project Completion
- Ribbon Cutting

Date

-
- May 1, 2011
- April 1, 2011
- Sept 30,2011
- Oct 14,2011
-

Project Team

- Program Manager
- Architect
- Contractor

Firm

- OPEFM/ DCPEP
- Edgecombe Group
- TBD

Program Manager

- Avon Wilson
-
-

Current Status: The procurement of the Design Build contractor will bid on Friday, March 18, 2011 at 2 pm.

LEED/ Sustainable Design Initiatives: Not required

Issues: None to Report

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

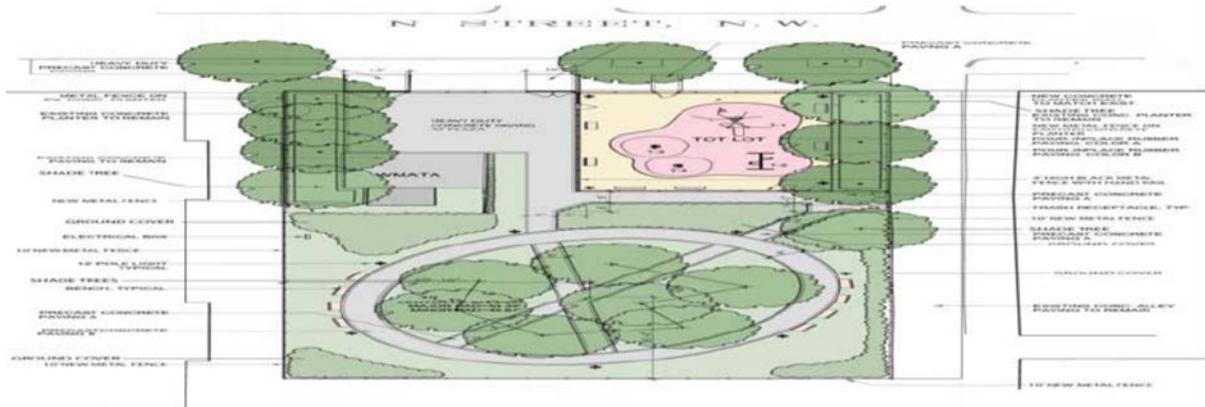


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Major Project Briefing Sheet

7TH & N ST RECREATION PARK



Description: This project is intended to increase recreational opportunities and to improve the physical and visual appearance of 7th and N Street Park by creating a safe play area, primarily for 2 to 5 year olds.

The proposed renovations consist of:

- Play structure for 2-5 year olds
- Swing structure for 2-12 year olds
- Poured-in-place rubber play surface
- Benches
- Ornamental steel fencing.

Project Data

- Existing Building Square Footage: N/A
- Modernized Building Square Footage: N/A
- Construction Type: Renovation
- Construction Cost / Square Footage: N/A
- Current Enrollment: N/A
- Modernized Capacity: N/A

Budget Analysis	Capital Allocation
- Total program budget:	\$ 800,000
- Design budget:	\$ 46,000
- Project management budget:	\$ 35,000
- Construction budget:	\$ 500,000
- FF&E budget:	\$ 0

Stimulus Funding/Inter Agency Funds	Capital Allocation
- \$ 0	-

Schedule	Start /Completion Date	Percent Complete %
- Preconstruction	8/1/10-4/18/11	90%
- Construction	5/08/11-8/30/11	0%
- Close out	9/1/11-9/30/11	0%

Milestone	Date
- Design Start	February 2010
- Ground Breaking	May 1, 2011
- Building Permit	May 1, 2011
- Substantial Completion	Aug 30, 2011
- Project Completion	Sept 15, 2011
- Ribbon Cutting	-

Project Team	Firm	Program Manager
- Program Manager	OPEFM/ DCPEP	Avon Wilson
- Architect	McGhee Arch	Ronnie McGhee
- Contractor	TBD	-

Current Status:
Park with Tot lot and open space, Walking path and landscaping

LEED/ Sustainable Design Initiatives: Not required

Issues: Waiting on building permit

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Major Project Briefing Sheet

10TH STREET RECREATION PARK



Description: 10th Street Park will be located in an existing vacant lot along the east side of 10th Street NW, between L and M Streets NW. The vacant lot where the park will be constructed is approximately 6,000 square feet in size and is bounded by existing residential buildings to the south and north and by Shepherd Court NW to the east. Based on our conversations with the Client and Ms. Sherry Frear, and from the Concept Plan dated May 27, 2009, the proposed park concept will include the following elements:

- Play elements (boulders suggested in the preliminary design) and surfaces
- Memorial to Connie Maffin that includes a fountain
- Low-maintenance planting palette including a rose garden
- Lawn
- Colored paving surfaces

Project Data

- Existing Building Square Footage: N/A
- Modernized Building Square Footage: N/A
- Construction Type: New park construction
- Construction Cost / Square Footage: N/A
- Current Enrollment: N/A
- Modernized Capacity: N/A

Budget Analysis	Capital Allocation
- Total program budget:	\$ 1,550,000
- Design budget:	\$ 147,700
- Project management budget:	\$ 35,000
- Construction budget:	\$ 1,100,000
- FF&E budget:	\$ 0

Stimulus Funding/Inter Agency Funds	Capital Allocation
- \$ 0	-

Schedule	Start /Completion Date	Percent Complete %
- Preconstruction	2/1/10-8/18/10	100%
- Construction	9/08/10-3/14/11	99%
- Close out	3/14/11-3/30/11	0%

Milestone	Date
- Design Start	February 2010
- Ground Breaking	Sept 1, 2010
- Building Permit	Oct 1, 2010
- Substantial Completion	Mar 14, 2011
- Project Completion	Mar 30, 2011
- Ribbon Cutting	Apr 14, 2011

Project Team	Firm	Program Manager
- Program Manager	OPEFM/ DCPEP	Avon Wilson
- Architect	KHA	Keith Amoire
- Contractor	Forrester Construction	Jason Randall

Current Status: Punch-list completion

LEED/ Sustainable Design Initiatives: Not required

Issues: Waiting on change order for DC WASA work

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Major Project Briefing Sheet

11 TH AND MONROE PARK



Description: This project entails the demolition of an existing community park facility and designing and constructing new 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 has 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., and Slater Associates as the Landscape Architects

Project Data

- Existing Building Square Footage: N/A
- Modernized Building Square Footage: 26Ac
- Construction Type: Rehab
- Construction Cost / Square Footage: N/A
- Current Enrollment: N/A
- Modernized Capacity: N/A

Budget Analysis

- Total program budget:
- Design budget:

Capital Allocation

- \$1,500,000
- \$34.576

- Project management budget: \$100,000
- Construction budget: \$581,957
- FF&E budget: \$43,000.

