

Savoy / TMA Public Education Campus Plan

Prepared For:

District of Columbia Public Schools

Prepared By:

Bowie Gridley Architects, Washington, DC
21st Century School Fund, Washington, DC
Koczela and Associates, Washington, DC
JFW, Inc., Gaithersburg, MD



Savoy/TMA Public Education Campus Plan

March 2006

Table of Contents

Section I	Project Background.....	2
	Savoy Elementary School.....	3
	Thurgood Marshall Academy Public Charter High School.....	4
	Savoy Recreation Center.....	4
	Community	5
Section II	Project Rationale	5
	Design	6
	Condition.....	7
	Utilization	8
Section III	Proposed Project Options.....	9
	Savoy Elementary School Improvements.....	9
	Physical Education and Recreation Center.....	10
	Summary of Spatial Requirements	12
	Scheme 1	14
	Scheme 2.....	17
	Preferred Scheme	21
Section IV	Project Estimates.....	22
Section V	Project Implementation.....	25
	Decision making	25
	Capital Project Cost Sharing.....	26
	Sources of Funds.....	29
	Project Schedule.....	31

Savoy/TMA Public Education Campus Plan

March 2006

Section I Project Background

The Savoy/TMA Public Education Campus encompasses the 3.5 acres that includes the Savoy Elementary School and the former Nichols Avenue School, now the fully modernized Thurgood Marshall Academy Public Charter High School (TMA)¹ and a recreation center sponsored by the Department of Parks and Recreation. Savoy School is located at 2400 Shannon Place, SE a couple of hundred feet from the Anacostia Metro Station at Howard Road and Martin Luther King, Jr. Avenue, SE. The school was built in 1968 as a replacement to the Nichols Avenue School adjacent to Savoy. Plans to demolish the historic Nichols School were abandoned due to the neighborhood's desire to retain the historic Nichols Avenue school building. The Nichols building was derelict before it was fully renovated and expanded by the Thurgood Marshall Academy Public Charter High School (TMA) in 2005. Now, 320 high school students fill the modernized 100 year old halls of TMA in an academically rigorous public college prep school, serving children from Wards 7 and 8.

As a part of public initiatives to better utilize public land and buildings, the District's disposition agreement for the Nichols Avenue School with Thurgood Marshall Academy Public Charter High School, required TMA to explore the feasibility of making improvements to Savoy Elementary School and creating a secure shared-use gymnasium and other community spaces for Savoy, TMA and the Department of Recreation at Savoy.² This Savoy/TMA Campus Plan meets that requirement. The shared facility is planned to serve the needs of both public school programs, and also of a wider community of children, youth and adults, with programs and services provided by the Savoy Recreation Program and through partnerships with community based non-profits. While more local school and community input will refine the design of this campus, it serves as an example of the vision expressed in "The People's [Minority] Report, District 4 Response to The Proposed DCPS Master Education Plan, February 2, 2006" which states:

District IV schools must become community beacons –not only comprehensive education service providers and but hubs of neighborhood activity as well. Because of the multiple threats to stability in our neighborhoods, District IV requires public commitment to high quality programs that encourage students and parents to use their local schools for more than the 8:54-3:15 school day. Our fragile families need the support of all-year, round-the-clock schools to ensure maintenance of academic gain and continuous access to other

¹ During the disposition process of Nichols School from the city to Thurgood Marshall Academy, the District subdivided the 3.5 acres into two lots—2.5 acres for Savoy Elementary School and 1 acre for Thurgood Marshall Academy Public Charter School.

² DCPS Co-location Policy; Facilities Program Coordination and Joint Use Facility Initiative of the Mayor, operating out of the City Administrator's Office; and the Council Co-Location Modernization Fund approved by the Council to support joint use improvements in public school facilities.

Savoy/TMA Public Education Campus Plan

March 2006

supportive and enriching programs. Sustained high quality programs and staff in all areas are a priority, and resources and incentives must be provided to ensure that highly qualified, effective principals and teachers will be the norm in our communities.

The Mayor has set a goal to attract 100,000 new residents to Washington. The land-locked city has little available space for new construction. However, the Anacostia neighborhood is attracting major developments which, according to the Office of Planning, could generate up to 3,000 new homes within the next 10-15 years. The renovation of the derelict Nichols building into a landmark educational facility adjacent to Savoy is an anchor at the gateway to Anacostia. High performing schools in modern facilities spur housing development and complement other retail and community development.

The development of the building improvements to Savoy Elementary School, are planned to support quality education and community services in a fiscally efficient manner. Quality of design, construction and operation are also high priorities for this project and can be accomplished using management partnerships, as well as creating agreements to support a culture of sharing and joint use. New approaches to public school and municipal facility planning, design, construction, management and financing must be utilized if the District is to secure high quality facilities in a timely and cost effective manner. This project represents one such new approach.

Savoy Elementary School

The Savoy Elementary School is a District of Columbia Public School. It is named after Alfred Kiger Savoy, a noted educator in the District of Columbia. He served as a teacher, principal, and area superintendent. Savoy is known as "The Pride of Anacostia." It serves students from Pre-school through sixth grade. The mission of the school, as described in the current Local School Improvement Plan is:

...to provide a quality education for all students. All students will have the opportunity to achieve regardless of their social, economic, or developmental differences. The staff of Savoy is committed to providing challenging instruction in a positive environment that meets the needs of all students. Savoy ES instills in each student the incentive to learn and succeed. The school, parents, and community are valued partners. By working together as a team, we will assist all students to become productive and valuable contributors to society.

Savoy was constructed in 1968 and was built to replace the Nichols Avenue School, which had been constructed in 1900 and added to in the 1920s. The official enrollment for the 2005-2006 school year is 337 students, however, 32 of these students are 6th graders. In the near future, with the implementation of the DCPS Master Education Plan, 6th graders will be assigned to middle schools, as part of

Savoy/TMA Public Education Campus Plan

March 2006

a middle school reform effort. Without the 6th grade, Savoy's current enrollment would be approximately 300 students. Savoy students come from the nearby neighborhood and 77% of the students are eligible for free or reduced lunch. There are two students with limited English proficiency. Most of Savoy's students come from within one half mile of the school and walk to school. The enrollment has dropped by about 100 children since the 1990's because of declining birth rates and the opening of a nearby charter elementary school. However, the school's prominent location and support from the near by community make it an important neighborhood asset.

Thurgood Marshall Academy Public Charter High School

TMA was founded in 2000 by law students, law professors, educators, and community members who recognized the need for a small, public, college-preparatory school for teenagers east of the Anacostia River. TMA's mission is to prepare students to succeed in college and to actively engage in our democratic society. The school's goal is to help students develop as thinkers, individuals, and community members by teaching them the skills lawyers have: the ability to solve complex problems, think critically, and advocate persuasively for themselves and their communities. In order to accomplish its mission and goal, TMA integrates a rigorous curriculum with support services such as after-school academic tutoring, personalized mentoring, and intensive college guidance. Now in its fifth year of operation, Thurgood Marshall Academy's enrollment has grown from 80 9th-graders when it opened its doors in 2001 to 320 students in grades 9-12 this school year. The school's charter allows for growth of up to 400 students.

Most of TMA's students come from Wards 7 and 8, in neighborhoods east of the Anacostia River. 72% qualify for free and reduced lunch. While most of the incoming 9th graders read below grade level, the school's goal is for all graduates to succeed in college. All of its first graduating class in 2005 was accepted into colleges around the country.

Savoy Recreation Center

The Department of Parks and Recreation (DPR) has operated a recreation center in Savoy since the school was built. Currently, DPR operates two programs that serve about 60 Savoy students in after school programs. One is a fee based before and after school program operated by DPR's Office of Educational Services with a structured program for its 15 children. Hot snack and dinner are provided. This program is also available as a summer camp. The less structured after school program has exclusive use of three rooms including an office/computer center, 'game room,' and the multipurpose room. The students also have access to the outdoor play areas. About 40-50 Savoy students take advantage of this free, but application required program where homework assistance is

Savoy/TMA Public Education Campus Plan

March 2006

provided and snacks are sometimes available. After 6pm, once the Savoy students have left, neighborhood teens are encouraged to drop in to play basketball and other sports and watch TV until 9PM. DPR reports that as part of improving the quality of its programs and services, the after school and drop in programs will become more structured with snacks and homework assistance routinely provided. A summer camp for 6-12 year olds is also provided by the Department of Parks and Recreation.

