Preliminary Plans Presentation

William H. Farquhar Middle School
Revitalization/Expansion

Prepared for
Montgomery County Board of Education

January 2014
Preliminary Plans Presentation

William H. Farquhar Middle School
Revitalization/Expansion

16915 Batchellors Forest Road
Olney, Maryland 20832

Montgomery County Board of Education

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Mr. Ray Marhamati Project Manager, Division of Construction
Ms. Julie Morris Facility Planner, Division of Long-range Planning
Facility Advisory Process Involvement

Involvement

The preliminary plans for the William H. Farquhar Middle School revitalization/expansion 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 reviewed and subsequently modified in accordance with suggestions received during the schematic design meetings.

Participants in Facility Advisory Process

<table>
<thead>
<tr>
<th>Name</th>
<th>Title</th>
<th>Affiliation</th>
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<tbody>
<tr>
<td>Ms. Diane Morris</td>
<td>Principal</td>
<td>Farquhar Middle School</td>
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<tr>
<td>Ms. Susan Bonhag</td>
<td>Parent</td>
<td>Farquhar Middle School</td>
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<tr>
<td>Ms. Leslie Bragg</td>
<td>Neighbor</td>
<td>Community</td>
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<tr>
<td>Ms. Kristen Brinker</td>
<td>Parent</td>
<td>Farquhar Middle School</td>
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<tr>
<td>Ms. Robin Bruckner</td>
<td>Parent</td>
<td>Farquhar Middle School</td>
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<tr>
<td>Ms. Cherrie Corley</td>
<td>Parent</td>
<td>Farquhar Middle School</td>
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<tr>
<td>Ms. Leslie Cronia</td>
<td>Neighbor</td>
<td>Community</td>
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<tr>
<td>Ms. Chelsea Curtis</td>
<td>PTA President</td>
<td>Farquhar Middle School</td>
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<tr>
<td>Ms. Sharon Deutch</td>
<td>Parent</td>
<td>Farquhar Middle School</td>
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<tr>
<td>Ms. Angela Edwards</td>
<td>Parent</td>
<td>Farquhar Middle School</td>
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<tr>
<td>Ms. Kathleen Finan</td>
<td>Staff</td>
<td>Farquhar Middle School</td>
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<tr>
<td>Ms. Janice Fothergill</td>
<td>Parent</td>
<td>Farquhar Middle School</td>
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<tr>
<td>Ms. Susan Fritzler</td>
<td>Parent</td>
<td>Farquhar Middle School</td>
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<tr>
<td>Ms. Meg Pease-Fye</td>
<td>Neighbor</td>
<td>Community</td>
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<tr>
<td>Mr. Scott Gitchell</td>
<td>Assistant Principal</td>
<td>Farquhar Middle School</td>
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<tr>
<td>Ms. Becky Grandin</td>
<td>Parent</td>
<td>Farquhar Middle School</td>
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<tr>
<td>Mr. Bronson Hoover</td>
<td>Parent</td>
<td>Farquhar Middle School</td>
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<tr>
<td>Mr. George Hyde</td>
<td>Neighbor</td>
<td>Community</td>
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<tr>
<td>Ms. Ruth Hyde</td>
<td>Neighbor</td>
<td>Community</td>
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<tr>
<td>Mr. Tom Hyde</td>
<td>Neighbor</td>
<td>Community</td>
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<tr>
<td>Mr. Tom Hyde, Sr.</td>
<td>Neighbor</td>
<td>Community</td>
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<tr>
<td>Ms. Susan James</td>
<td>Staff</td>
<td>Farquhar Middle School</td>
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<tr>
<td>Mr. Troy Kimmel</td>
<td>Parent</td>
<td>Farquhar Middle School</td>
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<tr>
<td>Ms. Laura Lampshire</td>
<td>Parent</td>
<td>Farquhar Middle School</td>
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</table>
## Participants in Facility Advisory Process (Continued)

