

Preliminary Plans Presentation

TAKOMA PARK MIDDLE SCHOOL ADDITION

**Prepared for
Montgomery County Board of Education**

January 2018



Preliminary Plans Presentation

Takoma Park Middle School Addition

7611 Piney Branch Road
Silver Spring, MD 20910

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Mr. Gary Mosesman	Team Leader, Division of Construction
Mr. Rob Badstibner	Project Manager, Division of Construction
Ms. Julie Morris	Facility Planner, Division of Capital Planning

Facility Advisory Process Involvement

Involvement

The Preliminary Plans for the Takoma Park Middle School addition project were developed based on the educational specifications prepared by Montgomery County Public Schools (MCPS). Through a series of public work sessions, several design alternatives were developed and evaluated. The proposed plans presented herein were the result of reviews and subsequent modifications in accordance with recommendations and suggestions received during these work sessions.

Participants in Facility Advisory Process

Mr. Brian Baker	Staff	Takoma Park Middle School
Mr. Aaron Barnett	Assistant Principal	Takoma Park Middle School
Mr. Dale Barnhard	Neighbor	Takoma Park Middle School
Ms. Mary Beth Best	Staff	Takoma Park Middle School
Ms. Alicia Deeny	Principal	Takoma Park Middle School
Ms. Rebecca Epling	Staff	Takoma Park Middle School
Ms. Debra Feldman	Staff	Takoma Park Middle School
Ms. Rosalind Grigsby	Community Development Manager	City of Takoma Park
Ms. Alicia Grimes	Parent	Takoma Park Middle School
Ms. Diana Kohn	Commission Member	Historic Takoma, Inc.
Ms. Kacy Kostiuik	City Council Candidate	City of Takoma Park
Mr. Tom Liddle	Staff	Takoma Park Middle School
Ms. Heather McDonald Carver	Staff	Takoma Park Middle School
Mr. Daniel Morales	Parent	Takoma Park Middle School
Ms. Rachel Palmaira	Staff	Takoma Park Middle School
Mr. Andrew Partan	Parent	Takoma Park Middle School
Ms. Katya Partan	Parent	Takoma Park Middle School

Facility Advisory Process Involvement (continued)

Participants in Facility Advisory Process (continued)

Ms. Holly Pasquale	Staff	Takoma Park Middle School
Ms. Jessica Pelan	Staff	Takoma Park Middle School
Ms. Laura Sabelnaus	Staff	Takoma Park Middle School
Ms. Adrienne Tilton	Staff	Takoma Park Middle School
Ms. Monique Tinnivlioglou	Staff	Takoma Park Middle School
Ms. Maude Winsor	Staff	Takoma Park Middle School

Project Information

Background / History

Location: 7611 Piney Branch Road, Silver Spring, Maryland 20910

Cluster: Downcounty Consortium / Montgomery Blair

**History and Square Footage
of Existing Building:**

1939	Construction of School	46,761 S.F.
1941	Addition	8,906 S.F.
1949	Addition	19,600 S.F.
1956	Addition	20,530 S.F.
1961	Addition	7,566 S.F.
1966	Addition	4,395 S.F.
1999	Revitalized	137,348 S.F.
	Total	137,348 S.F.

Site Size: 18.83 acres

Program Capacity 939

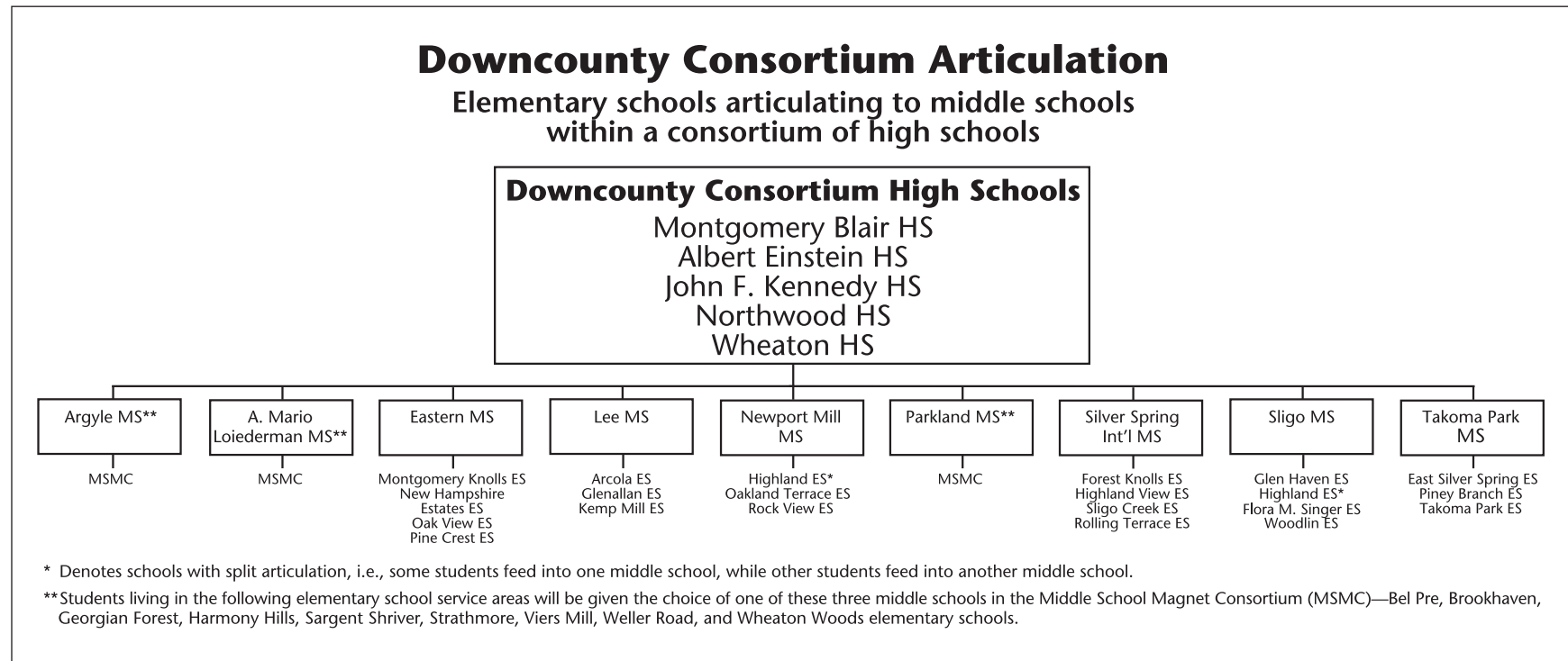
Number of Relocatable Classrooms: 4

Current Parking Spaces: 145

Takoma Park Middle school was revitalized/reopened in 1999. Due to the increasing enrollment, an addition project with core improvements was approved with a completion date of August 2020. Core space improvements include an expanded cafeteria and additional physical education spaces.