Community

Savoy is in a neighborhood of transition. It fronts a relatively stable Shannon Place with single family homes and a church. Shannon Place ends in a cul de sac across from the Anacostia Metro Station, but traffic is generated from drop offs and pick ups from the station. A church across the street remains largely unused during school hours. The retail strip on Martin Luther King, Jr. Avenue has a Pepco substation, retail establishments and a theater awaiting a long delayed renovation by the Good Samaritan organization. The Bethlehem Baptist Church across MLK sits on 4 acres of empty land awaiting development. Several bus routes travel on MLK making it a major arterial thoroughfare. The neighborhood is defined by highways including Interstate 295 to the north, and Suitland Parkway and Howard Road to the west that act as major boundaries to the Savoy community.

In April 2004 the DC Office of Planning released the Anacostia Transit-Area Strategic Investment and Development Plan which sets forth the vision for this important crossroads and is referred to as the Metro Node. The Savoy Campus is described as follows:

“New Investments in educational and recreational facilities establish a strong civic anchor further enhancing the attractiveness and livability of the neighborhood...The Bethlehem Baptist site on Martin Luther King Jr., Avenue (across from the proposed Savoy Recreation Center entrance) offers the first opportunity for new development in the neighborhood, (it could be) developed with a mixture of up to 250 single and multi-family homes above new retail establishments facing the Metro.

School and community recreational needs (could) be accommodated in a new multi-purpose facility...a preferable scenario, built as a modernized facility for Savoy, Nichols (TMA) and the community behind Savoy School along the Martin Luther King, Jr. Avenue main street.”

Section II Project Rationale

A joint planning, design and building project of DCPS for Savoy Elementary School with Thurgood Marshall Academy Public Charter High School and the Department of Parks and Recreation is justified as a way to address educational, program and facility

Savoy/TMA Public Education Campus Plan

March 2006

related problems of Savoy, TMA and the Savoy Recreation Center. These problems are caused by design deficiencies, poor building conditions at Savoy, and utilization inefficiencies. Currently, the children of Savoy School have no physical education teacher and no physical education program. The students at TMA have a health and fitness program, which is done within a regular classroom and at off site fields or play areas. The combined total of nearly 700 elementary and high school students who attend school on the Savoy/TMA Campus need high quality physical education space.

The Savoy multi-purpose wing used by the Savoy Recreation Center is in poor condition and is not designed for shared use. Teenagers who use the drop in program after 6PM cannot be contained in the space designated for recreation, because the bathrooms are in other parts of Savoy School and there is no controlled access. In addition, the multi-purpose room and other small support spaces of the Savoy Recreation Program do not support activities that are needed for a more structured, focused program of after school activities. The community, which uses Savoy for meetings and community events, will benefit from space designed to support community access and use.

This project has the potential to be a model for joint planning, design, funding and project management for DCPS, other District agencies and public charter schools.

Design

Savoy is a T-shaped building of 61,578 gross square feet consisting of three stories (one full story, and two partial stories) without a basement. The building was built in 1968 during a time when schools were the most crowded in the District of Columbia. Savoy was designed to have many classrooms and fit as many students into the school as possible. The 35 classroom sized rooms house the Pre-School/Head Start through 6th grade classes, music, art, four Special Education classrooms, reading and math resource rooms, itinerant teachers and storage, administration suites, library and building services. The basic classroom is only 695 square feet. The lockers are in the classroom—taking up important space and there is little storage for teacher or student materials. There is ample daylight, but due to problems with the windows and the poor quality of replacement glass, they are generally covered by drawn shades. The classroom size and design poses a challenge to the classroom teachers.

Savoy Elementary School was designed to have two kindergartens classrooms—an advancement at the time. While these are good quality classrooms for early childhood, with the expansion of early childhood programs, including pre-kindergarten, Headstart and pre-school classes at Savoy Elementary School, the basic grade level classrooms are too small and do not have the necessary bathroom

Savoy/TMA Public Education Campus Plan

March 2006

and storage amenities to be appropriate early childhood spaces.

The classrooms and spaces used for music and art are not well designed to support the teacher or students in those spaces. This is particularly true in terms of storage, furniture, adjacencies, and specialized amenities needed for these specialty classrooms. For example, there is no acoustic treatment for the music classroom, or deep sinks for art and these classes are taught in a regular sized classroom.

A large multipurpose room functions as cafeteria, auditorium and gymnasium but is inadequate in size and finishes. It is shared by DPR's after school and evening programs, but the current design makes this difficult. There is no separation between the DPR program and Savoy so older youth who participate in the drop-in program have access to the entire school. There is no separate public entrance to the recreation program. All recreation program participants must enter through Savoy Elementary School. As shared space, DPR and Savoy work amicably to serve the community, however when the large room is used by the school or community for meetings adjustments must be made to the DPR program.

The newly renovated and expanded Thurgood Marshall Academy Public Charter High School, while now a state of the art facility, it has no physical education facilities for its 320 students. This is because the city placed site limitations on the development of Nichols School. The city would not permit TMA to build on the corner of Howard Road and MLK Avenue, requiring TMA to leave this as green space. High quality health, fitness, physical education and athletic programs are a priority for TMA students, without the facilities to support this, the education of the students suffers.

Condition

The Savoy building is clean and well kept, but has systems and components that are well beyond their useful life. The roof, electrical system, plumbing system, and heating and chilling distribution system are original to the building and need replacement. The boiler was replaced in 2000. The chiller was replaced in 2001, but due to problems with maintenance, the chiller is not working. The windows are a particular problem because many of them cannot be seen through. While technology infrastructure has been added, it is insufficient to support its integrated use in communication, instruction, on-going student assessment, and administration.

The exterior space surrounding Savoy is both in superior and inferior condition. As part of the TMA renovation, Savoy's playground on the Howard Road side was reconfigured and rebuilt. This includes a new basketball court, play equipment, athletic field and outdoor terrace on the south and west of the school. The play area is surrounded by a new chain link fence. The early childhood playground on the east, however, is in disrepair, although used daily by the students. The staff parking lot is in poor condition. An

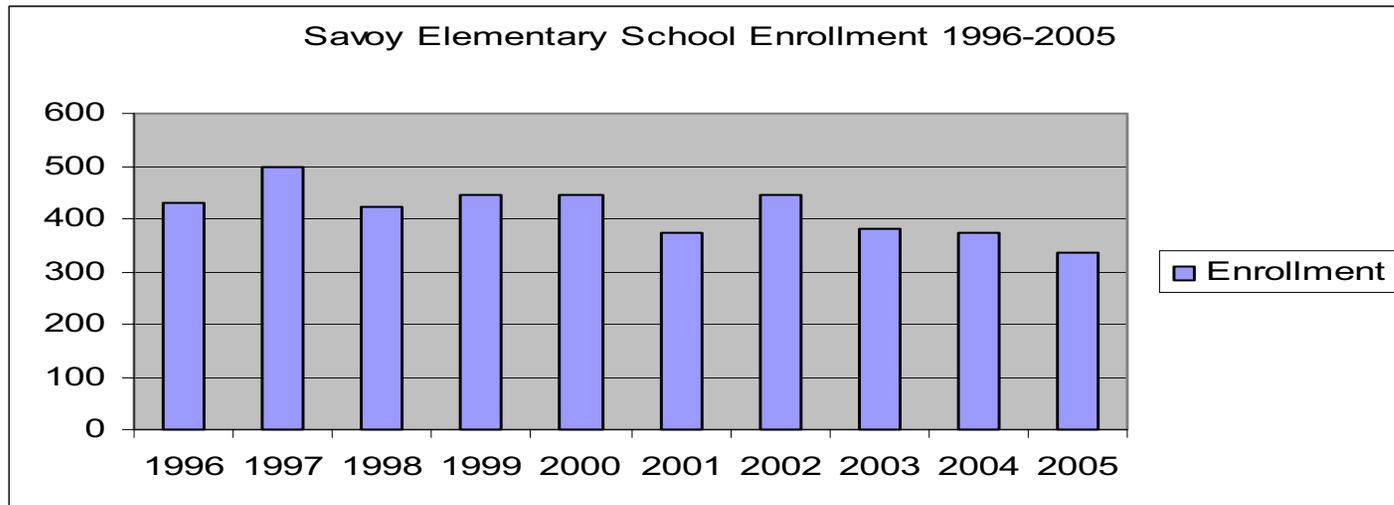
Savoy/TMA Public Education Campus Plan

March 2006

original brick wall surrounds the front of the school on Shannon Place. The staff has found this creates an unsafe situation with criminal activity occurring behind it.

