

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



JULY 2011 MONTHLY REPORT

Submitted to:

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

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MONTHLY REPORT – JULY 2011

1.0 EXECUTIVE SUMMARY

This report summarizes work completed during the month of July 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 July 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 July 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 held meetings with general contractors and subcontractors to discuss the Mayor’s Workforce Incentive Program (WIP) for the Phase I projects. OPEFM held meetings with DOES (the DC Office of Apprenticeship) to discuss certified payroll audits to ensure accuracy in monitoring the WIP and met with all or the Phase I project managers to develop a standard procedure for counting hours worked by District residents. We developed reporting documents to be used on all projects. OPEFM met with the DC Office of Apprenticeship and developed a bi-weekly schedule to audit certified payrolls. The schedule has been shared with general contractors and all of their subcontractors.

OPEFM met with the Ward 8 Workforce Development Council and various Workforce Development Organizations (WDO), to prepare for a Ward 8 job opportunity fair to launch Phase I schools: Turner Elementary School and Hart Middle School. OPEFM’s will target only Ward 8 residents for new hire opportunities on these two projects. The job opportunity fair is planned for April 9, 2011 and will be held in conjunction with the Far Southeast Family Strengthening Collaborative annual Ward 8 Day celebration which will be held at Savoy Elementary School.

OPEFM held a successful job opportunity fair on April 9, 2011. The job opportunity fair was held at Savoy ES and was well attended by District residents seeking employment. The majority of the job candidates were residents of Ward 8 and many of them already have experience in the construction field. All of them have had some level of job readiness training thru local workforce development organizations and all are registered with the District’s Department of Employment Services. Hess Construction, general contractor for Phase I Turner ES participated and Forrester Construction, general contractor for Phase I Hart MS participated as well. OPEFM had each job candidate complete a “candidate profile form” for evaluation and entry into OPEFM database of work ready District residents. OPEFM sorted the candidates into categories by interest and experience and have shared the information with all Phase I general contractors.

During the month of May, OPEFM hosted two successful job opportunity fairs. The first job opportunity fair was held on Saturday May 14th at the Turkey Ticket Recreation Center. Approximately 150 District residents attended the fair to meet with OPEFM staff including project managers and learn about upcoming opportunities on Phase I projects. A number of the attendees were college students who were seeking summer employment. Four of the attendees who expressed an interest in becoming electricians and indicated they had good math skills and were referred to Local #26 as candidates for the step-up apprentice program. These candidates were tested by the DC Office of Apprenticeship. Three of the candidates passed the exam with two scoring in the high range. All three are now employed as step-up electrical apprentices.

The second job opportunity fair was held on Thursday May 19th at the Takoma Recreation Center and was also well attended with approximately 175 District residents attending. The fair was staffed by OPEFM volunteers and included a number of project managers who interviewed the residents. Several residents from this job fair have been referred to Local #26 to be tested as step-up apprentice. Over 700 District residents have now been interviewed and placed into OPEFM's database of work ready candidates and await placement on Phase I and future OPEFM projects.

IBEW Local Union #26 approached OPEFM about partnering to select District residents as candidates for the Step-up Apprenticeship program. OPEFM worked with the DC Office of Apprenticeship to arrange for candidates to take the entry level test for the program, interviewed many of the candidates and contacted them regarding date and time of testing. Of 40 District residents contacted for testing, 25 took the test and 13 passed in the first round and are now employed as electrical step-up apprentice. Testing is still ongoing until a total of 25 District residents are employed on OPEFM and other District funded projects. The number of District residents employed as step-up apprentice by Local #26 signatory companies increased during the month of June to 35 and testing is ongoing.

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.

To date 110 District residents have been hired on Phase I projects thru the Mayor's Workforce Incentive Program (WIP). OPEFM continues to hold meetings with the design builders and all subcontractors to emphasize the importance of hiring District residents. All subcontractors are encouraged to utilize OPEFM's WIP listing of District residents. The WIP list consists of approximately 700 work ready residents categorized by trade, interest, skill level, ward, etc.

OPEFM has assembled a Workforce Incentive Task (WIP) Force which meets weekly to discuss current WIP progress and ways to improve the WIP program moving forward to maximize employment of District residents.

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. Throughout the winter on-call contractors responded to emergencies and performed repairs as needed. Now that the heating season is over, contractors are focusing on maintaining cooling in each building and performing annual maintenance on the boilers.

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 is currently being installed.

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 on December 22, 2010, 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 issued a RFP for the Ketcham window replacement in June 2011. Proposals are due in July.

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, Langley EC, 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 FY2012 and are included in this report. Requests for Proposals for architectural services were issued and Bridging Architects were selected for all but Moten ES in December 2010. 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. Concept Designs and Schematic Designs were completed in early March, and detailed designs were completed and handed off to Design-Builders April 14th.

The Request for Proposals (RFP) for design-build services was issued January 24th, proposals were received on February 18th, and evaluation of the proposals is complete, and recommendations for award have been forwarded and executed. Kick-off meetings for the Design-Builders were held during the week of March 28th, and Design-Builders' submitted their Budget GMP pricing by April 11, 2011.

The Budget GMP's were submitted to OPLA in April for Council approval for Hart MS, Maury ES, and Seaton ES; the final GMP's for Langley EC was negotiated in early May with plans to submit it for Council approval by June 13th. The start of construction for Langley EC and Turner ES occurred in May because those buildings are currently un-occupied; the scope of work included major clean-up, selective demolition, and hazardous materials abatement, if required.

For Moten ES, the Architect of Record has been selected, and the Kick-off Meeting was held April 27th. Collaboration with the School Improvement Team (S.I.T.) is ongoing and adoption of the Educational Specification occurred in early May.

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	DPR	Project in Construction
2. Barry Farm Recreation Center	DPR	Project in Design
3. Chevy Chase Recreation Center	DPR	Project in Closeout
4. Fort Stanton Recreation Center	DPR	Project in Construction
5. Guy Mason Recreation Center	DPR	Project in Construction
6. Eleventh and Monroe Park	DPR	Project in Construction
7. First and Florida Avenue Park	DPR	Project in Construction

8. Jefferson 6 th Grade Academy	SP	Project in Construction /June 2011
9. Joe Cole Community Center & Park	DPR	Project in Construction
10. Justice Park	DPR	Project in Construction
11. Kenilworth Recreation Center	DPR	Project in Closeout/Procurement (add SOW)
12. Logan Montessori	SP	Project Construction to start July 2011
13. New York Avenue Playground	DPR	Project on Hold
14. Newark Park	DPR	Project Complete
15. Park View Field	DPR	Project in Closeout (Ph 1)/Design (Ph 2)
16. Raymond Recreation Center	DPR	Project in Design/Construction
17. Rosedale Recreation Center	DPR	Project in Construction
18. Seventh and N Street Park	DPR	Project in Design/Construction Procurement
19. Shepherd Field	DPR	Project in Construction
20. Tenth Street Park	DPR	Project in Closeout
21. Watkins Park	DPR	Project in Closeout

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

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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 1940's, the 1950's, and the 1970's. The school currently houses approximately 900 students and recently received a substantial athletic facility upgrade in 2008.

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

Construction began in June 2010. Phase 1A (converting Building "A" into classrooms and offices) was completed in August 2010 in time for SY10-11. Phase 1B (full modernization of Buildings "D" & "E") is intended to be completed by August 2011 prior to SY11-12. Phase 1C (modernization of Gymnasium) is intended to be complete during Summer 2011 prior to SY11-12. Phase 2 (full modernization of Buildings "B" & "C") began in June 2011 and is scheduled to be completed by August 2012 prior to SY12-13. Phase 3 (razing of Building "A" and construction of a parking lot) is scheduled to take place between June and August 2012.

