

Attachment A.1.2

Feasibility Study Part 2



DISTRICT OF COLUMBIA
PUBLIC SCHOOLS

West Education Campus

Enrollment: 557
Lunch Periods: 3
School Type: Elementary
Staff: 66

Office of the Chief Operating Officer
Facility Planning and Design
Site-Specific Educational Specification

1338 Farragut St. NW Washington, DC 20011

Title One: Yes
Count of TS: 40
100% Efficient Capacity: 563
Total SQFT: 85,676
Other: Other Drop Down

Academic Spaces

Space	Description	Qty	Size	Total
E-ACA-1	Pre-S/Pre-K/Kindergarten/Grade 1 Classroom	13	1125	14,625
E-ACA-2	Early Childhood/Montessori	0	1125	0
E-ACA-3	Pre-S/Pre-K/Kindergarten/Grade 1 Restroom	13	50	650
E-ACA-4	Early Elementary Resource / Small Group Room	1	450	450
E-ACA-5	Outdoor Storage - Early Childhood	1	200	200
E-ACA-6	Grades 2-5 Classroom	13	900	11,700
E-ACA-7	Project / Science Lab	1	1000	1,000
E-ACA-8	Discovery Commons Activity Area	1	2000	2,000
E-ACA-9	Resource / Small Group Room	2	350	720

Academic Spaces - Continued

Space	Description	Qty	Size	Total
E-ACA-10	Self-Contained Classroom	0	900	0
E-ACA-11	Speech / OT / PT	3	450	1,350
E-ACA-12	Speech / OT / PT	3	150	450
E-ACA-13	Independent Area	1	75	75
E-ACA-14	Special Education Coordinator Office	3	150	450
E-ACA-15	Teacher Collaboration Room	4	300	1,200
E-ACA-16	Textbook / Cart Storage	4	200	800
E-ACA-17	Outdoor Classroom	1	0	0
E-ACA-18	Garden	1	0	0
Sub-Total				35,670

Physical Education Spaces

Space	Description	Qty	Size	Total
E-PE-1	Gymnasium	1	5000	5,000
E-PE-2	Stage	1	850	850
E-PE-3	Office	1	225	225
E-PE-4	Storage	1	400	400
E-PE-5	Chair Storage	1	175	175
E-PE-6	Bicycle Storage	1	150	150
E-PE-7	Outdoor Storage	1	200	200
E-PE-8	Playgrounds	2	0	0
Sub-Total				7,000

Student Dining Spaces

Space	Description	Qty	Size	Total
E-SD-1	Student Dining Area	1	3481	3,481
E-SD-2	Multipurpose	0	3481	0
E-SD-3	Stage	0	850	0
E-SD-4	Chair / Table Storage	1	225	225
E-SD-5	Kitchen / Food Preparation	1	650	650
E-SD-6	Serving Area	1	400	400
E-SD-7	Dry Food Storage	1	350	350
E-SD-8	Freezer / Cooler	1	250	250
E-SD-9	Ware Washing	1	200	200
E-SD-10	Cleaning Storage	1	60	60
E-SD-11	Food Service Office	1	150	150
E-SD-12	Toilet / Lockers	1	150	150
Sub-Total				5,916

Health Services Spaces

Space	Description	Qty	Size	Total
E-HS-1	Waiting Area	1	150	150
E-HS-2	Treatment Area	1	150	150
E-HS-3	Cots	1	100	100
E-HS-4	Office	1	100	100
E-HS-5	Storage	1	25	25
E-HS-6	Toilet	1	50	50
Sub-Total				575

Library Spaces

Space	Description	Qty	Size	Total
E-LIB-1	Reading/Learning/Circulation Room	1	2800	2,800
E-LIB-2	Makerspace	1	500	500
E-LIB-3	Small Group / Conference Room	2	300	600
E-LIB-4	Combined Office / Workroom	1	400	400
E-LIB-5	Device Charging Room	1	150	150
Sub-Total				4,450

Performing Arts Spaces

Space	Description	Qty	Size	Total
E-PA-1	General Music Room	1	900	900
E-PA-2	General Music Storage	1	250	250
Sub-Total				1,150

Visual Arts

Space	Description	Qty	Size	Total
E-VA-1	Art Lab	1	1000	1,000
E-VA-2	Kiln Room	1	60	60
E-VA-3	Art Storage	1	150	150
Sub-Total				1,210

EDUCATIONAL SPECIFICATIONS



DISTRICT OF COLUMBIA
PUBLIC SCHOOLS

WEST EDUCATION CAMPUS MODERNIZATION: Feasibility Study

dp+partners architects | 34



Admin Spaces

Space	Description	Qty	Size	Total
E-AD-1	Entrance Lobby	Gross Up	Gross Up	-
E-AD-2	Welcome Center	1	579	579
E-AD-3	Security Area	1	75	75
E-AD-4	Conference Room	1	200	200
E-AD-5	Principal's Office	1	200	200
E-AD-6	Administrative Office	3	150	450
E-AD-7	Administrative Workroom	1	400	400
E-AD-8	Records Room	1	150	150
E-AD-9	Parent Resource Center	1	200	200
E-AD-10	Counselor's Office	2	150	300
E-AD-11	Student Services	2	150	300
E-AD-12	Student Services Conference	1	200	200
E-AD-13	After School Program Office	1	300	300
E-AD-14	Staff Lounge	1	450	450
E-AD-15	Wellness / Lactation Room	1	150	150
			Sub-Total	3,954

Building Services

Space	Description	Qty	Size	Total
E-BS-1	Supply Storage	1	150	150
E-BS-2	Toilet/Showers/Locker Room	1	150	150
E-BS-3	Custodial / DGS Office	2	150	300
E-BS-4	Large Group Restrooms	Included in Gross Up	-	-
E-BS-5	Custodial Closet	10	25	250
E-BS-6	Electrical Closet	Included in Gross Up	-	-
E-BS-7	Telecommunications Room	Included in Gross Up	-	-
E-BS-8	Corridors	Included in Gross Up	-	-
E-BS-9	Mechanical/Electrical Space Decks	Included in Gross Up	-	-
E-BS-10	Custodial Equipment Storage	1	300	300
E-BS-11	Central Storage Area	1	557	557
E-BS-12	Receiving Area	1	150	150
E-BS-13	Staff Restroom	Gross Up	65	-
E-BS-14	Family Restroom	Gross Up	65	-
E-BS-15	Technology Storage	Included in Gross Up	-	-
E-BS-16	Laundry Room	1	80	80
			Sub-Total	1,937

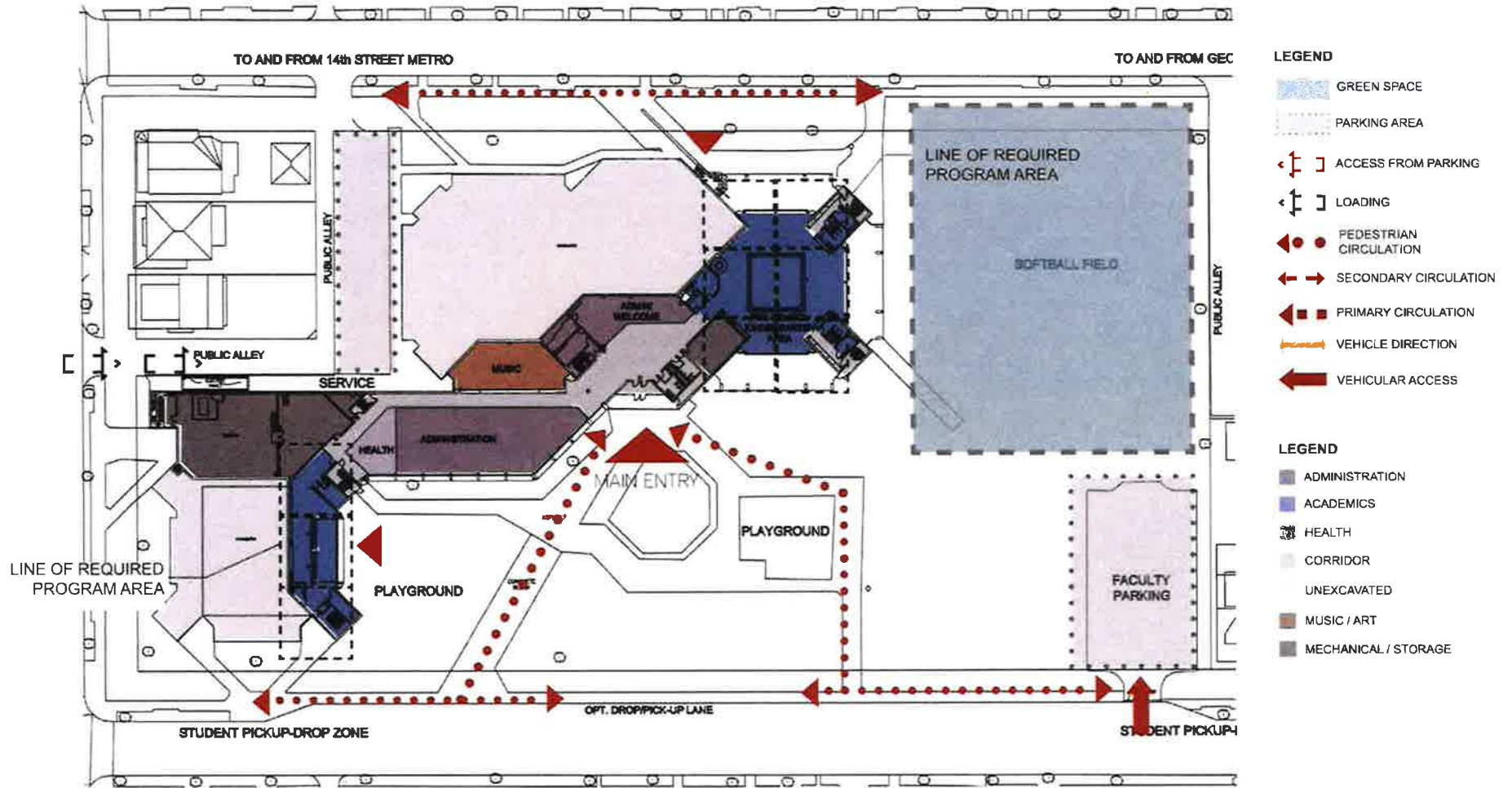
Building Subtotal	61,862
Building Gross-up	23,817
Building Total Sq. Ft.	85,679





