



Design Studies per School Board CIP Direction, dated December 6, 2019

Jeffrey Chambers, Director
Design and Construction

School Board Follow-Up
April 27, 2020

- On December 5, 2019, the School Board directed the Interim Superintendent to complete several design studies and accompanying cost estimates to support development of the FY 2021-30 CIP.
- For each project two estimates were prepared: one from a professional cost estimator and one from a construction manager. The two estimates were reconciled prior to completion.
- This document summarizes the design studies and final total project cost estimates.

4...FY2021-2030 School Board Direction

11...Summary of Design Studies

15...Arlington Traditional School

19...The Heights Building

21...Quincy (Buck) Site

25...Barcroft Elementary School

29...Campbell Elementary School

33...Bus Parking at Kenmore Middle School

36...Randolph Elementary School

40...Virginia Hospital Center Temporary Swing
Space for Elementary School

43...Trades Center Expand Bus Parking

45...New Elementary School Location TBD

47...Middle School Addition & Renovation



**FY2021-2030 CIP
School Board Direction**

- On December 5, 2019, the School Board directed the Interim Superintendent to conduct the following design studies to support development of the FY 2021-30 CIP.

Design Studies: Rosslyn-Ballston Corridor

Properties/ Sites	Owner	Approx. Seats Added	Recommendation	Recent School CIP Projects Nearby	Estimated Cost of Design Study
1. Arlington Traditional (ATS)	APS	ES 260-285	Study expansion and/or redevelopment for additional elementary capacity	Ashlawn – renovation and addition McKinley – renovation and addition Reed – new building	\$62,000
2.The Heights	APS	HS No added seats	Study options to complete the project after the removal of the temporary fire station by developing <ul style="list-style-type: none"> • field space OR • field space over a below- grade garage 	Heights –new building	\$16,000
3.Quincy St. (formerly Buck)	ACG	ES TBD	Study repurposing of buildings 2 & 4, developing the site for <ul style="list-style-type: none"> • additional elementary capacity OR • Facilities and Operations shops from Trades Center 	Hamm – renovation and addition Washington-Liberty – Ed. Center repurposing of office building	\$57,000

Design Studies: Columbia Pike Corridor

Properties/ Sites	Owner	Approx. Seats Added	Recommendation	Recent School CIP Projects Nearby	Estimated Cost of Design Study
4. Barcroft	APS	ES 265-290	Study expansion and/or redevelopment for additional elementary capacity	Abingdon – renovation and addition A.W. Fleet - new building	\$62,000
5. Campbell	APS	ES 290-315	Study expansion and/or redevelopment for additional elementary capacity	Abingdon– renovation and addition	\$72,000
6. Career Center	APS	HS 800+	<p>March 2020 – Adopt concept design for expansion including:</p> <ul style="list-style-type: none"> • Additional 250 Arlington Tech seats for a total of 600 seats by Sept. 2021 • Creation of 800 new high school seats by Sept. 2025 • Parking garage with field on top <p>June – adopt FY2021-30 CIP, include funds for expansion projects</p>	A.W. Fleet - new building	N/A

Design Studies: Columbia Pike Corridor

Properties/ Sites	Owner	Approx. Seats Added	Recommendation	Recent School CIP Projects Nearby	Estimated Cost of Design Study
7. Kenmore/ Carlin Springs	APS		Study parking for 65 to 80 school buses with an emergency exit road to Manchester St. or 5th Rd. S.	Ashlawn – renovation and addition	\$11,500
8. Randolph	APS	ES 240-265	Study expansion and/or redevelopment for additional elementary capacity	Abingdon– renovation and addition A.W. Fleet - new building	\$57,000
9. Virginia Hospital Center Property (VHC)	ACG	ES 500-600	Study provision of temporary swing space using relocatable classrooms for 500+ seats to facilitate redevelopment or expansion of smaller elementary schools		\$27,500

Design Studies: Additional Capital Investments

Properties/ Sites	Owner	Approx. Seats Added	Recommendation	Recent School CIP Projects Nearby	Estimated Cost of Design Study
10. Fields	APS/ ACG	N/A	Study conversion of existing field space to synthetic turf		\$4,000
11. Minor Construction/ Major Maintenance (MC/MM)	APS	N/A	Adopt a CIP that includes funds for the upkeep and maintenance of all facilities		N/A
12. Trades Center	APS	N/A	Study partial demolition, regrading & repaving for bus fleet		\$27,500
13. New elementary school	TBD	750	New elementary school on a site to be determined	TBD	\$12,500
14. Middle school addition/ renovation	TBD	300 - 500	Middle school addition/renovation at location to be determined	TBD	\$12,500



Summary of Design Studies

- For each project two estimates were prepared: one from a professional cost estimator and one from a construction manager.
- The two estimates were reconciled prior to completion to ensure similar assumptions were used as the basis of each estimate.
- Current dollars were used as the estimate baseline; values must be escalated depending on the project's completion date on a compounded basis.
 - 5% per year escalation for the first four years (2020-2024)
 - 4% per year escalation for year five and onward

Summary: Rosslyn-Ballston Corridor

Project Summary								
#	Name and Scenario	Existing Number of Seats	Proposed Number of Seats	Potential Number of New Seats	Site Ownership	Total Project Cost in Millions (2020 Dollars, Excludes Escalation)		
						A/E Estimate	CMA Estimate	Difference (A/E - CMA)
	Rosslyn-Ballston Corridor							
1	Arlington Traditional (ATS)							
	A Addition & Renovation	465	750	285	APS	\$ 51.31	\$ 52.06	\$ (0.75)
	B Replacement	465	750	285	APS	\$ 67.52	\$ 73.62	\$ (6.10)
2	The Heights							
	A Field	N/A	N/A	N/A	APS	\$ 4.23	\$ 4.23	\$ -
	B Field & Underground Parking	N/A	N/A	N/A	APS	\$ 14.66	\$ 14.85	\$ (0.19)
3	Quincy Site							
	A Elementary School Use	-	390	390	ACG	\$ 30.22	\$ 27.21	\$ 3.01
	B Facilities & Operation Use	N/A	N/A	N/A	ACG	\$ 9.96	\$ 9.23	\$ 0.73