Students and staff will remain in the school throughout the entire project utilizing the spaces not under construction during the various phases. There will be temporary trailers used during Phase 2 to serve as cafeteria and health suite space during SY11-12. Safe secure access between building and trailers is being provided via covered walkway structures built between the spaces.

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

- 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

Capital Allocation

Stimulus Funding/Inter Agency Funds

- DDOE \$1,107,500

Capital Allocation

Schedule

- | | Start /Completion Date | Percent Complete % |
|-------------------|-------------------------------|---------------------------|
| - Preconstruction | March 2009/June 2010 | 100% |
| - Construction | June 2010/ | 41% |
| - Close out | N/A | 0% |

Milestone

- | | Date |
|--------------------------|--|
| - Design Start | March 2009 |
| - Ground Breaking | June 2010 |
| - Building Permit | September 2010 |
| - Substantial Completion | August 2012 (projected) |
| - Project Completion | October 2012 (projected) |
| - Ribbon Cutting | Phase 1: August 15, 2011 10 AM, Phase 2: TBD |

Project Team

- | | Firm | Program Manager |
|-------------------|---------------------|---------------------------------|
| - Program Manager | OPEFM/ DCPEP | Michael Quadrino/ Nikkia Martin |
| - Architect | Sorg Architects | Rachel Chung |
| - Contractor | Forrester/EEC of DC | Debbie Watt |

Current Status: The punch-out process began in all Phase 1 classrooms and offices in the month of July. All corridor paint and terrazzo floor finishes were punched out in August. Bathrooms and stairwells are complete and need a rough clean prior to being punched out in early August. The new mechanical, electrical, sprinkler, finishes, and equipment throughout the Gymnasium renovation are near complete and will be finished and punched out prior to the ribbon cutting ceremony on August 15th. All MEP and painting is complete in the locker rooms and offices beneath the gym, leaving the terrazzo and athletic flooring to be done in August. The majority of site work associated with Phase 1 has been complete with sodding scheduled to take place the first week of August. The temporary

trailers needed for SY11-12 will get set the first week of August along with the covered walkway that will provide safe access to them. Final inspections are expected to be obtained the first week of August so a Temporary CO can be issued no later than August 12, 2011. In addition, the majority of school furniture has been installed through Phase 1. All networking and security system electronics shall be installed within the first two weeks of August.

Phase 2 demolition work has begun throughout buildings B and C – particularly in the existing central plant area where all existing MEP equipment has been removed and abated.

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 the Spring of 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: The overall project budget continues to demand attention given the somewhat significant amount of changes incurred during the first year of construction – namely those required by WASA to connect to existing water lines and unforeseen conditions and HAZMAT abatement expenses. The designers and contractor are currently working on minor modifications to the design of the upcoming phase that could significantly reduce the amount of HAZMAT abatement and related cost exposures.

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Major Project Briefing Sheet

CARDOZO 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, and 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 the school up to 21st century DCPS standards for a school for 1,100 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, plus a new 40,000 gsf gymnasium wing
- Construction Type: Renovation / Adaptive re-use / Addition
- Construction Cost / Square Footage: \$196.27 / sf
- Current Enrollment: 650 students
- Modernized Capacity: 847 Students

Budget Analysis	Capital Allocation
- Total program budget:	\$77,331,000
- Design budget:	\$4,966,672
- Project management budget:	\$1,379,631
- Construction budget:	\$63,424,250
- 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: OPEFM received 50% Design Development drawings for our review which follow the approved educational specifications, which call for the implementation of an academy-based system that will feature three distinct academies within the school. In addition to all of the energy and water efficiency standards required by LEED, OPEFM is also exploring the addition of a geothermal field, a green roof and an innovative storm water management. OPEFM and the design team are in the process of meeting with the DDOE to discuss other local and federal programs available to support other green initiatives. OPEFM and the design team have received preliminary concept design approval from ANC, CFA, HRPB and NCPC. The SIT team is very involved with the design process and continues to work very closely with OPEFM and the design team, which has contributed to a design that will meet the needs of the school and community. OPEFM continues to upload the current SIT presentation and meeting

minutes to the Cardozo school's website and also our website. OPEFM and the design team are presently meeting with the alumni federation for their input of the Hall of Excellence. Kadcon mobilized the first week in July and the demountables started arriving in mid-July. Phase 1 of the demountables will be completed by August 15th and Phase 2 will be completed December 15, 2011. The students and faculty from Cardozo HS will relocate to Meyer ES over Christmas Break.

- 50% Design Development was turned over for OPEFM's review on July 2, 2011.
- All bids for the RFP for Design-Builder were submitted to OPEFM on July 7, 2011 and a panel is in the process of selecting the Design-Builder.
- Geotechnical survey and soil sampling in progress
- Site Survey is in progress

Critical Review Dates:

- ANC 1B Design Committee: March 31 – ANC Approved the Preliminary Concept Drawings
- ANC 1B Commission Meeting: April 7 – ANC Approved the Preliminary Concept Drawings
- CFA: April 21st - CFA Approved the Preliminary Concept Drawings
- HPRB: April 28th - HPRM Approved the Preliminary Concept Drawings
- NCPC: May 5th

LEED/ Sustainable Design Initiatives: Cardozo SHS is planned to achieve LEED Silver 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)
- Geothermal (TBD)
- EPA - Innovative Storm Water Management Grant (TBD)

Issues: No Issues at this time.

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



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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

- Preconstruction
- Construction
- Close out

Start /Completion Date

- June 1, 2011
- Nov. 15, 2011
- July, 2014 (bldg. open Aug., 2013)

Percent Complete %

- 75%
- 0%
- 0%

Milestone

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

Date

- Jan. 6, 2011
- Nov. 15, 2011
- Sept., 2011 and Feb. 2012
- July 15, 2013
- July, 2014
- 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:

- 50% Design Development Submitted
- Preliminary Project Cost Estimate Complete
- Geotechnical survey and soil sampling Complete
- Site Survey is complete
- Conducting meetings with public approval agencies, SIT, community partners, etc.
- RFP For Design-Build Services issued May 31, 2011
- Pre-Proposal Conference Held June 8, 2011
- Proposal Evaluations Underway
- Notice of Award – August 3, 2011

LEED/ Sustainable Design Initiatives:

Dunbar is planned to achieve LEED Gold or higher 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	Capital Allocation
- 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

Stimulus Funding/Inter Agency Funds	Capital Allocation
- ARRA Stimulus (Green Roof):	\$1,215,000
- EPA (Innovative Storm Water. Mgt.):	\$800,000
- Total:	\$2,015,000

Schedule	Start /Completion Date	Percent Complete %
- Preconstruction	June 2008/June 2009	100%
- Construction	July 2008/August 2011	96%
- 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	August 17, 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: Other work activities in progress or recently completed include the following: hard ceiling framing/boarding all 2nd and 3rd floors, drop ceilings 2nd/3rd floor, ceramic tile (all floors), prime and paint (all levels), pool tile, grout install, fill pool with water, pool timing system and scoreboard, interior and exterior handrails, stair 1 flooring, first floor Nurazzo, 2nd floor and 3rd floor carpet, ceilings at main stair landing, exterior metal panels, storefront/curtain wall (center section - north, west), interior aluminum storefronts, casework lower/1st/2nd/3rd floors, bath fixtures all floors, auditorium frame/hang walls, gym wood flooring, auxiliary gym flooring, outbuilding plumbing/electrical rough in/interior panels, outbuilding framing, roof screen panel install, topsoil screening, site wall foundations/block/brick, site wall cast copings, Johnson Controls install, LSS low voltage install all floors, fire alarm

install all areas, commissioning, sprinkler install all floors/head install at ceilings, Auditorium Rigging and Seating, Auditorium flooring, Site concrete, Site entrance stairs, natatorium artwork design/implementation, DCNET/OCTO technology equipment installation, DCNET service activation. The Deputy Mayor for Education attended a site tour and briefing on the project. The monthly SIT meeting was held on July 27th with the Principal, Teachers, Staff, Alumni, Community Stakeholders, DCPS, OPEFM Program Managers, OPEFM Communications Director, City Administrator Communications Director, and Design/Build Team. The HD Woodson ribbon cutting event is scheduled for August 17th at 10:30 am.