Project Information (continued)

Educational Program Objectives



Project Information (continued)

DOWNCOUNTY CONSORTIUM

Projected Enrollment and Space Availability

Effects of the Recommended FY 2019–2024 CIP and Non–CIP Actions on Space Available

Schools		Actual 17–18	Projections							
			18–19	19–20	20–21	21–22	22–23	23–24	2027	2032
Montgomery Blair HS	Program Capacity	2920	2920	2920	2920	2920	2920	2920	2920	2920
	Enrollment	3095	3168	3243	3379	3446	3587	3616	4030	4500
	Available Space	(175)	(248)	(323)	(459)	(526)	(667)	(696)	(1110)	(1580)
	Comments									
Albert Einstein HS	Program Capacity	1612	1612	1612	1612	1612	1612	1612	1612	1612
	Enrollment	1805	1824	1942	2039	2147	2226	2260	2660	3100
	Available Space	(193)	(212)	(330)	(427)	(535)	(614)	(648)	(1048)	(1488)
	Comments									
John F. Kennedy HS	Program Capacity	1816	1816	1816	1816	1816	2221	2221	2221	2221
	Enrollment	1746	1789	1850	1951	2052	2124	2171	2520	2920
	Available Space	70	27	(34)	(135)	(236)	97	50	(299)	(699)
	Comments		Planning for Addition				Addition Complete			
Northwood HS	Program Capacity	1517	1517	1517	1517	1517	1517	1517	1517	1517
	Enrollment	1732	1824	1846	1913	1963	2008	2142	2340	2650
	Available Space	(215)	(307)	(329)	(396)	(446)	(491)	(625)	(823)	(1133)
	Comments		Planning for Addition							
Wheaton HS	Program Capacity	1721	2279	2279	2279	2279	2279	2279	2279	2279
	Enrollment	1966	2067	2124	2109	2092	2113	2138	2160	2210
	Available Space	(245)	212	155	170	187	166	141	119	69
	Comments		Addition Complete							
Argyle MS	Program Capacity	914	914	914	914	914	914	914	914	914
	Enrollment	990	1026	1061	1037	1043	1024	1021	1010	1090
	Available Space	(76)	(112)	(147)	(123)	(129)	(110)	(107)	(96)	(176)
	Comments									
Eastern MS	Program Capacity	1012	1012	1012	1012	1012	1012	1012	1012	1012
	Enrollment	971	1021	1046	1034	1013	1036	1025	1020	1020
	Available Space	41	(9)	(34)	(22)	(1)	(24)	(13)	(8)	(8)
	Comments									
Col. E. Brooke Lee MS	Program Capacity	727	727	727	727	1205	1205	1205	1205	1205
	Enrollment	758	813	877	965	992	985	973	1150	1310
	Available Space	(31)	(86)	(150)	(238)	213	220	232	55	(105)
	Comments		Planning for Addition			Addition Complete				
A. Mario Loiederman MS	Program Capacity	871	871	871	871	871	871	871	871	871
	Enrollment	945	921	873	884	866	849	850	790	730
	Available Space	(74)	(50)	(2)	(13)	5	22	21	81	141
	Comments									

Project Information (continued)

Schools		Actual	Projections							
		17-18	18-19	19-20	20-21	21-22	22-23	23-24	2027	2032
Newport Mill MS	Program Capacity	825	825	825	825	825	825	825	825	825
	Enrollment	626	663	694	669	658	687	660	660	660
	Available Space	198	162	131	156	166	138	164	165	165
	Comments									
Parkland MS	Program Capacity	948	948	948	948	1203	1203	1203	1203	1203
	Enrollment	1001	1087	1154	1163	1148	1126	1127	1150	1170
	Available Space	(53)	(139)	(206)	(215)	55	77	76	53	33
	Comments		Planning for Addition			Addition Complete				
Silver Spring International MS	Program Capacity	1107	1107	1107	1107	1107	1300	1300	1300	1300
	Enrollment	1085	1111	1146	1187	1233	1215	1222	1340	1450
	Available Space	22	(4)	(39)	(80)	(126)	85	78	(40)	(150)
	Comments		Planning for Addition				Addition Complete			
Sligo MS	Program Capacity	928	928	928	928	928	928	928	928	928
	Enrollment	724	725	812	900	970	936	930	1150	1360
	Available Space	204	203	116	28	(42)	(8)	(2)	(222)	(432)
	Comments									
Takoma Park MS	Program Capacity	939	939	939	1306	1306	1306	1306	1306	1306
	Enrollment	1090	1101	1193	1237	1286	1233	1242	1380	1500
	Available Space	(151)	(162)	(254)	69	20	73	64	(74)	(194)
	Comments	Planning for Addition			Addition Complete					

Project Information (continued)

DOWNCOUNTY CONSORTIUM

Demographic Characteristics of Schools

Schools	2017–2018						2016–2017		
	Total Enrollment	Two or more races %	Black or Afr. Amer. %	Asian%	Hispanic %	White %	FARMS%*	ESOL%**	Mobility Rate%***
Montgomery Blair HS	3095	4.6%	23.8%	15.0%	33.9%	22.6%	36.1%	14.8%	13.2%
Albert Einstein HS	1805	3.5%	17.8%	9.3%	48.5%	20.8%	42.1%	14.6%	15.5%
John F. Kennedy HS	1746	1.5%	28.2%	6.6%	58.5%	5.0%	50.6%	20.9%	18.2%
Northwood HS	1732	2.7%	24.6%	5.6%	53.3%	13.6%	49.4%	22.4%	22.5%
Wheaton HS	1966	2.0%	22.6%	12.2%	54.7%	8.5%	49.3%	19.1%	18.6%
Argyle MS	990	2.1%	30.1%	10.0%	47.0%	10.5%	54.2%	9.9%	13.4%
Eastern MS	971	4.0%	17.1%	11.2%	45.1%	22.3%	44.0%	17.4%	16.2%
Col. E. Brooke Lee MS	758	2.0%	25.7%	7.5%	60.0%	4.6%	65.3%	17.1%	17.4%
A. Mario Loiederman MS	945	2.9%	17.8%	5.7%	61.1%	12.3%	58.2%	19.9%	15.1%
Newport Mill MS	626	5.4%	15.0%	8.6%	49.5%	20.8%	45.9%	12.2%	9.5%
Parkland MS	1001	3.2%	22.6%	16.1%	47.1%	10.8%	49.9%	10.6%	9.6%
Silver Spring International MS	1085	4.2%	22.3%	5.9%	40.3%	27.1%	39.9%	10.7%	10.8%
Sligo MS	724	3.7%	19.5%	7.5%	42.0%	26.9%	43.5%	12.0%	19.5%
Takoma Park MS	1090	5.4%	31.7%	17.7%	15.5%	29.6%	27.2%	7.7%	7.7%
Arcola ES	687	1.3%	18.5%	7.7%	68.6%	3.5%	77.4%	44.8%	17.8%
Bel Pre ES	594	2.5%	36.2%	4.4%	49.8%	7.1%	69.9%	48.9%	18.3%
Brookhaven ES	475	2.7%	30.5%	8.4%	48.8%	9.5%	70.5%	42.1%	13.7%
East Silver Spring ES	544	5.0%	55.0%	2.8%	22.6%	14.3%	56.9%	27.6%	18.0%
Forest Knolls ES	737	5.8%	15.3%	5.3%	39.8%	33.6%	33.6%	21.5%	11.3%
Georgian Forest ES	641	3.3%	26.5%	5.0%	57.3%	8.0%	99.8%	30.6%	26.9%
Glen Haven ES	496	4.2%	25.0%	7.7%	48.2%	14.9%	61.4%	32.9%	17.9%
Glenallan ES	722	2.5%	34.5%	10.8%	42.9%	8.7%	61.3%	25.8%	20.2%
Harmony Hills ES	735	0.0%	13.3%	5.6%	76.9%	3.4%	87.1%	47.2%	18.5%
Highland ES	583	2.1%	11.1%	6.5%	72.6%	6.5%	81.6%	53.1%	15.6%
Highland View ES	397	4.0%	26.7%	3.0%	30.7%	35.3%	44.2%	29.1%	11.9%
Kemp Mill ES	535	1.3%	15.0%	2.6%	77.0%	4.1%	80.0%	49.2%	20.7%
Montgomery Knolls ES	498	5.2%	31.9%	4.4%	45.0%	13.1%	64.1%	48.1%	11.4%
New Hampshire Estates ES	463	1.3%	21.0%	3.7%	71.7%	2.4%	90.4%	64.9%	16.2%

