

WAVERLY ELEMENTARY SCHOOL

Construction Document Report

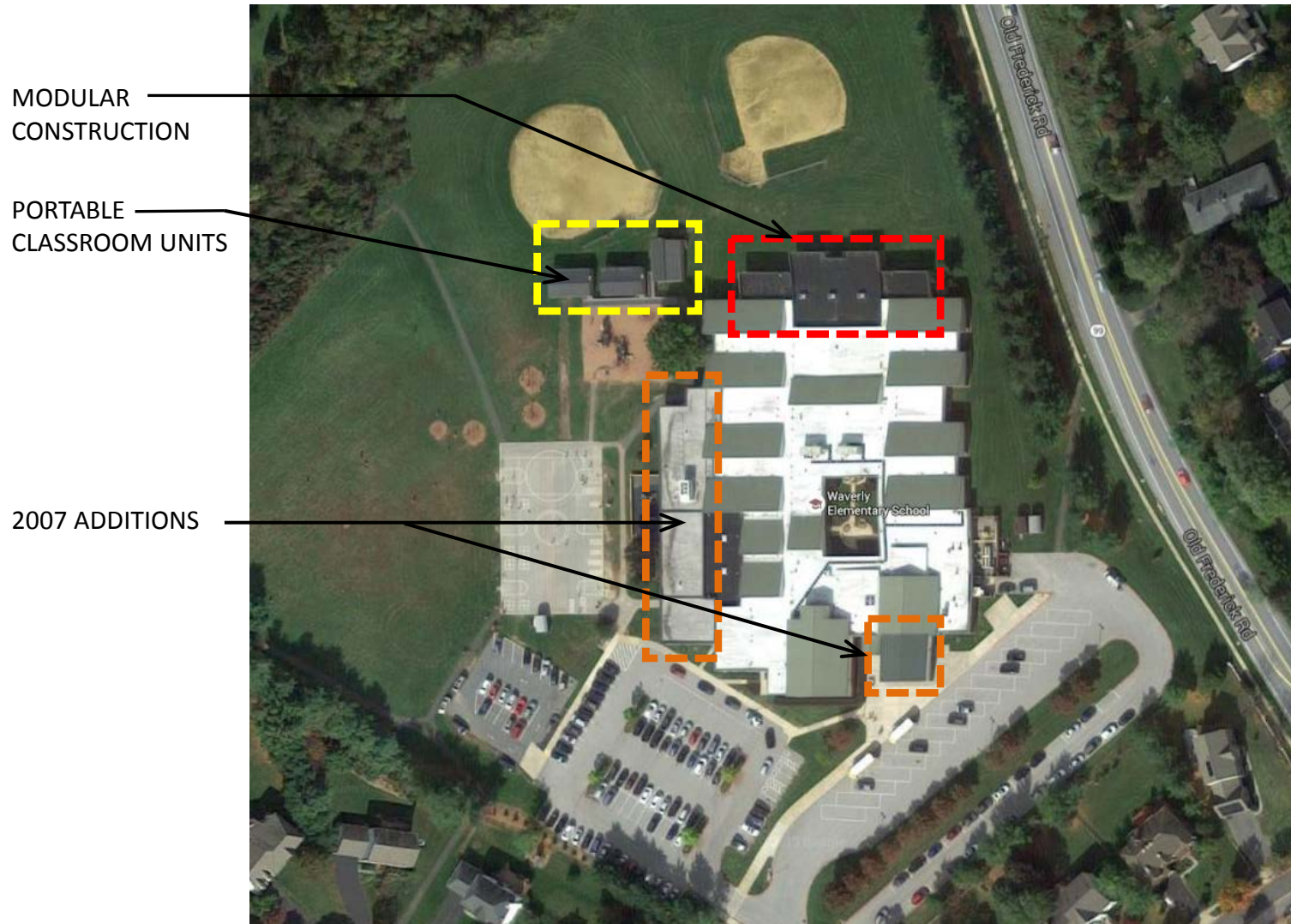
Scott W. Washington

Director, School Construction

March 10, 2016

Project Update

- Kitchen renovation scope refined to provide two serving lines for projected student population increase
- ADA compliant platform lift added cafeteria platform to provide equal access to platform directly from cafetorium
- Bid alternates have been further defined for inclusion in the project
 - Parking lot expansion
 - Site entry improvements
 - Staff lounge expansion
 - Gymnasium Projector
 - Ball field Reconstruction
 - Electric blinds for gymnasium clerestory windows