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 of the 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

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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 41,639 square foot Addition on the west side of the existing building. The new Addition will include additional classrooms, a science lab, a media center, a music room, and a multi-purpose physical education space. Devroux + Purnell Architects, PC has been retained as the Design Architect; the joint venture of Winmar/Dustin was selected in December 2009 as the Design-BUILDER for the project.

Project Data

- Existing Building Square Footage: 43,400
- Modernized Building Square Footage: 41,639
- Construction Type: Addition & Renovation
- Construction Cost / Square Footage: \$261
- Current Enrollment: 505
- Modernized Capacity: 550

Budget Analysis

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

Capital Allocation

- \$29,100,000
- \$1,187,172
- \$587,636
- \$21,995,000
- \$950,000

Contracts Awarded to Date

- \$20,366,734
- \$1,187,172
- \$196,893
- \$18,982,669
- \$0

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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 site the building is 270,000 SF, excluding the new Wilson Aquatic Center that was completed in 2009.

The modernization of Wilson will consist of the 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 a capacity for 1,500 students.

Wilson High School currently operates out of UDC's Building 52 for the 2010-2011 academic years. 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: 376,507 gsf

- Construction Type: Renovation / Adaptive re-use / Addition
- Construction Cost / Square Footage: \$280 / sf (not including swing space)
- Current Enrollment: 1,545 Students (AY 2010-2011)
- 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

- | | Start /Completion Date | Percent Complete % |
|-------------------|-------------------------------|---------------------------|
| - Preconstruction | January 2009 / July 2010 | 100% |
| - Construction | June 2010 / August 2011 | 95% |
| - Close out | August 2011 / February 2012 | 0 % |

Milestone

- | | Date |
|--------------------------|-------------------|
| - Design Start | February, 2009 |
| - Ground Breaking | December, 2009 |
| - Building Permit | September 1, 2010 |
| - Substantial Completion | August 15, 2011 |
| - Project Completion | August 15, 2011 |
| - Ribbon Cutting | August 18, 2011 |

Project Team

- Program Manager
- Architect
- Contractor

Firm

- OPEFM / DCPEP
- Cox Graae + Spack
- GSC-Sigal, LLC

Program Manager

- Marcos Miranda / Beth Penfield
- w/Fanning Howey as Associate Architect
- 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 70 percent complete. Finish selection was completed following approval from AYL 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. A final Special Use Permit has been prepared and circulated for execution. Pepco and WASA permits have been received. Permanent power was received May 2, 2011. Fundamental Commissioning was kicked off in February and is underway now that the building is energized, along with the startup of systems. OPEFM submitted a change order to OPLA and City Council for executing the add alternates built into the original GMP contract, stadium terrace and crossroads acoustics, along with other additional scope items and an allowance for FFE. This change order was approved by Council and executed in May. Furniture delivery and installation began mid-June and is at 80% completion as of July 30, 2011. Construction is at 95% completion and a temporary occupancy permit was issued July 29th. School administration moved in August 1st. OCTO's installation will be complete by August 5th. The project is on schedule for the start of school in August.

LEED/ Sustainable Design Initiatives:

This project will be LEED for Schools – Silver Certified. In January, the project was awarded \$199,303 in ARRA funding for a green roof that will be installed on the Auxiliary Gymnasium roof. The Program Management Team secured a \$1 million DDOE MS-4 grant for a rain water cistern system. Phase 1 of the Cistern change order was first executed for \$720,990. Phase 2 was sent to Council for final execution in December and returned approved in January 2011. The Project Team submitted for a Design Phase review by the USGBC in March 2011 and received comments back in June 2011. The project is tracking at 61 points, 1 point into Gold.

Issues: None



7.0 PHASE 1 MODERNIZATION PROJECTS

- Langley EC
- Takoma EC
- Hart MS
- Seaton ES
- Moten ES
- Turner ES

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Phase 1 Modernization

LANGLEY EDUCATION CAMPUS



Description:

Langley Education Campus will incorporate the two DCPS schools that closed at the end of the 2010-11 school year – Emery EC and Shaed ES. The building is the former Langley Junior High School, which was built in 1923, with 3 major additions completing the plan in the 1960's. The original school features include large windows, high ceilings, terrazzo flooring, brick throughout the school, light wells that bring natural daylight into the corridors, an Auditorium, and a natural ventilation system that used passive heating and cooling. However, nearly 90 years later, many of the building systems and materials are far beyond their useful lifespan. In addition, improvements will be required to bring the building up to current accessibility and building codes.

This "Phase-1 Modernization" is targeted towards Pre-Kindergarten through eighth grade, where the main focus revolves around modernizing essential academic classrooms, corridors, health suites, and restrooms. After a detailed examination of the facility, it was determined that much more work would need to be done in order to meet all the program needs of a functional Education Campus. The school is scheduled to be re-opened in August, 2011.

Project Data

- Existing Building Square Footage: 110,000 Square Feet
- Modernized Building Square Footage: approximately 100,000 Square Feet
- Construction Type: Concrete / Masonry
- Construction Cost / Square Footage: \$96.25 / SF
- Current Enrollment: (previously unoccupied)
- Modernized Capacity: 400+ students

Budget Analysis

- Total program budget: Revised to \$11,162,456
- Design budget: \$330,000
- Project management budget: \$872,944

Capital Allocation

\$325,401.78
\$61,453.70

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Phase 1 Modernization

TAKOMA EDUCATION CENTER



Description: In December 2010, Takoma Education Center had a significant fire, destroying most of the building's interior. OPEFM and DCPS want to retain the brick exterior of the 1970's building, but renovate the interior and re-open the school by January 2012. Beginning in September, 2010, Takoma became the only PS-8 school that is a Catalyst Arts Integration School. In addition to their aftercare program, they also offer sports and a variety of extracurricular activities for their middle school students.

The planned capacity will be 450 students, consistent with the DCPS school model for two classes per grade. Takoma Education Center has a total square footage of 117,050 gsf. The goals of this project are to convert an existing building, which was built in 1976, to a state-of-the-art learning environment within a tight timeframe and specific funding constraints. The rebirth of this historic school is designed to, once again, serve the approximate population of students for which it was originally intended.

Takoma EC is located in the northwest quadrant of the District of Columbia. The school receives its name from the local community named Takoma Park which is a high diverse area – socio-economically, and culturally.

Proposed Planning Profiles: The new modernization design will be based on the individual educational specifications and facility programs requirements which are being developed with the School Improvement and School Planning / Design teams at the present time.

