Washington Middle School



DISTRICT FACILITIES MEETING 27 October 2009



discussion itacenda

- Review Master Plan Priorities
- Review of Existing Buildings and Modernization
- Proposed New Construction Program
- Budget / Cost Estimate Review
- Review Schedule







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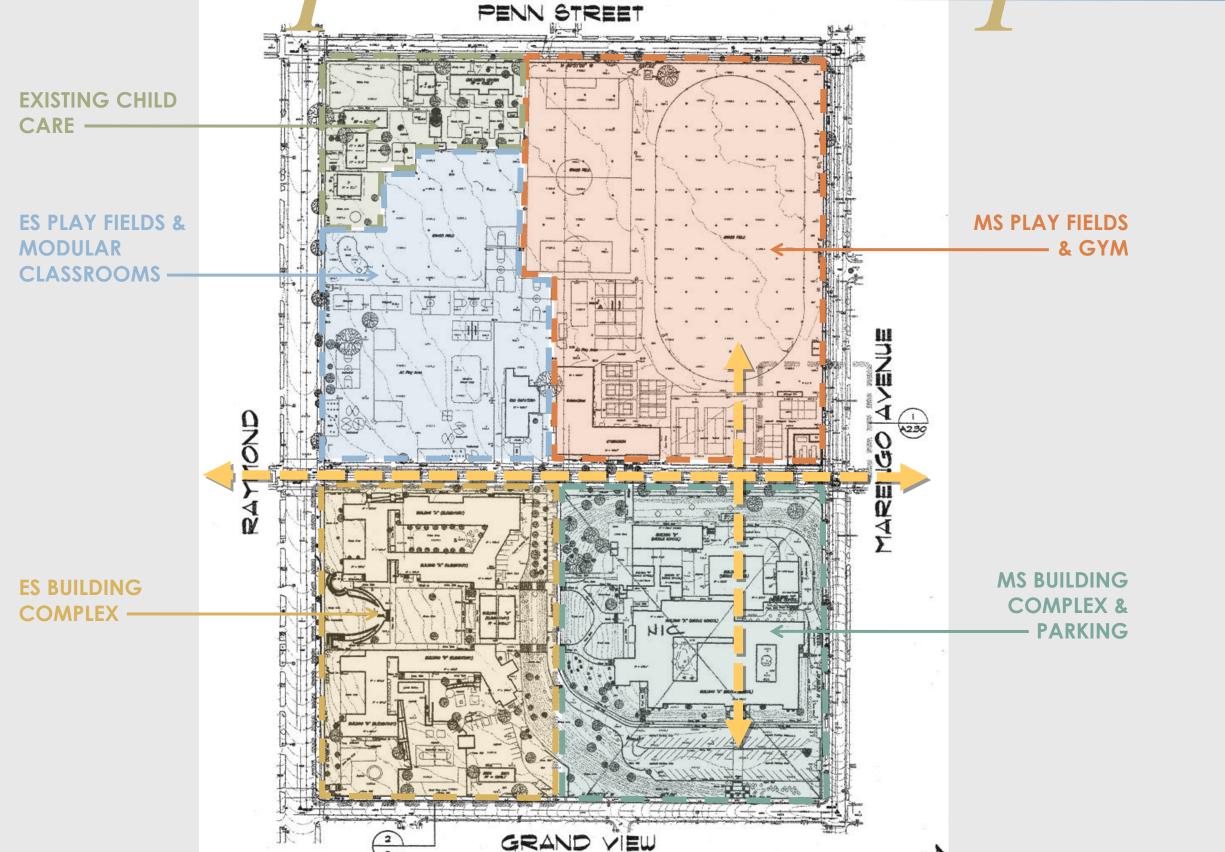
- 1. Re-Roof Library (By District)
- 2. Reconstruct Gym
- 3. Modernize Auditorium w/ Theatre Package
- 4. Modernize Cafeteria & Add Lunch Shelter
- 5. Modernize Classroom Building C
- **6.** Scope Fire Alarm System Needs
- 7. Repair / Replace Fencing
- 8. Surveillance System
- 9. Translucent Cover at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







