



### Marie Reed Swing Space Questions and Answers January 29, 2016

The notes below summarize the comments and questions received during Marie Reed Community Meeting on January 14, 2016 and through email or the survey after the meeting. Many of the comments that were received were very similar in nature and grouped together below to avoid duplicate comments. If your comment is not reflected properly or missing, please email [SIT.INFO@dc.gov](mailto:SIT.INFO@dc.gov).

#### Scenario 1 – Occupy ½ School in Existing Building and ½ School in Trailers on the Basketball Court

- What grades would be in the trailers?
  - **Response:** We will work with the Marie Reed leadership on the grade placement and program layout.
- Will there be air quality monitoring?
  - **Response:** Yes. Strict requirements will be in place and there is ongoing monitoring of air quality during construction.
- Will there be preventable measures in place to control rodents?
  - **Response:** Yes. A pest management plan will be in place.
- Who is responsible for screening subcontractors that will be onsite?
  - **Response:** The design-builder contractor will be responsible for screening subcontractors and employees.
- How many trailers will be onsite with this option?
  - **Response:** 6-8 classroom trailers would be on the basketball courts with this option.
- What was the quality of life at Stuart Hobson? How were the student effected?
  - **Response:** Principal Lundgren indicated that Stuart Hobson's population was comprised of middle school students. There were unexpected evacuations. The students were more curious about their environment. Witnessed exposed wires, etc.
- What will Phase 1 look like in terms of walls when we don't have any?
  - **Response:** The design-builder will need to build a temporary kitchen/cafeteria during this option. ECE students will keep the same model but classrooms would be modified.
- Will there be bathrooms in the Pre-K rooms?
  - **Response:** Yes, Pre-K rooms in the final locations will have bathrooms in their room.
- Where would the playground areas be located?
  - **Response:** Playground areas would be restricted by the construction equipment and staging areas. The exact areas are to be determined, but play could occur on the field.



- Does Option 1 trailers swing plan come out the budget? Is it more money than Option 2?
  - **Response:** Yes, the swing plan comes out of the budget. Option 2 is more expensive.
- Would Option 1 impact the community partners?
  - **Response:** Community of Hope could stay open, however the design-builder would need to evaluate if their area will be impacted during this option.
- Will the UPO Daycare be accommodated?
  - **Response:** It is unlikely that the UPO Daycare could be accommodated in the swing space design. Space is at a premium and the needs of the school need to be met first. In this option, there is a chance that it could remain open for the first phase, but that will need to be evaluated by the builder.

#### **Additional Comments Received by Email or Survey**

- This option appears to be unrealistic. The schedule is too tight, and navigating the kids through the construction area on a daily basis seems too risky.
  - **Response:** DGS and DCPS would work closely with the builder, but yes, this option has the most risk involved.
- Would the kids still have access to the playground on Champlain, currently used for early childhood?
  - **Response:** It is anticipated that this area would be accessible for the first half of the project, but when the construction zone switches during the winter, this area would be off limits.
- What will be done around asbestos abatement?
  - **Response:** This would be one of the first things done on the project. Given the age of the buildings in the DCPS portfolio, many of the buildings need abatement. When abatement goes on, the area is contained for the safety of the students and a staff, and the construction workers. During the abatement process there is ongoing air quality testing.
- How many parking spaces will be available onsite at Reed under Option 1 during the Fall Semester?
  - **Response:** It is anticipated that the existing parking lot across Champlain would still be accessible for the Fall semester.
- How many parking spaces will be available onsite at Reed under Option 1 during the Spring Semester?
  - **Response:** A parking location for the spring semester has not been determined yet. The current parking across Champlain would not be accessible in the spring semester.



