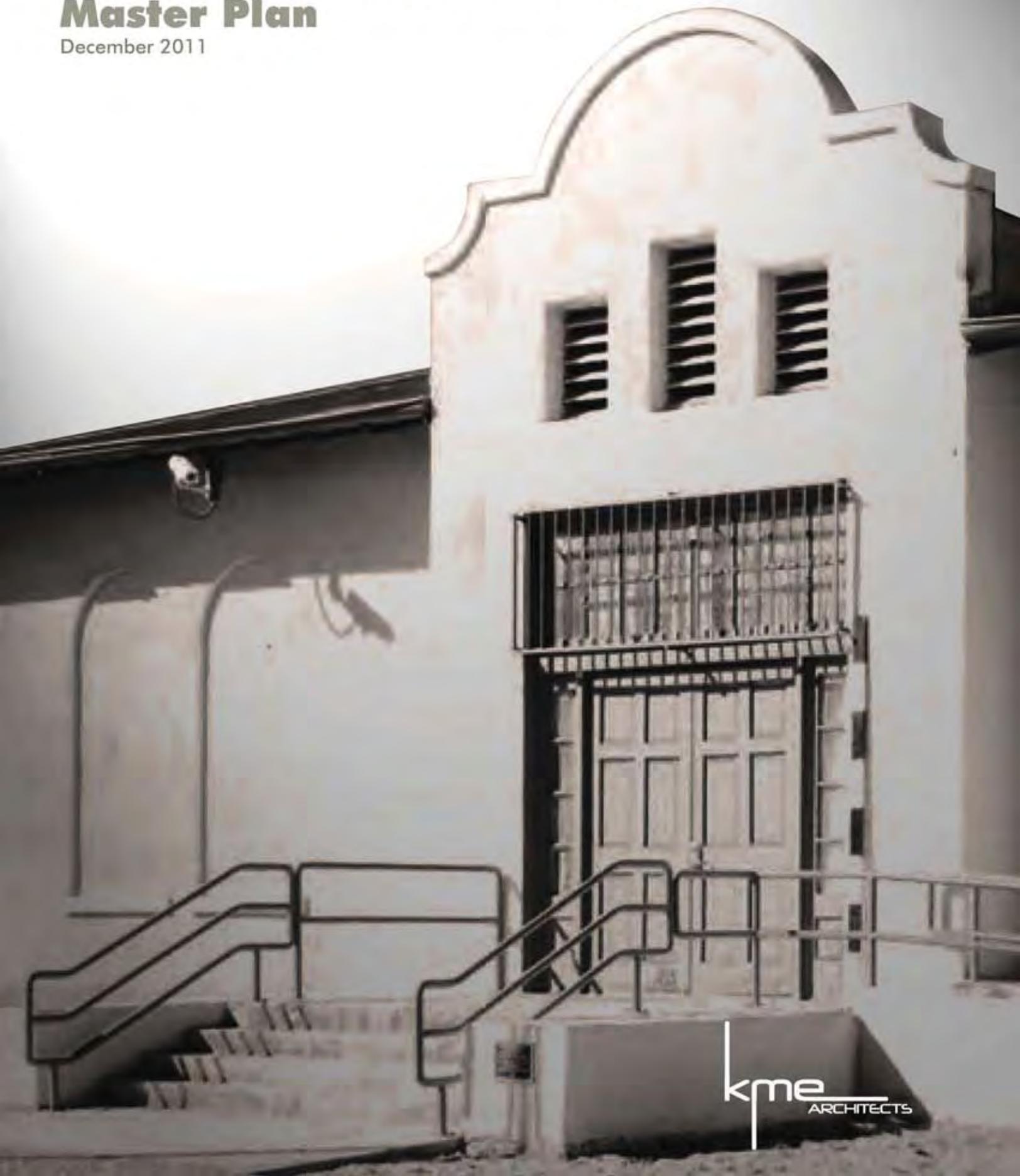


# Historic Westside School and Variety Early Learning Center Master Plan

December 2011



# Project Team

## PROJECT SPONSOR

Las Vegas Centennial Commission  
Historic Preservation Commission  
City of Las Vegas

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**“Preserving this historic school is important because it will serve to culturally enrich our community. Lessons learned from the past help us to set our sights and accomplish where we need to be in the future. By preserving this historic building we are leaving something for future generation and that is something to be proud of.”**

— Ricki Y. Barlow  
Ward 5 Councilman



# Executive Summary

## Overview

The Historic Westside and Variety Early Learning Center Master Plan (VELC) will provide a catalyst to spur Economic growth through Historic Preservation and serve as a future model for development and land use in West Las Vegas, ensuring that:

- The Historic Westside School Master Plan will serve as a gateway to the West Las Vegas and provide a sustainable and walkable community.
- Additional property taxes for the City of Las Vegas are generated.
- A strong image for attracting businesses and Tourist to West Las Vegas is created.
- A gathering place for the Community is provided.
- Restoration and Rehabilitation of the 1923 Grammar School No. 1 and 1948 Buildings is completed.
- Economic revitalization of the West Las Vegas Community is provided.
- Creative cultural events and activities for the area are promoted.
- The project acts as a catalyst for redevelopment for West Las Vegas that will support incremental change one project at a time.
- Places for artist/public interaction: coffee shops, galleries, and performance space are created.
- Accessible transportation and parking for visitors is provided.
- A positive image of West Las Vegas area is promoted.
- The Plan organizes events and places, one central place where you can get all information you need.

The Site is approximately 4.75 acres. The Westside School and the Annex are located on approximately 2.27 acres and the remaining 2.48 acres houses the Variety Early Learning Center. Site utilities are available and will be expanded to accommodate future growth.

Mass Transit routes proceed along Washington Ave (Bus 208) and D Street (Bus 214) on the south and west side of the property, respectively. The proposed site is designed with a campus-like setting in mind. A Hazardous Assessment will be performed to identify any contaminants that may be present.

The 1923 West School is approximately 5,453 square feet and will be restored to the original condition. The building will be used for meeting and exhibition spaces. The Amenities and Uses for the site and the buildings were determined through a series of community stakeholder meetings. The list of Amenities and Uses selected by consensus were used as a basis for design and functional programming.

Proposed landscaped areas around the building will enhance the communal experience by creating a place to socialize, appreciate public art, and provide a learning experience through exterior displays illustrating the historical significance of the site.

The 1948 Annex Building is approximately 12,600 square feet. It will be restored and house the community-based KCEP Station, relocated from the Westside school, a small café, professional offices, and retail spaces. The courtyards will be landscaped to provide shaded conversational space for the users. Some structural repair to the foundation, slab, and walls are required.

The Variety Early Learning Center will be relocated from its existing facility to a new two-story Daycare and Administrative Building located on the northeast corner of the site and will be connected to the existing classroom building that was constructed in 2002. The existing facility will be demolished to accommodate future planned development that will include retail, offices as well as an outdoor stage and plaza.

A 31,360 square feet planned commercial and professional office complex will occupy the Northwest section of the VELC site.

Sustainable design will be incorporated throughout the entire master plan. Our task is to use methods to promote the idea of living in harmony with nature, and use productive ways to contribute to the preservation of the natural resources for future generations through our sensitive use of sustainable products, building orientation on the site and conservation measures implemented within the project scope.

Educating users of the buildings about the features, operations and maintenance to minimize the wasteful use of utilities will also be explored. Our LEED credit report details preliminary recommendations, but the report will be tailored to meet the program requirements and project costs.

**Budget**

The Historic Westside School and Variety Early Learning Center Master Plan currently consists of seven design and construction phases beginning in January 2012 through October 2020. Phase 1A and 1B comprise the restoration and rehabilitation of the World War II / Annex building, and site improvements west of the building to the property line. Phase 1C will include the restoration and rehabilitation of the Historic Westside School building. Rehabilitation and expansion of the existing Variety Early Learning Center building will occur in Phase 2A and will include parking and other associated site improvements.

Phase 2B comprises the demolition of the existing structure(s) and site work located on the Variety Learning Center building property. This demolition is required in order to clear the site for construction of five new retail / condominium buildings, site improvements, fire pit and performance stage during Phase 3. Finally, the wind amplified rotor platform structure will be constructed in Phase 4.

The Project Schedules for the various Phases of the Historic Westside Master Plan are as follows:

<b>Phase 1A &amp; 1B – 1948 Annex Building and Site Improvements.</b>		
Design	Start: January 2012	End: December 2012
Construction	Start: January 2013	End: June 2014
<b>Phase 1C – 1923 Westside School Building</b>		
Design	Start: October 1012	End: November 2013
Construction	Start: January 2014	End: March 2015
<b>Phase 2A – Variety Early Learning Center and Site Improvements</b>		
Design	Start: January 2013	End: December 2013
Construction	Start: January 2014	End: June 2015
<b>Phase 2B – Demolish Existing Center</b>		
Design	Start: April 2015	End: July 2015
Construction	Start: September 2015	End: December 2015
<b>Phase 3 – Retail and Office Space</b>		
Design	Start: October 2015	End: September 2016
Construction	Start: November 2016	End: May 2018
<b>Phase 4 – Amplified Rotor Platform Structure</b>		
Design	Start: May 2018	End: May 2019
Construction	Start: June 2019	End: October 2020

The Total Budgetary Cost Estimate is \$37,126,371 based on the above projected Schedules. Funding has been identified for Phases 1A, 1B and 1C. As additional funding sources are identified phases 2 through 4 will be constructed.

The cost breakdown for the various Phases of the Historic Westside Master Plan are as follows:

<b>ELEMENT</b>	<b>TOTAL COSTS</b>	<b>\$/SF AREA</b>
01. PHASE 1A: ANNEX BUILDING	\$2,514,735	\$185.86
02. PHASE 1B: WESTSIDE SCHOOL SITE IMPROVEMENTS	\$850,817	\$23.67
03. PHASE 1C: WESTSIDE SCHOOL BUILDING	\$1,044,871	\$178.92
<b>TOTAL CONSTRUCTION COST (PHASE 1)</b>	<b>\$4,410,423</b>	
04. PHASE 2A: VARIETY EARLY LEARNING CENTER	\$5,124,006	\$217.40
05. PHASE 2B: DEMOLISH EXISTING STRUCTURES	\$282,248	\$3.50
<b>TOTAL CONSTRUCTION COST (PHASE 2)</b>	<b>\$5,406,254</b>	
06. PHASE 3: RETAIL / OFFICE	\$11,955,028	\$127.72
07. PHASE 4: AMPLIFIED ROTOR PLATFORM STRUCTURE	\$10,860,398	
<b>TOTAL CONSTRUCTION COST (PHASES 3 &amp; 4)</b>	<b>\$22,815,426</b>	
<b>TOTAL CONSTRUCTION COST (ALL PHASES)</b>	<b>\$32,632,103</b>	
<b>ADD ALTERNATE</b>		
A. PHASE 3: CHANGE 3 BLDGS FROM 1 TO 2 STORY	\$4,494,268	
<b>TOTAL CONSTRUCTION COST (ALL PHASES plus ALTERNATE)</b>	<b>\$37,126,371</b>	

### **Planned Implementation**

The Master Plan will be used by the City of Las Vegas as a design tool to provide guidelines to the design teams during the various building phases ensuring the projects follow its guidelines and intent. It will guide efforts in establishing and adhering to the ideas stated by the City Of Las Vegas and the stakeholders and West Las Vegas community.

