

summary of TJWG charge

1. Retain the current wooded eastern end of “TJ Park” as is.
2. Ensure no significant loss of green space and no net loss of recreational programming.
3. Maintain a cohesive park.
4. Ensure adequate consideration of the neighborhood impacts of traffic and parking.
5. Ensure safety on existing pedestrian walkways and bikeways.
6. Ensure that the community center would remain available for use.
7. Ensure the building massing is compatible with adjacent neighborhood.



where we started

Don't come to the table with any preconceived ideas of a solution

Present big picture ideas that meet the requirements of the charge

Develop those ideas in concert with the Working Group



where we are

Site Survey should be available by November 10th

Parking numbers were provided on November 4th

Traffic analysis draft expected on November 6th

Cost numbers provided on November 5th

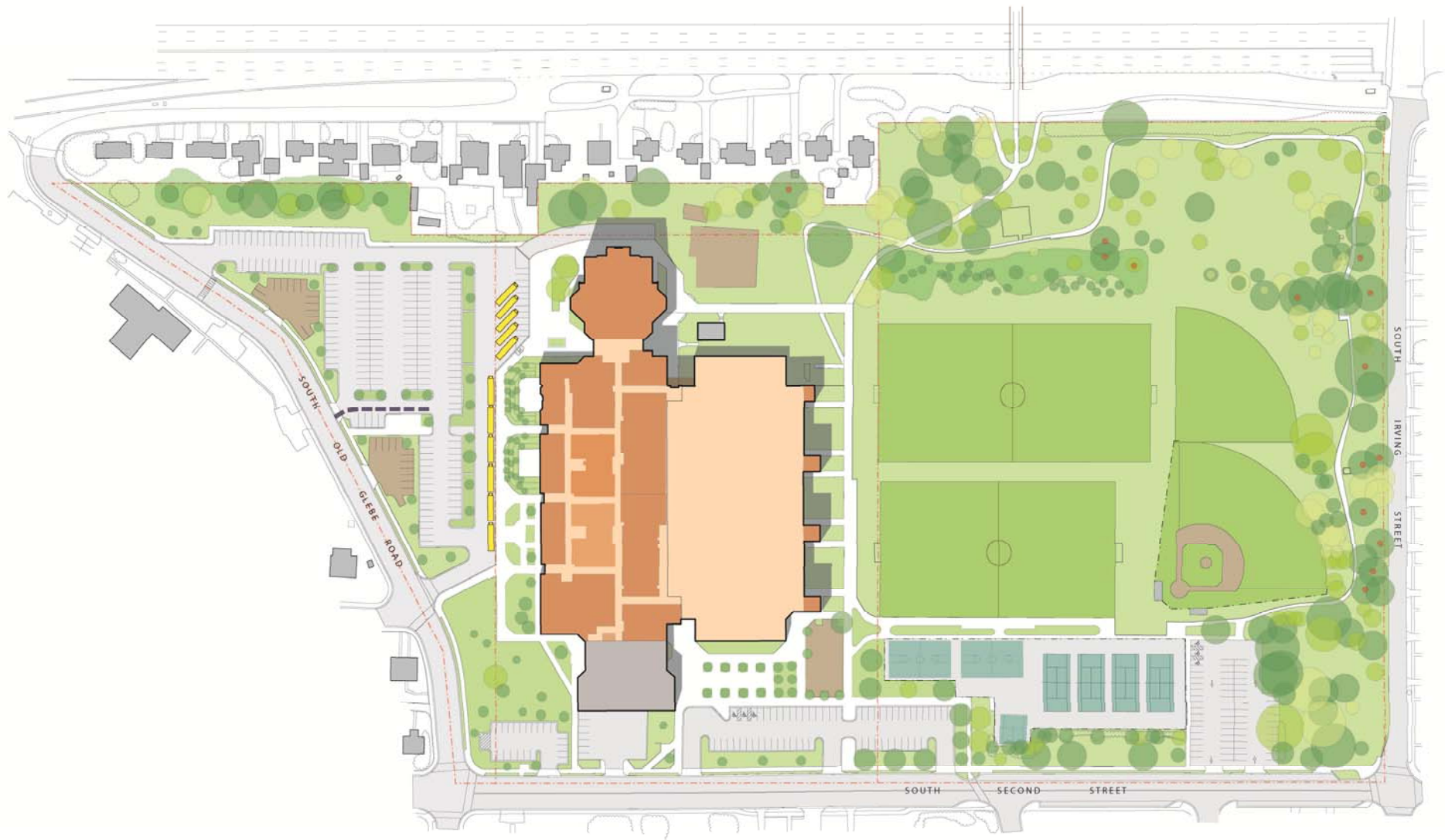


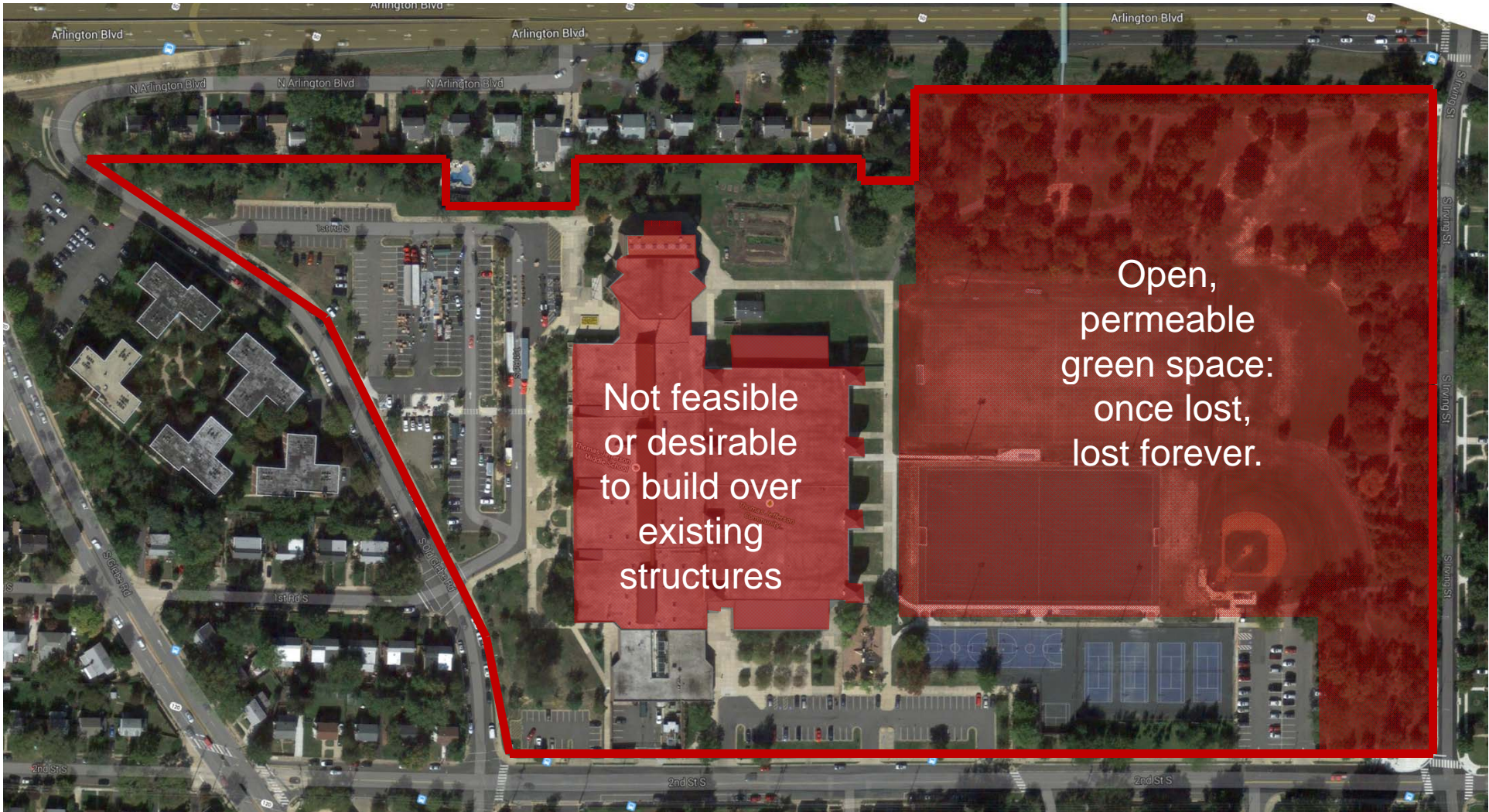


VMDO ARCHITECTS

05 Nov 2014

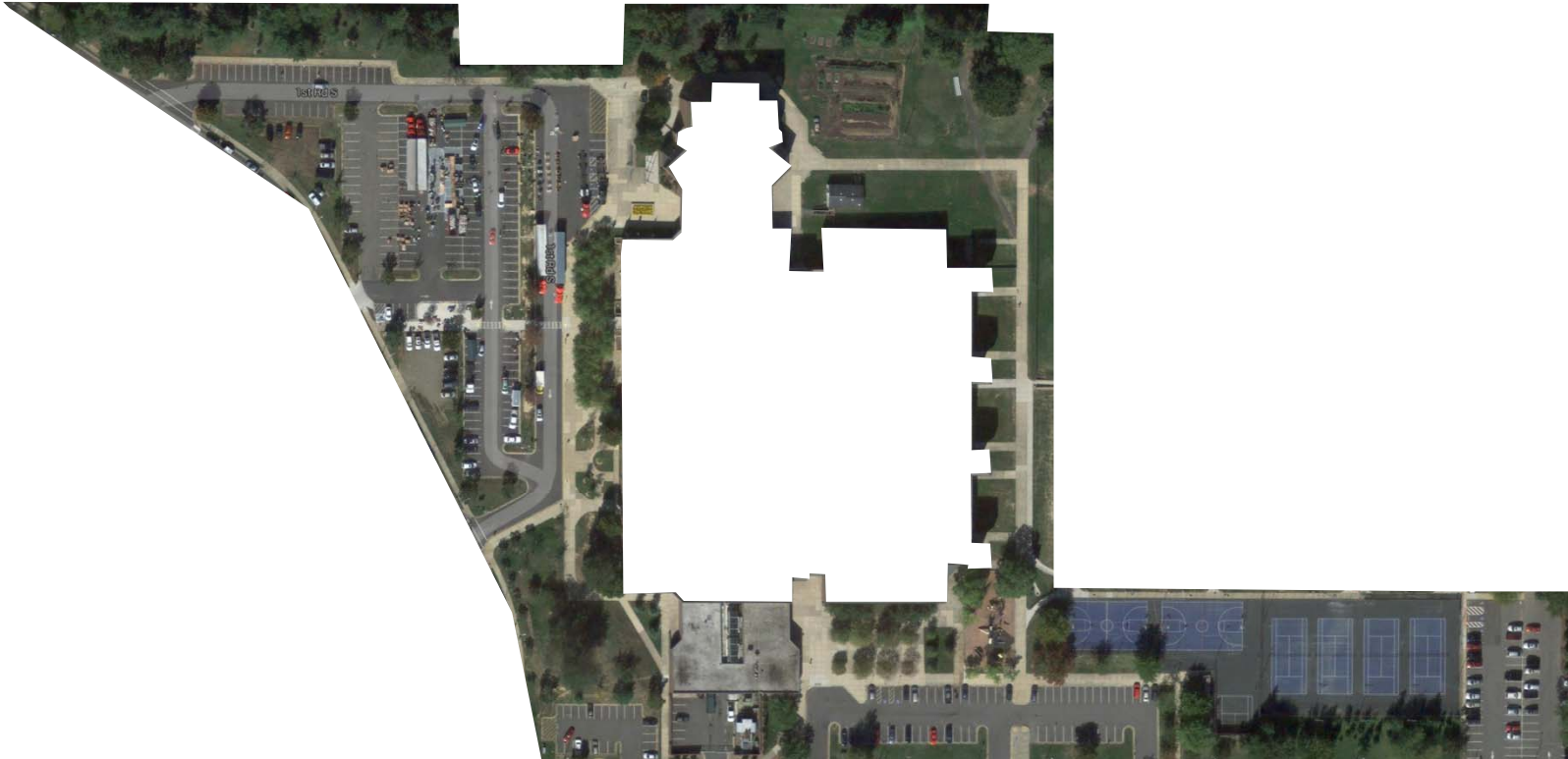
RELOCATABLES
"BUILD UP NOT OUT"





