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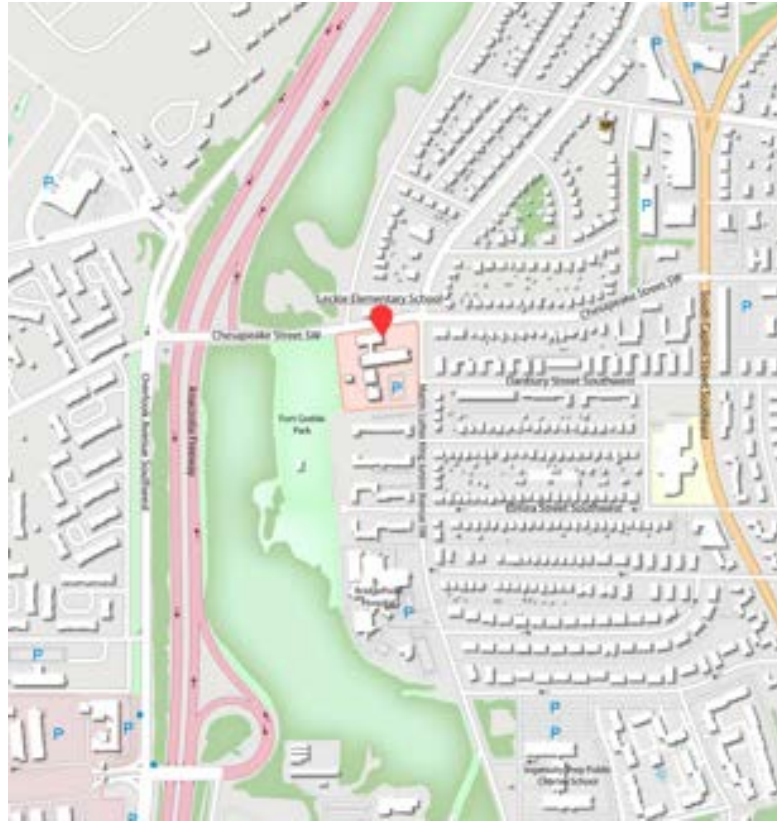
GREEN BUILDING



LORAX
16 W HAMILTON ST,
BALTIMORE, MD 21201

LECKIE ELEMENTARY SCHOOL ADDITION

CFA SUBMISSION
4 APRIL 2024



LECKIE ELEMENTARY SCHOOL TWO STORY MIDDLE SCHOOL ADDITION CONCEPT DESIGN 04.04.2024

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LOCATION MAP

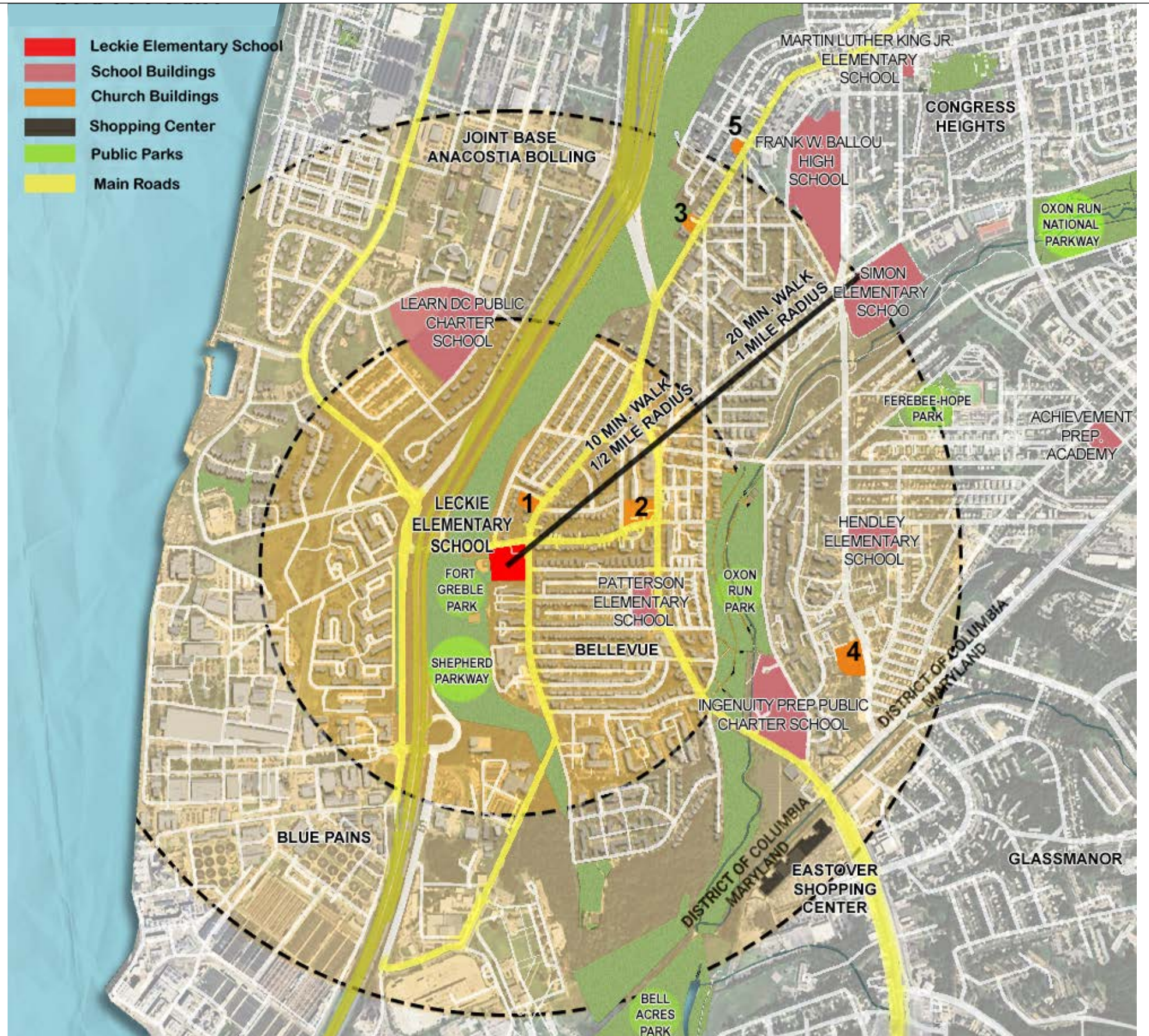


LECKIE EDUCATION CAMPUS IS AN ELEMENTARY SCHOOL BUILT IN 1970. IT IS A THREE STORY WITH BASEMENT BRICK BUILDING. TWO TEMPORARY TRAILERS WERE ADDED IN 2017 FOR MIDDLE SCHOOL CHILDREN. THIS SCHOOL IS LOCATED IN HEAVY DENSITY RESIDENTIAL NEIGHBORHOOD. THE SCOPE OF THE PROJECT IS TO ADD A NEW TWO STORY BUILDING TO ACCOMMODATE MIDDLE SCHOOL STUDENTS. THE BUILDING WILL INCLUDE NEW CLASSROOMS, SCIENCE LAB, DINING ROOM AND WARMING KITCHEN. THE NEW ADDITION IS DIRECTLY CONNECTED TO THE EXISTING ELEMENTARY SCHOOL. STORMWATER MANAGEMENT REQUIREMENTS ARE BEING MET WITH GREEN ROOF AND BIO-RETENTIONS. NEW ADDITION IS FOLLOWING LEED GOLD PRINCIPALS. THE PROJECT HAS EXTERIOR IMPROVEMENTS INCLUDING THE CONSTRUCTION OF NEW PLAYGROUNDS FOR ADDED FOR AGES 2-5 AND 5-12, NEW PARKING AND SIDEWALKS.

 <p>ARCHITECT R. MCGHEE & ASSOCIATES 2031 FLORIDA AVE, NW 3RD FLOOR WASHINGTON, DC 20009 202.626.0690</p>	<p>BUILDER KEYSTONE PLUS CONSTRUCTION</p> 	<p>OWNER DISTRICT OF COLUMBIA PUBLIC SCHOOLS</p> 	<p>CIVIL LANDSCAPE</p>  	<p>STRUCTURE MEP</p>  	<p>LEED AV/IT</p>  	<p>LECKIE ELEMENTARY SCHOOL ADDITION 4201 MARTIN LUTHER KING JR AVE SW WASHINGTON, DC 20032 2023-4201 PR-01</p>
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VICINITY MAP ONE MILE RADIUS

- Leckie Elementary School
- School Buildings
- Church Buildings
- Shopping Center
- Public Parks
- Main Roads



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LECKIE ELEMENTARY SCHOOL ADDITION
 4201 MARTIN LUTHER KING JR AVE SW WASHINGTON, DC 20032
 2023-4201
 PR-02

CONCEPT DESIGN NARRATIVE

WE ARE PLEASED TO PRESENT TO THE NCPD FOR REVIEW THE PROPOSED LECKIE ELEMENTARY SCHOOL ADDITION SCHEME. THE ATTACHED PROPOSED SCHEME IS A MIDDLE SCHOOL ADDITION THAT REPLACES THE EXISTING TEMPORARY TRAILERS ON THE SITE. THE SCHEME MEETS DCPS CRITERIA AND GOALS AS STATED IN THE DGS/DCPS DEVELOPMENT TEAM DISCUSSION OF THE SELECTED CONCEPT PLAN, WHILE ACHIEVING AN EFFICIENT CIRCULATION PLAN, AND ELIMINATING THE NEED FOR TRAILER RELOCATION BEFORE ADDITION CONSTRUCTION. THE NEW PLAN WILL RESULT IN A GREATER PERCENTAGE OF THE BUDGET BEING APPLIED TO THE NEW WORK. THE CONCEPT DESIGN REDUCES THE SIZE OF THE EXISTING PARKING LOT AT MLK JR AVENUE TO MOVE THE ADDITION CLOSER TO THE MAIN STREET, INCREASING ITS VISIBILITY TO THE COMMUNITY. THE DCPS ED SPEC PROGRAM REQUIREMENTS ARE MET, AND THE PARKING LOT IS MINIMALLY REDUCED FROM 46 TO 40 AVAILABLE (LEGAL) SPACES BY ADDING SPACES ALONG THE SOUTHERN PROPERTY LINE. THE LOT WILL CLOSELY MEET THE SIZE AS REQUIRED FOR PLANNED FUTURE FULL SCHOOL MODERNIZATION PARKING ALLOWING THE LOT TO MAINTAINED IN THE LONG-TERM PLANS FOR THE SCHOOL. THE FOLLOWING CRITICAL DESIGN GOALS ARE MET/ACHIEVED:

- ONLY ONE KINDERGARTEN AND RESOURCE CLASSROOM IS AFFECTED BY THE NEW WORK
- 20-FOOT SEPARATION BETWEEN THE EXISTING TRAILERS AND NEW SCHOOL PROVIDED DURING CONSTRUCTION
- A NEW ENTRANCE TO THE MS ADDITION IS PROVIDED WITH DCPC REQUIRED SECURITY APPARATUS
- TRAILERS REMAIN UNDISTURBED DURING PHASES 1 AND 2 AND ARE REMOVED AS PART OF PHASE 3.
- REDUCED IMPACTS ON EXISTING TRAILER UTILITIES SYSTEM
- AT COMPLETION OF PHASE 3 (POST TRAILER REMOVAL) MIDDLE SCHOOL PLAY AREA IS INCREASED
- PARKING LOT IS RECONFIGURED TO ACCOMMODATE WITH MINIMAL REDUCTION OF STAFF PARKING SPACES
- NO TRAILER RELOCATION COSTS ARE INCURRED, WHICH ALLOWS BUDGET TO FOCUS ON FINISHED EDUCATIONAL SPACES
- NEW DINING HALL HAS REASONABLY DIRECT CONNECTION TO EXISTING KITCHEN AND DIRECT CONNECTION TO NEW ENHANCED SERVING AREA
- MINIMAL DEMOLITION AT MAIN EXISTING BUILDING EXTERIOR SKIN AREA IS ACHIEVED
- SINGLE STAIR REQUIRED AT NEW WING AND SINGLE EXISTING BUILDING ELEVATOR IS USED TO PROVIDE ADA ACCESS TO THE NEW ADDITION

THE PROPOSED SCHEME IS AN AMALGAM OF THE SEVERAL SCHEMES PRESENTED AS SOLUTIONS TO THE PROJECT REQUIREMENTS AND FOCUSES ON THE CIVIC PRESENCE SCHEME THAT PROVIDES A LARGER PRESENCE FOR THE SCHOOL ALONG MLK JR AVENUE.

THE VARIOUS SCHEMES WERE PRESENTED TO DCPS AND THE LECKIE ES LEADERSHIP. AFTER A JOINT, PRELIMINARY REVIEW BY NCPD, THE CFA AND THE DC HISTORIC PRESERVATION OFFICE, A MODIFIED VERSION OF THE "COMMUNITY SCHOOL" WAS SELECTED AS THE MOST APPROPRIATE RESPONSE TO BOTH DCPS AND COMMUNITY NEEDS. THE COMMUNITY MIDDLE SCHOOL POPULATION HAS GROWN QUICKLY IN THE LECKIE ES CATCHMENT AREA. THE FORWARD LOCATION ALLOWS FOR A SEPARATE ENTRANCE FOR MIDDLE SCHOOL STUDENTS AND A LARGER PLAY AREA AT THE WEST. THE STRUCTURED PLAY AREAS WILL BE PHASED REDESIGNED AND RELOCATED TO ACCOMMODATE THE PRE-K, AND GRADES 1-5 WITH NO INTERRUPTION IN SCHOOL ACTIVITIES.

THE TWO-STORY ADDITION WITH A TOTAL GROSS AREA OF APPROXIMATELY 17,200 SF WILL BE BUILT ON THE SOUTH SIDE OF THE MAIN BUILDING. NEW ADDITION WILL BE DIRECTLY CONNECTED TO THE MAIN BUILDING ON BOTH THE GROUND AND FIRST FLOORS. THE FRONT ELEVATION PARALLELS MLK JR AVENUE AND ESTABLISHES A FORMAL COMMUNITY-ORIENTED PRESENCE FOR THE LECKIE SCHOOL. CONNECTION WILL BE PROVIDED THROUGH THE EXISTING SPACES IN THE MAIN BUILDING. NEW ADDITION WILL HAVE ONLY ONE STAIR AND EXISTING STAIRS IN THE MAIN BUILDING WILL BE USED AS SECOND MEANS OF EGRESS. THE EXISTING ELEVATOR IN THE MAIN BUILDING WILL BE USED FOR ADA ACCESSIBILITY.