Any developer who wishes to provide a development proposal; the proposal will be required to follow these principles and requirements of the Master Plan.

During the Pre-Design Stage the Master Plan programmatic objectives, space planning and site objectives will be reviewed against the Master Plan for conformance.



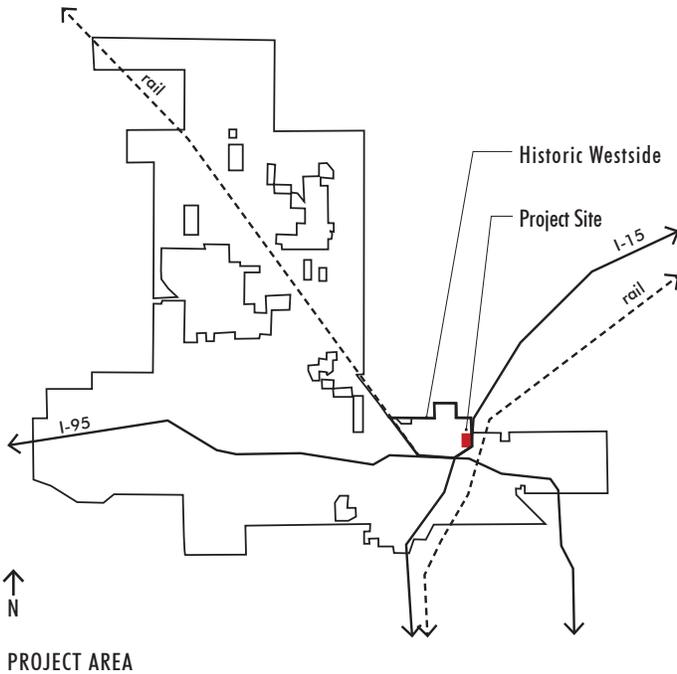
# Project Analysis

## PROJECT DESCRIPTION

The City of Las Vegas Historic Preservation Commission, whose mission it is to preserve historic buildings, pursued funding to restore the Historic Westside School in 2005. Ricki Y. Barlow, Ward 5 Councilman envisioned a Master Plan to restore the school as a community gathering place and gateway for West Las Vegas.

The City received \$550,000.00 for the Master Plan phase of the project from the Las Vegas Commission for the Centennial, and \$75,000 from the Nevada Commission for Cultural Affairs to replace the roof on the 1948 building in 2005.

The City is currently pursuing several funding options for the construction/restoration phase along with potential Tax Credit Incentives.



Existing Site

## PROJECT SCOPE

### Goals and Objectives

- Create A Gateway for the West Las Vegas Community and a walkable community.
- Generate additional property taxes for the City of Las Vegas.
- Create a strong image for attracting businesses and tourism to the West Las Vegas.
- Provide a gathering place for the Community.
- Restore and Rehabilitate the 1923 Grammar School No. 1 and 1948 Buildings.
- Provide for economic revitalization of the West Las Vegas Community.
- Promote creative cultural events and activities for the Area.
- Help be a catalyst for redevelopment for West Las Vegas that will support incremental change one project at a time.
- Create places for artist/public interaction: coffee shops, galleries, and performance spaces.
- Provide accessible transportation and parking for visitors.
- Promote a positive image of west Las Vegas area.
- Organize events and places, one central place where you can get all info you need.



The project study area encompasses approximately 4.75 acres on the Historic Westside of Las Vegas. It is conveniently located near major surface streets and freeways.

The current plan is to restore the Historic Westside School's and Annex's significant historic features and rehabilitate the building for reuse as a community gathering place for West Las Vegas. It has not yet been determined who will own and operate the restored property. The current plan is for the City to retain ownership and develop partnerships with non-profits to operate the facility. The Development on the Variety Early Learning Center (VELC) property, north end of the 4.25 acres site will consist of retail and office space and a new two story day-care building for the VELC, comprising 31,360 square foot development. The commercial buildings will include two single-story retail spaces.

### COUNCILMAN BARLOW HWS CAMPUS GOALS

- **Create a Gateway to Westside**
- **Meet Minimum Development Goals**
- **Realize Amenities To Entice Businesses to Area**
- **Become a Destination Place**

## BACKGROUND

Built in 1923, with a northern addition built in 1927-1928 and a separate Annex building addition in 1948, the Westside School is listed on the National Register of Historic Places No.79001460, the Nevada State Register of Historic Places, and the City of Las Vegas Historic Property Register. Westside School was originally called "Branch No. 1, Las Vegas Grammar School". The building receives its significance as the oldest remaining school in the City of Las Vegas. It is also the first Grammar School established in West Las Vegas and the first public school attended by Native American students from the neighboring Paiute Indian Colony.

Although socially significant to many groups, the Westside School is especially significant to the local African-American community as it was the first racially integrated education in the Westside. The Westside School property was donated by Las Vegas pioneer Helen J. Stewart to the Clark County School District 1. A petition to build the Westside School was circulated early that year in February 1923; bonds were sold that spring, and construction began mid-summer. The two-room building was designed by Allison & Allison and was the first Grammar School to be erected in the West Las Vegas area. It was modeled after the Kindergarten and Manual Arts Buildings located at the Fourth Street School campus which was built in the Mission Revival style. The Westside School, however, only contained two rooms to accommodate first and second grades. The first Principal of the school was Ms. Ruth Fyfe who served from 1924-1935. The first year in which the African-American students began attending the school in 1926 and would be the first school with racially integrated classes. By 1928, two additional rooms were added at the north end of the building to accommodate third and fourth graders.

**HISTORIC WESTSIDE SCHOOL RESTORATION PROJECT**

**1923**  
Located in the historic Westside, the "Las Vegas Grammar School Branch No. 1" was built in 1923 on land donated by Helen J. Stewart to the Clark County School District. The building was the first grammar school in West Las Vegas and is the oldest remaining schoolhouse in Las Vegas. The school was important in the development of the Westside, serving a largely African-American community. It was also the first public school attended by Native-American students from the Paiute Indian colony. The original building, constructed in the mission-revival style, consisted of only two classrooms which contained 1st and 2nd grade classes only.



1924 Plat Map

**1924-35**  
First principal of the school was Ms. Ruth Fyfe.

**1926**  
The first African-American students attended Westside school.



Early Class Photo

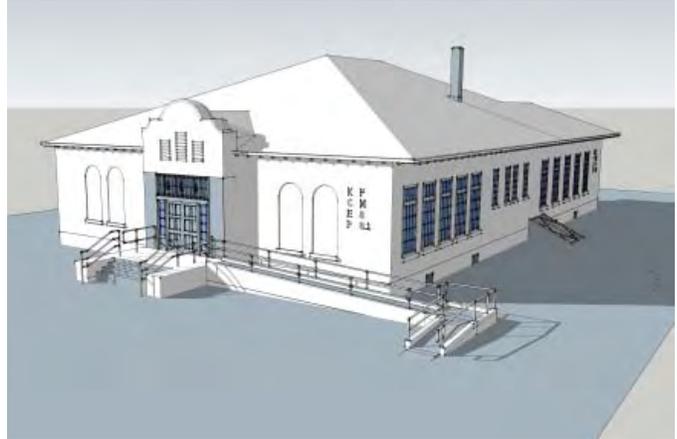
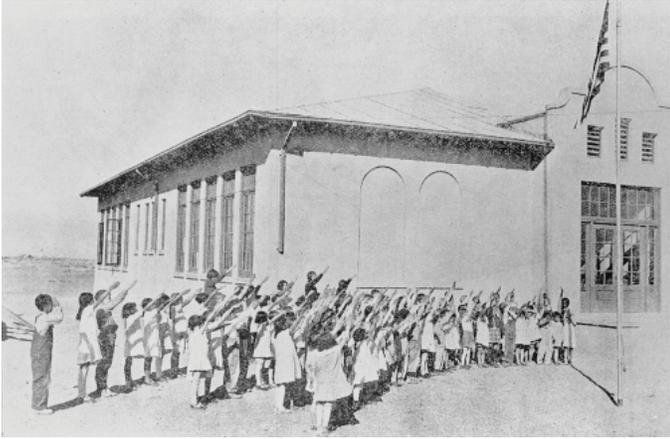
**1928**  
The back two rooms, which make up the building, were added and housed the 3rd and 4th grade classes.

**1920s**

**FOR MORE INFORMATION, PLEASE VISIT**  
LASVEGAS.NV.GOV/HISTORIC OR  
CONTACT THE CITY OF LAS VEGAS NEIGHBORHOOD SERVICES DEPARTMENT AT 239-6209.



- 1923 The Las Vegas Grammar School Branch #1 was built on land donated by Helen J. Stewart to the Clark County School District. The building was the first grammar school in west Las Vegas and is the oldest remaining schoolhouse in Las Vegas today.
- 1924 First school Principal, Ms. Ruth Fyfe served until 1935.
- 1926 1st African-American students attended Westside School and studied in racially integrated classes; a first time for many.
- 1928 The original was built in the Mission-Revival style. The first expansion included two classrooms in the back for 3rd and 4th grades.



Below: Project area in 1931  
Top right:  
Children pledging  
Allegiance to the flag in 1931  
Top left:  
Sketch up model of the school  
in 1928

By 1947, the Clark County School District developed plans for the expansion of the Westside School. Designed by A.L. Worswick, the cost of the project was estimated at \$104,000. The Annex Building would house eleven additional rooms and an administration room for the school campus. The new building would accommodate grades six through eight.

