

Washington School Sites



DISTRICT FACILITIES SUB-COMMITTEE
10 November 2009

master plan priorities LOCAL BOND PROGRAM

WASHINGTON
SCHOOL SITES

WASHINGTON ACCELERATED

- 1. Replace Portable Buildings**
- 2. New or Expand MPR Building**
- 3. Drop-off Loop & Expand Parking**
- 4. Site Fencing & Security Lighting**
- 5. Replace Portable Children's Center**
- 6. Replace Windows (District Funded Item)**

WASHINGTON MIDDLE SCHOOL

- 1. Re-Roof Library (By District)**
- 2. Reconstruct Gym**
- 3. Modernize Auditorium w/ Theatre Package**
- 4. Modernize Cafeteria & Add Lunch Shelter**
- 5. Modernize Classroom Building C**
- 6. Scope Fire Alarm System Needs**
- 7. Repair / Replace Fencing**
- 8. Surveillance System**
- 9. Translucent Cover at 'B' Building Courtyard**
- 10. Upgrade Track & Playfields**

campus master plan

EXISTING SITE PLAN

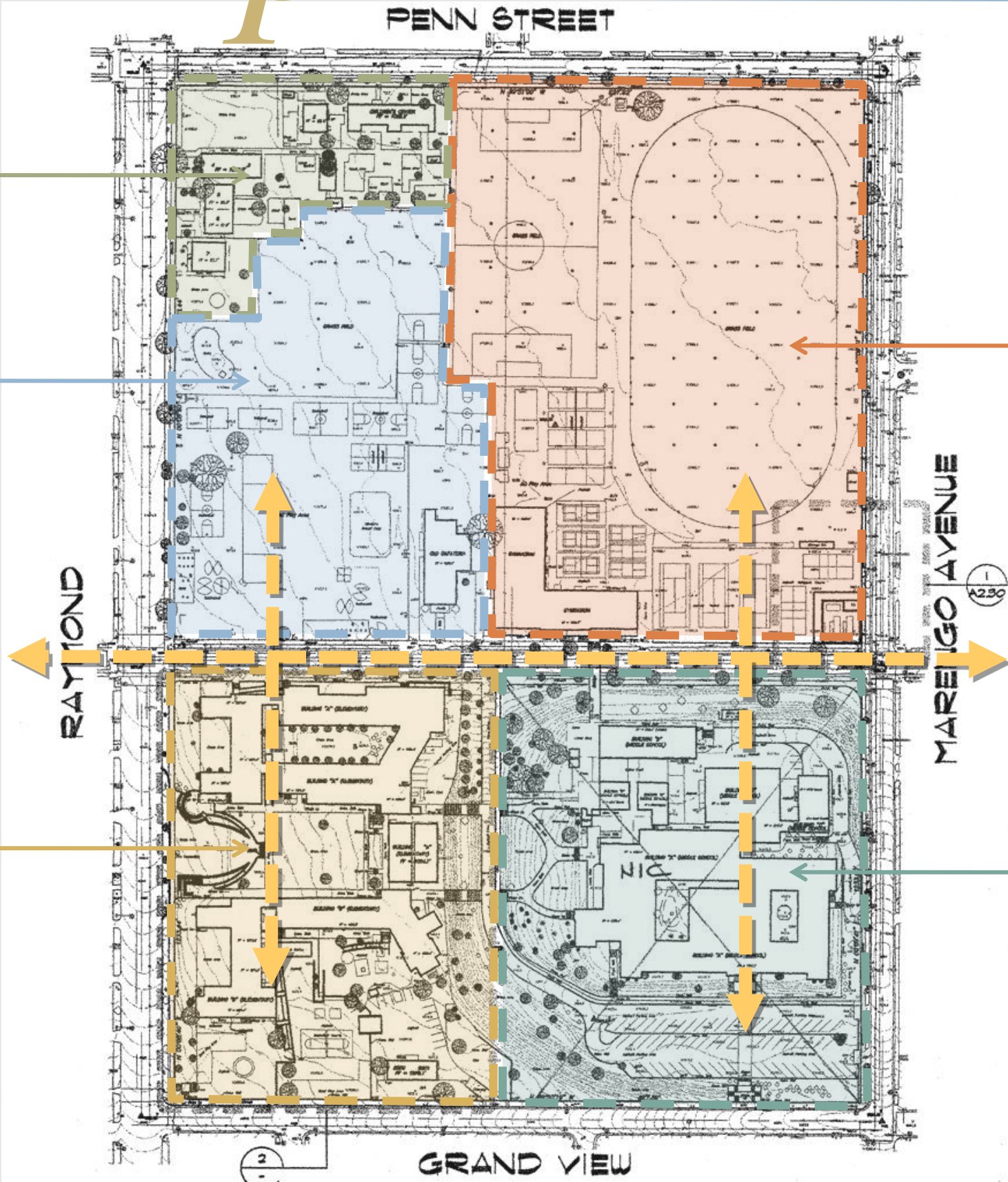
EXISTING CHILD
CARE

ES PLAY FIELDS &
MODULAR
CLASSROOMS

ES BUILDING
COMPLEX

MS PLAY FIELDS
& GYM

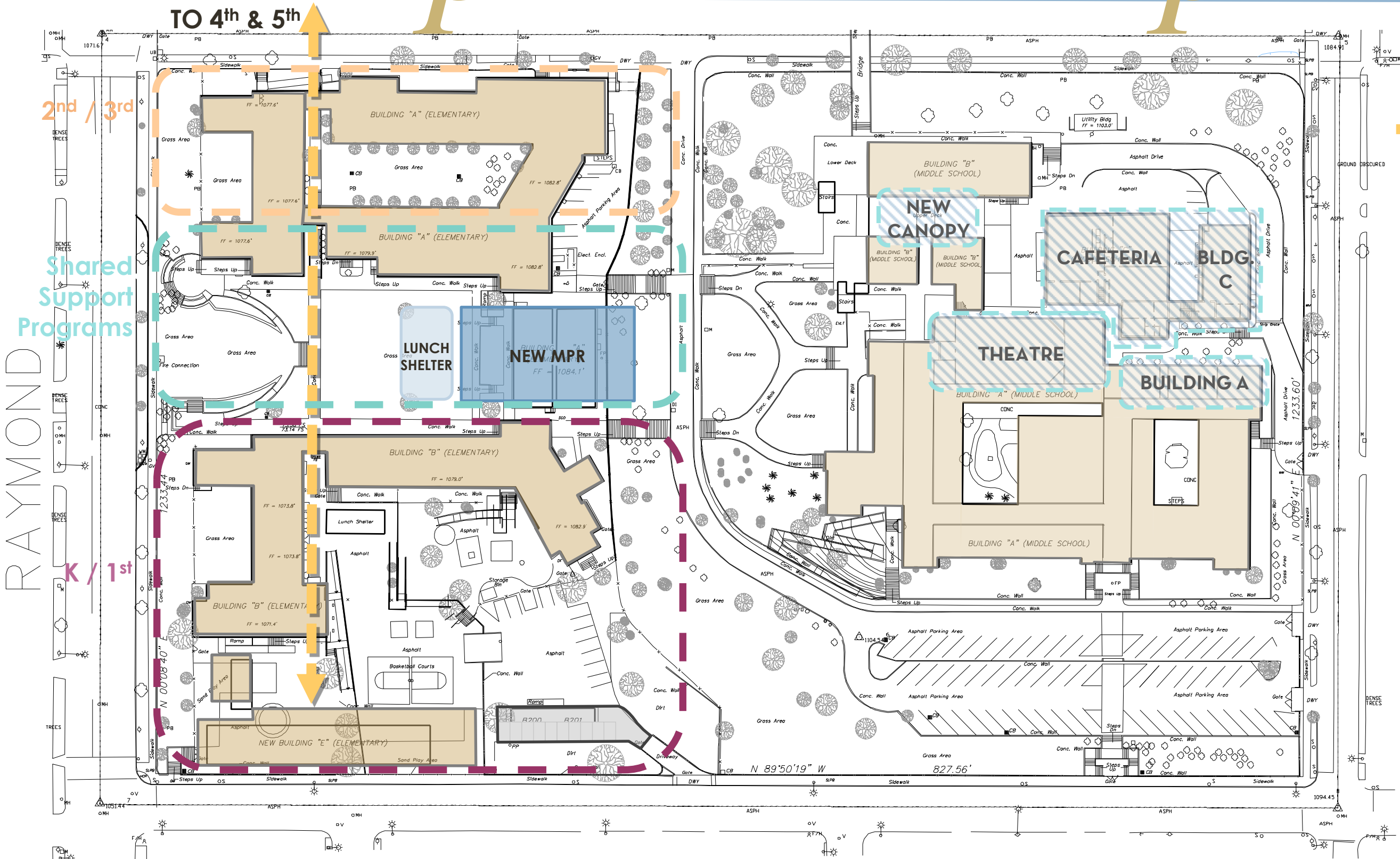
MS BUILDING
COMPLEX &
PARKING



campus master plan

CAMPUS MODERNIZATION

WASHINGTON