NEW CONSTRUCTION ACTIVITIES WILL NOT IMPACT EXISTING TRAILER FOUNDATION OR ITS UTILITIES DURING SCHOOL OCCUPANCY. TRAILERS WILL REMAIN AND BE IN USE UNTIL THE NEW BUILDING IS COMPLETE AND OCCUPIED. THE LOCATION OF THE NEW ADDITION ON THE SITE CREATES A NATURAL BARRIER BETWEEN ACTIVE MAIN STREET/PARKING AND SCHOOL/STUDENT ACTIVITIES IN THE GREEN AREAS. THE NEW CONFIGURATION OF PARKING IS FACING THE STREET AND PARALLEL TO THE SOUTH PROPERTY LINE TO UTILIZE THE CORNER OF THE SITE AND PLACE THE SCHOOL PARKING ADJACENT TO EXISTING APARTMENT PARKING. PARKING IS MOVED TO THE EDGES OF THE SITE, SIGNIFICANTLY REDUCING STUDENT VEHICULAR INTERACTIONS. THE NEW SCHOOL PLAYGROUND IS ADJACENT TO THE GREBLE PARK ATHLETIC FIELD, OPENING OPPORTUNITIES FOR INTEGRATED PLAY USES WITH THE NPS AND DPR PARKLAND. PLAYGROUNDS DESIGNS WILL BE AGE APPROPRIATE. EVENTUAL REMOVAL OF THE TRAILERS PROVIDES A LARGE PROTECTED, CONTIGUOUS PLAY SPACE ADJACENT TO FORT GREBLE PARK. THE EXISTING OUTDOOR PAVILION/CLASSROOM WILL BE PRESERVED IN PLACE.

THE PROPOSED SCHEME CAN BE CONSTRUCTED WITHOUT RELOCATING THE EXISTING TRAILER COMPLEX AND UTILITIES. LIMITED ADDITIONAL WALKWAYS WILL BE REQUIRED TO INSURE DIRECT CONNECTION BETWEEN THE FORT GREBLE PARK COMPLEX AND THE SCHOOL. THE EXISTING PLAYGROUNDS WILL BE CLOSED AND RELOCATED TO THE WEST IN PHASE 1. AN ADDITIONAL PRE-K PLAYGROUND WILL BE ADDED TO THE EAST IN PHASE 3 AFTER ALL BUILDING CONSTRUCTION IS COMPLETE. THE NEW PERMANENT STRUCTURED PLAYGROUNDS WILL BE INSTALLED IN THE REAR GREEN SPACE PROTECTED BY A SIX FOOT HIGH PERIMETER FENCE. THE EXISTING PARKING LOT AREA WILL BE RECONFIGURED AND RE-STRIPED AND BE MILLED AND OVERLAID AS REQUIRED. SEVERAL OF THE PREVIOUS STANDARD SPACES WILL BE ALLOCATED AS FUTURE EV SPACES AND POSSIBLY DESIGNATED AS ADA AND VAN ACCESSIBLE SPACES TO MEET CURRENT ZONING AND LEED COMPLIANCE REQUIREMENTS. PARKING WILL BE SCREENED FROM VIEW ALONG MLK AVENUE BY FENCING.

PLAYGROUND AND SITE LANDSCAPE PHASING:

PHASE 1 – CONSTRUCTION OF PLAYGROUNDS

NEW PLAYGROUNDS FOR ELEMENTARY SCHOOL WILL BE WILL BE INSTALLED ON THE WEST SIDE (REAR) OF THE PROPERTY:

1. A PERMANENT PREK/K PLAYGROUND IS TO BE CONSTRUCTED. PLAY STRUCTURE LAYOUTS AS SHOWN ON THE DRAWING ARE PLACEHOLDERS ONLY; BASIS OF DESIGN PRODUCT: LANDSCAPE STRUCTURES. SAFETY SURFACING TO BE POURED-IN-PLACE RUBBER SURFACING. COLORS AND PATTERNS TO BE DETERMINED. SEE DRAWINGS FOR AREA. BASIS OF DESIGN: PLAYBOUND™ SURFACING BY SURFACEAMERICA.

2. A NEW 5-12 AGE PLAYGROUND TO BE CONSTRUCTED. PLAY STRUCTURE LAYOUTS AS SHOWN ON THE DRAWING ARE PLACEHOLDERS ONLY; BASIS OF DESIGN PRODUCT: LANDSCAPE STRUCTURES. SAFETY SURFACING TO BE POURED-IN-PLACE RUBBER SURFACING. COLORS AND PATTERNS TO BE DETERMINED. BASIS OF DESIGN: PLAYBOUND™ SURFACING BY SURFACEAMERICA.

PHASE 2 – NEW ADDITION CONSTRUCTION

ALL EXISTING PLAYGROUNDS WILL BE DEMOLISHED. BMP PLANTINGS AS REQUIRED DURING PHASE 1 AND PHASE 2, AS PER CIVIL AND DOEE. BMP PLANTING INCLUDES SHADE TREES, SHRUBS AND PERENNIALS WITH SITE FURNISHINGS AND INSTALLATION TO BE AS PER DCPS STANDARD AND INCLUDE BENCHES, TRASH RECEPTACLES AND RECYCLING RECEPTACLES. BIKE RACKS AND DRINKING FOUNTAIN LOCATIONS AND NUMBERS TBD BASED ON ZONING REQUIREMENTS. OTHER PHASE 2 ENHANCEMENTS INCLUDE A POLLINATOR GARDEN TO THE EAST OF THE NEW BUILDING. ADDITIONAL SITE IMPROVEMENTS INCLUDE PEDESTRIAN ACCESS PAVEMENT AS REQUIRED, SHADE TREES, FLOWERING AND ORNAMENTAL TREES, SHRUBS, AND PERENNIALS, ALL FROM SELECTED NATIVE AND ADAPTIVE SPECIES. WORK INCLUDES LAWN REPAIR AS NECESSARY WITH SOD, AREA TBD AND SELECTED SITE FURNISHINGS AND INSTALLATION PER DCPS STANDARDS.

TWO WOODEN FOOTBRIDGES ARE PROPOSED, BUDGET PERMITTING, OVER THE SWM BMP DESIGNATED "BIO-B" BY THE CIVIL ENGINEER TO FOSTER OUTDOOR CLASSROOM ACTIVITIES.

PHASE 3 – TRAILERS DEMOLITION AND SURFACE RESTORATION

NEW PRE-K PLAYGROUND TO BE INSTALLED AT EAST FACADE WITH DIRECT ACCESS FROM THE PRE-K CLASSROOMS. THE TRAILERS WILL BE DEMOLISHED AND REMOVED. THE EXISTING HARD SURFACE AREAS WILL BE RESTORED AS MIDDLE SCHOOL PLAY AREAS.

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CONCEPT DESIGN NARRATIVE (continue)

PROJECT PHASING

THE PROJECT WILL PRIMARILY CONSIST OF INTERIOR AND EXTERIOR IMPROVEMENTS BEING MADE TO THE LECKIE ELEMENTARY SCHOOL LOCATED AT 4201 MARTIN LUTHER KING JR. AVENUE, WASHINGTON DC 20032. IT IS LOCATED ADJACENT TO FORT GREBLE PARK (NPS) AND GREBLE RECREATION CENTER (DC DPR) WHICH IS NEXT TO INTERSTATE 295 ALSO KNOWN AS KENILWORTH AVENUE.

THE PROJECT SCOPE CALLS FOR CONSTRUCTION OF A NEW BUILDING ADDITION AND DEMOLITION OF THE EXISTING CLASSROOM MODULARS. OTHER IMPROVEMENTS INCLUDE ENHANCEMENTS TO THE SITE THAT WILL INCLUDE BUT NOT LIMITED TO PARKING LOT RECONFIGURATION, PLAY AREAS, AND STORMWATER BMPS. THE MODERNIZATION WILL PROVIDE DESIGNATED PARKING SPACES THAT INCLUDE ADA ACCESSIBILITY AS REQUIRED PER ZONING REQUIREMENTS.

PROJECT PHASING: THE PHASING OF THE PROJECT WILL BE BROKEN DOWN INTO THREE SEPARATE PHASES, SEE BELOW FOR WORK DESCRIPTION DURING EACH PHASE:

PHASE 1:

- INITIAL MOBILIZATION AND INTERIM PLAN
- TWO NEW PLAYGROUNDS CONSTRUCTED (PRE-K AND AGES 5-12)

PHASE 2:

- NEW BUILDING ADDITION CONSTRUCTION
- NEW EXTERIOR SITE UTILITIES
- SITE LAYOUT (PARKING, SITE AMENITIES, ETC.)

PHASE 3:

- REMOVAL OF TEMPORARY CLASSROOM TRAILERS.
- TRAILER UTILITY DISCONNECT
- ADDITIONAL PRE-K PLAYGROUND INSTALLATION
- FINAL SITE LAYOUT

PARKING RECONFIGURATION – THE CURB CUT OFF MARTIN LUTHER KING JR. AVENUE SW ALLOWS ENTRY TO THE REAR OF THE SITE AND WILL REMAIN UNCHANGED. THE EXISTING TRASH PICKUP AREA WILL REMAIN AS IS WITH ACCESS FROM CHESAPEAKE ST, SW. THIS PROJECT EXPECTS TO CONTINUE TO USE THIS CURB CUT, PENDING DOTT APPROVAL, AS THE MAIN SOURCE OF ACCESS FOR THE SCHOOL.

THE EXISTING PARKING LOT PAVEMENT IS TO BE MODIFIED DUE TO THE LOCATION OF THE BUILDING ADDITION. WE ANTICIPATE THE NEW PARKING LOT STRIPPING TO DESIGNATE THE APPROPRIATE SPACES PER DC REGULATIONS. PARKING SPACES WILL BE DEDICATED FOR DISABLED VISITORS AND THE ACCESS TO AND FROM THE BUILDING TO THE SPACES WILL FOLLOW ADA REGULATIONS. THE SITE WILL HAVE TWENTY-TWO PARKING SPACES AT A MINIMUM WITH POTENTIALLY A TOTAL OF 46 MAXIMUM AND WITH TWO (2) OF THE SPACES DESIGNATED TO BE ADA COMPLIANT. FURTHER DISCUSSION WILL BE CONDUCTED WITH THE FIRE MARSHAL OFFICE REGARDING THE ACCESS DRIVEWAY AND HOW THE FEMS EQUIPMENT CAN HAVE ACCESS TO THE REAR OF THE SITE IN CASE OF AN EMERGENCY. TRUCK TURNING CIRCULATION WILL BE PERFORMED TO ASSURE SAFE MANEUVERING IS ACHIEVED BY THE REQUIRED FEMS VEHICLES. IT IS OUR UNDERSTANDING THAT THIS PROJECT'S CURRENT LOADING/DELIVERY AND TRASH PICKUP AREAS ARE EXISTING AND ANY REQUIREMENTS TO UPGRADE THIS CONDITION WILL BE ADDRESSED IN THE FUTURE MODERNIZATION CONTRACT.

SITE GRADING: THE CURRENT SURFACE GRADES AROUND THE BUILDING WILL BE REGRADED TO MEET THE NEW WORK THAT IS EXPECTED TO BE PART OF THE SCOPE. THE GRADES WILL MAINTAIN A SLOPE THAT DOES NOT EXCEED 5% IN ANY DIRECTION EXCEPT FOR PLANTED AREAS WHICH MAY NEED SLOPES NOT TO EXCEED 3:1 GRADE. PLAYGROUND AREAS WILL BE ADA ACCESSIBLE (5% SLOPE ALL AROUND) AND BE ACCESSIBLE FROM THE PARKING LOT AND BUILDING ENTRANCE.

STORMWATER MANAGEMENT

THE LECKIE ES WORK ACTIVITY CLASSIFICATION IS COMBINATION OF "MAJOR LAND DISTURBING ACTIVITY" (MLDA), SUBJECT TO THE 1.2" STORMWATER RETENTION REQUIREMENT AND "MAJOR SUBSTANTIAL IMPROVEMENTS" (MSI), SUBJECT TO THE 0.8" STORMWATER RETENTION REQUIREMENT.









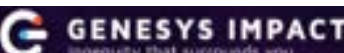
THE TEAM WILL PROVIDE PRELIMINARY MASTER STORMWATER MANAGEMENT PLAN FOR INTIRE SITE AND DETAILED SWM PLAN FOR SOUTH PART OF THE PROPERTY.

THE PROJECT IS BEST SUITED TO MEET THESE REQUIREMENTS BY IMPLEMENTING A SIGNIFICANT PORTION OF THE BUILDING ROOF SPACE TO BE A "GREEN ROOF". THE SWM DESIGN WILL PRIMARILY TARGET THE FOLLOWING SYSTEMS AS WAYS OF PROVIDING BOTH QUALITATIVE AND QUANTITATIVE MEASURES AND THEY INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

- GREEN ROOF
- BIORETENTION
- INFILTRATION SYSTEMS
- TREE PLANTING & PRESERVATION

GAR REQUIREMENTS - THIS PROJECT IS ZONED IN THE RA-1 ZONE SUBJECT TO 0.4 REQUIREMENT. COMPLIANCE WITH THE GREEN AREA RATIO (GAR), APPLICABLE TO THIS PROPERTY'S ZONING, IS REQUIRED ON NEW DEVELOPMENT PROJECTS AND RENOVATIONS WHERE THE CONSTRUCTION COST EXCEEDS 100% OF THE EXISTING STRUCTURE'S TAX ASSESSED VALUE. THE GREEN AREA RATIO (GAR) DICTATES A PERCENTAGE OF GREEN/PERVIOUS COVER ON SITE. LANDSCAPE DRAWINGS WILL NEED TO ILLUSTRATE HOW GAR WILL BE ADDRESSED ON THIS PROJECT.