According to Las Vegas Review Journal:

*“The Westside project calls for the construction of concrete block buildings... The new structures will be erected in a quadrangle to the west of the present building. The old CCC buildings, now at the rear of the school yard, will be dismantled and the space used for part of the new classrooms. The classrooms, each provided with ample windows for natural light will be connected by canopies and of single story construction. The buildings will have asphalt shingle roofs. Each classroom will be of 22 by 30 feet in size. Lavatories facilities for boys and girls are included in the new program. The administration building, which will face south, will contain the Principal’s office and restrooms for teachers.*

Completed in 1948, the new building cost came to approximately \$128,000. By 1949, the Westside School would be the third school in Las Vegas with eight complete grades and an enrollment of 535 students.



Sketch up model of Annex Building in 1948.

**HISTORIC WESTSIDE SCHOOL RESTORATION PROJECT**

**1930-40s**

Westside School was the first school of attendance for racially integrated classes. Integrated education was a result of two major waves of migrants to the Las Vegas area. The first wave occurred during the depths of the great depression in the early 1930s when thousands of working men moved their families to the valley for the construction of Hoover Dam. Not long after the population boom of the 1930s, the onset of World War II generates similar population growth within the region. With an abundant water supply and ability to furnish inexpensive electricity, the Las Vegas valley becomes a prime location for military and defense related industries, sparking the second wave of migrants in the early 1940s.

**1942**

New Westside USO Plan Open.

**1944**

In 1944 plans had been set in motion for the addition of the Jefferson Pool Building.

FOR MORE INFORMATION, PLEASE VISIT  
 LAS VEGAS NEIGHBORHOOD SERVICES DEPARTMENT  
 CONTACT THE CITY OF LAS VEGAS NEIGHBORHOOD SERVICES DEPARTMENT AT 228-6268.

- 1930's Westside School was the first school for racially integrated classes. Integrated education was a result of two major waves of immigrants to the Las Vegas area.
- 1942 New Westside USO plans to open.
- 1944 Plans are set in motion for the addition of the Jefferson Pool Building.
- 1946 Westside USO Expansion. Westside recreation area was developed

# HISTORIC WESTSIDE SCHOOL RESTORATION PROJECT

## 1946

Westside USO Expansion.

Westside recreational area was developed sometime after the 1946 swimming pool addition but before the recreation building construction project in 1955.

## 1948

The Westside School complex continues to expand and evolve with the addition of eight block classrooms to the original school building in 1948. Now, constructed partially of wood frame and concrete block the complex departs from its Missions-Revival style origins.



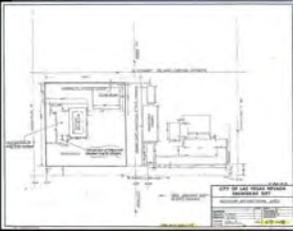
**Westside-USO Expansion**

...the Westside USO expansion...

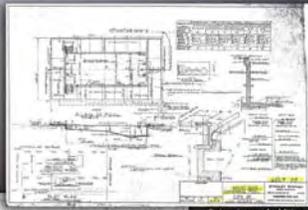
**SPENCER**

**MEET YOUR FRIENDS-**

**Mac's New Cafe**



Situated at the corner of D Street and Jefferson Avenue lies the future site of the Westside School USO Recreation Center building.



Swimming pool addition: Plan and construction details.



Swimming pool addition: both House floor plans.



Margaret Welch reads to students in 1947

- 1946 Westside USO Expansion. Westside recreation area was developed sometime after the 1946 swimming pool addition but before the recreation building construction project of 1955.
- 1948 Westside School complex continues to expand and evolve with the addition of eight block classrooms to the original school building.

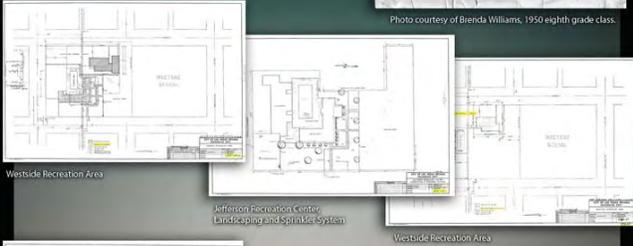
# HISTORIC WESTSIDE SCHOOL RESTORATION PROJECT

## 1950

Now that the Las Vegas valley had retained a steady and growing population due to the influx of migrants in the 1930s and 40s, the 1950s kicks off with a building boom in response to the flourishing gaming, entertainment and tourism industries. The 1950s was also a time for improvement and growth for the Westside School.



Photo courtesy of Brenda Williams, 1950 eighth grade class.



Westside Recreation Area  
Jefferson Recreation Center, Landscaping and sprinkler system  
Westside Recreation Area



Jefferson Recreation Center, Plan  
Proposed Addition to Jefferson Recreation Center



Addition to Jefferson Pool Building

# 1950s



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[WWW.CITYOFVEGAS.COM/HISTORICPLACES](http://WWW.CITYOFVEGAS.COM/HISTORICPLACES)  
 CONTACT THE CITY OF LAS VEGAS NEIGHBORHOOD SERVICES DEPARTMENT AT 229-6269.

**1950** Westside School expands and grows as a result of the building boom in response to the flourishing gaming, entertainment and tourism industries.



Aerial photo of property.

# HISTORIC WESTSIDE SCHOOL RESTORATION PROJECT

## 1960s

African-Americans were among the first of many pioneers to settle in the Las Vegas valley where they purchased land and in the 1930s they had established businesses. Due to Jim Crow laws, a racial divide was made in a thriving community and forced African-American families and businesses to relocate to West Las Vegas. Despite being segregated, African-American businesses flourished with the new military and defense industries introduced during WWII in conjunction with the growing tourism and casino industries.

After years of segregation under the Jim Crow laws, civil rights legislation established integration policies in the 1960s. Although African-Americans frequented businesses outside of their 'Westside' community, members of the white population did not return the support. Without the support from their neighbors, the African-American neighborhoods began an economic decline and parts of the community started to fall into disrepair.

## 1967

It is not confirmed that the closing of the Westside Grammar School was due to the economic decline through the 1960s but it certain that the school was on its path to disrepair. In 1967 the school was officially phased out of use and the last principal to serve was Mr. D. French.

## 1970s

In order to recognize the significant contribution African-Americans had on the growth of West Las Vegas, efforts to preserve the cultural heritage were set in motion.

## 1974

The School Board of Trustees declared Westside School to be surplus property and adopted a resolution to sell it at the appraised market value of \$25,000.

## 1975

In 1975 the first attempts to salvage the Westside School from falling into complete disrepair were made by the Economic Opportunity Board (EOB), which had received Community Development Block Grant Funds from the City of Las Vegas. The EOB purchased the Westside School Facility for \$25,000 and used the remaining funds of \$12,500 for preliminary restoration of the block structure.

## 1977

The Economic Opportunity Board had continued with their renovation efforts through 1977.

## 1979

Then, in 1979 Westside School was added to the National Register of Historic Places. This same year improvements were made to the parking and lighting on the site at Washington Avenue between C and D streets.

# 1960s

# 1970s



**FOR MORE INFORMATION, PLEASE VISIT**  
[WWW.CITYOFVEGAS.COM/HISTORICPLACES](http://WWW.CITYOFVEGAS.COM/HISTORICPLACES)  
 CONTACT THE CITY OF LAS VEGAS NEIGHBORHOOD SERVICES DEPARTMENT AT 229-6269.

- 1960s** Civil rights legislation established integration policies. Although African-Americans frequented businesses outside their community, whites did not reciprocate.
- 1967** The school was officially phased out of use, probably due to economic decline in the community.
- 1974** School Board of Trustees declared Westside School surplus property and adopted a resolution to sell it at the appraised market value of \$25,000.
- 1975** First attempts to salvage the Westside School were made by the Economic Opportunity Board (EOB). The EOB purchased the Westside School for \$25,000 and used the remaining funds for preliminary restoration of the block structure.

## HISTORIC WESTSIDE SCHOOL RESTORATION PROJECT

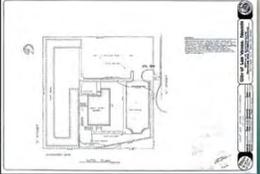


1980s Building Photos

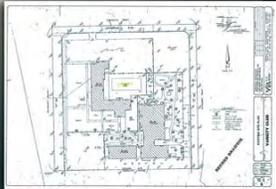
### 1980s



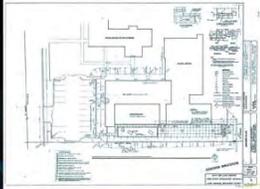
1980s Building Photos



Westside School Renovation Site Plan



Existing Site Plan, Variety Club (Phase 1)



Grading Plan, Variety Club Phase 1, D Street/Jefferson Avenue Neighborhood Facility Project

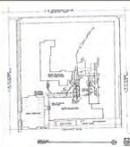
# 1980s



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 CONTACT THE CITY OF LAS VEGAS NEIGHBORHOOD SERVICES DEPARTMENT AT 225-6269.

## HISTORIC WESTSIDE SCHOOL RESTORATION PROJECT

### 1990s-PRESENT



Variety Club Day Home, Site Plan and Drawing Index



Aerial Site Photo

The city of Las Vegas Planning & Development Department, in partnership with the Public Works and Neighborhood Services Departments and Office of Cultural Affairs, are in the planning stages to restore the historic Westside School. The Neighborhood Services Department is coordinating the collection of historical documents and photographs of the school and teachers and students who taught and attended the school. To tell your story, please contact...



Today the building houses KCEP, a public non-profit radio station, and serves as a community center and houses offices for the Economic Opportunity Board.

# 1990s

# 2000s



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[LASVEGASPLANNING.COM/HEADSTART](http://LASVEGASPLANNING.COM/HEADSTART)  
 CONTACT THE CITY OF LAS VEGAS NEIGHBORHOOD SERVICES DEPARTMENT AT 225-6269.



Top and bottom: two aerial views of site in 1969.

1990's to present City of Las Vegas is in the planning stages to restore the Historic Westside School. City is currently coordinating the collection of historical documents and photographs of the school, teachers and students.

2010 Past teachers and students gather to celebrate the unveiling of a bronze plaque commemorating the school's listing on the National Historic Register of Historic Places.

## **EXPECTED USE AND USERS**

A Need Assessment Survey, conducted for the existing users, determined the amount of space they occupied and their future requirements. The users included in the survey are KCEP Radio Station, and Economic Opportunity Board (EOB) located on the southern portion of the site and the Variety Early Learning (VELC), located on the northern portion of the site. We have included for each User, an organizational chart, need assessment form information and relationship matrix.