Utilization

According to DCPS, the capacity of Savoy Elementary School is 424 students. As it was originally designed in 1968—when DCPS was most crowded, its capacity was over 700, but within 2 years of completion there were 1000 students at Savoy. However, sound education practice discourages schools of these sizes. In the meantime, Savoy, at 337 students is underutilized, with a number of classrooms entirely unused. The enrollment of Savoy has declined from a high of nearly 500 in 1997 to 337 students in 2005-2006.



The current under-utilization of Savoy creates the opportunity to re-design the interior space of Savoy to serve a 360 student school in classrooms and other educational spaces which will better support educational programs and services of DCPS. Building a library (envisioned in Scheme 2) at one end of the partial second story will enable Savoy to add classrooms in the future, if there is growth in the neighborhood and with this addition, the school will comfortably serve 400 students.

The need to improve programs and services, as well as the condition, design and utilization of the Savoy building and site for the

Savoy/TMA Public Education Campus Plan

March 2006

students of Savoy and of Thurgood Marshall Academy and the community, offers DCPS and the District the opportunity for a model program coordination and joint use project.

Section III Proposed Project Options

The design proposals can best be understood by looking at the Savoy Elementary School and the Physical Education and Recreation Center separately. Each proposed project option fully supports the program requirements for Savoy Elementary School. The difference for Savoy Elementary School between Scheme 1 and Scheme 2 is that the enrollment capacity of Savoy in Scheme 1 is 360 students and in Scheme 2 it is 400 students. In Scheme 1, the library media center is included in the existing Savoy envelope. In Scheme 2, there is a small library media center addition on the second floor over the first floor early childhood space. If Savoy is expanded with a library media center, then there is space for another 2 classrooms in the original school envelope. The decision concerning this change should be based on enrollment projections. These projections will largely be a function of the extent of the housing development planned in the area.

Savoy Elementary School Improvements

Both schemes include a full modernization of the Savoy School, including replacing windows, electrical and plumbing systems and reconfiguring the small classrooms to meet current educational requirements. In addition, a new cafeteria/multipurpose room will be created in the western end of the building facing the recently created athletic field and playground. This area will replace the cafeteria and kitchen that currently exist in the area to be demolished and rebuilt as the Physical Education and Recreation Center. Savoy's new cafeteria and kitchen will be constructed to open at playground level, rather than up a flight of stairs. The first floor will fully support 6 early childhood classes and the main administration. The second floor will house the primary grade classrooms, as well as the library/media center—whether within the current envelope, or as an addition, teacher planning and some academic support areas. The third floor will house the intermediate classes and specialty spaces for science, art and music. Except for physical education, the educational requirements for a 360 or a 400 student elementary school are fully met in Scheme 1 or Scheme 2.

In both Schemes, the finishes, furniture and equipment will be replaced, although lockers may be refurbished. The school will be completely technology ready, for administration, teachers and students. There will be improvements to the school entrance including a canopy and landscaping that will make the school more inviting. The early childhood playground will be completely rebuilt at the eastern edge of the school. The surface parking area will be repaved and fencing will be replaced.

Savoy/TMA Public Education Campus Plan

March 2006

The following is a table of the existing spaces in Savoy Elementary School, the proposal from the Savoy Elementary School Education Specification (Volume 2) and the proposed spaces that will be dedicated to Savoy Elementary School as contained in Scheme 1 and 2 in this feasibility study.

SAVOY ELEMENTARY SCHOOL PROGRAM SUMMARY							
		Savoy Specifications		Scheme 1		Scheme 2	
Space Category	Existing Net Area	Proposed Net Area	Net Change	Proposed Net Area	Net Change	Proposed Net Area	Net Change
Academic Core	25,847 nsf	21,850 nsf	-3,997 nsf	24,618 nsf	-1,229 nsf	27,118 nsf	1,271 nsf
Media Center	1,191 nsf	2,520 nsf	1,329 nsf	2,520 nsf	1,329 nsf	2,520 nsf	1,329 nsf
Visual Arts	695 nsf	1,325 nsf	630 nsf	1,400 nsf	705 nsf	1,400 nsf	705 nsf
Music	695 nsf	1,050 nsf	355 nsf	1,050 nsf	355 nsf	1,050 nsf	355 nsf
Administrative	2,146 nsf	1,955 nsf	-191 nsf	3,285 nsf	1,139 nsf	3,285 nsf	1,139 nsf
Student Dining & Food Services	6,436 nsf	4,950 nsf	-1,539 nsf	4,240 nsf	-2,196 nsf	4,240 nsf	-2,196 nsf
Multi-Purpose Shared Activity Areas	1,533 nsf	In new center		In new center		In new center	
Engineering & Custodial Services	1,797 nsf	600 nsf	-1,197 nsf	600 nsf	-1,197 nsf	600 nsf	-1,197 nsf
Building Services	4,230 nsf	5,304 nsf	1,074 nsf	3,473 nsf	-757 nsf	3,473 nsf	-757 nsf
Existing Facility	44,570 nsf	39,554 nsf		41,186 nsf		43,686 nsf	
Net-to-Gross Multiplier:	1.38						
TOTAL Gross Floor Area	61,578 gsf	54,648 gsf		56,903 gsf		60,357 gsf	

Physical Education and Recreation Center

The proposal for the Physical Education and Recreation Center in both Scheme 1 and Scheme 2 is to demolish the existing Savoy multi-purpose space and replace it with a new multi-use gymnasium, fitness and recreation center to be shared by Savoy Elementary School, Thurgood Marshall Academy and the Savoy Recreation Center. The Study Team examined the possibility of retaining and re-using the existing 6,436 square foot multi-purpose wing, with an addition on MLK, Jr. Ave, but determined that the program would best be served by replacing this wing altogether.

Savoy/TMA Public Education Campus Plan

March 2006

Both schemes also provide for the shared high school sized gymnasium and spaces including locker rooms, multipurpose game room, computer/homework room, a fitness room, staff offices and a room for seniors or parents.

The new joint use facility will front Martin Luther King, Jr. Avenue which should greatly enhance the streetscape. The existing wall will be removed and the new building entrance – in either scheme – will step back so that the 100 year old façade of TMA will be visible to drivers and pedestrians as they travel on MLK. The rooms facing the Avenue will feature windows and since the gym sits behind the auxiliary DPR and TMA spaces the gym it will barely be visible from either MLK or Shannon Place.

There are significant differences between Schemes 1 and 2 in the design of the Physical Education and Recreation Center. The Joint Use Facility in Scheme 1 at 21,171 square feet provides all entities with the spaces to meet their needs. However, in order to maintain as much surface staff parking as possible, the building must rise to two stories to fit all of the programmed spaces. The existing parking lot is reduced by 8 spaces. In Scheme 1, the gymnasium is a full sized gymnasium with a small stage. The activity areas, fitness room, locker rooms and offices of Savoy Recreation Center and Thurgood Marshall Academy Public Charter High School will be on two floors, in the area in front of the two story gymnasium. The public entrance will be on Martin Luther King, Jr. Blvd, separate from Savoy School. There will still be pedestrian and auto access to Savoy School from Martin Luther King, Jr. Blvd.