Not feasible
or desirable
to build over
existing
structures

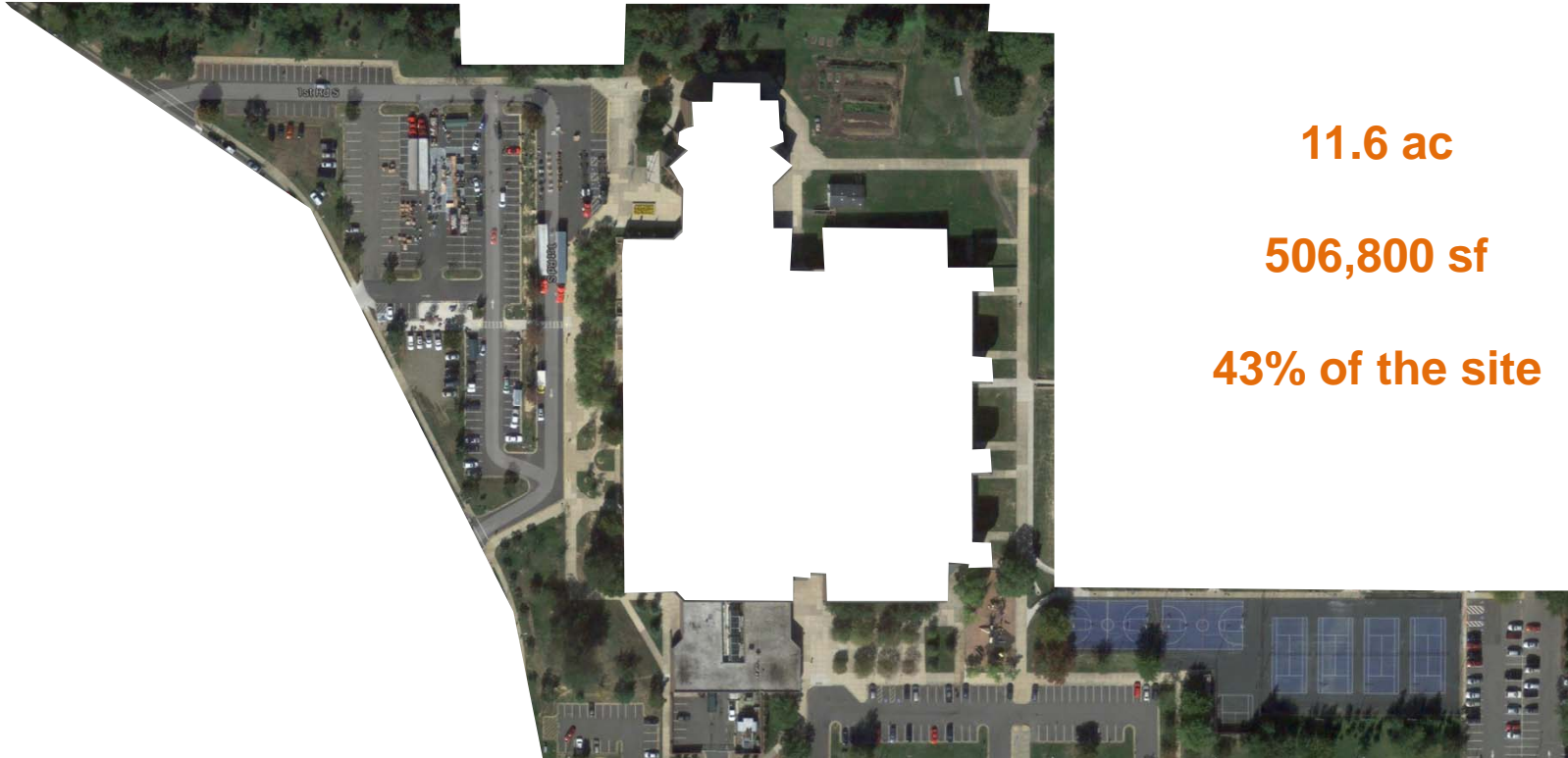
Open,
permeable
green space:
once lost,
lost forever.



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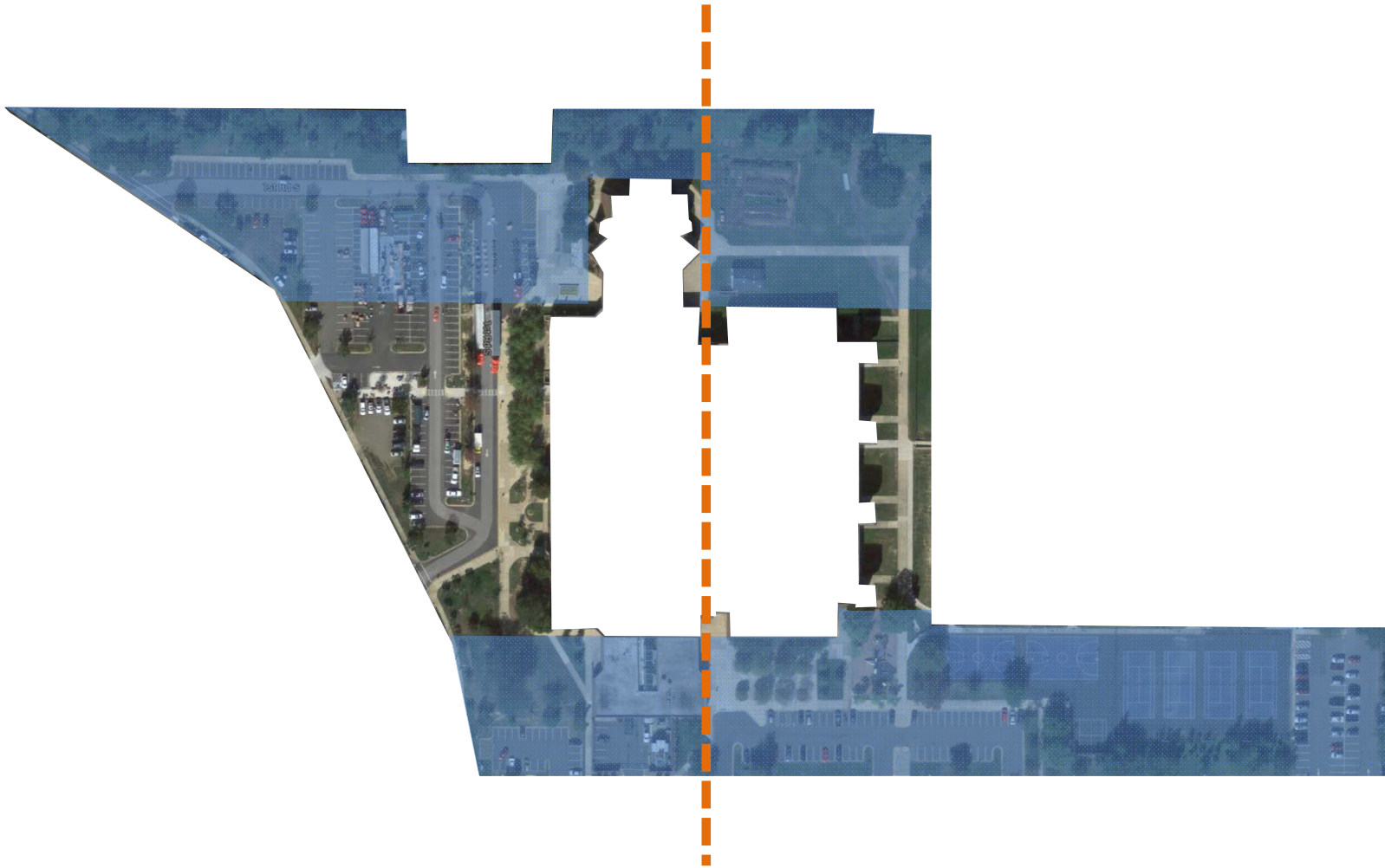
SPACE UNDER CONSIDERATION



11.6 ac

506,800 sf

43% of the site



more relocation of existing amenities



higher building costs



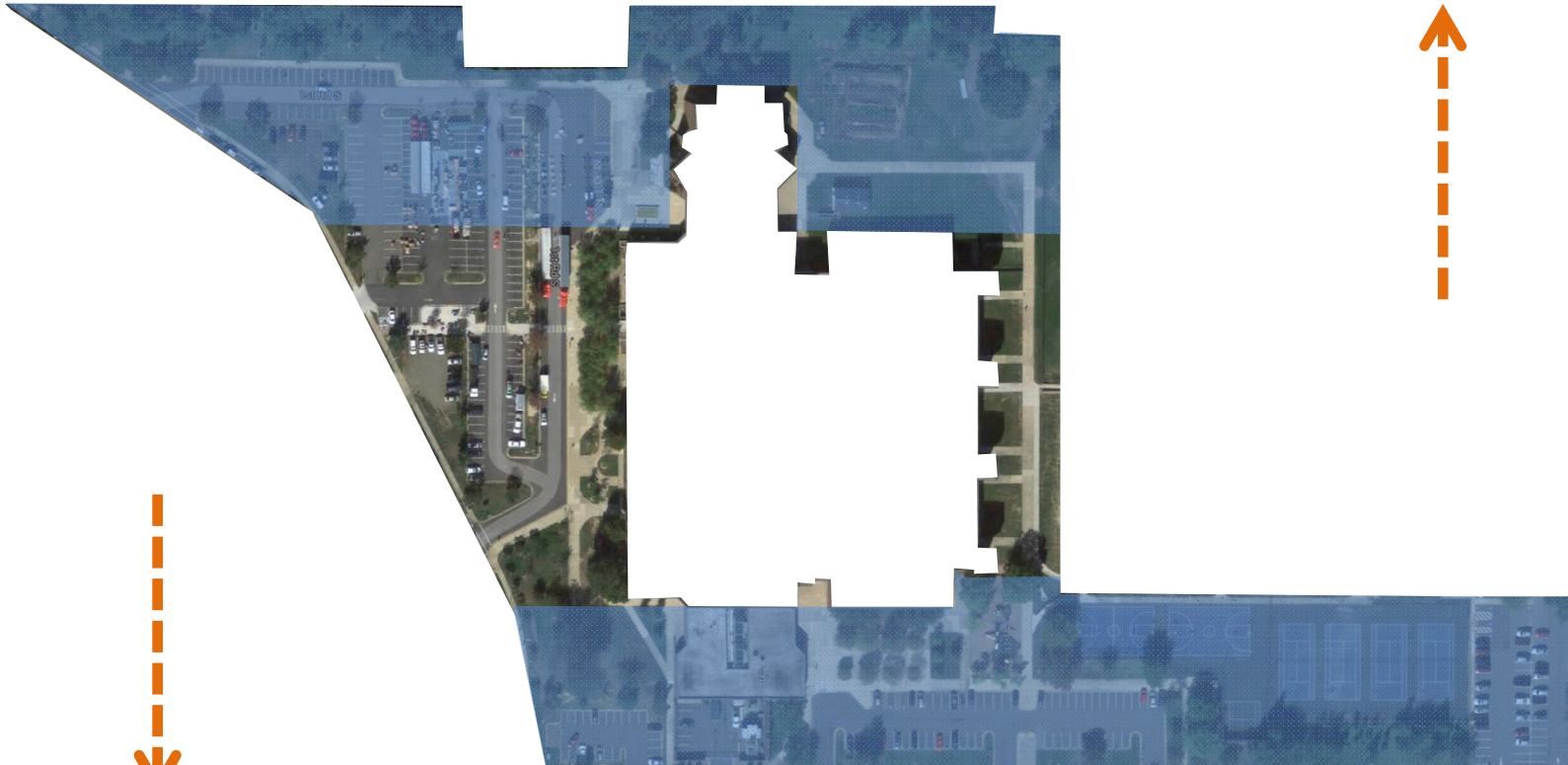
higher building costs



more relocation of existing amenities

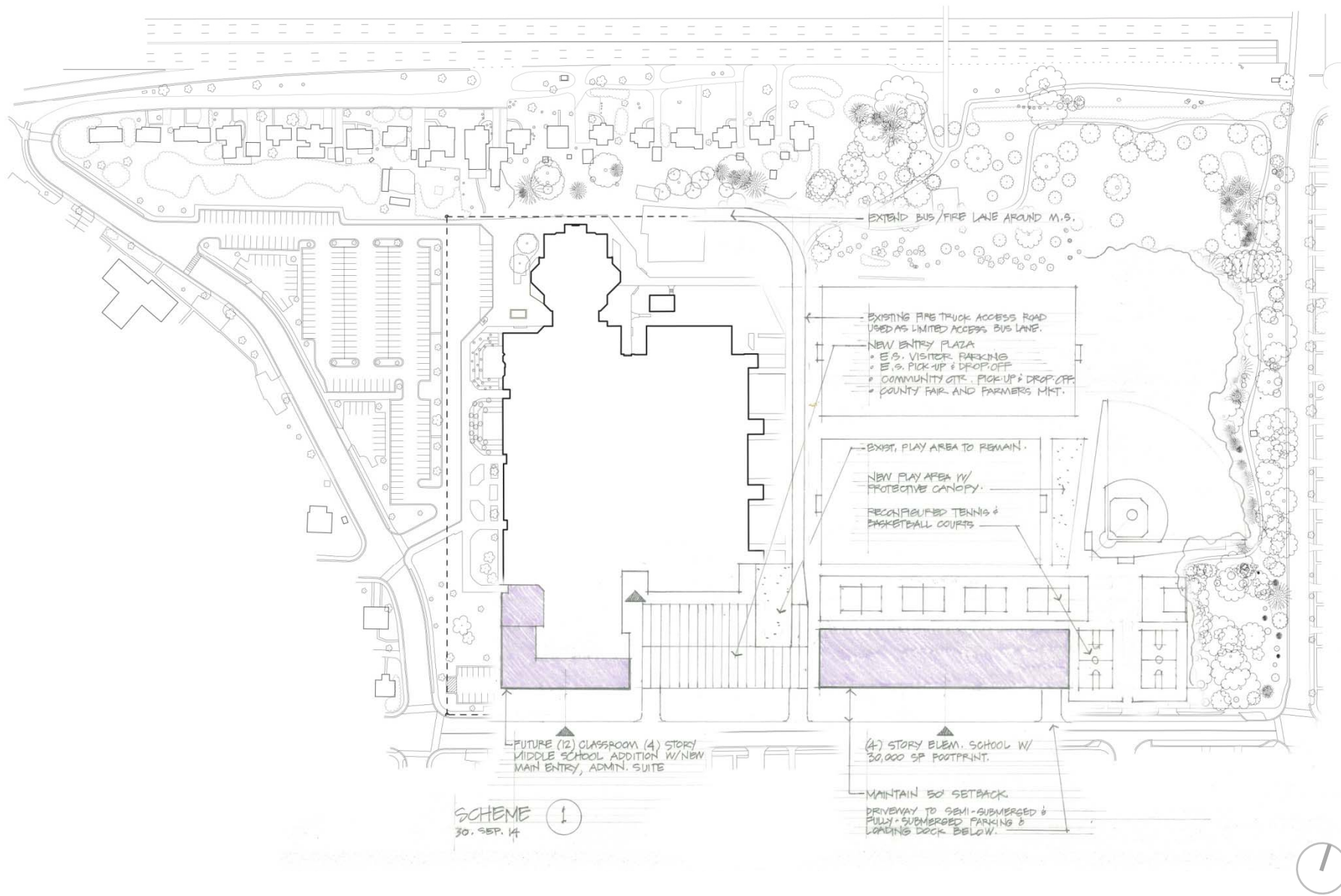
builds on permeable space, but more opportunities to treat water on-site