Stimulus Funding/Inter Agency Funds Capital Allocation

-

Schedule	Start /Completion Date	Percent Complete %
- Preconstruction	1/24/2011-5/6/2011	10%
- Construction	5/9/2011-8/2/2011	0%
- Close out	8/2/2011-8/31/2011	0%

Milestone	Date
- Design Start	1/24/2011
- Ground Breaking	TBD
- Building Permit	5/6/2011
- Substantial Completion	8/24/2011
- Project Completion	8/31/2011
- Ribbon Cutting	TBD

Project Team	Firm	Program Manager
- Program Manager	OPEFM/ DCPEP	Kyle Whitley
- Architect	Slater Associates Inc.	Norton Clouse
- Contractor	McDonnell Landscape Inc.	Pat Gilchrist

Current Status: The NTP was issued the McDonnell Landscape on 1/24/2011. Currently the contractor has delivered to the owner 20%DD drawings for review and has requested not to relocate existing electric box. DPR has rejected this request.

LEED/ Sustainable Design Initiatives: N/A

Issues: None to Report

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Major Project Briefing Sheet

BALD EAGLE RECREATION CENTER



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. 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
- New Building Square Footage (Annex): 6,610

Current Status: Annex docs 100% complete. Annex drawings revised, comments addressed, Third Party Reviewer checking revisions, to be submitted. HazMat removal to be completed March 2011. GC presented pricing for Final GMP, OPEFM requested adjustments prior to finalizing.

LEED/ Sustainable Design Initiatives: Project will be green friendly but will not seek LEED certification due to small size

Issues: Anticipating interior building permit in March 2011 after attaining LEED exception. Design builder finalizing cost issues and providing breakout for finalizing GMP.

Budget Analysis	Capital Allocation	Contract Awarded to Date
- Total program budget:	<u>\$15,280,000</u>	<u>\$895,560 (5.8%)</u>
- Design budget:	\$1,229,669	\$536,990 (43%)
- Project management budget:	\$407,436	\$160,000 (39%)
- Construction budget:	\$12,218,314	\$199,572 (1.6%)
- FF&E budget:	\$489,617	-

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

Stimulus Funding/Inter Agency Funds	Capital Allocation
N/A	-

Schedule	Start /Completion Date	Percent Complete %
- Preconstruction	Feb '10- April '11	55%
- Construction	June '11- August '12	-
- Close out	August-October '12	-

Milestone	Date
- Design Start	August 26, 2010
- Ground Breaking	June 1, 2011
- Building Permit	July 1, 2011
- Substantial Completion	August 1, 2012
- Project Completion	September 1, 2012
- Ribbon Cutting	-

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

Current Status:

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. 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 "panhandle" 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 “panhandle” portion of the site with DMPD to renovate the existing pool and the existing basketball courts and picnic pavilion.

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. Based on scope reduction by DPR/OPEFM and a few VE options proposed by Torti Gallas, Forrester submitted a revised estimate of \$13.3 Million. Torti Gallas and Forrester are working on additional VE options to meet the construction budget of \$12 Million.

Torti Gallas and DCPEP reviewed the concept plans with DCRA through a PDRM meeting. DCPEP expects to schedule a PDRM meeting with DDOT in March. DCPEP and Torti Gallas had a meeting with DMPED to get their approval prior to presenting the current plans to CFA and NCPC for preliminary review. CFA and NCPC noted that the new concept plans are responsive to the site and address most of their concerns. CFA and NCPC recommended that Torti Gallas simplify the facade design prior to submitting the plans for approval in April. OPEFM directed Torti Gallas to proceed with the geotechnical and archeological surveys at Barry Farms.

LEED/ Sustainable Design Initiatives:

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

Logistics/ Issues:

DCPEP issued a purchase order to City General Electric to complete emergency repairs to the athletic field lighting and power at Barry Farms Field.

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
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Major Project Briefing Sheet

CHEVY CHASE RECREATION PARK



Description: This is a renovation to and reconfiguration of Chevy Chase Playground, located at 5500 41st Street, NW, in Washington, D.C. Scope of work includes complete interior and exterior renovation of existing structure, a bathroom addition thereto, and construction of new playgrounds, a "splash park," an accessible entrance, and related infrastructure work and upgrade to existing baseball field.

Project Data

- Existing Building Square Footage: 900
- Modernized Building Square Footage: 450
- Construction Type: Renovation /Addition
- Construction Cost / Square Footage: N/A
- Current Enrollment: N/A
- Modernized Capacity: N/A

Budget Analysis

Capital Allocation

- Total program budget: \$ 4,500,000.00
- Design budget: \$ 160,000.00
- Project management budget: \$ 119,701.00
- Construction budget: \$ 3,147,329.00
- FF&E budget: \$ 55,000.00

Stimulus Funding/Inter Agency Funds Capital Allocation

- \$90,000.00

-

Schedule	Start /Completion Date	Percent Complete %
- Preconstruction	2/1/10-8/18/10	100%
- Construction	8/08/10-6/10/11	45%
- Close out	6/13/11-7/30/11	0%

Milestone	Date
- Design Start	February 2010
- Ground Breaking	August 2010
- Building Permit	February 2011
- Substantial Completion	June 10, 2011
- Project Completion	June 30, 2011
- Ribbon Cutting	-

Project Team	Firm	Program Manager
- Program Manager	OPEFM/ DCPEP	Avon Wilson
- Architect	Bowie Gridley Arch	Richard Salopek
- Contractor	RBK / Forrester	Henry Robinson

Current Status:

1. Field is 70% completed excavation
2. DCRA for building permit, pending on public space permit. Property is Federal owned, DPR resolving with DOT
3. Dog Park April 2, 2011
4. DPR agreed to installation of play surface in May 2011
5. Blue grass approved by DPR for installation.