In Scheme 2, the architects used the area from lot line to lot line on MLK, Jr. Blvd permitted in the C2A zoning to create a more spacious gymnasium with bleachers and a full stage. Scheme 2 with 24,346 square feet in the joint use building allows for the addition of bleachers in the gym, a larger stage, a larger lobby and a more efficient and easier to manage one story layout. The gymnasium area is 2,476 net square feet larger in Scheme 2 than in Scheme 1. However, in doing this, the parking loss of Savoy was such that underground parking was needed to make up for lost surface spaces. Therefore a 46 space underground parking lot was designed which can only be accessed through TMA property. The existing curb cut on MLK will be removed and the new facility will abut the existing Pepco substation. There will still be 29 surface parking spaces off Talbert Street for Savoy staff.

Savoy/TMA Public Education Campus Plan

March 2006

Summary of Spatial Requirements

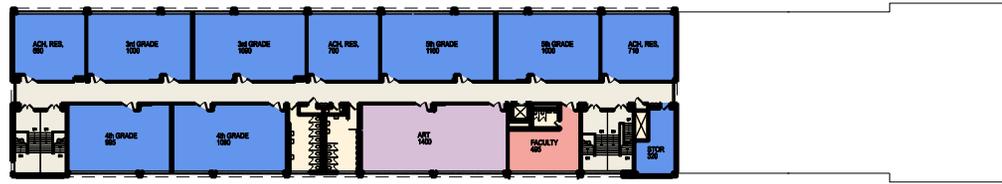
The following table compares the proposed spaces for Scheme 1 and Scheme 2 in the new Physical Education and Recreation Center.

JOINT USE BUILDING							
PHYSICAL EDUCATION - RECREATION - FITNESS - ATHLETICS (SAVOY, TMA & DPR)							
		Master Plan		Scheme 1		Scheme 2	
Room Name	Existing Net Area	Proposed Net Area	Net Change	Proposed Net Area	Net Change	Proposed Net Area	Net Change
Gymnasium	0 nsf	8,500 nsf	8,500 nsf	8,500 nsf	8,500 nsf	8,500 nsf	8,500 nsf
Fitness Room	0 nsf	900 nsf	900 nsf	1,500 nsf	1,500 nsf	1,400 nsf	1,400 nsf
TMA PE Office	0 nsf	200 nsf	200 nsf	115 nsf	115 nsf	250 nsf	250 nsf
Storage (Savoy)	0 nsf	300 nsf	300 nsf	200 nsf	200 nsf	350 nsf	350 nsf
Storage (TMA)	0 nsf	300 nsf	300 nsf	300 nsf	300 nsf	350 nsf	350 nsf
Storage (DPR)	0 nsf	300 nsf	300 nsf	400 nsf	400 nsf	600 nsf	600 nsf
Public Toilets	0 nsf	250 nsf	250 nsf	157 nsf	157 nsf	275 nsf	275 nsf
Public Toilets	0 nsf	250 nsf	250 nsf	157 nsf	157 nsf	275 nsf	275 nsf
2nd Flr Toilets	0 nsf	0 nsf	0 nsf	200 nsf	200 nsf	0 nsf	0 nsf
Lobby	0 nsf	1,200 nsf	1,200 nsf	875 nsf	875 nsf	1,350 nsf	1,350 nsf
TMA Locker Room (girls)	0 nsf	500 nsf	500 nsf	530 nsf	530 nsf	500 nsf	500 nsf
TMA Locker Room (boys)	0 nsf	500 nsf	500 nsf	500 nsf	500 nsf	500 nsf	500 nsf
Subtotal		13,200nsf	13,200nsf	13,434 nsf	13,434 nsf	14,350nsf	14,350 nsf
Add Alternates:							
Bleachers (400 seats)	0 nsf	0 nsf	0 nsf	0 nsf	0 nsf	1,050 nsf	1,050 nsf
Stage	0 nsf	600 nsf	600 nsf	320 nsf	320 nsf	600 nsf	600 nsf
Concession	0 nsf	200 nsf	200 nsf	0 nsf	0 nsf	230 nsf	230 nsf
		1,300 nsf	1,300 nsf	320 nsf	320 nsf	1,880 nsf	1,880 nsf
Physical Education Total	0 nsf	14,500nsf	14,500nsf	13,754 nsf	13,754 nsf	16,230nsf	16,230 nsf

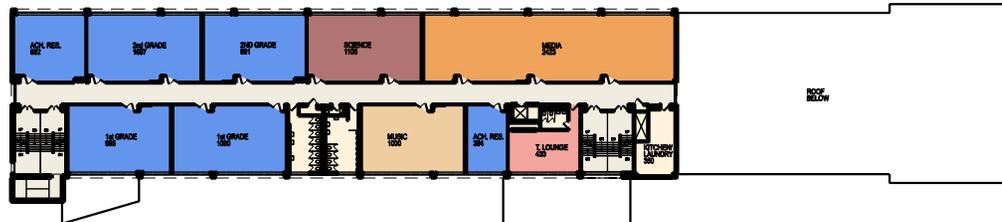
Savoy/TMA Public Education Campus Plan

March 2006

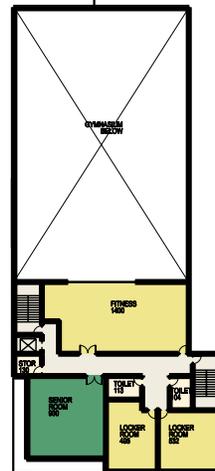
Room Name	Existing Net Area	Master Plan		Scheme 1		Scheme 2	
		Proposed Net Area	Net Change	Proposed Net Area	Net Change	Proposed Net Area	Net Change
Office/Computer Lab/ Toilet	416 nsf	500 nsf	84 nsf	450 nsf	34 nsf	450 nsf	34 nsf
Storage	81 nsf	50 nsf	-31 nsf	50 nsf	-31 nsf	50 nsf	-31 nsf
Activities Room/health classroom	422 nsf	500 nsf	78 nsf	1,300 nsf	878 nsf	1,200 nsf	778 nsf
Before/After School	614 nsf	700 nsf	86 nsf	695 nsf	81 nsf	695 nsf	81 nsf
Senior Room	0 nsf	500 nsf	500 nsf	625 nsf	625 nsf	550 nsf	550 nsf
Multi-Purpose Activity Areas	1,533 nsf	2,250 nsf	717 nsf	3,120 nsf	1,587 nsf	2,945 nsf	1,412 nsf
Proposed Addition (nsf)		16,750 nsf	17,620 nsf	16,874 nsf	15,341 nsf	19,175 nsf	17,642 nsf
Proposed Gross Area (Net x 1.38)		24,316 gsf		21,171 gsf		24,346 gsf	
Underground Garage						18,000 gsf	
TOTAL GSF		78,964		78,074		102,703	



THIRD LEVEL



SECOND LEVEL



COLOR KEY

Blue	ACADEMIC SPACES
Red	ADMINISTRATIVE
Purple	ARTS
Yellow	ATHLETIC SPACES
White	CORRIDORS
Green	DPR
Orange	MEDIA CENTER
Light Green	MULTI PURPOSE
Light Orange	MUSIC
Brown	SCIENCE
Light Yellow	SERVICE