Project Information (continued)

Schools	2017–2018						2016–2017		
	Total Enrollment	Two or more races %	Black or Afr. Amer. %	Asian%	Hispanic %	White %	FARMS%*	ESOL%**	Mobility Rate%***
Oak View ES	472	2.3%	19.3%	4.7%	62.7%	11.0%	74.2%	32.4%	17.6%
Oakland Terrace ES	488	10.2%	11.7%	7.4%	34.8%	35.5%	34.8%	15.3%	13.6%
Pine Crest ES	468	2.8%	22.9%	5.6%	39.1%	29.3%	48.2%	23.3%	8.1%
Piney Branch ES	665	5.4%	35.8%	3.0%	19.2%	36.4%	31.9%	15.8%	7.5%
Rock View ES	611	5.7%	15.7%	10.8%	44.5%	22.6%	50.1%	25.8%	14.4%
Rolling Terrace ES	896	2.7%	15.1%	2.9%	67.9%	11.4%	72.3%	49.6%	15.0%
Sargent Shriver ES	797	1.9%	8.9%	7.8%	78.3%	2.8%	79.1%	46.8%	18.8%
Flora M. Singer ES	709	5.2%	13.5%	7.2%	37.0%	37.0%	40.8%	26.1%	11.9%
Sligo Creek ES	674	8.2%	22.6%	5.0%	11.4%	52.5%	10.4%	9.9%	10.8%
Strathmore ES	436	4.1%	41.1%	6.0%	42.9%	5.7%	63.0%	22.0%	17.2%
Takoma Park ES	629	6.0%	30.5%	3.7%	16.1%	43.6%	34.2%	26.0%	10.5%
Viers Mill ES	651	2.9%	11.2%	8.9%	62.8%	14.0%	61.7%	38.0%	14.1%
Weller Road ES	702	2.4%	6.7%	7.0%	79.3%	4.6%	76.5%	45.5%	12.4%
Wheaton Woods ES	549	1.5%	26.6%	7.8%	59.4%	4.7%	81.4%	46.1%	11.1%
Woodlin ES	574	7.8%	24.9%	7.1%	20.7%	39.2%	22.9%	14.8%	16.5%
Elementary Cluster Total	17428	3.8%	22.2%	6.0%	50.1%	17.7%	60.4%	34.7%	15.2%
Elementary County Total	76590	5.3%	21.4%	14.0%	32.3%	26.6%	40.3%	23.2%	14.1%

*Percent of students approved for Free and Reduced-priced Meals Program (FARMS) during the 2016–2017 school year.

**Percent of English for Speakers of Other Languages (ESOL) during the 2016–2017 school year. High School students are served in regional ESOL centers.

***Mobility Rate is the number of entries plus withdrawals during the 2016–2017 school year compared to total enrollment.

Notes: Native Hawaiian/Pacific Islander and American Indian/Alaskan Native categories total less than 1% and were therefore excluded from the table.

Due to federal and state guidelines, demographic characteristics of schools of less than or equal to 5 students per category are reported as 0%.

Project Information (continued)

Educational Program Objectives

The objective of this project is to construct an addition and renovate portions of Takoma Park Middle School to address the space and core deficiencies and provide additional program and support spaces. The 16 stations will increase the capacity to 1,306 seats and is scheduled to be complete August 2020. In anticipation of future growth, 6 classroom shell spaces are included in the design.

The following are key elements of the project design:

- Construct an addition with the desired functional spatial relationships
- Provide an addition that will allow easy supervision of students
- Provide an addition that will compliment and improve the existing circulation
- Provide a three-story addition with a compact footprint to limit impact to site play area
- Expand cafeteria by removing stage
- Place the addition on the site to minimize impact to school operations

Project Information (continued)

Teaching Stations and Spaces Provided when Complete

New Construction

Classrooms

Standard Classroom	10
Standard Classroom (shell space)	6

Science

Science Laboratory	2
Preparation Room	2

Special and Alternative Education

Resource Room	2
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Multipurpose Laboratory

Multipurpose Technology Laboratory	1
Preparation Room	1

Instructional Support Areas

Team Workroom	4
ESOL Team Room	1
Math Intervention Room	1
ESOL Storage	1

Physical Education

Fitness Weight Room	1
Auxiliary Gymnasium	1
Health Classroom	1
Common Planning Area	1
General Storage	1
ICB Storage	1

Building Service Facilities

Plant Equipment Operator Office	1
General Storage	1

Administration Suite

Assistant Principal's Office	1
Assistant School Administrator Office	1
Administrative Secretary's Office	1
Student Support Center	1
Staff Development Office	1
Security Office	1

Counseling Suite

Counselor's Office	1
Itinerant Staff Office	1

Replacement spaces

(Existing spaces will be repurposed to accommodate connections to the addition and will be replaced in the new construction)

Instrumental Music	1
Standard Classroom	4

Project Information (continued)

Site Design

Site Features:

Takoma Park Middle School is situated on a 18.83 acre site at 7611 Piney Branch Road in Silver Spring, Maryland. The school resides in the City of Takoma Park boundary and is an integral part of the local community. The school property is bounded on the west by Piney Branch Road (MD 320) and on the south by Grant Avenue. On the north and east sides, the school property is surrounded by single family residential homes and Takoma-Piney Branch Local Park. The student drop-off, bus loop, and parking lot are located on the south side (front) of the site and accessible from both Grant Avenue and Piney Branch Road. Access to the service drive occurs from the bus loop and is located on the south east side of the school building.