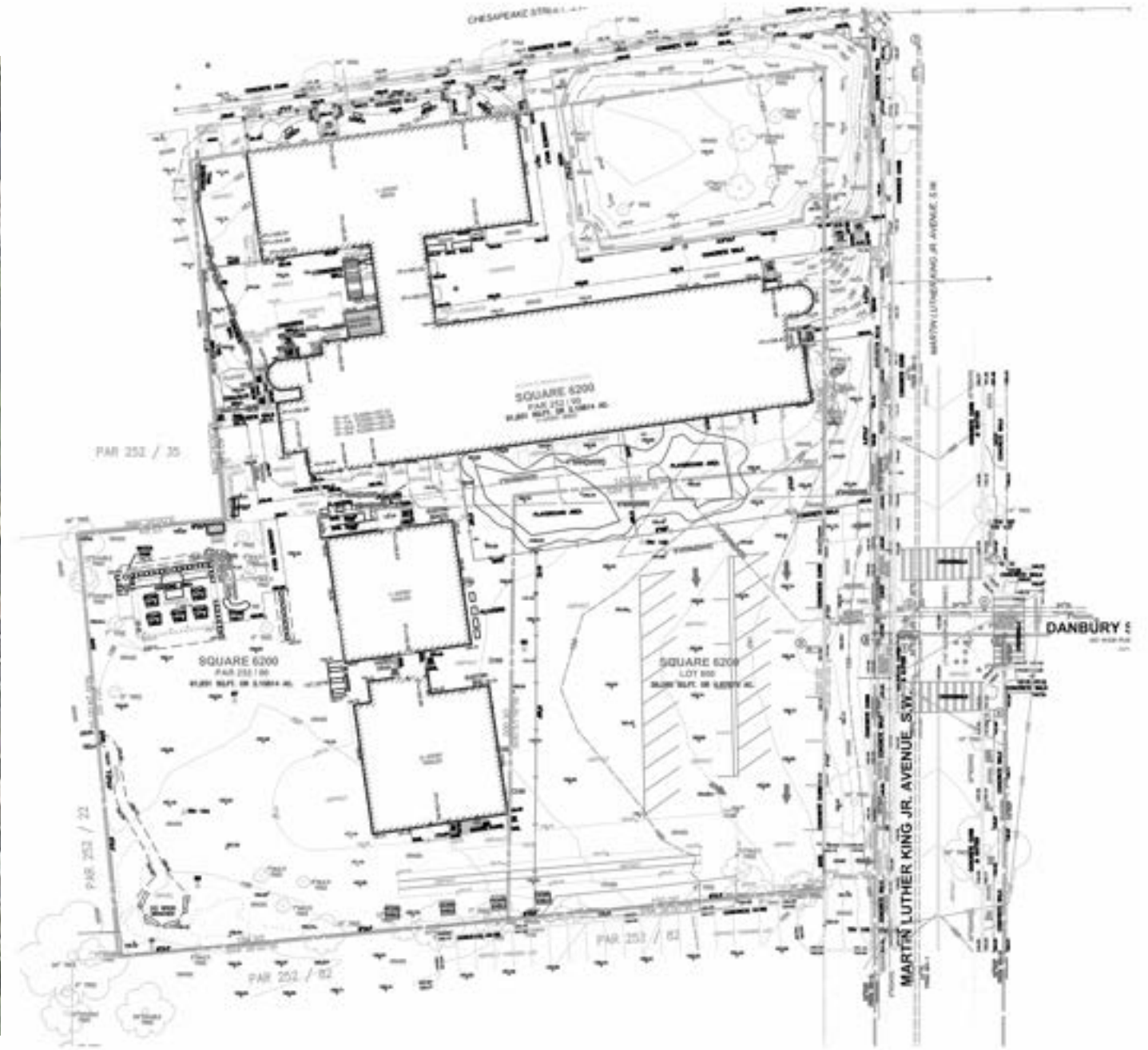
IT IS NOTED THAT LAND SUBDIVISION IS REQUIRED: THE EXISTING PROPERTY IS COMPOSED OF TWO LOTS THAT WILL NEED TO BE CONVERTED INTO ONE (1) RECORD LOT. THE SUBDIVISION PLAT APPLICATION IS CURRENTLY BEING PREPARED. THIS PROCESS WILL TAKE APPROXIMATELY 2-3 MONTHS TO BE PREPARED AND PLAT TO BE RECORDED.

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EXISTING SITE



PROPERTY SURVEY



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**EXISTING SITE
CONDITION PHOTOS**



REAR - LOADING AREA



REAR - STAIR TO PLAYAREA



REAR - OUTDOOR CLASSROOM



REAR - TRAILERS



SOUTH -MAIN BUILDING



SE PRE-K / K PLAYGROUND



MAIN ENTRANCE

ARCHITECT

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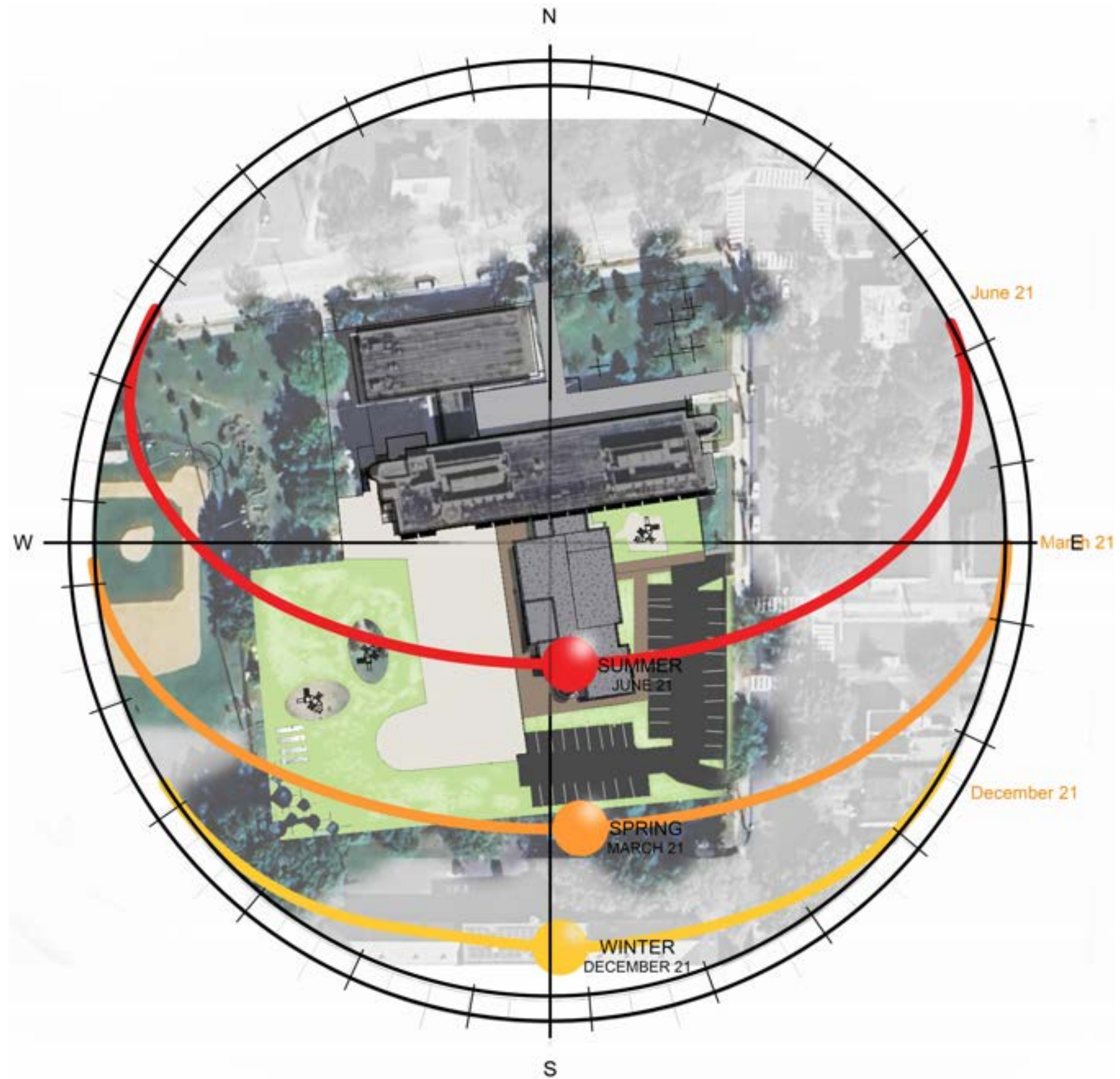
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EXISTING SITE ANALYSIS - SOLAR PATH



