

WAVERLY ELEMENTARY SCHOOL

Design Development Report

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Director, School Construction

November 5, 2015

Project Update

- Existing gymnasium and main entrance reconfigured as new administration suite and secured vestibule
- Construction of a new gymnasium to the educational specification size to help accommodate the new administration suite and secure vestibule
- Reconfiguration of the two-story classroom addition to remove the activity room and simplify the construction

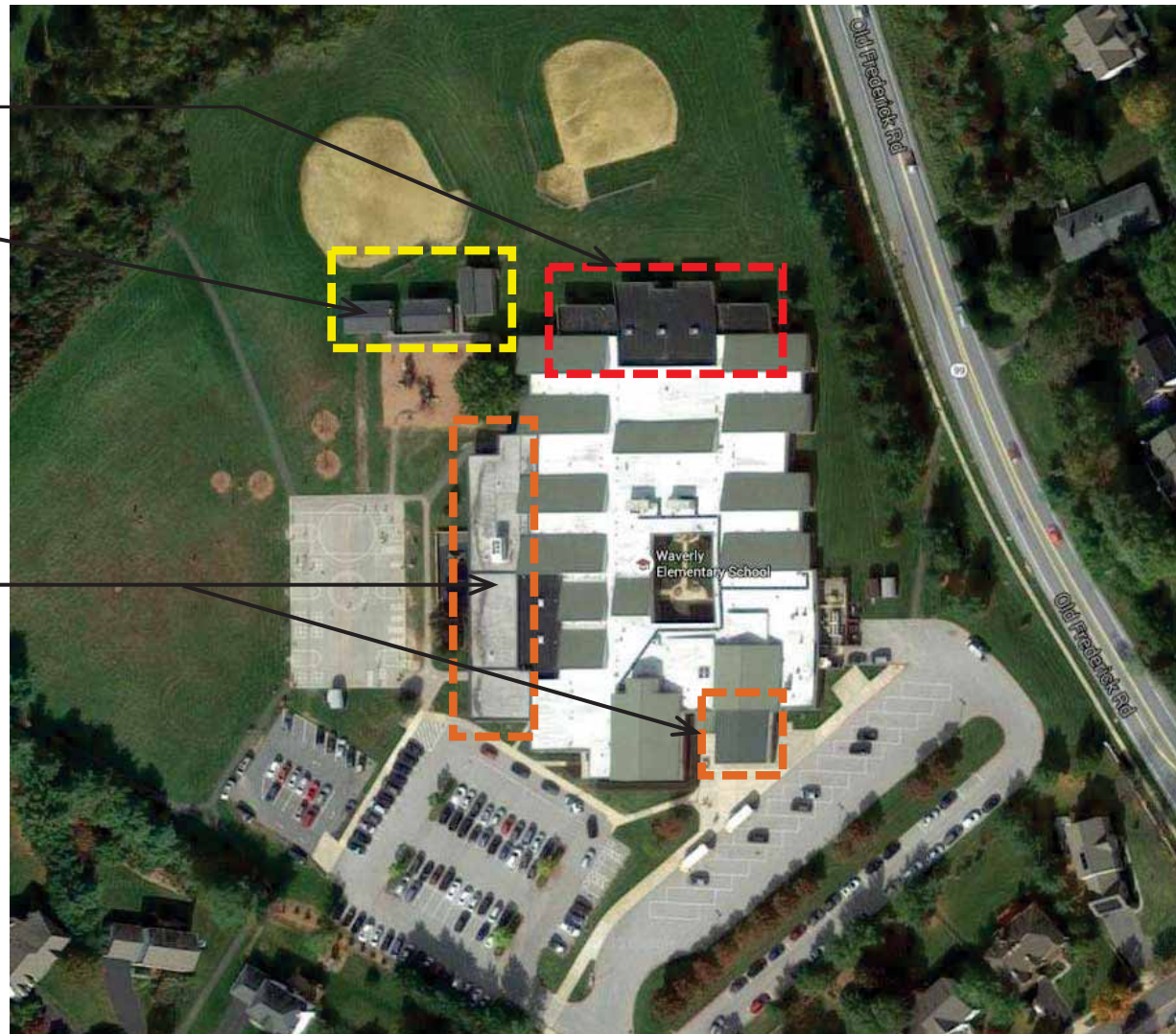
Project Update (Cont.)