Site design goals include minimizing impacts to current site amenities and preserving as many trees on the site as possible. The hard play surface will be relocated to an area adjacent to the physical education program located along the north east corner of the site. The existing hillside along the back of the school will be maintained.

Project Information (continued)

Building Design

General Description:

The proposed classroom addition is a three-story, steel-framed structure with brick veneer over concrete masonry block exterior walls. The addition is located on the back, (north side) of the building and has two corridors at each of the three floor levels. The corridor connections at each floor level create a circulation loop around a new courtyard space. The addition contains 14 classrooms, two science rooms and support spaces. The addition will also include a six classroom shell space for future growth. To accommodate connections to the addition, four classrooms will be displaced in the new addition.

The one-story addition located on the east side will be steel-framed with brick veneer over concrete block exterior walls. The two existing corridors that run parallel to the existing gymnasium will be connected in the addition to create a new looped circulation around the existing gymnasium. The extended corridors will link with the addition which contains the auxiliary gymnasium, fitness weight room, health classroom and relocated music classroom. The stage will be relocated into the existing instrumental music room to allow expansion of the cafeteria and the instrumental music room will be displaced in the addition.

Classroom Technology:

The classrooms will be designed to support interactive educational technology that includes controlled wireless computer access and interactive whiteboard systems. Individual classrooms are designed to allow student seating arrangement that can be organized into small groups for project oriented teaching or students can face the teacher in a traditional method.

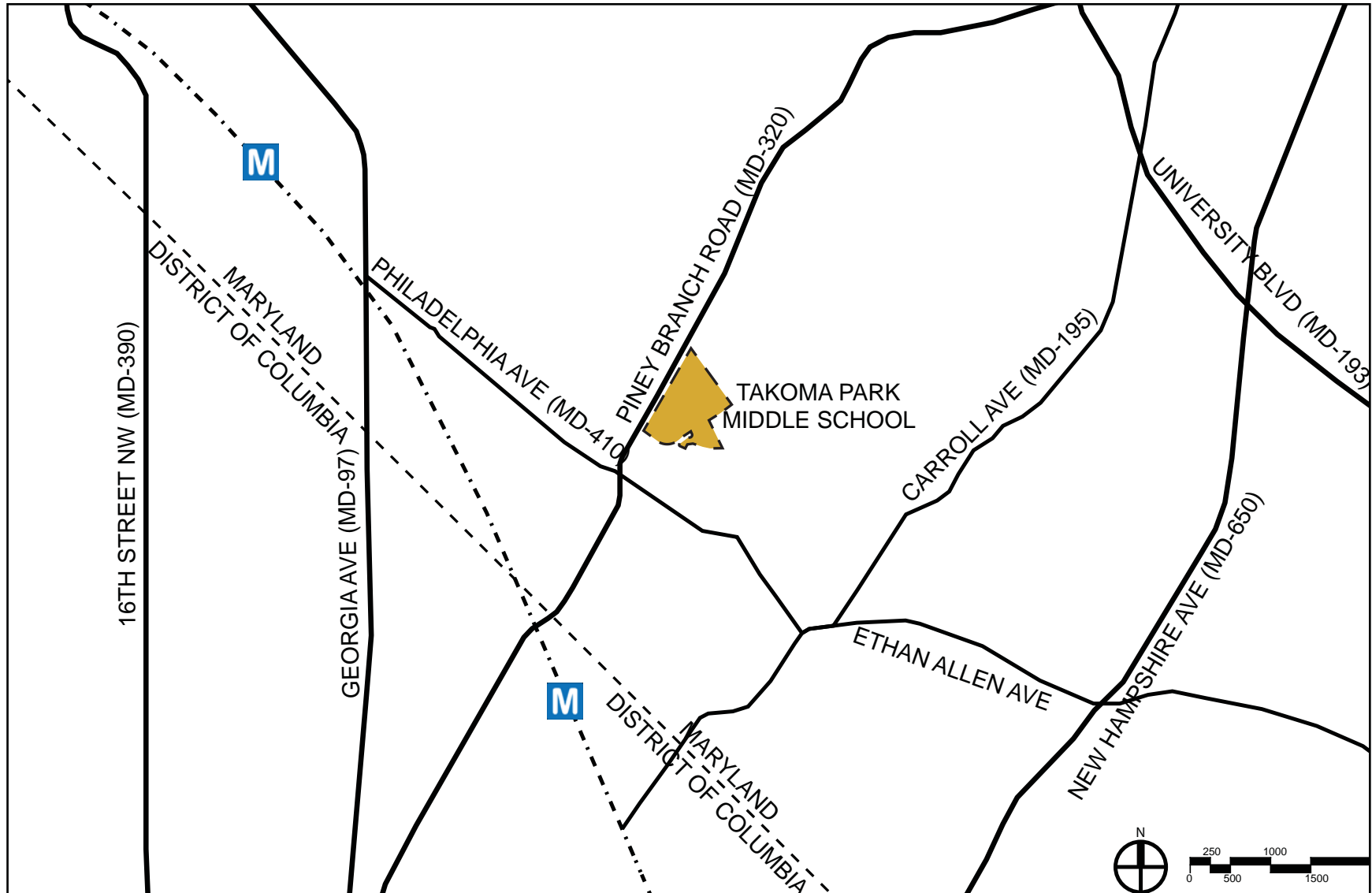
Project Information (continued)

Sustainability

The project will be designed and constructed with an emphasis on the environmental sustainability. The architecture and engineering systems will align with Montgomery County Public Schools facility management sustainability principles to ensure long-term operational effectiveness. The project will be in compliance with Leadership in Energy and Environmental Design (LEED) standards through the United States Green Building Council, but LEED certification will not be pursued. The addition will comply with the 2012 International Green Construction Code (IgCC). Key features related to the sustainability include the following:

- Managing stormwater to reduce runoff quantity and improve quality
- Using highly-reflective roof surfaces to reduce heat island effect and heat gain to the building
- Installing water conserving, low-flow plumbing fixtures
- Optimizing the energy performance of the building by providing a highly energy efficient building envelope; lighting system; and heating, ventilation, and air conditioning systems (HVAC)
- Optimizing equipment selection, installation, and operation of HVAC equipment
- Adhering to construction indoor air quality management plans and using low-emitting building materials to safeguard occupant health
- Providing a high level of occupant control over individual lighting and thermal comfort to promote an enhanced indoor environment in the new building
- Using construction materials that are recycled and regionally manufactured
- Maximizing daylight in classrooms
- Minimizing background noise level from HVAC systems in classrooms and control reverberation time with sufficient sound absorption materials