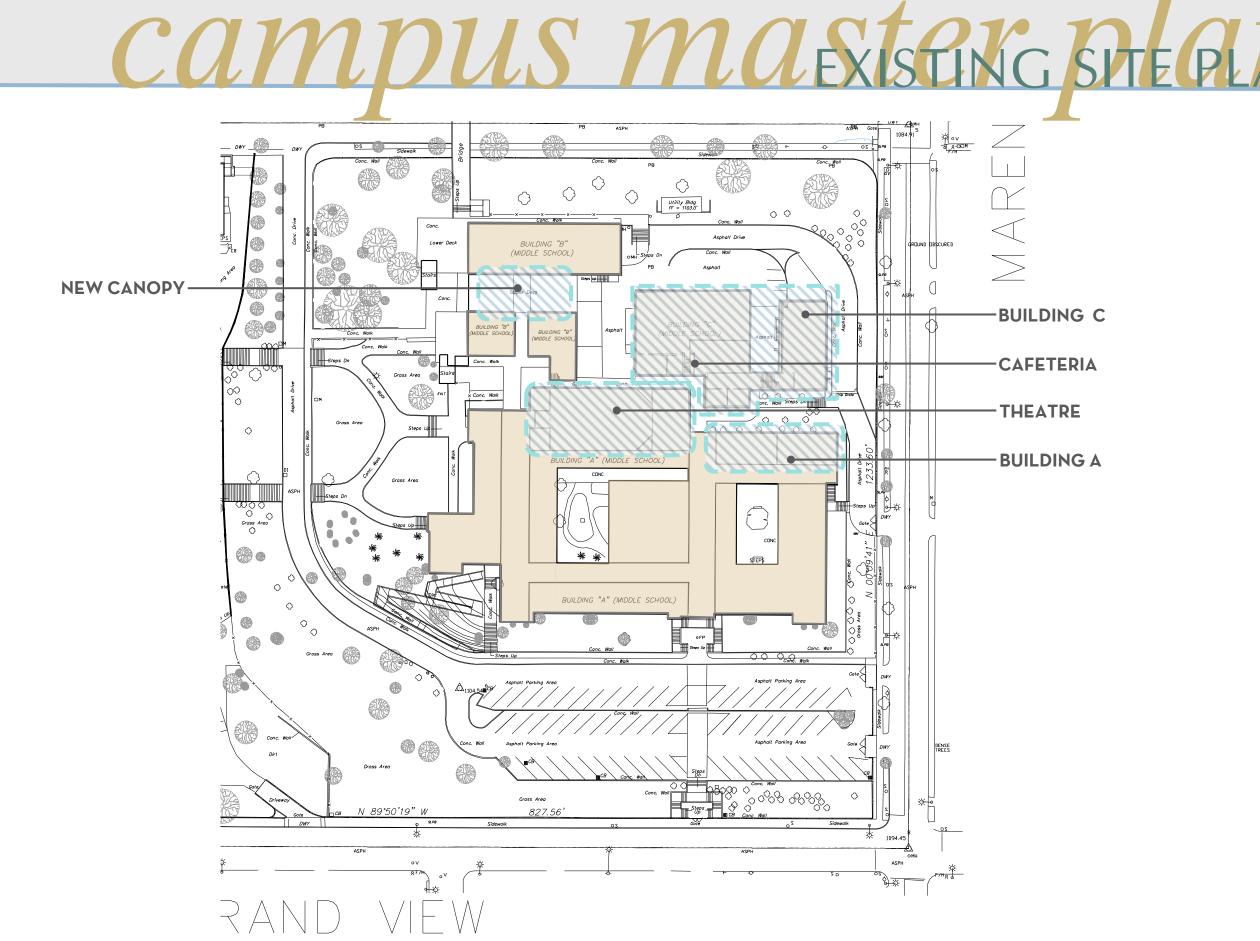
CAMPUS MAESTERIS STEPLAN



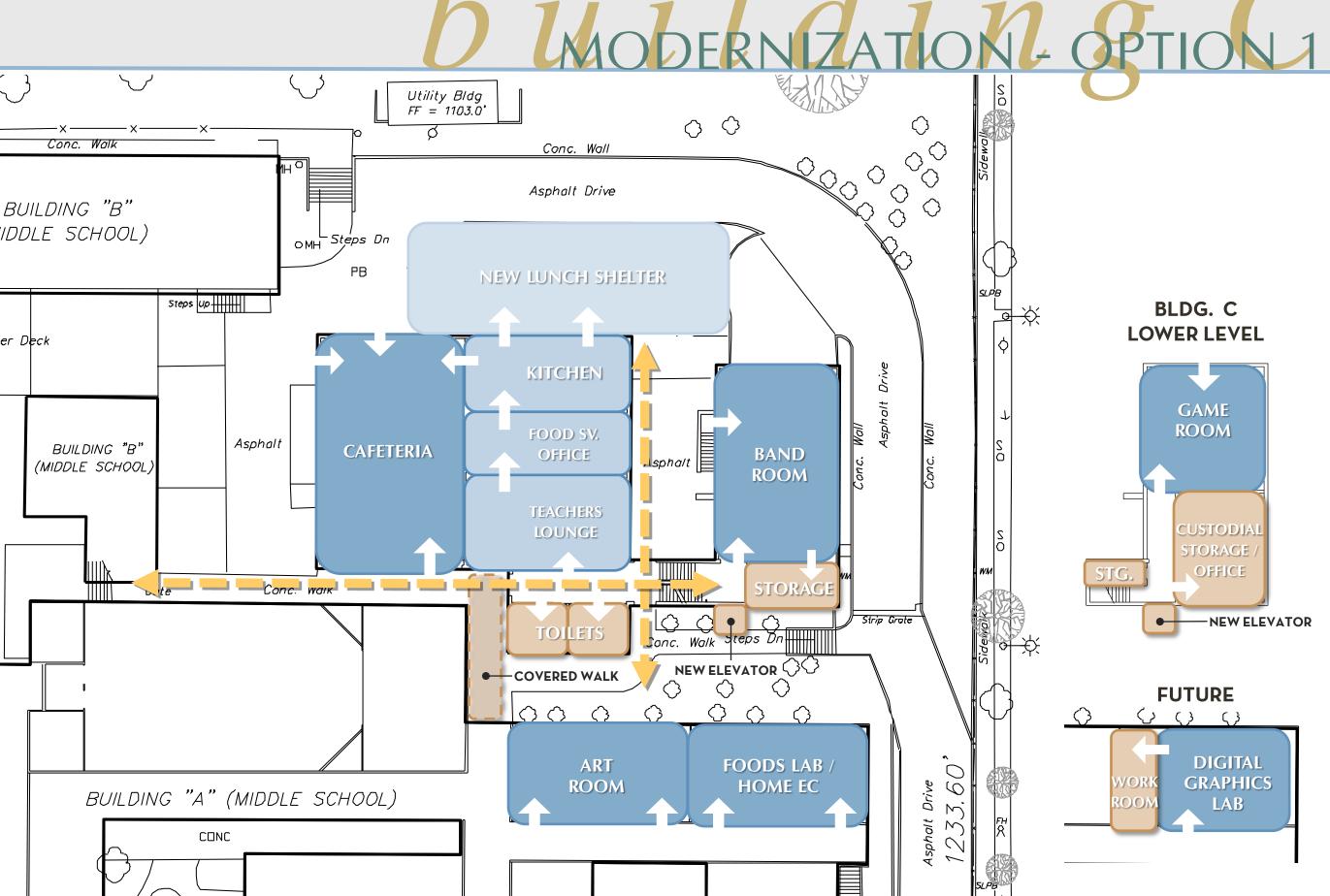


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EXISTING BUILDINGS
NEW BUILDINGS
MODERNIZATION
MAIN CIRCULATION









DEW CONSTRUCTION 2 OPTION 2

Space Allocation Detail

Department:	: Space:	Type:	Area: Number:	Total	Square Footage		
		200 E			Area:	SC/NS	ANC/SP
						8-14-1-4	A

Scheduled Ancillary
Non-Scheduled Support

Replacement Cafeteria & 'C' Building

Food Service (Upper Ground Level)

1	Cafeteria/Student Dining	NS	6,000	1	6,000	(600 Capacity-1	10sf/Person)
2	Lunch Shelter/Outdoor Dining	ANC	2,000	1	2,000	(200 Capacity-1	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/Pers	
10	Kitchen Alcove	SP	100	1	100		
11	Nutrician Network Office	SP	800	1	800	(8 Work Statio	ns)
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	5,93
		11,9	30				

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: Construction Total:

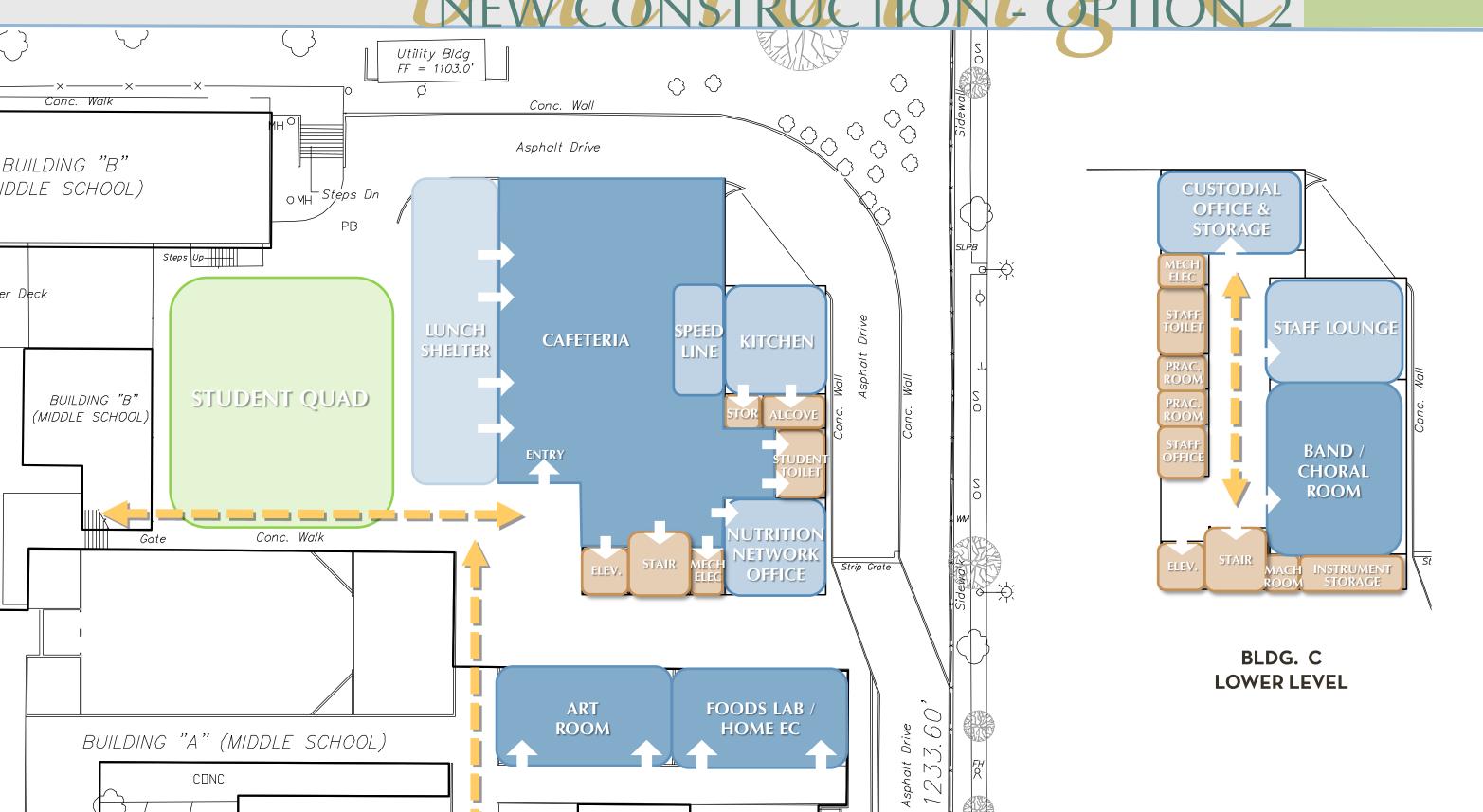
7,800	7,480
15,280	

Benefits of New Construction

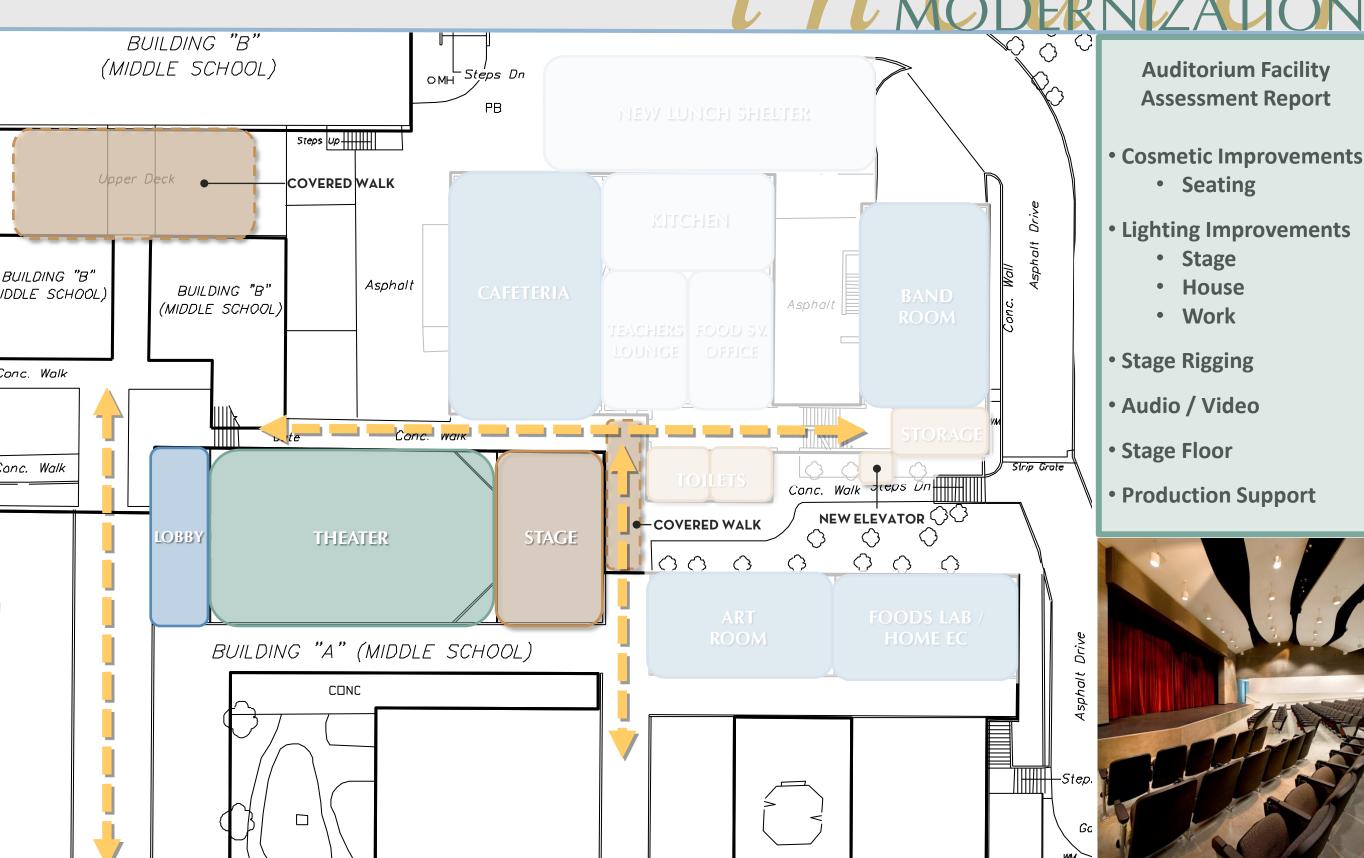
- 1. Cafeteria and C Buildings are NOT Historic
- 2. More Efficient and State of the Art Layout Possible – not subject to existing structure limitations
- 3. Moves Building Toward Street
 Creating an Outdoor Courtyard
 Gathering Space for Students
 (no such space currently on campus)
- 4. New is Always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