- Expansion of the music program to create a consolidated suite
- Reconfiguration of interior rooms including Computer and Technology, ALS suite, OT/PT, ESOL, and EPL to better the functionality
- Continual assessment of the functionality of the kitchen to accommodate the anticipated capacity increase

MODULAR
CONSTRUCTION

PORTABLE
CLASSROOM UNITS

2007 ADDITIONS



Aerial Building Photograph

Waverly Elementary School



NOTE: Items shown italicized and in hexagonal plan designation differ from schematic design submission.

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, 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 and new one-story addition
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. Relocated ball field
16. Property Line
17. Building restriction line (side yard setback)
18. Old Frederick Road / Route 99
19. *Outline represents extent of administration addition proposed in schematic design submission*
20. *Outline represents extent of two-story classroom addition, including P.E. activity room, proposed in schematic design submission*

Proposed Site Plan

Legend

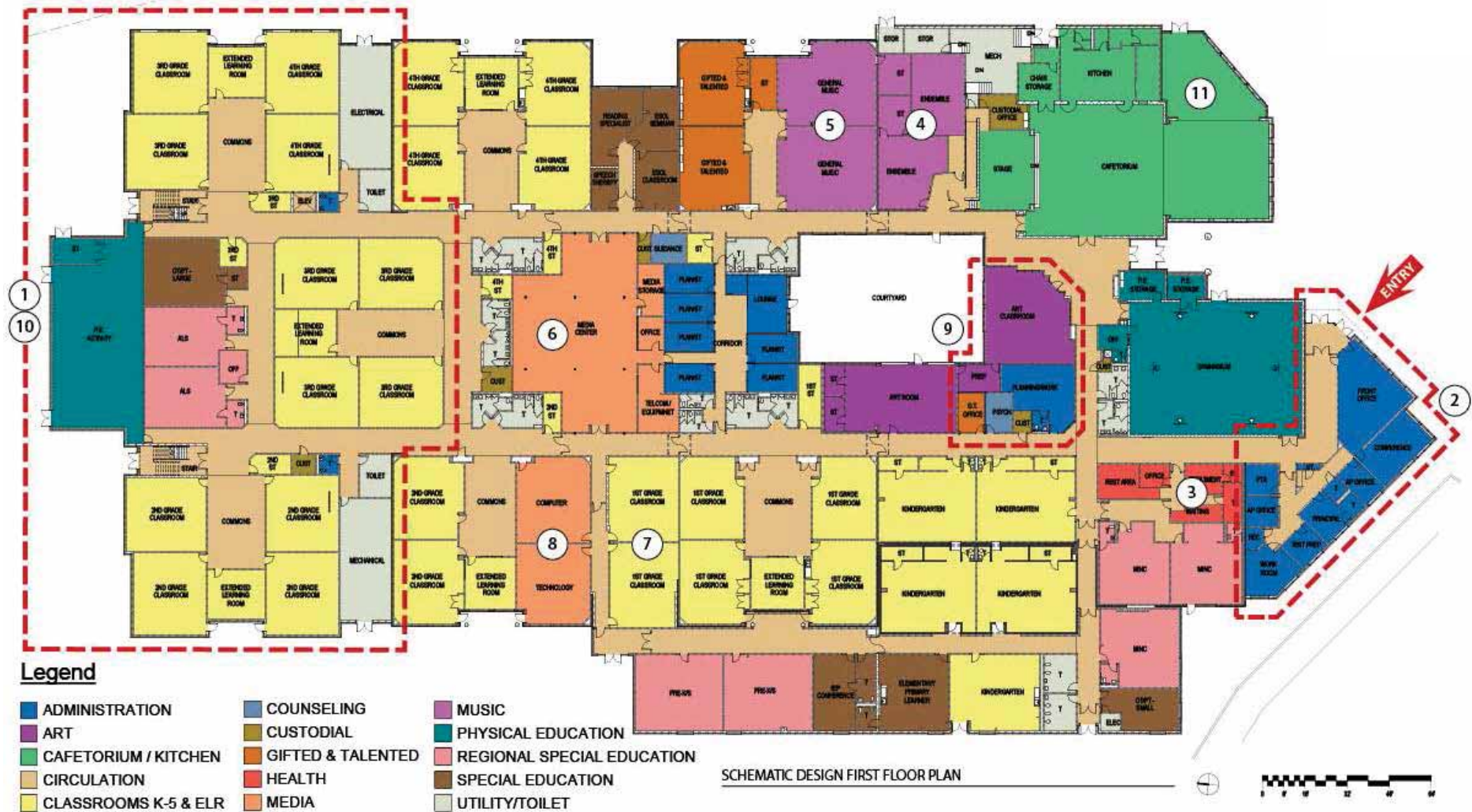
ADMINISTRATION
ART
CAFETORIUM / KITCHEN
CIRCULATION
CLASSROOMS K-5 & ELR
COUNSELING
CUSTODIAL
HEALTH
MEDIA
MUSIC
PHYSICAL EDUCATION
REGIONAL SPECIAL EDUCATION
SPECIAL EDUCATION
UTILITY/TOILET