Project Data

- Existing Building Square Footage: 117,050 gsf (Academic Bldg. 104,294, Gym 12,756)
- Modernized Building Square Footage: 104,294 gsf
- Construction Type: New Construction and Renovation
- Construction Cost / Square Footage: \$233.81 / sf
- Current Enrollment: 454 students
- Modernized Capacity: 454 Students

Budget Analysis

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

Capital Allocation

- \$24,385,237
- \$682,218
- \$228,153
- \$23,579,292
- \$181,528

Schedule

- Design-Build
- Construction
- Close out

Start /Completion Date

- April, 2011
- June, 2011 – Dec. 2011
- January, 2012

Percent Complete %

- %
- %
- %

Milestone

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

Date

- May, 2011
- TBD
- TBD
- December, 2011
- January, 2012
- TBD

Project Team

- Program Manager
- Architects
- Contractor

Firm

- OPEFM/DCPEP
- Fanning-Howey
- Turner Construction

Program Manager

- Teresa Luther, Steve Kitterman and Mesfin
- Ed Schmidt, Principal-In-Charge
- Pamela-Murphy-Johnson

Current Status: OPEFM and the design team are in the process of submitting the concept drawings to the ANC, CFA, HRPB and NCPC for approval. The Principal, SIT Team, and Staff have approved the color scheme for the school and will be finalizing the FF&E furniture, including the casework in August with delivery in November. The SIT team is very involved with the design process and continues to work very closely with OPEFM and the design team, which has contributed to a design that will meet the needs of the school and community. OPEFM continues to upload the current SIT presentation and minute meetings to OPEFM's website. Interior demolition and abatement are complete and OPEFM is waiting on Pepco and WASA permits. OPEFM received Council approval for the modernization of Takoma ES in July. Construction is at 20% completion and on schedule to reopen in December, 2011.

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

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Phase 1 Modernization

HART MIDDLE SCHOOL



Description: 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.

Project Data

- Existing Building Square Footage:
- Modernized Building Square Footage: 170,000 sq ft.
- Construction Type: Masonry and steel
- Construction Cost / Square
- Current Enrollment: 450
- Modernized Capacity: 600

Budget Analysis

Capital Allocation

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Phase 1 Modernization

SEATON ELEMENTARY SCHOOL



Description: The scope of work for the 'Phase 1 Modernization' includes the complete modernization of classrooms in accordance with MFP Classroom Performance Criteria, new OPEFM Design Guidelines, and DCPS Guiding Principles. Work includes, but is not limited to: installation of new lighting fixtures in each classroom; repair or replacement of in-classroom heating and ventilation equipment in order to control temperature, air filtration, carbon dioxide levels, and equipment background noise; installation of new ceilings, flooring, and audio amplification to help control sound quality; and installation of new data connections and audio-visual equipment to support on-line learning resources; installation of adaptable and flexible furniture systems for both students and teachers.

Project Data

- Existing Building Square Footage: 65,000
- Modernized Building Square Footage: 65,000
- Construction Type: Renovation
- Construction Cost / Square Footage: ~65/SF
- Current Enrollment: 255
- Modernized Capacity: ~300

Budget Analysis

- Total program budget: \$4,300,000
- Design budget: \$160,870
- Project management budget: \$129,000
- Construction budget: ~\$3,948,000
- FF&E budget: \$344,000

Capital Allocation

Stimulus Funding/Inter Agency Funds

Capital Allocation

- \$ 0 -

Schedule	Start /Completion Date	Percent Complete %
- Preconstruction	1/6/11 / 6/17/11	100%
- Construction	6/18/11 / 8/14/11	25%
- Close out		

Milestone	Date
- Design Start	1/6/11
- Ground Breaking	6/18/11
- Building Permit	6/16/11
- Substantial Completion	8/1/11
- Project Completion	8/14/11
- Ribbon Cutting	-

Project Team	Firm	Program Manager
- Program Manager	DCPEP	Mel Butler
- Architect	diDominico, Moody-Nolan	
- Contractor	JCo Rand	

Current Status:

1. Demolition complete, MEP rough in ongoing

LEED/ Sustainable Design Initiatives:

Issues:

GOVERNMENT OF THE DISTRICT OF COLUMBIA
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Phase 1 Modernization

MOTEN ELEMENTARY SCHOOL



Description: The new modernization design will be based on the individual educational specifications and facility programs requirements, which are being developed with the School Improvement and School Planning / Design teams at the present time. Each classroom will be fitted out in such a manner, to the maximum extent possible, to meet the Performance Criteria as stated in the Master Facilities Plan (many of which follow LEED Certification Guidelines).

Proposed Planning Profiles: The scope of work for 2011 and 2012 includes the full modernization and renovation of the existing school building, which will include classrooms, new mechanical, electrical, plumbing and fire protection systems, exterior restoration, roofing, systems replacement, ADA improvements, technology enhancements, sustainable design initiatives as well as significant upgrades to the interior finishes. The program also includes the renovation of the cafeteria, kitchen, multi-purpose/gymnasium area, media center/library, computer lab, art room, and recreational areas on the back of the school. An additional multi-purpose area will be constructed within the parameters of the existing facility. The Morris Road main entrance will be enhanced, and the 16th Street entrance will be reconstructed to include an enhanced entry and welcoming plaza.

Project Data

- Existing Building Square Footage: 99,700 gsf
- Construction Type: Phase 1 Modernization
- Construction Cost / Square Footage: \$174.52 / sf
- Current Enrollment: 368 students
- Modernized Capacity: 560 Students

Budget Analysis

- Total program budget: **Capital Allocation**
\$17,400,000

- Design budget: \$1,116,790
- Project management budget: \$957,000
- Construction budget: \$14,000,000
- FF&E budget: \$957,000

Schedule	Start /Completion Date	Percent Complete %
- Design-Build RFP	August, 2011	%
- Construction	Sept., 2011 – Aug. 2012	%
- Close out	September, 2012	%

Milestone	Date
- Design Start	April, 2011
- Ground Breaking	TBD
- Building Permit	August, 2011
- Substantial Completion	August, 2012
- Project Completion	July, 2012
- Ribbon Cutting	TBD

Project Team	Firm	Program Manager
- Program Manager	OPEFM/DCPEP	Darryl Somerville
- Architects	Lance Bailey Associates	Ansar Burney, Principal-In-Charge
- Contractor	TBD	

Current Status: OPEFM has received approval from the Mayor's Office and the Chancellor's Office to reopen Moten ES at the start of the 2012-2013 school years, and beyond. The Lance Bailey Associates team has been tasked with the design for the modernization of the facility. In the fall of 2011, the design should be well advanced and OPEFM will solicit potential builders for the project. Design layouts and colors are being reviewed, to be presented to the SIT members for considerations and approvals. HazMat abatement, demolition, and clean-up are extensive. OPEFM will be putting the new design out for bid in the Fall, 2011. The educational program has been finalized in coordination with DCPS. OPEFM and the design team are in the process of submitting the preliminary concept drawings to the ANC, CFA, HRPB and NCPC for preliminary approval. The SIT team is very involved with the design process and continues to work very closely with OPEFM and the design team, which has contributed to a design that will meet the needs of the school and community. OPEFM continues to upload the current SIT presentation and minute meetings to OPEFM's website.

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

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

TURNER ELEMENTARY SCHOOL



Description: The new modernization design will be based on the individual educational specifications and facility programs requirements, which are being developed with the School Improvement and School Planning / Design teams at the present time. Each classroom will be fitted out in such a manner, to the maximum extent possible, to meet the Performance Criteria as stated in the Master Facilities Plan (many of which follow LEED Certification Guidelines).

Proposed Planning Profiles: The scope of work for 2011 and 2012 includes the full modernization and renovation of the existing school building, which will include classrooms, new mechanical, electrical, plumbing and fire protection systems, exterior restoration, roofing, systems replacement, ADA improvements, technology enhancements, sustainable design initiatives as well as significant upgrades to the interior finishes. The program also includes the construction of a new kitchen and recreational center on the back of the school. The new addition will include a new kitchen, gym, locker rooms, classrooms, multi-purpose physical education space and will also include new outside spaces such as basketball, playground areas, and tennis courts.