DISTRICT OF COLUMBIA
PUBLIC SCHOOLS

OPTION 1: RENOVATION MODERNIZATION

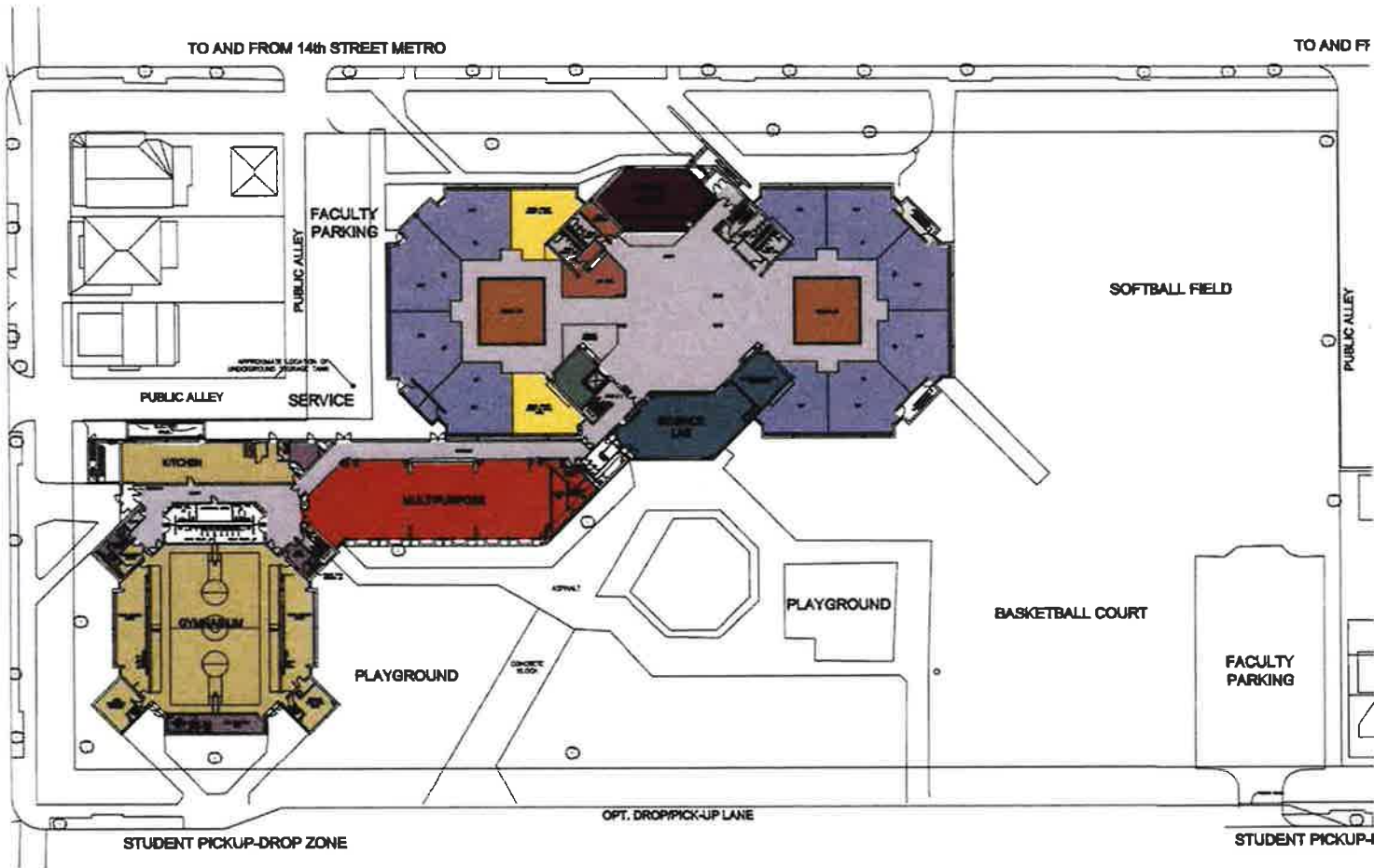


- LEGEND**
- GREEN SPACE
 - PARKING AREA
 - ACCESS FROM PARKING
 - LOADING
 - PEDESTRIAN CIRCULATION
 - SECONDARY CIRCULATION
 - PRIMARY CIRCULATION
 - VEHICLE DIRECTION
 - VEHICULAR ACCESS

- LEGEND**
- ADMINISTRATION
 - ACADEMICS
 - HEALTH
 - CORRIDOR
 - UNEXCAVATED
 - MUSIC / ART
 - MECHANICAL / STORAGE



OPTION 1 : RENOVATION - MODERNIZATION GROUND FLOOR PLAN

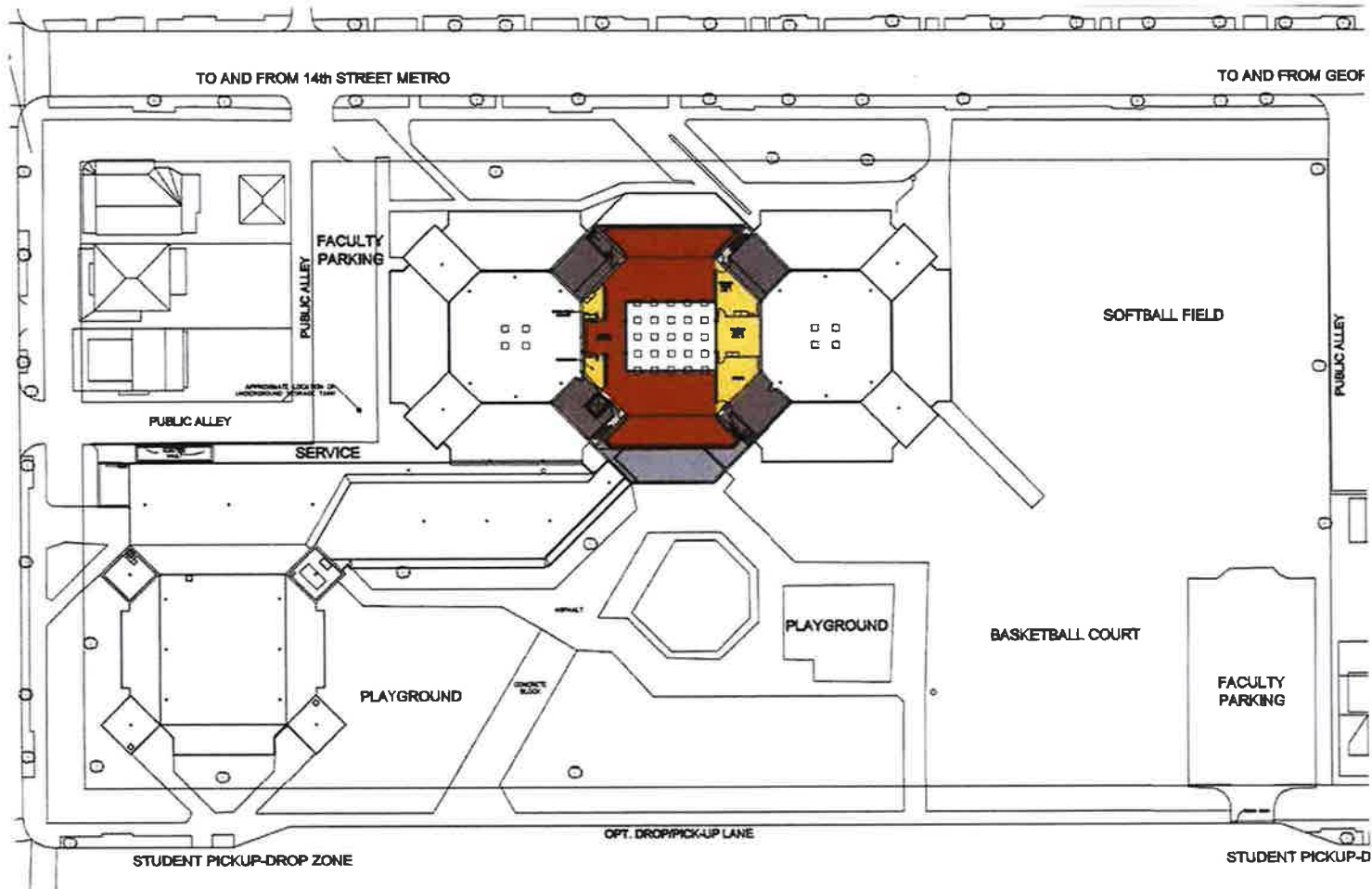


- LEGEND**
- GREEN SPACE
 - PARKING AREA
 - ACCESS FROM PARKING
 - LOADING
 - PEDESTRIAN CIRCULATION
 - SECONDARY CIRCULATION
 - PRIMARY CIRCULATION
 - VEHICLE DIRECTION
 - VEHICULAR ACCESS

- LEGEND**
- ADMINISTRATION
 - GYMNASIUM / DINING
 - ACADEMICS
 - CORRIDOR
 - MULTIPURPOSE
 - MUSIC / ART
 - SCIENCE
 - ARTS
 - SPECIAL EDUCATION
 - COMPUTER LAB



OPTION 1 : RENOVATION - MODERNIZATION FIRST FLOOR PLAN



- LEGEND**
- GREEN SPACE
 - PARKING AREA
 - ACCESS FROM PARKING
 - LOADING
 - PEDESTRIAN CIRCULATION
 - SECONDARY CIRCULATION
 - PRIMARY CIRCULATION
 - VEHICLE DIRECTION
 - VEHICULAR ACCESS

- LEGEND**
- SPECIAL EDUCATION
 - OTHER
 - MEDIA CENTER
 - MECHANICAL / STORAGE

OPTION 1 : RENOVATION - MODERNIZATION MEZZANINE FLOOR PLAN

PROS & CONS

PROS

Complete gut of interior walls and reconfiguration

Internal spaces lend themselves to learning center type spaces

Classroom areas will be redivided from currently oversized open layouts

Exterior walls on second floor to be provided with new openings for windows and natural light

Replace windows on main floor to energy efficient glazing.

Improve exterior skin energy efficiency
Complete modernization including replacement of mechanical, electrical, plumbing and fire protection systems

Modernization includes new finishes for floors, walls and ceilings

Refurbish existing play and green space

Provide elevators and handicap accessibility

Provide design to achieve LEED Gold Minimum

CONS

Existing space will not allow configuration for proposed classroom capacity. Plan will only allow for layout yielding 14 of 26 classrooms required or about 53% of the projected school capacity of 500 - 550 students. New layout loses some conference and teacher work rooms.