LEED/ Sustainable Design Initiatives: Not required

Issues: Delay of completion of the baseball field, permits for building

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Major Project Briefing Sheet

FT STANTON RECREATION PARK



Description: The Fort Stanton Recreation Center is an 18,000 SF building, which consists of a gymnasium, exercise room, youth activity room, game room, arts and crafts room, senior's lounge, computer room, meeting room with adjacent kitchen, director's office and restrooms. Due to existing grade, the gymnasium will be a two-story structure with retaining walls on three sides.

Project Data

- Existing Building Square Footage: 2,000
- Modernized Building Square Footage: 18,000
- Construction Type: Renovation /Addition
- Construction Cost / Square Footage: N/A
- Current Enrollment: N/A
- Modernized Capacity: N/A

Budget Analysis

Capital Allocation

- Total program budget: \$ 12,500,000.00
- Design budget: \$ 525,000.00
- Project management budget: \$ 200,000.00
- Construction budget: \$ 9,513,661.00
- FF&E budget: \$ 800,000.00

Stimulus Funding/Inter Agency Funds Capital Allocation

- \$ 0

-

Schedule	Start /Completion Date	Percent Complete %
- Preconstruction	2/1/10-4/18/11	90%
- Construction	4/08/11-2/10/12	0%
- Close out	2/13/12-3/2/12	0%

Milestone	Date
- Design Start	February 2010
- Ground Breaking	May 1, 2011
- Building Permit	May 1, 2011
- Substantial Completion	Feb 10, 2012
- Project Completion	March 2, 2012
- Ribbon Cutting	-

Project Team	Firm	Program Manager
- Program Manager	OPEFM/ DCPEP	Avon Wilson
- Architect	Torti Gallas	Marie Valdivia
- Contractor	Winmar Dustin	Edwin Villegas

Current Status:

1. Flippo awarded contract for relocation of water line. Work must be completed before June 5, 2011
2. Interior Design review 12/8/10 with DPR Director, next Review with OPEFM Executive Director
3. Revised schedule - Start Apr 2011, Completion Feb 2012.
4. Building will need to be vacant by April 18, 2011.
5. Coordinate with Anacostia Museum/coordinate finish and art work.

LEED/ Sustainable Design Initiatives: Not required

Issues: Building permit and public space permit issues

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



Ollie Harper Jr.
Acting Executive Director

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Major Project Briefing Sheet

GUY MASON RECREATION CENTER



South (front) façade



Proposed South (front) façade with window replacement

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-1950s the Guy Mason Recreation Center has been home to a variety of activities supporting 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

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

Capital Allocation

- \$4,700,000
- \$394,825
- \$215,333
- \$179,492
- \$195,000
- \$3,480,224
- \$500,000

Contract Awarded to Date

- \$894,592 (19%)
- \$344,687 (87%)
-
-
- \$154,000 (78%)
- \$393,787 (11%)
- \$2,118 (0.4%)

Stimulus Funding/Inter Agency Funds

DDOE

Capital Allocation

\$550,000

Schedule

- Preconstruction
- Construction
- Close out

Start /Completion Date

- Feb-June, '10
- July, '10 -May, '11
- June-August, '11

Percent Complete %

- 100%
-
-

Milestone

- Design Start
- Ground Breaking
- Building Permit
- Substantial Completion
- Project Completion
- Ribbon Cutting

Date

- March 31, 2010
- July 19, 2010
- Demo permit- July 22, 2010, Foundations/grade permit- December 1, 2010, Building permit- December 1, 2010
- May 31, 2011
- August 1, 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 Builders revised 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 finalized and issued the GMP amendment to Hamel Builders for the project in January.

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. OPEFM received the WASA approval, foundations/grade and building permits from DCRA on December 1. Hamel Builders remobilized their sub-contractors and commenced construction/interior renovation on December 8. Hamel Builders issued a revised construction schedule to OPEFM in early February.

Structural framing for the elevator/stair tower is in progress. Interior renovation including plumbing and electrical rough-ins, HVAC ductwork and framing for the existing building is ongoing. The architect selected FF&E and finalized the IT/AV design with DPR and DCPEP. The architect is currently developing the FF&E specifications for soliciting proposals in March.

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 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 in December. DDOT issued comments on the traffic control plans to OPEFM in January. The design-builder submitted revised traffic control plans for offsite improvements along Wisconsin Avenue to DDOT for approval and issuance of the public space permit. The public space permit for the DC Water offsite improvements was received on February 28. Hamel is in the process of mobilizing their utilities sub-contractor to commence offsite improvements on Wisconsin Avenue and Calvert Street.

DDOE inspected the jobsite for ARRA/stimulus fund reporting on February 22. DDOE was satisfied with DCPEP/Hamel Builders' recordkeeping/tracking for stimulus funds.

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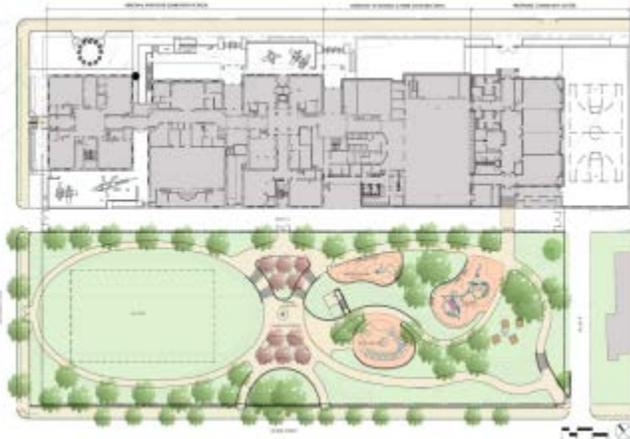


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Project Briefing Sheet

JOSEPH H. COLE COMMUNITY CENTER & WHEATLEY PARK / RECREATION CENTER



Description: Wheatley Education Campus received a full modernization and addition, and reopened in August, 2009. The latest addition is the Joseph H. Cole Community Center and park that will better serve both the school and community. The existing, antiquated Joseph H. Cole Fitness Center (built in 1971) will soon be demolished in the Spring of 2011 to make way for the new park.