Vicinity Map

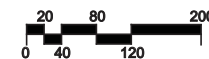


Existing Site Plan



LEGEND

 EXISTING BUILDING



Proposed Site Plan



LEGEND



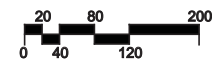
EXISTING BUILDING



NEW ADDITION

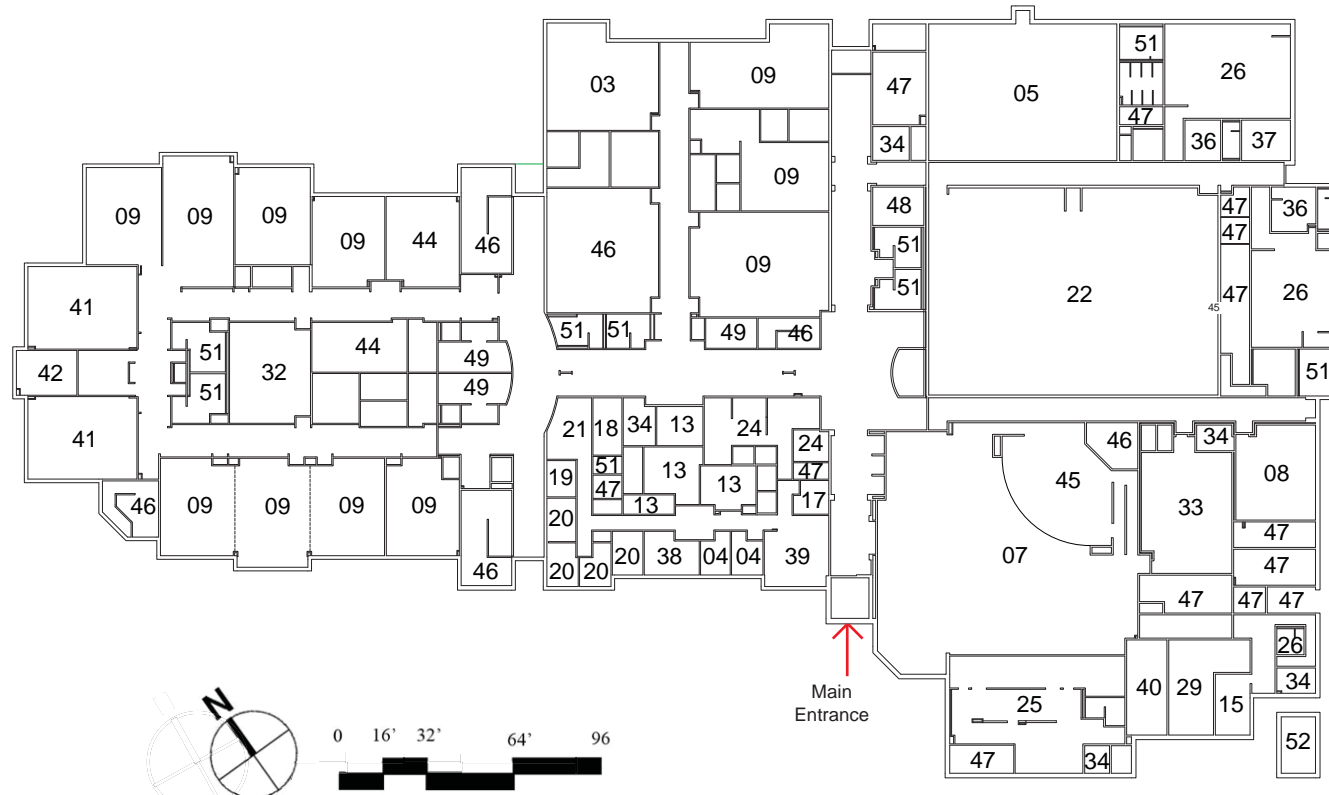


HARD SURFACE PLAY AREA



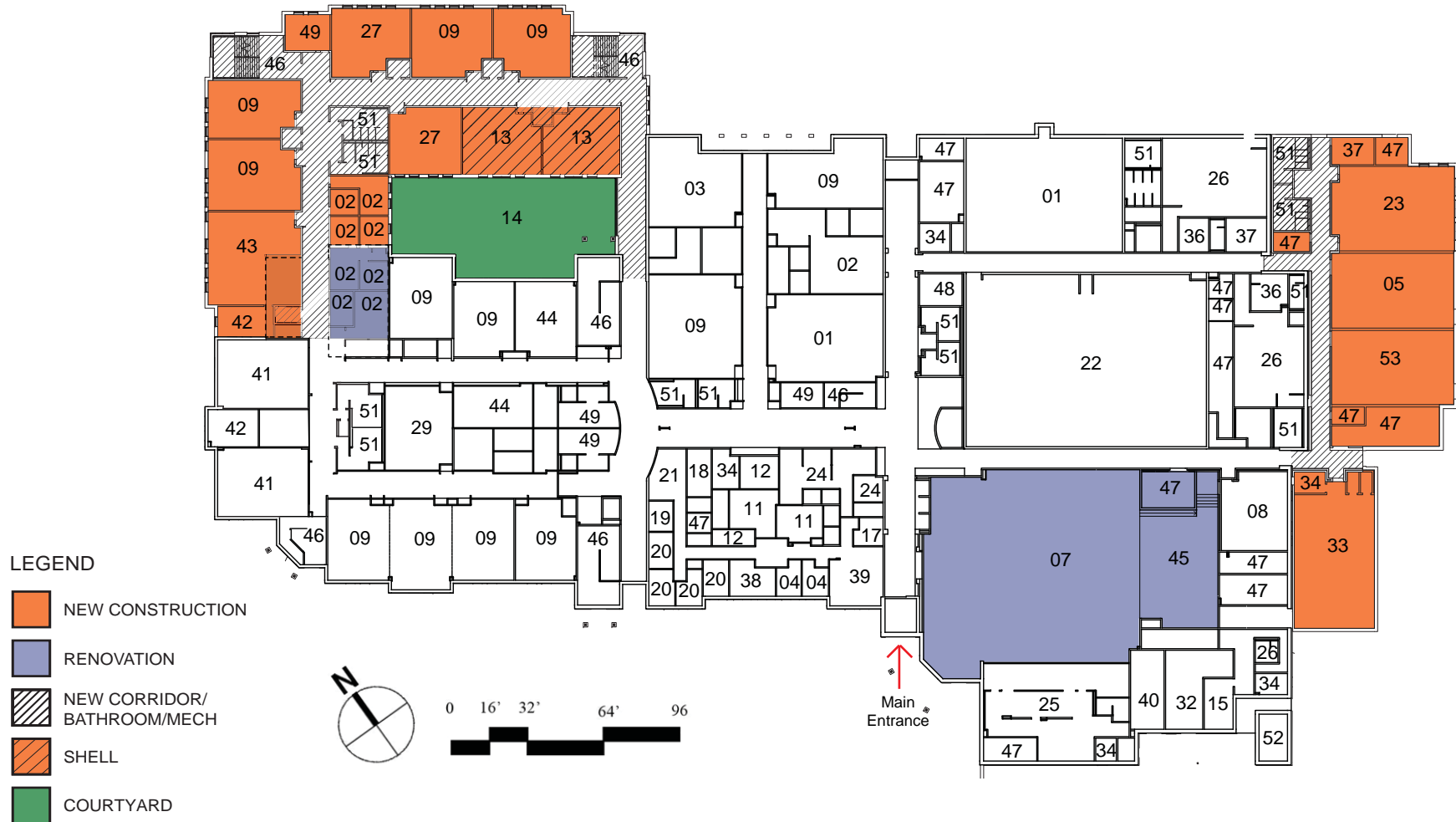
Existing First Floor Plan

- | | | | | |
|----------------------------------|-------------------------|----------------------------|----------------------------------|----------------------------|
| 01. SECOND GYMNASIUM | 12. COPY ROOM | 23. HEALTH CLASSROOM | 34. MUSIC OFFICE | 44. SPECIAL EDUCATION |
| 02. ADMINISTRATION | 13. CLASSROOM (SHELL) | 24. HEALTH ROOMS (NURSE) | 35. OPEN TO BELOW | 45. STAGE/SCENERY |
| 03. ART CLASSROOM | 14. COURTYARD | 25. KITCHEN | 36. PHYSICAL EDUCATION OFFICE | 46. STAIR |
| 04. ASSISTANT PRINCIPAL'S OFFICE | 15. ELECTRICAL | 26. LOCKER ROOM | 37. PLANNING ROOM | 47. STORAGE |
| 05. AUXILIARY GYMNASIUM | 16. ELEVATOR | 27. RESOURCE ROOM | 38. PRINCIPAL'S OFFICE | 48. STUDENT SERVICE CENTER |