In order to provide uses that were agreed upon by the Stakeholders, the current tenant, KCEP Radio Station will be relocated from the 1923 building to the 1948 building. In the 1948 building, it is recommended the EOB, the current user, relocate to facilities off-site that better fits their needs. Whatever the decision, there will be a smooth transition during restoration in order not to disrupt services to the community.

The Historic Westside School and Variety Early Learning Center Master Plan currently consists of seven design and construction phases beginning in January 2012 through October 2020. Phase 1A and 1B comprise the restoration and rehabilitation of the historic World War II / Annex building, as well as, site improvements west of the building to the property line. Phase 1C will include the restoration and rehabilitation of the Historic Westside School building.

Tile murals that are located on the 1948 building will be carefully removed and placed in storage to use in a Public Art Display as part of Phase 3, if funding becomes available. The murals will be used as a central focal point of the Master Plan.

Rehabilitation and expansion of the existing Variety Early Learning Center building will occur in Phase 2A and will include parking and other associated site improvements. Phase 2B comprises the demolition of the existing structures and site work located on the Variety Learning Center building property. This demolition is required in order to clear the site for construction of five new retail / condominium buildings, site improvements, fire pit and performance stage during Phase 3. Finally, the wind amplified rotor platform structure will be constructed in Phase 4. Phases 2 through 4 will be constructed when funding sources are identified and secured.

Some of the future uses as ranked by the Stakeholders will include exhibit halls, meeting Rooms, Cafe, Bookstore, Internet Cafe and Retail all located in the Historic 1923 and 1948 buildings.

## ANALYSIS

The purpose of the Master Plan is to provide a new vision that plans for growth and economic expansion to promote revitalization of the Historic Westside. The area has long been in need of revitalization. We have listed under Project Scope our goals and objectives for the Master Plan.

The Master Plan is consistent with the function, objectives and policies of the City of Las Vegas. Our intent in the design of the site is to provide a safe and secure user-friendly environment. We have incorporated an appropriately designed perimeter security fence with planters. Landscaping to deter crime will be placed below windows. Additional site designed security measures will include providing well lit pathways, sidewalks and observable sight lines between buildings.

Our goals for the design are to provide a visual and aesthetic blend of the old and new. The existing Westside School and Annex Building were designed in the Mission Revival style; by providing a similar look with the new Daycare, Retail and Professional offices buildings, will create a homogenous campus-like vision that complements the historic buildings. The proposed plaza will serve as a gathering place and a concert venue and has additional multi-use functions such as open area for retail displays and a farmer’s market.

The Master Plan addresses the long-term goals by serving as an example of how historic rehabilitation can restore a neighborhood thereby increasing property values and serving as a standard for other developments. By increasing the density of the area and providing urban features essential for providing a vibrant and active Main street. It also provides design standards for future growth, which will be used as a benchmark for implementation of a formal pattern for consistency in land use.

The total budgetary cost estimate for the Master Plan is \$37,126, 371. The cost includes an alternate for changing three single –story buildings to two-story.

Several alternate designs were proposed. One design scheme consisted of keeping the VELC in its existing location and providing an exterior façade renovation. However, after an assessment of the quality of the interior spaces, the fact that the classroom addition on the northeast corner was fairly recently constructed and would remain, and factoring in future growth made it cost prohibitive.

A radial scheme was also proposed on the VELC site that consisted of semi-circular buildings around a centrally located plaza. However the radial design was not in accordance with or compatible with the linear defined Historic portion of the site.

### Phase 1A & 1B – 1948 Annex Building and Site Improvements.

Design	Start: January 2012	End: December 2012
Construction	Start: January 2013	End: June 2014

### Phase 1C – 1923 Westside School Building

Design	Start: October 1012	End: November 2013
Construction	Start: January 2014	End: March 2015

### Phase 2A – Variety Early Learning Center and Site Improvements

Design	Start: January 2013	End: December 2013
Construction	Start: January 2014	End: June 2015

### Phase 2B – Demolish Existing Center

Design	Start: April 2015	End: July 2015
Construction	Start: September 2015	End: December 2015

### Phase 3 – Retail and Office Space

Design	Start: October 2015	End: September 2016
Construction	Start: November 2016	End: May 2018

### Phase 4 – Amplified Rotor Platform Structure

Design	Start: May 2018	End: May 2019
Construction	Start: June 2019	End: October 2020

## **PROJECT IMPLEMENTATION PLAN**

Beginning in 2012, the Design Team will finalize the Conceptual Design and work on the Schematic Design Plans for the first phase (Phase 1A and 1B comprise the restoration and modernization of the historic World War II / Annex building of the Westside School Master Plan).

An Integrated Design Process is anticipated to facilitate LEED Certification of the various buildings. This work will begin by continuation of a Design Charrette with all of the design team members and the Owner's representatives. Ideally, a Contractor can be selected as a consultant and included to participate in the project during this phase. A Commissioning Consultant will also be selected to participate on the design team. This Design Charrette will further identify what design strategies should be pursued to implement the goals and objectives previously established in the project to date. This will be particularly important in further identifying which LEED credit strategies to pursue.

The Design team will also prepare an application for LEED certification of the building to the Green Building Certification Institute as the Owner's representative. Further forensic investigations of existing soils, environmental and civil conditions and the existing school buildings will move forward. Some destructive demolition, technical and laboratory investigation may be needed on the 1923 and 1948 buildings to analyze the existing building construction conditions. Work will also begin on the overall project drainage plan and the traffic study. Cost estimates will also be updated as building schematic design documents are finalized. Once the schematic design is completed, the project can be submitted for final zoning approval.

Then the project will move into the Design Development Phase. Various design alternatives will be investigated and evaluated related to building architectural, structural, mechanical, plumbing, electrical and civil system options. Cost estimates will also be updated as building system design selections are made. The entire design team and the Owner's representatives will periodically review the project design progress and continually make adjustments for coordination and compliance with the project master plan goals and objectives.

Then the project will move into the Construction Document phase, wherein the project construction documentation will be developed finalizing the building system selections. Construction drawings and specifications will then be completed and finalized for bidding. At approximately 50% complete, the Commissioning Agent will do a review of the construction documents for compliance with the Owner's Project Requirements. The entire design team and the Owner's representatives will periodically review the project construction document progress and continually make adjustments for coordination and compliance with the project master plan goals and objectives. Cost estimates will also be updated as building construction documents are finalized. A final Quality Control Plan Review will be conducted prior to issuance of the project for public bidding.

Once the Construction Documents are finalized, the project will be bid and a contract negotiated and executed for construction to begin. A standard Design-Bid-Build Contract is anticipated due to the State legal requirements for the competitive bidding of public works projects. During Construction, the Design team will act as the Owner's representative and administer the construction contract on the behalf of the Owner. The Commissioning Agent will complete the building commissioning prior to building occupancy. The HVAC, lighting and day-lighting controls, domestic hot water and renewable energy systems will be commissioned. The Commissioning Agent may also do advanced commissioning approximately 10 months after occupancy, if this LEED strategy is selected during the schematic design phase. The Design team will also submit the application to the Green Building Certification Institute for LEED certification of the building.

Each of the additional phases of this project will repeat the same basic project implementation plan process outlined above.



# Program Analysis

Information for this document is based on our interpretation of the gathered information from our stakeholder meetings, previous reports, research data and our understanding of current conditions as of Summer 2011. The Programming Phase interprets information about the existing 1923 Grammar School No. 1, 1948 Annex and the, 1955 Variety Early Learning Center, and provides recommendations regarding adherence to the Secretary of the Interior's Standards for Rehabilitation and all applicable City of Las Vegas Codes and Development Standards. This section also includes the preliminary LEED Credits Report.

Our team has compiled research data and formulated the data to that provide a logical approach to providing information for making decisions of how to address the economic viability of this project, provide a road map for the planning stage of the Master Plan and offer a solution that will be a contribution to the West Las Vegas community and a gateway to the revitalization of West Las Vegas Community .

## STAKEHOLDER PARTICIPATION

The team met with the City to confirm project strategy and identify specific neighborhood and stakeholder participation. The team discussed and confirmed the outline for input sessions. The Stakeholders consisted of the City of Las Vegas Staff, State Historic Preservation Office, citizens of the community, and Westside Alumni Foundation. Stakeholder sessions used consensus building techniques to generate enthusiasm and support. The team organized and conducted a stakeholder meeting in April, 2011. The meeting was held at Doolittle Community Center, 1950 N. J. Street. During the workshop the stakeholders were giving a chance to provide their input and suggestions in a 30 minute breakout session, consisting of approximately eight stakeholders per table. Each table had a Facilitator to list all of their ideas, which were presented. Each Stakeholder was giving five stars to vote on ideas based on their personal preference. Ideas that received the most votes were used to generate the design scheme for the Master Plan. The following rankings are listed. The most popular uses were a Book Store, Museum, Exhibit Hall, Restaurant and Internet Cafe. The most popular amenities desired for the site include: amphitheater, landscaping, and historic markers. Listed are the rankings from the first stakeholder meeting.



Stakeholders voting on their preferences.

### Uses - Do Not Want To See

#### General

Idea	Votes
Gaming	1
Arcade	1
Car Wash	1
Dollar Store	2
Pool Hall	1
Liquor Store	9
Bail Bonds	1
Government Services	1
Security Bars on Windows	1
Church	2
Restaurants	-
Gaming	6
Drug Rehab	4
Low income housing	-

#### HWS Specifically

Spa or Gym	3
Pool	3
Liquor Licenses	1

### Amenities - Do not want to see

#### General

Idea	Votes
Skateboard Park	2
Basketball courts	1
Sports	1
Alcohol (Except for Special Events)	-
Playground (Except if includes VELC)	1
Homeless hangouts and Handouts	3
BBQ Pits	-
Chain link Fencing	5
Overcrowding of Amenities	-

#### HWS Specifically

Allergy Inducing Plants	1
Athletic Facilities	1
Fences or barriers to Community	1

## Uses - Would Like To See

### General

Idea	Voters
<b>CIVIC</b>	
▪ Museum	3
▪ Exhibit Hall	3
▪ Cultural Center (Art, Theater...)	2
▪ Meeting Space/ Conference	1
▪ Banquet	1
▪ Auditorium	1
▪ Visitor Info Center	1
▪ Expanded Library	0
▪ Art gallery	0
▪ Multi-Purpose Room	0
<b>SITE DESIGN /LANDSCAPING</b>	
▪ Community Garden	0
<b>RETAIL</b>	
▪ Book Store	4
▪ Restaurant	2
▪ Internet Cafe	2
▪ Farmers Market	1
▪ Revenue Producing Shops	1
▪ Small Shops - Artists	0
▪ Coffee Shop	0
▪ Ice Cream/ Snow Cone	0
<b>RECREATIONAL</b>	
▪ Indoor Play Area	0
▪ Bowling	0
▪ Pool	0
▪ Arcade	0
<b>EDUCATIONAL</b>	
▪ Planetarium	1
▪ Learning Center	0
▪ Media Center	0
▪ Nursery	0
▪ Library	0
▪	
<b>SERVICES</b>	
▪ Senior Citizen Center	0
▪ Emergency Medical Center	0
<b>RESIDENTIAL</b>	
▪ Live-Work (Residents) Mixed Use	2
<b>BUSINESS</b>	
▪ Business Incubator	0