Project Data

- Existing Building Square Footage: 77,500 gsf
- New Construction Square Footage: 19,171 gsf (Gymnasium, Corridor and Kitchen)
- Construction Type: New Construction and Renovation
- Construction Cost / Square Footage: \$278.78 / sf
- Current Enrollment: 400 students
- Modernized Capacity: 400 Students

Budget Analysis

- Total program budget:

Capital Allocation

\$26,950,000

- Design budget: \$1,221,645
- Project management budget: \$808,500
- Construction budget: \$22,790,000
- FF&E budget: \$911,600

Schedule	Start /Completion Date	Percent Complete %
- Design-Build RFP	September 2011	%
- Construction	September 2011 – Aug. 2012	%
- Close out	September, 2012	%

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

Project Team	Firm	Program Manager
- Program Manager	OPEFM/DCPEP	Teresa Luther and Darryl Somerville
- Architects	Hughes Group	Amado Fernandez, Principal-In-Charge
- Contractor	TBD	

Current Status: OPEFM has received approval from the Mayor's Office and the Chancellor's Office to reopen Turner ES for the school year of 2011-2012. The SIT Team approved the new kitchen and recreation center. OPEFM has also received final approval from the SIT Team on the color scheme of Turner ES, excluding this new addition. OPEFM will be putting the new design out for bid around September 2011. OPEFM has completed all abatement and demolition. The educational program has been finalized in coordination with DCPS. OPEFM and the design team are in the process of submitting the schematic drawings to the ANC, CFA, HRPB and NCPC for preliminary approval. The SIT Team is very involved with the design process and continues to work very closely with OPEFM and the design team, which has contributed to a design that will meet the needs of the school and community. OPEFM continues to upload the current SIT presentation and minute meetings to OPEFM's website.

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

8.0 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 storm water.
 - 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.
 - Storm water 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

- 8/1/10-4/18/11
- 8/1/11-11/30/11
- 11/14/11-11/30/11

Percent Complete %

- 100%
- 5%
- 0%

Milestone

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

Date

-
- August 1, 2011
- August 15, 2011
- Sept 30,2011
- Nov 14,2011
-

Project Team

- Program Manager
- Architect
- Contractor

Firm

- OPEFM/ DCPEP
- Edgecombe Group
- HRGM

Program Manager

- Avon Wilson
- Lee Edgecombe
- Chris Jacobs

Current Status: The Design-Build contractor is HRGM. The project was approved by City Council on July 9, 2011. The start permit is processing through DDOE and DOT.

LEED/ Sustainable Design Initiatives: Not required

Issues: Delay in building permit approval.

GOVERNMENT OF THE DISTRICT OF COLUMBIA
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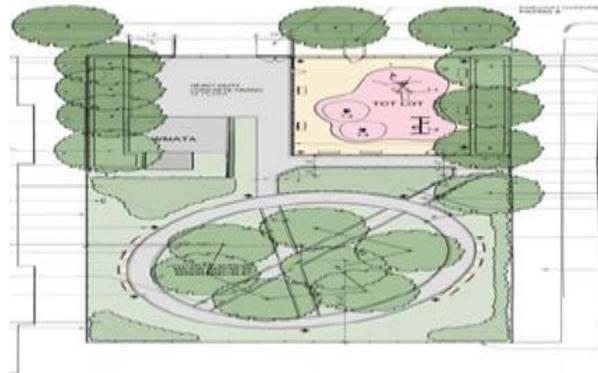


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Major Project Briefing Sheet

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

- | | |
|------------------------------|---------------|
| - Total program budget: | \$ 800,000.00 |
| - Design budget: | \$ 46,000.00 |
| - Project management budget: | \$ 35,000.00 |
| - Construction budget: | \$ 500,000.00 |
| - FF&E budget: | \$ 0 |

Capital Allocation

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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:	\$ 1,550,000.00
- Design budget:	\$ 147,700.00
- Project management budget:	\$ 35,000.00
- Construction budget:	\$ 1,100,000.00
- 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	100%
- Close out	3/14/11-6/10/11	99%

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 correction to granite ribbon by using saving from GMP.

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Major Project Briefing Sheet

11TH AND MONROE PARK



Description: This project entails the demolition of an existing community park facility and designing and constructing new construction park located on 11th and Monroe Street NW. The proposed facility will include a water fountain, new fencing, scored paving, rubberized PIP play surfaces with new seating and play equipment. To date, OPEFM 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: \$1,5000.00
- Design budget: \$34,576
- Project management budget: \$100,000
- Construction budget: \$581,957
- FF&E budget: \$43,000.

Capital Allocation

Stimulus Funding/Inter Agency Funds Capital Allocation

-

Schedule	Start /Completion Date	Percent Complete %
- Preconstruction	1/24/2011-5/6/2011	100%
- Construction	8/9/2011-10/24/2011	2% Building Permit Delay
- Close out	8/2/2011-8/31/2011	0%

Milestone	Date
- Design Start	1/24/2011
- Ground Breaking	TBD
- Building Permit	6/9/11 Building Permit Delay
- Substantial Completion	10/24/2011
- Project Completion	10/31/2011
- 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:

Pepco moving forward with design/relocation of existing service (Pepco Project #3359408) Coordinating with the expediter concerning drawing packages required for permit submission. McDonnell meet with expediter to transfer info and complete/submit application late this week or early next. Continuing with preconstruction/project execution items delineated below:

* Working with Pepco to relocate electric service.* Completing 100% construction/permit drawings.* Preparing for permit submission.* Project buyout of required subcontractors/vendors.* Preparing/compiling project submittals.* Revising project schedule. 100% permit drawing were submitted to DCRA 5/13/11. Submittals were sent to DPR for review and approval. 5/16/11 The DCRA Permit Review has been delayed Currently the City has not returned the permit and the contractor has secured the site and started selective demolition. The contractor expects the permit the week of August 15th 2011.

LEED/ Sustainable Design Initiatives: N/A

Issues: The contract appears to be on time and on budget. DCRA permits are delaying the construction start. The PM has requested status from the expediter on a date to expect the permit. The contractor has indicated that the schedule may not be impacted. The project is now over 5,000 square feet and now needs storm water review and will need to go back for approval. DDOE Structural pending. Construction has begun.

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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. The geotechnical analysis has determined that, due to the existing natural soil composition, the foundations will need to be built on new, compacted fill material. Therefore, the foundations of the proposed boxing annex can be supported on approved engineered fill placed over firm natural soils or firm natural soils can be designed for an allowable bearing pressure of 3,000 psf. -The floor supported slab shall be designed as a slab on grade.

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

The new Bald Eagle Recreation Center will provide health and fitness oriented recreation buildings for the community. Major programmatic elements of the project will 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: DCWater has accepted/approved revised plans. Work continued in the restrooms and locker rooms following mold removal and plumbing rough-in. Work included installation of metal wall studs, installation of cement board in wet areas and installation of green board. Electrical and data rough-in is ongoing. Some estimates have been received for additional HVAC work. Corroded mechanical piping has been removed/demolished. Excavation of lobby footer was completed and a new footer was poured to support steel column for bracing of lenti on portion of load-bearing wall. Steel column was attached to footer and wall bracing is ongoing. New fire sprinkler piping has been installed throughout building. Lobby slab has been cut for installation of new water line. Playground equipment has been delivered and installed.