Aerial Building Photograph



The following items are designated with numbers on the site plan:

1. Site access from Wetherburn Road off of Rt. 99/Old Frederick Road
2. Existing bus loop
3. Existing gymnasium and entrance reconfigured as new administration suite and secure entry vestibule, maintains the existing building entrance for community recognition
4. Cafetorium expansion
5. Expanded music program in reconfigured space and new one-story addition
6. New mechanical and electrical rooms in reconfigured space. New mechanical courtyard.
7. Reconfigured two-story addition
8. Existing building to be renovated
9. New gymnasium including office, toilet rooms and storage
10. Relocated hard play area, basketball courts
11. Existing RECC and Pre-K play area with playground equipment
12. Existing play area with playground equipment
13. Existing multipurpose field
14. New fire lane
15. Reconstructed ball field
16. Property line
17. Building restriction line (side yard setback)
18. Old Frederick Road / Route 99

The following items are changes made since the design development submission:

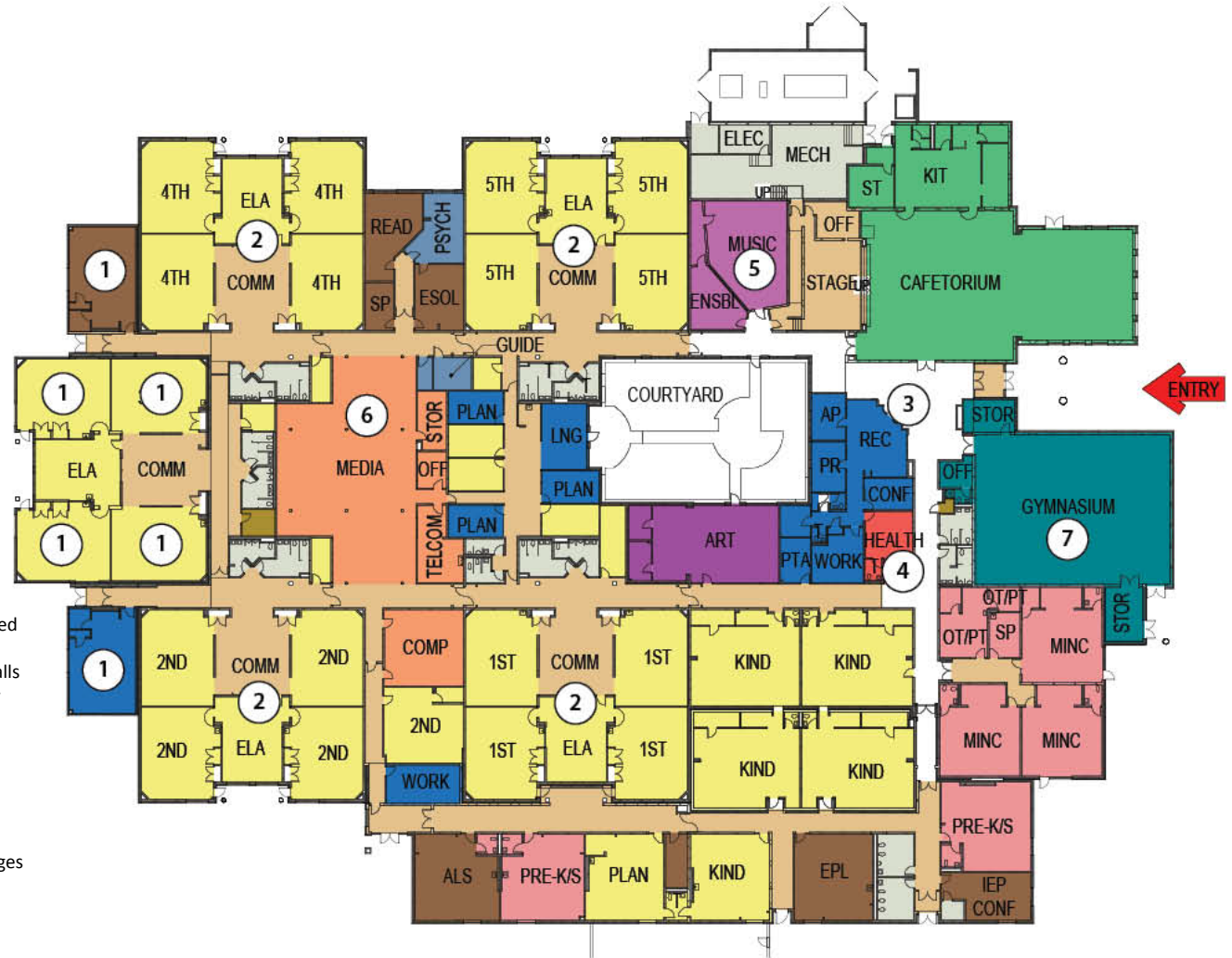
19. Reconstruction of ball field included as Bid Alternate
20. Widening and re-stripping of site entrance included as Bid Alternate
21. Parking lot expansion included as Bid Alternate