### Scenario 2 – Trailer Complex on Field

- Will the trailers have a cafeteria? If so, how would they get to the area?
  - **Response:** The trailers would have a temporary trailer for student dining. Students would need to use the temporary walkway to get to and from the cafeteria.
- What will be taken away in order to gain?
  - **Response:** The builder is currently developing their budget and we will not know until all of the costs are determined by the builder and DGS.
- What is the actual cost of each swing?
  - **Response:** The actual costs won't be determined until the builder provides their full input. DGS used the 'per student' cost based on Lafayette for Option 2. Option 1 and 3 were estimated around \$1.5M and \$5M for Option 2 by DGS.
- Will the projected enrollment be affected by the construction?
  - **Response:** The enrollment projects are done annually and the projections for next year do not factor in a loss of students due to construction.
- Where would Pick-up & Drop-off be located?
  - **Response:** DCPS and DGS will work with DDOT on this to determine the safest location for pick up and drop off. This given the congestion on the site, this is a concern with this option.
- Has there been any community outreach to provide assistance for rebuilding the field?
  - **Response:** To date there has not been, but it is something we could look into.
- Can Kalorama Park be used for recess?
  - **Response:** The time required and logistics required around getting students there safely would be a challenge for the staff. The additional time to get to the park could potentially cut into instructional time.
- Is there a shorter construction timeline?
  - **Response:** It would not be a shorter schedule for construction, but having students and staff out of the building does make it
- Is Phase 1 Option even feasible? Schedule? Construction operations? The crane swing radius seems dangerous.
  - **Response:** We have had several projects where on-site swing in involved, but there are challenges associated with them. We work with DGS and the builder to ensure there is a safe environment for students and staff.



### Additional Comments Received by Email or Survey

- I'm concerned about play areas and play time outside so I loved that Lafayette had a big tented gym! Would that be possible on our site?
  - **Response:** If this is the selected option, something like the tent at Lafayette could be an option to use for this scenario.
  
- I love the idea of using the new Kalarama Playground too but they would need a plan for more supervision/help/volunteers to get the kids there and back but we should be able to do that. I'd also want to make sure that going to the park was part of their regular routine to make sure they are getting enough outdoor playtime and that it isn't skipped because it is perceived as inconvenient.
  - **Response:** The time required and logistics required around getting students there safely would be a challenge for the staff. The additional time to get to the park could potentially cut into instructional time.
  
- Could we also establish a partnership/donation from The Mint gym across the street to use their indoor gym/studio as an indoor play area at times? I believe we give them use of our field from time to time?
  - **Response:** That conversation has not been had with the gym, but if this is the selected option, it could be something we explore. Developing an agreement with a private organization can be difficult and costly to ensure the is dedicated areas for Marie Reed students.
  
- Can the builders prioritize a play area or the gym in the first construction phase so that by winter we might make just that portion available to the kids?
  - **Response:** Interesting idea. That is something that we can evaluate with the builder. Safe access would be a concern from us.
  
- I am also concerned about small classrooms for little kids as I know they do better when they have enough room to split up into small groups and not always be on top of one another. So, how small would the trailer classrooms be? And could Early Childhood still have a safe separation from the bigger kids?
  - **Response:** We have used trailers at a number of sites. While they are smaller than the traditional classroom, teachers have been able to use the space effectively to ensure the proper learning environment is provided. In all scenarios we will work with the Marie Reed leadership on the program layout to ensure there is necessary separation of grades.
  
- Would you also be able to prohibit NEW out of bounds kids for just this year to keep class sizes smaller and student to teacher ratios better to make up for the other disruptions and smaller sight this year?



- **Response:** The Marie Reed leadership team will work with the DCPS student enrollment team to evaluate this, especially around the lottery.
- Is there a way to address other very valid concerns that the school staff and administration have raised about option two with careful planning, creative problem solving and PTA support and involvement?
  - **Response:** Yes, we want to work closely with the Marie Reed team and parents on the selected option.
- This option would restrict access to the field for a year, which is heavily used.
  - **Response:** Yes, this option would mean the field would be off line for a year and then need to be replaced at the end of the project.
- The students and staff would still be near an active construction site, which is a concern for many families.
  - **Response:** This option would still be close to the construction activities. DGS, DCPS and the builder would ensure there is a safe environment, but it is anticipated there would still be construction noise and potentially dust from the project.
- This option keeps the school in Adams Morgan and in their community, which is important for students and families.
  - **Response:** That is certainly one of the benefits of this option.
- Though this is the most expensive option, I think it is the best option for students and families.
  - **Response:** Thanks for the input. Cost will be a factor in the decision making, but the welfare of the students and staff will be the most important factor in the decision making process.
- This is the preferred option as it keeps the school together in the Adams Morgan community. There are still concerns around pick up and drop off, and not sure why the field replacement would have to come out of the project budget.
  - **Response:** Keeping the school together and in the community are certainly positive aspects of this Option. The pick up and drop off would be a challenge and for all of the scenarios we will work with DDOT to determine the safest location. The field would need to come out of the project budget because the field would be completely ruined by having trailers on them. There are no other funds available to replace the field.
- Please confirm what acoustical separations would be in place
  - **Response:** There are no physical measures currently in the plans for acoustical separation. DGS and DCPS work closely with the builder to try and limit some of the louder construction activities during the school hours, especially around testing periods.
- Is the outside community in support of removing the field?