<table>
<thead>
<tr>
<th>Name</th>
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<th>Organization</th>
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<tbody>
<tr>
<td>Ms. Thu Le Dao</td>
<td>Parent</td>
<td>Farquhar Middle School</td>
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<tr>
<td>Ms. Pauline Loveland</td>
<td>Staff</td>
<td>Farquhar Middle School</td>
</tr>
<tr>
<td>Mr. Ray Marhamati</td>
<td>Project Manager</td>
<td>Division of Construction, MCPS</td>
</tr>
<tr>
<td>Ms. Karen Milen</td>
<td>Parent</td>
<td>Farquhar Middle School</td>
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<tr>
<td>Ms. Karen Militano</td>
<td>Parent</td>
<td>Farquhar Middle School</td>
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<tr>
<td>Ms. Susan Milner</td>
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<tr>
<td>Ms. Julie Morris</td>
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<tr>
<td>Ms. Suzanne Redman</td>
<td>Parent</td>
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<tr>
<td>Ms. Kris Rhone</td>
<td>Staff</td>
<td>Farquhar Middle School</td>
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<tr>
<td>Ms. Lisa Rodriguez</td>
<td>Staff</td>
<td>Farquhar Middle School</td>
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<tr>
<td>Ms. Rocio Rodriguez</td>
<td>Parent</td>
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<tr>
<td>Ms. Michelle Ronan</td>
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<td>Mr. Michael Shpur</td>
<td>Architect</td>
<td>Division of Construction, MCPS</td>
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<tr>
<td>Ms. Andrea Smith</td>
<td>Parent</td>
<td>Farquhar Middle School</td>
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<tr>
<td>Ms. Jane Smith</td>
<td>Parent</td>
<td>Farquhar Middle School</td>
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<tr>
<td>Ms. Jillian Storms</td>
<td>School Facilities Architect</td>
<td>Maryland State Department of Education</td>
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<tr>
<td>Mr. David Tacchetti</td>
<td>Neighbor</td>
<td>Community</td>
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<tr>
<td>Ms. Sharon Tolkach</td>
<td>Staff</td>
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<tr>
<td>Mr. John Vukovich</td>
<td>Staff</td>
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<tr>
<td>Mr. John S. Weske</td>
<td>Neighbor</td>
<td>Community</td>
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<tr>
<td>Mr. Michael Whiteford</td>
<td>Staff</td>
<td>Farquhar Middle School</td>
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# Project Information

## Background/History

**Location:** 16915 Batchellors Forest Road Olney, Maryland 20832

**Cluster:** Northeast Consortium & Sherwood Clusters

### History and Square Footage of Existing Building:

<table>
<thead>
<tr>
<th>Year</th>
<th>Event</th>
<th>Square Feet</th>
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<tbody>
<tr>
<td>1968</td>
<td>Construction of the Original School</td>
<td>105,930</td>
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<tr>
<td>1981</td>
<td>Gymnasium Addition</td>
<td>10,370</td>
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<tr>
<td></td>
<td><strong>Total</strong></td>
<td>116,300</td>
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**Site Size:** 17.2 acres

## Current and Projected School Capacity and Student Enrollment

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<tr>
<td>Enrollment</td>
<td>906</td>
<td>906</td>
<td>906</td>
<td>906</td>
<td>906</td>
<td>796</td>
<td>796</td>
</tr>
<tr>
<td>577</td>
<td>583</td>
<td>575</td>
<td>578</td>
<td>547</td>
<td>555</td>
<td>547</td>
<td></td>
</tr>
<tr>
<td>Available Space</td>
<td>329</td>
<td>323</td>
<td>331</td>
<td>328</td>
<td>359</td>
<td>241</td>
<td>249</td>
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**Number of Relocatable Classrooms:** 0

**Number of Current Parking Spaces:** 100
Educational Program Objectives

The purpose of this project is to revitalize and expand the existing William H. Farquhar Middle School to provide program spaces for grades six through eight that meet the requirements of the educational specifications. Based on the condition of the existing facility and the cost to bring the school into compliance with current code requirements, the most cost-effective option is to construct a replacement building.