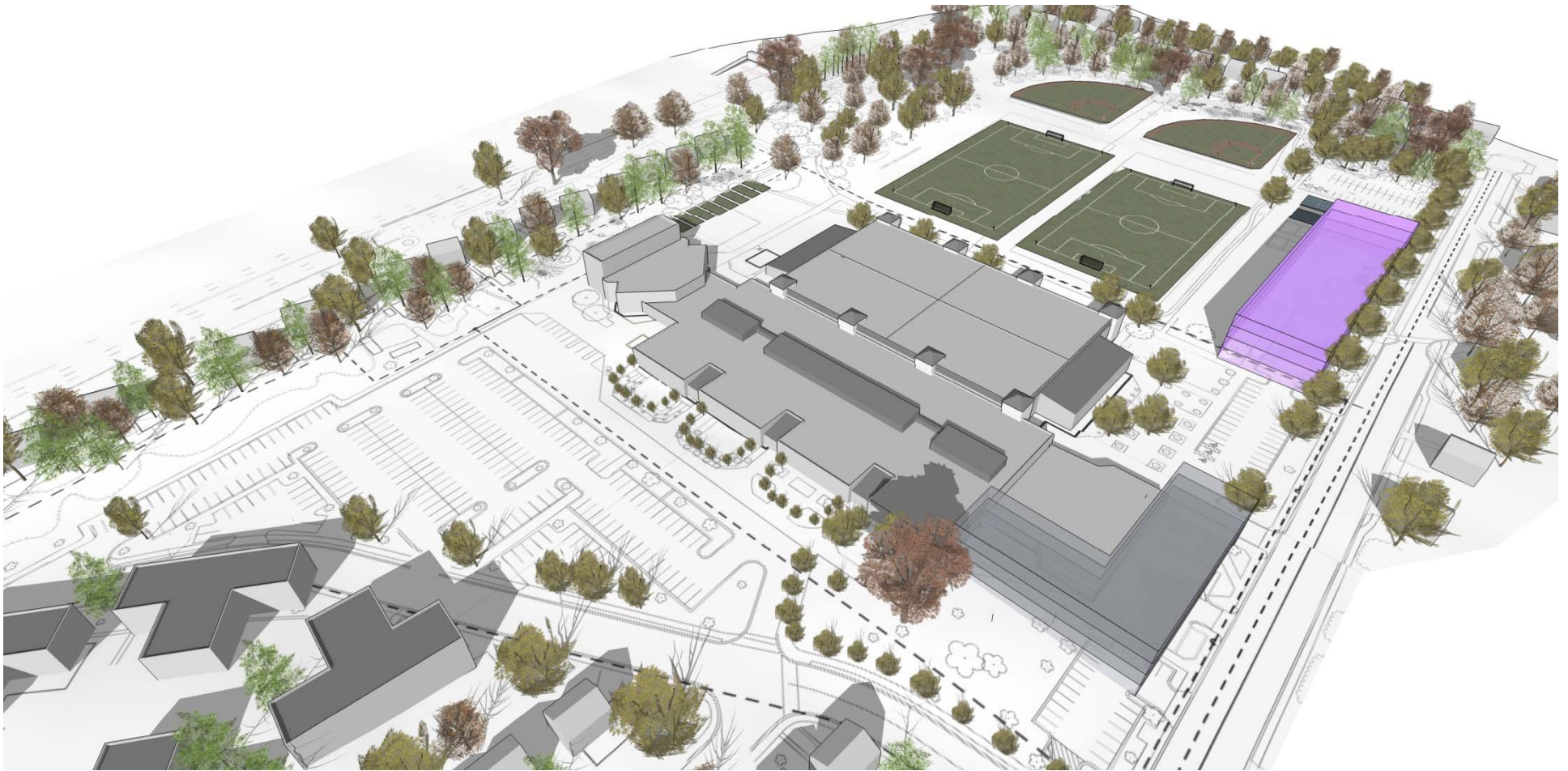
higher space utilization



less impact on traffic issues

builds on impermeable space, but less opportunities to treat water on-site

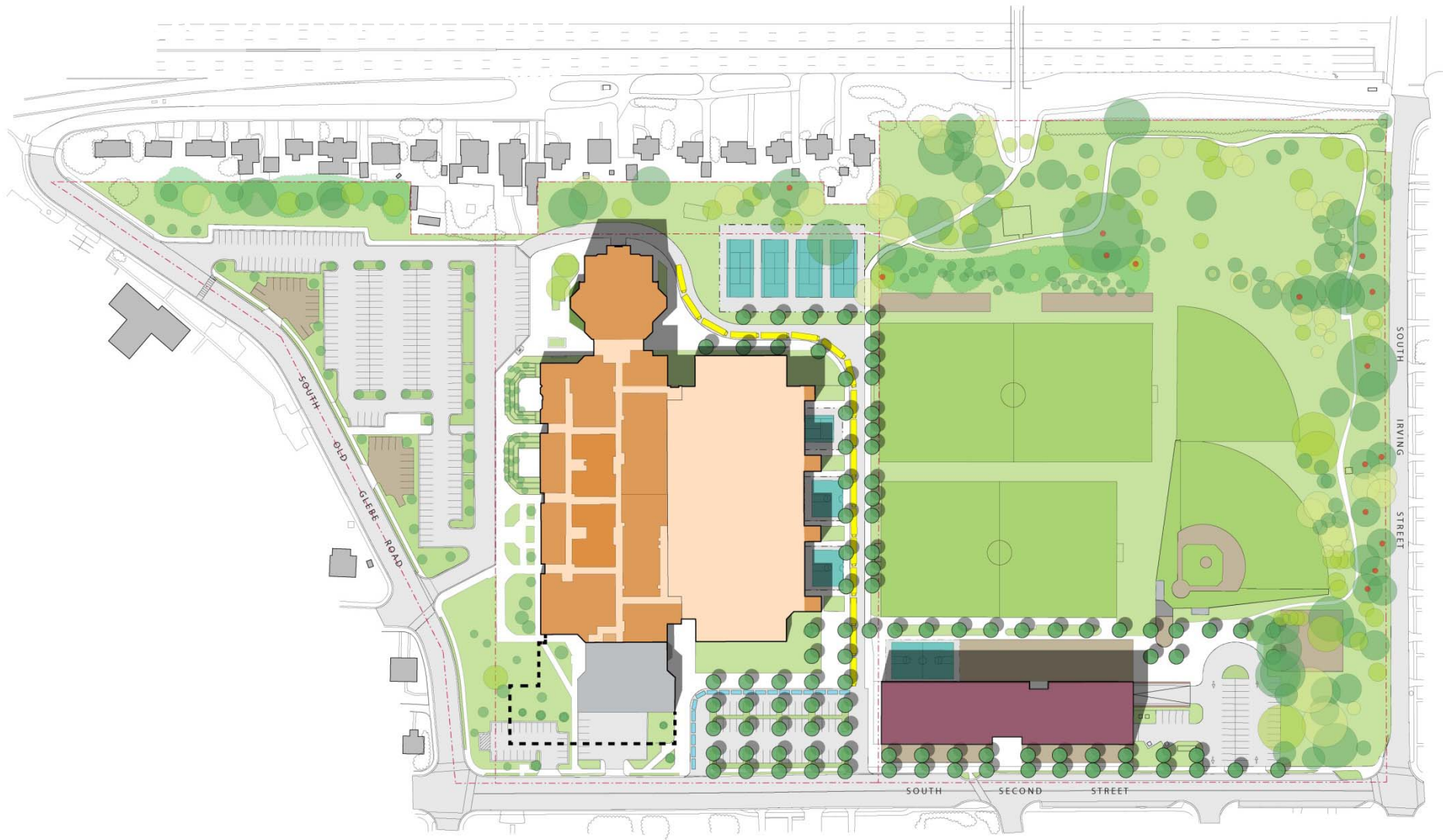




VMDO ARCHITECTS

18 Oct 2014

SCHEME ONE
PICTURAL VIEW FROM SW





VMDO ARCHITECTS
18 Oct 2014

PROPOSED ES SCHEME 1
Thomas Jefferson Middle School + Community Center



BUILDING SECTION - SCHEME (1) - looking east
 15. OCT. 2014

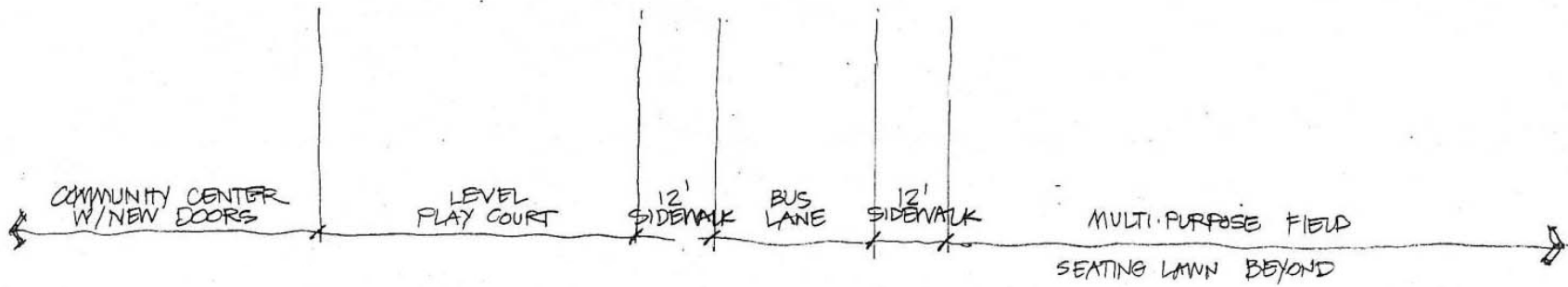
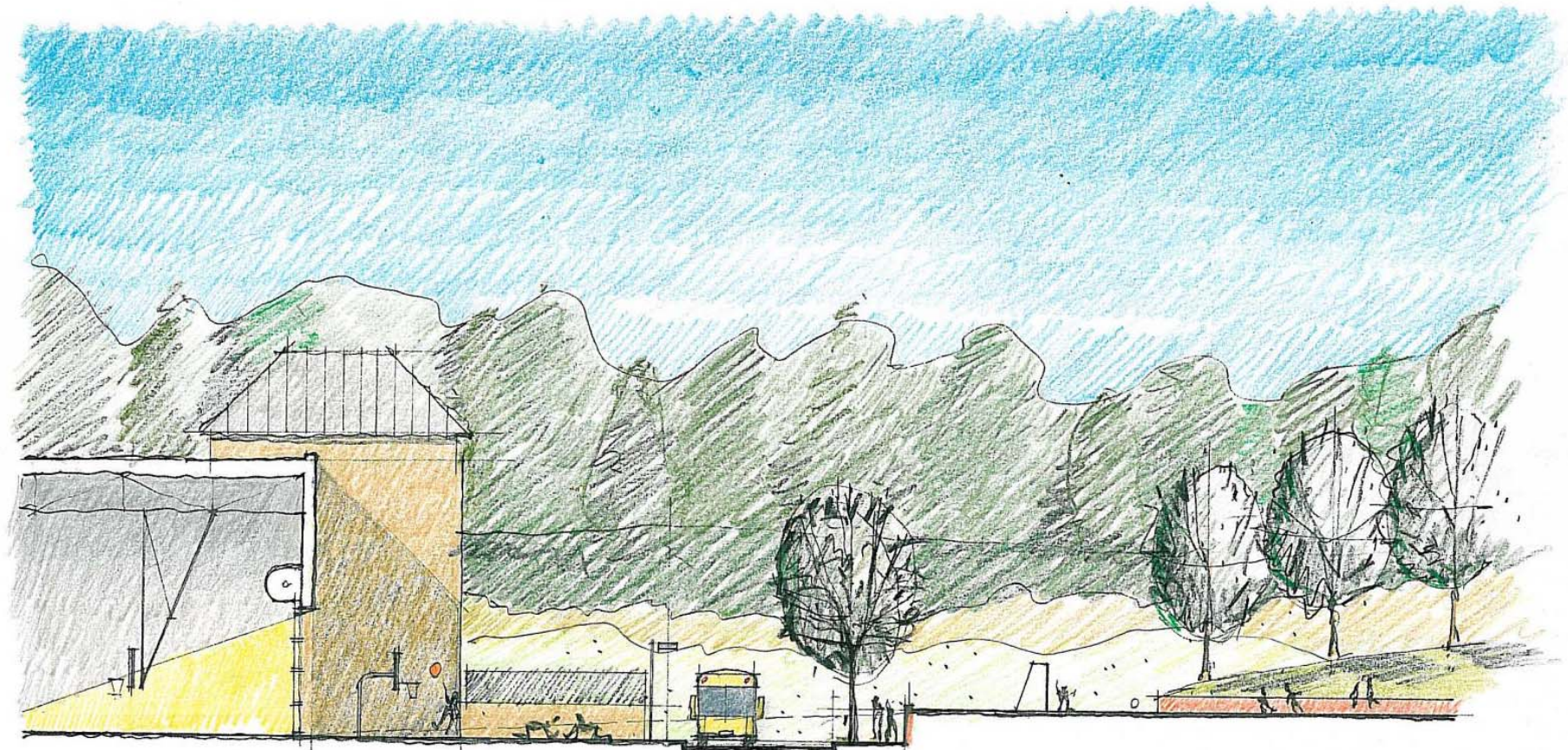