- **Response:** We have not had a large community meeting to gather thoughts, but given how much use the field gets, we'd anticipate that there would be some in the community that would be against it.
- The teachers would not have the necessary spaces to teach, including gym, nurses suite, specials, resource rooms, etc.
  - **Response:** We anticipate that we would be able to accommodate the entire program including the spaces identified above in this scenario.
- Children with asthma may have a hard time with his option with the dust.
  - **Response:** Thanks for sharing. While there are measures put in place to try and limit dust, there is likely to be additional dust from the construction. This is certainly a con for this option.
- How many square feet of outdoor recreation space will be available at Reed under Option 1 during the Fall Semester?
  - **Response:** They would still be able to use play space on east side of Champlain which is approximately 7500 sf, the soccer field which is around 32,000 sf and possibly the tennis courts. No access to gym or pool.
- How many square feet of outdoor recreation space will be available at Reed under Option 1 during the Spring Semester?
  - **Response:** The school would most likely only have access to the soccer field (32,000 sf) and tennis courts in the spring semester. Access to new gym is likely for indoor activities.

### Scenario 3 – Relocate School to MacFarland

- How does pick up and drop off work for the onsite options? Obviously busing is another issue for McFarland, how does that work?
  - **Response:** DCPS and DGS will work with DDOT and the builder to determine the locations for pick up and drop off for all of the scenarios. We will be working with the school and parents to help us determine some of the logistical elements of pick up and drop off in the bussing scenario. They will help us determine the pick up times and location.
- What type of buses will be used to transport PreK3/4 students? Will there be adult chaperones?
  - **Response:** The exact type of bus and the bussing company is to be determined. There will be adult chaperones on the buses with the students.
- Will seatbelts be provided on busses for the Pre-K3/4 students?
  - **Response:** The busses do come with seatbelts.



- Will Pre-K students be on the same bus as 5th graders?
  - **Response:** The Marie Reed leadership will determine how students are divided on the bus.
  
- Will there be multiple pickup and drop off times and locations? Will transportation be provided for parents?
  - **Response:** The exact details of pick up and drop off locations and times need to be evaluated further. We will form a working group with Marie Reed staff and parents to help us determine the needs. While the exact location of the pick up and drop off areas still need to be determined, it is not anticipated that there will be multiple pick up and drop off locations along the route. It is unlikely that transportation would be provided for parents.
  
- Will transportation be provided for before and aftercare students?
  - **Response:** Our goal is to ensure students can get to and from school. DCPS is continuing to evaluate the before and aftercare transportation needs at Marie Reed and will be working closely with the school and families to better understand the need.
  
- What is Plan B for each case if construction is not completed per the current schedule?
  - **Response:** At this time we have no reason to believe there will be any delay in the project. This option gives the builder the most flexibility on site, which increases the chances that an on time completion can be met. If it appears that the building will not be complete, one option would be to move students into the modernized space and if there are areas that are not complete, trailers could be added on site to meet the needs of the school.
  
- Can Walter Pierce Park be an option as full trailer farm swing location?
  - **Response:** We reviewed this option with DPR and it was determined that it would not be a feasible solution. For one, there is a cemetery on the site that has a formal historic designation and there are limitations to how deep and penetrations could go (6 in). There are also storm water management issues on the site, which would have to be addressed.
  
- What are the plans to get families to the school outside of school day?
  - **Response:** It would be the responsibility of the families to get the students to school if they are not able to get to the designated pick up location at the designated time. The exact details of times and locations will be worked on by the transportation working group, which will be made up of parents and Marie Reed leadership.
  