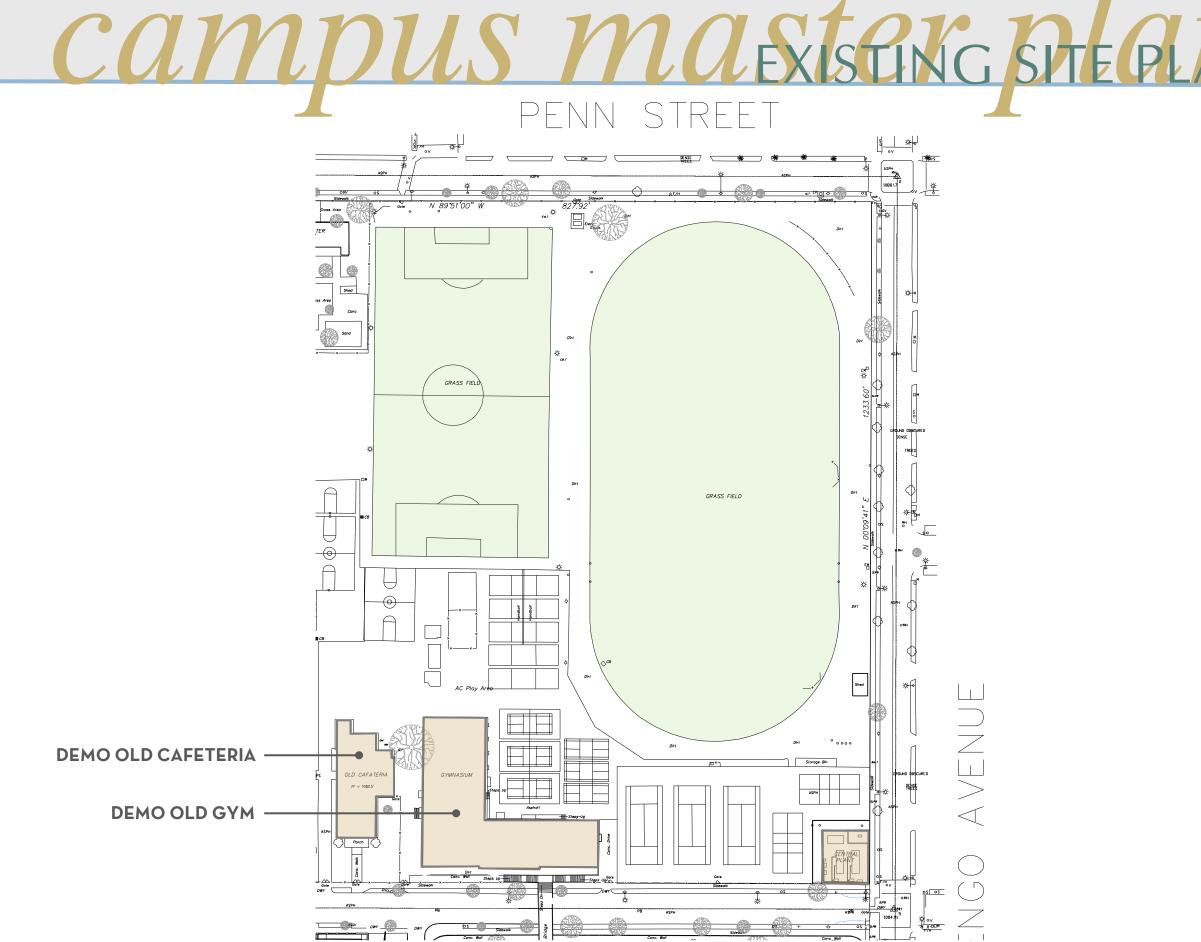
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EXISTING BUILDINGS NEW BUILDINGS MODERNIZATION MAIN CIRCULATION





EN MEW CONSTRUCTION

PROPOSED NEW CONSTRUCTION Educational Program

Space Allocation Detail

Department: Space:	Type: Area:	Number:	Total	Square Footage	
*	2000		Area:	SC/NS	ANC/SP

Scheduled Ancillary Non-Scheduled 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		0 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
					j.	15,1	15