## Amenities - Would Like To See

### General

Idea	Votes
<b>SITE DESIGN / LANDSCAPING</b>	
▪ Amphitheater	7
▪ Landscape (Shade)	4
▪ Decorative Lighting / Security Lighting	2
▪ Water Feature	2
▪ Sitting Benches	1
▪ Shade Canopy	1
▪ Walkways/Paths/Skate	1
▪ Better or No Fencing	1
▪ Sound Wall/Entrance Wall	1
▪ Xeriscape-Desert/Drought Tolerant	0
▪ Grass	
▪ Historical Architectural Design (Playground)	0
▪ Alumni (Donor Brick) Walk of Fame	0
▪ BBQ Grill	0
▪ Fire Pit	0
▪ Tables / Chairs / Umbrella	0
▪ Outside Music	0
▪ Resilient Surfacing	0
▪ Artificial Turf	0
▪ Underground Parking	0
▪ Sandboxes	0
▪ Sprinkler System	0
<b>HISTORIC AMENITIES</b>	
▪ Historic Marker	4
▪ Permanent Historical Displays	2
▪ Outside Educational Opportunities	2
<b>SOLAR</b>	
▪ Covered Parking Solar Voltaic Panels	3
▪ Solar Amenities	0
<b>DAYCARE</b>	
▪ Incorporate Amenities with VELC	6
▪ Pedestrian Connection to VELC	2
▪ Storage Outside for Toys	0
<b>ARCHITECTURE</b>	
▪ Attractive Windows	1
▪ Local Art Work	0
▪ Observation Tower	0



### Internal Discussion Points

Some of the questions raised and discussed in the stakeholder meetings included:

1. What are considered to be the top three challenges of the Historic Westside School Master Plan and adjacent neighborhoods?
2. What are the greatest challenges the area faces in achieving this goal?
3. What places have urban fabric and density in place and can be considered nodes for growth, development and connectivity?
4. Are there any current connections, transportation systems, greenway linkages working in the area?
5. Will the area be considered “walkable”?
6. What are the biggest distraction/hindrances to businesses along the corridor?
8. Ideas for marketing future development on the site?
9. What is the current streetscape in regards to safety and walkability? What changes can be implemented to improve these aspects?
10. What are the challenges of meeting historic preservation requirements and the community’s needs?

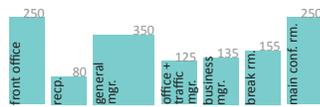
# PROGRAMMING

The programming information for KCEP-FM, EOB, VELC and additional uses outlined in the following pages contains:

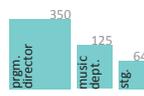
- Organization
- Space Planning
- Relationship Diagrams
- Existing Facility Study

The diagrams on this page graphically illustrate the programming for each use.