Summary: Columbia Pike Corridor

Project Summary								
#	Name and Scenario	Existing Number of Seats	Proposed Number of Seats	Potential Number of New Seats	Site Ownership	Total Project Cost in Millions (2020 Dollars, Excludes Escalation)		
						A/E Estimate	CMA Estimate	Difference (A/E - CMA)
	Columbia Pike Corridor							
4	Barcroft							
	A Addition & Renovation	460	765	305	APS	\$ 52.51	\$ 49.15	\$ 3.36
	B Replacement	460	775	315	APS	\$ 58.71	\$ 60.50	\$ (1.79)
5	Campbell							
	A Addition & Renovation	436	750	314	APS	\$ 58.79	\$ 55.24	\$ 3.55
	B Replacement	436	750	314	APS	\$ 70.09	\$ 72.63	\$ (2.54)
6	Career Center							
	Excluded							
7	Kenmore							
	A Bus Parking	N/A	N/A	N/A	APS	\$ 1.89	\$ 2.10	\$ (0.21)
8	Randolph							
	A Addition & Renovation	484	750	266	APS & ACG	\$ 39.38	\$ 37.34	\$ 2.04
	B Replacement	484	750	266	APS	\$ 69.75	\$ 74.74	\$ (4.99)
9	Virginia Hospital Site							
	A Temp. Elementary School	-	564	564	ACG	\$ 19.98	\$ 18.72	\$ 1.26

Summary: Additional Capital Investments

Project Summary								
#	Name and Scenario	Existing Number of Seats	Proposed Number of Seats	Potential Number of New Seats	Site Ownership	Total Project Cost in Millions (2020 Dollars, Excludes Escalation)		
						A/E Estimate	CMA Estimate	Difference (A/E - CMA)
	Additional Capital Investments							
10	Fields							
	Excluded							
11	MC/MM							
	Excluded							
12	Trades Center							
	A Expand Bus Parking	N/A	N/A	N/A	APS	\$ 6.29	\$ 4.69	\$ 1.60
13	New Elementary School (location TBD)							
	A School with Surface Parking	-	750	750	TBD	\$ 67.65	\$ 63.47	\$ 4.18
	B School with Standalone Parking Garage	-	750	750	TBD	\$ 76.77	\$ 73.26	\$ 3.51
	C School with Underground Parking Garage	-	750	750	TBD	\$ 74.15	\$ 79.55	\$ (5.40)
14	Middle School Addition / Renovation (location TBD)							
	A Gunston Addition & Renovation	992	1,540	548	APS	\$ 49.80	\$ 44.98	\$ 4.82
	B Kenmore Addition & Renovation	1,045	1,570	525	APS	\$ 19.66	\$ 17.83	\$ 1.83



Arlington Traditional School

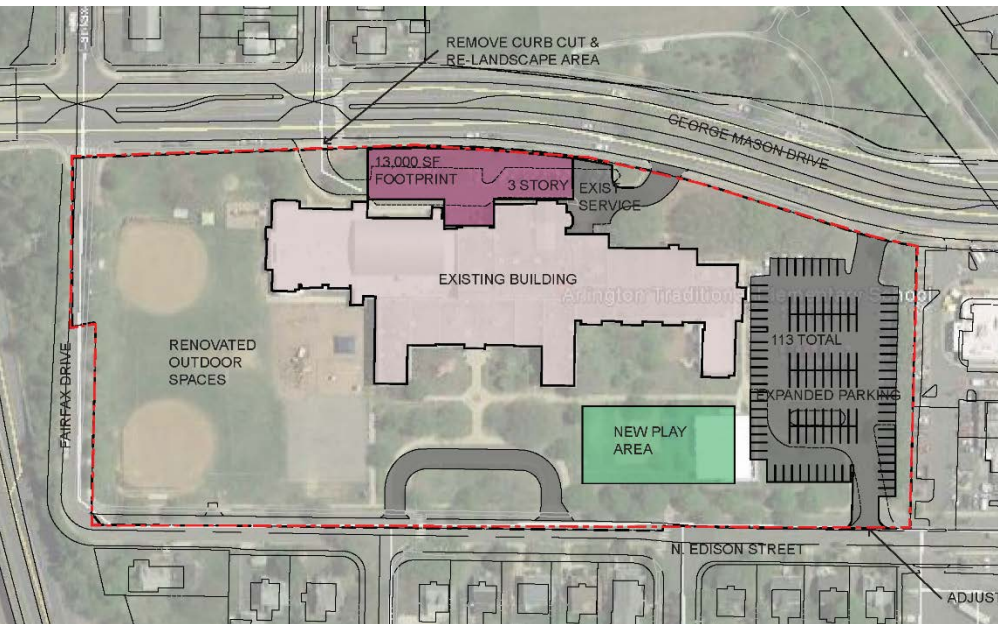
Arlington Traditional School: Summary

Project Summary								
#	Name and Scenario	Existing Number of Seats	Proposed Number of Seats	Potential Number of New Seats	Site Ownership	Total Project Cost in Millions (2020 Dollars, Excludes Escalation)		
						A/E Estimate	CMA Estimate	Difference (A/E - CMA)
1	Arlington Traditional (ATS)							
	A Addition & Renovation	465	750	285	APS	\$ 51.31	\$ 52.06	\$ (0.75)
	B Replacement	465	750	285	APS	\$ 67.52	\$ 73.62	\$ (6.10)

Arlington Traditional School: Addition + Renovation



Existing Site Plan



Proposed Site Plan



Aerial Views

LEGEND

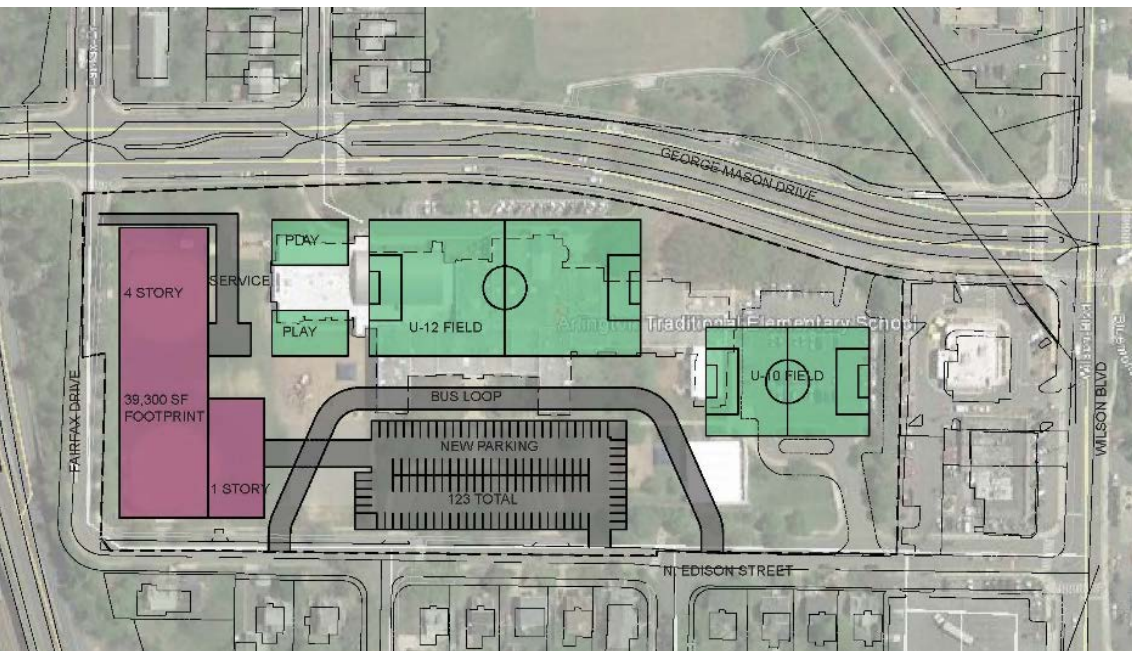
- CR ED. (Core Addition)
- RE ED. (Renovation)
- EN KY (Enrichment)
- GYM (Gymnasium)
- LIBRARY (Library)
- STAIR (Staircase)
- SHRINK (Shrinkage)