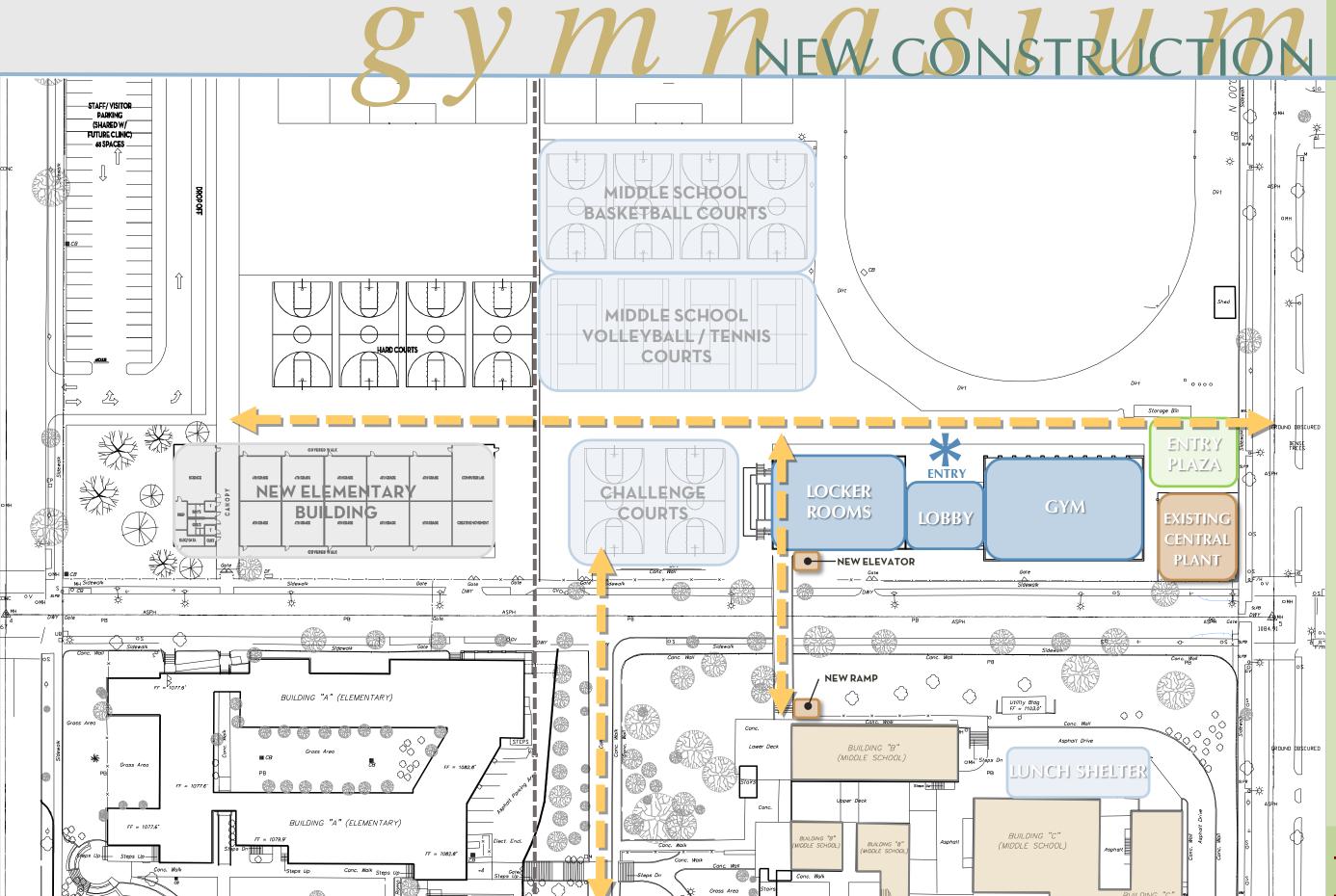
Academic/Support Programs

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
					ii)	2,800	

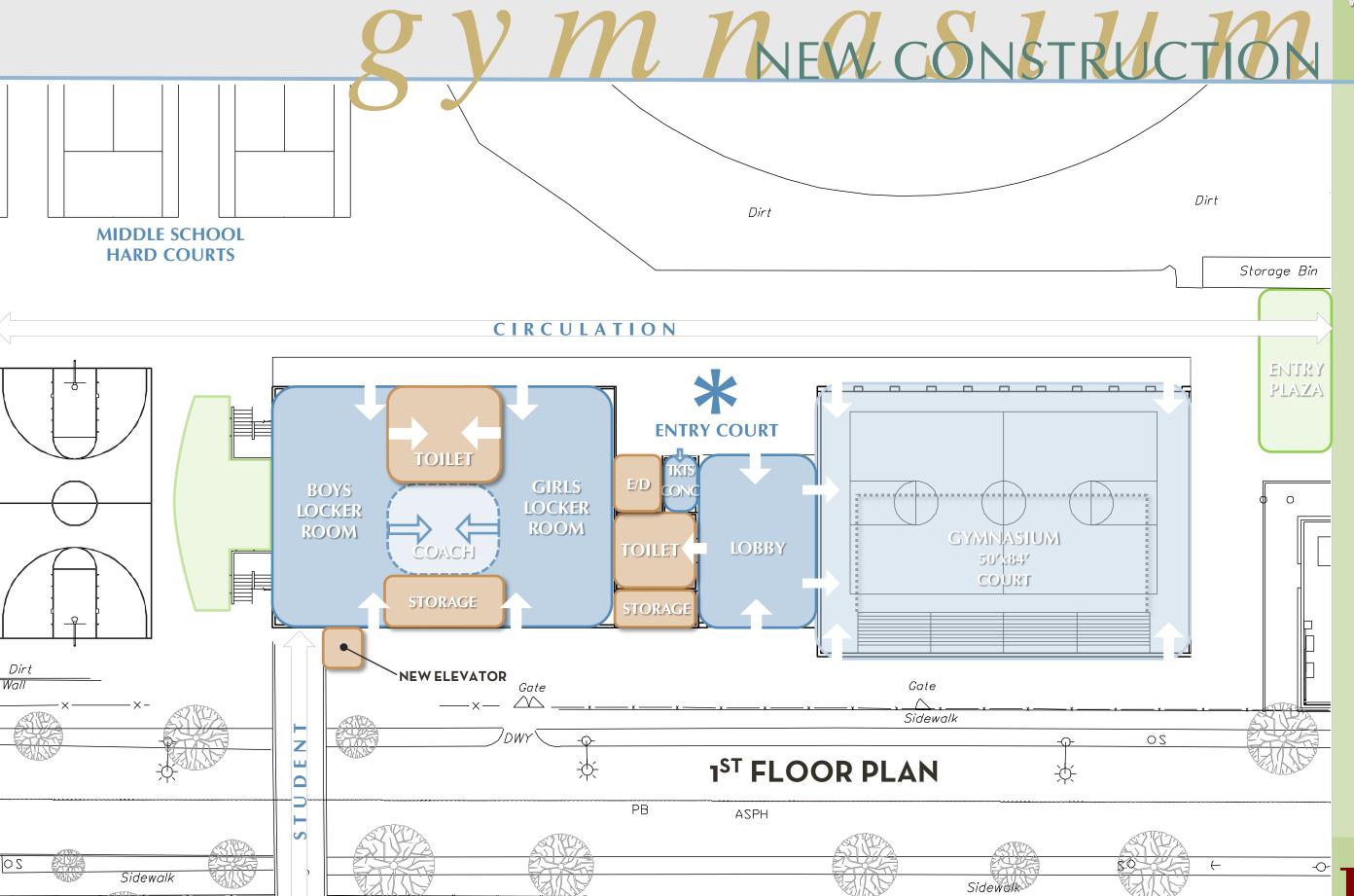
Sub-Totals: Construction Total: 10,365 7,550 **17,915**