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VIEW FROM SECOND STREET





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18 Oct 2014

PROPOSED ES SCHEME 1

Thomas Jefferson Middle School + Community Center

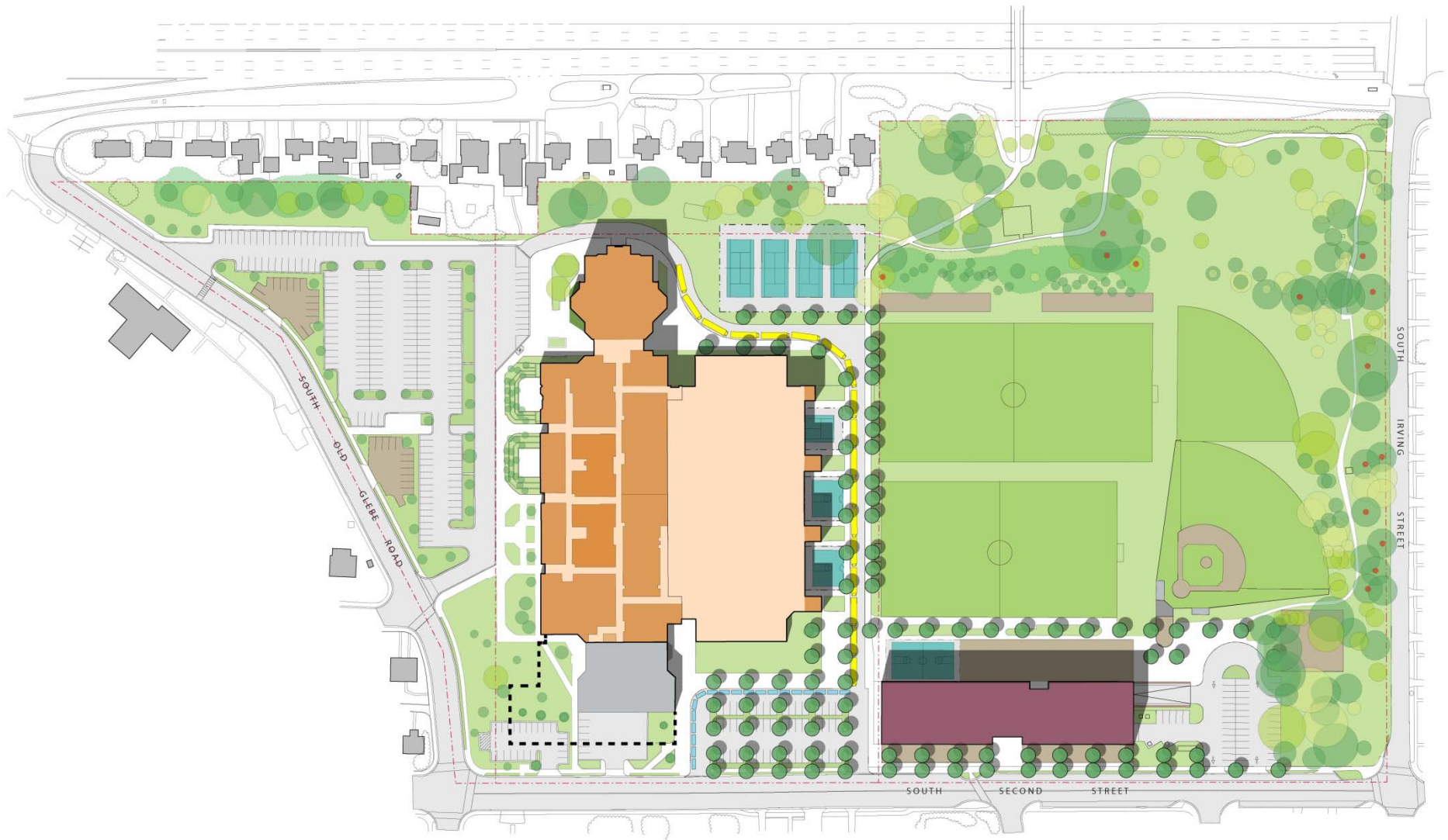


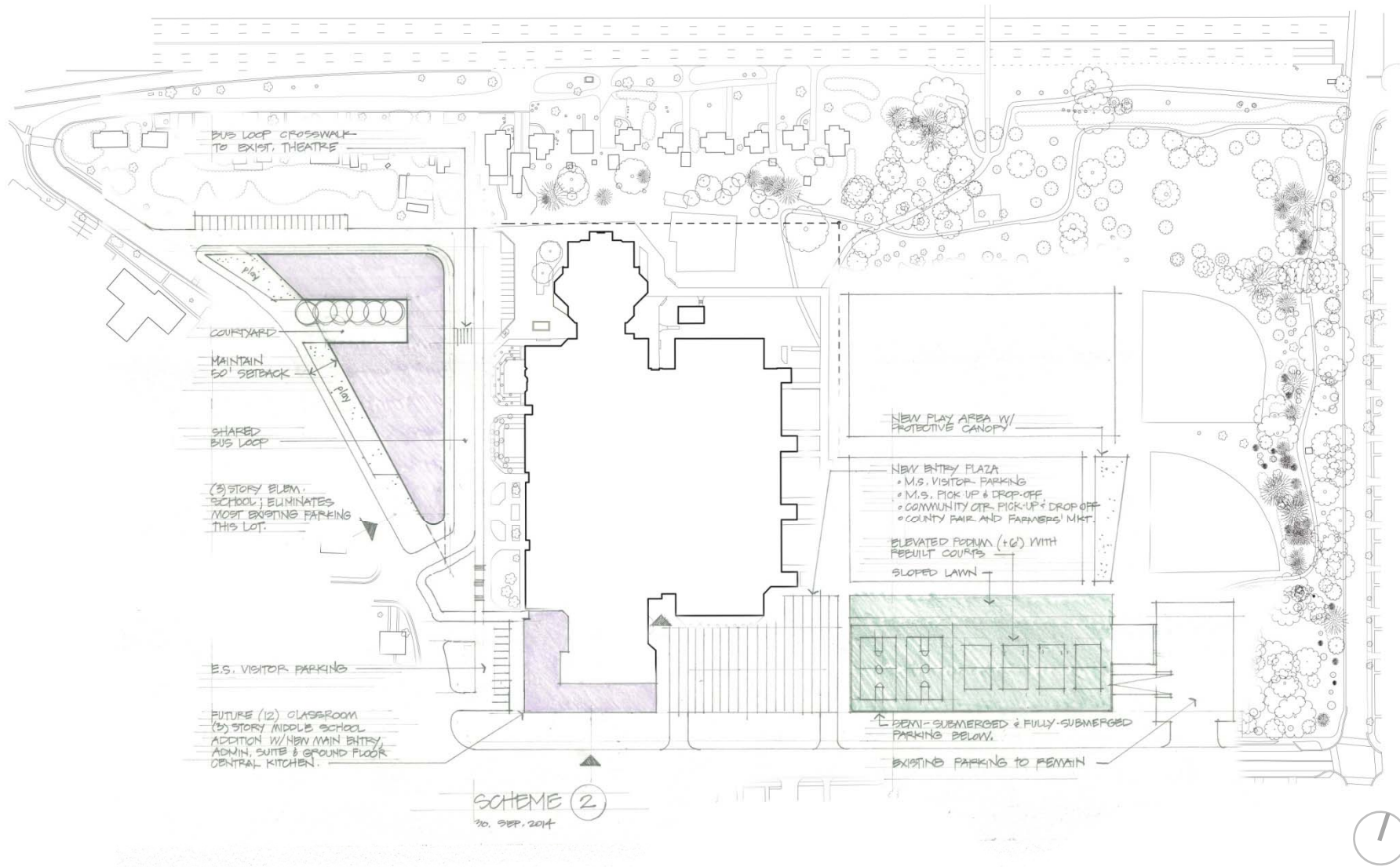
VMDO ARCHITECTS
05 Nov 2014

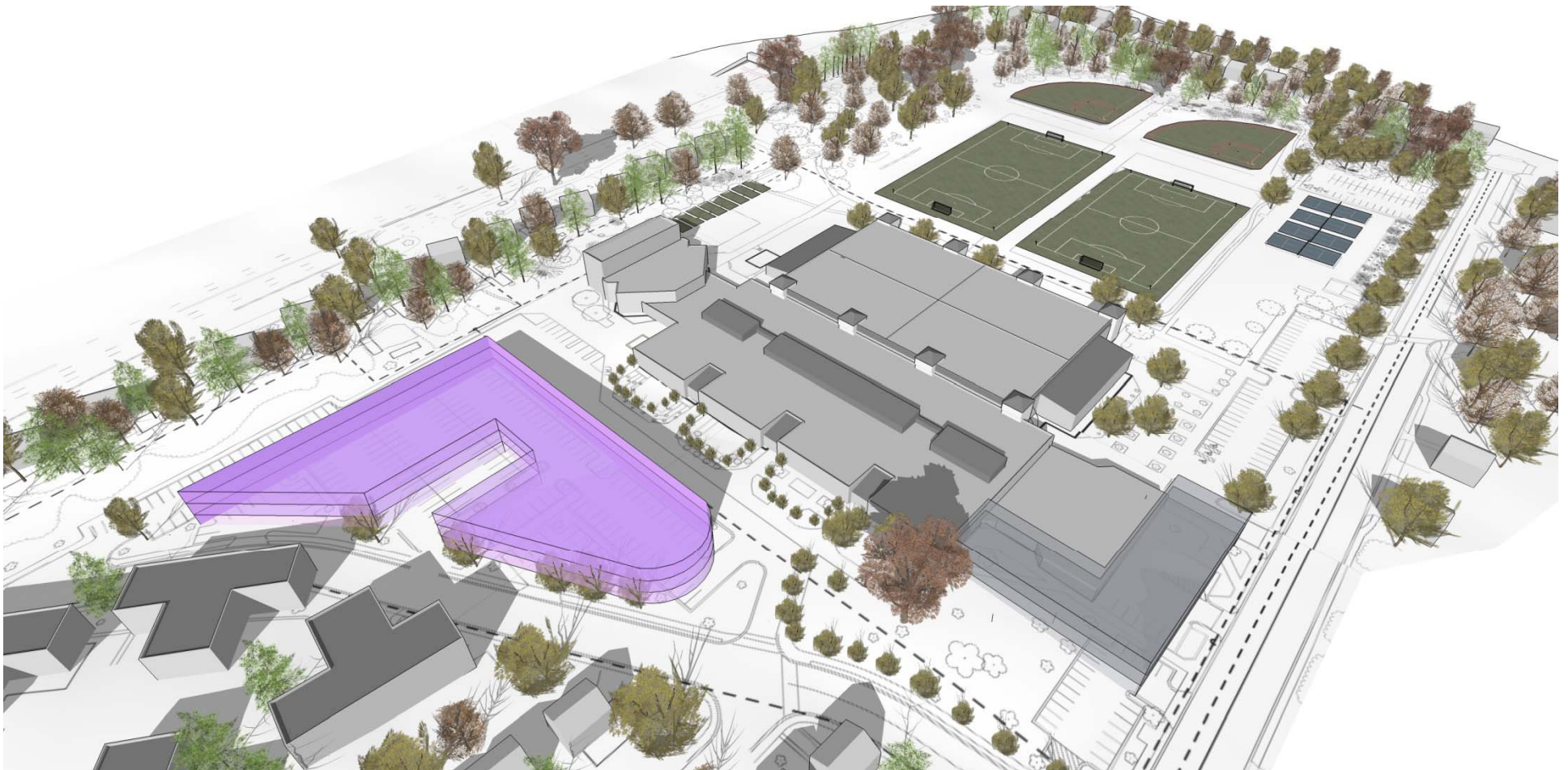
VIEW OF EXISTING FIRE LANE
Thomas Jefferson Middle School + Community Center