EXISTING FLOOR PLAN



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



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Legend

ADMINISTRATION
ART
CAFETORIUM / KITCHEN
CIRCULATION
CLASSROOMS K-5 & ELR
COUNSELING
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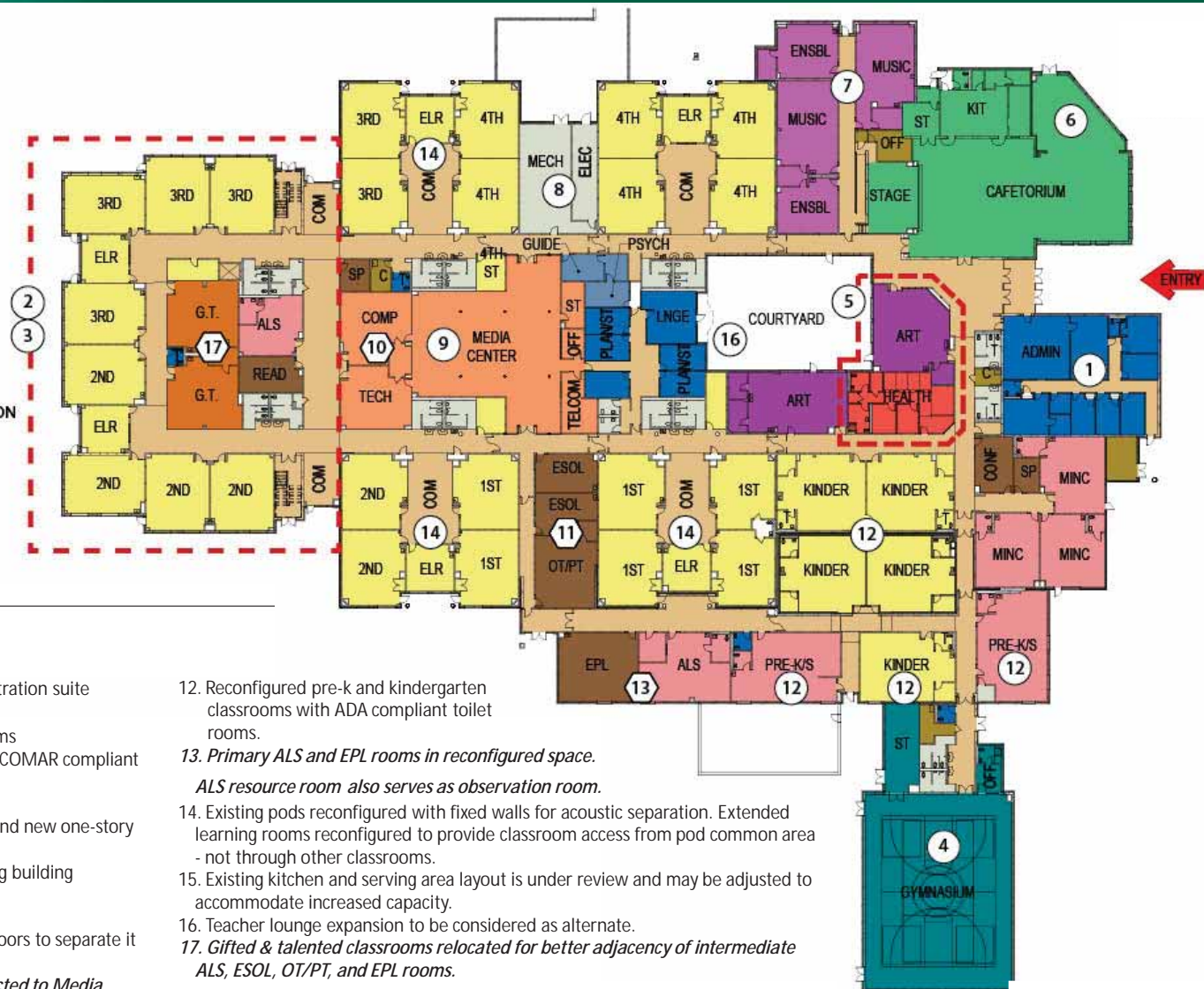
FIRST FLOOR PLAN - PROPOSED