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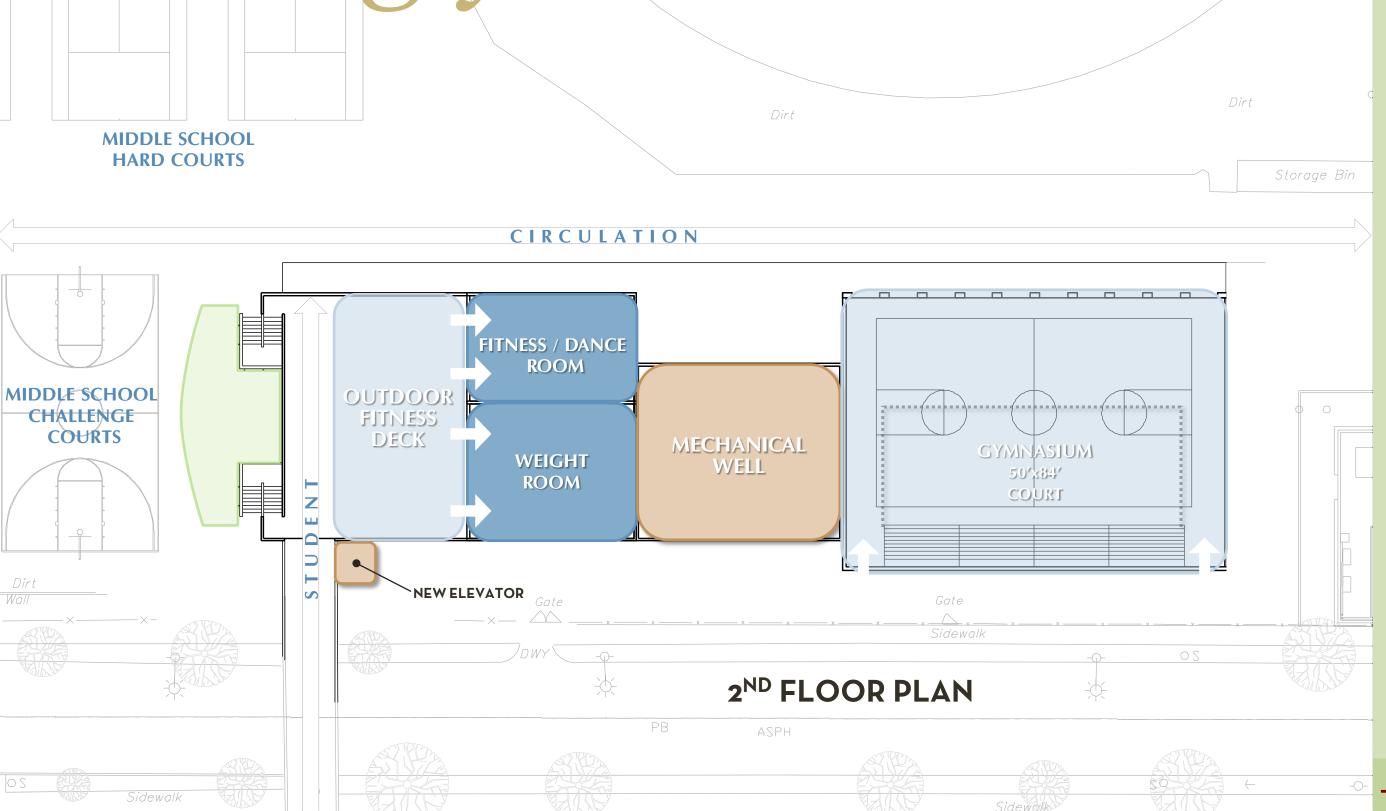


Conc. Wall

Conc. Wall



EV MEW CONSTRUCTION





Masteriacaabond program

Total Construction Budget

\$18,566,539*

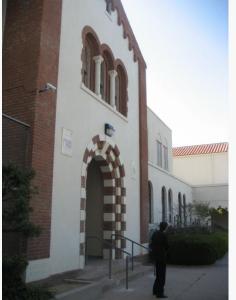
Current Cost Estimate

- \$18,561,000

Budget Surplus

\$ 5,539





*Note: Budget will adjust with addition of deferred maintenance funding and subtraction of costs for district central kitchen and other district wide scopes.