Proposed Site Plan

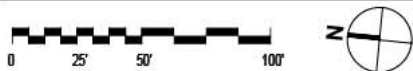
Legend

- ADMINISTRATION
- ART
- CAFETERIUM / KITCHEN
- CIRCULATION
- CLASSROOMS K-5 & ELR
- COUNSELING
- CUSTODIAL
- HEALTH
- MEDIA
- MUSIC
- PHYSICAL EDUCATION
- REGIONAL SPECIAL EDUCATION
- SPECIAL EDUCATION
- UTILITY/TOILET

1. Modular construction classrooms to be demolished
2. Typical classroom pod: Inadequate acoustic separation with use of operable and/or partial walls
3. Administration Suite: Cannot adequately monitor school entrance and cannot be modified to establish secure entry condition
4. Health Suite: Size and layout do not meet current state standards
5. Music Rooms: Insufficient quantity for increased capacity
6. Media Center: Not enclosed at corridors encourages cross traffic and lack acoustic separation
7. Gymnasium: Undersized for projected student population



EXISTING FLOOR PLAN



Legend

- ADMINISTRATION
- ART
- CAFETORIUM / KITCHEN
- CIRCULATION
- CLASSROOMS K-5 & ELR
- COUNSELING
- CUSTODIAL
- GIFTED & TALENTED
- HEALTH
- MEDIA
- MUSIC
- PHYSICAL EDUCATION
- REGIONAL SPECIAL EDUCATION
- SPECIAL EDUCATION
- UTILITY/TOILET

FIRST FLOOR PLAN - PROPOSED



The items below are designated with numbers on the floor plans:

1. Existing gymnasium converted to new administration suite with connected secure entry vestibule
- 2-3. Two-story classroom addition.
4. New gymnasium, storage, office and toilet rooms.
5. Existing administration suite converted to new COMAR compliant health suite and second art classroom.
6. Cafetorium expansion.
7. New music suite in existing mechanical space and new one-story addition.
8. New mechanical and electrical rooms within existing building envelope. New mechanical courtyard.
9. Media center is enclosed with new walls and doors to separate it from the corridor.
10. New computer and technology rooms connected to media center and surrounding corridors.