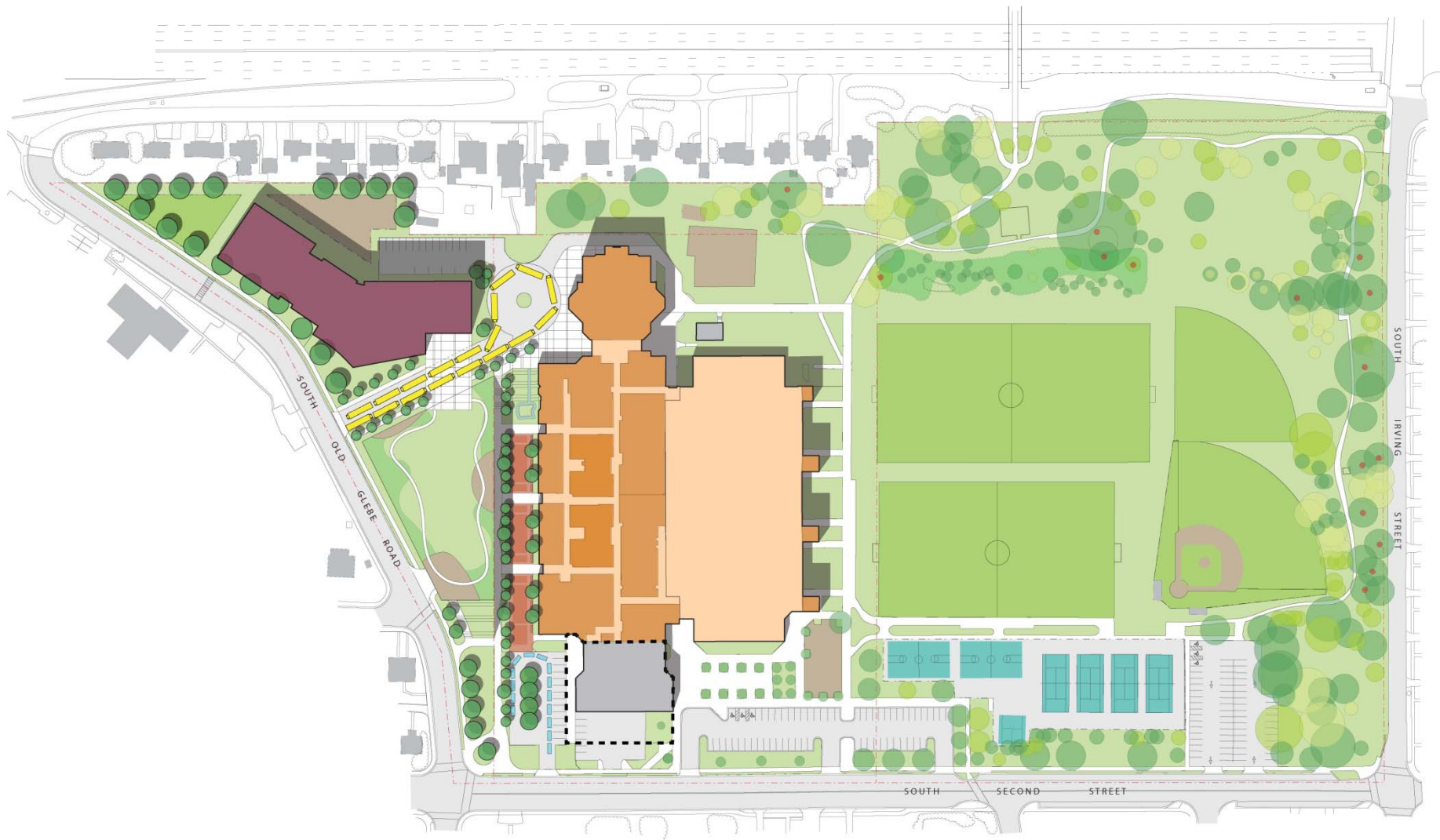




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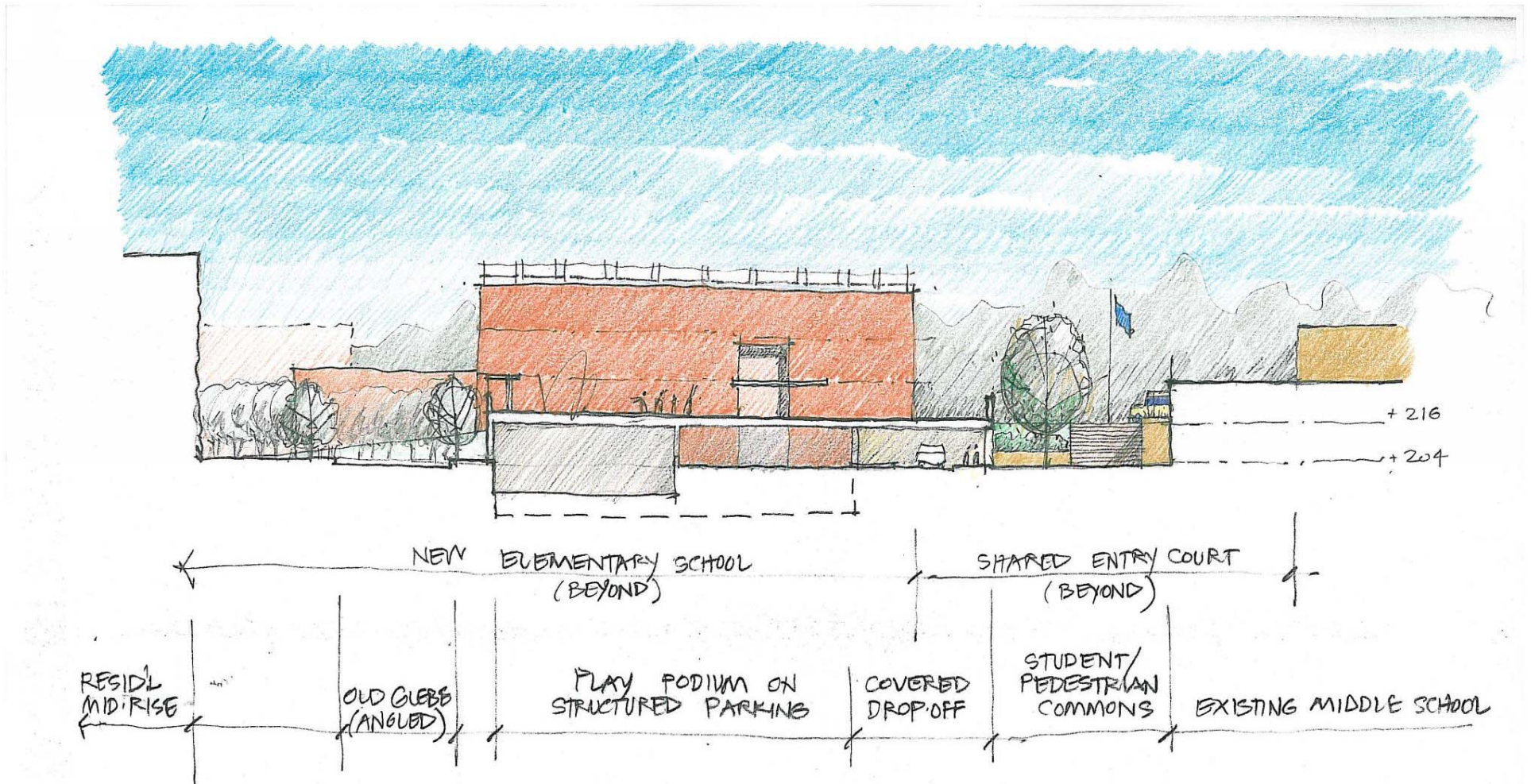
SCHEME TWO
PICTURAL VIEW FROM SW







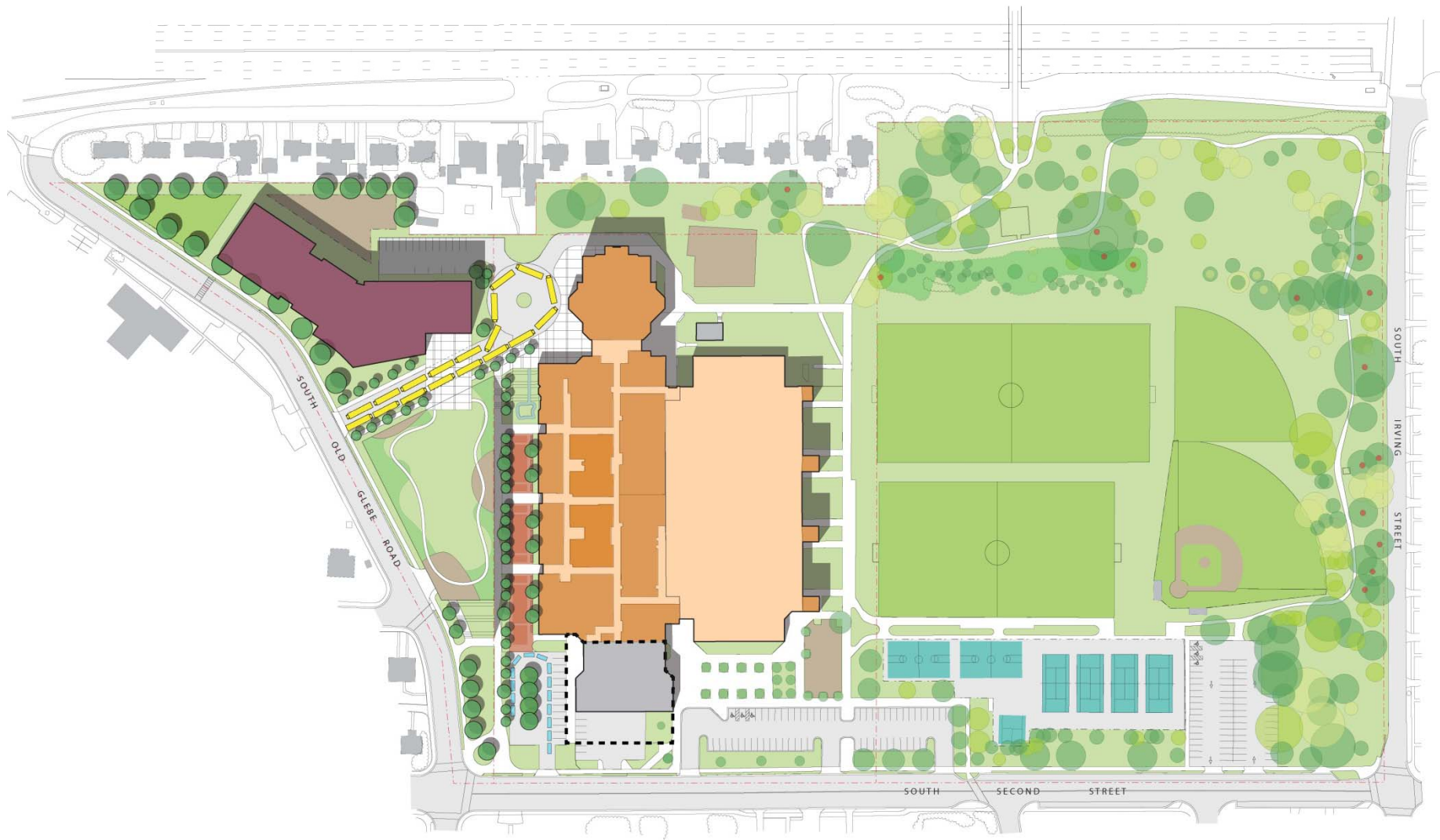
BUILDING SECTION - SCHEME (2) · looking east
15. OCT. 2014