- Existing gymnasium converted to new administration suite
- 2 & 3. Two-story classroom addition
- New gymnasium, storage, office and toilet rooms
- Existing administration suite converted to new COMAR compliant health suite and second art classroom
- Cafetorium expansion
- New music suite in existing mechanical space and new one-story addition
- New mechanical and electrical rooms in existing building envelope
- media center and electrical rooms.
- Media center is enclosed with new walls and doors to separate it from the corridor.
- New computer and technology rooms connected to Media Center and surrounding corridors.
- Existing computer and work rooms reconfigured as OT/PT and ESOL classrooms.

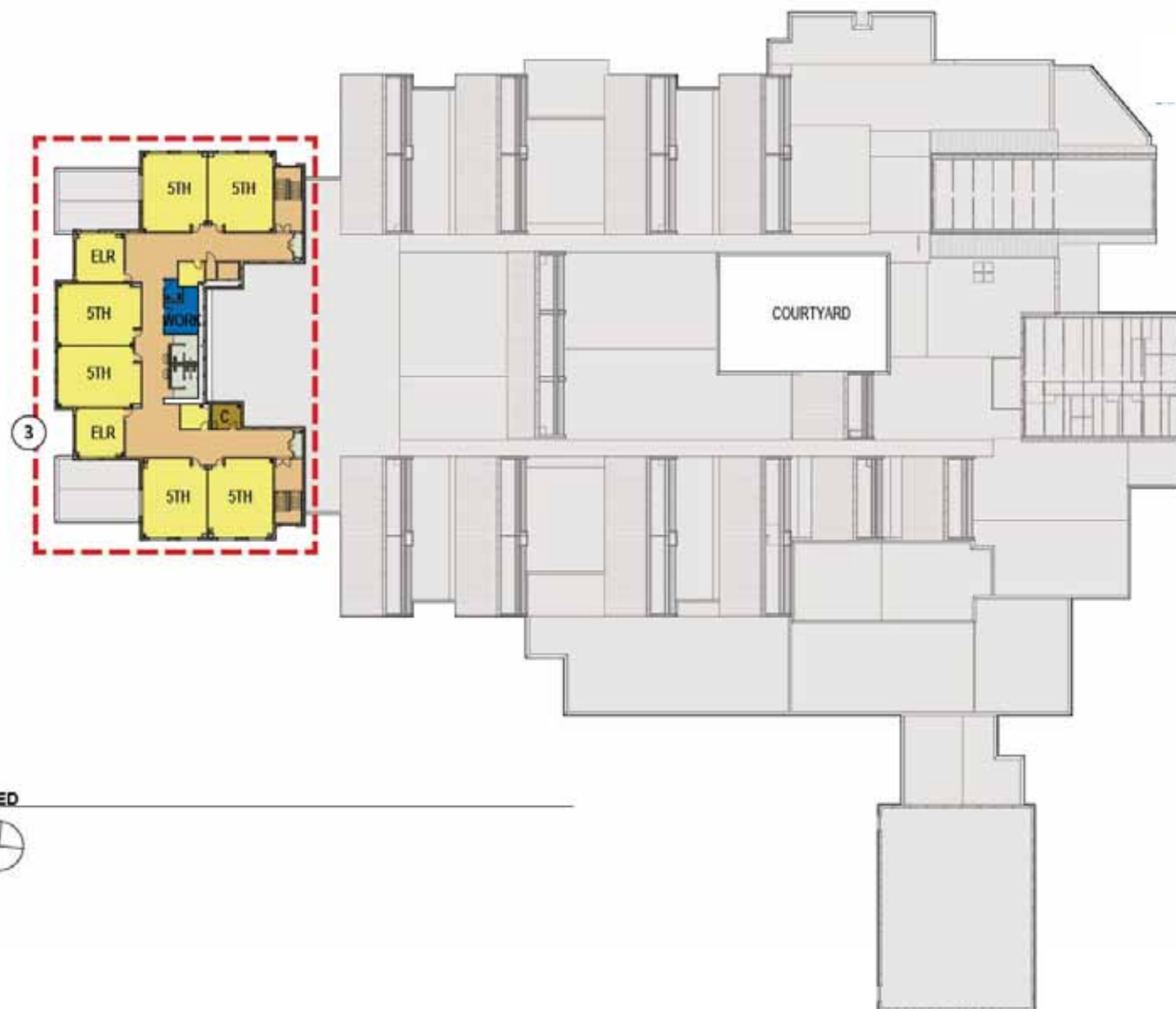
- Reconfigured pre-k and kindergarten classrooms with ADA compliant toilet rooms.
- Primary ALS and EPL rooms in reconfigured space.
ALS resource room also serves as observation room.
- Existing pods reconfigured with fixed walls for acoustic separation. Extended learning rooms reconfigured to provide classroom access from pod common area - not through other classrooms.
- Existing kitchen and serving area layout is under review and may be adjusted to accommodate increased capacity.
- Teacher lounge expansion to be considered as alternate.
- Gifted & talented classrooms relocated for better adjacency of intermediate ALS, ESOL, OT/PT, and EPL rooms.