The 7,800 SF community center and 3-acre park, will serve both the school and community. The new 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

- Existing Building Square Footage: N/A
- Modernized Building Square Footage: 7,805 SF + 3 acres
- Construction Type: New construction / Addition
- Construction Cost / Square Footage: \$208.41/sf
- Current Enrollment: N/A
- Modernized Capacity: N/A

Budget Analysis	Capital Allocation
- Total program budget:	\$ 8,000,000
- Design budget:	\$ 665,000
- Project management budget:	\$ 840,000
- Construction budget:	\$ 6,315,000
- FF&E budget:	\$ 200,000
Stimulus Funding/Inter Agency Funds	Capital Allocation
- None	-

Schedule	Start /Completion Date	Percent Complete %
- Preconstruction	May 2009 / Dec. 2009	CC: 100% PAK: 95%
- Construction	January, 2010 / Aug 2010	CC: 100% PAK: 5%
- Close out	Aug 2010 / Feb 2011	CC: 100% PAK: 0%

Milestone	Date
- Design Start	May, 2009
- Ground Breaking	February 8, 2010
- Building Permit	February 18, 2010
- Substantial Completion	August 5, 2010
- Project Completion	September 20, 2010
- Ribbon Cutting	August 5, 2010

Project Team	Firm	Program Manager
- Program Manager	OPEFM/ DCPEP	John Almquist
- Architect	Lance Bailey Architects	Kiat Vortiskul
- Contractor	HESS Construction + Engineering Services	Michael Boeckl

Current Status: Obtaining rest of Raze permit letters; Pushing Building permit through DCRA; Re-issuing schedule

LEED/ Sustainable Design Initiatives: Community Center is tracking LEED-NC Silver; Park is designed to LEED standards, with green features, such as LED site lighting

Issues: WASA holding up the Raze Permit approvals for Park. Magnolia to remove water/sewer lines. HESS/Magnolia site fence and silt fence inspected and approved. Waiting for DDOE raze letters. DOH - Vector Control work complete as of 3/9/11. Zoning letter to be sent. Tentative Raze date set - 4/4/11

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Major Project Briefing Sheet

JUSTICE PARK



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

	Capital Allocation	Contract Awarded to Date
- Total program budget: <i>Banneker</i>	<u>\$750,000</u>	\$303,962 (41%) \$238,000
- Design budget:	\$41,390	\$28,962 (70%)
- Project management budget:	\$65,000	\$37,000 (57%)
- Construction budget:	\$429,990	-
- FF&E budget:	included in construction budget	

(The total expenditure to date is \$238,000 and the funds available for the project are \$512,000. DPR transferred \$300,000 in additional funds for the project to OPEFM.)

Stimulus Funding/Inter Agency Funds	Capital Allocation	
N/A	-	
Schedule	Start /Completion Date	Percent Complete %
- Preconstruction	Oct. '10- Feb. '11	90%
- Construction	April- June '11	-
- Close out	Aug. – Sept. '11	-
Milestones	Date	
- Preconstruction/Design Services:	October 2010	
- Lump sum contract approval:	February 2011	-
- Permits/Approvals	March 2011	-
- Groundbreaking	April 2011	-
- Project Completion/Re-Occupancy	June 2011	-
- Project closeout:	August 2011	-
Project Team	Firm	PM
- Program Manager	DCPEP/ OPEFM	Sanath Kalidas
- Architect:	R. McGhee and Associates	-
- Contractor:	TBD	-

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 an add-alternate narrative for a pre-fabricated storage shed. McGhee and Associates issued drawings for OPEFM to solicit proposals for a lump-sum contract to construct the park in October. A pre-proposal meeting was held on November 23 and a site visit on November 30. DCPEP/McGhee and Associates responded to RFIs from bidders. Lump-sum proposals were received by OPEFM on December 14. DCPEP observed a wide price range across the lump-sum proposals and requested clarification from contractors that were received in late January. Based on the evaluation of proposals, DCPEP made a recommendation to OPEFM for award of the lump-sum contract to McDonnell Landscape.

LEED/ Sustainable Design Initiatives:

N/A

Logistics/ Issues:

DCPEP 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. McGhee and Associates completed and issued the 100 percent CDs/permit set to DCPEP for submission to DCRA for permits on February 25.

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Major Project Briefing Sheet

KENILWORTH RECREATION CENTER



Description: This project entails the demolition of an existing single-room recreation facility and designing and constructing a new, 17000SF 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 has 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: 17000
- Modernized Building Square Footage: 24300
- Construction Type: New
- Construction Cost / Square Footage: 546

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 that NPS and DPR and determines 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 lights 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. DCPEP is in the process of closing out the final payment with FEI. OPEFM has requested the Design Builder submit a schedule to demobilize the site.

LEED/ Sustainable Design Initiatives: LEED Silver

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 OPEFM and DPR decide on an area to relocate the project. OPEFM's Legal Department is taking the lead in resolving the site remediation with NPS and DDOE.

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Major Project Briefing Sheet

NEWARK DOG PARK



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-foot 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: \$411,122
- Design Budget: \$25,113
 - Banneker* \$8,613
 - OPEFM* \$16,500
- Project management budget: \$36,696
- Construction budget: \$349,313
- FF&E: \$ included in construction budget

Capital Allocation

Contract Awarded to Date

-
- \$404,353 (98%)
- \$25,113 9100%)

(Revised budget includes \$92,533 of net change orders for additional scope of work)

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Major Project Briefing Sheet

PARKVIEW FIELD



Description: The Office of Public Education Facilities Modernization (“Office” or “OPEFM”) is issuing this Request for Qualifications to engage a contractor to provide design-build services to modernize the basketball court located on Parkview Park, at 693 Otis Place NW, Washington DC (“Project”).