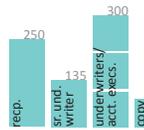
## KCEP RADIO STATION



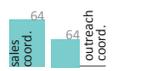
### ADMINISTRATION



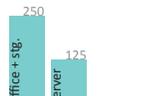
### PROGRAMMING



### UNDERWRITING



### MEMBERSHIP DEV. + COMM. OUTREACH

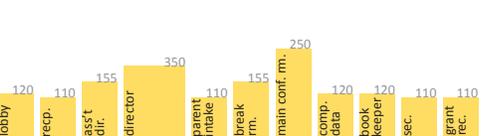


### INFORMATION TECH. + ENGINEERING

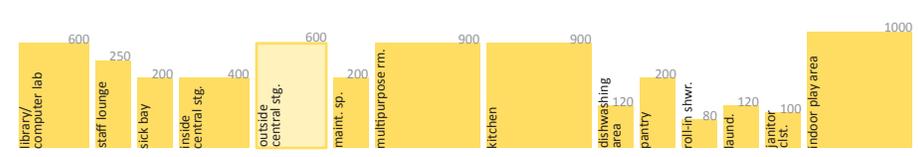


### PRODUCTION

## VARIETY EARLY LEARNING CENTER



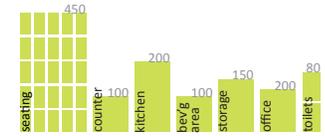
### ADMINISTRATION



### SUPPORT AREAS

## ECONOMIC OPPORTUNITY BOARD

## RESTAURANT/RETAIL

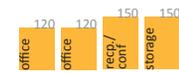


## RESTAURANT

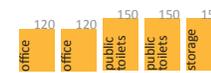


## RETAIL/BOOKSTORE

## OFFICES

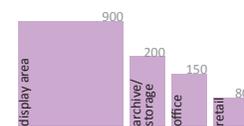


## NONPROFIT/GROUP OFFICE

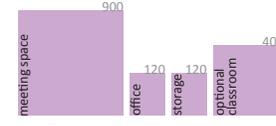


## FARMERS MARKET/FESTIVAL OFFICES

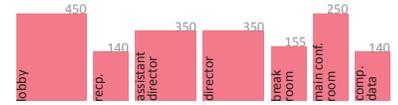
## EXHIBITION HALL



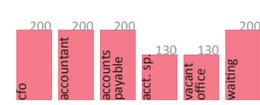
## MUSEUM



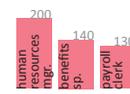
## CULTURAL CENTER



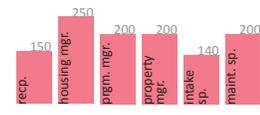
## ADMINISTRATION



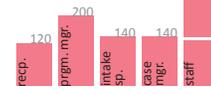
## FISCAL



## HUMAN RESOURCES/PAYROLL



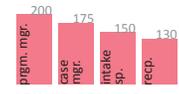
## HOUSING



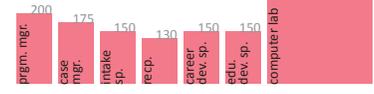
## EMERGENCY SERVICES



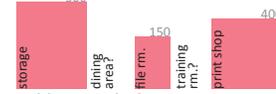
## HOME BUYERS EDUCATION



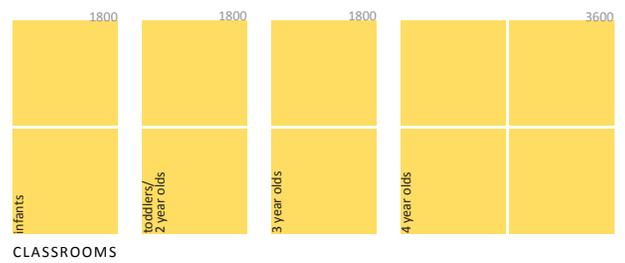
## SENIOR SERVICES



## YOUTH PROGRAM



## MISCELLANEOUS



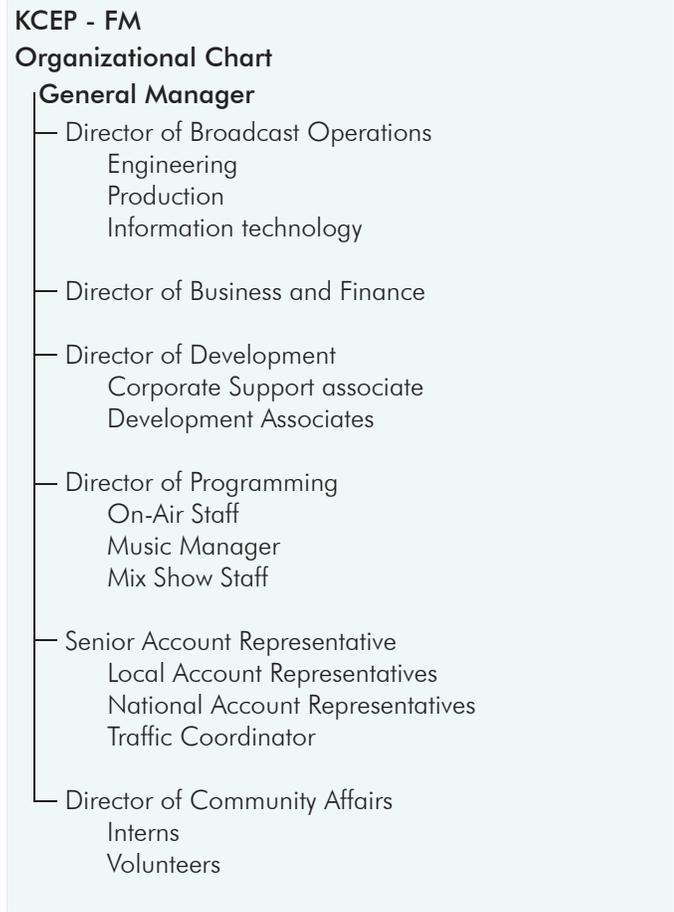
## CLASSROOMS



## SERVICE AREAS

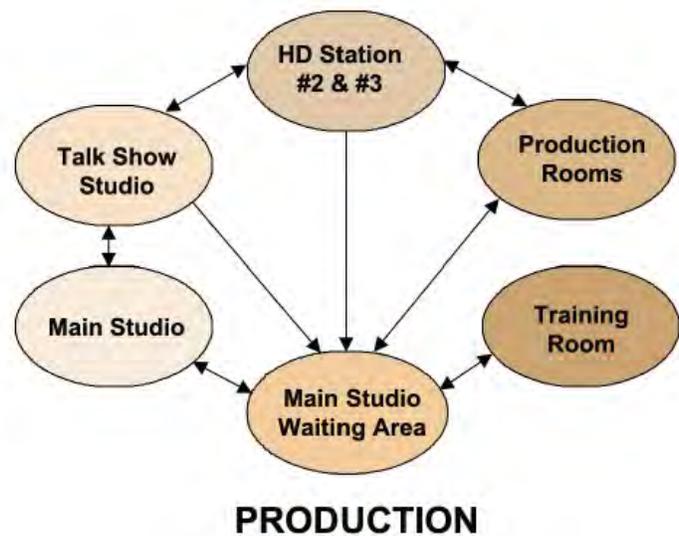
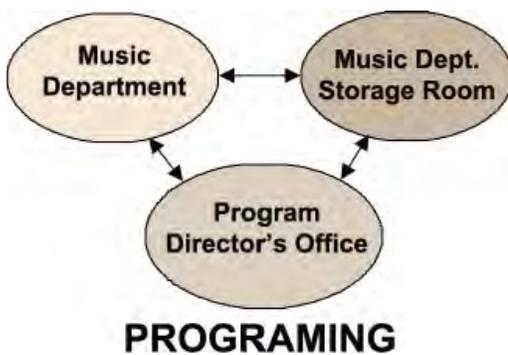
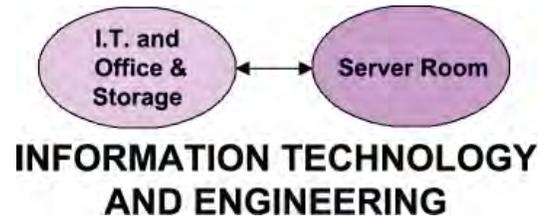
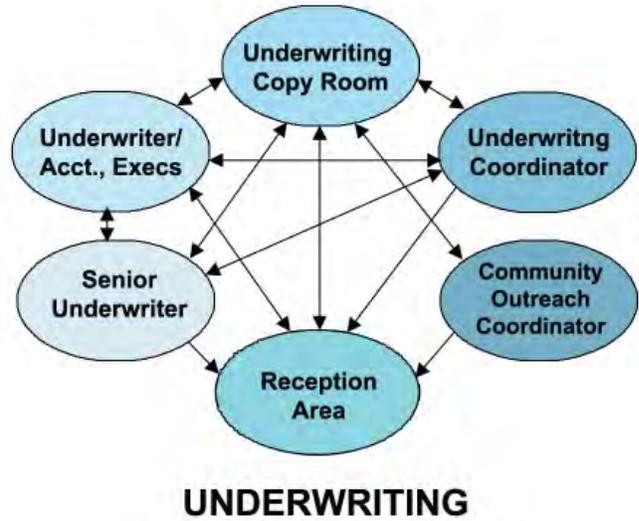
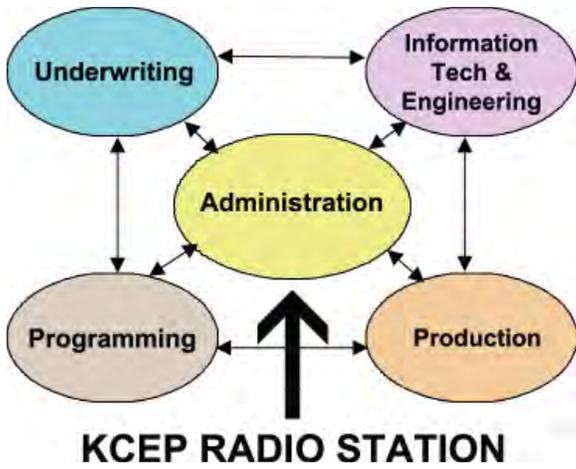
## KCEP Radio Station

The non-profit community based radio station is a pillar in the West Las Vegas Area. It serves a very important part in providing urban music and informative talk shows on relevant issues affecting the whole community. At the present time, the 1923 building houses the radio station. It is recommended KCEP move to the 1948 Annex to accommodate the restoration of the 1928 building.



KCEP Radio Station	Qty.	Area (sf)	Total
<b>Administration</b>			
Front Office	1	250	250
Reception Waiting Area	1	80	80
General Manager's Office	1	350	350
Office & Traffic Manager	1	125	125
Business Manager	1	135	135
Break room	1	155	155
Main Conference Room	1	250	250
<b>Programming</b>			
Program Director's Office	1	350	350
Music department	1	125	125
Music Dept. Storage Room	1	64	64
<b>Underwriting</b>			
Reception Area	1	250	250
Senior underwriter	1	135	135
Underwriter / Acct., Execs.	1	100	100
Underwriting Dept. Copy Room	1	64	64
Membership & Underwriting Sales coordinator	1	135	135
Community Outreach Coordinator	1	64	64
<b>Information Technology &amp; Engineering</b>			
I.T. and Engineer Office & Storage	1	250	250
Server Room	1	125	125
<b>Production</b>			
Main Studio Waiting Area	1	80	80
Main Studio	1	120	120
Talk Show Studio	1	120	120
HD Station #2 & #3	2	120	240
Production Rooms	5	64	320
Training Room	1	250	250

Occupancy	Remarks	Total
3 people	The front office is used by the receptionist, membership Volunteers and Interns. Will also need a window to divide front Office and Reception waiting area.	
8 to 10 people	This area is for Clients, Listeners and Misc Visitors.	
1 to 12 people	The GM will need to be able to conduct meetings with Staff, Managers and Clients.	
1	The Office & Traffic Manager will need enough space for daily operations and filing.	
1	The Business Manager will need enough space for filing.	
1 to 10 people	Need enough space for kitchen appliances and dining area.	
16 to 24 people	Need enough space for full staff meetings (Managers, Underwriters, DJ's, Interns etc).	
1 to 12 people	The PD will need to be able to conduct meetings with On Air Staff, Mixshow DJ's and Industry Reps.	
2	The Music Director's for R&B and Gospel will each have a desk to maintain the music library and daily music logs.	
0	For storing music materials, cd's, equipment etc.	
8 to 12 people	This area is needed for Underwriting Staff to conduct meetings and presentations for Staff and Clients.	
1 to 4 people	The Sr. Underwriter will need to be able to conduct meetings with their staff and clients.	
1 to 3 people	The Acct Exec will need enough space for filing and to meet with a client in private.	
0	Enough room for Faxing, Printing, Copying and Supplies.	
1 to 3 people	The Coordinator will need enough space for filing and to conduct meetings with Underwriters and Clients.	
1		
2	I.T. and Engineer need enough space to operate and store equipment and parts.	
0	For Servers and other Broadcasting Equipment. Room needs to be well ventilated.	
8 to 10 people	This area is needed for Talk Show Host's and Studio Guests.	
2 to 4 people	This is the main control room for On Air Personalities and Radio Guest	
1 to 6 people	This is the talk show and interview guests studio	
1 to 6 people ea.	This will be the main studios for two additional HD Stations.	
2 people ea.	Needed for Voice Overs, Editing etc.	
8 to 12 people	Needed for Staff and Intern training.	



# KCEP EXISTING FACILITY STUDY

## BUILDING TABULATION TOTAL S.F.=16455



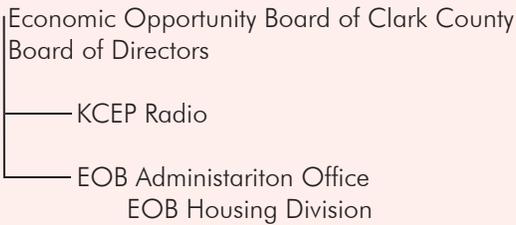
- A, ROOM: 182 S.F.
- B, ROOM: 88 S.F.
- C, ROOM: 78 S.F.
- D, ROOM: 91 S.F.
- E, ROOM: 424 S.F.
- F, ROOM: 121 S.F.
- G, ROOM: 36 S.F.
- H, ROOM: 71 S.F.
- I, ROOM: 45 S.F.
- J, ROOM: 36 S.F.
- K, ROOM: 43 S.F.
- L, ROOM: 46 S.F.
- M, ROOM: 710 S.F.
- N, ROOM: 17 S.F.
- O, ROOM: 228 S.F.
- P, ROOM: 34 S.F.
- Q, ROOM: 34 S.F.
- R, ROOM: 111 S.F.
- S, ROOM: 128 S.F.
- T, ROOM: 131 S.F.
- U, ROOM: 225 S.F.
- V, ROOM: 121 S.F.
- W, ROOM: 111 S.F.

## Economic Opportunity Board

The EOB administration offices are located in the 1948 Building. The layout shows the total square footage utilized by EOB. Use on the proposed uses identified in the Stakeholders

### ECONOMIC OPPORTUNITY BOARD

#### Organizational Chart

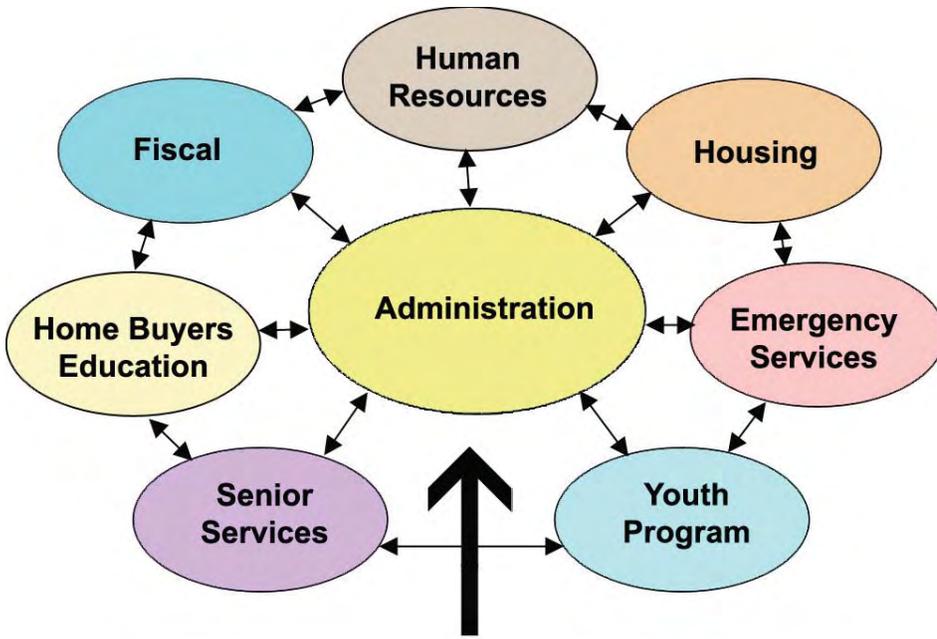


<b>Economic Opportunity Board</b>	<b>Qty.</b>	<b>Area (sf)</b>	<b>Total</b>
<b>Administration</b>			
Lobby	1	450	450
Reception	1	140	140
Assitant Director's Office	1	350	350
Director's office	1	350	350
Break Room	1	155	155
Main Conference Rom	1	250	250
Computer Data Room	1	140	140
<b>Fiscal</b>			
CFO/Controller's Office	1	200	200
Accountant Office	1	200	200
Accounts Payable Office	1	200	200
Account Specialist Office	1	130	130
Vacant Office	1	130	130
Waiting	1	200	200
Human Resources Manager	1	200	200
Benefits Specialist	1	140	140
Payroll Clerk	1	140	140
<b>Housing</b>			
Reception Area	1	150	150
housing Manager	1	250	250
Program Manager	1	200	200
Property Manager	1	200	200
Intake Specialist	1	140	140
Maintenance Specialist	1	200	200
<b>Emergency Services</b>			
Reception	1	120	120
Program Manager	1	200	200
Intake Specialist	1	140	140
Case Manager	1	140	140
Staff 1	1	130	130
Staff 2	1	130	130