ADDITION:	38,000 SF
EXISTING INTERIOR:	30,000 SF (SIGNIFICANT, CHANGE OF U)
ALL OTHER SPACES FULLY RENOVATED/UPGRADED	
NEW SPACES IN EXISTING:	5 CLASSROOMS (1 RELOCATED) 1 KITCHEN 1 DINING 1 VOCAL 1 INSTRUMENTAL 1 READING 1 GYMNASIUM/STAGE (PARTIAL)
NEW SPACES IN ADDITION:	9 CLASSROOMS 1 ART 1 COMPUTER 1 LIBRARY GYMNASIUM/STAGE (PARTIAL) ASSOCIATED CORE SPACES CIRCULATION
ADDITIONAL CAPACITY:	283 (280-285 SEAT)

Floor Plans



Existing Site Plan



Proposed Site Plan



Aerial Views (existing building ghosted for context)



Floor Plans



The Heights Building

The Heights Building

- New design studies were not prepared for The Heights Building. Cost estimates were based on preliminary construction documents prepared during the design phase of The Heights Building project.
- Two scenarios were estimated: (1) constructing artificial turf field space and (2) constructing field space above a below grade parking garage per original design.

Project Summary								
#	Name and Scenario	Existing Number of Seats	Proposed Number of Seats	Potential Number of New Seats	Site Ownership	Total Project Cost in Millions (2020 Dollars, Excludes Escalation)		
						A/E Estimate	CMA Estimate	Difference (A/E - CMA)
2	The Heights							
A	Field	N/A	N/A	N/A	APS	\$ 4.23	\$ 4.23	\$ -
B	Field & Underground Parking	N/A	N/A	N/A	APS	\$ 14.66	\$ 14.85	\$ (0.19)

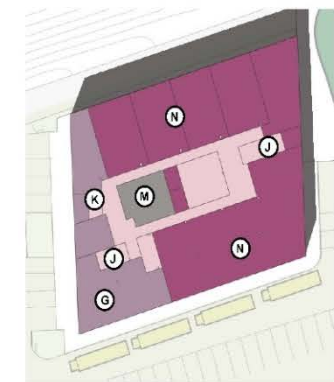
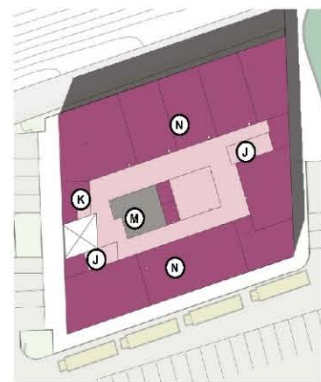
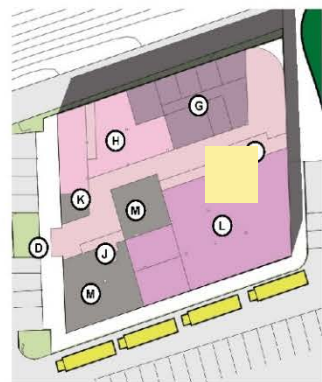
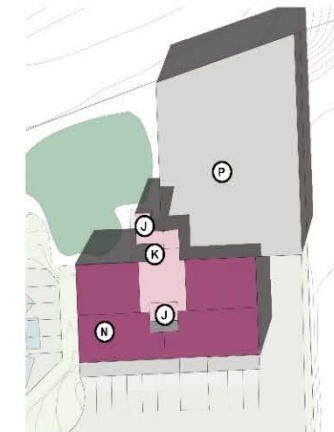
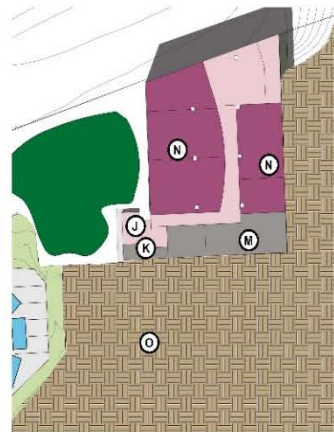


Quincy (Buck) Site

Quincy (Buck) Site: Summary

Project Summary								
#	Name and Scenario	Existing Number of Seats	Proposed Number of Seats	Potential Number of New Seats	Site Ownership	Total Project Cost in Millions (2020 Dollars, Excludes Escalation)		
						A/E Estimate	CMA Estimate	Difference (A/E - CMA)
3	Quincy Site							
A	Elementary School Use	-	390	390	ACG	\$ 30.22	\$ 27.21	\$ 3.01
B	Facilities & Operation Use	N/A	N/A	N/A	ACG	\$ 9.96	\$ 9.23	\$ 0.73

Quincy (Buck) Site: Elementary School Use (Buildings 2 and 4)



- (A) Existing Building
- (B) Bus Drop Off
- (C) Parent Drop Off
- (D) Main Entrance
- (E) Early Childhood Play
- (F) Elementary Play Area