The Office plans to deliver this project through a design-build delivery method. A narrative scope of work is listed in the sections below. If deviations or conflicts arise from what is referenced in the program requirements/scope of work and court conditions, contractor shall submit a request for clarification.

The selected contractor will be required to provide all of the design services, demolition, labor, materials and supervision necessary to accomplish this task. The Contractor’s work will be divided into two Phases, (i) the Preconstruction Phase; and (ii) the Construction Phase. During the Preconstruction Phase, the contractor shall prepare such drawings as may be required to describe the work and to obtain the necessary permits. Such drawings shall be submitted to the Office for its review and approval prior to proceeding with construction. During the Construction Phase, the contractor will implement the approved drawings, providing all labor, materials, supervision and other services as may be necessary to accomplish this task.

Project Data

- Existing Building Square Footage: N/A
- New Building Square Footage (Annex): N/A
- Construction Type: Maintenance
- Construction Cost / Square Footage: N/A
- Current Enrollment: N/A

- Modernized Capacity: N/A

Budget Analysis

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

Capital Allocation

- First phase maintenance awaiting quotes, portion of \$1,200,000
- Incl.
- Incl.
- Incl.
- N/A

Stimulus Funding/Inter Agency Funds

- N/A

Capital Allocation

- \$1,200,000

Schedule

- Preconstruction
- Construction
- Close out

Start /Completion Date

- April 2011
- May 2011
- May 2011

Percent Complete %

- 0%
- 0%
- 0%

Milestone

- Design Start
- Ground Breaking
- Building Permit
- Substantial Completion
- Project Completion
- Ribbon Cutting

Date

- (Design build)
- April 2011
- N/A
- May 2011
- May 2011
- May 2011

Project Team

- Program Manager
- Architect
- Contractor

Firm

- OPEFM/ DCPEP
- N/A
- TBD

Program Manager

- John Finnigan
-
-

Current Status: Request for quotes, have been sent to four firms. Awaiting responses from firms.

LEED/ Sustainable Design Initiatives: N/A

Issues: None to date.

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Major Project Briefing Sheet

RAYMOND RECREATION CENTER



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).

Project Data

- Existing Building Square Footage: 2,000
- Modernized Building Square Footage: 17,675
- Construction Type: New
- Construction Cost / Square Footage: 395.56

Design Builder are currently working on the GMP. The price returned on September 18th. The second GMP submission was over budget and a new VE exercise was requested to bring the budget in line. OPEFM has suggested the A/E explain the increase in overall size of the building and have requested the A/E and Design Builder reduce the total scope and possible reprogramming the project. Overall contractual obligation by the A/E was met; and a subsequent change order was requested by the design team for the reprogramming effort. The Design Builder has not provided the third GMP. DCPEP has suggested that, prior to executing the change order (2) for the reprogramming, the Design team provide new elevation sketches to present to Jesus Aguirre and Ollie Harper Jr. for review prior to moving forth on the reprogramming redesign effort. DPR has requested the new GMP provide add-alternates for an artificial field, sports lighting and 2nd play court.

LEED/ Sustainable Design Initiatives: LEED SILVER

Issues: Currently, DCPEP will be required to negotiate with OPX for the level of effort of the redesign. First proposal submitted for the Architects redesign fee appeared unreasonable. DCPEP has determined the A/E team has completed the Design Development portion of the contract. DCPEP has tasked the Design Builder to provide a new GMP. The contractor has the option at this point to continue with the current Architect, or provide a new design team to complete the Construction Documents and Construction Administration for the project. The Design Builder has indicated they will move forward with a new Design team.

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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 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 on 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 4,000SF community library on the Project site.

Project Data

- Existing Building Square Footage: 20,988
- Modernized Building Square Footage: 26,187
- Construction Type: New
- Construction Cost / Square Footage: \$617 total project (includes library, field, courts, pool)
- Current Enrollment: N/A
- Modernized Capacity: N/A

Budget Analysis

- Total program budget: \$16,158,515
- Design budget: \$390,236
- Project management budget: \$297,500
- Construction budget: \$13,513,915
- FF&E budget: \$1,000,000

Capital Allocation

Stimulus Funding/Inter Agency Funds

- N/A \$16,158,515

Capital Allocation

Schedule

- Preconstruction
- Construction
- Close out

Start /Completion Date

- February 2010
- June 2010
- March 2012

Percent Complete %

- 100%
- 20%
- 0%

Milestone

- Design Start
- Ground Breaking
- Building Permit
- Substantial Completion
- Project Completion
- Ribbon Cutting

Date

- June 2010
- August 2010
- Foundation to Grade February 2011
- February 2012
- March 2012
- March 2012

Project Team	Firm	Program Manager
- Program Manager	OPEFM/ DCPEP	John Finnigan
- Architect	CORE Architects	Dale Stewart
- Contractor	JV w/ Blue Sky Construction and Coakley Williams Construction	Kiesha SameeUd-Deen

Current Status: Demolition completed. Street closing process is ongoing; reviewed and approved by Attorney General and to be placed on DC Council agenda. Foundation to Grade has been obtained and contractor has re-mobilized. Grading is ongoing, utility trenching commencing soon.

LEED/ Sustainable Design Initiatives: LEED Gold

Issues: Street closing process is ongoing, reviewed and approved by Attorney General and to be placed on DC Council agenda. Building permit is delayed until resolution of street closing.

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Major Project Briefing Sheet

SHEPHERD FIELD



Description: Shepherd Field (adjacent to Shepherd Elementary School) is a site of approximately 2.35 acres comprising a large soccer field surrounded by a walking track. Soccer goals, a baseball backstop and drinking fountain are also located on the field.

The overriding consideration of the project is to modernize the soccer field, walking/jogging track and playground while enhancing the relationship between the field and adjacent Shepherd Elementary School (K-6th grade). Trees will be planted along the perimeter of the field. "Tot-lots" will be built with fencing and available seating within the space.