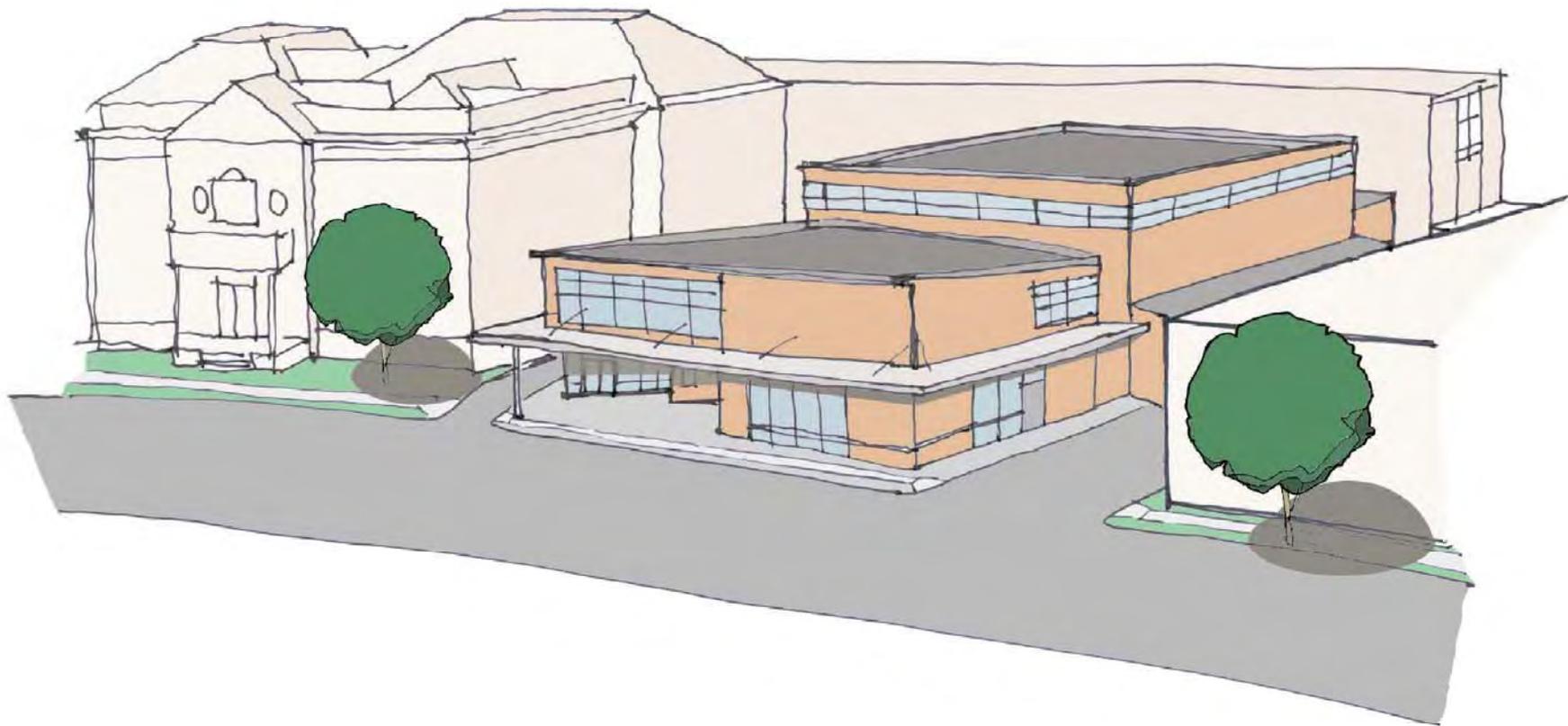
SCHEME 1



BOWIE - GRIDLEY ARCHITECTS, P.L.L.C.
 1010 WISCONSIN AVE., N.W. SUITE 400
 WASHINGTON, D.C. 20007
 TEL: (202) 537-2800
 FAX: (202) 537-2828

SAVOY ELEMENTARY SCHOOL
 2400 SHANNON PL SE, WASH DC

March 2006



SCHEME 1



BOWIE-GRIDLEY
ARCHITECTS, P.L.L.C.
1010 WISCONSIN AVE., N.W. SUITE 400
WASHINGTON, D.C. 20007
TEL: (202) 337-2888
FAX: (202) 337-2828

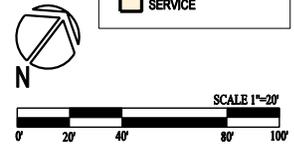
SAVOY ELEMENTARY SCHOOL
2400 SHANNON PL SE, WASH DC

March 2006

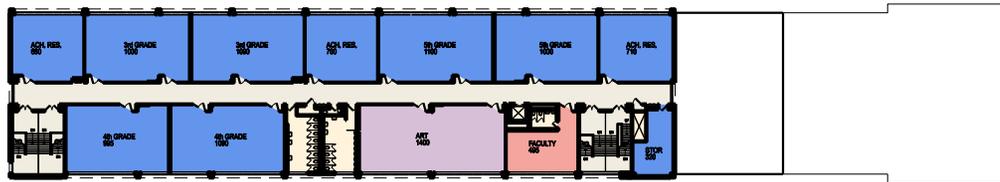


COLOR KEY

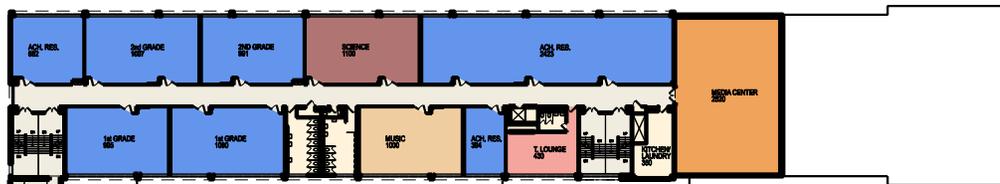
- ACADEMIC SPACES
- ADMINISTRATIVE
- ARTS
- ATHLETIC SPACES
- CORRIDORS
- DPR
- MEDIA CENTER
- MULTI PURPOSE
- MUSIC
- SCIENCE
- SERVICE



SCHEME 2



THIRD LEVEL



SECOND LEVEL

COLOR KEY

Blue square	ACADEMIC SPACES
Red square	ADMINISTRATIVE
Purple square	ARTS
Yellow square	ATHLETIC SPACES
White square	CORRIDORS
Green square	DPR
Orange square	MEDIA CENTER
Light green square	MULTI PURPOSE
Light blue square	MUSIC
Brown square	SCIENCE
Light yellow square	SERVICE



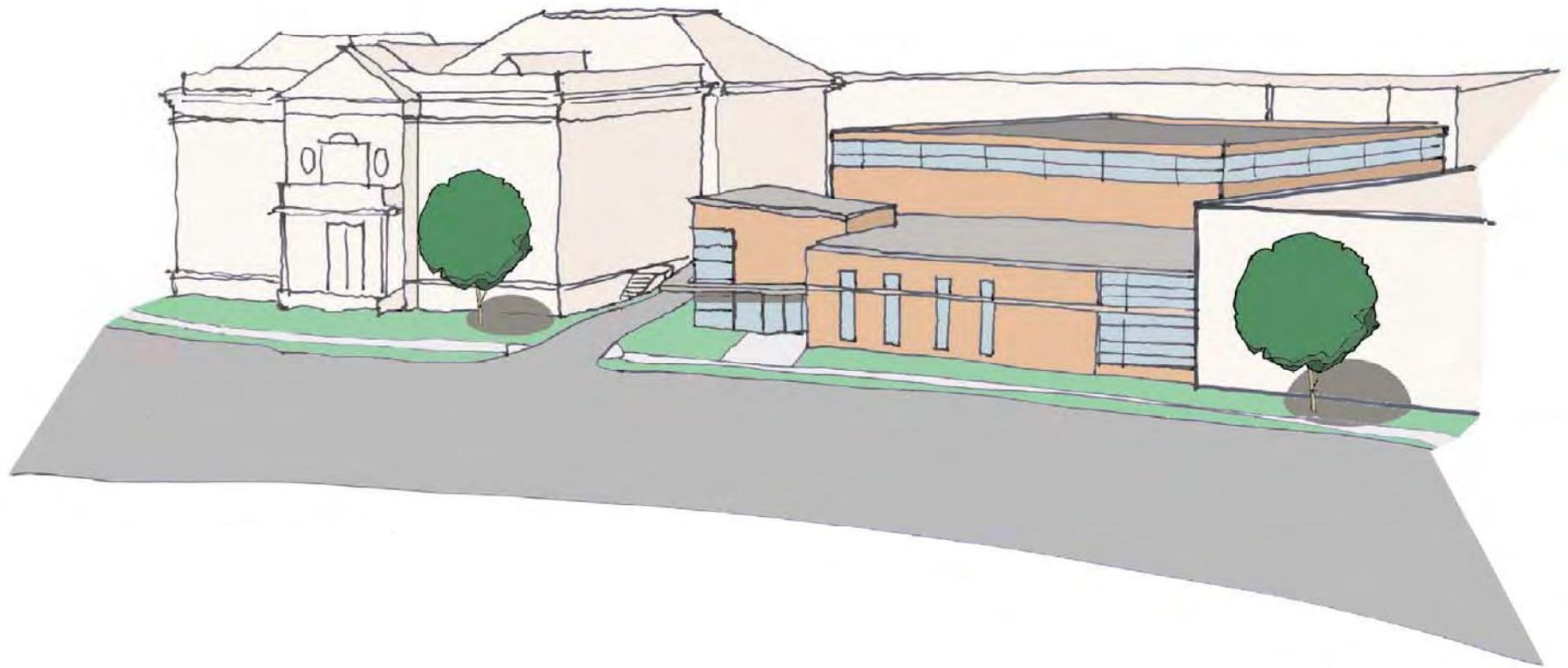
SCHEME 2



**BOWIE - GRIDLEY
ARCHITECTS, P.L.L.C.**
1010 WISCONSIN AVE., N.W. SUITE 400
WASHINGTON, D.C. 20007
TEL: (202) 537-2800
FAX: (202) 537-2828