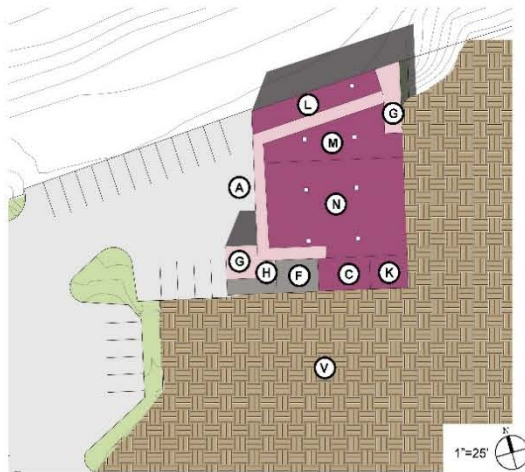
- (G) Administration
- (H) Library
- (J) Stair
- (K) Elevator
- (L) Dining/ Physical Fitness
- (M) Building Services

- (N) Educational Spaces
- (O) Unexcavated
- (P) Roof
- (Q) Service
- (R) Required Parking
- (S)

Quincy (Buck) Site: Trade Offices/Shops Use (Building 4)



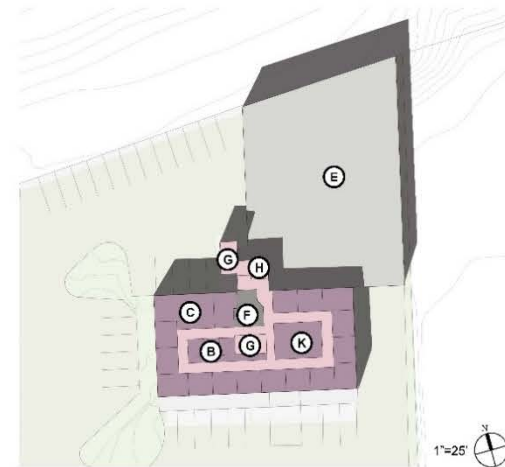
AERIAL VIEW



BUILDING 4 LOWER LEVEL



BUILDING 4 1ST FLOOR



BUILDING 4 2ND FLOOR

- (A) Service Entrance
- (B) Cubicles
- (C) Offices
- (D) Reception
- (E) Roof
- (F) Building Services

- (G) Stair
- (H) Elevator
- (J) Break Room
- (K) General Storage
- (L) Plumbing Storage
- (M) Roofing Storage

- (N) Grounds Storage
- (P) Low Voltage Storage
- (Q) Electrical Storage
- (R) Locks Storage
- (S) Carpentry Shop
- (T) Carpentry Storage

- (U) HVAC Shop and Storage
- (V) Unexcavated
- (W) Existing Building
- (Y) Required Parking



Barcroft Elementary School

Barcroft: Summary

Project Summary								
#	Name and Scenario	Existing Number of Seats	Proposed Number of Seats	Potential Number of New Seats	Site Ownership	Total Project Cost in Millions (2020 Dollars, Excludes Escalation)		
						A/E Estimate	CMA Estimate	Difference (A/E - CMA)
4	Barcroft							
A	Addition & Renovation	460	765	305	APS	\$ 52.51	\$ 49.15	\$ 3.36
B	Replacement	460	775	315	APS	\$ 58.71	\$ 60.50	\$ (1.79)

Barcroft: Addition + Renovation



1"=100'
EXISTING SITE PLAN



1"=100'
PROPOSED SITE PLAN



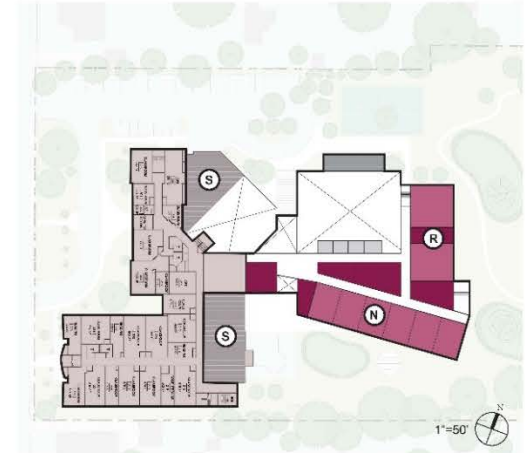
AERIAL VIEW



EXISTING CONDITIONS



LEVEL 1



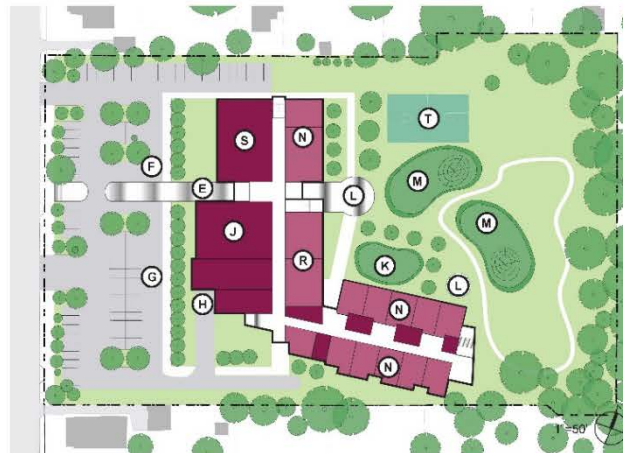
LEVEL 2

- (A) Existing Play Fields
- (C) New School Entrance
- (N) Instruction
- (B) Existing Barcroft Elementary School
- (H) Service
- (P) Gymnasium
- (C) Existing Drop-off
- (J) Courtyard
- (Q) Music
- (D) Existing Parking
- (K) Early Childhood Play Area
- (R) Art
- (E) Main Entrance
- (L) Outdoor Education
- (S) Roof
- (F) Expanded Parking & Drop-off
- (M) Outdoor Play Area (K-5)
- (T) Ball Court

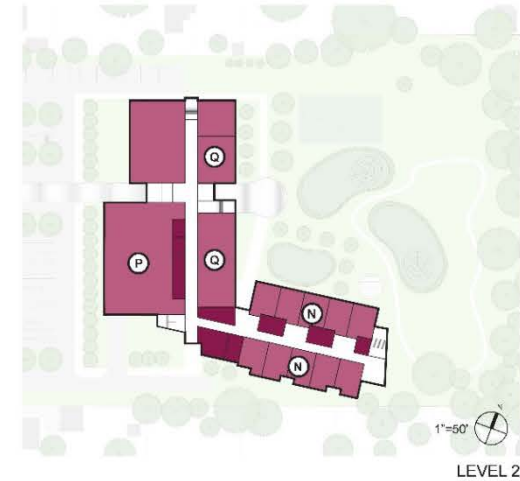
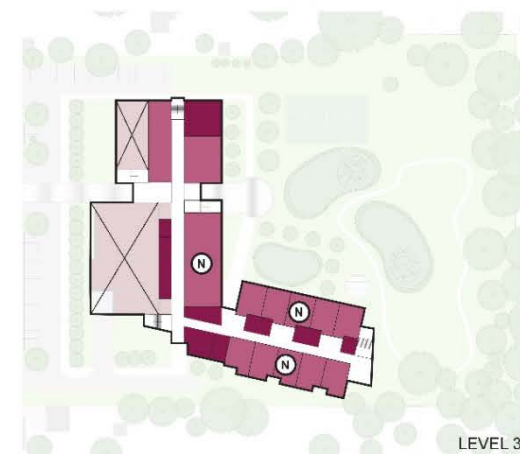
Barcroft: Replacement