Project Data

- Existing Building Square Footage: N/A
- New Building Square Footage (Annex): N/A
- Construction Type: New Field Construction
- Construction Cost / Square Footage: N/A
- Current Enrollment: N/A
- Modernized Capacity: N/A

Budget Analysis

Capital Allocation

- Total program budget: \$1,700,000

- Design budget: Incl.
- Project management budget: Incl.
- Construction budget: Incl.
- FF&E budget: N/A

Stimulus Funding/Inter Agency Funds Capital Allocation
 - N/A \$1,700,000

Schedule	Start /Completion Date	Percent Complete %
- Preconstruction	March 2010	100%
- Construction	May 2011	0%
- Close out	May 2011	0%

Milestone	Date
- Design Start	Mar 2010
- Ground Breaking	May 2011
- Building Permit	May 2011
- Substantial Completion	Oct 2011
- Project Completion	Nov 2011
- Ribbon Cutting	Nov 2011

Project Team	Firm	Program Manager
- Program Manager	OPEFM/ DCPEP	John Finnigan
- Architect	Volkert	Bereket Merzi
- Contractor	TBD	-

Current Status: Project awaiting DPR funding re-allocation.

LEED/ Sustainable Design Initiatives: N/A

Issues: None to date.

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Major Project Briefing Sheet

WATKINS FIELD



Description: The site for the proposed Watkins Field is located at 13th and D Streets, 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. Additional scope of work includes the renovation of Peter Bugg's workshop/amphitheater and modernization of the Watkins playground.

Project Data

- Modernized Square Footage: 122,000 (2.81 acres)
- Construction Type: New
- Construction Cost / Square Foot: \$81 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
- \$1,775,000
- \$89,300
- \$75,000
- \$1,347,800
- included in construction budget

Contract Awarded to Date

-
- \$494,232 (28%)
- \$28,962 (32%)
- \$55,000 (73%)
- \$410,270 (28%)
-

(DPR transferred \$175,000 to OPEFM for additional scope of work at Watkins Field. Revised construction budget includes a change order of \$109,295 for additional scope of work at Watkins Field and HRGM's contract for \$218,830 to renovate Peter Bugg's workshop/amphitheater)

Stimulus Funding/Inter Agency Funds	Capital Allocation
N/A	-

Schedule	Start /Completion Date	Percent Complete %
- Preconstruction	August- November '10	100%
- Construction	Dec ember '10- May '11	50%
- Close out	June - July '11	-

Milestone	Date
- Design Start	August 11, 2010
- Ground Breaking	December 6, 2010
- Building Permit	-
- Substantial Completion	March 21, 2011 (Field)
- Project Completion	May 31, 2011 (Peter Bugg's workshop/playground and courts)
- Ribbon Cutting	-

Project Team	Firm	PM
Program Manager	DCPEP/ OPEFM	Sanath Kalidas
Architect:	Kadcon Corporation	-
Civil Engineer:	AMT Engineering	

Current Status:

Watkins Field: City Council approved Kadcon's contract and OPEFM directed them to proceed with pre-construction on November 5. 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/repared a damaged gas line located on site near the Watkins School. OPEFM approved the synthetic turf package and directed Kadcon to release Field Turf 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. Installation of turf inlays for soccer and softball and ballasting/grading of the field and athletic field lighting is almost complete. Installation of dugouts, water fountains, bleachers, landscaping and sidewalks are in progress. Substantial completion and walkthrough with DPR/OPEFM for punch list is scheduled for March 14.

Watkins Playground: Playground area is under design. DPR and DCPEP expect to meet with the PTA in early March to finalize the design for the playground and issue a change order to Kadcon to renovate the playground.

Peter Bugg's workshop and 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. Based on evaluation of the proposals, OPEFM and DCPEP selected HRGM to renovate Peter Bugg's workshop and amphitheater. OPEFM expects to issue a PO to HRGM to commence in March.

LEED/Sustainable Design Initiatives: N/A

Logistics/Issues:

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

8.0 LEGACY PROJECTS

- Alice Deal MS
- Eastern SHS
- Stoddard ES
- H.D. Cooke ES
- Phelps SHS
- Rose Hardy MS
- Savoy ES
- School Without Walls SHS
- Walker Jones ES
- Wheatley ES
- Wilson Pool
- Bowen MPD Conversion

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



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Acting Executive Director

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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: \$72,559,213
- Design budget: \$3,098,324
- Project management budget: \$848008
- Construction budget: \$65,014,049.
- FF&E budget: \$3,138,361

Capital Allocation

- Total program budget: \$72,559,213
- Design budget: \$3,098,324
- Project management budget: \$848008
- Construction budget: \$65,014,049.
- FF&E budget: \$3,138,361

Milestones	Schedule	Current Phase Percent % Complete:
- Design start:	2003	-
- Design: completion	2005	-
- Design: Updated	2007	-
- Permit received:	July 13, 2007	-
- Groundbreaking:	August 2007	-

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.
- OPEFM is coordinating efforts to provide a sound wall for the cooling tower.

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Major Project Briefing Sheet

EASTERN SENIOR HIGH SCHOOL



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

Project Data

- Existing Building Square Footage: 288,000 gsf
- Modernized Building Square Footage: 288,000 gsf
- Construction Type: Demolition and Renovation
- Construction Cost / Square Footage: \$265.53 / sf
- Current Enrollment: 140 students
- Modernized Capacity: 1100 Students

Budget Analysis

- Total program budget: \$76,473,685
- Design budget: \$0
- Project management budget: \$1,716,000

Capital Allocation

- Construction budget: \$71,258,353
- FF&E budget: \$2,051,998

Stimulus Funding/Inter Agency Funds Capital Allocation

-

Schedule	Start /Completion Date	Percent Complete %
- Preconstruction	February, 2009	100%
- Construction	June, 2009 – August, 2010	100%
- Close out	March, 2011	95%

Milestone	Date
- Design Start	February, 2009
- Ground Breaking	June, 2009
- Building Permit	-
- Substantial Completion	August, 2010
- Project Completion	January, 2011
- Ribbon Cutting	September, 2010

Project Team	Firm	Program Manager
- Program Manager	OPEFM/DCPEP	Teresa Luther and Darryl Somerville
- Architect	Fanning Howey	Ed Schmidt, Principal-In-Charge
- Contractor	Turner Construction	Pamela Murphy-Johnson

Current Status: This project is complete.

