

1019 Student Building

Criteria	Renovation and Addition		Replacement	
	Renovation/Addition to Waverley	Renovation/Addition to Combine Waverley and Rock Creek Buildings	Option 1 (Front of Site)	Option 2 (Rear of Site)
EDUCATIONAL GOALS				
Capacity: option provides the required capacity	Yes	Yes	Yes	Yes
Educational Adequacy: the option allows for the correct number, size, and adjacency of rooms to meet the required educational program	Gym is distant from classrooms. Long classroom wings.	Building is very spread out and less efficiently organized.	Yes. Building can be arranged efficiently and with correct adjacencies.	Yes. Building can be arranged efficiently and with correct adjacencies.
Daylighting: option maximizes access to daylight in instructional rooms	New classroom wing can be oriented for maximum daylight but old classroom wing is not.	Few classrooms can be oriented for maximum daylight.	Yes. Classrooms can be oriented for maximum daylight.	Yes. Classrooms can be oriented for maximum daylight.
Operational Effectiveness: building will effectively serve the administrative and support functions of the school	Long travel distances from some classrooms to Gym and Cafeteria.	Long travel distances from some classrooms to Gym and Cafeteria.	Yes. Building configuration and layout can be arranged to facilitate ease of educational operation.	Yes. Building configuration and layout can be arranged to facilitate ease of educational operation.
Flexibility: the building layout provides flexibility for future changes in educational programming	Classroom addition may allow for design of flexible spaces. Renovation of existing building will have limited flexibility.	Classroom addition may allow for design of flexible spaces. Renovation of existing building will have limited flexibility.	Yes. Building can be designed to incorporate flexible learning spaces.	Yes. Building can be designed to incorporate flexible learning spaces.
BUILDING FUNCTIONALITY				
Security: building layout allows for clear site lines and avoids creating areas that are difficult to supervise	Long corridors limit effective supervision.	Greater number of corridors and classroom wings limit effective supervision.	Yes. Building configuration and layout can be designed to allow for passive supervision.	Yes. Building configuration and layout can be designed to allow for passive supervision.
Site Amenities: option provides the required site amenities	Yes	Yes	Yes	Yes
Building Accessibility: option allows for adequate access by maintenance and support vehicles	Requires extension of existing service drive to be accessed from three sides.	Requires additional service drive to be accessed from three sides.	Yes. Building can be accessed from three sides.	Requires extended service drive to be accessed from three sides.
Longevity of Building Systems: the building will minimize the need for major building systems replacements within the next 20 years	Some spaces or equipment choices are compromised due to existing layouts.	Some spaces or equipment choices are compromised due to existing layouts.	Yes. All building systems will be new.	Yes. All building systems will be new.
Life Cycle Cost: option minimizes the long-term costs of operating and maintaining the building	\$19.3 million	\$19.5 million	\$18.1 million	\$18.4 million
Maintenance: option allows for design and installation of systems with proper access for service and maintenance	New addition will allow for adequate access to systems. Renovation of existing building may have limited access to systems.	New addition will allow for adequate access to systems. Renovation of existing building may have limited access to systems.	Yes. Building can be designed to allow for proper access to systems.	Yes. Building can be designed to allow for proper access to systems.
Energy Efficiency: option minimizes energy usage	Existing systems may limit some energy efficiency measures.	Existing systems may limit some energy efficiency measures.	Building can be designed with efficiency in mind.	Building can be designed with efficiency in mind.
CONSTRUCTION AND COST				
Construction Timing: option allows the project to be completed in 24 months or less	30 – 36 months	36 – 40 months	20 – 24 months	20 – 24 months
Initial Cost: option minimizes construction costs	\$50.9 million	\$52.6 million	\$50.9 million	\$51.8 million
Construction Operations: option provides adequate space to stage construction on the site	Need to relocate students limits area for construction staging.	Need to relocate students limits area for construction staging.	Space for construction staging is limited.	Existing Rock Creek parking lot provides some room for construction staging.
Minimize Disruption to Students: project schedule minimizes the number of moves for students and staff and minimizes student exposure to dust and noise	Students will need to temporarily relocate to Rock Creek building and portables prior to construction and then move back when project is completed.	Project will require several moves including relocation of portables to Rock Creek side of site.	Yes. Students can remain in existing building and portables during construction.	Yes. Students can remain in existing building and portables during construction.
Environmental Impact: option allows for minimal grading and tree removal	Yes.	Yes.	Yes.	Yes.

KEY

	Satisfies Criteria
	Somewhat Satisfies Criteria
	Does not Satisfy Criteria