AERIAL VIEW



- (A) Existing Play Fields
- (B) Existing Barcroft Elementary School
- (C) Existing Drop-off
- (D) Existing Parking
- (E) Main Entrances
- (F) New Bus Drop-off
- (G) New Car Drop-off
- (H) Service
- (J) Dining
- (K) Early Childhood Play Area
- (L) Outdoor Education
- (M) Outdoor Play Area (K-5)
- (N) Instruction
- (P) Gymnasium
- (Q) Music
- (R) Art
- (S) Admin
- (T) Ball Court





Campbell Elementary School

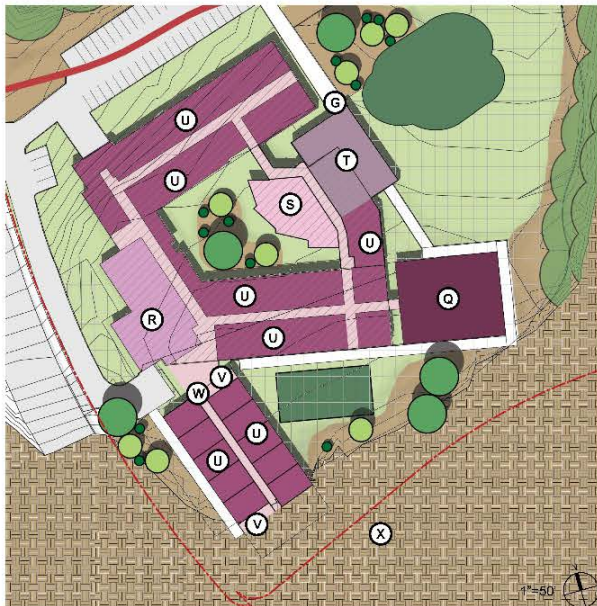
Campbell: Summary

Project Summary								
#	Name and Scenario	Existing Number of Seats	Proposed Number of Seats	Potential Number of New Seats	Site Ownership	Total Project Cost in Millions (2020 Dollars, Excludes Escalation)		
						A/E Estimate	CMA Estimate	Difference (A/E - CMA)
5	Campbell							
	A Addition & Renovation	436	750	314	APS	\$ 58.79	\$ 55.24	\$ 3.55
	B Replacement	436	750	314	APS	\$ 70.09	\$ 72.63	\$ (2.54)

Campbell: Addition + Renovation



AERIAL VIEW



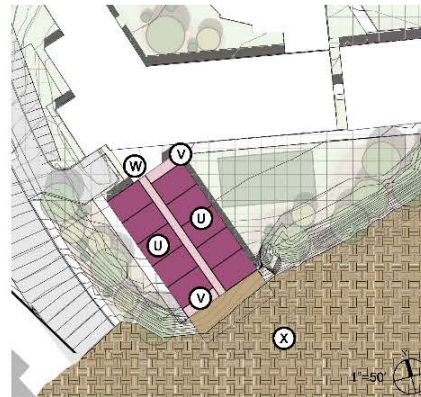
LEVEL 1



EXISTING SITE PLAN



PROPOSED SITE PLAN



LEVEL 2



LEVEL 3



LEVEL 4

- (A) Existing Campbell ES
- (B) Existing Parent Drop-off
- (C) Existing Bus Loop
- (D) Existing Main Entrance
- (E) Existing Forested Area
- (F) Parent Drop-off

- (G) School Entrance
- (H) Bus Drop-off
- (J) Entry for Bus Riders - 3rd Floor
- (K) Early Childhood Play Area
- (L) Upper grades Play Area
- (M) Contractor Lay Down / Prep Area

- (N) Service
- (P) Expanded Parking Lot
- (Q) Gym
- (R) Dining Commons
- (S) Library
- (T) Admin Suite

- (U) Educational Spaces
- (V) Stairs
- (W) Elevator
- (X) Unexcavated
- (Y) RPA Boundary Line
- (Z)

Campbell: Replacement



EXISTING SITE PLAN



PROPOSED SITE PLAN



AERIAL VIEW



LEVEL 1



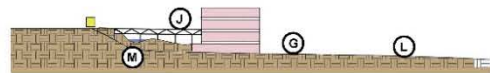
LEVEL 2



LEVEL 3



LEVEL 4



1"=50'
SITE SECTION

- | | | | |
|------------------------------|--------------------------------------|------------------------------|------------------------|
| (A) Existing Campbell ES | (G) School Entrance | (N) Service | (U) Education Spaces |
| (B) Existing Parent Drop-off | (H) Bus Drop-off | (P) Community Softball Field | (V) Stairs |
| (C) Existing Bus Loop | (J) Entry for Bus Riders - 3rd Floor | (Q) Gym | (W) Elevators (2 Cabs) |
| (D) Existing Main Entrance | (K) Early Childhood Play Area | (R) Dining Commons | (X) Roof Terrace |
| (E) Existing Forested Area | (L) Play Area | (S) Library | (Y) RPA Boundary Line |
| (F) Parent Drop-off | (M) Bioswale and Retention Ponds | (T) Admin Suite | (Z) |