| 06. BUILDING SERVICES | 17. FINANCIAL SECRETARY | 28. MAIN MDF ROOM | 39. RECEIVING ROOM | 49. TEAM / PLANNING ROOM |
| 07. CAFETERIA | 18. GUIDANCE CONFERENCE | 29. MAGNET CLASSROOM | 40. RECEIVING STORAGE | 50. TECHNOLOGY FINISH ROOM |
| 08. CHORAL | 19. GUIDANCE RECORDS | 30. MEDIA CENTER | 41. SCIENCE LABORATORY | 51. TOILET |
| 09. CLASSROOM | 20. GUIDANCE OFFICE | 31. MEDIA CENTER WORK ROOM | 42. SCIENCE PREP ROOM | 52. TRASH |
| 10. COMMUNICATION CENTER | 21. GUIDANCE WAITING | 32. MECHANICAL | 43. MULTIPURPOSE TECH LABORATORY | 53. FITNESS/WEIGHT ROOM |
| 11. CONFERENCE | 22. GYMNASIUM | 33. INSTRUMENTAL MUSIC | | |



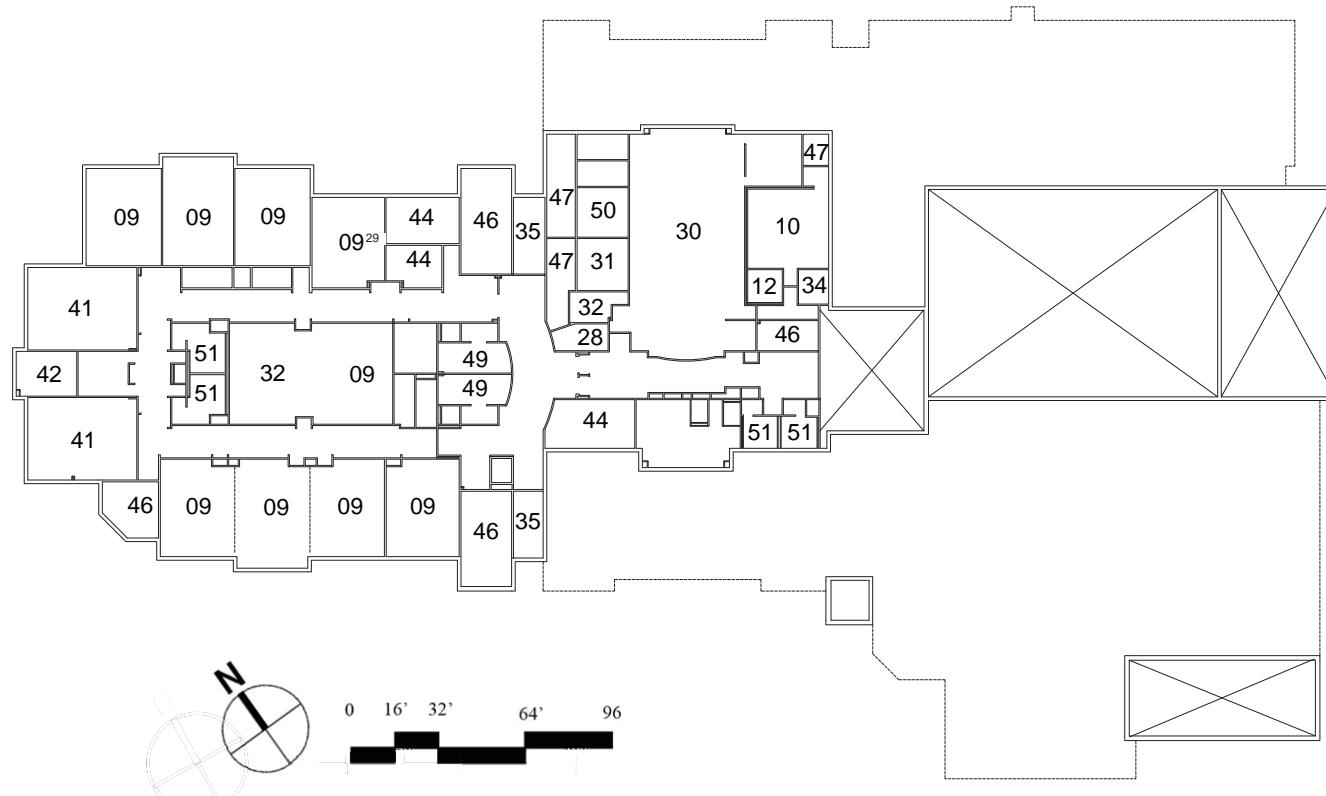
Proposed First Floor Plan

- | | | | | |
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| 09. CLASSROOM | 20. GUIDANCE OFFICE | 31. MEDIA CENTER WORK ROOM | 42. SCIENCE PREP ROOM | 52. TRASH |
| 10. COMMUNICATION CENTER | 21. GUIDANCE WAITING | 32. MECHANICAL | 43. MULTIPURPOSE TECH LABORATORY | 53. FITNESS/WEIGHT ROOM |
| 11. CONFERENCE | 22. GYMNASIUM | 33. INSTRUMENTAL MUSIC | | |