Administrative areas are narrow and do not lend themselves to new concepts as welcome centers

Gymnasium and support spaces are large. Locker room spaces are not part of newer concepts for sports area

Difficult to provide space for a new full service kitchen

Existing mechanical/electrical room can be reused but most space would be cleared using rooftop HVAC equipment.



OPTION 1: RENOVATION - MODERNIZATION

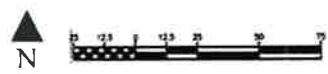
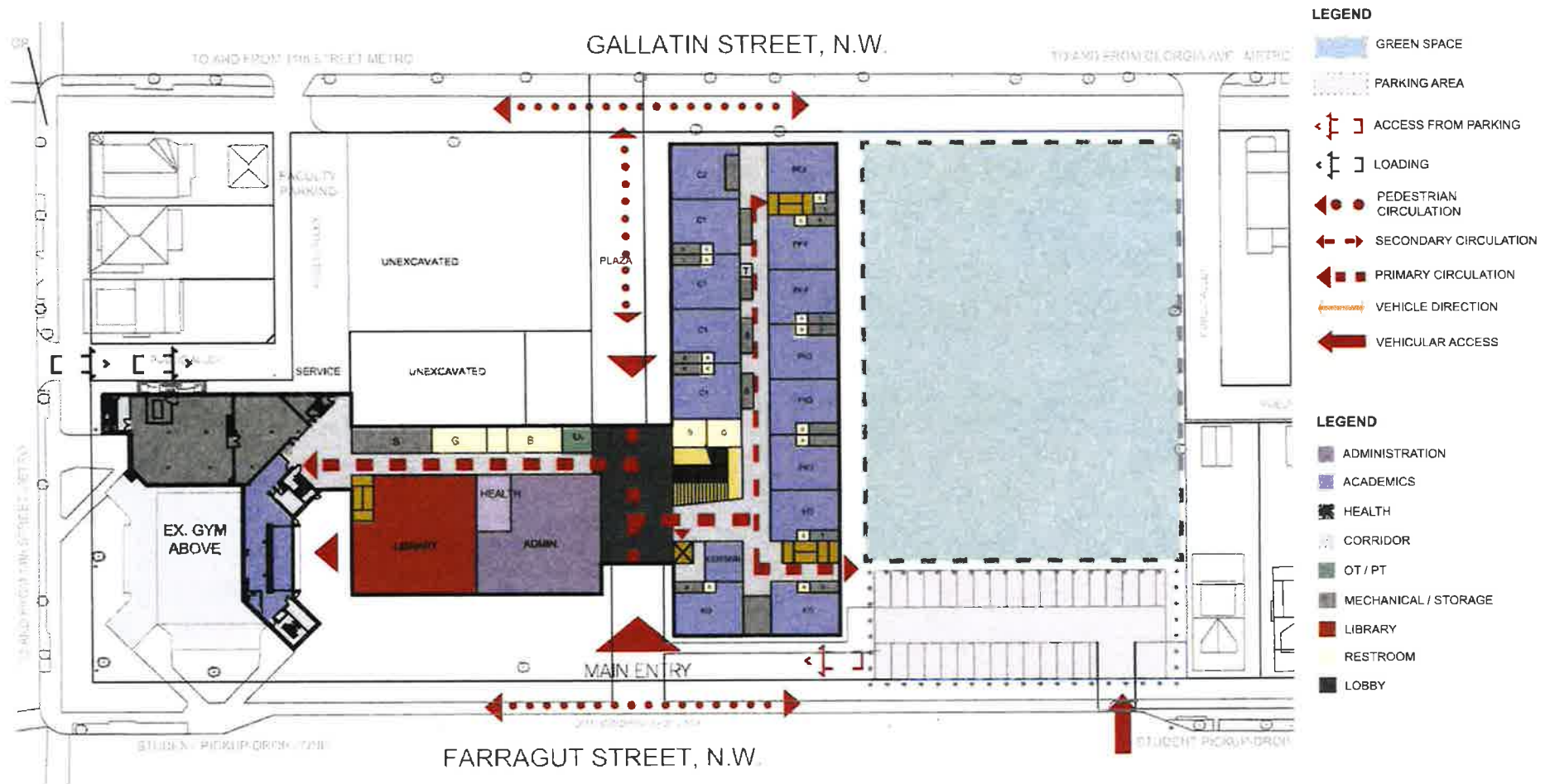
WEST EDUCATION CAMPUS MODERNIZATION

SQUARE FOOTAGE TOTALS

RENOVATION - MODERNIZATION

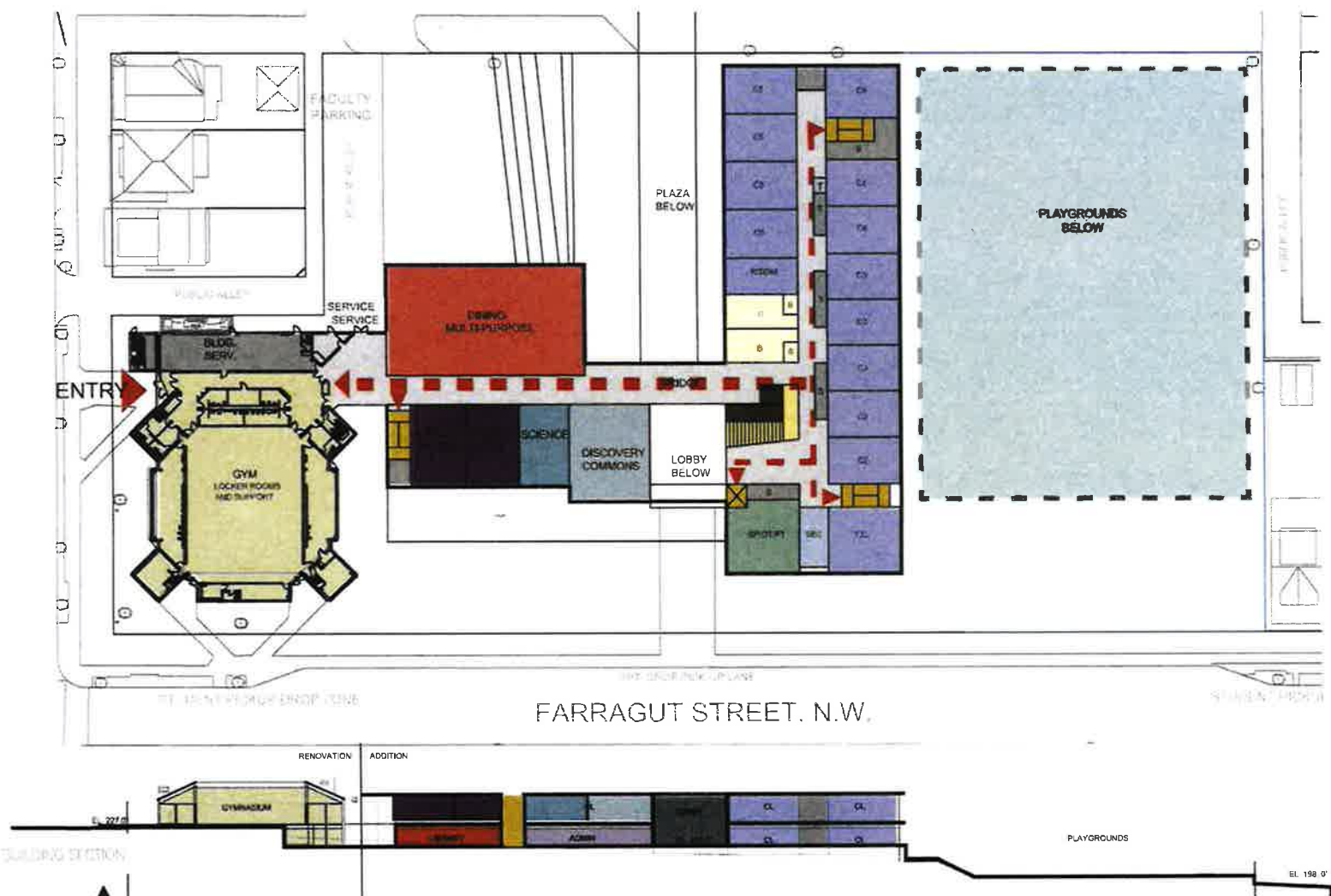
GROUND FLOOR	37,500
FIRST FLOOR	45,000
MEZZANINE	9,500
TOTALS	92,000.00





OPTION 2 : RENOVATION - ADDITION

FIRST FLOOR PLAN



LEGEND

- GREEN SPACE
- PARKING AREA
- ACCESS FROM PARKING
- LOADING
- PEDESTRIAN CIRCULATION
- SECONDARY CIRCULATION
- PRIMARY CIRCULATION
- VEHICLE DIRECTION
- VEHICULAR ACCESS

LEGEND

- ACADEMICS
- ARTS
- CORRIDOR
- OT / PT
- MULTIPURPOSE
- MECHANICAL / STORAGE
- DISC. COMMONS
- RESTROOM
- SCIENCE
- GYMNASIUM / DINING
- OTHER

OPTION 2 : RENOVATION - ADDITION

SECOND FLOOR PLAN

PROS & CONS

PROS

- Maintain existing gymnasium and support spaces as well as existing mechanical spaces which work into existing higher grades at west end of site
- Provide new administrative and classroom areas to satisfy program
- Relocate staff parking area to northwest part of site
- Refurbish existing play areas and green space. Provide direct access from pre-k to exterior play areas
- Provide natural light to gymnasium with upper wall windows
- Provide new welcome area and lobby to upper floor
- Provide student and staff access to building from north and south side of building
- Provide classroom space to satisfy program
- Provide elevators and full handicap accessibility
- Provide new full cooking kitchen
- Provide design to achieve LEED Gold Minimum

CONS

- Existing mechanical / electrical room can be reused but most space would be cleared using rooftop HVAC equipment.
- Green open space would be divided
- Small area created between existing child care area and new structure