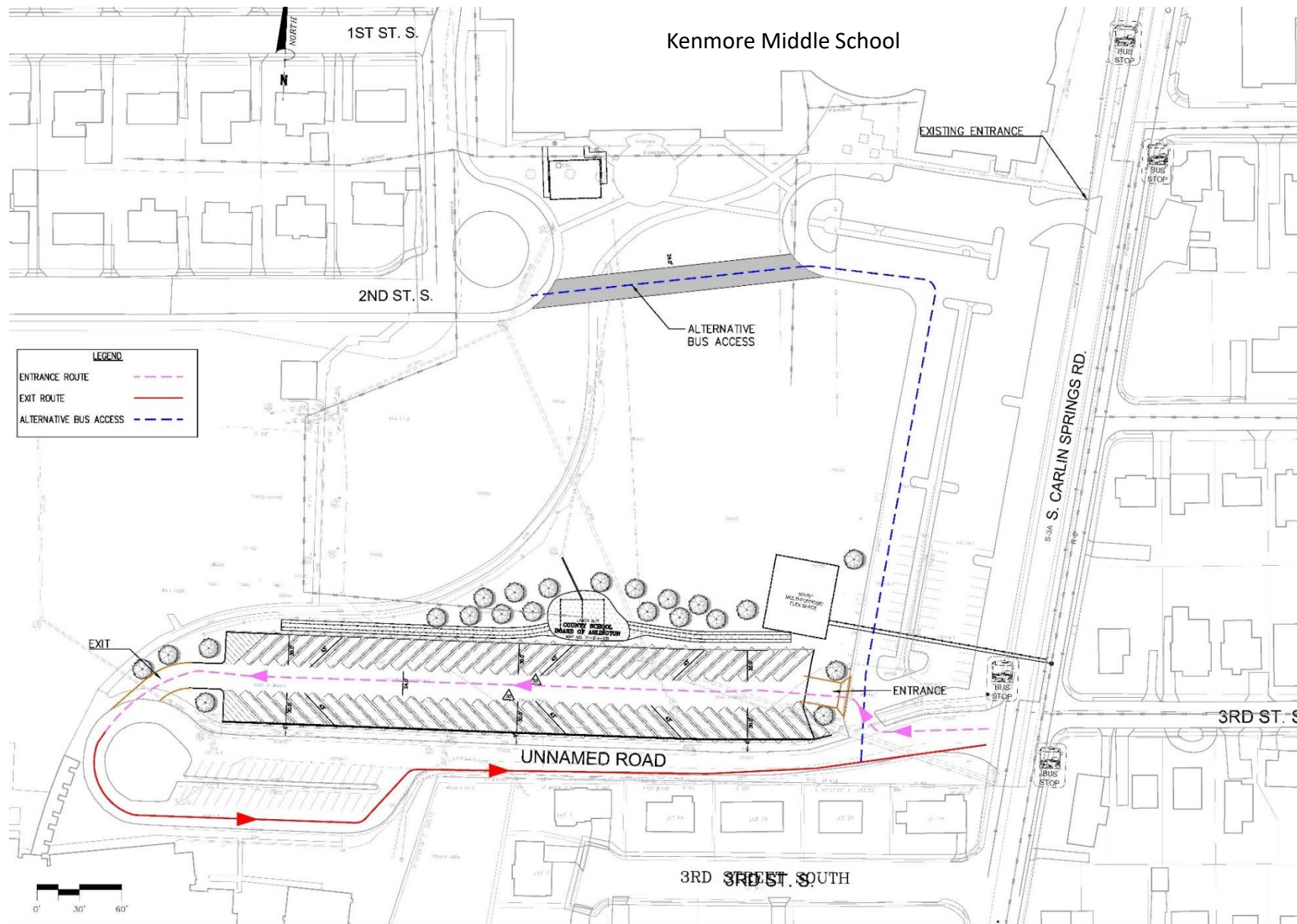


**Bus Parking at
Kenmore Middle School**

Bus Parking at Kenmore: Summary

Project Summary								
#	Name and Scenario	Existing Number of Seats	Proposed Number of Seats	Potential Number of New Seats	Site Ownership	Total Project Cost in Millions (2020 Dollars, Excludes Escalation)		
						A/E Estimate	CMA Estimate	Difference (A/E - CMA)
7	Kenmore							
A	Bus Parking	N/A	N/A	N/A	APS	\$ 1.89	\$ 2.10	\$ (0.21)

Bus Parking at Kenmore (66 Buses)





Randolph Elementary School

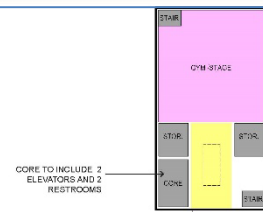
Randolph Elementary School: Summary

Project Summary								
#	Name and Scenario	Existing Number of Seats	Proposed Number of Seats	Potential Number of New Seats	Site Ownership	Total Project Cost in Millions (2020 Dollars, Excludes Escalation)		
						A/E Estimate	CMA Estimate	Difference (A/E - CMA)
8	Randolph							
A	Addition & Renovation	484	750	266	APS & ACG	\$ 39.38	\$ 37.34	\$ 2.04
B	Replacement	484	750	266	APS	\$ 69.75	\$ 74.74	\$ (4.99)

Randolph: Addition + Renovation



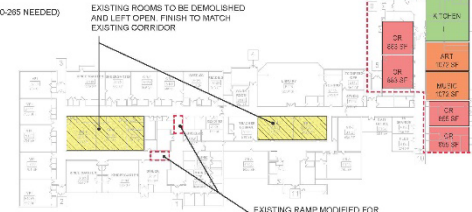
Existing Site Plan



CORE TO INCLUDE 2 ELEVATORS AND 2 RESTROOMS

MEETRICS

- TOTAL: 28,300 SF
- ADDITION: 28,300 SF
- EXISTING INTERIOR: 17,500 SF (FOR AREAS INDICATED)
- ALL OTHER SPACES EXISTING TO REMAIN WITH EXCEPTION OF CODE AND ACCESSIBILITY ISSUES
- NEW SPACES IN EXISTING: 1 ART (RELOCATED), 1 MUSIC (RELOCATED), 4 CLASSROOMS (RELOCATED), 1 KITCHEN, 1 DINING
- NEW SPACES IN ADDITION: 1 GYMNASIUM/STAGE, 13 CLASSROOMS (3 RELOCATED), ASSOCIATED CORE SPACES, CIRCULATION
- ADDITIONAL CAPACITY: 256 SEATS (240-295 NEEDED)