After the revitalization/expansion, the program capacity for the school will be 796 seats with a master-planned (core) capacity for 1000 students. The building will be in full compliance with the Americans with Disabilities Act (ADA) and the project will be designed to achieve Leadership in Energy and Environmental Design (LEED) Silver certification or higher by the United States Green Building Council under the LEED for Schools rating system.

The William H. Farquhar Middle School revitalization/expansion project will provide the required teaching spaces and support spaces for the school programs. This school will increase opportunities for students with cognitive disabilities to be educated in integrated settings with their non-disabled peers as much as possible. Learning for Independence classrooms will be located in close proximity to the general education population which reinforces the effort to provide services to special education students in inclusive settings.

There will be opportunities for learning to take place outside the classroom. Flexible spaces and an outdoor courtyard and plaza area will allow for creative problem solving, social emotional learning, and academic excellence.

The facility will provide a safe environment for students and staff by including a secure entry and visual monitoring of the site entrance points. The design of the building allows for good internal circulation and for after-hours community use and provides access to the cafeteria, instructional media center, gymnasium, and other central spaces while securing the rest of the building.
### Project Information (Continued)

**Teaching Stations and Spaces Provided When Complete:**
(Number of teaching stations calculated in the program capacity is indicated within parentheses)

<table>
<thead>
<tr>
<th>English/Foreign Language/ Math/ Social Studies:</th>
<th>Visual Arts Suite:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Classrooms (20)</td>
<td>Art Room (1)</td>
</tr>
<tr>
<td>Science:</td>
<td>Storage (1)</td>
</tr>
<tr>
<td>Laboratory (6)</td>
<td>Kiln Room (1)</td>
</tr>
<tr>
<td>Prep/Project/ Storage (3)</td>
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<tr>
<td>Chemical Storage (1)</td>
<td></td>
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</table>

**Other Instructional Support Areas:**

| Team Resource Center/ Workroom (8)            | Multipurpose Technology Laboratory: |
| Textbook Storage (3)                         | Multipurpose Technology Laboratory (1) |
| Instructional Data Assistant Room (1)        | Computer Technology Laboratory (1)   |
| Developmental Reading (1)                    | Storage (1)                         |

**Special Education:**

| Special Education Classrooms (SCB) (1)       | Physical Education:                  |
| Special Education Classrooms (LFI) (2)       | Gymnasium (Equals 2 teaching stations) (1) |
| Special Education Team Room (1)              | Auxiliary Gym (Dance/ Wrestling) (1)   |
| Resource Room (1)                            | Auxiliary Gym (Fitness/ Weight Room) (1) |
| Speech & Language Room (1)                   | Health Classroom (1)                  |
| Therapy Support Room (1)                     | Locker Rooms (2)                     |

**Music Suite:**

| Instrumental Music Room (1)                  | Laundry Room (1)                     |
| General Music/ Choral Room (1)               | Offices (2)                          |
| General Choral Storage (1)                   | Common Planning Area (1)             |
| Music Office (1)                             | General Storage (2)                  |
| Practice Rooms (2)                           | Outdoor Storage (1)                  |
|                                                | ICB Storage (1)                      |

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William H. Farquhar Middle School - Revitalization/Expansion
Hord Coplan Macht, Inc.
## Project Information (Continued)

**Computer Support:**
- Storage Room/ Office Area: 1
- Telecommunication Equipment Closet: 1
- Telecommunication Closet: 4
- Security Office: 1
- Testing Room: 1

**Instructional Media Center:**
- Reading Room: 1
- Listening Viewing Project Area: 2
- Direct Instructional Area: 1
- Workroom/ Materials Prep. Room: 1
- Office: 1
- Technology Information Access Center: 1
- Storage, Media General: 1
- Multimedia Production Room: 1

**Guidance Suite:**
- Counselor’s Office: 4
- Waiting Room: 1
- Conference Room: 1
- Records Room: 1

**Instructional Media Center:**
- Reading Room: 1
- Listening Viewing Project Area: 2
- Direct Instructional Area: 1
- Workroom/ Materials Prep. Room: 1
- Office: 1
- Technology Information Access Center: 1
- Storage, Media General: 1
- Multimedia Production Room: 1