OPTION 2: RENOVATION - ADDITION

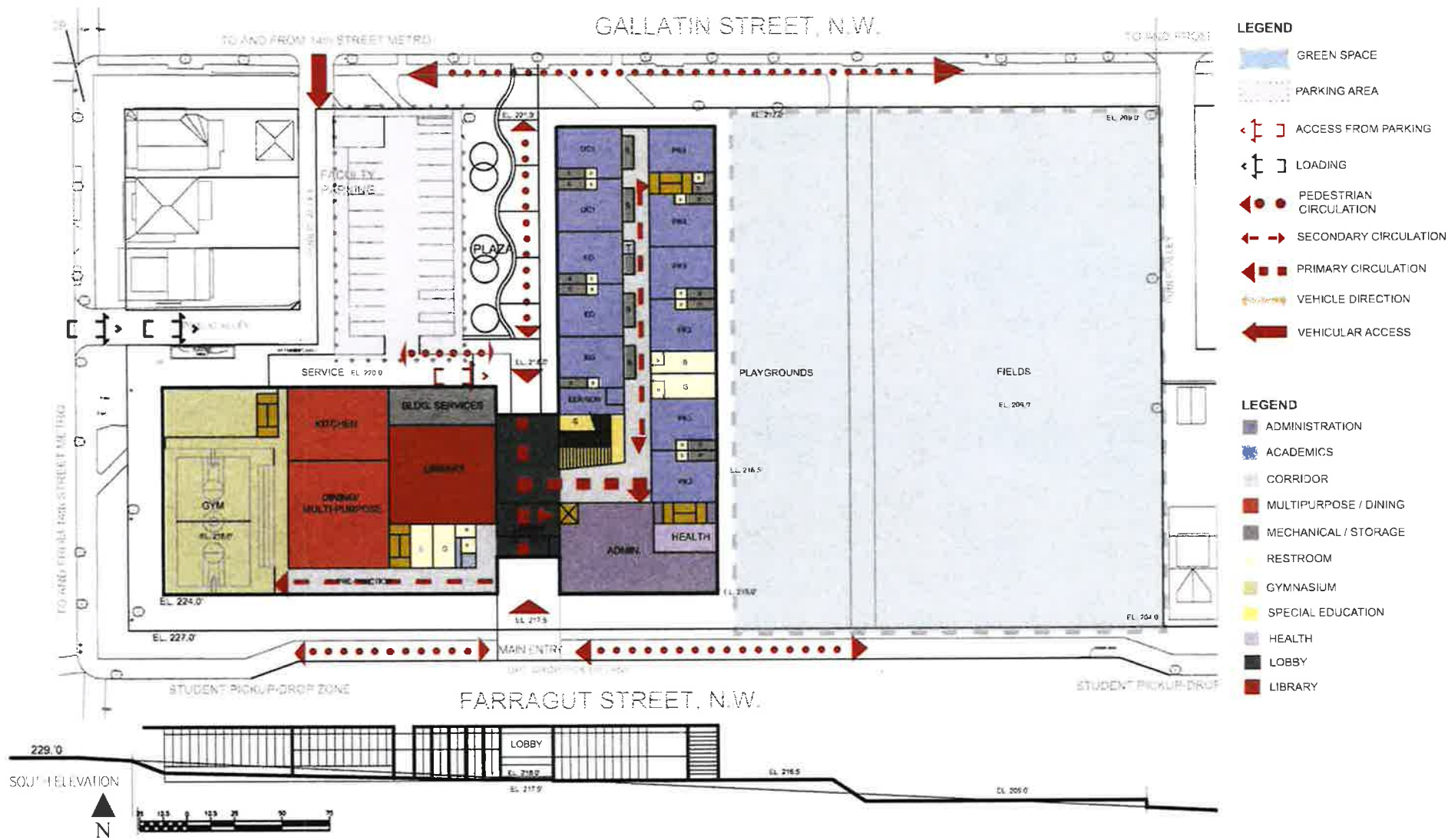
WEST EDUCATION CAMPUS MODERNIZATION

SQUARE FOOTAGE TOTALS

RENOVATION - ADDITION

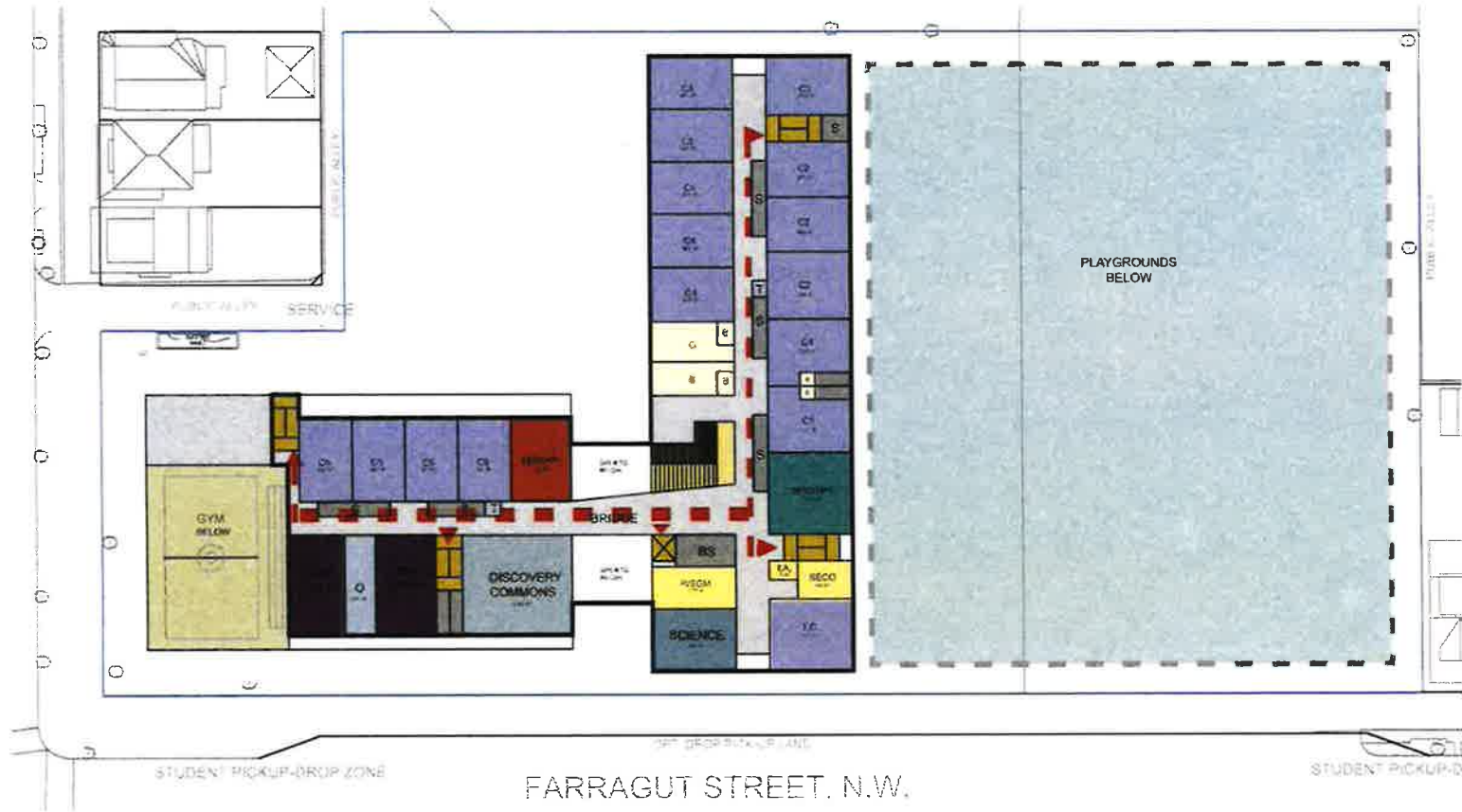
GYM - RENOVATED	20,000
ADDITION	81,000
TOTALS	101,000.00





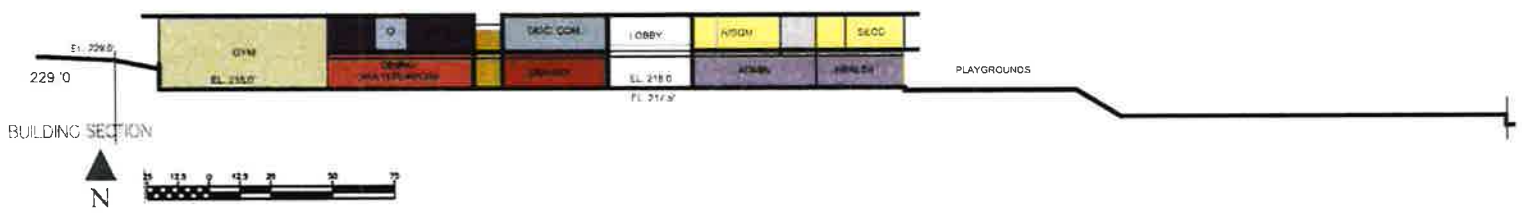
OPTION 3 : NEW CONSTRUCTION

FIRST FLOOR PLAN



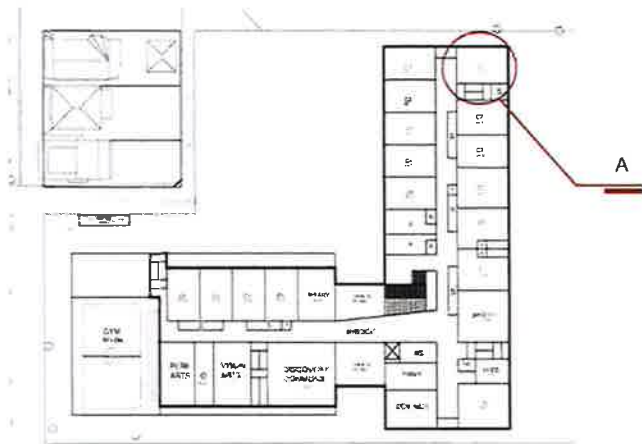
- LEGEND**
- GREEN SPACE
 - PARKING AREA
 - ACCESS FROM PARKING
 - LOADING
 - PEDESTRIAN CIRCULATION
 - SECONDARY CIRCULATION
 - PRIMARY CIRCULATION
 - VEHICLE DIRECTION
 - VEHICULAR ACCESS

- LEGEND**
- ACADEMICS
 - ARTS
 - CORRIDOR
 - OT / PT
 - MECHANICAL / STORAGE
 - DISC. COMMONS
 - RESTROOM
 - SCIENCE
 - GYMNASIUM
 - OTHER
 - LIBRARY
 - SPECIAL EDUCATION