EXISTING ROOMS TO BE DEMOLISHED AND LEFT OPEN. FINISH TO MATCH EXISTING CORRIDOR

EXISTING RAMP MODIFIED FOR ADA COMPLIANCE

AREA OF SIGNIFICANT INTERIOR WORK AS INDICATED



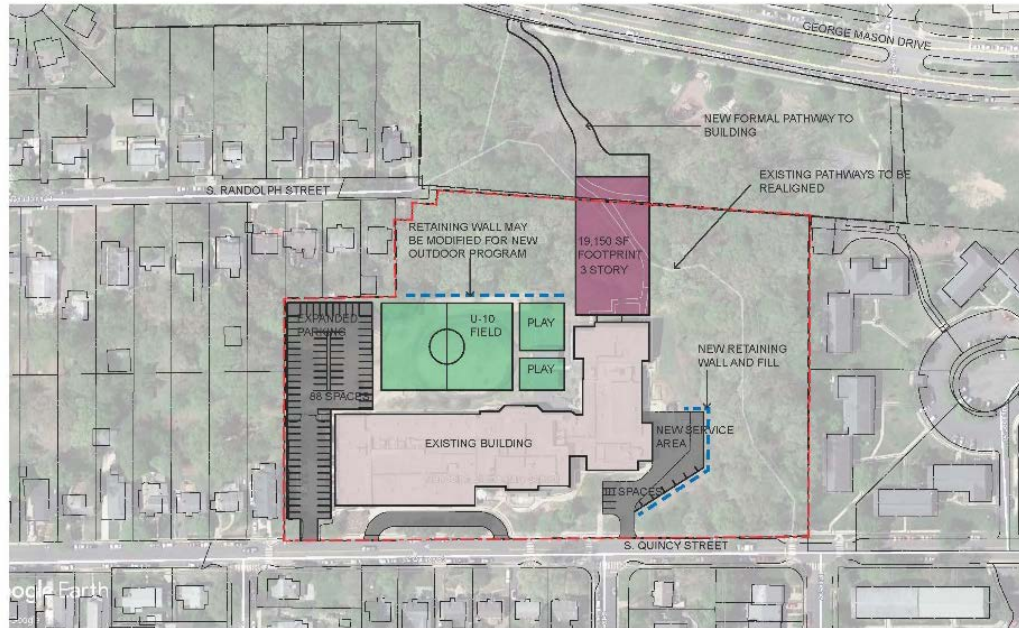
CORE TO INCLUDE 2 ELEVATORS AND 2 RESTROOMS

SPACE REPROGRAMMED - NO WORK

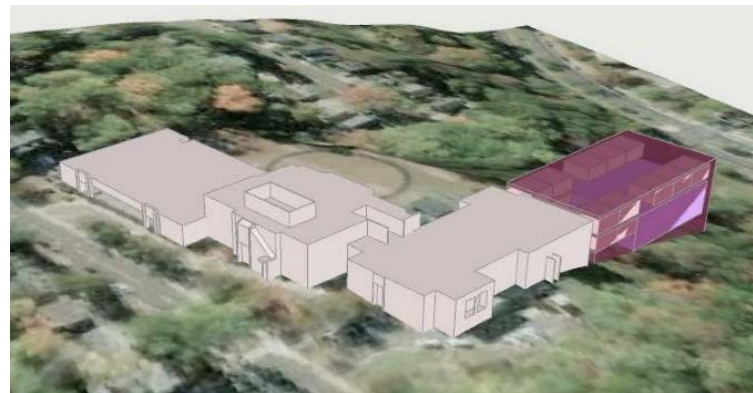
EXISTING RAMP MODIFIED FOR ADA COMPLIANCE

- CORE
- ELEC
- TRAIL
- GYM
- MUSIC
- ART
- RELOCATED

Floor Plans



Proposed Site Plan



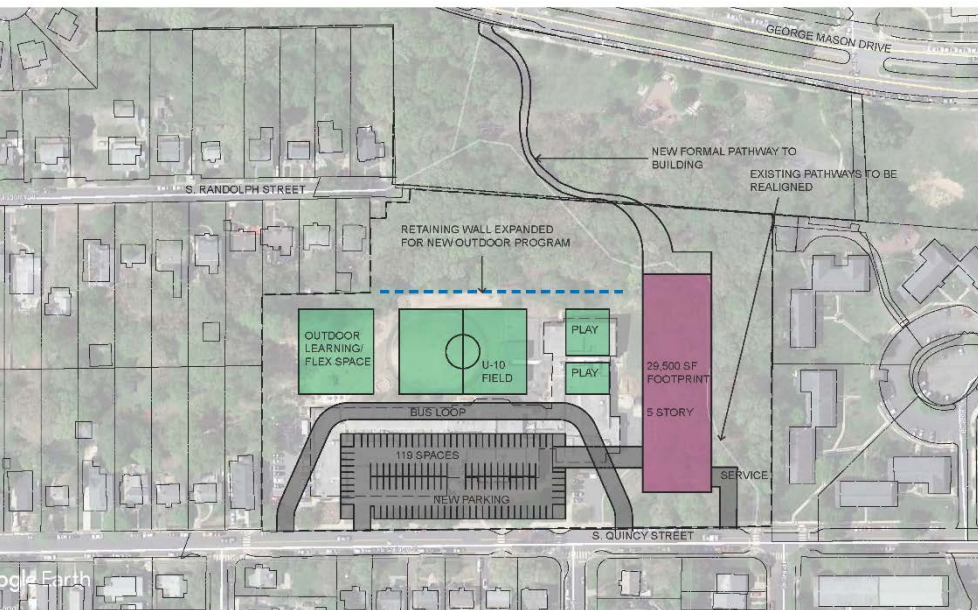
Aerial Views



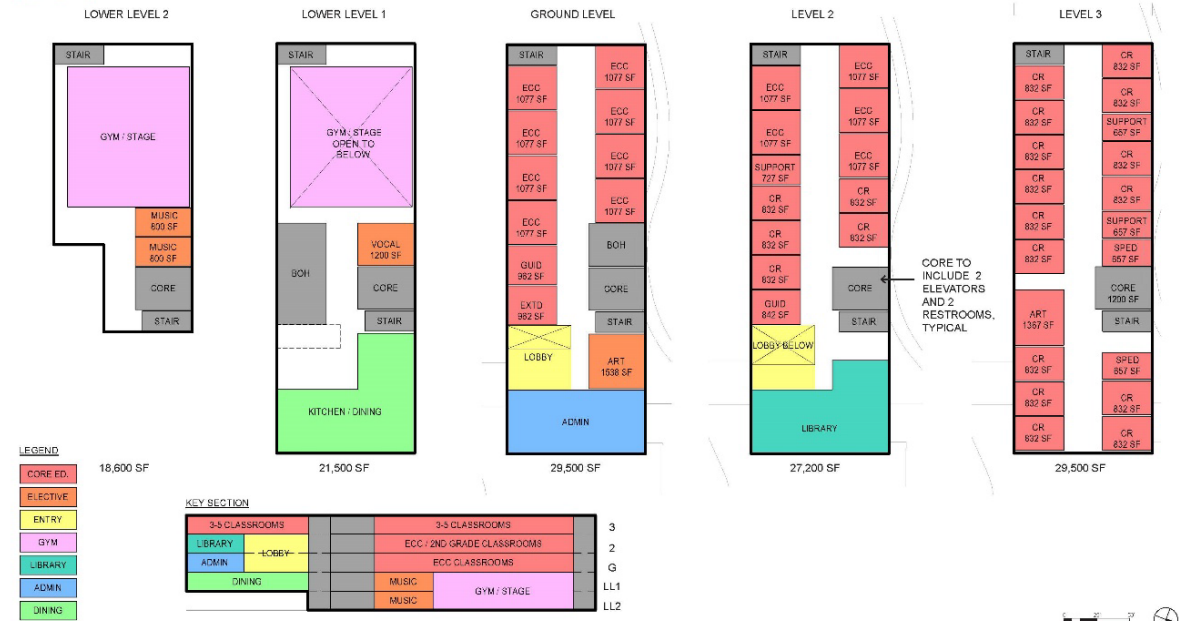
Randolph: Replacement



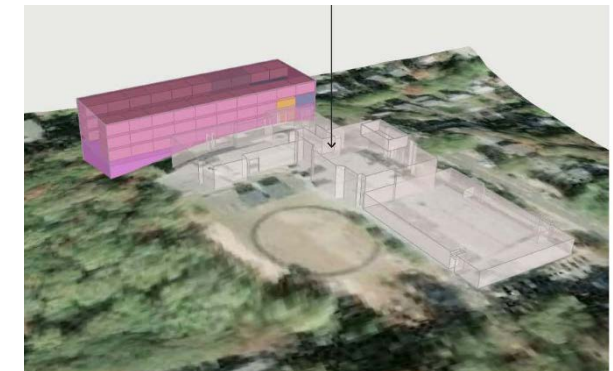
Existing Site Plan



Proposed Site Plan



Floor Plans



Aerial Views (existing building ghosted for context)



Virginia Hospital Center Temporary Swing Space for Elementary School

Virginia Hospital Site: Summary

Project Summary								
#	Name and Scenario	Existing Number of Seats	Proposed Number of Seats	Potential Number of New Seats	Site Ownership	Total Project Cost in Millions (2020 Dollars, Excludes Escalation)		
						A/E Estimate	CMA Estimate	Difference (A/E - CMA)
9	Virginia Hospital Site							
A	Temp. Elementary School	-	564	564	ACG	\$ 19.98	\$ 18.72	\$ 1.26

Virginia Hospital Site: ES Relocatable Classroom Village



1"=100'
EXISTING SITE PLAN



1"=100'
PROPOSED SITE PLAN



AERIAL VIEW



LEVEL 1

- (A) Existing Medical Building footprint (to be demolished)
- (B) Existing Parking to Remain
- (C) Bus Drop-off
- (D) Car Drop-off
- (E) Main Entrance & Admin
- (F) Dining

- (G) Gymnasium
- (H) Service
- (J) Media
- (K) Early Childhood Play Area
- (L) Outdoor Education
- (M) Outdoor Play Area (K-5)

- (N) Instruction
- (P) Ball Court





**Trades Center
Expand Bus Parking**

Trades Center: Expand Bus Parking

- Study of partial demolition, regrading, and repaving to expand bus parking at the Trades Center.
- Study being completed in coordination with overall Trades Center redevelopment master plan underway by Arlington County.

Project Summary								
#	Name and Scenario	Existing Number of Seats	Proposed Number of Seats	Potential Number of New Seats	Site Ownership	Total Project Cost in Millions (2020 Dollars, Excludes Escalation)		
						A/E Estimate	CMA Estimate	Difference (A/E - CMA)
12	Trades Center							
	A Expand Bus Parking	N/A	N/A	N/A	APS	\$ 6.29	\$ 4.69	\$ 1.60



New Elementary School Location TBD

New Elementary School (Location TBD)