NOTE: Items shown italicized and in hexagonal plan designation differ from schematic design submission resulting from quarter-scale plan review with educators and administration.

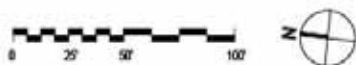


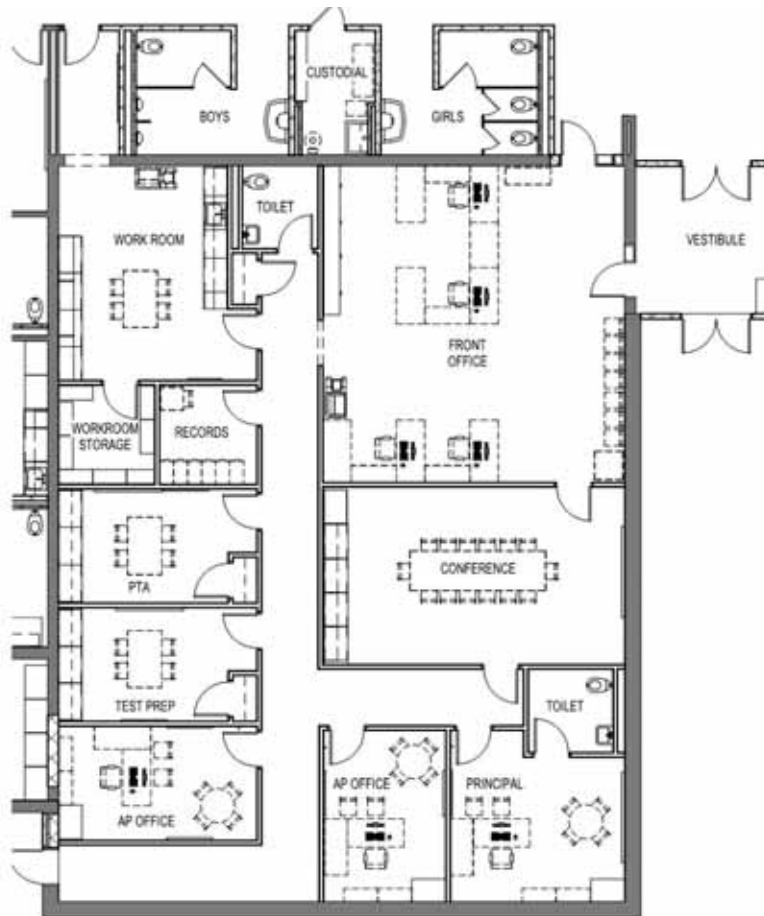
Legend

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