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

Issues: DCWater has accepted/approved comments/revised plans. Commission of Fine Arts has approved design. DDOT has approved Public Space Permit. The Project Team is preparing revisions to DDOE comments and will resubmit upon completion.

Budget Analysis	Capital Allocation	Contract Awarded to Date
- Total program budget:	<u>\$15,280,000</u>	<u>\$949,346 (6%)</u>
- Design budget:	\$1,229,669	\$549,774(45%)
- Project management budget:	\$407,436	\$200,000 (49%)
- Construction budget:	\$12,939,504	\$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- August '11	55%
- Construction	October '11- September '12	-
- Close out	October-November'12	-

Milestone	Date
- Design Start	August 26, 2010
- Ground Breaking	September 1, 2011
- Building Permit	August 1, 2011
- Substantial Completion	September 30, 2012
- Project Completion	November 31, 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 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 "pan-handle" portion located northwest of the current site is part of federal land allocated for recreational use and the District cannot use that portion of the site for new housing. CFA and NCPC

suggested that DPR/OPEFM resolve the land use issue for the “pan-handle” portion of the site with DMPD to renovate the existing pool and the existing basketball courts and picnic pavilion.

Torti Gallas 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 April. 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. Torti Gallas and OPEFM made a presentation to the CFA. The CFA issued concept approval for the proposed design.

OPEFM directed Torti Gallas to proceed with the geotechnical and archeological surveys at Barry Farm.

Forrester Construction submitted a revised estimate of \$13.3 million and a list of VEs to DCPEP and DPR in March. DCPEP had a meeting with Torti Gallas and Forrester to review the revised estimate. Forrester noted that they are carrying 10 percent design/ construction contingency and 2 percent escalation based on material costs for asphalt, steel and metals. DCPEP directed Forrester to include Torti Gallas’ fee for DDs/CDs/CA in their estimate and achieve a target GMP number of \$12.7 million for OPEFM to issue a modified design-build contract.

Torti Gallas issued the schematic design set to DCPEP/DPR for review on May 23. Based on a VE session with DCPEP and Torti Gallas Urban, Forrester Construction submitted a revised estimate of \$12.9 million that includes a zero entry pool (6’ deep) to DCPEP and DPR. DCPEP was set to schedule a meeting with Torti Gallas Urban and Forrester to review the estimate and finalize the lump sum contract in early June.

DMPED directed DPR/OPEFM to include two basketball courts within the existing site for Barry Farm. DPR requested OPEFM include an indoor recreation pool in lieu of an outdoor pool in the program for the recreation center. OPEFM/DCPEP are in the process of drafting a revised MOU with DMPED to provide additional funding for the indoor pool, parking deck and basketball courts.

DCPEP/DPR directed Torti Gallas Urban to submit an AE proposal to design an indoor pool. Torti Gallas Urban submitted an AE proposal for \$316,000 to design an indoor pool parking deck and accommodate the two basketball courts onsite. DCPEP/DPR to confirm funding and direct Torti Gallas to proceed with the design for an indoor pool. The detailed design for the new recreation center is on hold until the MOU with DMPED is revised and executed.

OPEFM issued a revised M-OU that includes an indoor pool, 2 basketball courts and a parking deck with a total budget of \$23 million to DMPED for execution. DMPED requested OPEFM to issue a revised project budget and expenditures to date for review.

LEED/ Sustainable Design Initiatives:

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

Logistics/ Issues:

Logistics/ Issues:

Logistics/ Issues:

NPS and DPR currently have tax lots for the site, but a record plat is required to secure the building permit. OPEFM issued a change order to Torti Gallas to proceed with development of a record plat and establish the site boundary along Suitland Parkway for the project.

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Major Project Briefing Sheet

CHEVY CHASE RECREATION PARK



Description: Renovation and reconfiguration of Chevy Chase Playground located at 5500 41st Street, NW in Washington, D.C. The 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

- 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

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

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Major Project Briefing Sheet

FORT 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

- 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

Capital Allocation

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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 1950's, the Guy Mason Recreation Center has been home to a wide variety of activities that support the cultural and recreational interests of the local community.

The scope of work for this project includes interior renovations/modernizations of an 8,400 square-foot recreation center building to reallocate space for an improved check-in area, renovated and enlarged art studios, multi-purpose space renovations, an 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
- \$3,637,740
- \$77,020

Contract Awarded to Date

- \$4,148,211 (88%)
- \$370,280 (94%)
-
-
- \$188,500 (97%)
- \$3,512,910 (97%)
- \$76,521 (99%)

Stimulus Funding/Inter Agency Funds

DDOE

Capital Allocation

\$550,000

Schedule

- Preconstruction
- Construction
- Close out

Start /Completion Date

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

Percent Complete %

- 100%
- 100%
- 60%

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
- June 27, 2011
- September 1, 2011
- August 3

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.

Hamel Builders completed the new stair/ elevator tower and the interior renovation in late June. Lourenco consultants completed all building and life safety inspections and submitted inspection reports/green stickers to DCRA for issuance of the certificate of occupancy in late June. DCRA issued the certificate of occupancy on June 27. The elevator inspection was completed and the certificate was issued on July 1.

OPEFM/DPR/BGA inspected the building and site to issue a punch list to Hamel Builders. Hamel expects to complete the punch list in July. The project is substantially complete and in the project closeout phase.

New FF&E, kilns, IT/OCTO network and existing FF&E from Chevy Chase Community Center were delivered and installed at Guy Mason.

Washington Gas installed a new gas meter and activated service for Guy Mason in early June.

OPEFM/DPR/BGA inspected the building, site and issued a list of incomplete items included in the GMP, punch list and cure letter to Hamel Builders in July.

OPEFM expects Hamel to complete the punch list in mid-August. In addition, OPEFM is reviewing the contract terms for back charging Hamel Builders due to delays in achieving substantial completion.

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:

Hamel to complete incomplete work included in the GMP, punch list and issue waiver of liens prior to project closeout.

GOVERNMENT OF THE DISTRICT OF COLUMBIA
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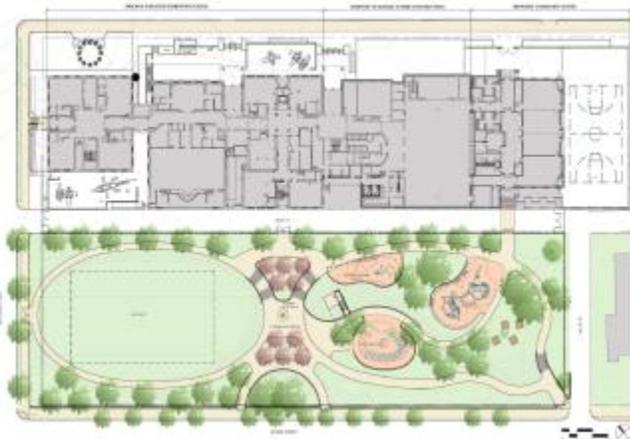


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Project Briefing Sheet

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 three-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 building + 3 acre Park
- Construction Type: New construction / Addition
- Construction Cost / Square Footage: Building + Park = \$58.60/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% PARK: 95%
- Construction	January, 2010 / Aug 2010	CC: 100% PARK: 5%
- Close out	Aug 2010 / Feb 2011	CC: 100% PARK: 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: Raze Permit Received on 4/8/11 -Existing facility demolition/raze commenced on 4/12/11
Anticipated completion of demolition is 5/13/11
Building Permit Received on 4/11/11

LEED/ Sustainable Design Initiatives: LEED- Silver (Building); Park built with LEED standards & best practices