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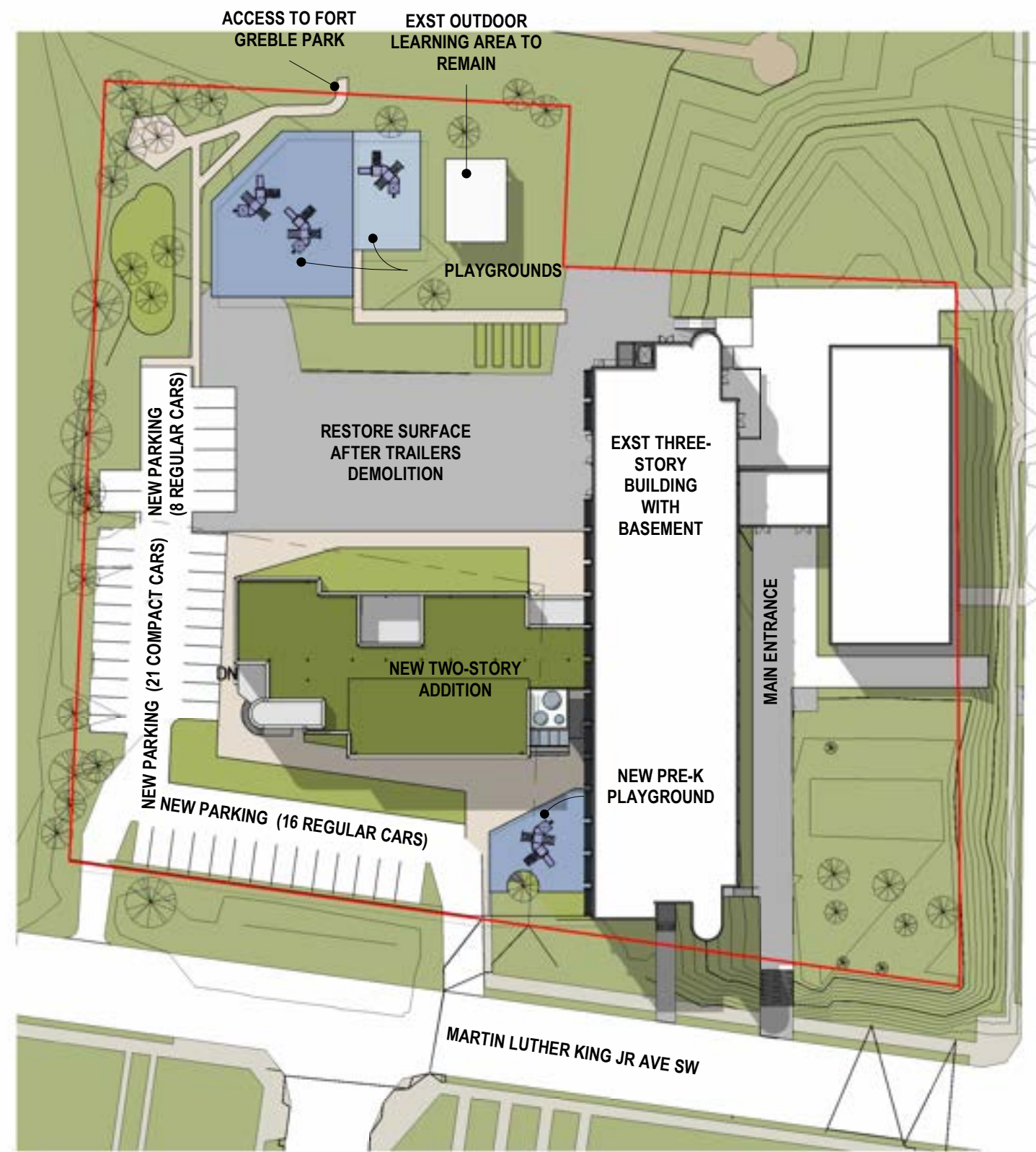
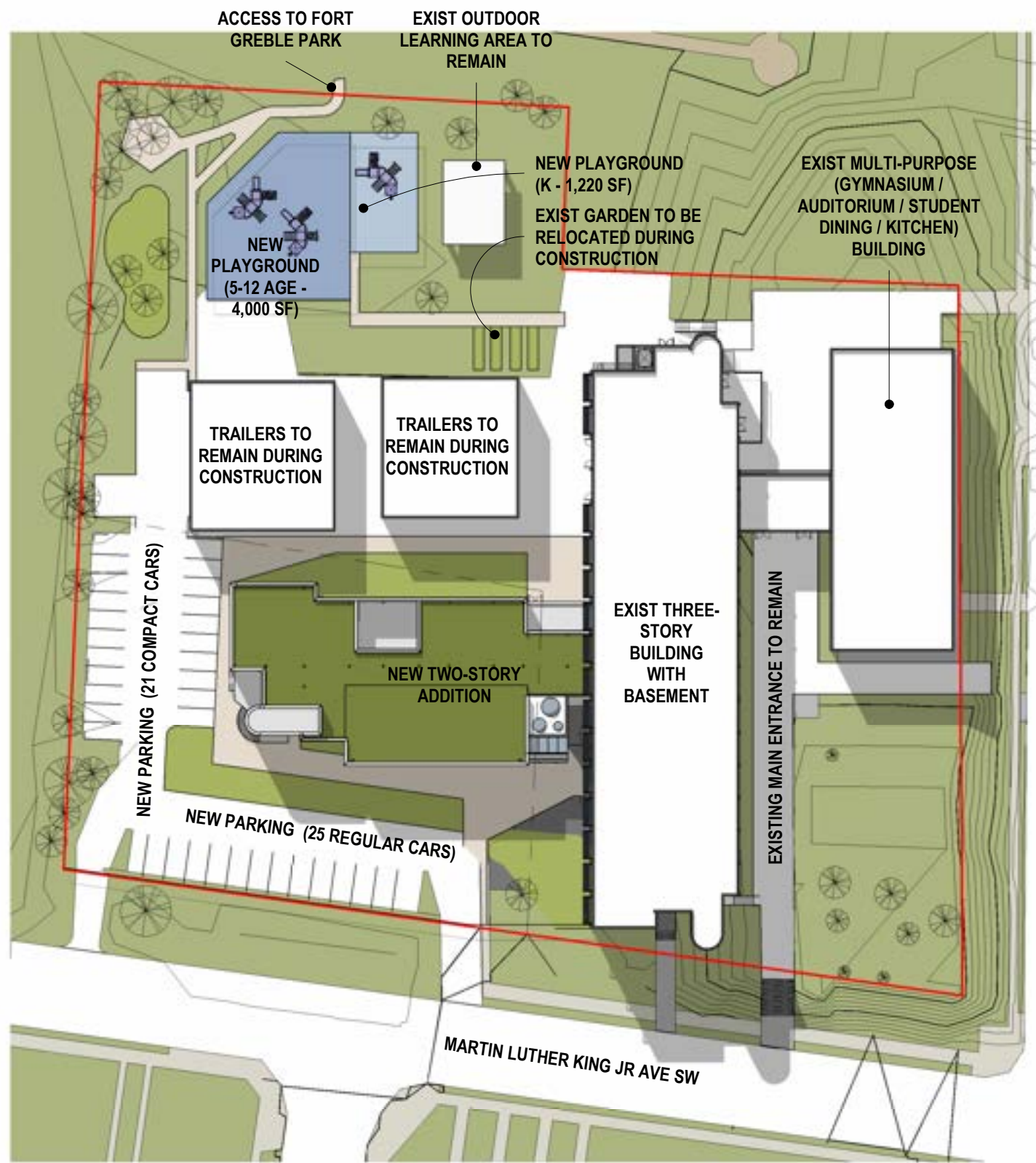
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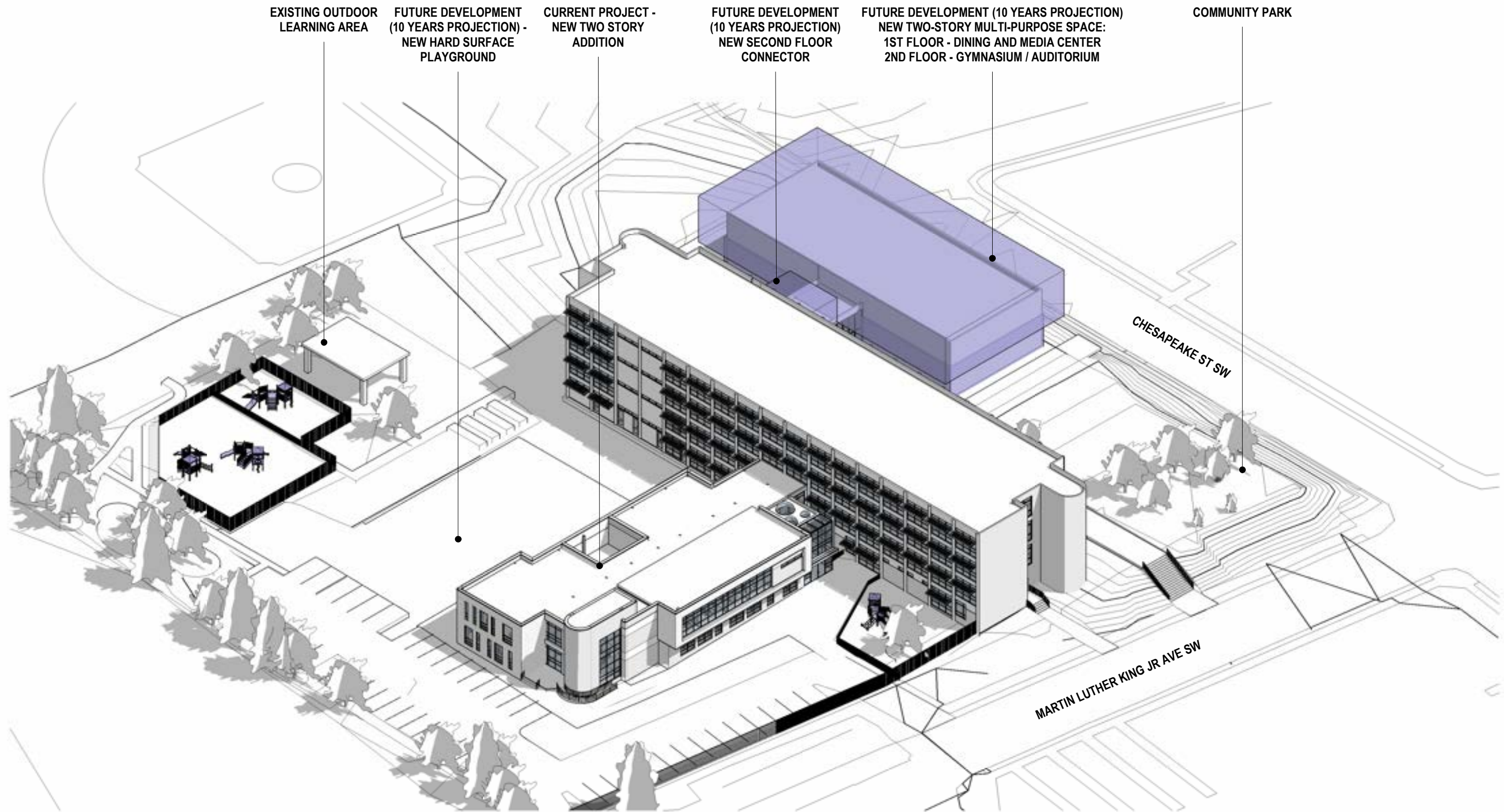


1 SITE PLAN - PHASE I AND PHASE II -
NEW PLAYGROUNDS AND BUILDING
1" = 60'-0"









2 SITE PLAN - PHASE III
REMOVAL OF TRAILERS
1" = 60'-0"

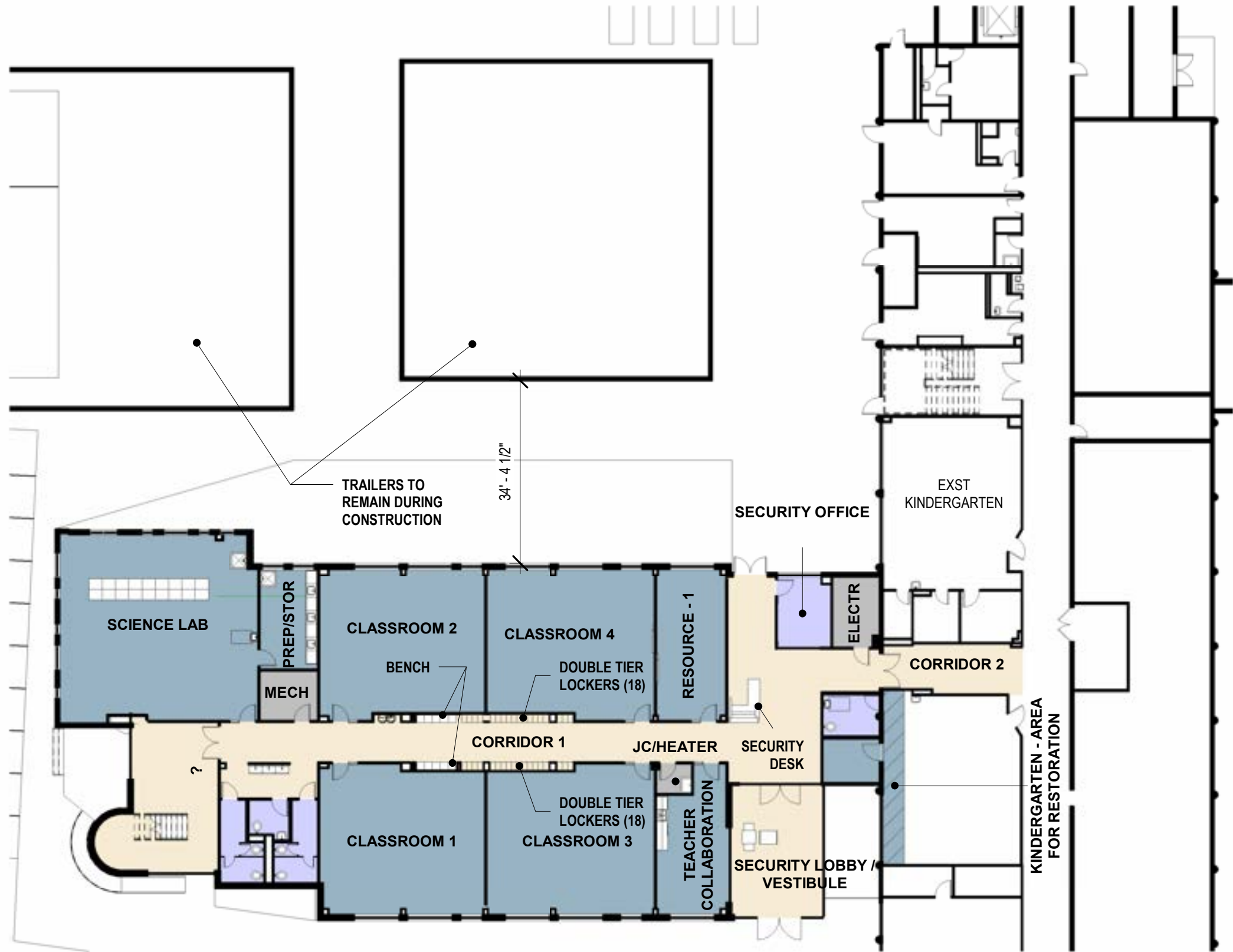


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1 AXONOMETRIC VIEW - MASTER PLAN

	ARCHITECT R. MCGHEE & ASSOCIATES 2031 FLORIDA AVE, NW 3RD FLOOR WASHINGTON, DC 20009 202.626.0690	BUILDER KEYSTONE PLUS CONSTRUCTION 	OWNER  DISTRICT OF COLUMBIA PUBLIC SCHOOLS  DGS THE DEPARTMENT OF GENERAL SERVICES	CIVIL  AMT LLC LANDSCAPE  JORDAN HONEYMAN	STRUCTURE  SK&A MEP  Global Engineering Solutions®	LEED  lorax AV/IT  GENESYS IMPACT Ingenuity that surrounds you	LECKIE ELEMENTARY SCHOOL ADDITION 4201 MARTIN LUTHER KING JR AVE SW WASHINGTON, DC 20032 2023-4201 PR-09
	<p style="text-align: right;">04.04.2024</p>						



1 GROUND FLOOR PLAN - DEPARTMENTS
3/64" = 1'-0"

PROGRAM COMPARISON - GROUND FLOOR			
Program Room Code	ROOM NAME	PROGRAM	PROPOSED
GROUND FLOOR			
ACADEMIC			
M-ACA-1	CLASSROOM 2	850	843 SF
E-ACA-15	TEACHER COLLABORATION	300	326 SF
M-ACA-1	CLASSROOM 1	850	845 SF
E-ACA-9	RESOURCE - 1	360	365 SF
M-ACA-1	CLASSROOM 3	850	863 SF
M-ACA-2	SCIENCE LAB	1,200	1281 SF
M-ACA-1	CLASSROOM 4	850	866 SF
M-ACA-3	PREP/STOR	200	202 SF
	STOR - ADDITIONAL	50	86 SF
	KINDERGARTEN - AREA FOR RESTORATION		131 SF
BUILDING SERVICES			
	ELECTR		111 SF
E-BS-5	JC/HEATER	25	35 SF
	MECH		100 SF
	SPRINKLER RM		160 SF
CIRCULATION			
	STAIR		235 SF
	CORRIDOR 1		1561 SF
	CORRIDOR 2		235 SF
	SECURITY LOBBY / VESTIBULE		434 SF
	LOBBY / VESTIBULE		276 SF
SUPPORT			
	RESTR		100 SF
	RESTR		99 SF
	TOILET - ADDITIONAL	50	80 SF
	RESTR		51 SF
	SECURITY OFFICE		129 SF
			9414 SF

DEPARTMENT LEGEND

- ACADEMIC
- BUILDING SERVICES
- CIRCULATION
- SUPPORT

NEW ADDITION
GROUND FLOOR PLAN
(9,600 GSF)