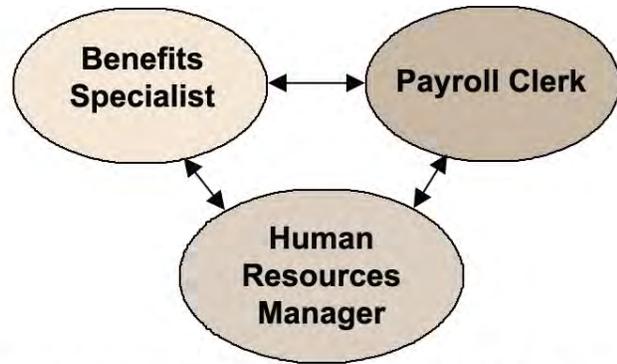
Occupancy	Remarks	Total
30 people	waiting area, Restrooms, controlled access	
1 person	data/phone/filing/storage	
1 person	data/phone/filing/storage	
1 person	conference table/data/phone/filing/storage	
1 to 10 people	Need enough space for kitchen appliances and dining area.	
1 person	Need enough space for full Board meetings, data/phone/audio-visual, kitchenette	
1 person	cooling, power, racks, raceways	
1 person	conference table/data/phone/filing/storage	
1 person	data/phone/filing/storage	
20 people	data/phone/filing/storage/mail	
1 person	mall conference table/data/phone/filing/storage	
1 person	data/phone/filing/storage	
1 person	data/phone/filing/storage	
8 to 12 people	data/phone	
1 person	conference table/data/phone/filing/storage	
1 person	small conference table/data/phone/filing/storage	
1 person	small conference table/data/phone/filing/small storage room near office	
1 person	data/phone/filing/storage	
1 person	data/phone/filing/storage room for tools, equipment and supplies	
1 person	data/phone/filing/storage	
1 person	conference table/data/phone/filing/storage	
1 person	data/phone/filing/storage	

<b>Economic Opportunity Board Con't.</b>	<b>Qty.</b>	<b>Area (sf)</b>	<b>Total</b>
<b>Home Buyers Education</b>			
Program mamger	1	200	200
Cass Manager	1	175	175
Case Manager	1	175	175
Cass Manager	1	175	175
Intake Specialist	1	150	150
Reception	1	130	130
<b>Senior Services</b>			
Program mamger	1	200	200
Cass Manager	1	175	175
Intake Specialist	1	150	150
Reception	1	130	130
<b>Youth Program</b>			
Program Manager	1	200	200
Case Manager	1	175	175
Intake Specialist	5	150	150
Reception	1	130	130
Career Development Specialist	1	150	150
Education Developmetn Specialist	1	150	150
Computer Lab	1	90	900
<b>Miscellaneous</b>			
Storage	1	500	500
Dining	1		
File Room	1	150	150
Training Room	1		
Print Shop	1	400	400

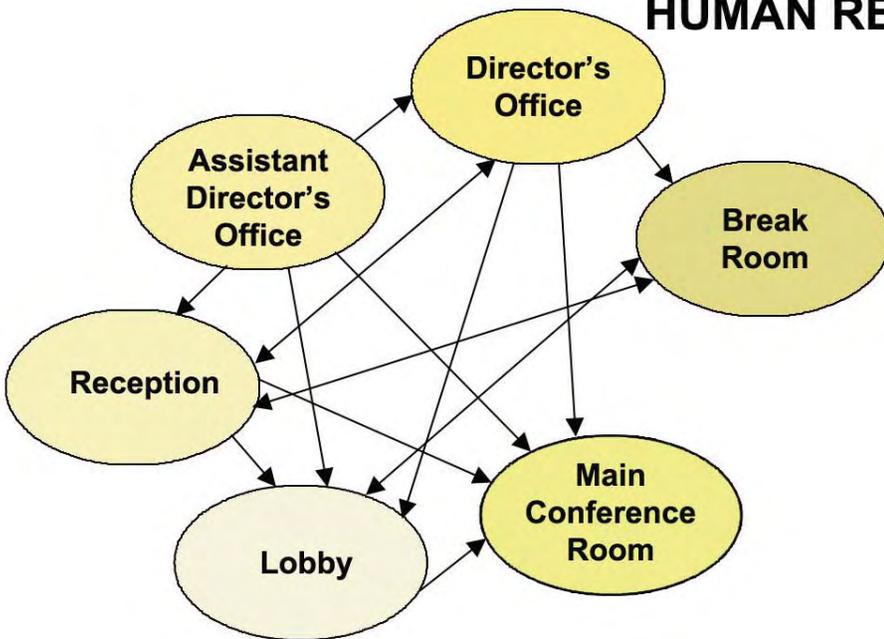
Occupancy	Remarks	Total
1 person	data/phone/filing/storage	
1 person	conference table/data/phone/filing/storage	
1 person	small conference table/data/phone/filing/storage	
1 person	small conference table/data/phone/filing/storage	
1 person	data/phone/filing/storage	
1 person	data/phone/filing/storage	
1 person	conference table/data/phone/filing/storage	
1 person	small conference table/data/phone/filing/storage	
1 person	data/phone/filing/storage	
1 person	data/phone/filing/storage	
1 person	conference table/data/phone/filing/storage	
1 person	small conference table/data/phone/filing/storage	
1 person	data/phone/filing/storage	
	data/phone/filing/storage	
1 person	data/phone/filing/storage	
1 person	data/phone/filing/storage	
25 people	25 computers/25 desks/data/phone/audio-visual/smart board	
1 person		
	vendor/table/data/phone/filing/storage/kitchenette	
1 person	data/phone/filing/storage	
50	desks/data/phone/audio-visual/smart board	
8 to 12 people	data/phone/filing/storage	