Issues: 1. Raze Permit – completed; 2. Grading not proceeding on schedule; 3. Requested recovery schedule

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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

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

Capital Allocation

- \$750,000
- \$41,390
- \$65,000
- \$470,910
- included in construction budget

Contract Awarded to Date

- \$323,909 (43%)
\$238,000
- \$38,409 (92%)
- \$47,500 (73%)
-

(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

N/A

Capital Allocation

-

Schedule

- Preconstruction
- Construction
- Close out

Start /Completion Date

- Oct. '10- June '11
- August—October 2011
- November – December 2011

Percent Complete %

- 100 %
-
-

Milestones

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

Date

- October 2010
- June 2011
- July 2011
- August 2011
- October 2011
- December 2011

Project Team

- Program Manager
- Architect:
- Contractor:

Firm

- DCPEP/ OPEFM
- R. McGhee and Associates
- TBD

PM

- Sanath Kalidas
-
-

Current Status:

OPEFM issued a purchased order agreement to R. McGhee and Associates to complete 50 percent CD drawings and construction administration for the project in October. McGhee and Associates issued drawings for OPEFM to solicit proposals for a lump sum contract to construct the park in October. 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. DPR requested R. McGhee and Associates to simplify the design for the storage shed roof and combine 20' long, planting beds and aisle space to form 45' long, planting beds. R. McGhee and Associates issued sketches to McDonnell for pricing. McDonnell Landscape issued pricing for the proposed scope changes to DCPEP/OPEFM in April. OPEFM issued a lump sum contract including the additional scope of work to McDonnell Landscape June. DCPEP and the permit expediter are working on securing approvals from DC Water, DDOT, and DDOE prior to securing the building permit from DCRA.

McDonnell Landscape expects to commence site clearing and installation of Erosion and Sediment Control measures in August. The submittal review process for the civil/ plumbing package by R. McGhee Associates/LSA is ongoing.

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. McGhee and Associates completed and issued the permit set to DCPEP for submission to DCRA for permits on February 25. The permit set of drawings were submitted to DCRA in March. CFA approved the drawings in March. DCRA, DDOT and WASA are currently reviewing the drawings for issuance of the building permit. DCPEP and the permit expediter are working on securing approvals from DDOT, DDOE prior to securing the building permit from DCRA. The approval from DC Water was received in late July.

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

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

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

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

Project Data

- Existing Building Square Footage: 17,000
- Modernized Building Square Footage: 24,300
- Construction Type: New
- Construction Cost / Square Footage: 546
- Current Enrollment: N/A
- Modernized Capacity: N/A

Budget Analysis

- Total program budget:	\$13,000,000.00
- Design budget:	\$951,365.00
- Project management budget:	\$150,000.00
- Construction budget:	\$10,193,000.00
- FF&E budget:	\$492,795.00

Capital Allocation

Stimulus Funding/Inter Agency Funds

Capital Allocation

-

-

Schedule

Start /Completion Date

Percent Complete %

- Preconstruction	2/28/2010	100%
- Construction	Hold	Closed out
- Close out	Hold	0%

Milestone

Date

- Design Start	9/9/2009
- Ground Breaking	TBD
- Building Permit	TBD
- Substantial Completion	TBD
- Project Completion	TBD
- Ribbon Cutting	TBD

Project Team

Firm

Program Manager

- Program Manager	OPEFM/ DCPEP	Kyle Whitley
- Architect	Sorg Architects	Rachel Chung
- Contractor	Forney Enterprise Inc.	Keith Forney

Current Status: The resurfacing contractor has submitted a proposal to modify the contract to complete the work. Procurement is working on a \$0 dollar change order to be issued to the contractor agreeing to the modification. The final change order for FEI is being prepared to close out the main portion of the work. The resurfacing RFP has been reissued to bidders to provide a complete renovation of the playing fields at the park. Bids are due August 8th. DPR has secured new funding to allow more scope to be completed at the park. The lighting is complete and demobilization of the site is completed. The Director visited the site to confirm his new vision of the park.

LEED/ Sustainable Design Initiatives: LEED Silver

Issues: No issues at the site during this reporting period.

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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 feet Dog Park with ADA access and two enclosures for pets.

Project Data

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

Budget Analysis

- Original budget:
- Total program budget:
- Design Budget:
- Banneker*
- OPEFM*

Capital Allocation

- \$600,000
- \$411,122
- \$25,113
- \$8,613
- \$16,500

Contract Awarded to Date

-
- \$411,122 (100%)
- \$25,113 9100%)

- Project management budget: \$36,696 \$36,696 (100%)
- Construction budget: \$349,313 \$349,313(100%)
- (Revised budget includes \$92,533 of net change orders for additional scope of work)*
- FF&E \$ included in construction budget

Stimulus Funding/Inter Agency Funds Capital Allocation

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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
Dependent on Option chosen
Dependent on Option chosen
Dependent on Option chosen

Project Team

- Program Manager
- Architect
- Contractor

Firm

OPEFM/ DCPEP
N/A
TBD

Program Manager

John Finnigan
-
-

Current Status: DPR utilized community input to finalize the project design concept. The concept has been forwarded to OPEFM for preparation of a scope to let for bid. The bid will be let in early August.

LEED/ Sustainable Design Initiatives: N/A

Issues: N/A

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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 17,000 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: 2000
- Modernized Building Square Footage: 17,675
- Construction Type: New

will requires that the lump sum will be equal to the bids, the fee, the general conditions and design costs with a 7% contingency. Negotiations on how the project will be delivered are complete. The Design Builder expects to phase the design in packages to start the work late summer 2011. The Design Build preconstruction contract was signed AF F&L Sigal and the design team has completed the foundation to grade package for the foundation permit. DCRA is currently in the process of reviewing the drawings. The 50% Design Development Drawing were reviewed by DPR and a new direction has been given the design team. DPR is requesting that the team provide the cost to add the new DPR Headquarters to the recreation center.

LEED/ Sustainable Design Initiatives: LEED SILVER

Issues: Civil bridging drawings from Liberty Engineering / Loiederman not submitted. The contract for the Design builder is being procured and will be complete the week of 6/6/11. The procurement Department is working on SOW to issue the design builder a contract.

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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 the replacement of the existing grass field with an artificial surface that will be striped for several sports. Lighting for the field as well as pedestrian access from the recreation center to the field will also be required. Additionally, the project will include the replacement of an existing pool. The aluminum pool will be removed with a new “zero-entry” pool constructed in the same footprint. The pool equipment will be reused to the extent possible. The project will also include reconfiguration of existing playing courts that will allow the incorporation of a point of ingress/egress with some site parking.

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

Project Data

- Existing Building Square Footage: 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

- | | Start /Completion Date | Percent Complete % |
|-------------------|-------------------------------|---------------------------|
| - Preconstruction | February 2010 | 100% |
| - Construction | June 2010 | 45% |
| - Close out | March 2012 | 0% |

Milestone

- | | Date |
|--------------------------|-----------------------------------|
| - Design Start | June 2010 |
| - Ground Breaking | August 2010 |
| - Building Permit | Foundation to Grade February 2011 |
| - Substantial Completion | February 2012 |
| - Project Completion | March 2012 |
| - Ribbon Cutting | March 2012 |

Project Team

- Program Manager
- Architect

Firm

- OPEFM/ DCPEP
- CORE Architects

Program Manager

- John Finnigan
- Dale Stewart

Current Status: Storm water structures placed in field area, lines placed, awaiting installation of holding tanks. 10' x 10' sample of polished concrete finish prepared for review; final product approved by DPR. Core building and library slabs poured and are curing. Final finishing and polishing will be completed in early August. Concrete break samples taken and submitted to lab for testing.