SAVOY ELEMENTARY SCHOOL
2400 SHANNON PL SE, WASH DC

March 2006



SCHEME 2



BOWIE - GRIDLEY
ARCHITECTS, P.L.L.C.
1010 WISCONSIN AVE., N.W. SUITE 400
WASHINGTON, D.C. 20007
TEL: (202) 337-2888
FAX: (202) 337-2828

SAVOY ELEMENTARY SCHOOL
2400 SHANNON PL SE, WASH DC

March 2006

Savoy/TMA Public Education Campus Plan

March 2006

Preferred Scheme

To develop the proposed schemes and feasibility study proposals, the study team reviewed the existing building and site conditions, educational documents and information, and organized a series of site visits, and meetings with the staffs of Savoy, TMA, DPR and DCPS, parents and community members. This process resulted in the development of two schemes designed to address the programmatic needs of the three users of the proposed facility. Input from the following list of meetings resulted in the development of the proposed schemes for the Physical Education and Recreation Center, as well as the recommendations on how the use of the facility should be shared, financed, phased and managed.

November 21, 2005	Observe Savoy operations, classes, movement, etc. entire school day
December 1, 2005	Interview Savoy staff, by grade and specialty, including custodian and building engineer
December 5, 2005	Interview Savoy teachers, Division Superintendent, Principal, cafeteria staff, Special Education Coordinator
December 7, 2005	Interview Principal, DPR on site staff, telephone conference with Ward 8 DPR Manager
January 17, 2006	Savoy/TMA/DPR Facility Committee Meeting at TMA
January 17, 2006	Meeting with Academic director of TMA
January 24, 2006	Savoy/TMA/DPR Facility Committee Meeting at Savoy
January 30, 2006	Meeting at DPR with Roslyn Johnson, Leslie Schill, Lisa Franklin Kelly
February 1, 2006	Tour of TMA and Teacher Meet and Greet with Savoy and TMA teachers
February 1, 2006	Presentation of Design Schemes at Savoy Home and School Association Community Meeting
February 8, 2006	Meeting with Council Chair staff and Office of the City Administrator staff on use of co-location funds
February 13, 2006	Presentation and discussion of Draft Feasibility Report to Savoy/TMA/DPR Facility Committee
February 21, 2006	Presentation and discussion with DCPS Office of Facilities Management (OFM)
February 23, 2006	Presentation and discussion with DC Office of Planning
February 23, 2006	Presentation and discussion with DCPS Chief Business Officer and OFM
February 24, 2006	Presentation and discussion with District 4 school board representative, William Lockridge

The scheme preferred by Savoy, TMA and DPR was Scheme 2 for the following reasons:

- ✚ The single story design makes security and supervision easier for the Recreation Program.
- ✚ The full lot coverage separates Savoy Elementary School from problems that may originate on MLK, Jr. Ave, improving the security at Savoy School.
- ✚ The library addition for Savoy (which could be included in either scheme) gives the school a signature space and supports anticipated growth in the neighborhood.
- ✚ The larger gymnasium provides for a full stage and seating for the entire schools of Savoy or Thurgood Marshall Academy.

Savoy/TMA Public Education Campus Plan

March 2006

-  The underground parking increases the total parking available on site and provides Savoy teachers with secure parking and additional parking for TMA.
-  The single story front portion of the Center creates a more attractive street presence, with a relatively low front section which steps up to the two story gymnasium in the rear.

Section IV Project Estimates

The following estimates are concept plan level estimates. They include all design, engineering, construction, project management, furniture, fixtures and equipment, as well as a 15% design and construction contingency. In addition, there is an escalation of 6% from 2006 to 2007 dollars incorporated into the estimate, since construction bidding is not scheduled until 2007. Swing space and transportation costs are only incurred if students are moved off-site during construction. The following is a summary of the more detailed estimates that follow.

	Scheme 1			Scheme 2		
	Modernize Savoy: FF&E, technology, library books; new early childhood playground; 2 story compact shared use facility, surface parking.			Modernize Savoy: media center addition, FF&E, technology, library books; new early childhood playground; 1 story shared use facility, gym with bleachers and full stage, underground parking.		
Total Project Estimates	Gross Square Feet	Estimate 2007 \$	\$/Square Feet	Gross Square Feet	Estimate 2007 \$	\$/Square Feet
Savoy School	56,903	\$12,800,000	\$225	60,357	\$13,400,000	\$222
Phys Ed/Recreation Center	21,171	\$6,400,000	\$302	24,346	\$7,300,000	\$300
Parking				18,000	\$2,600,000	\$144
Project Total	78,074 GSF	\$19,200,000		102,703 GSF	\$23,300,000	
Swing Space Preparations	50,000	\$500,000	\$10	50,000	\$500,000	\$10
Transportation to Swing Space for 1 year		\$850,500			\$850,500	
Offsite Total		\$1,350,500			\$1,350,500	
Total Project and Offsite Estimates		\$20,550,500			\$24,650,500	

SAVOY ELEMENTARY SCHOOL

Escalation Rate

6%

SCHEME 1

Estimated Cost Basis
Jan 2006

Area Calculations
New Construction Renovated Space

Hard Cost

Misc specialty
Owner
Equipment

FFE/Interior
Allowance

Soft Cost

Design Detailing
& Const
Contingency

Feb-06
Cost in Feb 2006 \$

Start Date

Escalated Estimated
Budget

Academic Core		34,039	\$ 4,935,632	\$ -	\$ 408,466	\$ 1,068,820	\$ 900,668	\$ 7,300,000	Sep-07	\$ 8,000,000
Media Center		3,478	\$ 434,700	\$ -	\$ 41,731	\$ 95,286	\$ 79,498	\$ 700,000	Sep-07	\$ 800,000
Visual Arts		1,932	\$ 241,500	\$ -	\$ 23,184	\$ 52,937	\$ 44,166	\$ 400,000	Sep-07	\$ 400,000
Music		1,449	\$ 181,125	\$ -	\$ 17,388	\$ 39,703	\$ 33,124	\$ 300,000	Sep-07	\$ 300,000
Administrative		4,533	\$ 566,663	\$ -	\$ 54,400	\$ 124,212	\$ 103,631	\$ 800,000	Sep-07	\$ 900,000
Student Dining & Food Services		5,851	\$ 731,400	\$ 50,000	\$ 70,214	\$ 160,323	\$ 141,258	\$ 1,200,000	Sep-07	\$ 1,300,000
Multi-Purpose Shared Activity Areas		0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Sep-07	\$ -
Engineering & Custodial Services		828	\$ 103,500	\$ -	\$ 9,936	\$ 22,687	\$ 18,928	\$ 200,000	Sep-07	\$ 200,000
Building Services		4,793	\$ 599,093	\$ -	\$ 9,585	\$ 121,736	\$ 108,124	\$ 800,000	Sep-07	\$ 900,000

SUBTOTAL		56,903	7,793,612	50,000	634,905	1,685,703	1,429,397	10,900,000		12,800,000
-----------------	--	---------------	------------------	---------------	----------------	------------------	------------------	-------------------	--	-------------------