- What are the contractual incentives and disincentives for the contractor to meet schedule, budget, quality control, etc?
  - **Response:** The exact details of the contract are not determined yet, but there are typically incentives and disincentives for the contractor to meet their deadlines. DGS



works closely with the builder and determines the incentives and disincentives.

- What does the warranty period look like for the contractor? How issues with construction and operation of building addressed after the school is occupied?
  - **Response:** There are warranties on the systems that are put into the building. Once the builder leaves the site, the warranties are transferred over to the DGS Operations department who handle the replacement if there are any issues after the builder leaves. If there are workman related deficiencies, DGS will work with the builder to address them. DGS, DCPS, the architect team, and builder conduct a thorough “punch list” walk before the building is turned over.
- What are the plans to build confidence with the parents over this decision?
  - **Response:** DCPS Central Office will work closely with the Marie Reed leadership to ensure they are up to speed on the project. Bi-Weekly emails will be sent out to keep families up to speed on the project.
- How do we alleviate the transportation concerns with out-of-boundary students going to Mcfarland?
  - **Response:** We will not limit transportation to in-bounds students. Out of Bounds students will be responsible to getting to the designated pick up location.
- Parent feels blindsided by these developments because they have questions and have not received updates.
  - **Response:** We understand your frustration and we apologize if this feels like it came out of nowhere. As we began to further evaluate the on-site option with DGS, we had some concerns about the learning environment and safety, which forced us to evaluate alternative approaches to swing space for School Year 16-17.
- What is the cost to replace the field?
  - **Response:** DGS provided a rough estimate of \$1.5 million to replace the field if the trailers were placed there.
- What is the cost benefit analysis of each option? If we go with full trailer complex on the field, what aspects of the school design do we lose?
  - **Response:** DGS is still working with the builder to review and develop cost estimates for the project and swing space. A full analysis of the budget is required before a full cost benefit analysis can be completed.

#### **Additional Comments Received by Email or Survey**

- This location is too far away for many families, especially ones without a car.
  - **Response:** This is certainly one of the cons of this option. MacFarland is accessible by public transportation with bus lines and a few blocks away from the Georgia Ave Metro station.





- Can you guarantee before-care will continue to be offered if the school is moved to MacFarland?
  - **Response:** If this is the selected option, there is no reason why before-care cannot continue at MacFarland.
- Can you guarantee after-care will continue to be offered if the school is moved to MacFarland?
  - **Response:** If this is the selected option, there is no reason why after-care cannot continue at MacFarland.
- Can you guarantee bus transportation will be provided throughout the whole stretch of before-care? (7AM-8:45AM)
  - **Response:** The exact departure times have not been determined, but there will be set times and it will not be a rolling departure schedule as students come in. We will work on a safe waiting area for students and families. We will work with the Marie Reed leadership and parents to determine the bussing logistics.
- Can you guarantee bus transportation will be provided throughout the whole stretch of after-care? (3PM-6PM)
  - **Response:** The exact departure times have not been determined, but there will be set times and it will not be a rolling departure schedule. We will work with the Marie Reed leadership and parents to determine the bussing logistics.
- Several families had concerns over bussing PK3 and PK4 students safely to MacFarland. DC Law requires an 8:1 supervision ratio for children this young and the chaperones need to reflect this. Will they have their own bus?
  - **Response:** Safety of all children is extremely important to us. We are working closely with our Operations team ensure that the buses include the necessary safety measures and adults to meet the needs of these and all students. We will work with the Marie Reed leadership on how different grades are assigned to each of the buses.
- For people without cars, the distance is a big concern. Would proximity be granted for other area schools (e.g. Cooke) to families interested in staying in the neighborhood?
  - **Response:** Our hope is that all families would choose to remain at Marie Reed, but the school lottery is open if families want to explore other options, but there would not a preference at other schools.
- How many parking spaces will be available at MacFarland, and who else will be sharing them?
  - **Response:** There is a lot at McFarland with around 40 spaces, which will be for Marie Reed staff. There is also a potential for additional parking all around the back of the building depending on where play spaces end up being located.
- How many square feet of outdoor recreation space will be available at MacFarland, and who else will be sharing it?