SCHOOL SITES



- EXISTING BUILDINGS
- NEW BUILDINGS
- MODERNIZATION
- MAIN CIRCULATION

MARENGO AVENUE



GRAND VIEW



multi-purpose room

ACCELERATED NEW CONSTRUCTION

PROPOSED NEW CONSTRUCTION Educational Program

Space Allocation Detail

Department	Space:	Type:	Area:	Number:	Total Area:	Square Footage	
						SC/NS	ANC/SP
						Scheduled Non-Scheduled	Ancillary Support

Multi-Purpose Building

Multi-Purpose Program

1	Multi-Purpose Room	NS	5,000	1	5,000	(50% of Students @ 10sf/std)	
2	Music Platform	NS	1,200	1	1,200		
3	Storage	ANC	200	1	200		
4	Building Support (Elec/Data Rms)	ANC	200	1	200		
						6,200	400
						6,600	

Food Service Program

5	Serving Kitchen	SP	500	1	500		
6	Dry Storage	SP	125	1	125		
7	Toilet/Changing Room	SP	125	1	125		
8	Janitor Closet	SP	50	1	50		
9	Lunch Shelter	ANC	2,400	0.33	800		
						0	1,600
						1,600	

Teachers Lounge Program

10	Staff Lounge	SP	700	1	700		
11	Staff Work Room	SP	300	1	300		
12	Staff Toilets	SP	65	2	130		
13	Kitchen/Vending Alcove	SP	100	1	100		
						0	1,230
						1,230	

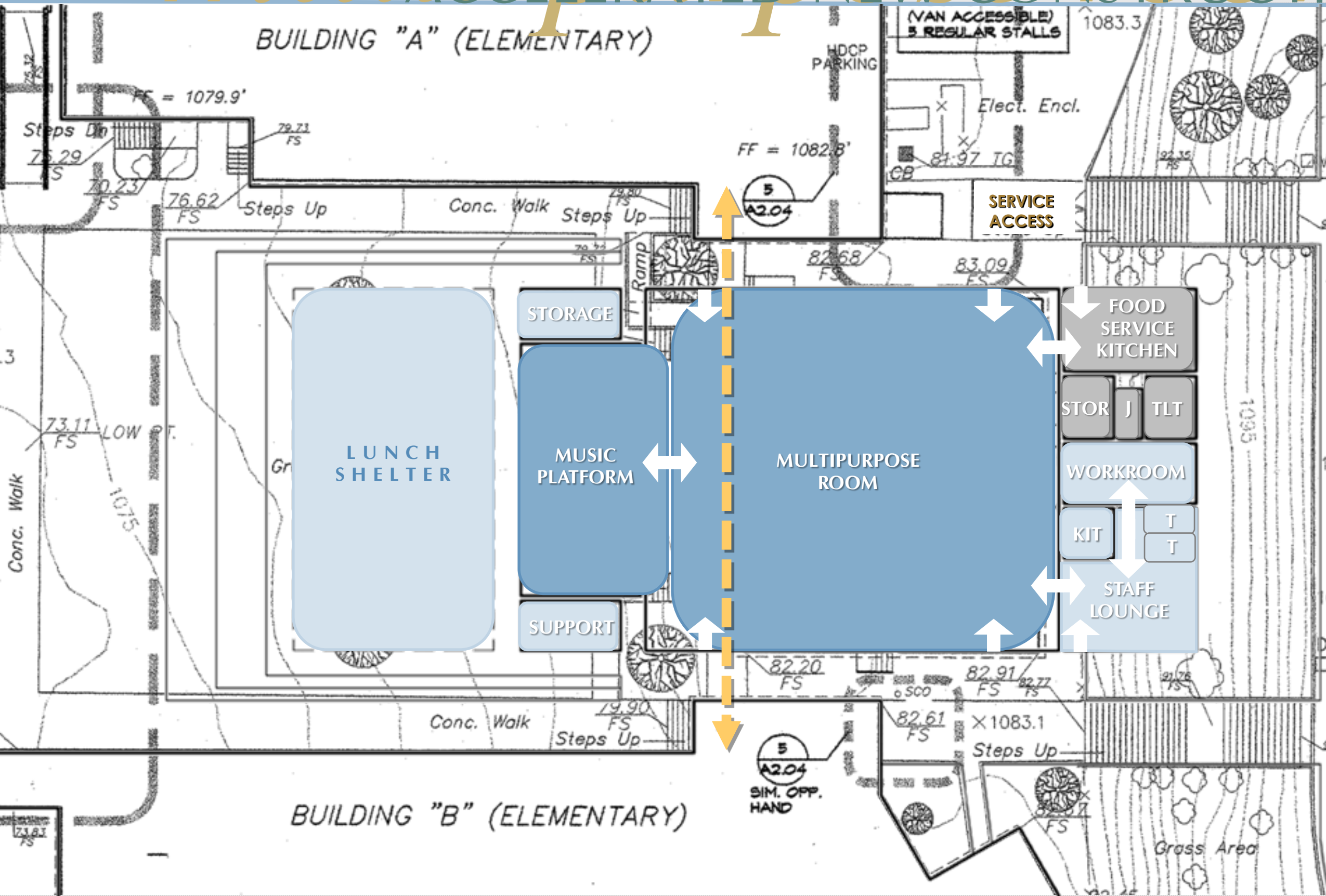
Sub-Totals:
Construction Total:

6,200	3,230
9,430	

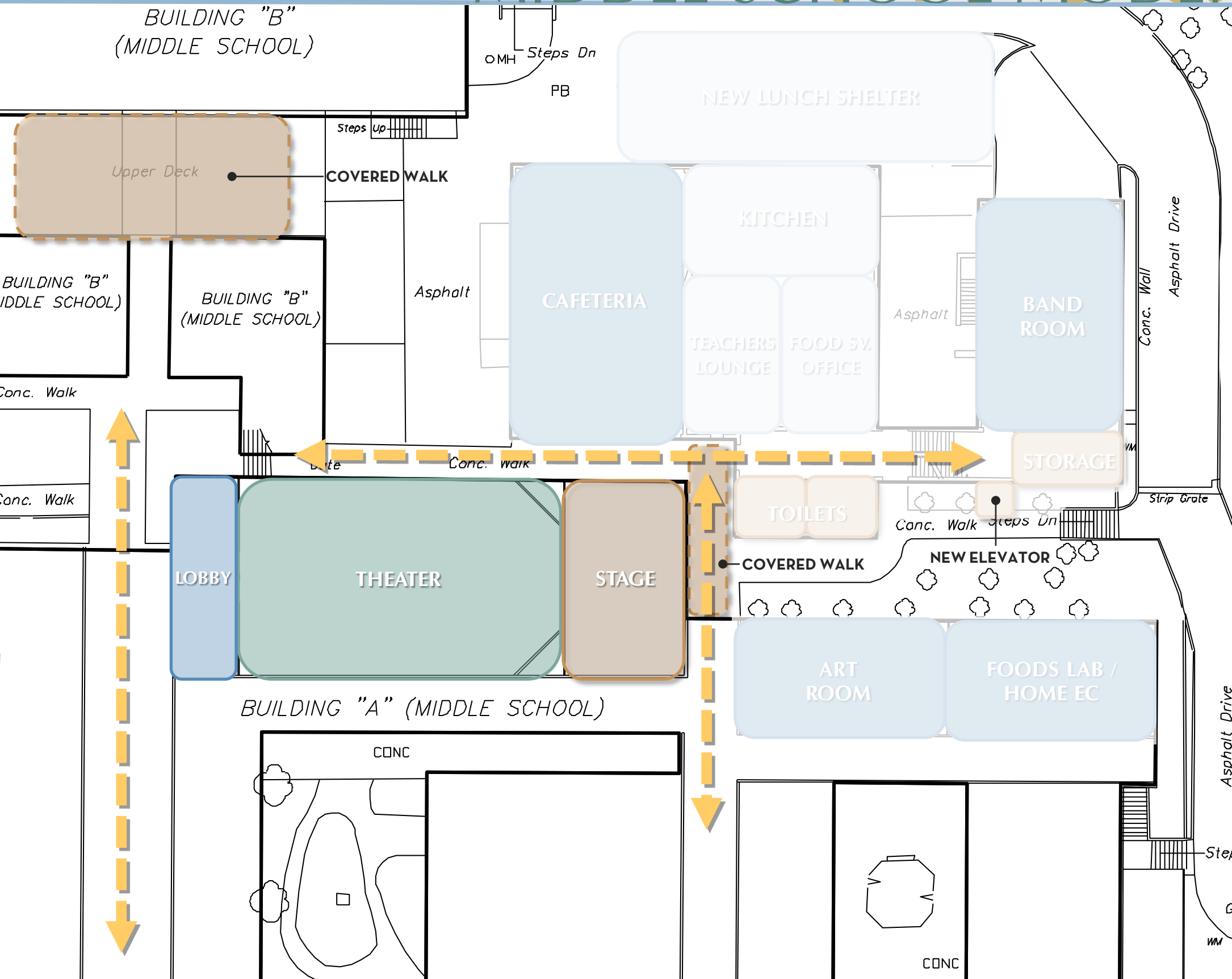
multi-purpose room

ACCELERATED NEW CONSTRUCTION

WASHINGTON
SCHOOL SITES



MIDDLE SCHOOL MODERNIZATION



- ### Auditorium Facility Assessment Report
- Cosmetic Improvements
 - Seating
 - Lighting Improvements
 - Stage
 - House
 - Work
 - Stage Rigging
 - Audio / Video
 - Stage Floor
 - Production Support



MIDDLE SCHOOL *building* NEW CONSTRUCTION OPTION

Space Allocation Detail

Department:	Space:	Type:	Area:	Number:	Total Area:	Square Footage	
						SC/NS	ANC/SP
						Scheduled	Ancillary
						Non-Scheduled	Support

Replacement Cafeteria & 'C' Building

Food Service (Upper Ground Level)

Item	Description	Type	Area	Number	Total Area	Notes	
1	Cafeteria/Student Dining	NS	6,000	1	6,000	(600 Capacity-10sf/Person)	
2	Lunch Shelter/Outdoor Dining	ANC	2,000	1	2,000	(200 Capacity-10sf/Person)	
3	Kitchen	ANC	800	1	800		
4	Speed Line	ANC	200	1	200		
5	Serving Windows	ANC	75	2	150		
6	Dry Storage	ANC	100	1	100		
7	Toilet/Changing Room	ANC	125	1	125		
8	Food Service Director Work Station	ANC	75	1	75		
9	Staff Lounge/Staff Dining	SP	900	1	900	(60 Capacity-15sf/Person)	
10	Kitchen Alcove	SP	100	1	100		
11	Nutrician Network Office	SP	800	1	800	(8 Work Stations)	
12	Storage Room	SP	100	1	100		
13	Student Toilets	ANC	125	2	250		
14	Staff Toilets	ANC	65	2	130		
15	Janitor Closet	ANC	50	1	50		
16	Mechanical/Electrical Rooms	ANC	75	2	150		
						6,000	5,930
						11,930	