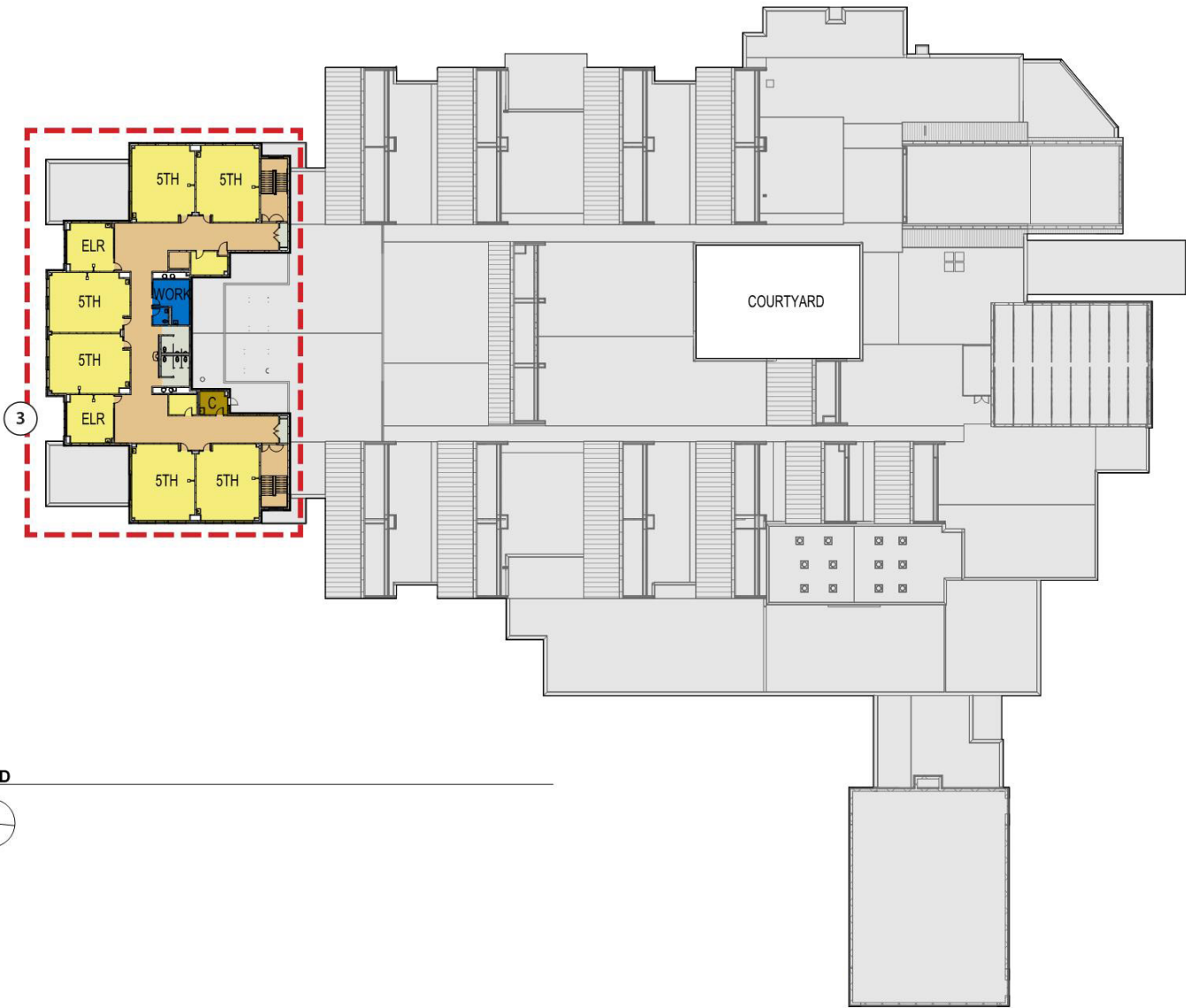
11. Existing computer and work rooms reconfigured as OT/PT and ESOL classrooms.
12. Reconfigured pre-k and kindergarten classrooms with ADA compliant toilet rooms.
13. Primary ALS and EPL rooms in reconfigured space.
14. Existing pods reconfigured with fixed walls for acoustic separation. Extended learning rooms reconfigured to provide classroom access from pod common area - not through other classrooms.
15. Gifted & talented classrooms.

The following items are changes made since the design development submission:

16. Kitchen renovation added to project scope.
17. ADA compliant platform lift added to project scope.
18. Staff lounge expansion included as Bid Alternate.

Legend

- ADMINISTRATION
- CIRCULATION
- CLASSROOMS K-5 & ELR
- CUSTODIAL
- UTILITY/TOILET



SECOND FLOOR PLAN - PROPOSED





Total Project Budget

Base Construction Estimate	\$26,320,821
Architect/Engineering Fee	\$1,969,580
Construction Management Fee	\$1,996,427
Related Costs	\$1,150,000
Project Contingency	\$1,150,000
Equipment and Technology	\$1,150,000
Alt #1: Site Entry Improvements	\$71,867
Alt #2: Parking expansion	\$185,411
Alt #3: Gym Projector	\$25,353
Alt #4: Gym Blinds	\$16,417
Alt #5: Staff Lounge Expansion	\$47,894
Alt #6: Ballfield Reconstruction	\$81,827
Project Total Budget	\$34,165,597

Funding Projections	
FY15	\$2,421,000
FY16	\$3,770,000
FY17	\$9,589,000
FY18	\$18,396,000
Total Funding Projections	\$34,176,000

Summary

- Schedule
 - Receive bids May 2016
 - Construction starts September 2016
 - Completion August 2018
- Request approval of construction documents and allow staff to proceed to project bid