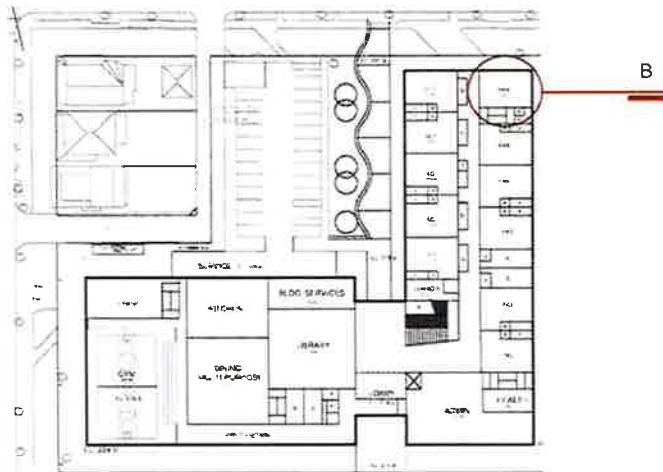


OPTION 3 : NEW CONSTRUCTION

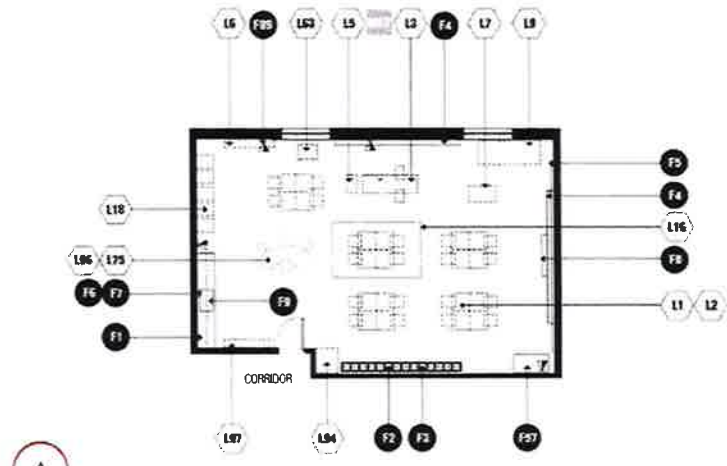
SECOND FLOOR PLAN



SECOND FLOOR PLAN

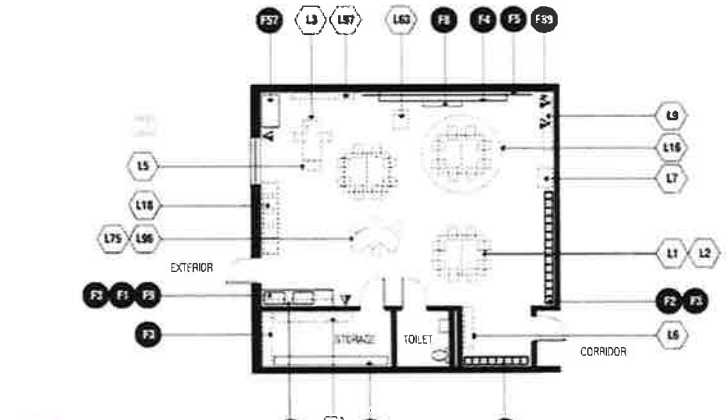


FIRST FLOOR PLAN



A

GRADES 2 - 5 CLASSROOM



B

PRE-S / PRE-K / KINDERGARTEN / 1ST GRADE CLASSROOM

PROS & CONS

PROS

- Satisfy all program requirements in new building
- Provide building access from north and south sides
- Provide new welcome center and central administrative area
- Relocate staff parking to northwest corner
- Large green space consolidated to eastern edge of site an open to both residential streets
- Provide elevator and full handicap accessibility
- Provide pre-k access directly to exterior play areas
- Provide energy efficient systems and building skin with L shaped layout
- Gymnasium and dining built into high end of site
- Provide design to achieve LEED Gold Minimum

CONS

- Limited oppurtunities for expansion
- No direct access from gymnasium to green space



OPTION 3: NEW CONSTRUCTION
WEST EDUCATION CAMPUS MODERNIZATION

SQUARE FOOTAGE TOTALS

NEW CONSTRUCTION	
GROUND FLOOR	49,000
SECOND FLOOR	39,000
TOTALS	88,000.00



NEW CONSTRUCTION - CAMPUS RENDERING

PROS & CONS

OPTION 1: RENOVATION - MODERNIZATION

Existing space will not allow configuration for proposed classroom capacity. Plan will only allow for layout yielding 14 of 26 classrooms required or about 53% of the projected school capacity of 550 students. New layout loses some conference and teacher work rooms.

Complete gut of interior walls and reconfiguration

Internal spaces lend themselves to learning center type spaces

Administrative areas are narrow and do not lend themselves to new concepts as welcome centers

Gymnasium and support spaces are large.

Locker room spaces are not part of newer concepts for sports area

Classroom areas will be redivided from currently oversized open layouts

Exterior walls on second floor to be provided with new openings for windows and natural light

Replace windows on main floor to energy efficient glazing.

Improve exterior skin energy efficiency

Complete modernization including replacement of mechanical, electrical, plumbing and fire protection systems

Modernization includes new finishes for floors, walls and ceilings

Refurbish existing play and green space. Provide elevators and handicap accessibility. Refurbish existing multi-purpose room

Difficult to provide space for a new full service kitchen

Existing mechanical/electrical room can be reused but most space would be cleared using rooftop HVAC equipment.

OPTION 2: RENOVATION - ADDITION

Maintain existing gymnasium and support spaces as well as existing mechanical spaces which work into existing higher grades at west end of site

Provide new administrative and classroom areas to satisfy program

Relocate staff parking area to northwest part of site

Refurbish existing play areas and green space. Provide direct access from pre-k to exterior play areas

Provide natural light to gymnasium with upper wall windows

Provide new welcome area and lobby to upper floor

Provide student and staff access to building from north and south side of building

Provide classroom space to satisfy program

Provide elevators and full handicap accessibility

Provide new full cooking kitchen

Existing mechanical/electrical room can be reused but most space would be cleared using rooftop HVAC equipment.

OPTION 3: NEW CONSTRUCTION

Satisfy all program requirements in new building

Provide building access from north and south sides

Provide new welcome center and central administrative area

Provide energy efficient building

Relocate staff parking to northwest corner

Green space consolidated to eastern edge of site an open to both residential streets

Provide elevator and full handicap accessibility

Provide pre-k access directly to exterior play areas

Provide energy efficient systems and building skin

General

Provide design to achieve LEED Gold Minimum

Provide design that invigorates the community with shared green spaces as allowed

Square footages for individual spaces are based on DCPS Ed Specs

Upgrades to existing site utilities may be required

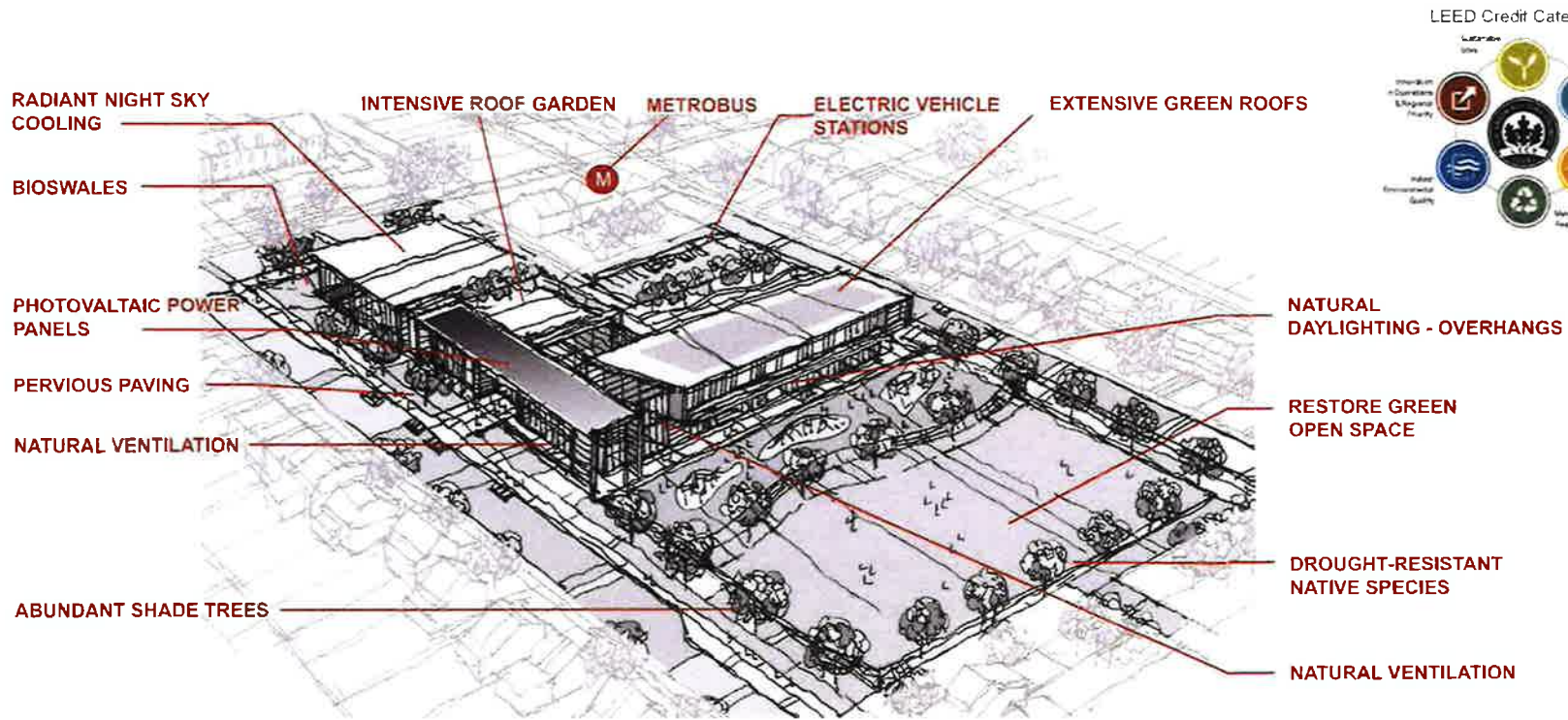
Estimates include only built in furnishings such as cabinetry

Any option should include full service cooking kitchen

PRO & CON : COMPARISON







WEST EDUCATION CAMPUS

Sustainable features like low-flow fixtures to save water, occupancy detectors to turn lights off if a room is empty, and better insulation for improved temperature control can aid in the creation of an environmentally- and socially-responsible building for the West Ed Campus. In addition, the use of daylighting to maximize natural lighting and reduce energy use, double layers of two-inch thick insulation to increase temperature control, and recycled and regional materials could potentially help the project obtain the desired Gold minimum.