LEED/ Sustainable Design Initiatives: LEED Gold

Issues: Street closing process is ongoing. The previous water leak along 17th Street has sprung further down the property. DC Water has visited again but no remedial action has commenced.

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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	70%
- 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	Kadcon Corporation	-

Current Status: Field Turf has been installed on 80% of field and final perimeter placement will be completed in early August. Playground equipment and adult exercise equipment has been delivered and installed. Poured-in-place rubber safety material base has been installed and final top coat is ongoing. DC Water provided a few comments to revision that Project Team is addressing. Porous concrete has been installed, irrigation lines have been installed and new trees have been planted.

LEED/ Sustainable Design Initiatives: N/A

Issues DC Water approval of fabrication of manhole structures.

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Major Project Briefing Sheet

WATKINS FIELD



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

Capital Allocation

Contract Awarded to Date

- | | | |
|---------------------------------------|---------------------------------|-------------------|
| - Original budget: | \$1,600,000 | - |
| - Total program budget: | <u>\$2,594,300</u> | \$1,565,988 (60%) |
| - Design budget: | \$89,300 | \$32,180(36%) |
| - Project management/legal fee budget | \$75,000 | \$66,000 (88%) |
| - Construction budget: | \$2,295,225 | \$1,467,808 (64%) |
| - FF&E budget | included in construction budget | - |

(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

N/A

Capital Allocation

-

Schedule	Start /Completion Date	Percent Complete %
- Preconstruction	August- November '10	100%
- Construction	December '10- July '11	100%
- Close out	August - September '11	70%

Milestone	Date
- Design Start	August 11, 2010
- Ground Breaking	December 6, 2010
- Building Permit	-
- Substantial Completion	March 21, 2011 (Field), May 20, 2011 (Peter Bugg's workshop and amphitheater) July 31, 2011 (playground and courts)
- Project Completion	September 1, 2011
- Ribbon Cutting	August 8

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 is in progress. Substantial completion and walkthrough with DPR/OPEFM for issuance of a punch list was completed on March 15. Kadcon and Field Turf completed the punch list for final acceptance of the field by DPR in April. DCPEP negotiated the change order to

renovate the playground with Kadcon. OPEFM expects to issue the change order to Kadcon and commence work on the playground in May.

Watkins Playground: Playground area is under design. DPR and DCPEP met with the PTA in March to finalize the design for the playground. DCPEP negotiated the change order to renovate the playground with Kadcon. DCPEP is working with OPEFM for fund certification and expect to issue the change order to Kadcon in April. OPEFM issued the change order to Kadcon to commence work on the playground on May 11. Based on direction from DPR/OPEFM, Kadcon commenced demolition, sitework/grading of the playground on May 23.

Kadcon completed site grading, tree pruning, and installed the bio-swale, play equipment, poured in place surface and landscaping. They are in the process of installing the Musco light fixture near the field. The paving of the basketball courts and hockey rink is expected to be completed in early July.

Kadcon completed installation of the play equipment, poured in place (PIP) safety surface, asphalt paving, painting and striping for the basketball courts, rush rink and the playground. Landscaping, installation of rain gardens and fencing are in place.

OPEFM and DPR inspected the playground and issued a small punch list for Kadcon to complete in early July. Kadcon completed the punch list and turned over the facility to DPR for operations on July 25. The project is substantially complete and currently in the close out phase.

Peter Bug'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 issued a PO to HRGM in late March.

HRGM commenced renovation of the workshop and amphitheater in April. HRGM submitted a change order to replace damaged plumbing fixtures, window frames, CMU walls and drywall in the workshop. OPEFM issued the change order in May. HRGM completed the renovation of the workshop and amphitheater on May 20. DCPEP/DPR inspected the workshop to issue a punchlist. HRGM completed the punch list in June. The project is being closed out.

LEED/Sustainable Design Initiatives: N/A

Logistics/Issues:

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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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 will was completed in 4 phase 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.

- 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, NW). The goals of this project were to convert an existing building which was built in 1923 to a state-of-the-art learning environment within a tight timeframe and specific funding constraints. The rebirth of Eastern will allow 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 1970's 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 student 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 the summer of 2008 which added (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	99%

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 /
- Architect	EEK	Mary R. Rankin / Abbie Cronin
- Contractor	Whiting-Turner Construction	Ryan Columbo / Susan M. Castellan

Current Status: Building is Substantially complete. All major components of the building are complete. Punch list and final cleaning are complete. Commissioning and Reports continue to check calculations and Balancing. Missing Library books have been replaced and logged into the Library system. LEED Plaque has been installed. Sprinkler system is working and DPR has started their Baseball and Soccer seasons. Will close-out project after receiving final Balancing Report from Whiting/Turner. Final report has been faxed to U.S. Department of Commerce for Stoddert. Stoddert has been awarded the CMAA National Project Achievement Award.

LEED/ Sustainable Design Initiatives: Stoddert has been awarded LEED Gold. We have received the LEED Gold 16" plaque and Certifications. The 8 ½" LEED Plaque has been installed on site.

Issues: New replacement Library Books have been received and placed on site. Whiting/Turner will continue to pursue the mover's insurance company.

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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:
- Construction budget:

Capital Allocation

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

- 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

Capital Allocation

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

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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 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

- Design start:
- Project completion
- Permit Issuance:
- Groundbreaking:

Schedule

-
- August 7, 2009
- July 2008
- March 10, 2008

Current Phase Percent % Complete:

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

Project Team

- Program Manager
- Program/Project Manager:
- Architect:
- Contractor:

Firm

- OPEFM/ DCPEP
- Reagan & Associates
- Hord+Coplan+Macht
- Forrester

PM

- Jay Brinson
-
-
- Steve Houff

Current Status:

The project is complete.

LEED/ Sustainable Design Initiatives:

The green roof is complete.

Logistics/ Issues:

N/A.

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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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Major Project Briefing Sheet

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



Description: This modernization consisted of the demolition of the existing condemned Wilson Pool, and the construction of a new aquatic facility. The project includes a new, state-of-the-art indoor aquatic facility having a 50-meter competition pool, 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 35,000 sf 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 will include a 25-yard x 50-meter competition pool, a wellness/leisure pool, and adult whirlpool, spectator seating, locker rooms, administration areas, and building and pool support areas.

Project Data

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

Budget Analysis

- 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:	-

Capital Allocation

Stimulus Funding/Inter Agency Funds

- N/A

Capital Allocation

-

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

- Program Manager
- Architect
- Contractor

Firm

- DCPEP/OPEFM
- Hughes Group Assoc.
- Sigal Construction

Program Manager

Darryl Somerville, Will Mangrum, Marco Miranda, Bill Mykins, and David Janifer , DPR
Amado Fernandez, Keith Driscoll, Delon Phillip Mueller, David Gebhardt, Johnny 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:

Capital Allocation

\$15,407,746

Contract Awarded to Date

-

- Design budget:	\$1,400,000	-
- Project management budget:	\$200,000	-
- Construction budget:	\$11,516,045	-
- FF&E budget:	\$625,000	-
- VCB-Funds - yet to be approved	\$1,245,000	-
- Lockers & Security	\$ 750,000	-

Milestones	Schedule	Current Phase Percent % Complete:
- The sally port is 100% complete.	-	100%
- Furniture installation - complete.	-	100%
- Site work	-	100%
- MPD move in to new 1D:	-	100%

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

Current Status:
Project is complete.

LEED/ Sustainable Design Initiatives:
This project will not be LEED Certified

Logistics/ Issues:
N/A.

END OF REPORT