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BUILDER
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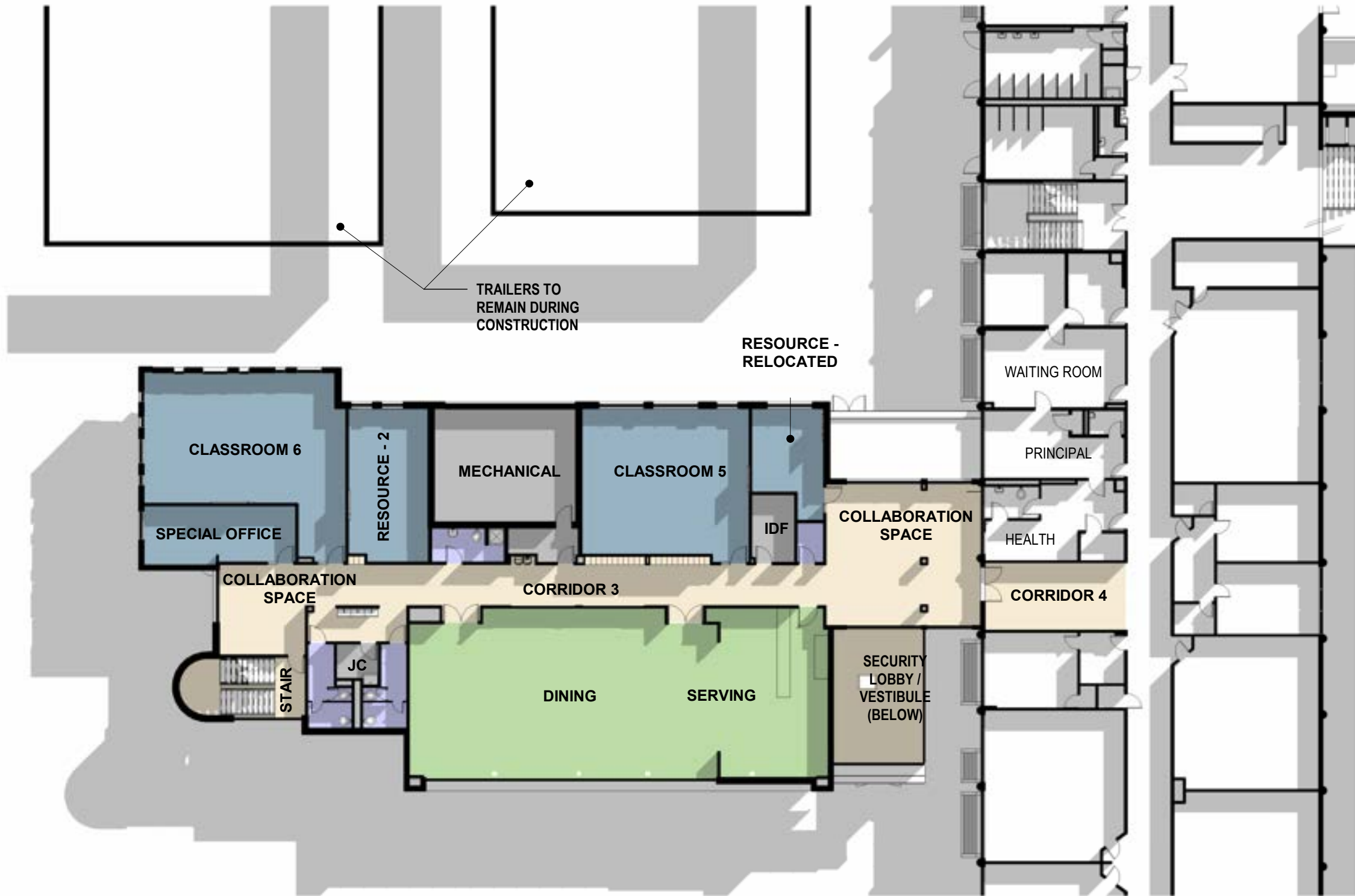
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 PR-10



PROGRAM COMPARISON - 1ST FLOOR

Program Room Code	ROOM NAME	PROGRAM	PROPOSED
FIRST FLOOR			
ACADEMIC			
M-ACA-1	CLASSROOM 5	850	838 SF
M-ACA-1	CLASSROOM 6	850	976 SF
E-ACA-9	RESOURCE - 2	360	410 SF
ADD	RESOURCE - RELOCATED		231 SF
E-ACA-20	SPECIAL OFFICE	250	298 SF
BUILDING SERVICES			
E-BS-7A	IDF	100	99 SF
	JC		53 SF
	MECHANICAL		543 SF
	STOR		73 SF
CIRCULATION			
	COLLABORATION SPACE		266 SF
	COLLABORATION SPACE		736 SF
	CORRIDOR 3		922 SF
	CORRIDOR 4		325 SF
	STAIR		237 SF
STUDENT DINING			
E-SD-1	DINING	1,500	1735 SF
E-SD-6	SERVING	275	629 SF
SUPPORT			
	RESTR		100 SF
	RESTR		100 SF
	STORAGE		36 SF
	TOILET AND SHOWER		82 SF
			8690 SF

DEPARTMENT LEGEND

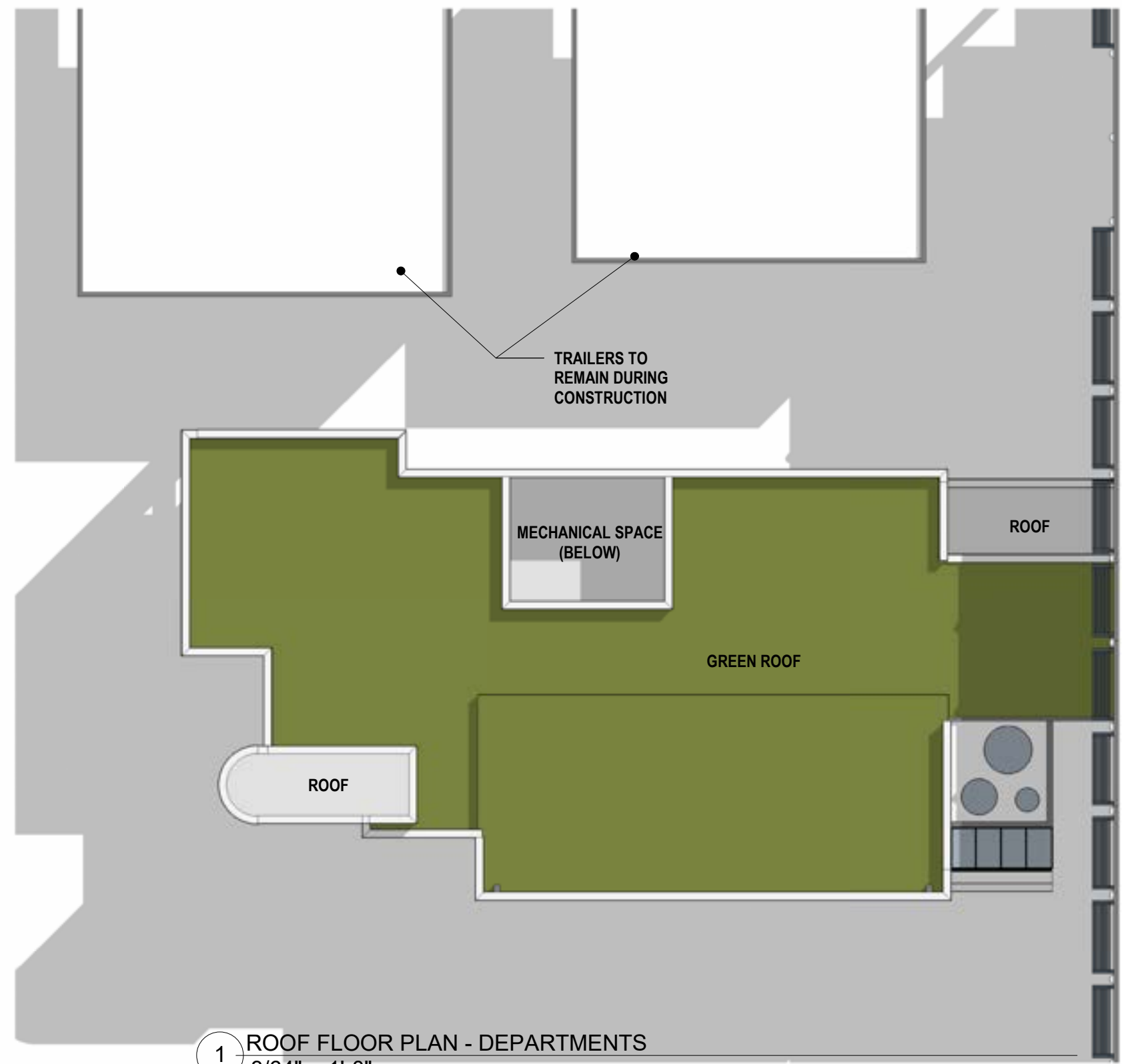
- ACADEMIC
- BUILDING SERVICES
- CIRCULATION
- STUDENT DINING
- SUPPORT

**NEW ADDITION
FIRST FLOOR PLAN
(8,500 GSF)**



1 FIRST FLOOR PLAN - DEPARTMENTS
3/64" = 1'-0"











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GREEN ROOF AREA (6,075 GSF)

1 ROOF FLOOR PLAN - DEPARTMENTS
3/64" = 1'-0"



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1 SOUTH BUILDING ELEVATION
1/16" = 1'-0"

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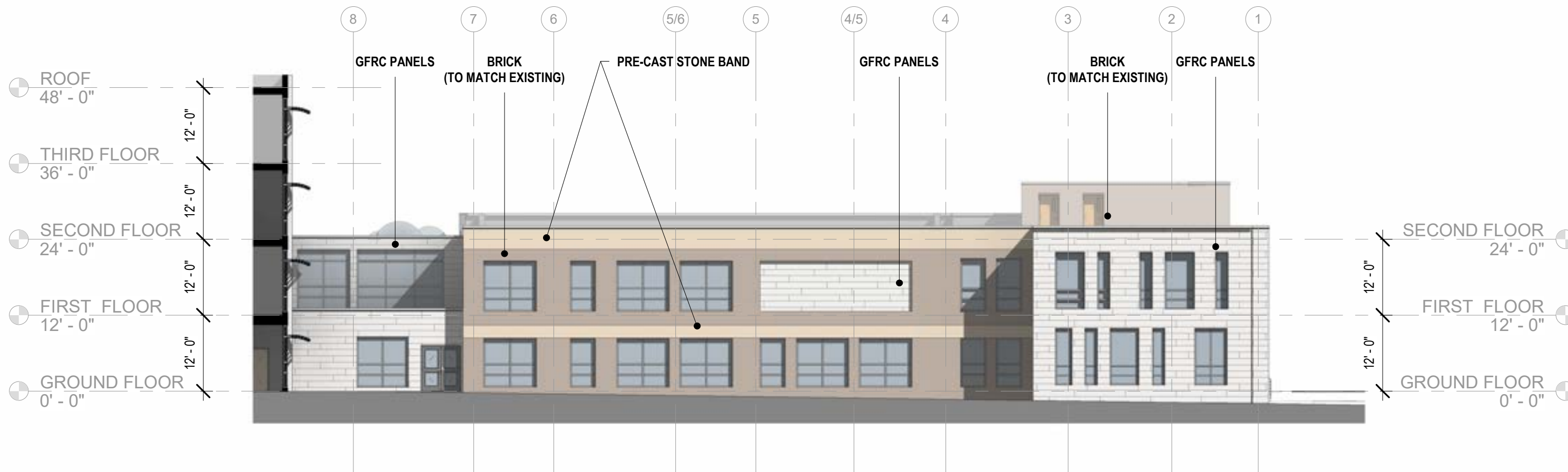
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1 WEST BUILDING ELEVATION
1/16" = 1'-0"

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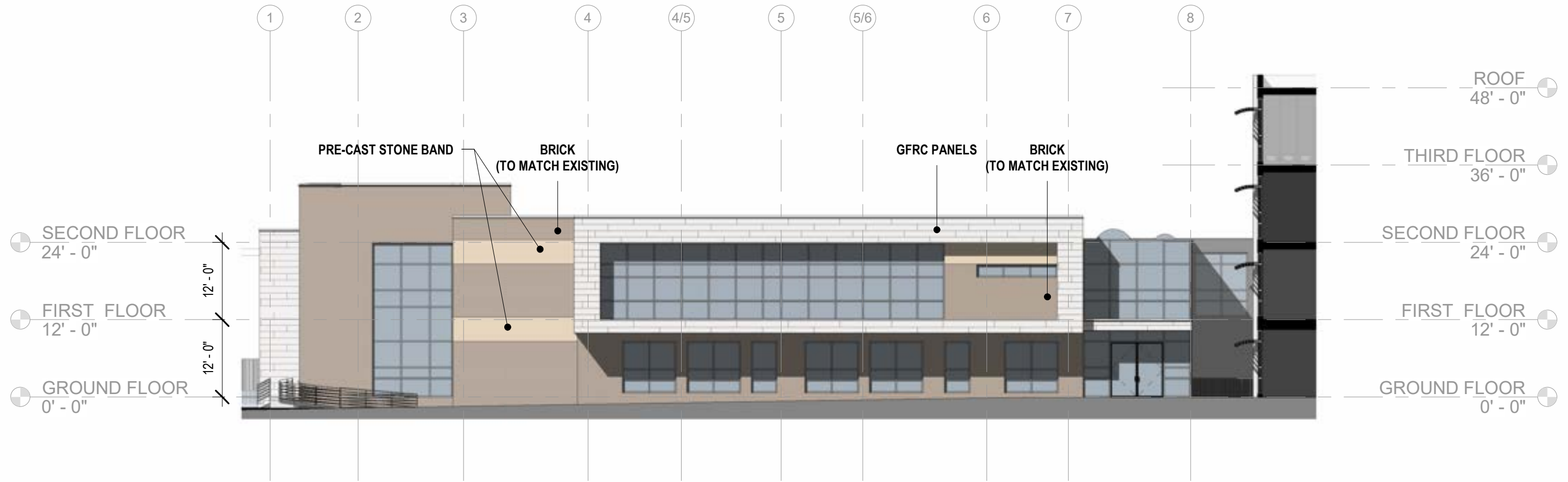
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1 EAST BUILDING ELEVATION (FRONT)
1/16" = 1'-0"

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FRONT ELEVATION (FROM THE MARTIN LUTHER KING JR AVE)

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FRONT ELEVATION (FROM THE MARTIN LUTHER KING JR AVE)

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**HOUSES ALONG
THE MARTIN LUTHER KING JR AVE**



**APARTMENT BUILDING ALONG THE SOUTH
PROPRTY LINE**



FRONT ELEVATION (FROM THE MARTIN LUTHER KING JR AVE)

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1 TYPICAL CORRIDOR - GROUND FLOOR