New School Capacity: 750

- New Elementary School project was based on a hypothetical site.
- No formal design studies were completed. Three scenarios were estimated: (1) new school with surface parking, (2) new school with standalone parking garage on the same site, and (3) new school with underground parking beneath the school building.

Project Summary								
#	Name and Scenario	Existing Number of Seats	Proposed Number of Seats	Potential Number of New Seats	Site Ownership	Total Project Cost in Millions (2020 Dollars, Excludes Escalation)		
						A/E Estimate	CMA Estimate	Difference (A/E - CMA)
13	New Elementary School (location TBD)							
A	School with Surface Parking	-	750	750	TBD	\$ 67.65	\$ 63.47	\$ 4.18
B	School with Standalone Parking Garage	-	750	750	TBD	\$ 76.77	\$ 73.26	\$ 3.51
C	School with Underground Parking Garage	-	750	750	TBD	\$ 74.15	\$ 79.55	\$ (5.40)



Middle School Addition & Renovation

Middle School: Summary

Project Summary								
#	Name and Scenario	Existing Number of Seats	Proposed Number of Seats	Potential Number of New Seats	Site Ownership	Total Project Cost in Millions (2020 Dollars, Excludes Escalation)		
						A/E Estimate	CMA Estimate	Difference (A/E - CMA)
14	Middle School Addition / Renovation (location TBD)							
A	Gunston Addition & Renovation	992	1,540	548	APS	\$ 49.80	\$ 44.98	\$ 4.82
B	Kenmore Addition & Renovation	1,045	1,570	525	APS	\$ 19.66	\$ 17.83	\$ 1.83

Gunston Middle School: Addition + Renovation



1"=100'
EXISTING SITE PLAN



1"=100'
PROPOSED SITE PLAN



AERIAL VIEW



EXISTING



LEVEL 1



LEVEL 2

- | | | |
|------------------------------------|----------------------|----------------------|
| (A) Existing Play Fields | (G) New Entrance | (N) Instruction |
| (B) Existing Gunston Middle School | (H) Service | (P) Gymnasium |
| (C) Existing Drop-off | (J) New Bus Drop-off | (Q) Media |
| (D) Existing Parking | (K) Courtyard | (R) Blackbox Theatre |
| (E) Main Entrance | (L) Kitchen | (S) Admin |
| (F) New Drop-off | (M) Dining | |

Kenmore Middle School: Addition



1"=100'
EXISTING SITE PLAN



1"=100'
PROPOSED SITE PLAN



AERIAL VIEW



EXISTING CONDITIONS



LEVEL 1



LEVEL 2

- (A) Existing Play Fields
- (B) Existing Kenmore Middle School
- (C) Existing Drop-off
- (D) Existing Parking
- (E) Main Entrance
- (F) New Drop-off
- (G) New Canopy
- (H) Service
- (J) Instruction
- (K) Covered Walkway



Thank You