Additional features for building include preferred parking for low-emitting and fuel-efficient vehicles, a green cleaning plan, water use reduction and a controlled stormwater runoff system.

Sample Project Checklist



LEED v4 for BD+C: New Construction and Major Renovation

Project Checklist

Project Name:
Date:

Y	P	N	Credits	Integrative Process	1
0	0	0	16	Location and Transportation	16
			16	LEED for Neighborhood Development Location	16
			1	Sensitive Land Protection	1
			2	High Priority Site	2
			5	Surrounding Density and Diverse Uses	5
			5	Access to Quality Transit	5
			1	Bicycle Facilities	1
			1	Reduced Parking Footprint	1
			1	Green Vehicles	1
0	0	0	10	Sustainable Sites	10
			10	Construction Activity Pollution Prevention	Required
			1	Site Assessment	1
			2	Site Development - Protected or Restore Habitat	2
			1	Open Space	1
			3	Rainwater Management	3
			2	Heat Island Reduction	2
			1	Light Pollution Reduction	1
0	0	0	11	Water Efficiency	11
			11	Outdoor Water Use Reduction	Required
			11	Indoor Water Use Reduction	Required
			11	Building-Level Water Metering	Required
			2	Outdoor Water Use Reduction	2
			5	Indoor Water Use Reduction	5
			2	Cooling Tower Water Use	2
			1	Water Metering	1
0	0	0	33	Energy and Atmosphere	33
			33	Fundamental Commissioning and Verification	Required
			33	Minimum Energy Performance	Required
			33	Building-Level Energy Metering	Required
			33	Fundamental Refrigerant Management	Required
			6	Enhanced Commissioning	6
			16	Optimize Energy Performance	16
			1	Advanced Energy Metering	1
			2	Demand Response	2
			3	Renewable Energy Production	3
			1	Enhanced Refrigerant Management	1
			2	Green Power and Carbon Offsets	2

0	0	0	13	Materials and Resources	13
			13	Storage and Collection of Recyclables	Required
			13	Construction and Demolition Waste Management Planning	Required
			5	Building Life-Cycle Impact Reduction	5
			2	Building Product Disclosure and Optimization - Environmental Product Declarations	2
			2	Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
			2	Building Product Disclosure and Optimization - Material Ingredients	2
			2	Construction and Demolition Waste Management	2
0	0	0	16	Indoor Environmental Quality	16
			16	Minimum Indoor Air Quality Performance	Required
			16	Environmental Tobacco Smoke Control	Required
			2	Enhanced Indoor Air Quality Strategies	2
			2	Low-Emitting Materials	2
			2	Construction Indoor Air Quality Management Plan	2
			1	Indoor Air Quality Assessment	1
			1	Thermal Comfort	1
			2	Interior Lighting	2
			3	Daylight	3
			1	Quality Views	1
			1	Acoustic Performance	1
0	0	0	6	Innovation	6
			6	Innovation	6
			1	LEED Accredited Professional	1
0	0	0	4	Regional Priority	4
			4	Regional Priority: Specific Credit	4
			1	Regional Priority: Specific Credit	1
			1	Regional Priority: Specific Credit	1
			1	Regional Priority: Specific Credit	1
0	0	0	110	TOTALS	Possible Points 110

Certified: 40 to 45 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110

XXXX XXXX XXXXX

LEED BD+C: New Construction (v2.2) GOLD 4 WARRIOR J.A. 2010

Sample Gold Scorecard - Elementary School

LEGEND

- Required credits sought
- Potential project credits sought

PROPOSED POINT APPROACH

LOCATION & TRANSPORTATION	16*	16 total
SUSTAINABLE SITES	7	10
WATER EFFICIENCY	9	11
ENERGY & ATMOSPHERE	27	33
MATERIALS & RESOURCES	11	13
INDOOR ENVIRONMENTAL QUALITY	13	16
INNOVATION	6	6
REGIONAL PRIORITY	1	4
TOTAL	90	110

* EARLY REVIEW PROCESS WILL DETERMINE WHETHER THIS CREDIT CAN BE ACHIEVED - OTHERWISE THE SEPERATE CREDITS WILL NEED TO BE SOUGHT AFTER

Proposed design methodologies and credit approach is expected to yield the desired goal of obtaining a LEED Gold certification minimum with potential to reach LEED Platinum certification level. Critical to the success of this endeavor will be the development and activation of a concise and comprehensive LEED Work Plan. Particular attention paid to key credits:

LT:	LEED for Neighborhood Development Location	16
WE:	Indoor Water Use Reduction	6
EA:	Optimize Energy Performance	18
MR:	Building Life-Cycle Impact Reduction	5

These credits account for a total impact of 45 points

LEED COMPLIANCE STRATEGIES



DISTRICT OF COLUMBIA
PUBLIC SCHOOLS

WEST EDUCATION CAMPUS MODERNIZATION: Feasibility Study

dp+partners architects | 54

AM0-YY173-WEST ES MODERNIZATION/RENOVATION

Agency: DISTRICT OF COLUMBIA PUBLIC SCHOOLS (GA0)
Implementing Agency: DEPARTMENT OF GENERAL SERVICES (AM0)
Project No: YY173
Ward: 4
Location: 1333 FARRAGUT STREET NW
Facility Name or Identifier: WEST EC
Status: Ongoing Subprojects
Useful Life of the Project: 30
Estimated Full Funding Cost: \$78,500,000

Description:
 The West ES modernization project will renovate this school to support the instructional program. Further studies will be done to assess if this project will be new construction or renovation of existing building. The modernization may include significant construction to ensure renovation of classrooms and core spaces; upgraded mechanical systems; new windows; restoration of the building exterior; new roofing; other interior improvements; new fixtures, furniture, and equipment; site improvements; and technology infrastructure upgrades.

Justification:
 This project was included in the Master Facilities Plan adopted by Section 4111 of the Fiscal Year 2011 Budget Support Act of 2010. Improved learning environments contribute to student achievement. This project aligns with Sustainable DC Actions: Equity and Diversity 1.1 and Built Environment 3.5

Progress Assessment:
 On-going subproject

Related Projects:
 GM312C-ES/MS Modernization Capital Labor-Program

(Dollars in Thousands)

Phase	Funding By Phase - Prior Funding					Proposed Funding						6 Yr Total
	Accounts	Spent	Encl-ID-Av	Fy-End	Balance	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	
(\$) Construction	1,000	0	\$1	0	\$18	7,500	35,000	35,000	0	0	0	77,500
TOTALS	1,000	0	\$1	0	\$18	7,500	35,000	35,000	0	0	0	77,500

Source	Funding By Source - Prior Funding					Proposed Funding						6 Yr Total
	Accounts	Spent	Encl-ID-Av	Fy-End	Balance	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	
DD Branch - Rate (2000)	1,000	0	\$1	0	\$18	7,500	35,000	35,000	0	0	0	77,500
TOTALS	1,000	0	\$1	0	\$18	7,500	35,000	35,000	0	0	0	77,500

Additional Appropriation Data		Estimated Operating Impact Summary						
Line Item	Amount	Expenditure (E) or Cost Reduction (C) FY 2019 FY 2020 FY 2021 FY 2022 FY 2023 FY 2024 6 Yr Total						
Original 6-Year Budget Authority	10,301	Operating impacts for DCPS are shared internally, based on per student formula, and as such no data can be provided for this project/school.						
Budget Authority Through FY 2021	78,500							
FY 2018 Budget Authority Changes	0							
6-Year Budget Authority Through FY 2023	78,500							
Budget Authority Reserve Through FY 2024	78,500							
Transfer (Decreases)	0							

Function Code	Projected	Actual	Full Time Equivalent Data		
			Open	FTE	FY 2019 Budget
Environmental Attachments	02/10/2022		Personal Services	0.0	0.0
Design Start (FY)	12/30/2017		Non Personal Services	0.0	7,500
Design Complete (FY)	25/1/2020				100.0
Construction Start (FY)	20/1/2020				
Construction Complete (FY)	08/15/2021				
Closeout (FY)	02/10/2022				

WEST EDUCATION CAMPUS SCHOOL

PROGRAM EVALUATION
FEASIBILITY OPTIONS AREA COMPARISONS

BUILDING MODERNIZATION OPTION

ADMINISTRATIVE SPACES	REQUIRED			EXISTING			VARIANCE
	QTY	SIZE	TOTAL	QTY	SIZE	TOTAL	
Welcome Center	1	579	579	1	580	580	1
Security Area	1	75	75	1	75	75	0
Conference Room	1	200	200	1	200	200	0
Principals' Office	1	200	200	1	200	200	0
Administrative Office	3	150	450	3	150	450	0
Administrative Workroom (Conference Room)	1	400	400	1	400	400	0
Records Room	1	150	150	1	150	150	0
Parent Resource Center	1	200	200	1	200	200	0
Counselor's Office (Counselor's Room)	2	150	300	2	150	300	0
Student Services	2	150	300	2	150	300	0
Student Services Conference	1	200	200	1	200	200	0
After School Program Office	1	300	300	1	300	300	0
Wellness/ Lactation Room	1	150	150	1	150	150	0
Staff Lounge	1	450	450	1	450	450	0
SUB-TOTAL			3954			3954	0

ACADEMIC SPACES	REQUIRED			EXISTING			VARIANCE
	QTY	SIZE	TOTAL	QTY	SIZE	TOTAL	
Pre S/Pre-K/Kindergarten/ Grade 1 Classroom	13	1125	14625	3	1125	2250	-12375
Pre S/Pre-K/Kindergarten/ Grade 1 Restroom	13	50	650	3	50	150	-500
Early Elementary Resource/ Small Group Room	1	450	450	1	450	450	0
Outdoor Storage- Early Childhood	1	200	200	1	200	200	0
Grades 2-5 Classroom	13	900	11700	10	900	9000	-2700
Project/ Science Lab	1	1000	1000	1	500	500	-500
Discovery Commons Activity Area	1	2000	2000				-2000
Resource/ Small Group Room	2	360	720	2	360	720	0
Speech/ OT/ PT	3	450	1350	3	450	1350	0
Speech OT/PT	3	150	450	3	150	450	0
Independent Area	1	75	75	1	75	75	0
Special Education Coordinator Office	3	150	450	2	150	300	-150
Teacher Collaboration Room (Teachers Lounge)	4	300	1200				-1200
Textbook & Cart Storage (Gen. Book stor.)	4	200	800	1	300	300	-500
SUB-TOTAL			35670			17745	-17925