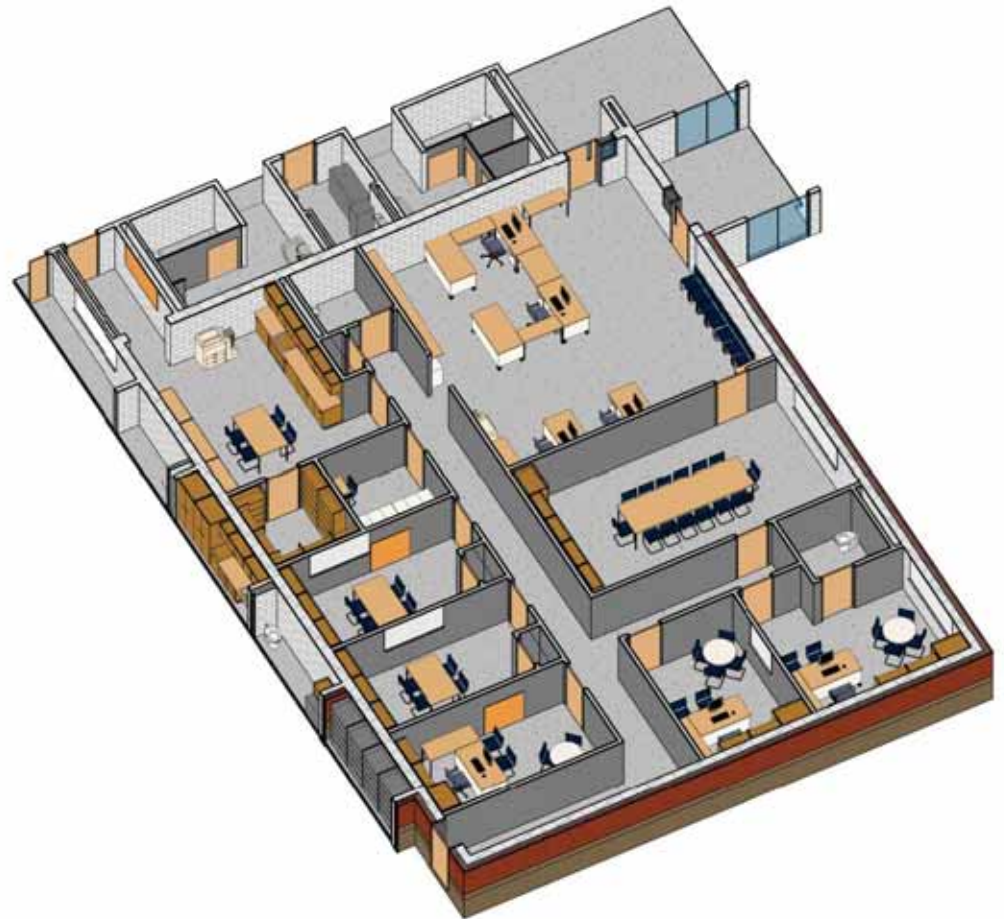


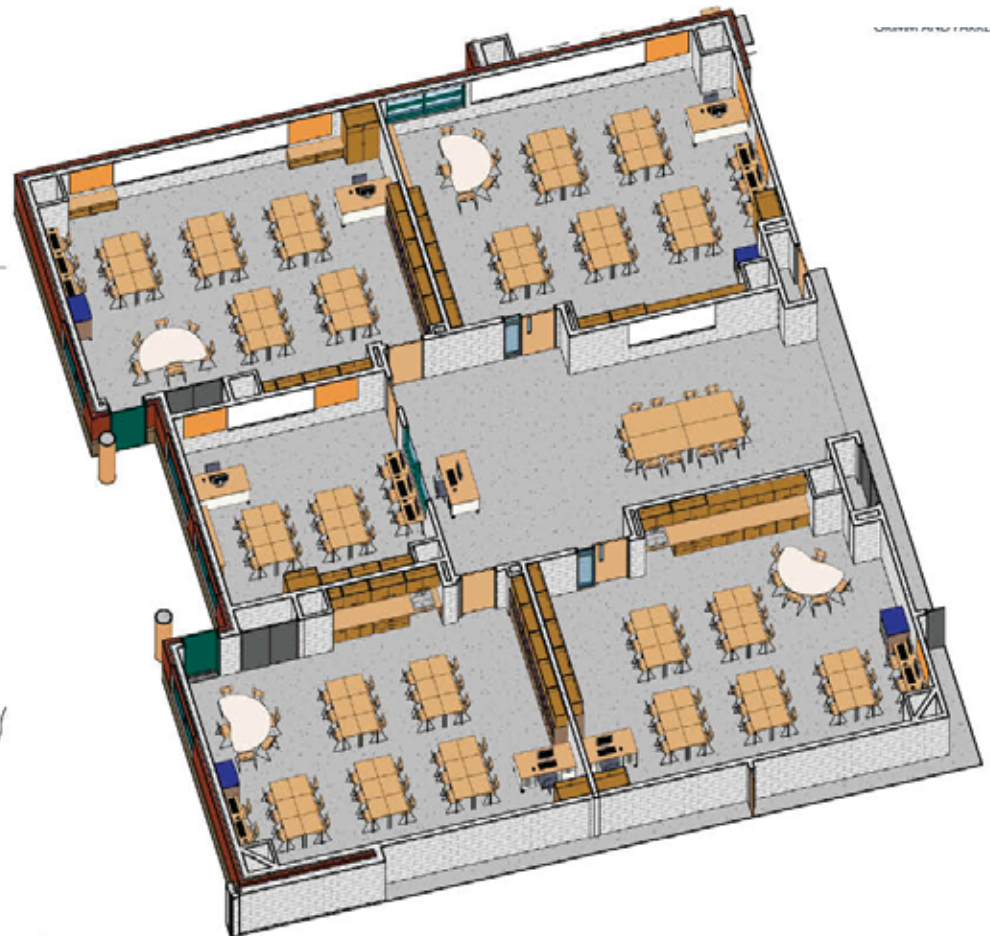
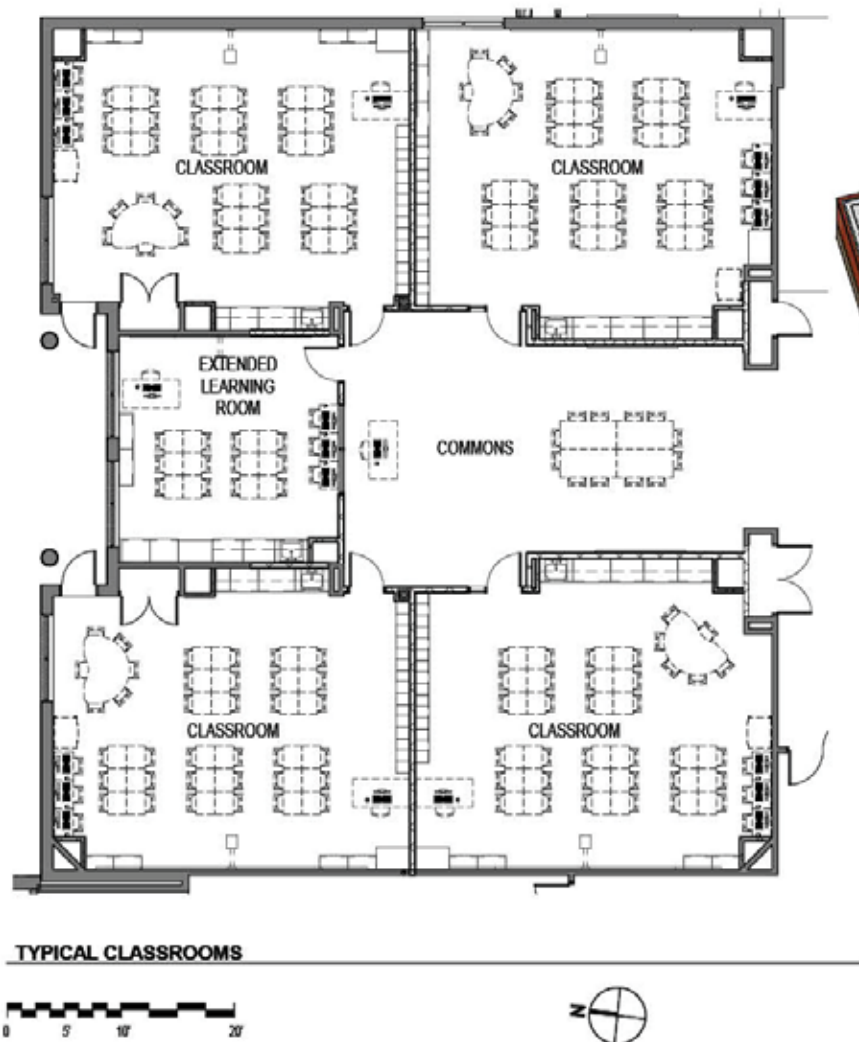
SECOND FLOOR PLAN - PROPOSED