Academic/Support Programs (Lower Ground Level)

17	Band/Choral Room	SC	1,800	1	1,800		
18	Practice Room	ANC	75	2	150		
19	Instrument Storage	ANC	200	1	200		
20	Music Library/Staff Office	ANC	150	1	150		
21	Custodial Office	SP	100	1	100		
22	Custodial Work Room/Storage	SP	400	1	400		
23	Elevator/Machine Room	ANC	75	2	150		
24	Circulation/Stairs	ANC	250	1	250		
25	Mechanical/Electrical Rooms	ANC	75	2	150		
						1,800	1,550
						3,350	

Sub-Totals:	7,800	7,480
Construction Total:	15,280	

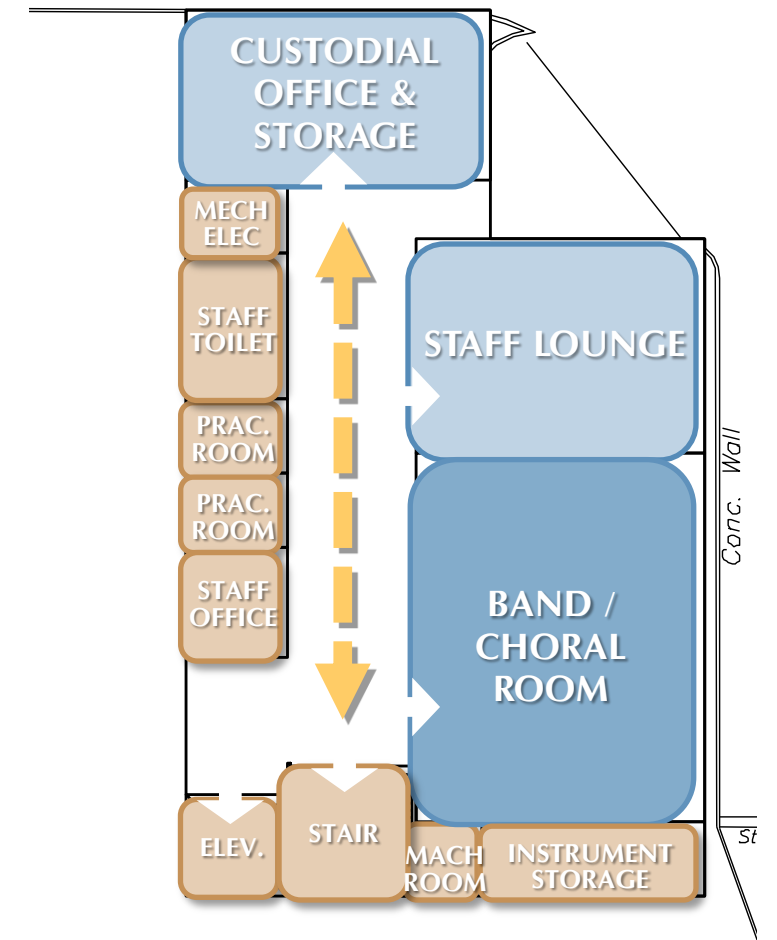
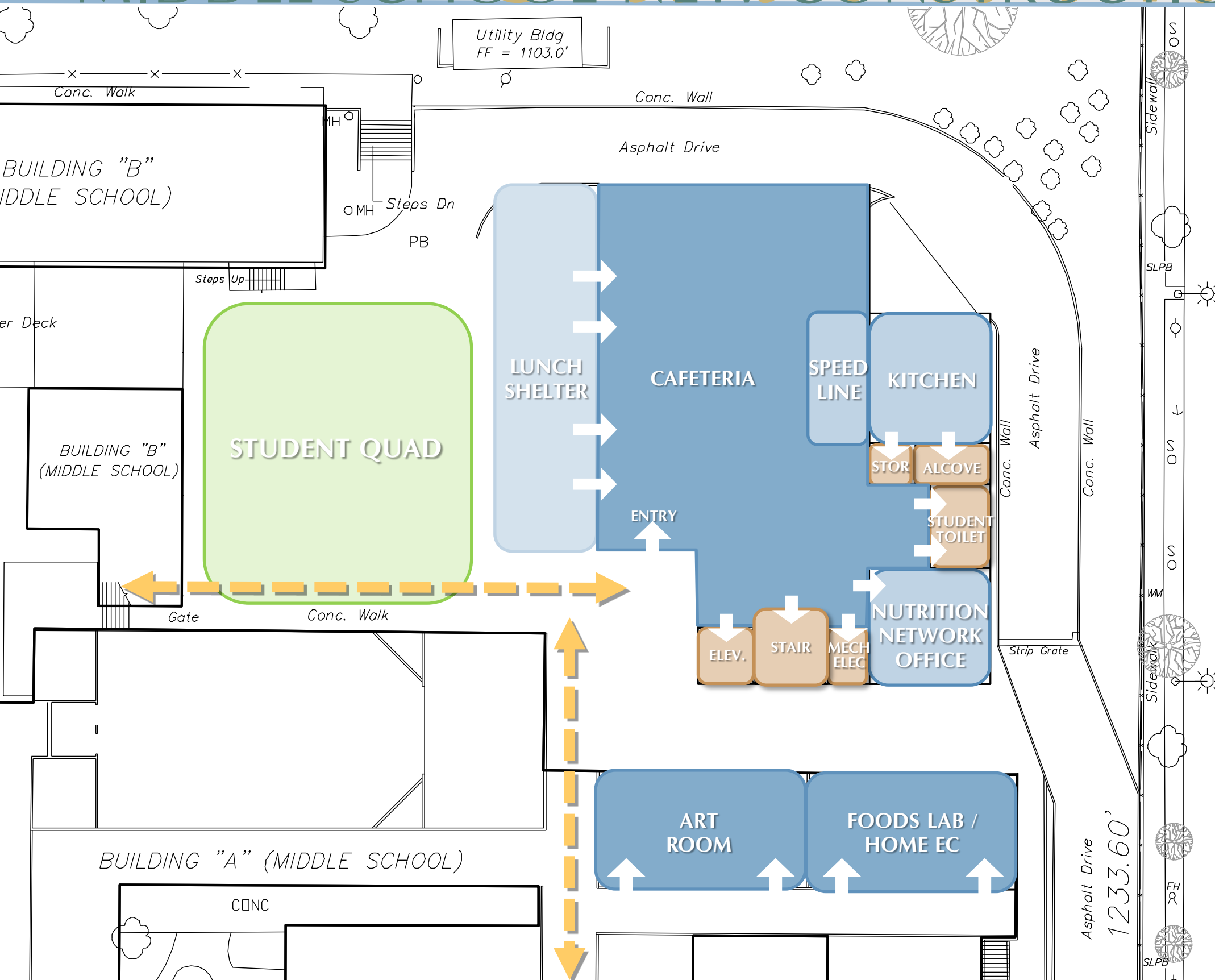
Benefits of New Construction