PHYSICAL EDUCATION SPACES	REQUIRED			EXISTING			VARIANCE
	QTY	SIZE	TOTAL	QTY	SIZE	TOTAL	
Gymnasium (Exist. Includes lockers/showers)	1	5000	5000	1	7000	7000	2000
Stage	1	850	850	1	850	850	0
Office	1	225	225				-225
Storage	1	400	400		400	400	0
Chair Storage	1	400	400		400	400	0
Bicycle Storage	1	150	150			0	-150
Outdoor Storage	1	200	200			0	-200
SUB-TOTAL			7225			8650	1425



WEST EDUCATION CAMPUS SCHOOL

PROGRAM EVALUATION
FEASIBILITY OPTIONS AREA COMPARISONS

BUILDING MODERNIZATION OPTION

STUDENT DINING SERVICES	REQUIRED			EXISTING			VARIANCE
	MODERNIZATION			MODERNIZATION			
	QTY	SIZE	TOTAL	QTY	SIZE	TOTAL	
Student Dining Area (See Multi-Purpose)	1	3481	3481	1	3400	3400	-81
Chair/ Table Storage	1	225	225	1	200	200	-25
Kitchen/ Food Prep	1	650	650	1	650	650	0
Serving Area	1	400	400	1	400	400	0
Dry Food Storage	1	350	350	1	350	350	0
Freezer/ Cooler	1	250	250	1	250	250	0
Ware Washing	1	200	200	1	200	200	0
Cleaning/ Storage	1	60	60	1	60	60	0
Food Service Office	1	150	150	1	150	150	0
Toilet / Lockers	1	150	150	1	150	150	0
SUB TOTAL			5916			5810	-106

HEALTH SERVICES SPACES	REQUIRED			EXISTING			VARIANCE
	MODERNIZATION			MODERNIZATION			
	QTY	SIZE	TOTAL	QTY	SIZE	TOTAL	
Waiting Area	1	150	150	1	150	150	0
Treatment Area	1	150	150	1	150	150	0
Cots	1	100	100	1	100	100	0
Office	1	100	100	1	100	100	0
Storage	1	25	25	1	25	25	0
Toilet	1	50	50	1	50	50	0
SUB-TOTAL			575			575	0

LIBRARY SPACES	REQUIRED			EXISTING			VARIANCE
	MODERNIZATION			MODERNIZATION			
	QTY	SIZE	TOTAL	QTY	SIZE	TOTAL	
Reading Learning/ Circulation Room	1	2800	2800	1	2400	2400	-400
Makerspace	1	500	500	1	400	400	-100
Small Group/ Conference Room	2	300	600	1	600	600	0
Combined Office/ Workroom	1	400	400	1	400	400	0
Device Charging Room	1	150	150	1	200	200	50
SUB TOTAL			4450			4000	-450

PERFORMING ARTS SPACES	REQUIRED			EXISTING			VARIATION
	MODERNIZATION			MODERNIZATION			
	QTY	SIZE	TOTAL	QTY	SIZE	TOTAL	
General Music Room	1	900	900	1	900	900	0
General Music Storage	1	250	250	1	250	250	0
SUB-TOTAL			1150			1150	0



WEST EDUCATION CAMPUS SCHOOL

PROGRAM EVALUATION

FEASIBILITY OPTIONS AREA COMPARISONS

BUILDING MODERNIZATION OPTION

VISUAL ARTS	REQUIRED			EXISTING			VARIATION
				MODERNIZATION			
	QTY.	SIZE	TOTAL	QTY.	SIZE	TOTAL	
Art Lab	1	1000	1000	1	1000	1000	0
Kiln Room	1	60	60	1	60	60	0
Art Storage	1	150	150	1	150	150	0
SUB-TOTAL			1210			1210	0

BUILDING SERVICES	REQUIRED			EXISTING			VARIATION
				MODERNIZATION			
	QTY.	SIZE	TOTAL	QTY.	SIZE	TOTAL	
Supply Storage	1	150	150	1	170	170	20
Toilet/ Showers/ Locker Room	1	150	150	1	150	150	0
Custodial/ DGS Office	2	150	300	1	150	150	-150
Custodial Equipment Storage	1	300	300	1	300	300	0
Central storage Area	1	557	557	1	400	400	-157
Receiving Area	1	150	150	1	150	150	0
Laundry Room	1	80	80	1	80	80	0
SUB-TOTAL			1687			1400	-287

TOTALS	REQUIRED			EXISTING			VARIATION
				MODERNIZATION			
Program Area			61837			44494	-17343
Existing						39776	39776
Total Gross SF			61837			84270	22433

SUMMARY	REQUIRED			EXISTING			VARIATION
				MODERNIZATION			
ADMINISTRATIVE SPACE			3954			3954	0
ACADEMIC SPACE			35670			17745	-17925
PHYSICAL EDUCATION SPACE			7225			7225	0
STUDENT DINING SERVICES			5916			5916	0
HEALTH SERVICES			575			575	0
LIBRARY SPACE			4450			4000	-450
PERFORMING ARTS			1150			1150	0
VISUAL ARTS			1210			1210	0
PROGRAM TOTAL			60301			44494	-15807



WEST EDUCATION CAMPUS SCHOOL

PROGRAM EVALUATION

FEASIBILITY OPTIONS AREA COMPARISONS

RENOVATION- ADDITION

ADMINISTRATIVE SPACES	REQUIRED			RENOVATION- ADDITION			VARIATION
	QTY	SIZE	TOTAL	QTY	SIZE	TOTAL	
Welcome Center	1	579	579	1	579	579	0
Security Area	1	75	75	1	75	75	0
Conference Room	1	200	200	1	200	200	0
Principal's Office	1	200	200	1	200	200	0
Administrative Office	3	150	450	1	150	150	0
Administrative Workroom (Conference Room)	1	400	400	1	400	400	0
Records Room	1	150	150	1	150	150	0
Parent Resource Center	1	200	200	1	200	200	0
Counselor's Office (Counselor's Room)	1	150	150	2	150	300	0
Student Services	2	150	300	2	150	300	0
Student Services Conference	1	200	200	1	200	200	0
After School Program Office	1	300	300	1	150	150	0
Wellness/Lactation Room	1	150	150	1	150	150	0
Staff Lounge	1	450	450	1	450	450	0
SUB-TOTAL			3954			3954	0

ACADEMIC SPACES	REQUIRED			ADDITON			VARIATION
	QTY	SIZE	TOTAL	QTY	SIZE	TOTAL	
Pre-K-G	3	1125	3375	3	1125	3375	0
PRE-K-3	3	1125	3375	3	1125	3375	0
PRE-K-4	3	1125	3375	3	1125	3375	0
UC-1	4	1125	4500	4	1125	4500	0
UC-2	3	900	2700	3	900	2700	0
UC-3	3	900	2700	3	900	2700	0
UC-4	3	900	2700	3	900	2700	0
UC-5	4	900	3600	4	900	3600	0
Pre-S/Pre-K/A-ndergarten/ Grade 1 Restroom	13	50	650	13	50	650	0
Early Elementary Resource/ Small Group Room	1	450	450	1	450	450	0
Project Science Lab	1	1000	1000	1	1000	1000	0
Discovery Commons Activity Area	1	2000	2000	1	2000	2000	0
Resource/ Small Group Room	2	360	720	1	720	720	0
Speech/OT/PT	3	450	1350	1	1350	1350	0
Speech OT/PT	3	150	450	1	150	450	0
Independent Area	1	75	75	1	75	75	0
Special Education Coordinator Office	3	150	450	1	150	450	0
Teacher Collaboration Room (Teachers Lounge)	4	300	1200	4	300	1200	0
Textbook & Cart Storage (Gen. Book stor.)	4	200	800	4	200	800	0
SUB-TOTAL			32095			32095	0

PHYSICAL EDUCATION SPACES	REQUIRED			ADDITON			VARIATION
	QTY	SIZE	TOTAL	QTY	SIZE	TOTAL	
Gymnasium	1	5000	5000	1	5500	5500	500
Existing Lockers/ Storage				2	900	1800	1800
Office	1	225	225	1	650	650	425
Storage	1	400	400	2	250	500	100
Chair Storage	1	400	400	0	0	0	400
Bicycle Storage	1	150	150	0	150	150	150
SUB-TOTAL			6175			8400	2225



WEST EDUCATION CAMPUS SCHOOL

PROGRAM EVALUATION

FEASIBILITY OPTIONS AREA COMPARISONS

RENOVATION- ADDITION

STUDENT DINING SERVICES	REQUIRED			ADDITION			VARIATION
	QTY	SIZE	TOTAL	QTY	SIZE	TOTAL	
Student Dining Area	1	3481	3481	1	3481	3481	0
Chair/ Table Storage	1	225	225	1	225	225	0
Stairs	1	850	850	1	850	850	0
Kitchen/ Food Prep	1	630	630	1	630	630	0
Serving Area	1	400	400	1	400	400	0
Dry Food Storage	1	350	350	1	350	350	0
Freezer/ Cooler	1	250	250	1	250	250	0
Ware Washing	1	200	200	1	200	200	0
Cleaning/ Storage	1	60	60	1	60	60	0
Food Service Office	1	150	150	1	150	150	0
Toilet / Lockers	1	150	150	1	150	150	0
SUB-TOTAL			6766			6766	0

HEALTH SERVICES SPACES	REQUIRED			ADDITION			VARIATION
	QTY	SIZE	TOTAL	QTY	SIZE	TOTAL	
Waiting Area	1	150	150	1	150	150	0
Treatment Area	1	150	150	1	150	150	0
Cots	1	100	100	1	100	100	0
Office	1	100	100	1	100	100	0
Storage	1	25	25	1	25	25	0
Toilet	1	50	50	1	50	50	0
SUB-TOTAL			575			575	0

LIBRARY SPACES	REQUIRED			ADDITION			VARIATION
	QTY	SIZE	TOTAL	QTY	SIZE	TOTAL	
Reading Learning/ Circulation Room	1	2800	2800	1	2800	2800	0
Makerspace	1	500	500	1	500	500	0
Small Group/ Conference Room	2	300	600	2	300	600	0
Combined Office/ Workroom	1	400	400	1	400	400	0
Device Charging Room	1	150	150	1	150	150	0
SUB-TOTAL			4450			4450	0



