

## GOVERNMENT OF THE DISTRICT OF COLUMBIA



*The Lafayette School modernization project has a total budget of \$78mm, of which \$72M is for hard construction costs including site work, hard scape, utilities, swing space, storm water management and returning the baseball field to DPR standards. \$6mm is allocated for soft costs, which includes design fees, furniture, fixtures, equipment (FFE) purchases, Permits, IT, 3rd Party consultants for inspection and commissioning and LEED design fees.*

*The answers below should help to better inform the process by which the Lafayette School modernization project was budgeted and planned to date. It should be noted that there has been no reduction in the project's budget, but adjustments have been made to the design to ensure the most efficiency in the footprint without comprising any programmatic needs. As it stands, the designs deliver more than what was recommended in the school's educational specifications; the majority of the design changes are unusable space adjustments such as lengths of hallways.*

### **1. When was the budget for the Lafayette modernization developed?**

*Original funding for Lafayette was included in the District's 2012-2017 Capital Improvement Plan. The School has been included in each CIP budget since then and has evolved with the project timeline.*

*The final \$78mm budget was developed in February 2015 following the estimates from the general contractor. The initial budget of \$52mm was a placeholder developed by DGS in November 2014 when the project was in the schematic design phase with the architectural team and community input.*

### **2. Did that budget figure factor in: 1) the storm water requirements, 2) cost of renting trailers to house students 2015-6, and 3) LEED certification expected by DC?**

*Yes. These costs were included in the \$78mm Mayor's proposed budget, includes cost for storm water, renting the trailers for swing space and LEED certification.*

### **3. What was the total budget for the project in late May/early June, when the SIT team and ANC reviewed what we thought was the final design?**

*The project budget has not changed since May/June; however the designs shared have never been final and were always communicated as subject to change.*

4. What is the expected cost of the design we reviewed in late May/early June?

*The cost of the May/June design is \$75.925m. It was always communicated that this was not a final design. While there are changes to the design shown to the SIT and community in late May/early June there are no major changes to the program. The school is receiving all requested programs.*

5. What are the drivers making the late May/early June design exceed the budget?

*The informed pricing of a more developed design has created the cost, which prompted the need to revise the design in order to stay within the current budget.*

6. To date, what are the anticipated and incurred costs of complying with the storm water regulations?

*The cost of the storm water management will be just over one million dollars, which is based on the new regulations and requirements from DDOE.*

7. Has the current budget also accounted for the costs of properly rehabilitating the baseball field, with appropriate soil mixtures and drainage?

*The current budget does include the field being rehabilitated to the standards set by DDOE & DPR as part of the overall modernization.*

7A. Rehabilitating the upper field at Lafayette park?

*DGS will work with DPR to remedy any repairs required due to use of the park by the school. This cost will be covered by contingency monies from the \$6m.*

7B. Installing the school garden? Design-to-budget for the garden is included in the budget.

*Yes, the school garden will be designed and installed to budget.*

9. We are very concerned that this change in design after demolition and trailer delivery began indicates that our project could be targeted for other cuts as we proceed. Cuts can significantly affect our programs and our students. These latest design changes negatively affect the Early Childhood program, the music program, the Art program, and the Lafayette Afterschool Program (LAP) space, for example.

*There will be no cuts to programs based on these design changes.*

10. *What is the process for dealing with cost overruns in the future?*

*There are no cost overruns as we make revisions such as these design changes to ensure we conform to budget.*

11. *What factors determine when design changes are made?*

*The factors that determine when design changes are made are as follows: unforeseen conditions, budget considerations and/or requests from the owner (DCPS).*

12. *What factors determine when additional funds are requested?*

*A request from DCPS to meet added scope required to meet program and school needs.*

13. *When will the SIT team be informed and what role will we have in the process?*

*The SIT team will be engaged / informed as early as possible after a change in design is needed. DGS/DCPS will take the input of the SIT team into consideration, final decisions to be made by DCPS.*