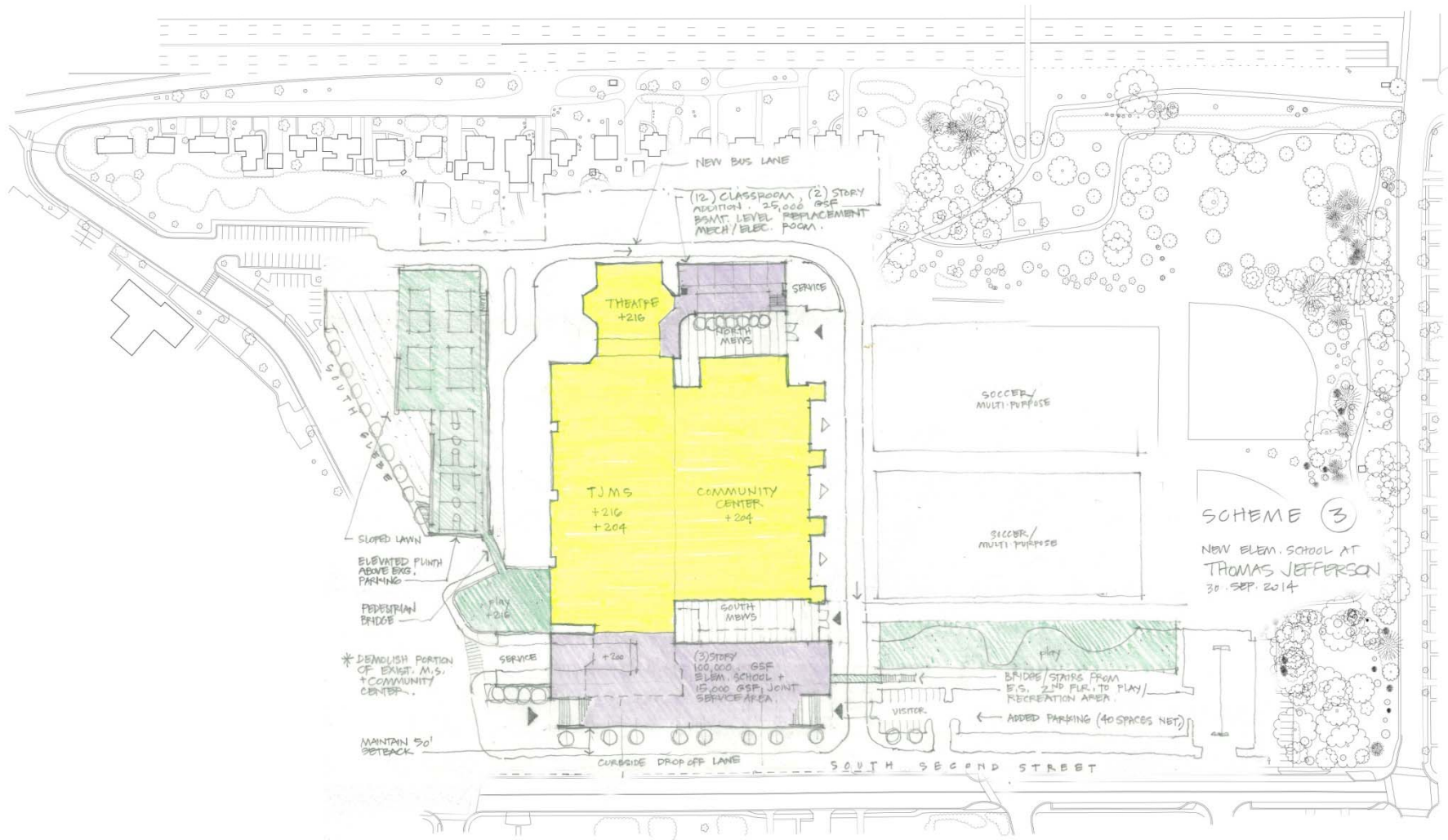


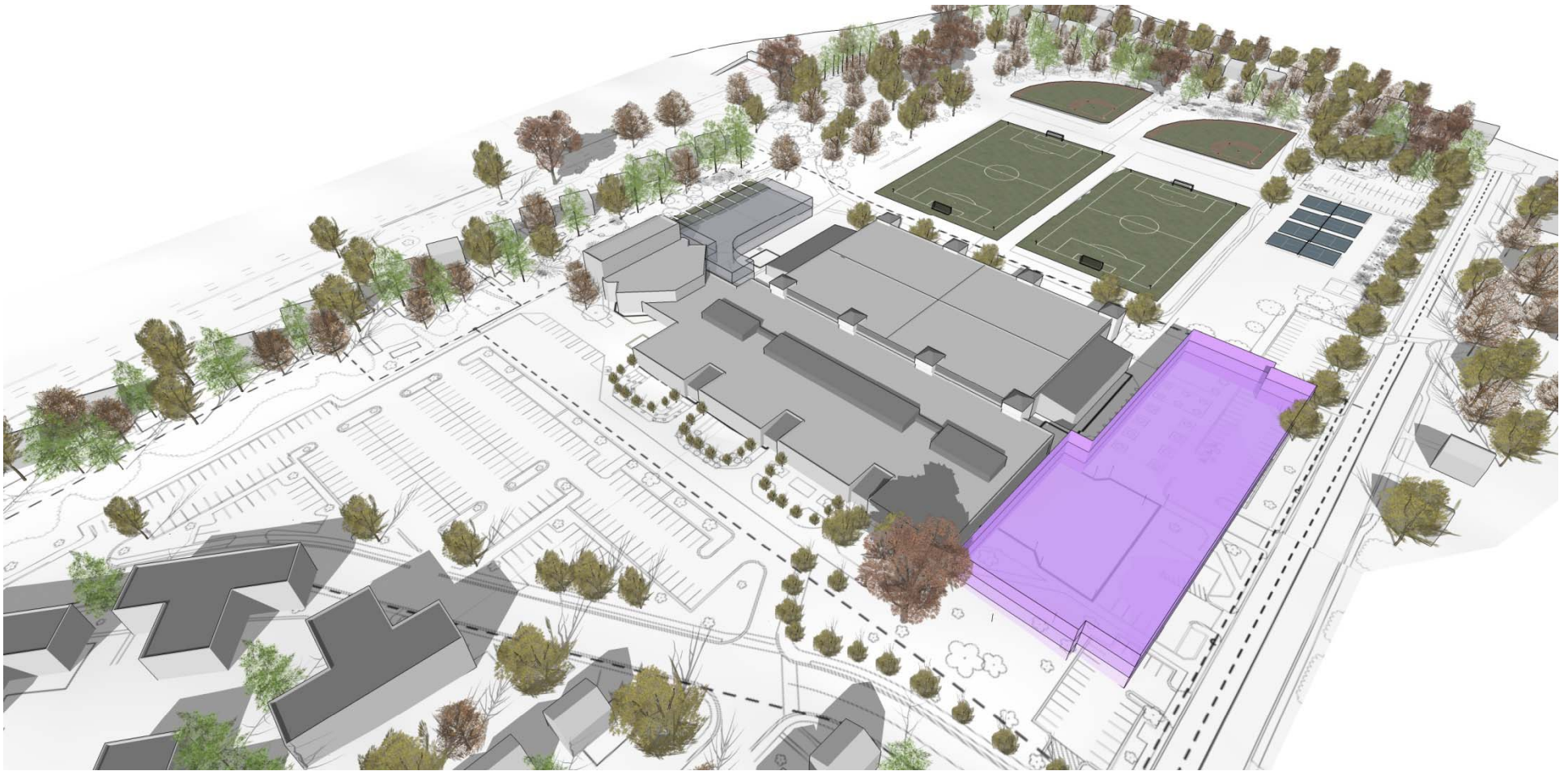
BUILDING SECTION - SCHEME (2) · looking north
 15. OCT. 2014