2 TYPICAL CORRIDOR - FIRST FLOOR

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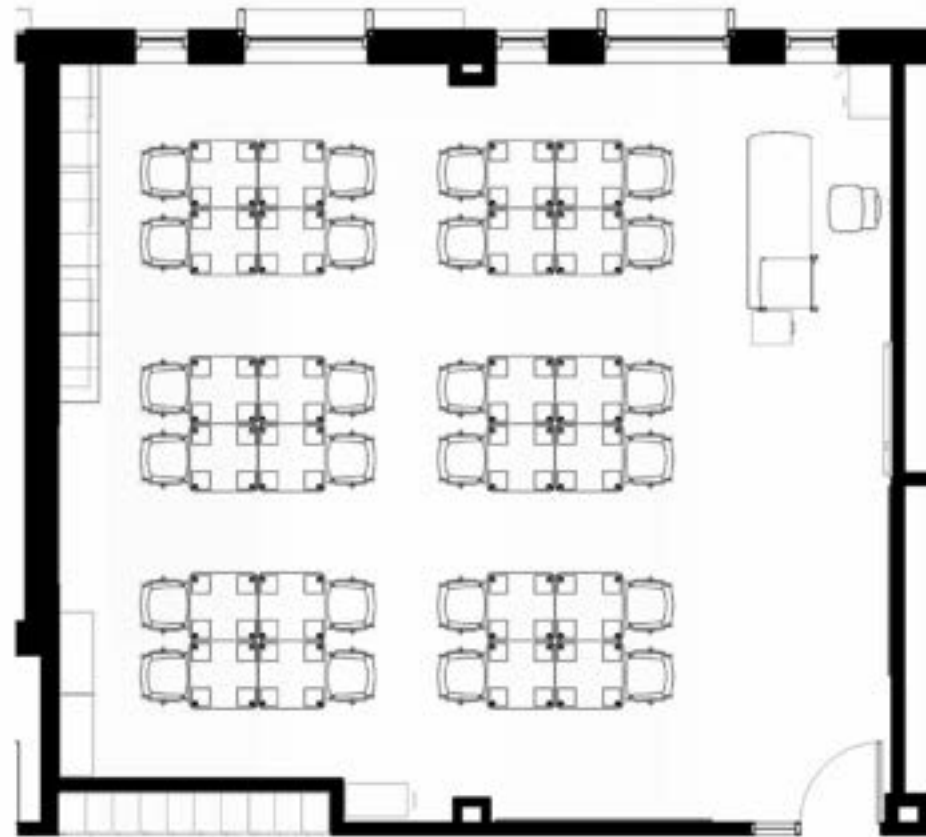
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1 TYPICAL CLASSROOM FURNITURE LAYOUT
3/16" = 1'-0"

FURNITURE SCHEDULE - TYPICAL CLASSROOM	
FURNITURE TYPE	QUANTITY PER ROOM
Casegoods-KI-Likha-Storage-Accessory-Tackboard: INVALID TYPE - Load Family with Type Catalog	1
Chair-Stack-KI-Katera: Chair-Stack-KI-Katera	36
Chair-Task-KI-Impress_Ultra-High Back: INVALID TYPE - Load Family with Type Catalog	1
Classroom-Desk-KI-Instruct-AllTerrain-AV_Rack: INVALID TYPE - Load Family with Type Catalog	1
Classroom-Table-KI-Ruckus-Activity-Square_Fixed Ht: INVALID TYPE - Load Family with Type Catalog	36
Storage-Bookcase-KI-700Series: INVALID TYPE - Load Family with Type Catalog	2
Storage-KI-U-Series-Laminate_Top-Lateral: Storage-KI-U-Series-Laminate_Top-Lateral	5
Storage-KI-U-Series-Overhead-Sliding Door: Storage-KI-U-Series-Overhead-Sliding Door	3
Storage-KI-U-Series-Pedestal-Freestanding: Storage-KI-U-Series-Pedestal-Freestanding	1
Storage-KI-U-Series-Pedestal-Worksurface_Supporting: Storage-KI-U-Series-Pedestal-Worksurface_Supporting	10
Storage-Tower-KI-U-Series-Wardrobe: Storage-Tower-KI-U-Series-Wardrobe	1
Storage-VerticalFile-KI-700Series: INVALID TYPE - Load Family with Type Catalog	1



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SUSTAINABLE DESIGN ACTIVITIES

SUSTAINABLE DESIGN ACTIVITIES

THE LECKIE PROJECT TEAM IS TRACKING 54 YES CREDITS (SILVER RATING) AND 18 POSSIBLE YES CREDITS (60 CREDITS = GOLD RATING). THE LECKIE ES PROJECT TEAM IS COMMITTED TO A MINIMUM TARGET OF U.S. GREEN BUILDING COUNCIL LEED® V4 BD&C SCHOOLS DESIGN EQUIVALENCY AT THE GOLD LEVEL. BECAUSE NO NEW WORK WILL BE DONE IN THE EXISTING BUILDING, THE LEED SUSTAINABLE DESIGN COMPLIANCE WILL BE LIMITED TO THE ADDITION SCOPE AND WILL FACILITATE THE LEED GOLD CERTIFICATION OF THE ENTIRE LECKIE EDUCATION CAMPUS ONCE THE PLANNED MODERNIZATION IS COMPLETE. DUE TO THE LIMITATIONS OF THE EXISTING BUILDING, SEVERAL CREDITS WILL BE LEED COMPLIANT, PENDING THE SUSTAINABLE DESIGN OF THE EXISTING BUILDING. FOR EXAMPLE, THE CALCULATION OF THE WATER USE REDUCTION FROM PLUMBING FIXTURES MUST CONSIDER ALL PLUMBING FIXTURES THAT THE OCCUPANTS OF THE ADDITION HAVE ACCESS TO, INCLUDING THOSE IN THE CONNECTED EXISTING BUILDING. THE ADDITION WILL BE LEED COMPLIANT WITH CREDIT, ALLOWING THE FUTURE PROJECT TO BE ELIGIBLE FOR THIS CREDIT WHEN THE WORK IS PERFORMED FOR THE MAIN BUILDING.

THE DISTRICT HAS ALSO COMMITTED TO PURSUING THE LEED INTEGRATED PROCESS FOR HEALTH PROMOTION PILOT CREDIT. THE TEAM HAS BEGUN THE DISCOVERY PROCESS FOR THIS CREDIT AND WILL PARTICIPATE IN A WORKSHOP WITH DCPS TO DISCUSS GOALS AND STRATEGIES TO INTEGRATE HEALTH PROMOTION INTO THE SCHOOL DESIGN. THE PROJECT SCORECARD CURRENTLY MAINTAINS 54 POINTS WHICH WOULD QUALIFY FOR LEED SILVER CERTIFICATION.

DURING THE DESIGN DEVELOPMENT PHASE, THE A/E TEAM WILL IDENTIFY ADDITIONAL SUSTAINABILITY STRATEGIES TO INCORPORATE INTO THE BUILDING AND SITE DESIGN TO ACHIEVE THE MINIMUM OF 60 POINTS PLUS A COMFORTABLE CONTINGENCY BUFFER REQUIRED TO MEET THE TARGET LEED GOLD CERTIFICATION, INCLUDING COMPLETION OF THE PRELIMINARY LEED ENERGY MODEL.

LORAX PARTNERSHIPS HAS RECOMMENDED THAT THE OWNER PURSUE BOTH THE ENHANCED BUILDING COMMISSIONING AND BUILDING ENVELOPE COMMISSIONING. NOTE: THE PROJECT SITE IS PREVIOUSLY DEVELOPED AND LOCATED IN A HUD QUALIFIED CENSUS TRACK (QCT) AND IS THEREFORE A HIGH PRIORITY SITE UNDER THE LEED PROGRAM.

THE TEAM WILL STRIVE TO PRESERVE THE NATURAL HYDROLOGY, HABITAT, AND ECOSYSTEM SERVICES OF THE PROJECT SITE THROUGH RAINWATER MANAGEMENT, NATIVE AND ADAPTIVE LANDSCAPING, AND THE REDUCTION OF IMPERMEABLE SURFACES AND LIGHT POLLUTION. VEGETATED AND HIGH REFLECTANCE ROOF AND GROUND SURFACES WILL BE MAXIMIZED TO REDUCE THE HEAT ISLAND EFFECT AND PROVIDE ACCESSIBLE COMMUNITY GREEN SPACES.









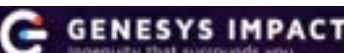
THE PROJECT TEAM HAS SET A MINIMUM WATER USE TARGET OF 30% REDUCTION FROM A BASELINE BUILDING WITH AN ASPIRATIONAL TARGET OF 40%. PRELIMINARY WATER USE REDUCTION CALCULATIONS RESULTS IN 35.46% REDUCTION FROM BASELINE. APPLIANCE AND EQUIPMENT SELECTIONS WILL ADHERE TO THE ENERGY STAR RATING SYSTEM FOR ENERGY AND WATER EFFICIENCY AND NO ONCE-THROUGH, WATER-COOLED EQUIPMENT WILL BE SPECIFIED.

A GREEN ROOF WILL BE IMPLEMENTED TO BENEFIT RAINWATER MANAGEMENT ON SITE, BUFFER BUILDING HEAT, AND MAINTAIN WILDLIFE HABITAT CONNECTIONS. SUBMETERING OF AT LEAST TWO (2) WATER SYSTEMS SHALL BE IMPLEMENTED AS A BEST PRACTICE FOR HIGH PERFORMANCE BUILDING DESIGN.

THE LECKIE ELEMENTARY SCHOOL ADDITION IS REQUIRED TO COMPLY WITH NET ZERO READY DESIGN PRINCIPLES SO THAT THE FUTURE MODERNIZATION OF THE EXISTING PORTION OF THE SCHOOL CAN OPERATE IN A NET ZERO CAPACITY. THE DESIGN TEAM HAS IDENTIFIED A TARGET ENERGY USE COST SAVINGS REDUCTION OF 24% FROM THE ASHRAE 90.1-2010 BASELINE. ENHANCED COMMISSIONING OF SYSTEMS AND ENERGY SUB-METERING WILL HELP ENSURE PROPER SYSTEM FUNCTIONS AND OPERATIONAL EFFICIENCIES ARE MAINTAINED THROUGHOUT THE LIFETIME OF THE BUILDING.

DURING THE DESIGN, THE ARCHITECTURAL TEAM WILL WORK TO ACHIEVE SPACES WITH AMPLE DAYLIGHT AND VIEWS TO THE OUTDOORS AS THESE FEATURES ARE KNOWN TO IMPROVE THE QUALITY OF LEARNING ENVIRONMENTS AND OUTCOMES.

ENHANCED OPERATIONAL POLICIES AND PROCEDURES WILL YIELD LASTING CONTRIBUTIONS TO THE ENVIRONMENTAL SUSTAINABILITY AND OCCUPANT HEALTH OF THE LECKIE ELEMENTARY SCHOOL. ALL ASPECTS OF THE PROJECT WILL SERVE AS A TEACHING TOOL, EDUCATING BUILDING USERS AND THE LARGER COMMUNITY ON CREATING HEALTHY, INSPIRING, HIGH-PERFORMING DEVELOPMENT WHILE MINIMIZING NEGATIVE ENVIRONMENTAL IMPACTS AND ACHIEVING HARMONY BETWEEN NATURE AND THE BUILT ENVIRONMENT.

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LEED SCORECARD



General Project Information										Project Team				Anticipated LEED Certification Level		
Project Address	4201 M.L.K. Ave SW #458 Washington, DC 20032			Occupants: FTSE	Owner	BODGS/SCPS		Landscape	Jordan Honeyman (Lorax & Stone)		Total 'Yes' Points		57			
Site Area (SF)	30,000			Occupants: Visitors	Architect	RMC (Elana, Shadia, Rachel)		Lighting	Lighting		Certified		40-49			
Building Area (SF)	94,000			Parking Spaces	MEP	Global Engineering Solutions (GES) (Abdullah Ayed, Michael Soong, Jason C. Chad)		Commissioning	C&T TBD		Silver	Equivalency	50-59			
LEED Boundary (SF)	Address = 14,500			Units	0	0	0	Energy Modeling	Global Engineering Solutions (GES)		Gold		60-79			
Substantial Completion	TBD/23			Local Energy Code	2018 IECC	Structural	SKA Engineers		General Contractor	GC TBD		Platinum		80+		
				Local Utility Provider	PEPCO	Current Through	1/24/2024 Design Development		Budget	\$18,000,000		Target Certification		Gold		