- **Response:** There is about 48,000 sf of green space in front of McFarland that can be used as necessary for play space. There is also space in the back of the building which could be converted to play space if separate areas were needed. These areas could include age appropriate structured play equipment. There is an indoor gym on the third floor.

### General Comments

- To accommodate everyone to CHEC as a potential drop-off and pick-up spot. I have gone through a move myself when I was in middle school. It was when CHEC was at Lincoln. We used to be picked up/dropped off at the front of the building. Instead of worrying about it, I think an open space on 16th street in front of CHEC would be a better place. I have more suggestions.
  - **Response:** This is an interesting suggestion and certainly something we will evaluate.
- The money spending on transportation should be used for trailers to accommodate in the Marie Reed area.
  - **Response:** Thanks for the feedback. The funding for transportation actually comes out of the DCPS Operating budget and the trailer construction comes out of the project budget, which is capital.
- For each option and each community partner, please state how many months that partner would be without space at Reed? (We'd previously been told that all but DPR could remain onsite during the full Fall Semester in Option 1.)
  - **Response:** Option 1 is the only option in which the community partners have a chance to stay in the building for an extended time. In this scenario, it is possible that the Health clinic, Daycare and WIC program could stay in their current location on the east side of Champlain until late fall/winter of 2016. This will need to be confirmed by the builder as they continue to evaluate the site. DPR would most likely need to close in June 2016 and would not be able to reopen until closer to final completion in 2017. In both the other options all of the community partners, including DPR, would need to close by June 2016 until project completion and opening in July/August 2017.
- You can't cite the high cost of busing in Option 1 when Options 1 & 3 have identical costs
  - **Response:** All of the costs are estimates right now prepared by DGS and the design team. There would be no bussing cost in Option 1. In Option 3 there is a bussing cost, which is actually a DCPS operational cost, not a construction cost.
- \* You can't cite loss of parking as a downside of Option 1 when it's actually 100% available for one semester, and is seemingly equally challenging at the MacFarland site
  - **Response:** Fair point. The parking at Marie Reed in Option 1 would likely remain for the first half of the project. It's the second half of the project where the challenge arises. There would be a dedicated parking location at MacFarland for Marie Reed staff.



- You can't cite the loss of outdoor play space at Reed as a downside when it's equally challenging at MacFarland
  - **Response:** There would be a dedicated play area for Marie Reed students at MacFarland.
- You can't cite the potential danger of trucks coming/going at Reed when the coming/going of buses at Reed and MacFarland will be more frequent, and just as dangerous.
  - **Response:** Yes, there are always dangers associated with transportation. With that said, this will be a very active construction site with multiple subcontractors, trucks, equipment, and deliveries. Pick up and drop off is always a challenge in an urban environment, but the difficulty increases with the increase in construction traffic.
- Admittedly, the mid-year move in Option 1 is tough. But you can't cite that "orchestrated dance" (as it was mentioned at the meeting) as a downside of Option 1 when the move to MacFarland is just as bad. What's worse, the MacFarland move requires two 100% moves, plus a subsequent move of administrative offices from MacFarland, to a 3rd unidentified swing space and then back to Reed. Option 1 only involves two half-moves, admitted with one of them poorly timed.
  - **Response:** Moving is challenging no matter when it occurs, but it is even more challenging during the winter break when staff are not in the building. There are limited days for packing and unpacking during the winter months. During the summer the staff report a week early for the school year and some of that time can be used for unpacking and setting up a room.
- You can't cite the hazard of kids being near construction workers who haven't undergone background checks, without also mentioning the close proximity of Roosevelt High School. Older kids can sometimes be as much, if not more, of a menace than adults.
  - **Response:** We don't believe that was stated by DCPS. A community member asked about background checks and it was stated that the General Contractor puts their employees through a background check, but they do not go through the DCPS background check process.
- You also should stop citing the increased risk of the project running beyond deadline under Option 1. The contractor will face such severe penalties, and/or bonuses for early/on-time completion, that whatever Option is chosen, there's every reason to think they'll hit their deadline.
  - **Response:** Yes, it is true that there are contractual reasons for the project to remain on schedule. Option 1 has the highest risk of missing a target date. On construction sites there are unforeseen conditions on the job and having the limited window in the winter months makes it the riskiest option.