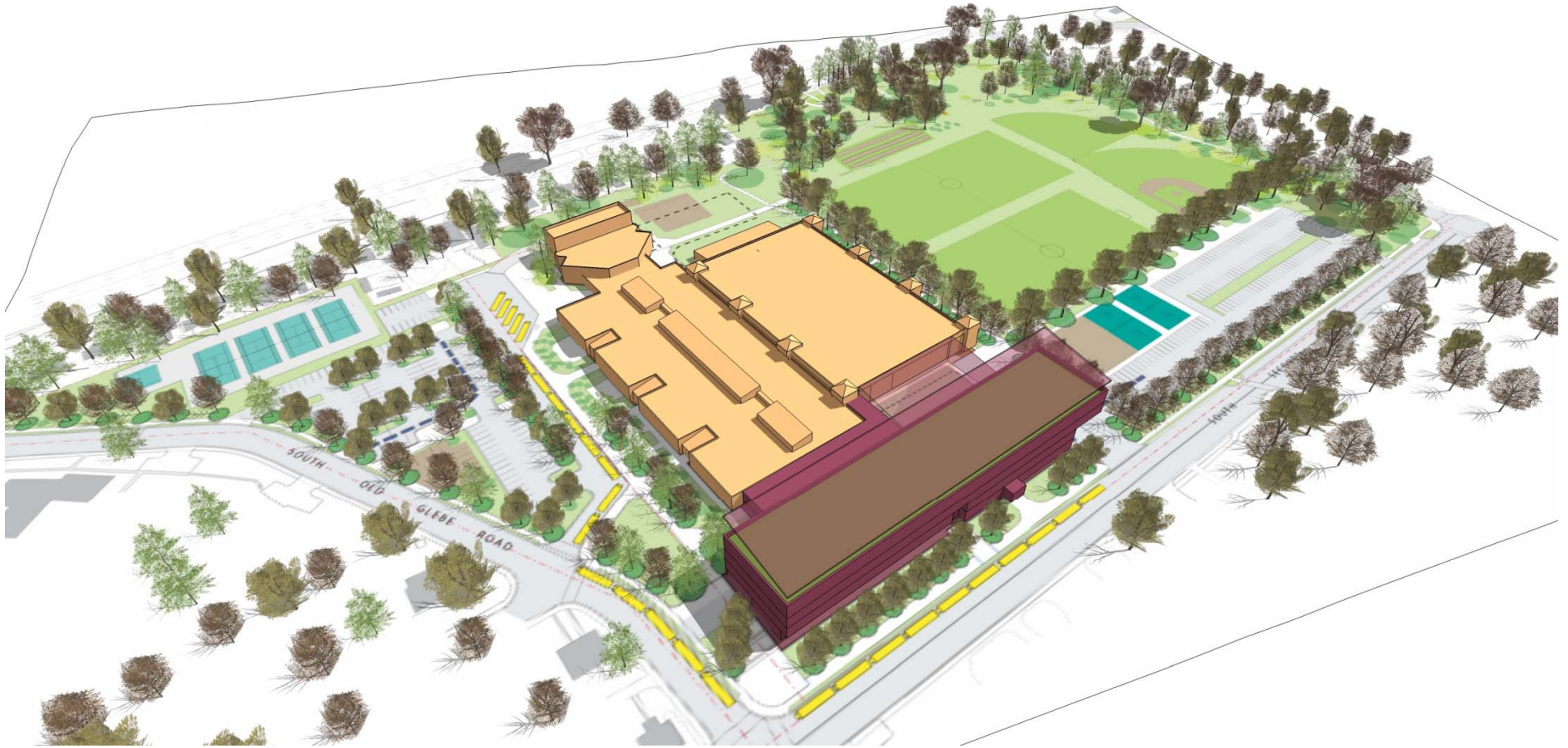


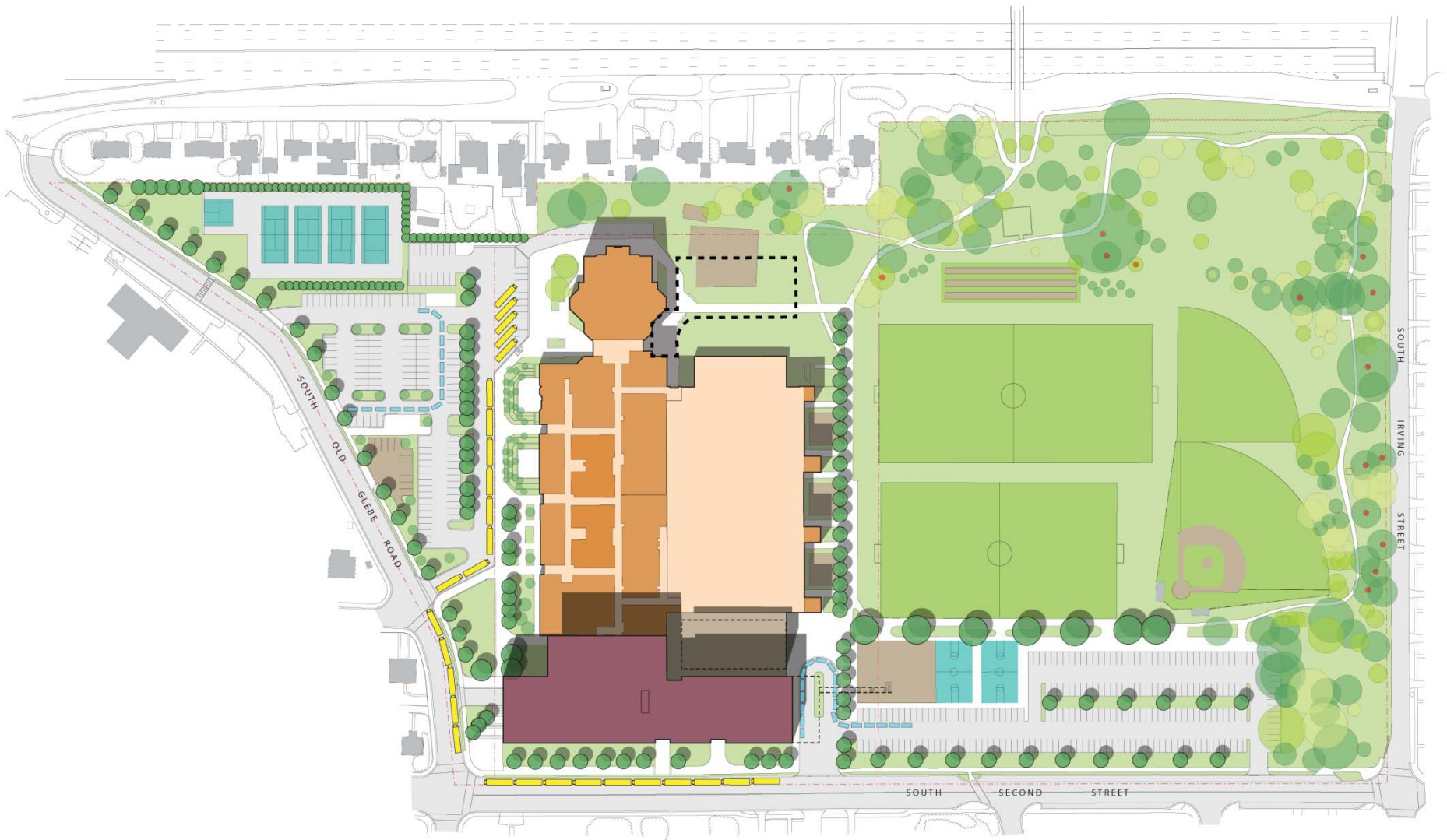


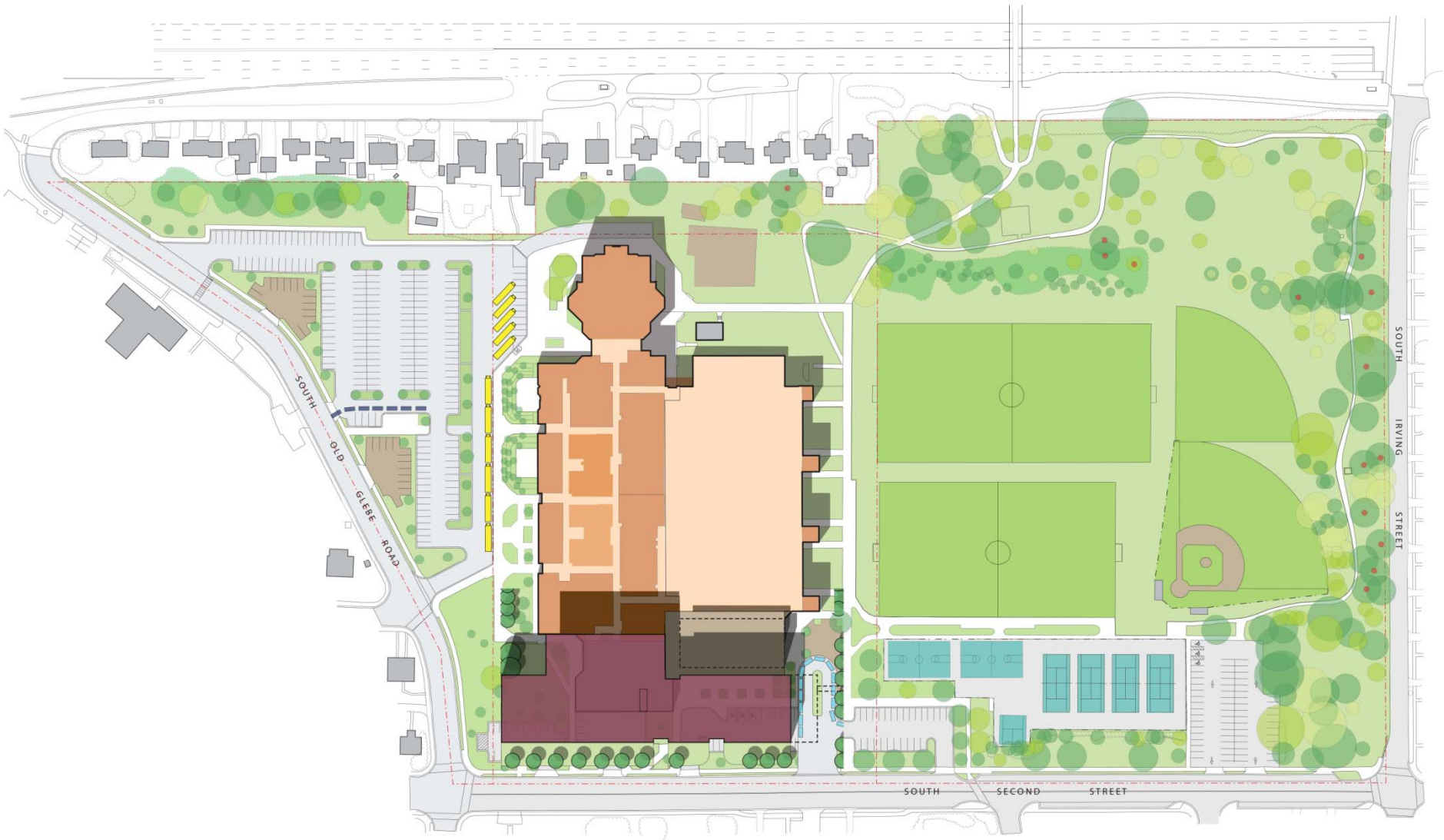
VMDO ARCHITECTS

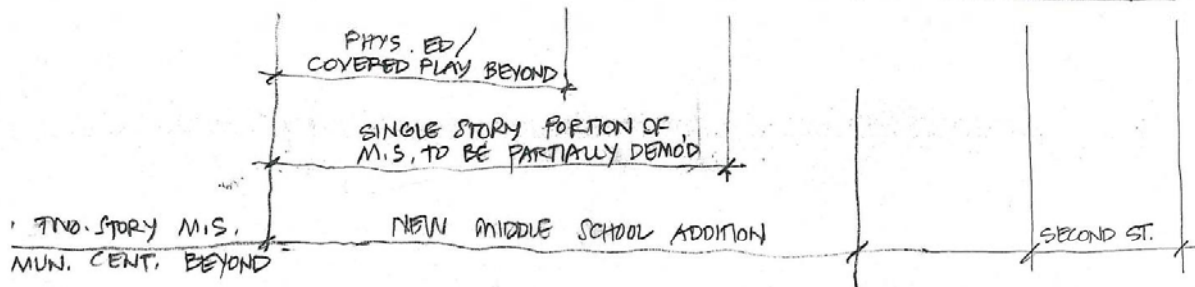
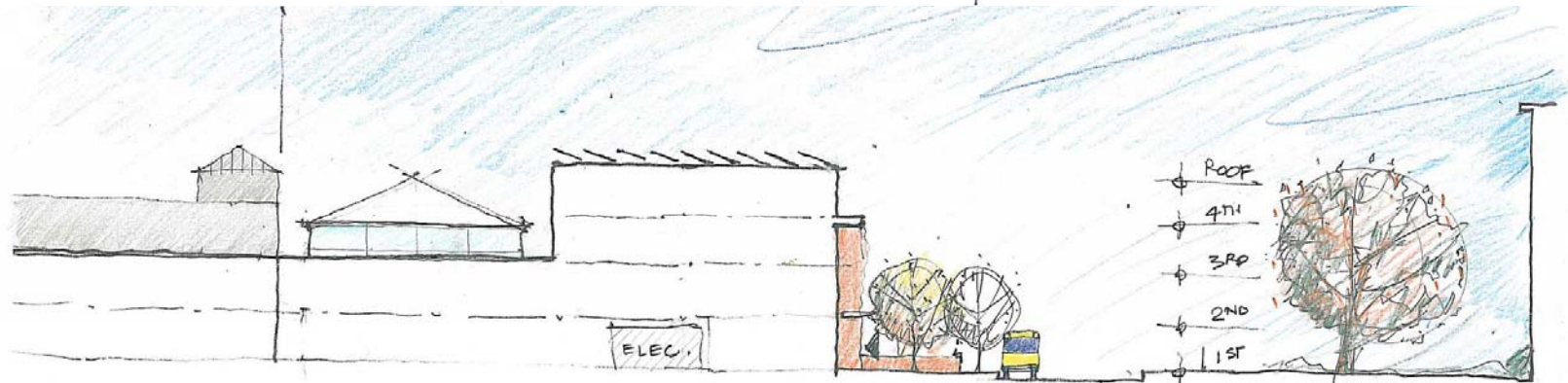
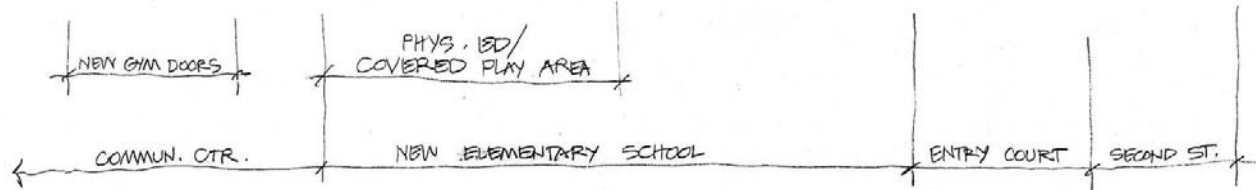
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SCHEME THREE
PICTURAL VIEW FROM SW