Possible Points	Yes (pts)	Y/N (pts)	NT (pts)	No (pts)	Project Information	SP	v4.1	Assignee	Credit Requirements	Credit Notes	Action Items	LEED Phase	Health Promotion	LEED Online Status	
0	0	0	0	0	Project Information			Team				Design			
1	1	0	0	0	Integrative Process			Team		Is Simple Box Model in the scope? 10Dec23: Chad will do a simple box model in conjunction with LOCA for final concept submission on 7 January.		Design			
16	16	0	0	0	Location and Transportation										
1	1	0	0	0	Sensitive Land Protection			Lorax	Opt. 1 - Previously Developed or Opt. 2 - Sensitive Land Criteria			Design			
2	2	0	0	0	High Priority Site			Lorax	Opt. 1 - Historic District or Opt. 2 - Priority Development or Opt. 3 - Brownfield Remediation	14Nov23: Complies with HUD QCT. Screenshots in Folder.		Design			
5	5	2	0	0	Surrounding Density and Diverse Uses		X	Lorax	Opt. 1 - Surrounding Density and/or Opt. 2 - Diverse Users or Opt. 3 - Walkable Location	16Nov23: Walkscore = 40 - in folder. 14Nov23: Need to do Diversity & Density Calculations for more points. F1 Greble Park .2mi, Living World Church (.5mi), Lyella's House DC 436F, Patterson ES 0.3mi, Bridgepoint Hospital 0.2mi, QCHS 0.4mi, Madison Court Apts. 0.2mi, Diverse Services Table in Folder = 2 points	14Nov23: Calculate Density	Design	Health Promotion - Project Sited in a Walkable Location		
4	4	1	1	2	Access to Quality Transit		X	X	Lorax	Opt. 1 - Transit-Served Location or Opt. 2 - Pedestrian Access	Bus = 44; M-F = 88 trips; S/S = 44 trips Stop: Chesapeake St & MLK SW Bus = 67; M-F = 34 trips; S/S = 307 trips Stop: MLK Ave SW & Darrington St SW M-F 102; WE 44 = 1 Point 14Nov23: Kenneth Will investigate further - nothing more		Design		
1	1	0	0	0	Bicycle Facilities		X	X	CHD	Bike Network connecting to services - bike lanes or 25 MPH streets. Showers = 1 Long term bike storage	14Nov23: Ask Design Team re: Short & Long bike storage & Shower PES. Calculate what the long storage requirements & shower number requirements would be pending Design Team answers. 25Jan24: A shower will be provided in the addition.		Design	Encouragement of Biking would contribute to occupant health	
1	1	0	0	0	Reduced Parking Footprint		X	X	CHD	Opt. 1 - No Parking/Reduce Parking 20% reduction below 2004 code Do not exceed zoning code minimum parking - DC Parking Zoning Minimum for ES = 0.25 per 1,000 sq. ft.			Design		
1	1	0	0	0	Electric Vehicles			Owner	v4 Opt. 1 - Designate 5% (1.5 spaces) of all parking Green Vehicle Preferred and 2% (0.6 spaces) or v4.1 Opt. 1 - EV Supply Equipment (1 pt) 5% of all parking; 1.5 spaces (min. 2) or Opt. 2 - EV Ready Infrastructure (1 pt) 10% of all parking; 3 spaces (min. 6) Opt. 3 - Low-emitting Buses or School-bused vehicles	14Nov23: EV Charging installed Stations spaces minimum = 2 spaces. EV Ready Spaces minimum = 4 spaces; 100C21: Going for Option 2: EV Ready Infrastructure. Total required parking = 27 cars. AMT to provide info. on existing parking capacity - Total Existing = 48 spaces. 25Jan24:		Design	EV reduce harmful emissions from transportation. Promotion of EVs contributes to improved air quality		
17	17	0	0	0	Sustainable Sites										
Required	Yes				Construction Activity Pollution Prevention			Civil/SC	1) CIP plan (202) EPA Compliant General Permit) and proof of implementation (photos)			Construction			
Required	Yes				Environmental Site Assessment			CHD	1) Conduct Phase 1 ESA (ASTM 1527-08) 2) Remediate if contaminants found	14Nov23: Ask Design Team re: ESA; 10Dec23: MEP to ensure Underground Storage Tanks are handled in a LEED compliant manner. Provide required documentary evidence.		Construction	Ensures harmful contaminants are remediated, etc.		
1	1	0	0	0	Site Assessment			CHD	Complete site assessment worksheet			Design			
2	2	1	1	0	Protect or Restore Habitat		X	CHD	1) Protect 40% greenfield (if applicable) and 2) Restore 4 portion of the total site area 10% (1 pt) 4000 SF; 20% (2 pts) 7500 SF Vegetation + 6 native/adaptive species and 30 SF pollinator garden			Design			
1	1	0	0	0	Open Space		X	CHD	1) Open space 200% (min. 9000 SF) of total site area and 2) 20% (min. 3 SF) of open space is vegetated			Design	Provision of accessible open space promotes physical and social activities and improved mental health for occupants. Also links occupants with nature and sense of place.		
2	2	1	2	0	Roofwater Management		X	CHD	80th percentile (1pt) 85th percentile (2pts) 90th percentile (3pts)			Design			
2	2	0	0	0	Heat Island Reduction		X	Civil/Arch	Opt. 1 - Nonroof & Roof Weighted (2 pts) or Opt. 2 - Parking Under Cover (1pt) Min. 75% parking under cover			Design	Reduces heat stress on occupants.		
1	1	0	0	0	Light Pollution Reduction			CHD	Weight & Light Trespass for all exterior lighting Opt. 1 - BGC Rating or Opt. 2 - Calculation and Internally Illuminated Exterior Signage (do not exceed 200 cd/m2 (nighttime) 1,000 cd/m2 (daytime))			Design			
1	1	0	0	0	Site Master Plan			CHD	Comply with 4/6 credits using calculation method		24Jan24: Kenneth to review credit and outline requirements				
1	1	0	0	0	Joint Use of Facilities			Owner	Opt. 1 - Open to General Public or Opt. 2 - Specific Org. Contract or Opt. 3 - Use Shared Space Owned by Others	24Jan24: Moved point to yes. Should pursue.	24Jan24: Need to confirm joint use details. Need Policy and Floor plan indicating space separation and spaces available for community use		Provides facilities for community.		

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LEED SCORECARD

General Project Information										Project Team				Anticipated LEED Certification Level		
Project Address	4201 MLK Ave SW #100	Occupants: FTAs		Owner	DCPS/DCPS	Landscaper	Jordan Honeyman (Lorax & Stone)	Total "Yes" Points		LEED		Health Promotion		LEED Online Status		
Site Area (SF)	30,000	Occupants: Visitors		Architect	RMA (Dena, Shavita, Rachel)	Lighting	Lighting	Certified		80-89						
Building Area (SF)	184,000	Parking Spaces	00	MEP	Global Engineering Solutions (GES) (Joshua Agel, Michael Song, Javier C. Chao)	Ceramics/Finishes	CIA TBD	Silver	Equivalency	80-89						
LEED Boundary (SF)	448,000 + 14,500	Units	0	Civil	AMT Engineering (Jose Solis & Patrick Cruz)	Energy Modeling	Global Engineering Solutions (GES)	Gold		90-79						
Substantial Completion	7/15/24	Local Energy Code	2018 IECC	Structural	SKA Engineers	General Contractor	GE TSC	Platinum		80+						
Local Utility Provider	PEPCO	Current Through	03/4/2024 Design Development	Budget	\$18,000,000	Target Certification		Gold								
Possible Points	Yes Pts	YTD Pts	NT Pts	No Pts	RF	v4.1	Assignee	Credit Requirements	Credit Notes	Action Items	LEED Phase	Health Promotion	LEED Online Status			
Water Efficiency																
Required	Yes						Landscaper	Opt. 1 - No Irrigation No irrigation required beyond 2-yr establishment period, or Opt. 2 - Reduced Irrigation Reduce by 30% from baseline peak watering month			Design					
Required	Yes						MEP	1.) Min. 20% reduction and waterless fixtures (when eligible) 2.) ENERGY STAR Appliances 3.) Cooling Tower Requirements (if applicable)	TDEC23: Ensure all new plumbing fixtures installed meet Energy Star and WaterSense requirements. Recommended Fixtures: WC=1.28gpf; Urinals: 0.12gpf; Lav Fountains: 0.28gpm; Kitchen Faucet: 1.5gpm; Shower: 1.5gpm. DLAN24: We will need to consider the fixture flush and flow rates for the main building.		Design					
Required	Yes						Owner	1.) Install permanent water meter, measuring total potable water use for building & grounds 2.) USGBC commitment letter		DLAN24: Lorax to provide letter language for owner.	Design					
3	3						Landscaper	Opt. 1 - No Irrigation (2 pts) No irrigation beyond 2-yr establishment period, or Opt. 2 - Reduced Irrigation (1-2 pts) Reduce LWR by at least 50% from baseline peak watering month 30% reduction = 1 pt 100% reduction = 2 pts			Design					
7	3	1	2	1			MEP	1.) Fixture & Fitting Water Use Reduction 25% (1pt), 30% (2pts), 35% (3pts), 40% (4pts), 45% (5pts) and 2.) Appliance & Process Water Min. Requirements	Water Use Reduction = 3% Target 20% Reduction Recommended Max Flush & Flow Rates Water Closet: 1.36 GPF Urinal: 0.125 GPF Lav Faucet: 0.25 GPM Shower: 1.5 GPM Kitchen Sink: 1.5 GPM	DLAN24: Ask MEP to review process & appliance tables on WEP form.	Design					
2				1			MEP	1.) Conduct one-time process water analysis - measure & correct parameters 2.) Limit options to avoid exceeding maximum values.			Design		Not Attempted			
1	1						MEP	Requires submetering 80% of two or more water subsystems: irrigation, indoor plumbing fixtures, domestic hot water, boiler with aggregates, reclaimed water, or other process water (humidification systems, dishwashers, clothes washers, pools, etc.)	DLAN24: Which 2 end uses will be metered? Recommend DWR & one other.	Design						
Energy & Atmosphere																
Required	Yes						CAE	Energy Cx by end of DD			Comm					
Required	Yes						EM	Whole Building Energy Simulation demonstrating 5% improvement above ASHRAE 90.1-2010	TDEC23: MEP designer to do the energy model. DLAN24: Provide SD energy model ASAP		Design					
Required	Yes						Owner	1.) Install new or use existing building level energy meters representing total building energy consumption 2.) USGBC commitment letter		DLAN24: Lorax to provide letter language for owner.	Design					
Required	Yes						MEP	1.) No CFC-based refrigerants 2.) Phase-out plan for existing HVAC equipment before project completion			Design					
6	6			1			CAE	Opt. 1 - Enhanced Systems Cx Path 1: Enhanced Cx (2 pts) or Path 2: Enhanced & Monitoring Based Cx (1 pt) or Opt. 2 - Envelope Cx (2 pts)	DLAN24: Will the envelope be commissioned? I thought this was mandatory in DC. DLAN24: BECs will be on board after SD		Comm					
16	16	3	3				ES	Preliminary Energy Model on DD	DLAN24: Provide SD energy model ASAP	DLAN24: Provide energy model ASAP	Design					
1	1						MEP	Submeter energy uses representing 10% or more of energy load DLAN24: The Team should consider pursuing this credit			Design					
2				2			MEP	Design building to shed 10% electric load	TDEC23: PEPCO is the utility provider		Comm					
6	6			4			Owner	Tier 1: On-site Renewables (up to 5 pts) Tier 2: Off-site Renewables (up to 5 pts) Tier 3: Off-site Renewables (up to 2 pts) Tier 2 & 3 require min. 10 year procurement contract	DLAN24: Project will need to purchase Renewable Energy Credits to get the 80 point certification target.		Design					
1	1						MEP	Opt. 2 - Calculation of Refrigerant Impact	DLAN24: Determine at system selection		Design					

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LEED SCORECARD

General Project Information		Project Team				Anticipated LEED Certification Level		
Project Address	4201 MLK Ave SW WASH Washington, DC 20032	Occupants FTEs	Owner	DCDMS/DCPS	Landscaper	Jordan Honeyman (Jordan & Steve)	Total 'Yes' Points	87
Site Area (SF)	30,200	Occupants Visitors	Architect	RMC (Steve, Shazela, Rachel)	Lighting	Lighting	Certified	40-49
Building Area (SF)	84,300	Parking Spaces	MEP	Global Engineering Solutions (GES) (Abdulhak Ayub, Michael Soong, Javier C. Chao)	Commissioning	CAI TBD	Silver	Equivalent
LEED Boundary (SF)	84,300 + 14,500	Units	Elect	AAT Engineering (Jose Salto & Patrick Cruz)	Energy Modeling	Global Engineering Solutions (GES)	Gold	60-79
Substantial Completion	5/26/25	Local Energy Code	Structural	SKA Engineers	General Contractor	GC TBD	Platinum	80+
		Local Utility Provider	Current Through	1/24/2024 Design Development	Budget	\$18,000,000	Target Certification	Gold

Points Possible	Yes Pts	Y/N Pts	NP Pts	No Pts	NP	v.1.1	Assignee	Credit Requirements	Credit Notes	Action Items	LEED Phase	Health Promotion	LEED Online Status
Materials & Resources													
Required	Yes						Architect	Collection & Storage of recyclable materials, batteries, & electronic waste			Design		
Required	Yes						GC	Construction & Demolition Waste Management Planning			Constr		
3							Arch./C&D	Opt. 1 - Building & Material Reuse Path 1: Reuse Existing Structural Elements and/or Path 2: Reuse Existing Non-Structural Elements, or Opt. 2 - Whole Building Life-Cycle Assessment (1-4 pts)	24Jan24: If this is a new addition there will be no existing building component for use, so will the team be doing an LCA? Otherwise these points are not available. WOULD YOU HAVE		Constr		Not Attempted
2	1	1					Arch./GC	Opt. 1 - EPDs: 20 products, 3 manufacturers and/or Opt. 2 - Embodied Carbon/EA Optimization			Constr		
2	1	1					Arch./GC	Responsible Sourcing of Raw Materials 1) Products sourced from at least 2 manufacturers 2) Sourcing criteria at least 10% of total volume, by cost or 1) Products sourced from at least 3 manufacturers 2) Sourcing criteria at least 30% of total volume, by cost			Constr		
2	1	1					Arch./GC	Opt. 1 - MFPIs: 20 products, 3 manufacturers Opt. 2 - Material Ingredient Optimization			Constr		
2	2						GC	Opt. 1 - Diversion Path 1 - Divert 20% + 2 streams (2pt) Path 2 - Divert 75% + 4 streams (2pt) Opt. 2 - Reduction No more than 2.5 lbs of construction waste/100 of sq. ft. area	24Jan24: Contractor will need to separate waste streams on site as much as possible.		Constr		
Indoor Environmental Quality													
Required	Yes						MEP	1) Ventilation in accordance with ASHRAE 62.1-2018 2) Supply Outdoor Air Flow			Design	Relevant	
Required	Yes						Architect	1) No smoking areas 25 ft from all entries, outdoor air intakes, and operable windows 2) Signage posted within 10ft of all building entrances	24Jan24: Provide school district smoking policy.		Design	Relevant	
Required	Yes						Acoustician - Mechanical Engineer - Architect	1) Max. 40 dBA HVAC Background Noise 2) Implement acoustic treatment/minimize noise intrusion from exterior sources for peak-hour Leq above 40 dBA during school hours 3) Design to ANSI S3.45-2010 Opt. 1 - Materials = 10cc of 0.10 or higher Opt. 2 - Calculations	24Jan24: the team is contracting with an acoustician.				
3	1						MEP	Opt. 1 - Enhanced IAQ Strategies (1 pt) 1) Walkoff Mats 2) Cross-contamination Prevention 3) MERV 13 Opt. 2 - Additional Enhanced IAQ Strategies (1 pt) 1) Exterior Contamination Prevention 2) Increased Ventilation 3) CO2 Monitoring (densely occupied spaces) 4) Additional Source Control & Monitoring			Design	Relevant	
3	3						Arch./GC	Opt. 1 - Product Category Calculation Comply with the following categories: Paints & Coatings, Adhesives & Sealants, Flooring, Wall Panels, Ceilings, Insulation, Furniture, Composite Wood Schools, HC without furniture 3 cat. = 7 pts; 2 cat. = 2 pts; 0 cat. = 2 pts Schools, HC with furniture 4 cat. = 7 pts; 3 cat. = 2 pts; 2 cat. = 2 pts			Constr	Relevant	
1	1						GC	IAQ Plan (SMACNA 2007) and proof of implementation (photos)			Constr		
2	2						GC	Opt. 1 = Flush Out (1 pt) Opt. 2 = Air Testing (1 pt)	24Jan24: The project needs to air test rather than flush		Constr		
1	1						MEP	Thermal Comfort Controls 1) 80% of individual occupant spaces 2) 100% of multi-occupant spaces 3) Compliance with ASHRAE 55-2010	24Jan24: Requires thermostats in classrooms with 2 degree range of adjustments.		Design		
2	1	1					MEP	Opt. 1 - Lighting Controls 1) Controls for 90% of individual occupant spaces with 3 lighting levels/scenes, Midlevel = 30-70% max illumination 2) 100% of multi-occupant spaces and lighting quality -Multi-zone controls with 3 lighting levels -Separate controls of presentation/projection wall -Controls located in same space with direct line of sight Opt. 2 - Lighting Quality Comply with 4.8 strategies	24Jan24: Lighting designer & architect should review the second part of this credit to see if it is feasible.		Design		
2	2	1					Architect	Opt. 1 = Simulation eDR and ASE Opt. 2 = Simulation Illuminance Calculations Opt. 3 = Measurement			Design	Relevant	
1	1						Architect	1) Vision glazing for 75% all regularly occupied floor area 2) Meet 2/4 types of views			Design	Relevant	
1							Architect	1) HVAC Background Noise Level of 26 dBA or less 2) Sound Transmission (STC) meet ANSI S3.45-2010 Part 1 requirements, Exterior windows must have STC of at least 25			Design		Not Attempted