LEED/ Sustainable Design Initiatives: The project is waiting for final certification from USGBC.

Issues: None to report

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Major Project 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. There are two demountable classroom buildings on the site – one permanently attached to the north end of the 1932 building, and a remote building near the playground. The school shares the site with a small, one-story 1970s-era Department of Parks and Recreation building, and the softball/soccer field is shared between the School and DPR.

The Stoddert ES enrollment has hovered around 200-225 students since 1999. Of the 211 students who lived in-boundary in 2005, 150 attended the school. The remaining enrollment is from out-of-area transfers. Currently, there is an overcrowding, which required the installation of demountables in summer 2008, adding (3) three new classrooms.

Project Data

- Existing Building Square Footage: 17,500
- Modernized Building Square Footage: 64,750
- Construction Type: New & Renovation
- Construction Cost / Square Footage: \$543.59
- Current Enrollment: 290, Pre-K – 5th
- Modernized Capacity: 300, Pre-K – 5th

Budget Analysis	Capital Allocation
- Total program budget:	\$34,319,481
- Design budget:	\$1,890,475
- Project management budget:	\$900,000
- Construction budget:	\$29,477,856
- FF&E budget:	\$2,051,150

Stimulus Funding/Inter Agency Funds	Capital Allocation
- N/A	-

Schedule	Start /Completion Date	Percent Complete %
- Preconstruction	10.01.08 / 10.18.09	100%
- Construction	6.29.09 / 7.30.10	100%
- Close out	7.31.10 / 3.31.11	95%

Milestone	Date
- Design Start	March 31, 2009
- Ground Breaking	June 18, 2009
- Building Permit	February 4, 2010
- Substantial Completion	July 30, 2010
- Project Completion	Spring 2011
- Ribbon Cutting	-

Project Team	Firm	Program Manager
- Program Manager	OPEFM/ DCPEP	Marcos Miranda / Alphonso Fluelling / Beth Penfield
- Architect	EEK	Mary R. Rankin / Abbie Cronin
- Contractor	Whiting-Turner Construction	Ryan Columbo / Susan M. Castellan

Current Status: Additional trees are being installed. Additional fencing on the Calvert Street side of playground will be installed next week. Athletic Field will remain fenced until the new sod has completed its growth cycle.

LEED/ Sustainable Design Initiatives: Gold

Issues: None to Report

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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 – 6 th
- Modernized Capacity:	442, Pre-K – 5 th

Budget Analysis

- Total program budget:
- Design budget:
- Project management budget:

Capital Allocation

<u>\$35,027,810</u>
\$2,094,008
\$3,121,154

- Construction budget: \$27,925,059
- FF&E budget: \$1,887,589

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	-

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.

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Major Project Briefing Sheet

PHELPS VOCATIONAL ENGINEERING AND ARCHITECTURAL 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), Phase 1 B (New Administration Building), Phase 2 (1930s Historic Building / Phelps Commons Space and Phase 3 – (Restoration of the 1970s-era classroom building and gymnasium). All the renovations complied with the current design standards and met the requirements of the Career Technology Education Program (CTE). Replacement of all MEP systems and windows with selective demolish, restored interior walls and doors, restored windows and exterior brick. The construction of an interior sky lite walkway (Phelps Commons), will provide a focal point for the school and provide an interior link connecting the several Phelps building elements. Renewable Energy was completed in February, 2009.

Project Data

- Existing Building Square Footage: 173,700 gsf
- Modernized Building Square Footage: 180,700 gsf
- Construction Type: Renovation and new construction
- Construction Cost / Square Footage: \$269.14 / sf
- Current Enrollment: 450 students
- Modernized Capacity: 650 students

Budget Analysis	Capital Allocation
- Total program budget:	\$67,174,403
- Design budget:	\$0
- Project management budget:	\$3,503,949
- Construction budget:	\$63,510,706
- FF&E budget:	\$1,300,000

Stimulus Funding/Inter Agency Funds	Capital Allocation
-	-

Schedule	Start /Completion Date	Percent Complete %
- Preconstruction	March, 2007	100%
- Construction	September, 2007	100%
- Close out	January, 2009	100%

Milestone	Date
- Design Start	March, 2007
- Ground Breaking	July, 2007
- Building Permit	September, 2007
- Substantial Completion	July, 2008
- Project Completion	January, 2009
- Ribbon Cutting	August, 2008

Project Team	Firm	Program Manager
- Program Manager	OPEFM/DCPEP	Teresa Luther and Willard Mangrum
- Architect	Fanning Howey	Ed Schmidt, Principal-In-Charge
- Contractor	Turner Construction	Pamela Murphy-Johnson

Current Status: This project is complete.

LEED/ Sustainable Design Initiatives: The project is certified as LEED SILVER.

Issues: None to report.

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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**

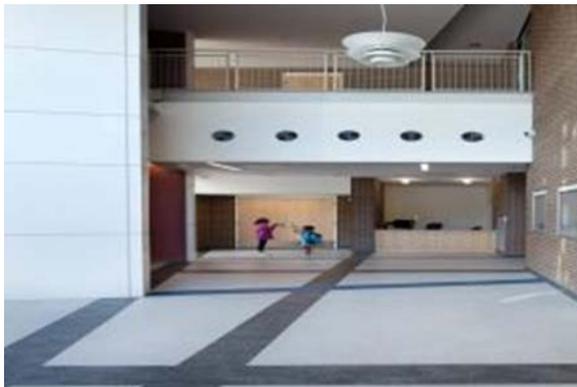


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Major Project Briefing Sheet

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/multipurpose room with separate entrance for evening and community use. A new early childhood playground adjacent to the multipurpose was complete in August, 2009.

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 is 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 has received LEED Gold certification.