**Health Suite:**
- Waiting Room: 1
- Treatment/ Medication Area: 1
- Office/ Health Assessment Room: 1
- Health Assessment/ Isolation Room: 1
- Rest Area: 2
- Toilet Room: 2
- Storage: 1

**Student Activities:**
- School Store: 1
- Student Government Storage Closet: 1

**Student Dining:**
- Staff Room: 1
- Telephone Room: 1

**Administration Suite:**
- General Office: 1
- Principal’s Office: 1
- Assistant Principal’s Office: 3
- Administrative Secretary’s Office: 1
- Workroom/ Storage/ Toilet Area: 1
- Storage: 1
- Conference Room: 1
- Copier Workroom: 1
- In-School Suspension Room: 1
- Financial Secretary’s Office: 1
- Staff Development Office: 1

**Staff Facilities:**
- Staff Room: 1
- Telephone Room: 1

**Student Dining:**
- Student Dining Area: 1
- Stage: 1
- Storage: 1
- Chair Storage: 1
Kitchen Area:
Service Area (4 service lines) 1
Food Preparation 1
Dry Food Storage 1
Refrigerator 1
Freezer 1
Office 1
Locker/ Toilet Room 1
Loading Platform 1
Receiving Area 1
Chemical Storage Room 1

Building Service Facilities:
Building Services Office 1
Locker/ Shower Area 1
Plant Equipment Operator Office 1
Compactor/ Trash Room 1
Recycling Room 1
Receiving and Storage Area 1
General Storage Rooms 2
Building Service Outdoor Storage 1

Total Teaching Stations (40)
Site Design

Site Features:
William H. Farquhar Middle School currently is located on a 20.03 acre property on the east side of Batchellors Forest Road in Olney, Maryland. Construction of the revitalized/expanded school cannot be accomplished safely on the existing site. Therefore, it is necessary to construct the revitalized/expanded school on a 17.21 acre property that is adjacent to and north of the existing 20.03 acre site. Construction on the adjacent property allows the existing school to remain safely in operation while the replacement school is being constructed. Upon acquisition of the 17.21 acre parcel, the Rural Open Space easement will be placed on the current 20.03 acre school site and a perpetual use agreement will be established for its use as a park. Upon completion of the revitalized/expanded William H. Farquhar Middle School, the existing school will be demolished and the associated disturbed area will be restored for future park use.

In keeping with the Olney Master Plan and the Rural Rustic Road guidelines, the athletic fields and tennis courts are immediately adjacent to the Rural Rustic Batchellors Forest Road, and the building has been located toward the rear of the site. Other facilities, such as basketball courts, the bus loop and the student drop-off loop are located immediately in front of and along the south side of the building. A staff parking lot and the service area will be located to the east of the school. Parking for approximately 120 cars and staging for approximately 20 buses is provided. This site arrangement allows the majority of parking areas for both cars and buses to be screened from adjacent neighbors by the proposed new building and the existing trees along the property borders. Respecting the existing topography of the site, a series of retaining walls will be constructed to provide leveled surfaces for various site amenities.
Stormwater Management System:
A new stormwater management system will be provided to meet Environmental Site Design requirements to the maximum extent practicable to meet state and Montgomery County Department of Permitting Services requirements. Environmental Site Design options proposed at this site include a vegetated green roof on the new school building, micro-bioretention facilities and other Environmental Site Design facilities, as space permits, including landscaped infiltration and dry wells. Underground structural facilities will be proposed in areas where no surface treatment options are viable.

Utilities:
All existing utilities, including water, sewer, gas, and electrical services will be provided to support the needs of the revitalized/expanded school. A sewage pumping station will be required to serve the building.