JOINT USE FACILITY **PHYSICAL EDUCATION - RECREATION - FITNESS - ATHLETICS (SAVOY, TMA & DPR)**

Physical Education	17,605		\$ 3,483,862		\$ 35,210	\$ 703,814	\$ 628,151	\$ 4,900,000	Sep-07	\$ 5,400,000
Multi-Purpose Shared Activity Areas	3,566		\$ 641,880		\$ 10,698	\$ 130,516	\$ 115,859	\$ 900,000	Sep-07	\$ 1,000,000

SUBTOTAL	21,171		4,125,742	0	45,908	834,330	744,011	5,800,000		6,400,000
-----------------	---------------	--	------------------	----------	---------------	----------------	----------------	------------------	--	------------------

OFF SITE COSTS

Off Site Allowances

Off Site Facility Costs	50,000		\$ 500,000							\$ 500,000
Off Site Transportation Costs	1,890		\$ 850,500							\$ 850,500

SUBTOTAL		-	1,350,500							1,350,500
-----------------	--	----------	------------------	--	--	--	--	--	--	------------------

TOTALS	78,074		11,919,353	50,000	680,813	2,520,033	2,173,408	16,700,000		20,550,500
---------------	---------------	--	-------------------	---------------	----------------	------------------	------------------	-------------------	--	-------------------

SAVOY ELEMENTARY SCHOOL

Escalation Rate 6%

SCHEME 2

Estimated Cost Basis Jan 2006	Area Calculations			Hard Cost	Misc specialty Owner Equipment	FFE/Interior Allowance	Soft Cost	Design Detailing & Const Contingency	Feb-06	Start Date	Escalated Estimated Budget
	Conditioned Space	Paved Space	Renovated Space						Cost in 2005 \$		
Academic Core			37,423	\$ 5,426,312	\$ -	\$ 449,074	\$ 1,175,077	\$ 990,208	\$ 8,000,000	Sep-07	\$ 8,800,000
Media Center			3,276	\$ 409,500	\$ -	\$ 39,312	\$ 89,762	\$ 74,889	\$ 600,000	Sep-07	\$ 700,000
Visual Arts			1,820	\$ 227,500	\$ -	\$ 21,840	\$ 49,868	\$ 41,605	\$ 300,000	Sep-07	\$ 300,000
Music			1,365	\$ 170,625	\$ -	\$ 16,380	\$ 37,401	\$ 31,204	\$ 300,000	Sep-07	\$ 300,000
Administrative			4,271	\$ 533,813	\$ -	\$ 51,246	\$ 117,012	\$ 97,624	\$ 800,000	Sep-07	\$ 900,000
Student Dining & Food Services			5,737	\$ 717,175	\$ 50,000	\$ 68,849	\$ 157,205	\$ 138,657	\$ 1,100,000	Sep-07	\$ 1,200,000
Multi-Purpose Shared Activity Areas				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Sep-07	\$ -
Engineering & Custodial Services			780	\$ 97,500	\$ -	\$ 9,360	\$ 21,372	\$ 17,831	\$ 100,000	Sep-07	\$ 100,000
Building Services			5,685	\$ 710,613	\$ -	\$ 11,370	\$ 144,396	\$ 128,251	\$ 1,000,000	Sep-07	\$ 1,100,000
SUBTOTAL			60,357	8,293,037	50,000	667,431	1,792,093	1,520,270	12,200,000		13,400,000
JOINT USE FACILITY PHYSICAL EDUCATION - RECREATION - FITNESS - ATHLETICS (SAVOY, TMA & DPR)											
Physical Education	20,288	25,000		\$ 3,993,514		\$ 40,575	\$ 806,818	\$ 720,050	\$ 5,600,000	Sep-07	\$ 6,100,000
Multi-Purpose Shared Activity Areas	4,058			\$ 771,039		\$ 12,174	\$ 156,643	\$ 139,152	\$ 1,100,000	Sep-07	\$ 1,200,000
45 Car Under ground Parking			18,000	\$ 1,710,000		\$ -	\$ 342,000	\$ 307,800	\$ 2,400,000	Sep-07	\$ 2,600,000
SUBTOTAL			24,346	18,000	6,474,553	-	52,749	1,305,460	1,167,002		9,900,000
OFF SITE COSTS <u>Off Site Allowances</u>											
Off Site Facility Costs	50,000			\$ 500,000		<i>Allowance of \$10/sf for 50,000 to prepare swing space</i>					\$ 500,000
Off Site Transportation Costs	5,475	Total Bus Trips		\$ 1,095,000		<i>25 children per bus, 2 trips per day for 350 children @ \$200/bus trip</i>					\$ 1,095,000
SUBTOTAL			-	1,595,000							1,595,000
TOTALS			102,702	14,767,590	50,000	720,180	3,097,554	2,687,272	21,300,000		24,895,000

Section V Project Implementation

Program coordination within the Physical Education and Recreation Center will improve the education, programs and services available in the community for hundreds of children, youth and adults. The development of a joint use facility is sound fiscal and land use policy. However, establishing and maintaining these cooperative arrangements is not without challenges and requires designated people, policies, and processes within each entity involved. While these are being established on a more systemic basis, project specific partnership agreements can provide the clarity needed to move forward on these important projects.

The three entities involved in this project need a public partnership agreement for the initial project development and also for the ongoing management of the Center. The partnership for the initial project to plan, design and build the Center must establish:

- ✚ Who has decision-making authority for each entity and what key decisions points are
- ✚ How initial capital costs are shared
- ✚ Sources of funds for the design and construction
- ✚ How the project will be managed and who will be responsible for the project management

The ongoing operating agreement for the Center must define:

- ✚ Who will be responsible for ongoing program scheduling and management of the Center
- ✚ How building security, operations and utilities will be managed
- ✚ Who will provide building maintenance and repair
- ✚ What, if any lease or use costs will be charged
- ✚ How future capital needs will be addressed

Decision making

The target completion date for this project is fall 2008. While a project of this size and scope is routinely done within this timeframe in the private sector, it will take special effort and commitment for this jointly developed public project to meet these targets. This is not because design and construction take any longer, but because reviews and approvals often delay the progress of work.

Savoy/TMA Public Education Campus Plan

March 2006

There is a threshold decision for DCPS Board of Education on the priority of this project. Savoy, along with many other needy schools, was not among the projects identified for modernization in the DCPS Facilities Master Plan in 2000. In the 2003 update of the Facility Master Plan, no new schools were identified for improvements. Since the targeted completion date for this project is the fall of 2008, and the Facility Master Plan will not be completed before the FY2007 budget is approved, in order for this project to proceed at a timely pace, this project should be recommended as part of the FY2007 transitional CIP. Rather than placing this project on hold, DCPS has the opportunity to leverage the partnership with TMA and DPR to quickly and economically improve the Savoy Elementary School, and utilize new funds dedicated for just such partnerships. The following is a proposed outline of critical path decisions that will need to be made by DCPS, Thurgood Marshall Academy and the Department of Parks and Recreation.

- Review feasibility
 - Superintendent Janey; Chief Business Official; Division Superintendent; and Office of Facilities Management
 - Thurgood Marshall Academy Public Charter High School, CEO and Board of Directors
 - Department of Parks and Recreation

- Provide comments and/or approvals for
 - Educational or program specifications
 - Preferred design scheme
 - Cost sharing allocations
 - “Design-to” budgets
 - Schedule
 - Project management next steps

Capital Project Cost Sharing

All three parties to the development of this project are public—the DC Public Schools, a public charter school, and the DC Department of Parks and Recreation. Joint use and joint planning, design and construction create efficiencies that do not exist when every agency seeks to solve its space needs separately. There are efficiencies created in land use, as well as capital and operating funding. As a joint project, capital and operating funds are anticipated from each of the entities involved.

The project is first a complete renovation and reformulation of the Savoy Elementary School to better support its enrollment, meet its educational space requirements and improve the community’s gateway to Anacostia. The estimated cost for this, including swing space and transportation is \$14, 150,000 for Scheme 1 or \$14,750,000 for Scheme 2. The cost difference is a function of whether or

Savoy/TMA Public Education Campus Plan

March 2006

not Savoy builds a library/media center addition over the first floor early childhood classrooms and expands its capacity to 400 students. However, since anywhere from \$14,150,000 (69% of the estimate for Scheme 1) to \$14,750,000 (60% for Scheme 2) of the project's total cost (including costs to move Savoy students offsite) are for the renovation of the Savoy School, the bulk of responsibility for funding belongs to DCPS. The balance of \$6,400,000 (31% for Scheme 1) to \$9,900,000 (40% for Scheme 2) for the Physical Education and Recreation Center is proposed to be divided among DCPS, Thurgood Marshall Academy Public Charter School and The Department of Parks and Recreation.