Project Data

- Former Building Square footage: 75,000 gsf
- Modernized Building Square footage: 100,000 gsf
- Total Building Square Footage: 100,000 gsf
- Construction Type: Renovation and new construction
- Construction Cost / Square Foot: \$289.37 / sf
- Current Enrollment: 390
- Modernized Capacity: 425

Budget Analysis	Capital Allocation	Contract Awarded to Date
- Total program budget:	<u>\$34,338,372</u>	\$32,000,000
- Design budget:	\$1,222,548	\$1,222,548
- Project management budget:	\$1,500,000	\$1,222,548
- Construction budget:	\$27,329,068	\$27,329,068
- FF&E budget:	\$2,000,000	\$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, LEED AP and Robert Hannan, LEED AP
Architect:	Bowie Gridley	Bill Gridley, AIA, Elise Robinson, AIA, and Tim Lovett, AIA
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 and warranty items are being addressed.

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Major Project Briefing Sheet

SCHOOL WITHOUT WALLS SENIOR HIGH SCHOOL



Description: The School Without Walls is a historic restoration of an existing 118-year-old 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 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. 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. The combined facility encompasses 68,000 square feet, and provides a state-of-the-art learning environment for students and faculty.

Project Data

- Existing Building Square Footage: 30,724 gsf
- Modernized Building Square Footage: 74,000 gsf
- Construction Type: Renovation and New Construction
- Construction Cost / Square Footage: \$516.42 / sf
- Current Enrollment: 440 students
- Modernized Capacity: 440 Students

Budget Analysis	Capital Allocation
- Total program budget:	\$38,215,445
- Design budget:	\$1,886,565
- Project management budget:	\$0
- Construction budget:	\$34,887,795
- FF&E budget:	\$1,304,056

Stimulus Funding/Inter Agency Funds	Capital Allocation
-	-

Schedule	Start /Completion Date	Percent Complete %
- Preconstruction		100%
- Construction	June, 2008 – August, 2009	100%
- Close out	January, 2010	95%

Milestone	Date
- Design Start	March, 2006
- Ground Breaking	-
- Building Permit	-
- Substantial Completion	August, 2009
- Project Completion	September, 2009
- Ribbon Cutting	July, 2009

Project Team	Firm	Program Manager
- Program Manager	OPEFM/DCPEP	Teresa Luther and Darryl Somerville
- Architect	EEK	Sean O'Donnell, Principal-In-Charge
- Contractor	Turner Construction	Pamela Murphy-Johnson

Current Status: This project is complete.

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.

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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	Schedule	Current Phase Percent % Complete:
- Design start:	-	Construction: 100%
- Project completion	August 7, 2009	Building Closeout: 100%
- Permit Issuance:	July 2008	-
- 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
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Major Project Briefing Sheet

SAMUEL WHEATLEY EDUCATION CAMPUS



Description: This complete modernization consisted of the renovation of the original school buildings built in 1903, 1922, and 1928, the demolition of the 1965 addition, and the construction of a new 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, new kitchen, music room, and new ADA-compliant restrooms. A new playground area with equipment was also built for the school. This project is closed out.

Project Data

- Existing Building Square Footage: 68,309 SF
- Modernized Building Square Footage: 86,375 SF
- Construction Type: New construction + Renovation w/ Addition
- Construction Cost / Square Footage: \$354.83/sf
- Current Enrollment: 447
- Modernized Capacity: 500

Budget Analysis

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

Capital Allocation

- \$34,619,516
- \$568,229
- \$560,000
- \$30,648,236**
- \$2,721,079

Schedule

- Close out

Start /Completion Date

8/12/09 / 9/28/10

Percent Complete %

100%

Milestone

- Design Start
- Ground Breaking
- Building Permit
- Substantial Completion
- Project Completion
- Ribbon Cutting

Date

May, 2006
November, 2007
July, 2008
8/13/09
9/20/09
8/24/09

Project Team

- Program Manager
- Architect
- Contractor

Firm

DCPEP
Lance Bailey / Hughes Group
Hess Construction +
Engineering Services

Program Manager

Marty Haghjou / John Almquist
Kiat Vortiskul / Amado Fernandez
Michael Boeckl

Current Status: Closed Out.

LEED/ Sustainable Design Initiatives: Many sustainable components and green building practices were incorporated into the building design and implemented during construction.

Issues: None

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Phone: (202) 608-1230

Major Project Briefing Sheet

**WOODROW WILSON HIGH SCHOOL AQUATIC CENTER
"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 includes a new, state-of-the-art indoor aquatic facility having a 50-meter competition pool and a separate leisure pool.

The project is 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 programmatic components for the Aquatic Center includes 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.

Project Data

- Existing Building Square Footage: Previous Building Demoad
- Modernized Building Square Footage: 54,765gsf
- Construction Type: New Construction
- Construction Cost / Square Footage: \$483.25 / sf
- Current Enrollment: -
- Modernized Capacity: -

Budget Analysis	Capital Allocation
- Total program budget:	\$34,702,787
- Design budget:	\$1,922,967
- Project management budget:	\$26,466,000
- Construction budget:	\$26,466,000
- FF&E budget:	-

Stimulus Funding/Inter Agency Funds	Capital Allocation
- N/A	-

Schedule	Start /Completion Date	Percent Complete %
- Preconstruction	11/2007-03/2008	100%
- Construction	03/2008-08/2009	100%
- Close out	08/2009-12/2009	100%

Milestone	Date
- Design Start	01/2006
- Ground Breaking	03/2008
- Building Permit	-
- Substantial Completion	08/2009
- Project Completion	08/2009
- Ribbon Cutting	08/2009

Project Team	Firm	Program Manager
- Program Manager	DCPEP/OPEFM	Darryl Somerville, Will Mangrum, Marco Miranda, Bill Mykins, and David Janifer , DPR
- Architect	Hughes Group Assoc.	Amado Fernandez, Keith Driscoll, Delon
- Contractor	Sigal Construction	Phillip Mueller, David Gebhardt, Johny Ramia, and Steve Shaw

Current Status:
The project is complete.

LEED/ Sustainable Design Initiatives: LEED Gold Certification is the standard for the project.

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”).

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

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

Program Manager
Architect:
Contractor:

Firm

DCPEP/ OPEFM
Bell Architects
GCS/SIGAL, LLC

PM

Will Mangrum
David Bell
-

Current Status:

Project is complete.

LEED/ Sustainable Design Initiatives:

This project will not be LEED Certified

Logistics/ Issues:

N/A.

END OF REPORT