Exterior Lighting:
The exterior lighting of the new school will be designed to shield adjacent residences from intrusive glare while maintaining light levels for safety and security. The light fixtures will be 100% down-lighting to minimize light pollution into the night sky. The exterior light fixtures will be light emitting-diode (LED) fixtures. Light fixtures around the perimeter of the building will be wall packs mounted on the building and parking lot lighting will be 20 foot tall pole mounted fixtures to provide safety and security on the site.
Building Design

General Description:
The proposed replacement building, designed to meet MCPS educational specifications, is a partially three-story, steel-framed structure with masonry veneer and metal panel exterior and masonry interior partitions. The building is positioned with the academic spaces facing north/south for optimal daylighting orientation. The front entry is located on the west side of the building at the midpoint of the “main street” corridor which runs north/south. Entry is at the first floor level which is at grade along the west side of the building. Administration is located at the south end of main street. Athletic spaces (gymnasium, locker rooms, and auxiliary gyms) are located on the north end of main street and include a separate lobby for after-hours access. A three-story academic wing is located to the east of administration and runs west to east with north/south exposure. This portion of the building forms the south edge of an exterior courtyard. Each of the three levels contains a grade level cluster. A wing parallel to the three-story academic wing forms the north side of the courtyard. This wing is one and one half stories tall on the north side and includes the cafeteria, stage, and kitchen. The south side of the wing includes art and music classrooms on the first floor level and technology education labs on the lower level. Two corridors connect the north and south wings at the first and lower levels in the courtyard. The instructional media center is located on the second floor above the administration suite.

The character of the replacement building aims to create an attractive and inviting school building that fits within the rural and rustic nature of the surrounding area. The building is sited to take advantage of the existing site grading. The replacement building will utilize masonry veneer and metal siding materials.

Classroom Technology:
The classrooms are designed to support interactive educational technology that includes controlled wireless computer access and interactive whiteboard systems. Individual classrooms are designed to provide flexible teaching spaces where students can be organized into small groups for project-oriented teaching or to face a teacher in a traditional lecture teaching method.
Building Design (Continued)

Code Compliance/Accessibility:
All areas will be designed to meet the most current national and local building codes including fire, life-safety, and health standards. The facility will be in full compliance with the Americans with Disabilities Act (ADA).

Sustainable Design:
The project will be designed for LEED silver or higher rating in conformance with Leadership in Energy and Environmental Design (LEED) certification through the United States Green Building Council (USBGC) under the LEED for Schools guidelines. Some of the sustainable aspects of the project include the following:

- Alternative Transportation: Providing bike racks and preferred parking for low emitting/fuel-efficient vehicles and carpools.
- Open Space: Preserving the maximum possible percentage of vegetative open space.
- Stormwater: Managing stormwater to reduce runoff quantity and to improve quality.
- Using highly reflective roof surfaces and vegetated roofs to reduce the heat island effect and heat gain to the building.
- Water Conservation: Installing water-conserving, low-flow plumbing fixtures.
- Energy Conservation: Optimizing energy performance by the building orientation and providing an energy efficient building envelope, lighting systems, and heating, ventilating, and air conditioning systems utilizing a geo-exchange system.
- Enhanced Commissioning: Verifying the design, equipment selection, installation, and operation of equipment is optimized through enhanced commissioning of the building systems.
- Construction Waste Management: Diverting construction waste from landfills and recycling the materials.
- Indoor Air Quality: Following an indoor air quality management plan and utilizing low-emitting building materials.
- Thermal Comfort: Providing a high level of occupant control over individual lighting and thermal comfort to provide a better indoor environment.
- Daylighting: Maximizing daylighting in classrooms.
- Regional and Recycled Materials: Utilizing construction materials that are manufactured from recycled products and that are regionally manufactured.
- School as a Teaching Tool: Providing opportunities to educate building occupants of the building’s sustainable features.
- Implementing a Green Housekeeping plan.
- Minimizing background noise level from HVAC systems in classrooms and other core learning spaces and control reverberation time with sufficient sound absorptive materials.
Building Design (Continued)

Mechanical Systems:

Heating, Ventilation and Air-Conditioning System
The replacement school will be heated and cooled by a two-pipe Hydronic Heat Pump (HHP) system. The HHP system will consist of individual, vertical water-cooled units for each classroom. Heating and cooling are provided by a geothermal ground source heat pump system. Ventilation for classrooms will be provided by HHP integrated energy recovery units mounted on the roof.