- 1. Cafeteria and C Buildings are NOT Historic**
- 2. More Efficient and State of the Art Layout Possible – not subject to existing structure limitations**
- 3. Moves Building Toward Street Creating an Outdoor Courtyard Gathering Space for Students (no such space currently on campus)**
- 4. New is Always Better than Modernization for Older Wood Frame / Wood Truss Buildings**

MIDDLE SCHOOL NEW CONSTRUCTION OPTION

building C

WASHINGTON
SCHOOL SITES



**BLDG. C
LOWER LEVEL**

campus master plan

EXISTING SITE PLAN

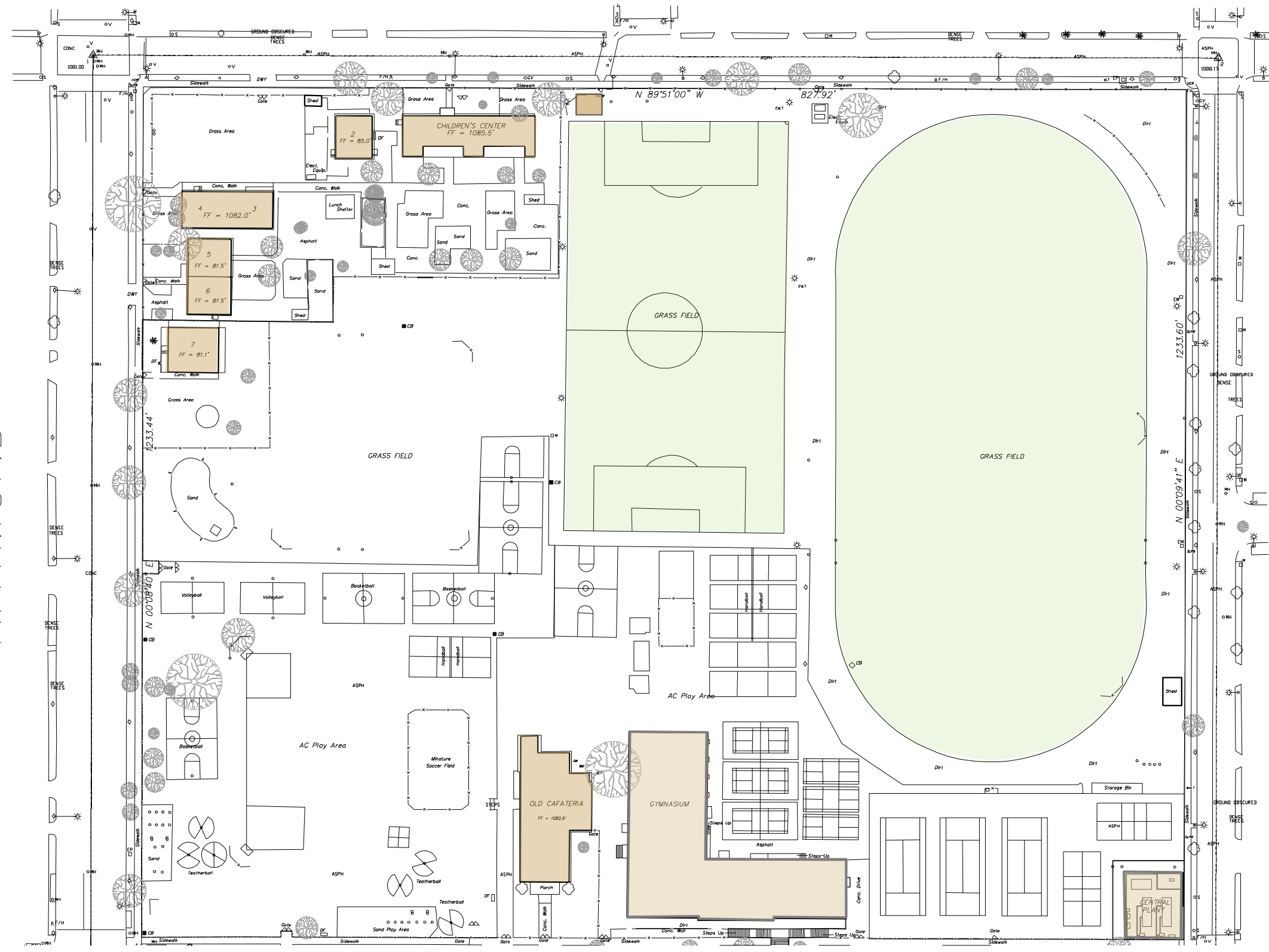
WASHINGTON
SCHOOL SITES

PENN STREET

- EXISTING BUILDINGS
- NEW BUILDINGS
- MODERNIZATION
- MAIN CIRCULATION

RAYMOND

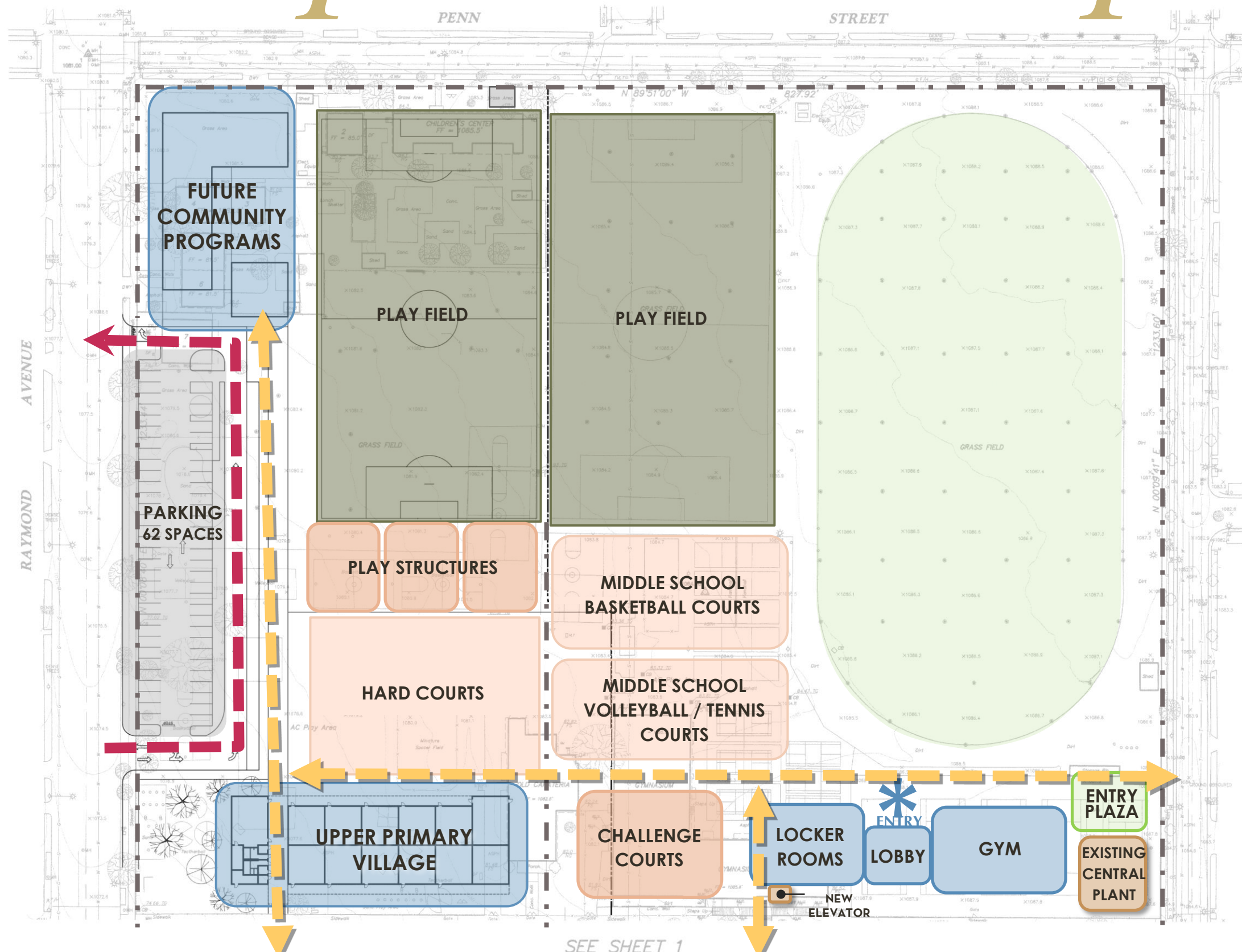
MARENGO AVENUE



campus master plan

NEW SITE PLAN

WASHINGTON
SCHOOL SITES



- NEW BUILDINGS
- PLAY FIELD
- HARD COURTS
- PARKING
- MAIN PEDESTRIAN CIRCULATION
- VEHICULAR CIRCULATION

SEE SHEET 1

MIDDLE SCHOOL NEW CONSTRUCTION

PROPOSED NEW CONSTRUCTION Educational Program