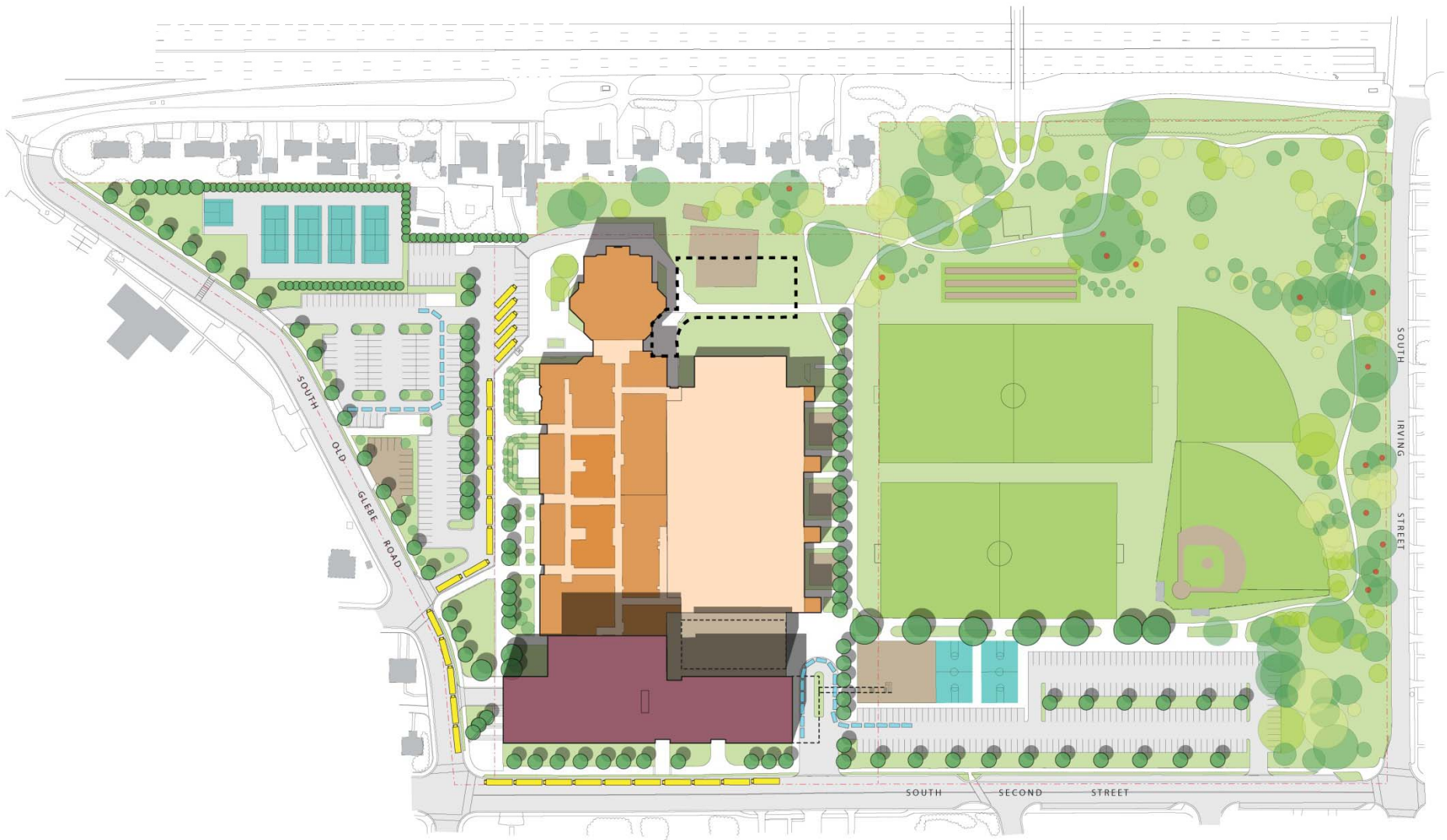


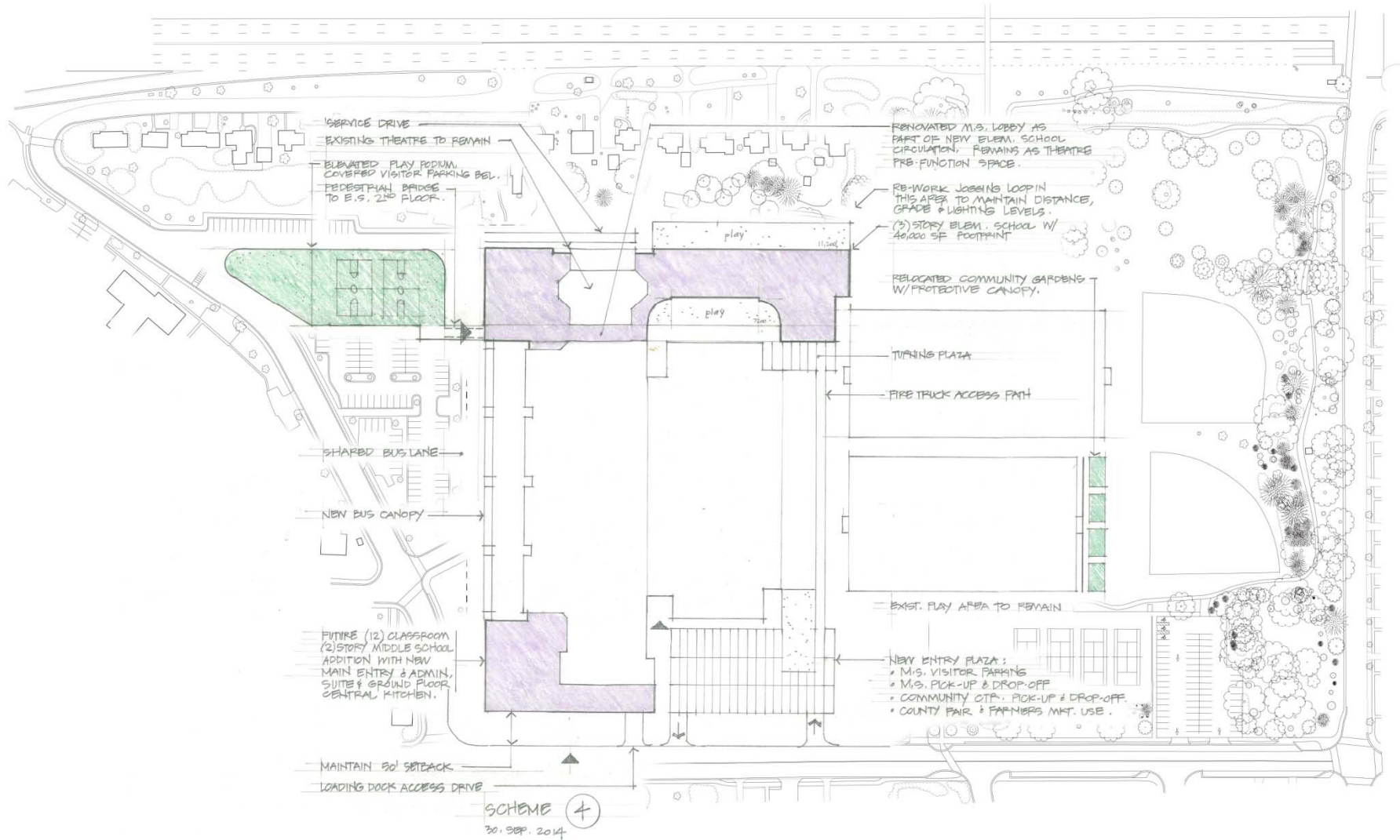
VMDO ARCHITECTS
05 Nov 2014

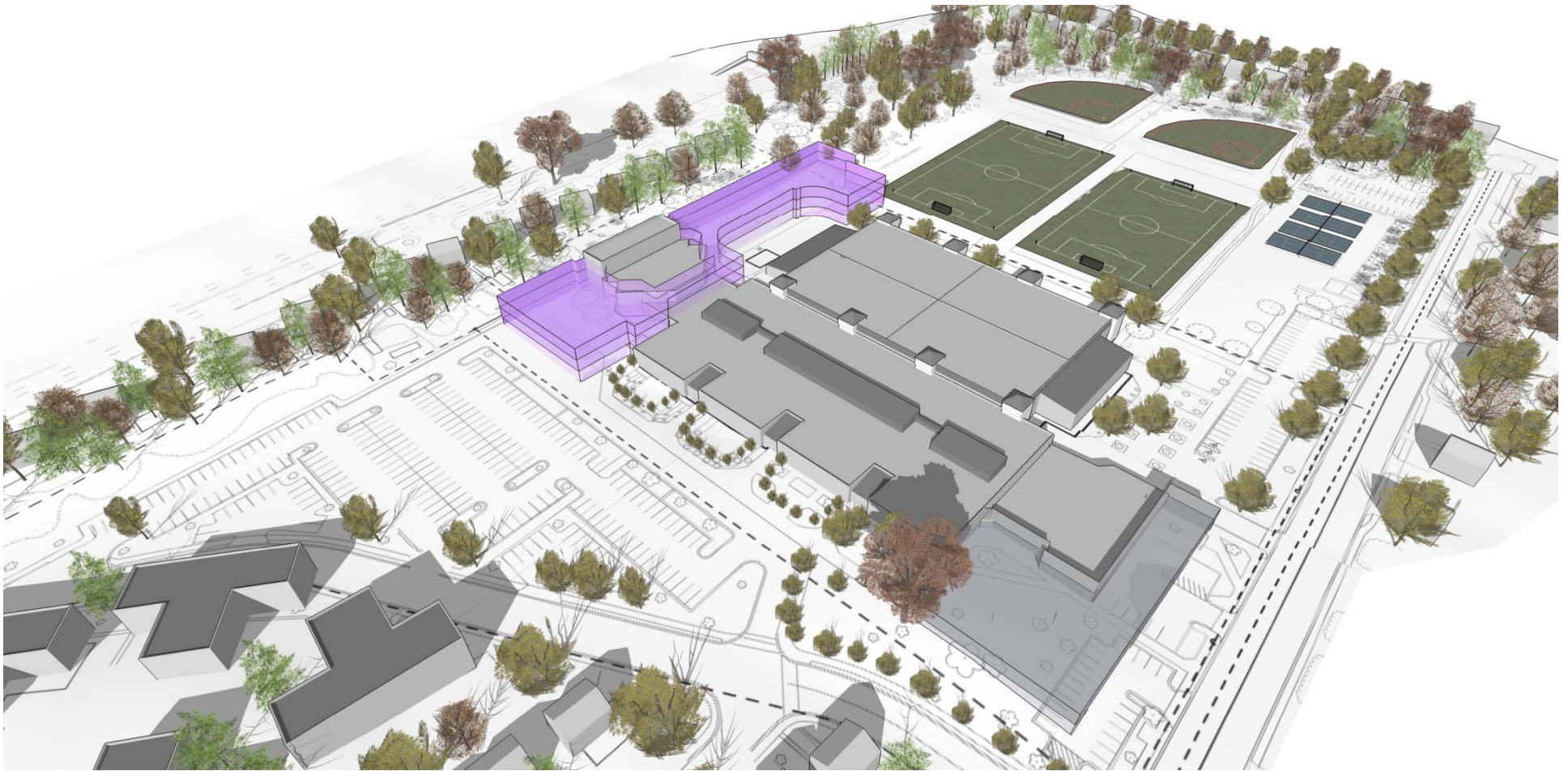
EXISTING HILLSIDE
Thomas Jefferson Middle School + Community Center







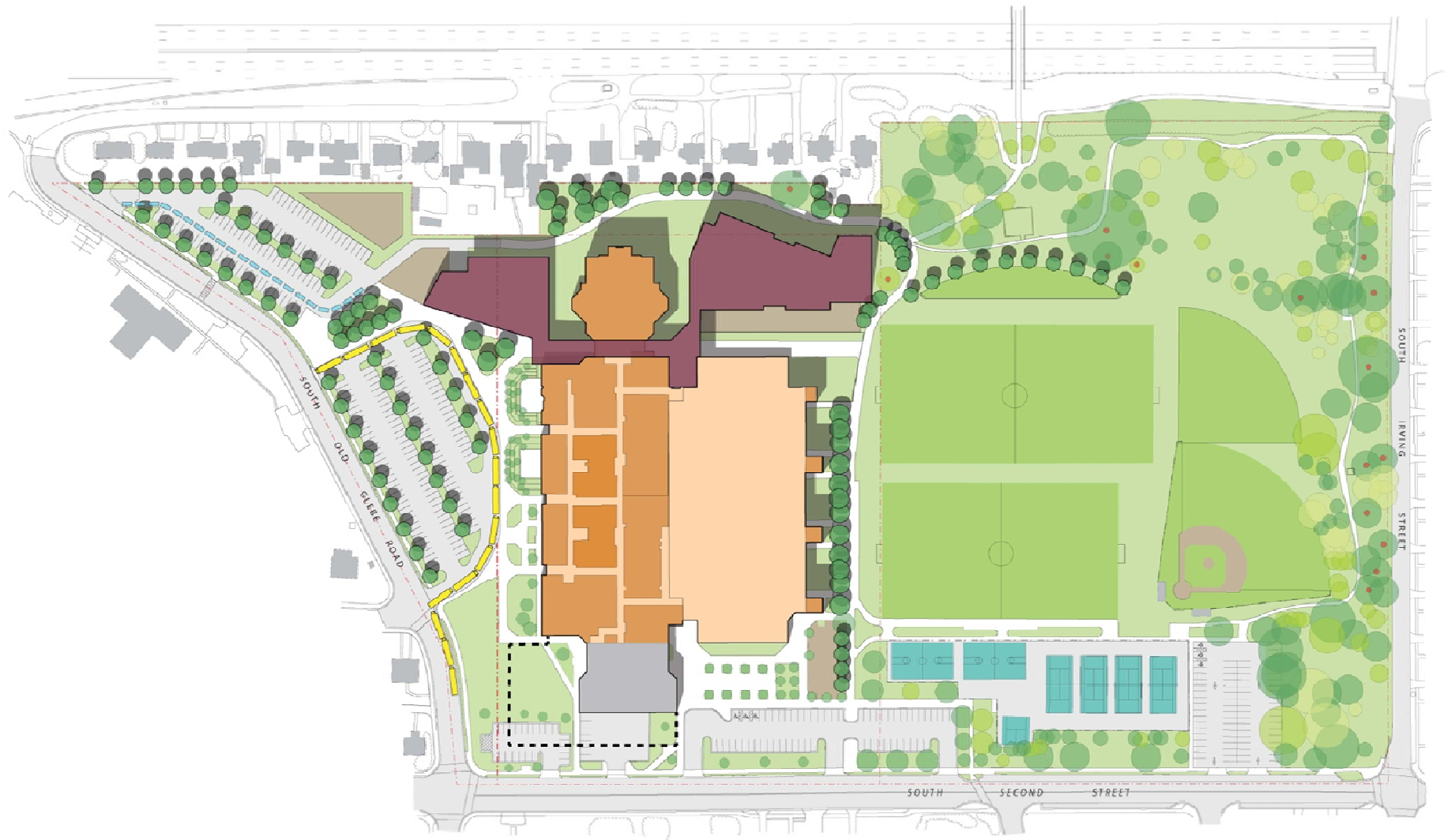




VMDO ARCHITECTS

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SCHEME FOUR
PICTURAL VIEW FROM SW



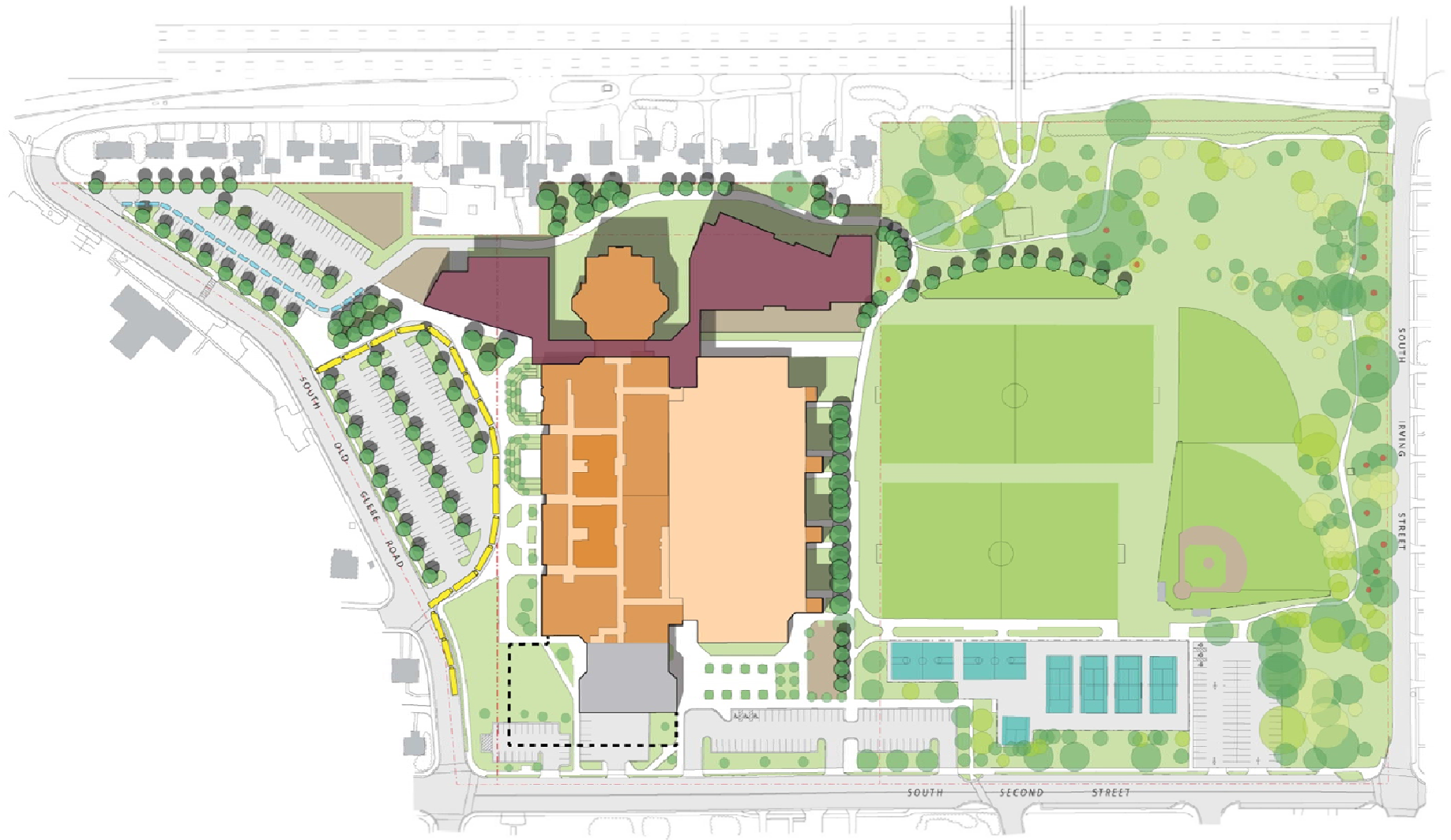


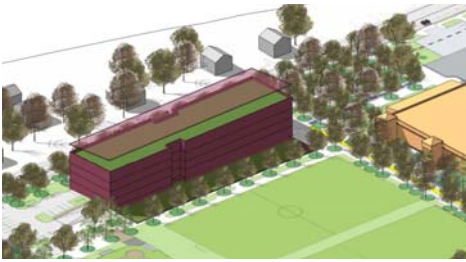












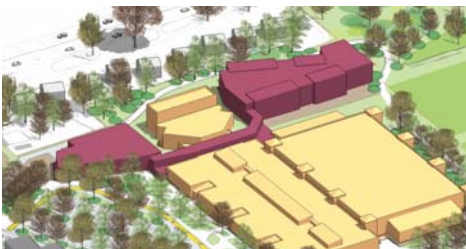
Scheme One:
40% impervious



Scheme Two:
39.5% impervious



Scheme Three:
41% impervious



Scheme Four:
39% impervious

Existing Condition

37.5% impervious

Proposed Conditions

**Conservative
assumptions:
All paving is 100%
impervious (no
porous pavers),
no green roofs**

unloaded v/s loaded costs

Raw Cost (unloaded)

5% General Conditions

6.5% Overhead + Profit

1.5% Bonds + Insurance

Hard Cost

6.97% Escalation to mid-point of construction

15% Design Contingency

5% Construction Contingency

22.5% Soft Cost

Fully loaded Cost



cost of structured parking

Below grade (unloaded)

\$110 / sf

\$35K / space

Above grade (unloaded)

\$90 / sf

\$25K / space

Below grade (loaded)

\$197 / sf

\$63K / space

Above grade (loaded)

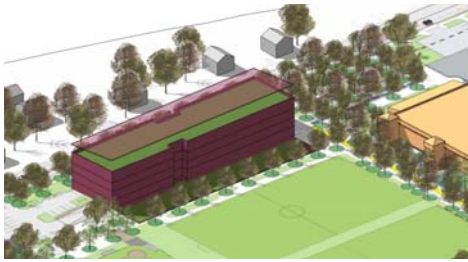
\$161 / sf

\$45K / space

Loaded Costs, compounded

5%	General Conditions
6.5%	Overhead + Profit
1.5%	Bonds + Insurance
6.97%	Escalation to mid-point of construction
15%	Design Contingency
5%	Construction Contingency
22.5%	Soft Cost





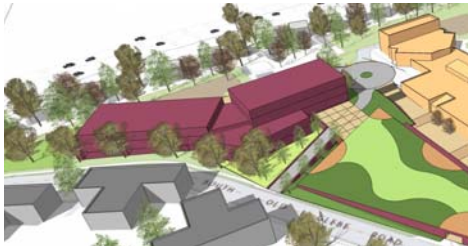
Scheme One:

\$47.5M for building + site

\$5.7M for 29K gsf of structured parking below building

\$53.2m total

Lower building cost / average site cost



Scheme Two:

\$46.8M for building + site

\$10.6M for 54K gsf for below grade parking

\$57.4m total

Lowest building cost / highest site cost



Scheme Three:

\$51.4M for building + site, no structured parking

Alternate: \$4.2M for 29K gsf of structured parking below courts.

\$51.4m total / Alternate total: \$ 55.6M

Highest building cost / variable site cost



Scheme Four:

\$49.1M for building + site, no structured parking

\$49.1m total

Higher building cost / lowest site cost