Plumbing System
Plumbing fixtures will comply with the Americans with Disabilities Act (ADA) requirements. The sanitary sewer and domestic water systems will be provided in accordance with the latest Washington Suburban Sanitary Commission (WSSC) plumbing codes and regulations. Water-saving plumbing fixtures will be used.

Fire Protection System
The school will be fully-sprinklered with a wet system in accordance with the National Fire Protection Association Code (NFPA-13) and will be provided with a voice-annunciated fire alarm system.

Energy Management System
A primary design factor will be conservation of energy. The importance and consideration placed on energy conservation will be reflected in the configuration and orientation of the building, the selection of materials and the mechanical/electrical systems utilized. In addition, a direct digital automatic temperature control system will be provided to monitor and control all new HVAC equipment from a central building management system. The new school will be designed to exceed ASHRAE 90.1-2010 energy requirements, the 2012 International Energy Conservation Code, as well as Montgomery County energy conservation codes. The design will incorporate the ANSI/ASHRAE/IES Energy Efficient Design for new buildings.
Building Design (Continued)

Electrical Systems

Power System
Required electrical systems include lighting, power, public address system, fire alarm, emergency generator, separate dedicated power for computer outlets, and rough-in for telephone/data/video and security systems. These systems will be designed to comply with MCPS standards. A 277V/480V- 3 phase- 4 wire- 4,000 amp electrical service is anticipated for the new school.

Emergency Power System
A 130 KW natural gas fired emergency generator will be required to power all life safety, fire alarm, and other equipment such as Internet Technology (IT), kitchen freezers, and the Energy Recovery Units (ERU) emergency gas heating. Emergency loads will be separated in accordance with the National Electric Code (NEC).

Public Address System
A new public address system will be provided to serve the new facility. Each classroom will have a call back switch and speakers. The corridors and restrooms will have speakers only.

Security System
The building will include a visitor management system that will provide office staff with the ability to monitor and control visitor access to the school building. The visitor management system will include a computer-based visitor sign-in system that will monitor and track all visitors to the school building. The new school will also have a new building security system consisting of motion and contact sensors at all exterior doors that will be monitored by the MCPS Department of Safety and Security. In addition, a secure entry vestibule will direct all visitors to check in at the front desk before entering the school with the second set of doors always locked during school hours.

Technology Infrastructure
The building will be equipped with data/voice/video over internet protocol (VoIP), video and wireless systems. The network system design will include outlet boxes, conduits, surface raceways, conduit sleeves, and properly sized telecommunications closets for the low voltage systems. The infrastructure system will consist of a fiber-optic backbone cable system with category 6 UTP cable for station drop connectivity, supporting switched 10/100/1000 Mbps ethernet. With the improved switching systems these systems have the capability of providing a gigabyte ethernet system with provisions to accommodate future changes in technology.
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Proposed Elevations

West Elevation

East Elevation
Proposed Elevations

South Elevation

North Elevation
Project Team, Schedule, and Estimated Construction Costs

Design Team Members

Architect: Hord Coplan Macht, Inc.
Civil Engineer: A. Morton Thomas & Associates, Inc.
Structural Engineer: CMJ Structural Engineering, Inc.
Mechanical/Electrical Engineer: James Posey Associates, Inc.

Project Schedule

Preliminary Plans Presentation: January 2014
Construction Documents Complete: May 2014
Award Construction Contract: June 2014
Project Complete: July 2016

Estimated Construction Costs

Existing Building: 116,300 square feet
Demolition: 116,300 square feet
New Construction: 134,000 square feet
Total: 134,000 square feet

Construction Cost Estimate for Building and Site: $38,309,000

The above information does not include the master planned future classroom addition.