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LEED SCORECARD

General Project Information										Project Team				Anticipated LEED Certification Level		
Project Address	4201 W.L.K Ave SW 4000 Washington, DC 20032			Occupants FTEs		Owner	DCSIS/DCPS		Landscape	Jordan Honeyman (Lorax & Stone)		Total "Yes" Points		ST		
Site Area (SF)	30,000			Occupants Walkers		Architect	RM (Rams, Ghahra, Rafter)		Lighting	Lighting		Certified		60-69		
Building Area (SF)	184,000			Parking Spaces	20	MEP	Global Engineering Solutions (GES), Michael Young, Daniel C. Chaff		Commissioning	C+A TPO		Silver	Equivalency	60-69		
LEED Boundary (SF)	Addition + 14,300			Units	0	CIVIL	AMT Engineering (Lore Salt & Patrick Crut)		Energy Modeling	Global Engineering Solutions (GES)		Gold		60-79		
Substantial Completion	TBD/25			Local Energy Code	2018 ICC	Structural	SVA Engineers		General Contractor	GC TPO		Platinum		80+		
				Local Utility Provider	PEPCO	Current Through	1/24/2024 Design Development		Budget	\$18,000,000		Target Certification		Gold		

Possible Points	Yes Pts	Y1 Pts	NT Pts	No Pts	BP	o&L	Assignee	Credit Requirements	Credit Notes	Action Items	LEED Phase	Health Promotion	LEED Online Status
1	1						Team	Innovation - Green Bldg Edu			Innovation		
1	1						Team	Innovation - Purchasing Leases			Innovation		
1	1						Team	Innovation - ESGM Starter Kit - Gen Clean & GHG			Innovation	Relevant	
1	1						Team	Exemplary Performance OR YBO			Innovation		
1	1						Team	Plus INTEGRATED PROCESS FOR HEALTH PROMOTION			Innovation		
1	1						Team	LEED® Accredited Professional			Innovation		
4	4						Team	Regional Priority Credits					
1	1						Lorax	Regional Priority Reduced Parking Footprint			BP		Not Attempted
1	1						Lorax	Regional Priority Outdoor Water Use Reduction 2 pts			BP		
1	1						Lorax	Regional Priority Optimize Energy Performance 10 pts			BP		
1	1						Lorax	Regional Priority Renewable Energy 1 pt			BP		
1	1						Lorax	Regional Priority Regional Energy			BP		Not Attempted
1	1						Lorax	Regional Priority Regional Energy			BP		Not Attempted
10	10												

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BUILDING ENVELOPE:

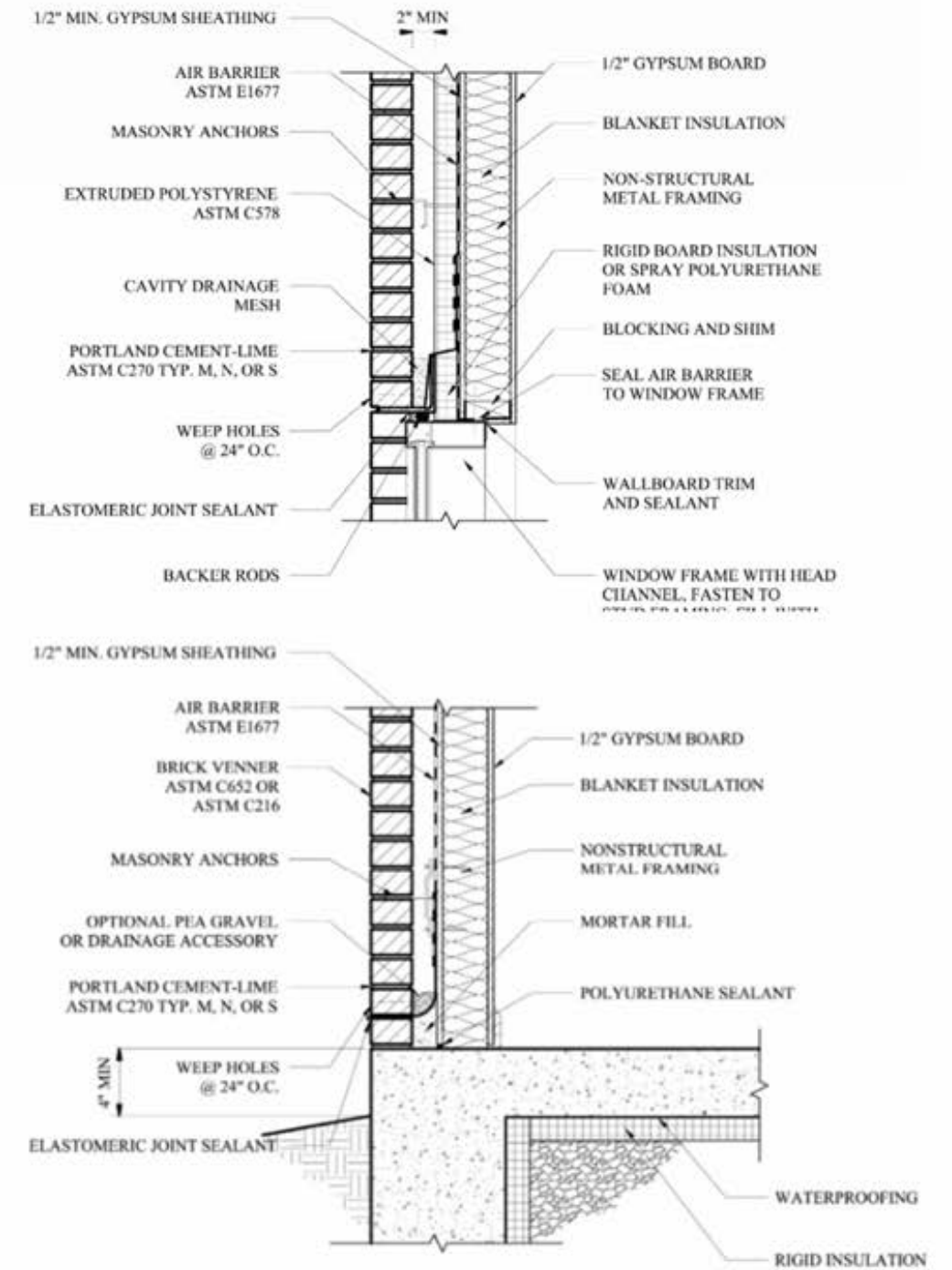
EXTERIOR WALL ASSEMBLY:

EXTERIOR WALL WILL BE TWO TYPES WITH A BASIC ASSEMBLY FOR BOTH.

BASIC WALL ASSEMBLY COMPOSED OF THE FOLLOWING ELEMENTS FOR WALL CONSTRUCTION:

- a. 6" METAL STUD FRAMING
- b. EXTERIOR GRADE SHEATHING
- c. BATT INSULATION WITHIN FRAME - R 15
- d. AIR AND WATER RESISTIVE BARRIER (WRB)
- e. RIGID INSULATION – R 8CI (SEE MECHANICAL SYSTEM – BUILDING ENVELOPE)
- f. 2" AIR GAP

- 1. BRICK VENEER/ GFRC/ CERAMIC TILE WILL BE USED FOR EXTERIOR FINISH. THE IMAGE IS FOR REFERENCE PURPOSES. DETAILS TO SPECIFIC WALLS WILL BE PROVIDED IN NEXT PHASE.



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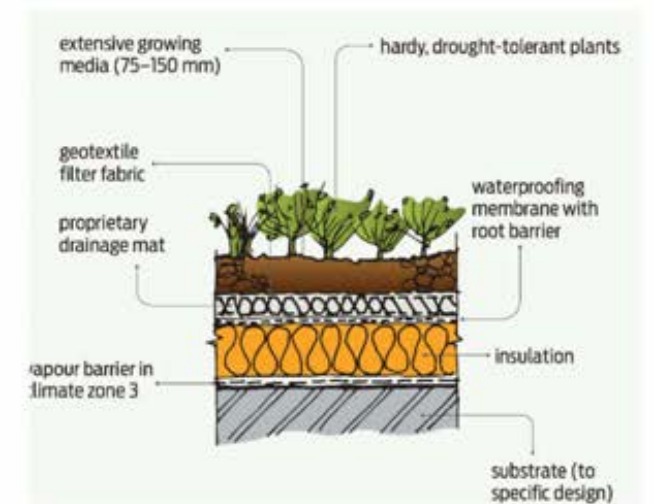
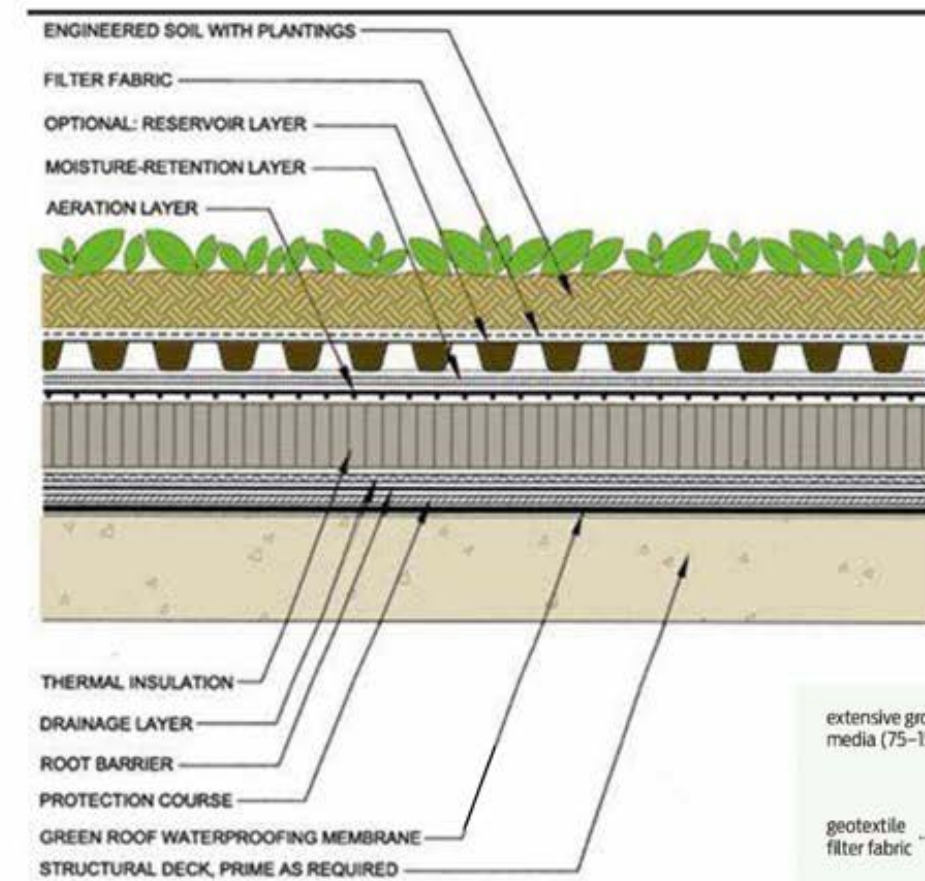
2 RAINSCREEN SYSTEM

A RAINSCREEN SYSTEM IS AN EXTERIOR WALL ASSEMBLY WHERE THE CLADDING STANDS OFF FROM THE WATER BARRIER TO CREATE A CAPILLARY BREAK THAT ALLOWS DRAINAGE AND EVAPORATION. WITHOUT A RAINSCREEN, WATER DAMAGE TO YOUR BUILDING FROM RAIN AND SNOW IS MORE LIKELY. RAINSCREEN SYSTEMS ARE ENERGY EFFICIENT, VERSATILE, COST-EFFECTIVE AND IMPROVE THE LIFESPAN OF A BUILDING'S EXTERIOR WALL SYSTEM.



EXTENSIVE GREEN ROOF:

AN EXTENSIVE GREEN ROOF REPRESENTS A NATURAL FORM OF VEGETATION THAT IS LARGELY SELF-SUSTAINING AND EVOLVING. IT IS CHARACTERIZED BY PLANTS WITH SPECIAL ADAPTATION TO EXTREME SITE CONDITIONS AND HIGH REGENERATION CAPACITY, SUCH AS MOOS, SUCCULENT (SEDUM), AND SMALL HERBACEOUS PLANTS INCLUDING DRAUGHT TOLERANT GRASSES. EXTENSIVE GREEN ROOF HAVE A SUBSTRATE THICKNESS OF BETWEEN 4 AND 6 INCHES AND WEIGHT OF 30 TO 40 POUNDS PER SQ FT. THEY ARE OFTEN NOT ACCESSIBLE. CERTAINLY, IT IS THE MOST COST EFFECTIVE AND MOST NATURAL INFRASTRUCTURE TO REDUCE STORMWATER RUN-OFF FROM BUILDINGS AT THE SOURCE. ALTHOUGH, EXTENSIVE GREEN ROOFS ONLY PARTIALLY RESTORE THE ENVIRONMENTAL FOOTPRINT OF A STRUCTURE, IT IS PROVEN TO BE THE MOST EFFICIENT AND MOST NATURAL.



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