	Savoy School Only	Physical Education/Recreation Center (Savoy/TMA/DPR)	Underground Parking (Savoy/TMA)	Total
Scheme 1	\$14,150,500 (69%)	\$6,400,000 (31%)	0	\$20,550,500 (100%)
Scheme 2	\$14,750,500 (60%)	\$7,300,000 (30%)	\$2,600,000(10%)	\$24,650,500 (100%)

A preliminary analysis of program requirements for the Center was reviewed by the Facility Committee, with the following assumptions agreed upon. With the following use patterns, the Center (except parking) is shared equally by all three entities.

User	Assumptions
Savoy Physical Education Program	2.5 school days dedicated to Savoy for physical education classes; ability to provide physical education class to every student at least once per week, as well as schedule large assemblies during Savoy dedicated times.
Savoy After-School Program (DPR)	3:00PM to 6:00PM, 5 days per week. With access to gym immediately after school and then the activity room, computer lab and parent/senior center between 4:30 and 6PM—for snacks, homework, tutoring, or other activities.
Savoy DCPS Summer School	Summer use of gym 5 days per week, one half day for 5 weeks for summer school.
TMA Physical Education Program	2.5 school days during the school year dedicated to TMA for health, fitness and physical education, ability to serve 2-3 classes in gym, fitness and activity areas.
TMA Summer School	Summer use of gym 5 days per week, one half day, for 5 weeks, as needed for students in summer school.

Savoy/TMA Public Education Campus Plan

March 2006

TMA Athletic Program	3 days per week after school from 4:30-6:30PM and 1 day from 3:30-5:30 PM for 38 weeks.
Drop in After School Program for Youth (DPR)	6 days per week access to gym and other support spaces in the Center; 6:00PM- 9:00PM 5 days per week; and Saturday 9AM-9PM. For 50 weeks (if DPR chooses to add Saturday hours).
Savoy Staff	50% of underground parking
TMA Staff	50% of underground parking
DPR Staff	Surface parking at Savoy

Following this use pattern, the **allocation for capital costs** to each entity is proposed as follows:

	Scheme 1	Scheme 2	Assumptions
DCPS	\$16,283,833	\$18,483,833	<i>Scheme 1:</i> DCPS pays for renovation of Savoy and one third the cost of the new Center. <i>Scheme 2:</i> DCPS pays for renovation of Savoy and one third of the cost of the new Center and one half of the cost of structured parking.
TMA	\$2,113,333	\$3,733,333	<i>Scheme 1:</i> TMA pays for one third the cost of the new Center. <i>Scheme 2:</i> TMA pays for one third the cost of the new center and one half the cost of parking. TMA secures rights to parking through provision of easement through TMA property for underground parking access from MLK.
DPR	\$2,113,333	\$2,433,333	<i>Scheme 1:</i> DPR pays one third the cost of new Center. <i>Scheme 2:</i> DPR pays one third the cost of new Center and does not contribute to structured parking, but has no access to it by right.
Total*	\$20,510,499	\$24,650,499	<i>*Totals differ due to rounding.</i>

Savoy/TMA Public Education Campus Plan

March 2006

Sources of Funds

Since all entities are public, the funding sources anticipated for the cost of the development are public. Funds have already been authorized by the District for the Savoy/TMA Physical Education and Recreation Center. Thurgood Marshall Academy Public Charter High School approached Council member Graham for support for the development of the old Nichols Building for Thurgood Marshall Academy Public Charter High School. He included \$1.5 million for a joint use physical education and recreation facility for Savoy School, Thurgood Marshall Academy and the Department of Parks and Recreation in the FY2006 Capital Improvement Plan (CIP), as part of the Office of Property Management. Following the CIP approval, DCPS Chief Business Officer Thomas Brady requested that the Office of Budget and Planning transfer the \$1.5 million to DCPS in order to simplify the implementation of the project. Approximately \$100,000 of these funds were used to develop new CAD as-built drawings, survey the site, prepare educational specifications, conceptual design options, cost estimates and schedule per a contract with DCPS.

In addition to these \$1.5 million, Thurgood Marshall Academy Public Charter School submitted an application and proposal to the Deputy Mayor for Economic Development for \$1.25 million in Neighborhood Investment Funds for the Savoy/TMA Center. The Deputy Mayor has recommended that this project be funded and included it in his budget request to the Council. There was a hearing on these recommendations and a vote is likely to take place on the Savoy/TMA project in April.

In addition to the \$1.5 million from Office of Property Management, and the \$1.25 million in Neighborhood Investment Funds, Thurgood Marshall Academy Public Charter High School requested \$500,000 in federal funds for this project. These funds have been earmarked in the FY2006 DC Federal Appropriation.

In addition to these funds, TMA, is able to use a portion of the per pupil facilities allowance towards its share of the initial development of the project and its continued operation. Since the opening of the Center will provide two additional teaching stations for the high school, the high school can increase its enrollment from 350 to 390 students (still lower than its charter for 400 students) for an additional facilities allowance of \$114,000 per year, (\$2,860 X 40 students). Unlike DCPS schools, public charter schools have the ability to borrow money to pay for building improvements. Although TMA is unlikely to be able to borrow large sums, since they just completed the modernization and expansion of the Nichols School.

DCPS is well positioned to fund its share of the Savoy modernization and its share of the joint use project. The Council and Mayor have approved a special purpose School Modernization Fund (Bill ##) to fund DCPS building improvement projects that include co-location with public agencies, public charter schools and/or private special education schools. The dedicated revenue set aside for this

Savoy/TMA Public Education Campus Plan

March 2006

fund is projected to raise—depending upon interest rates—close to \$150 million for these purposes. The Board of Education has yet to designate the schools for this funding, but the Savoy/TMA project clearly meets the criteria. In addition, there is already \$1 million in the DCPS Capital Improvement Plan for life and safety projects for Savoy.

The share of capital funding from the Department of Parks and Recreation is made particularly modest because it is a shared use project with DCPS and Thurgood Marshall Academy Public Charter School. The \$2.1 to \$2.4 million from DPR to support high quality space for recreation programs and services for children, youth and adults needs to be included in the FY2007 CIP. Savoy and TMA are located in Ward 8 which has highest number of children and youth in the city, but Ward 8 has insufficient recreation programs and facilities to serve them.

The proposed sources for funding are as follows:

Source	Year	Amount	Legislative Authority
City Council Appropriation	FY2006	\$1,500,000	Transferred to DCPS from DC Office of Property Management
Neighborhood Investment Fund	FY2006	\$1,250,000	Deputy Mayor for Economic Development Proposal to City Council; vote anticipated in April
Federal Appropriation	FY2006	\$500,000	Federal Appropriation in DC Budget
City Council Appropriation	FY2007	\$18,500,000	New DCPS Co-location Modernization Funds (Cropp's Bill)
City Council Appropriation	FY2007	\$2,433,333	Parks and Recreation Capital Budget
Total		\$24,183,333	
TMA Facility Allowance	FY2008	Balance	Per Pupil Facility Allowance from City

Savoy/TMA Public Education Campus Plan

March 2006

Project Schedule

In order to meet a fall 2008 completion date, this project will have to proceed with design, even as the work to secure the full funding for the modernization and replacement is underway. In order for the design to continue, the preferred schemes need to be agreed to and each of the three agencies should enter into a Memo of Understanding on cost allocation, budget and management of the project.

The full development of Savoy renovation and shared use gymnasium will have five Phases as follows:

PHASE 1:	Feasibility Study	Completed
PHASE 2:	Reviews and Approvals	1 month
PHASE 3:	Design and Permitting	10-14 months
PHASE 4:	Construction	12-18 months
PHASE 5:	Commissioning, Punch List and Project Close Out	2-3 months

Savoy / TMA Public Education Campus Plan