Space Allocation Detail

Department:	Space:	Type:	Area:	Number:	Total Area:	Square Footage	
						SC/NS	ANC/SP
						Scheduled Non-Scheduled	Ancillary Support

Replacement Gymnasium

Physical Education

1	Gymnasium	NS	7,665	1	7,665	(105'x73')	
2	Lobby	ANC	600	1	600		
3	Concessions	ANC	100	1	100		
4	Public Toilets	ANC	250	2	500		
5	Janitor Closet	ANC	50	1	50		
6	Boys/Girls Locker Room (Changing)	ANC	1,800	2	3,600	(400 Boys/400 Girls)	
7	Boys/Girls Locker Room (Toilet)	ANC	250	2	500		
8	Boys/Girls Locker Room (Shower)	ANC	150	2	300		
9	PE Office	ANC	175	2	350		
10	PE Toilet/Changing Room	ANC	125	2	250		
11	Indoor/Outdoor PE Storage	ANC	200	2	400		
12	Mechanical/Electrical Rooms	ANC	100	2	200		
13	Covered Walkway	ANC	600	1	600		
						7,665	7,450
						15,115	

Academic/Support Programs

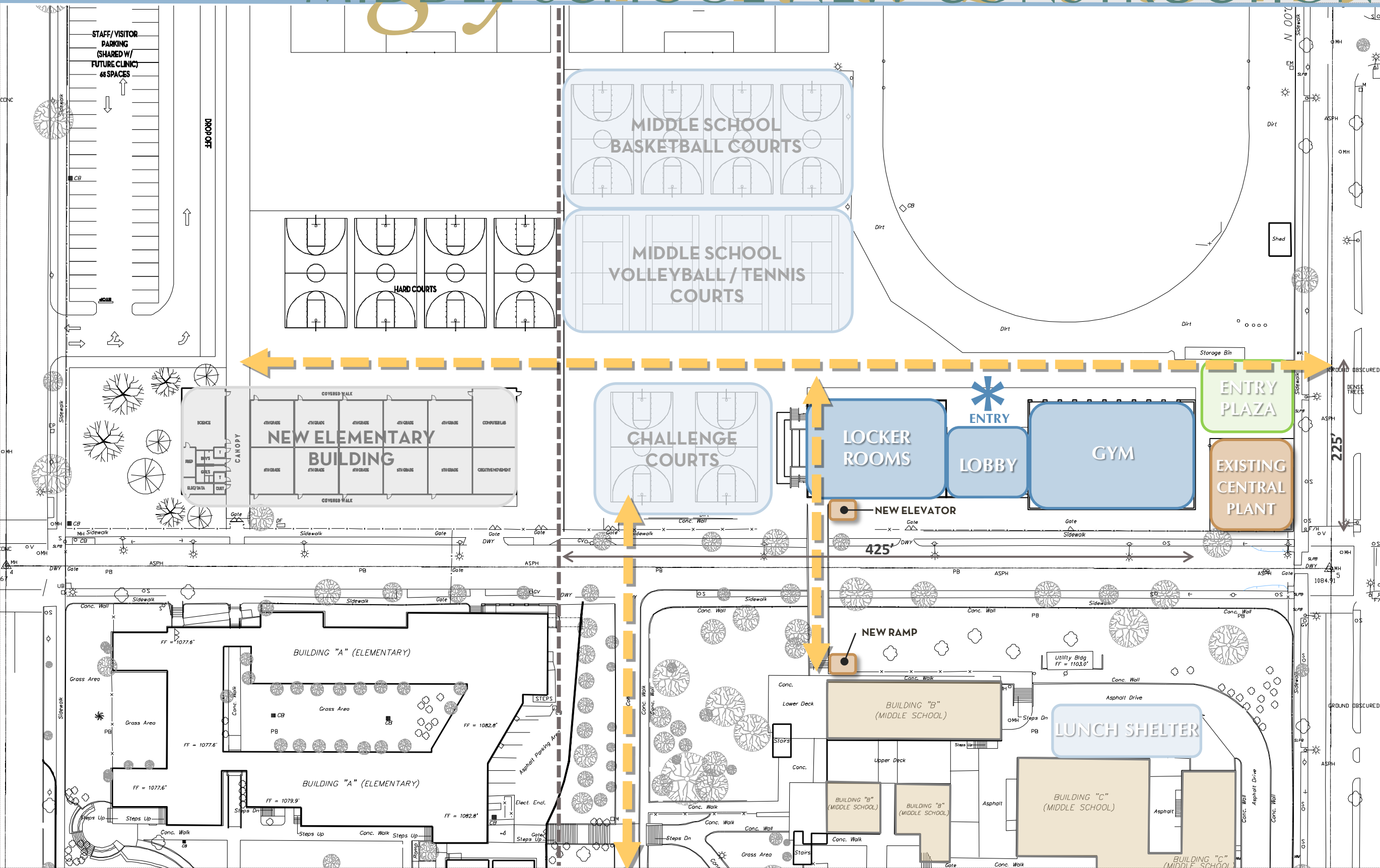
14	Weight Room	SC	1,500	1	1,500		
15	Dance/Aerobics/Fitness Room	SC	1,200	1	1,200		
16	Storage	ANC	100	1	100		
						2,700	100
						2,800	