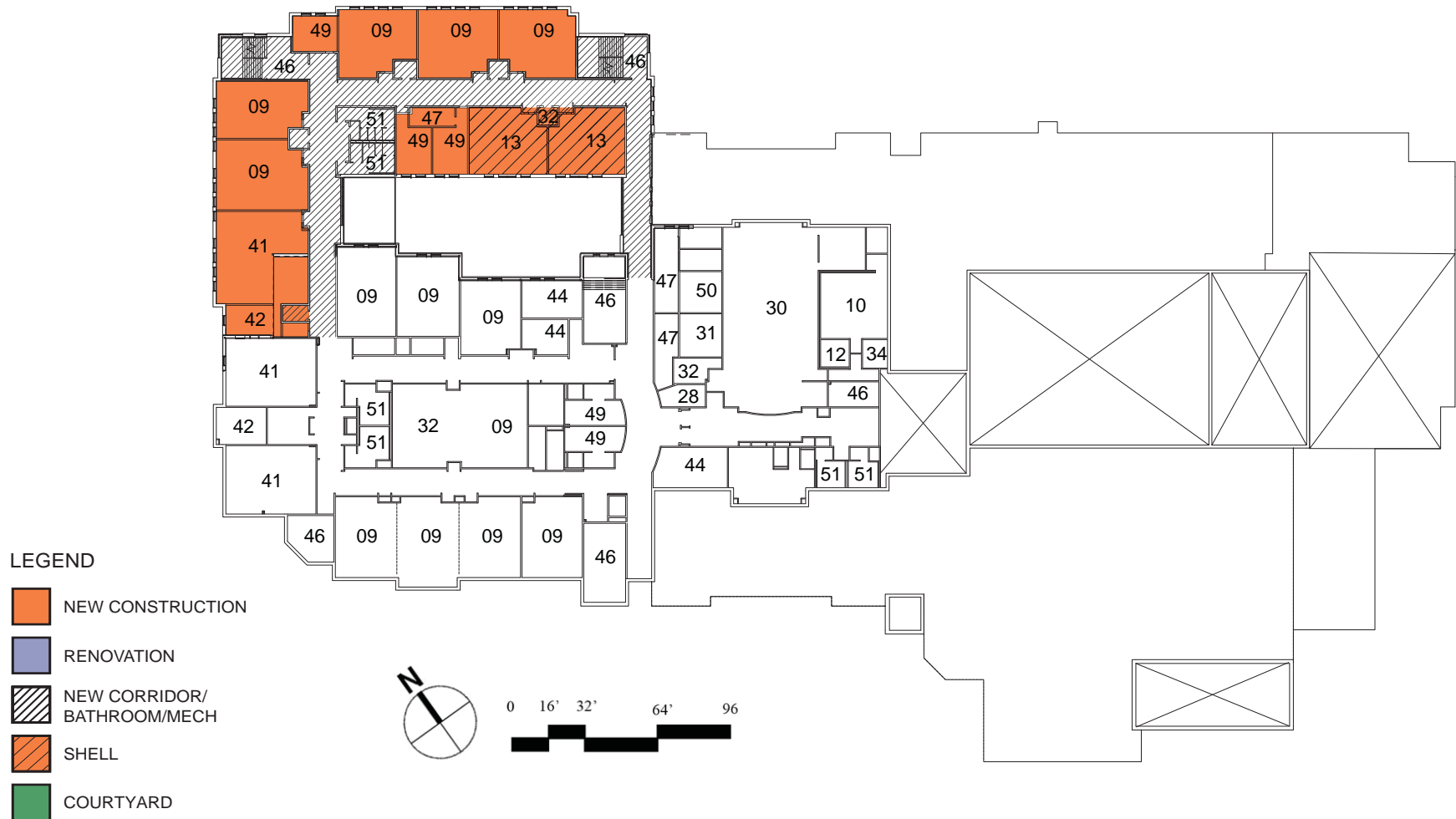
Existing Second Floor Plan

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|----------------------------------|-------------------------|----------------------------|----------------------------------|----------------------------|
| 01. SECOND GYMNASIUM | 12. COPY ROOM | 23. HEALTH CLASSROOM | 34. MUSIC OFFICE | 44. SPECIAL EDUCATION |
| 02. ADMINISTRATION | 13. CLASSROOM (SHELL) | 24. HEALTH ROOMS (NURSE) | 35. OPEN TO BELOW | 45. STAGE/SCENERY |
| 03. ART CLASSROOM | 14. COURTYARD | 25. KITCHEN | 36. PHYSICAL EDUCATION OFFICE | 46. STAIR |
| 04. ASSISTANT PRINCIPAL'S OFFICE | 15. ELECTRICAL | 26. LOCKER ROOM | 37. PLANNING ROOM | 47. STORAGE |
| 05. AUXILIARY GYMNASIUM | 16. ELEVATOR | 27. RESOURCE ROOM | 38. PRINCIPAL'S OFFICE | 48. STUDENT SERVICE CENTER |
| 06. BUILDING SERVICES | 17. FINANCIAL SECRETARY | 28. MAIN MDF ROOM | 39. RECEIVING ROOM | 49. TEAM / PLANNING ROOM |
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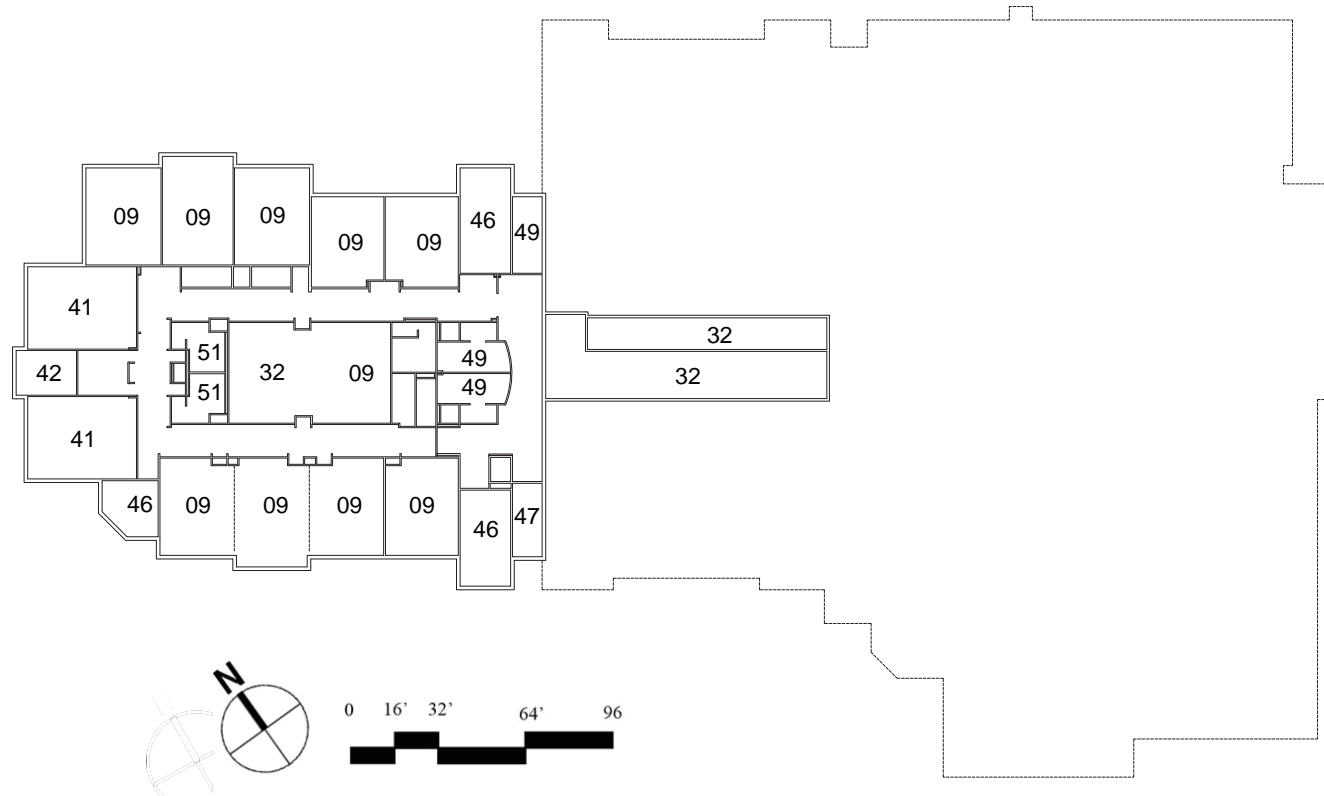
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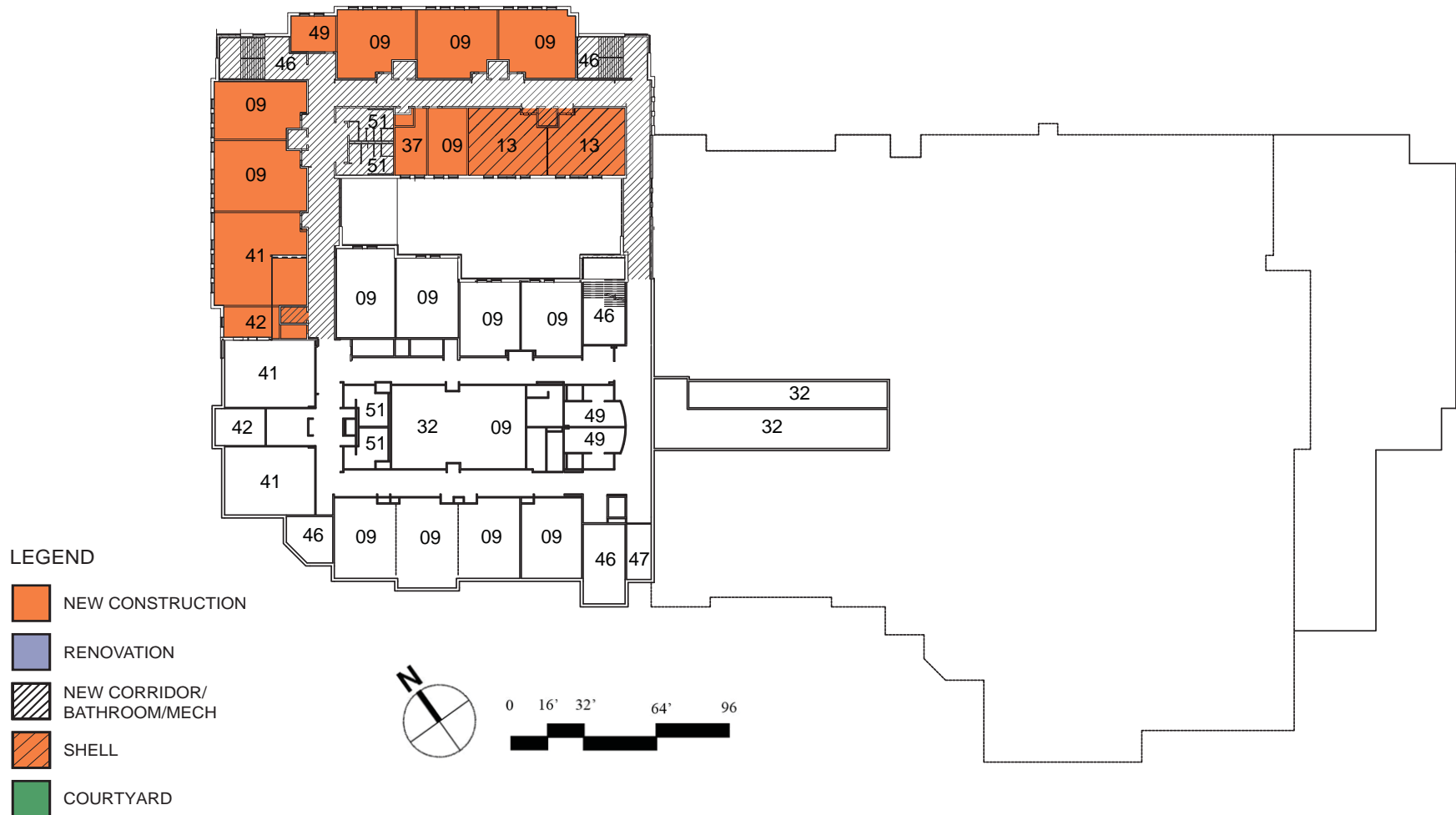
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Existing Elevations



South Elevation



North Elevation



West Elevation



East Elevation

0 16' 32' 64' 96'



GRAPHIC SCALE

Proposed Elevations



South Elevation



North Elevation



West Elevation



East Elevation

0 16' 32' 64' 96'



GRAPHIC SCALE

Proposed New Construction Rendering



Proposed New Construction Rendering



Project Team, Schedule and Estimated Construction Costs

Design Team Members

Architect:	Smolen ■ Emr ■ Ilkovitch Architects
Civil Engineer:	ADTEK Engineers
Structural Engineer	ADTEK Engineers
Mechanical, Electrical and Plumbing Engineers:	James Posey Associates

Project Schedule

Preliminary Plans Presentation:	January 2018
Construction Documents Completed:	October 2018
Award Construction Contract:	November 2018
Project Completed:	August 2020

Estimated Construction Costs

Square Footage:	
Existing Building:	137,348
New Construction (includes shell space)	58,391
Renovation:	13,080
Demolition:	0
Total Gross Square Feet:	195,739
Total Construction Cost:	\$23,188,000