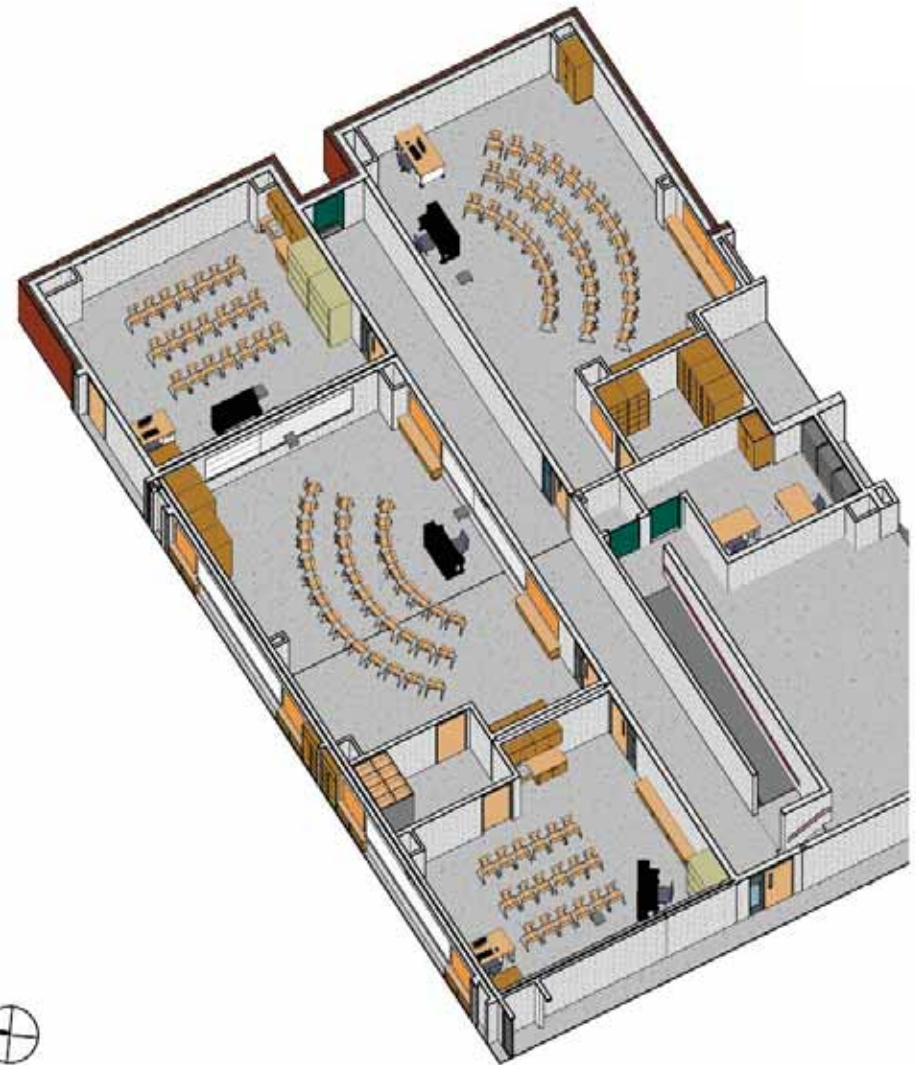




ADMINISTRATION SUITE







Total Project Budget

Base Construction Estimate	\$24,935,592
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
Project Total Budget	\$32,351,599

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
 - Construction Documents (CD) report April 2016
 - Construction starts September 2016
 - Completion August 2018
- Request approval to move into Construction Document Phase