WEST EDUCATION CAMPUS SCHOOL

PROGRAM EVALUATION

FEASIBILITY OPTIONS AREA COMPARISONS

RENOVATION- ADDITION

PERFORMING ARTS SPACES	REQUIRED			ADDITON			VARIATION
	QTY	SIZE	TOTAL	QTY	SIZE	TOTAL	
General Music Room	1	900	900	1	900	900	0
General Music Storage	1	250	250	1	250	250	0
SUB-TOTAL			1150			1150	0

VISUAL ARTS	REQUIRED			ADDITON			VARIATION
	QTY	SIZE	TOTAL	QTY	SIZE	TOTAL	
Art Lab	1	1000	1000	1	1000	1000	0
Art Room	1	60	60	1	60	60	0
Art Storage	1	150	150	1	150	150	0
SUB-TOTAL			1210			1210	0

BUILDING SERVICES	REQUIRED			ADDITON			VARIATION
	QTY	SIZE	TOTAL	QTY	SIZE	TOTAL	
Supply Storage	1	150	150	1	150	150	0
Toilet/ Showers/ Locker Room	1	150	150	1	150	150	0
Custodial/ DGS Office	2	150	300	2	150	300	0
Custodial Equipment Storage	1	300	300	1	300	300	0
Central Storage Area	1	557	557	1	557	557	0
Receiving Area	1	150	150	1	150	150	0
Laundry Room	1	80	80	1	80	80	0
SUB-TOTAL			1687			1687	0

TOTALS	REQUIRED		ADDITON		VARIATION
Program Area				58650	2075
Estimate				14000	14000
Total Gross SF				85679	7721

SUMMARY	REQUIRED		ADDITON		VARIATION
ADMINISTRATIVE SPACE		3954		3954	0
ACADEMIC SPACE		32055		32055	0
PHYSICAL EDUCATION SPACE		7225		8440	1225
STUDY/ DINING SERVICES		5916		6766	850
HEALTH SERVICES		575		575	0
LIBRARY SPACE		4450		4456	6
PERFORMING ARTS		1150		1150	0
VISUAL ARTS		1210		1210	0
PROGRAM TOTAL		56375		58650	2075



WEST EDUCATION CAMPUS SCHOOL

PROGRAM EVALUATION
FEASIBILITY OPTIONS AREA COMPARISONS

NEW CONSTRUCTION

ADMINISTRATIVE SPACES	REQUIRED			NEW BUILDING			VARIATION
	QTY	SIZE	TOTAL	QTY	SIZE	TOTAL	
Welcome Center	1	579	579	1	580	580	1
Security Area	1	75	75	1	75	75	0
Conference Room	1	200	200	1	200	200	0
Principal's Office	1	200	200	1	200	200	0
Administrative Office	3	150	450	3	150	450	0
Administrative Workroom (Conference Room)	1	400	400	1	400	400	0
Records Room	1	150	150	1	150	150	0
Parent Resource Center	1	200	200	1	200	200	0
Counselor's Office (Counselor's Room)	1	150	150	1	150	150	0
Student Services	1	150	150	1	150	150	0
Student Services Conference	1	200	200	1	200	200	0
After School Program Office	1	300	300	1	300	300	0
Wellness/Lactation Room	1	150	150	1	150	150	0
Staff Lounge	1	450	450	1	450	450	0
SUB-TOTAL			3954			3954	0

ACADEMIC SPACES	REQUIRED			NEW BUILDING			VARIATION
	QTY	SIZE	TOTAL	QTY	SIZE	TOTAL	
Pre-Pre-K/Kindergarten/ Grade 1 Classroom	13	1125	14625	13	1125	14625	0
Pre-Pre-K/Kindergarten/ Grade 1 Restroom	13	50	650	13	50	650	0
Early Elementary Resource/ Small Group Room	1	450	450	1	450	450	0
Outdoor Storage - Early Childhood	1	200	200	1	200	200	0
Grades 2-3 Classroom	13	900	11700	13	900	11700	0
Private/ Science Lab	1	1000	1000	1	1000	1000	0
Discovery Commons Activity Area	1	2000	2000	1	2000	2000	0
Resource/ Small Group Room	2	360	720	2	360	720	0
Speech Q1/P1	3	450	1350	3	450	1350	0
Speech Q1/P2	3	150	450	3	150	450	0
Independent Area	1	75	75	1	75	75	0
Special Education Coordinator Office	3	150	450	3	150	450	0
Teacher Collaboration Room (Teachers Lounge)	4	300	1200	4	300	1200	0
Textbook & Cart Storage (Gen. Book stor.)	4	200	800	4	200	800	0
SUB-TOTAL			35670			35670	0

PHYSICAL EDUCATION SPACES	REQUIRED			NEW BUILDING			VARIATION
	QTY	SIZE	TOTAL	QTY	SIZE	TOTAL	
Gymnasium	1	6000	6000	1	6000	6000	1000
Stage	1	850	850	1	850	850	0
Office	1	225	225	1	225	225	0
Storage (Modernization Area in Gym Above)	1	400	400	1	400	400	0
Chair Storage	1	400	400	1	400	400	0
Bicycle Storage	1	150	150	1	150	150	0
Outdoor Storage	1	200	200	1	200	200	0
SUB-TOTAL			7225			8225	1000

WEST EDUCATION CAMPUS SCHOOL

PROGRAM EVALUATION
FEASIBILITY OPTIONS AREA COMPARISONS

NEW CONSTRUCTION

STUDENT DINING SERVICES	REQUIRED			NEW BUILDING			VARIATION
	QTY	SIZE	TOTAL	QTY	SIZE	TOTAL	
Student Dining Area (See Multi-Purpose)	1	3481	3481	1	3481	3481	0
Chair/ Table Storage	1	225	225	1	225	225	0
Kitchen/ Food Prep	1	650	650	1	650	650	0
Serving Area	1	400	400	1	400	400	0
Dry Food Storage	1	350	350	1	350	350	0
Freezer/ Cooler	1	250	250	1	250	250	0
Ware Washing	1	200	200	1	200	200	0
Cleaning/ Storage	1	60	60	1	60	60	0
Food Service Office	1	150	150	1	150	150	0
Toilet / Lockers	1	150	150	1	150	150	0
SUB-TOTAL:			5816			5816	0

HEALTH SERVICES SPACES	REQUIRED			NEW BUILDING			VARIATION
	QTY	SIZE	TOTAL	QTY	SIZE	TOTAL	
Waiting Area	1	150	150	1	150	150	0
Treatment Area	1	150	150	1	150	150	0
Cots	1	100	100	1	100	100	0
Office	1	100	100	1	100	100	0
Storage	1	25	25	1	25	25	0
Toilet	1	50	50	1	50	50	0
SUB-TOTAL			575			575	0

LIBRARY SPACES	REQUIRED			NEW BUILDING			VARIATION
	QTY	SIZE	TOTAL	QTY	SIZE	TOTAL	
Reading Learning/ Circulation Room	1	2800	2800	1	2800	2800	0
Makerspace	1	500	500	1	500	500	0
Small Group/ Conference Room	2	300	600	2	300	600	0
Combined Office/ Workroom	1	400	400	1	400	400	0
Device Charging Room	1	150	150	1	150	150	0
SUB-TOTAL:			4450			4450	0

WEST EDUCATION CAMPUS SCHOOL

PROGRAM EVALUATION

FEASIBILITY OPTIONS AREA COMPARISONS

NEW CONSTRUCTION

ADMINISTRATIVE SPACES	REQUIRED			NEW BUILDING			VARIATION
	QTY	SIZE	TOTAL	QTY	SIZE	TOTAL	
Welcome Center	1	575	575	1	580	580	5
Security Area	1	75	75	1	75	75	0
Conference Room	1	200	200	1	200	200	0
Principals Office	1	200	200	1	200	200	0
Administrative Office	3	150	450	3	150	450	0
Administrative Workroom (Conference Room)	1	400	400	1	400	400	0
Records Room	1	150	150	1	150	150	0
Parent Resource Center	1	200	200	1	200	200	0
Commissioner's Office (Counselor's Room)	2	150	300	2	150	300	0
Student Services	2	150	300	2	150	300	0
Student Services Conference	1	200	200	1	200	200	0
After School Program Office	1	300	300	1	300	300	0
Wellness/Lactation Room	1	150	150	1	150	150	0
Staff Lounge	1	450	450	1	450	450	0
Sub-TOTAL			3954			3954	0

ACADEMIC SPACES	REQUIRED			NEW BUILDING			VARIATION
	QTY	SIZE	TOTAL	QTY	SIZE	TOTAL	
Pre S/Pre-K/Kindergarten/Grade 1 Classroom	13	1125	14625	13	1125	14625	0
Pre S/Pre-K/Kindergarten/Grade 1 Restroom	13	50	650	13	50	650	0
Early Elementary Resource/ Small Group Room	1	450	450	1	450	450	0
Outdoor Storage- Early Childhood	1	200	200	1	200	200	0
Grades 2-5 Classroom	13	900	11700	13	900	11700	0
Project/ Science Lab	1	1000	1000	1	1000	1000	0
Discovery Commons Activity Area	1	2000	2000	1	2000	2000	0
Resource/ Small Group Room	2	350	700	2	350	700	0
Speech/ OT/ PT	3	450	1350	3	450	1350	0
Speech OT/PT	3	150	450	3	150	450	0
Independent Area	1	75	75	1	75	75	0
Special Education Coordinator Office	3	150	450	3	150	450	0
Teacher Collaboration Room (Teachers Lounge)	4	300	1200	4	300	1200	0
Textbook & Cart Storage (Gen. Book stor.)	4	200	800	4	200	800	0
Sub-TOTAL			35670			35670	0

PHYSICAL EDUCATION SPACES	REQUIRED			NEW BUILDING			VARIATION
	QTY	SIZE	TOTAL	QTY	SIZE	TOTAL	
Gymnasium	1	6000	6000	1	6000	6000	1000
Stage	1	850	850	1	850	850	0
Office	1	225	225	1	225	225	0
Storage (Modernization Area In Gym Above)	1	400	400	1	400	400	0
Chair Storage	1	400	400	1	400	400	0
Bicycle Storage	1	150	150	1	150	150	0
Outdoor Storage	1	200	200	1	200	200	0
Sub-TOTAL			7225			8225	1000