Sub-Totals:
Construction Total:

10,365	7,550
17,915	

MIDDLE SCHOOL NEW CONSTRUCTION

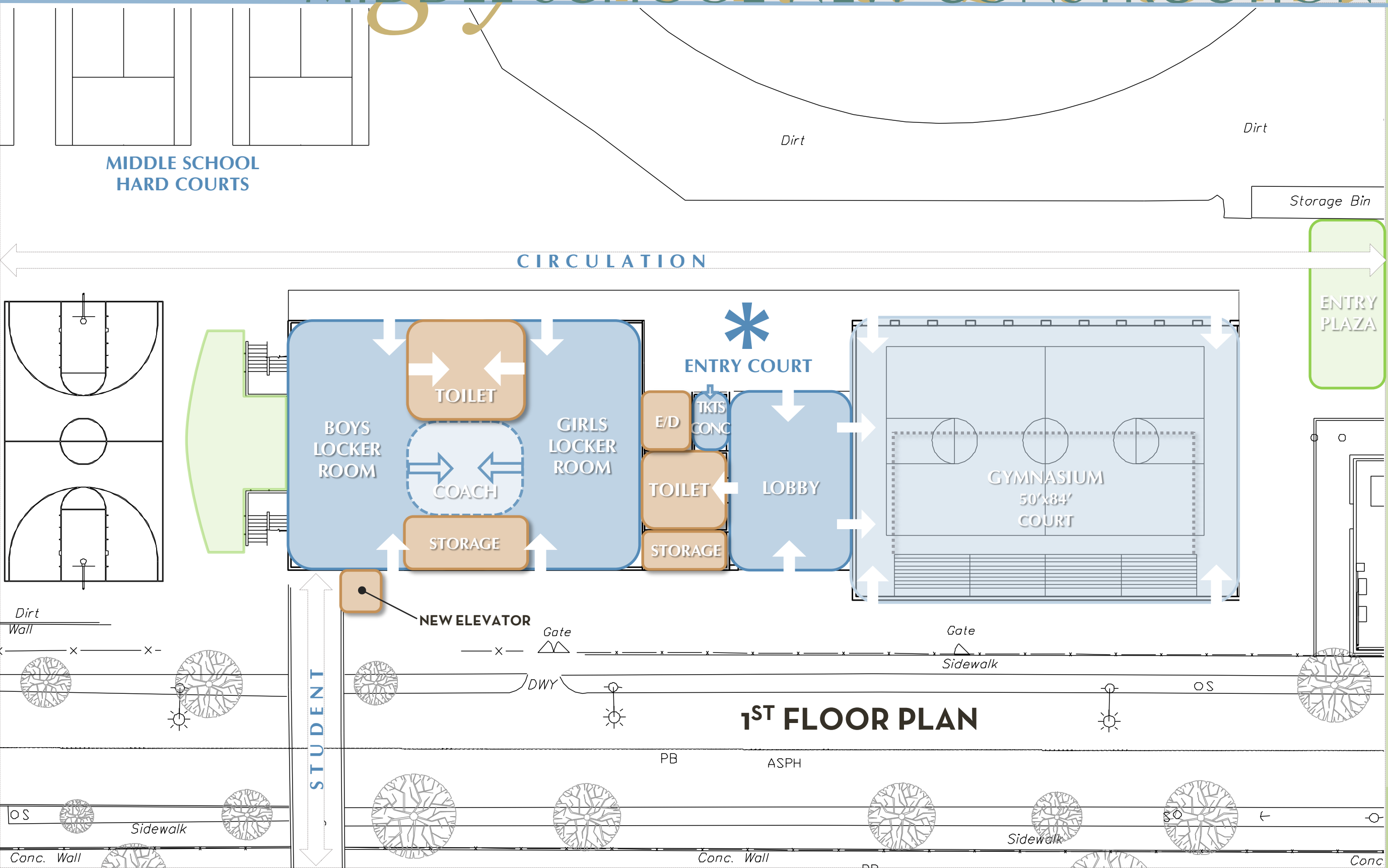
WASHINGTON
SCHOOL SITES



MIDDLE SCHOOL NEW CONSTRUCTION

gymnasium

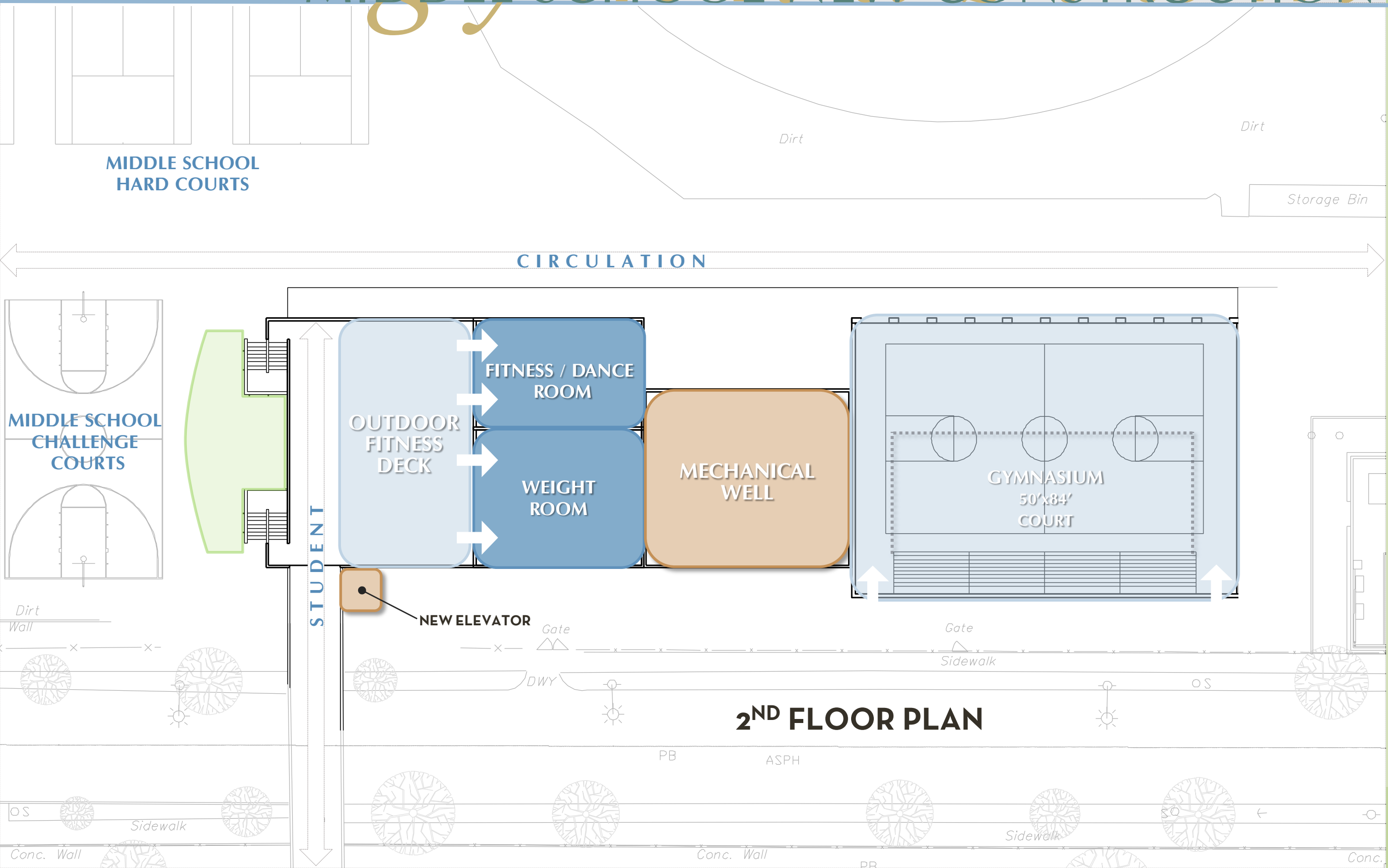
WASHINGTON
SCHOOL SITES



MIDDLE SCHOOL NEW CONSTRUCTION

gymnasium

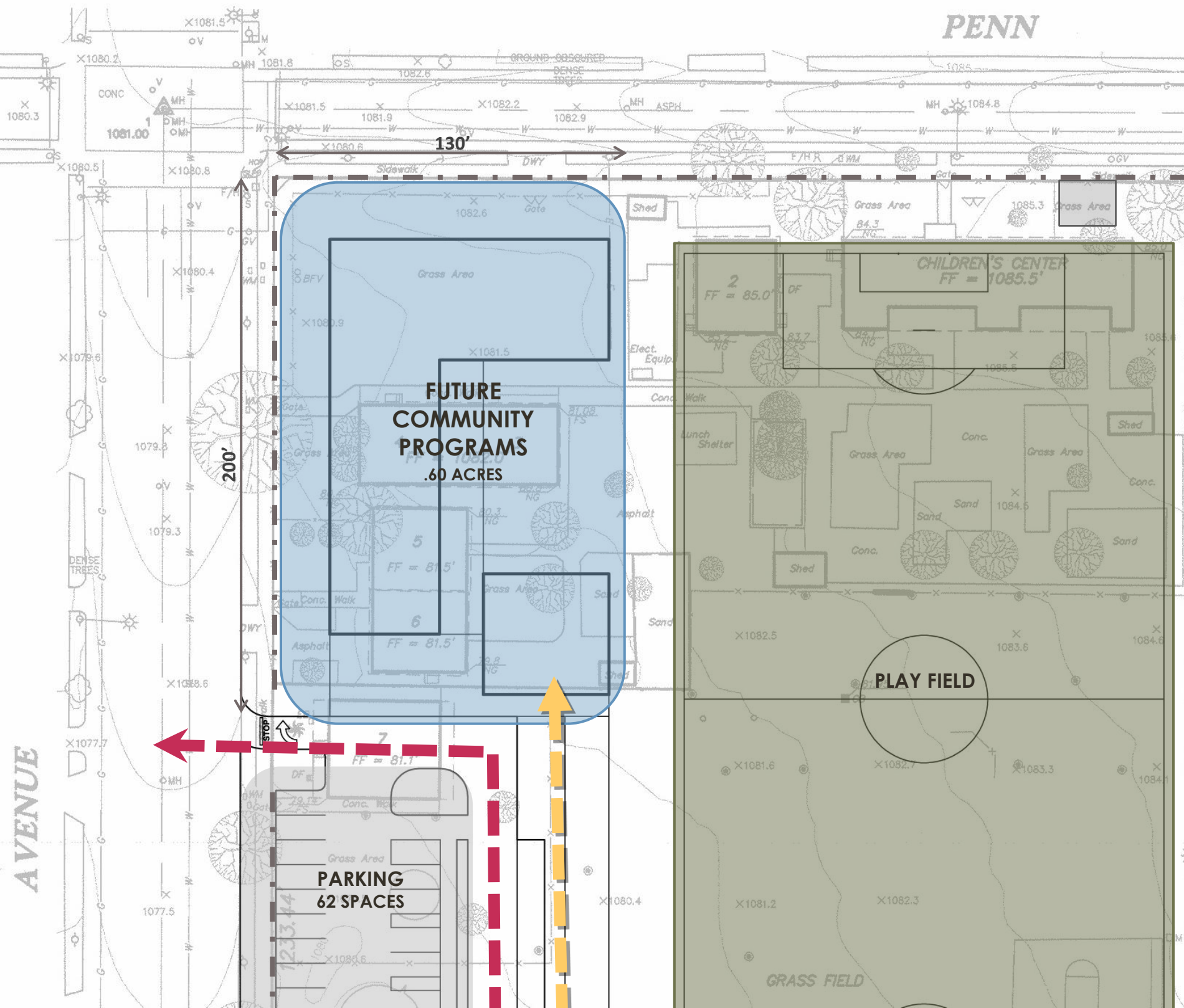
WASHINGTON
SCHOOL SITES



2ND FLOOR PLAN

campus master plan

COMMUNITY OPPORTUNITIES



- NEW BUILDINGS
- PLAY FIELD
- HARDCOURTS
- PARKING
- MAIN PEDESTRIAN CIRCULATION
- VEHICULAR CIRCULATION

COMMUNITY PROGRAM OPPORTUNITIES

- One Story Option
 - 10,500 sqft
- Two Story Option
 - 21,000 sqft
- Program Options
 - Clinic
 - Pre-School
 - Community Center
 - Young & Healthy
 - Meeting Rooms

• *Thank You.*

LPA



'Creating Sustainable Places and Spaces that enrich the lives of those who use them'