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Priority	Scope	Current Cost Estimat	e GKK Master Plan Budget
Α	Reconstruct Gymnasium	\$ 6,143,000	\$ 8,882,399
В	Modernize Auditorium	\$ 2,924,000	\$ 3,309,246
C	Mod Café / New Lunch Shelter	\$ 3,770,000	\$ 2,119,821
D	Modernize Classroom Building C	\$ 2,187,000	\$ 1,251,042
E	Repair Clock / PA (district has repaired)	N/A	\$ 564,707
F	Campus Upgrades & Fencing	\$ 2,562,000	\$ 684,390
G	New HVAC Audit / Café / Kitchen / Gym	incl in Bldg Mod Const. cos	s \$ 834,028
н	Repair Electrical Boards w/ Increased Capacity	\$ 105,000	\$ 114,679
1	Separate Domestic / Fire & Irrigation Meters	\$ 87,000	\$ 93,828
J	Repair / Replace Fire Alarm / Bell system	\$ 526,000	\$ 564,707
K	Repair Floor / Wall Heaters in Building A w/ New	\$ 154,000	\$ 60,815
L	New Roof on Library (Added to immediate needs)	N/A	\$ 86,878
	Scope not listed in master plan above:		
1	CCTV & Campus Surveillance	\$ 103,000	
	Estimated Construction Cost	\$ 18, 561,00 6	\$ 18,566,539
	(includes design contingency and escalation)		

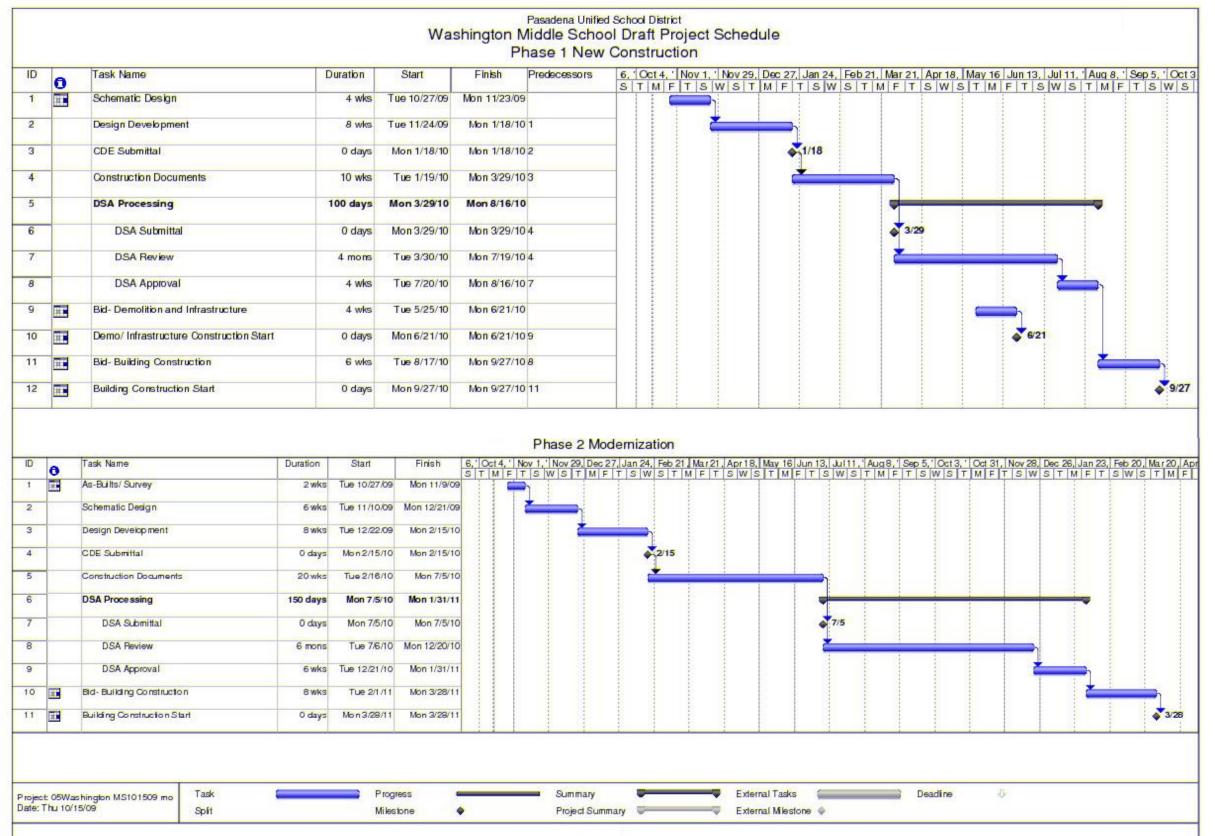






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S C n CONSTRUCTION





closing

- Thank You.