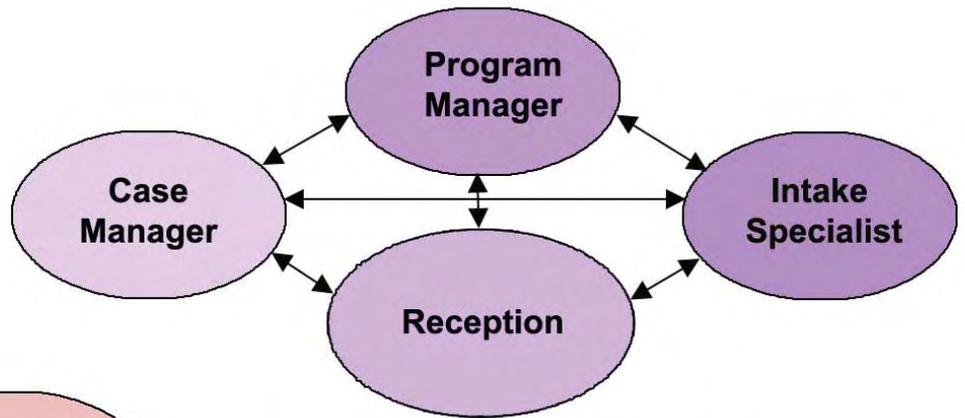
**ECONOMIC OPORTUNITY BOARD**



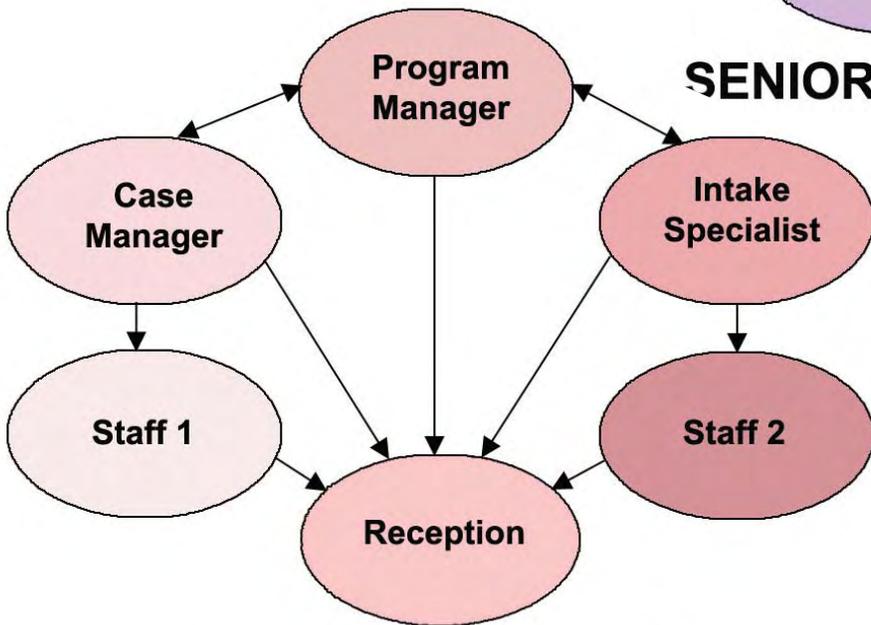
**HUMAN RESOURCES/ PAYROLL**



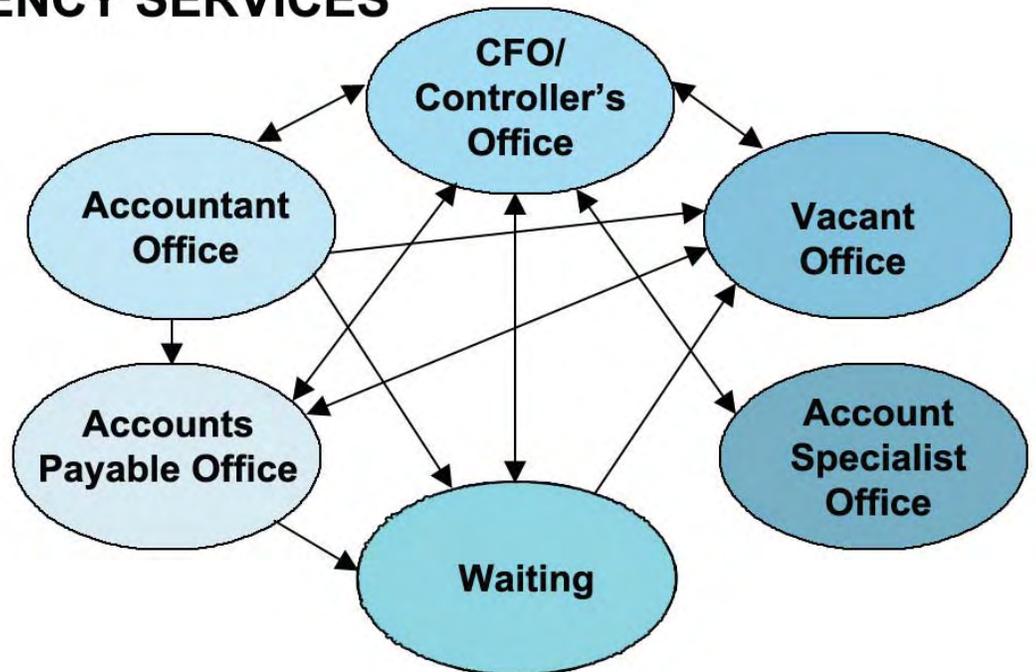
**ADMINISTRATION**



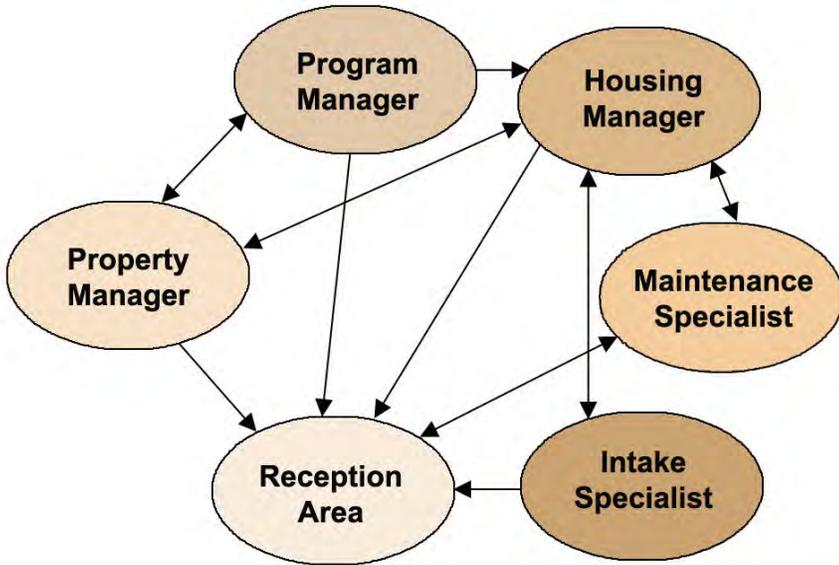
**SENIOR SERVICES**



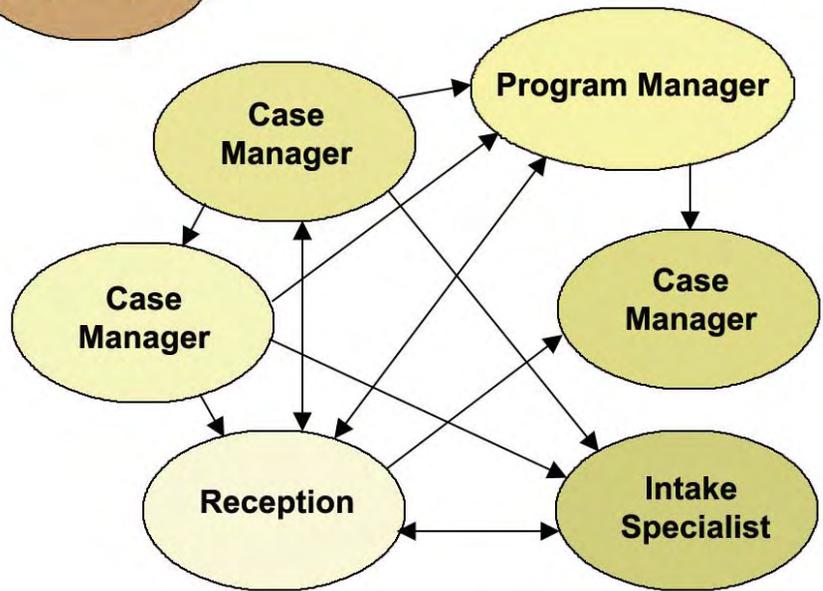
**EMERGENCY SERVICES**



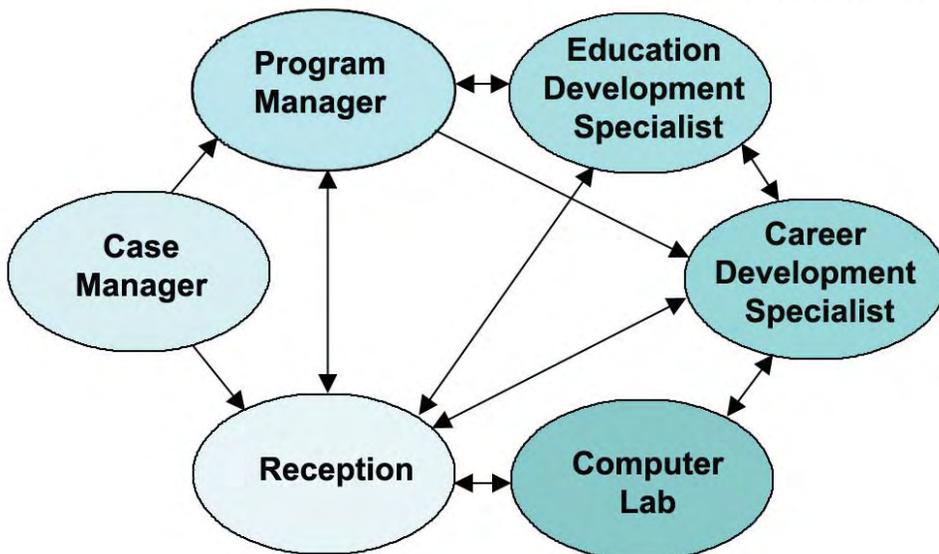
**FISCAL**



**HOUSING**



**HOME BUYERS EDUCATION**



**YOUTH PROGRAM**

# EOB EXISTING FACILITY STUDY



## BUILDING TABULATION TOTAL S.F.=10456

- A. ROOM: 506 S.F.
- B. ROOM: 81 S.F.
- C. ROOM: 6 S.F.
- D. ROOM: 689 S.F.
- E. ROOM: 677 S.F.
- F. ROOM: 23 S.F.
- G. ROOM: 63 S.F.
- H. ROOM: 122 S.F.
- I. ROOM: 23 S.F.
- J. ROOM: 848 S.F.
- K. ROOM: 213 S.F.
- L. ROOM: 68 S.F.
- M. ROOM: 46 S.F.
- N. ROOM: 46 S.F.
- O. ROOM: 176 S.F.
- P. ROOM: 67 S.F.
- Q. ROOM: 60 S.F.
- R. ROOM: 236 S.F.
- S. ROOM: 78 S.F.
- T. ROOM: 174 S.F.
- U. ROOM: 108 S.F.
- V. ROOM: 28 S.F.
- W. ROOM: 28 S.F.
- X. ROOM: 37 S.F.
- Y. ROOM: 45 S.F.
- Z. ROOM: 199 S.F.
- A1. ROOM: 119 S.F.
- B1. ROOM: 181 S.F.
- C1. ROOM: 175 S.F.
- D1. ROOM: 148 S.F.
- E1. ROOM: 244 S.F.
- F1. ROOM: 80 S.F.
- G1. ROOM: 124 S.F.
- H1. ROOM: 81 S.F.
- I1. ROOM: 11 S.F.
- J1. ROOM: 247 S.F.
- K1. ROOM: 187 S.F.
- L1. ROOM: 94 S.F.
- M1. ROOM: 529 S.F.
- N1. ROOM: 32 S.F.
- O1. ROOM: 98 S.F.
- P1. ROOM: 493 S.F.
- Q1. ROOM: 81 S.F.
- R1. ROOM: 67 S.F.
- S1. ROOM: 14 S.F.
- T1. ROOM: 67 S.F.
- U1. ROOM: 394 S.F.
- V1. ROOM: 113 S.F.
- W1. ROOM: 103 S.F.
- X1. ROOM: 295 S.F.
- Y1. ROOM: 134 S.F.
- Z1. ROOM: 11 S.F.

## Variety Early Learning Center

The day-care facility provides a quality learning environment for approximately 200 children. It consists of several buildings and additions over the years. Much of the original building's features have been altered due to renovations beginning in 1988 which included the reorientation of the building's primary façade from C Street to D Street. At the present time a new existing facility is needed.

### VARIETY EARLY LEARNING CENTER

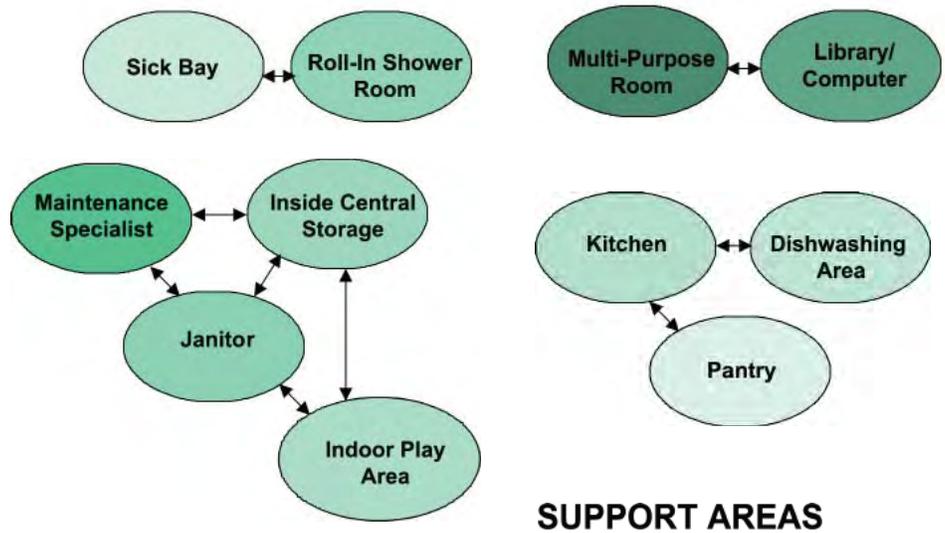
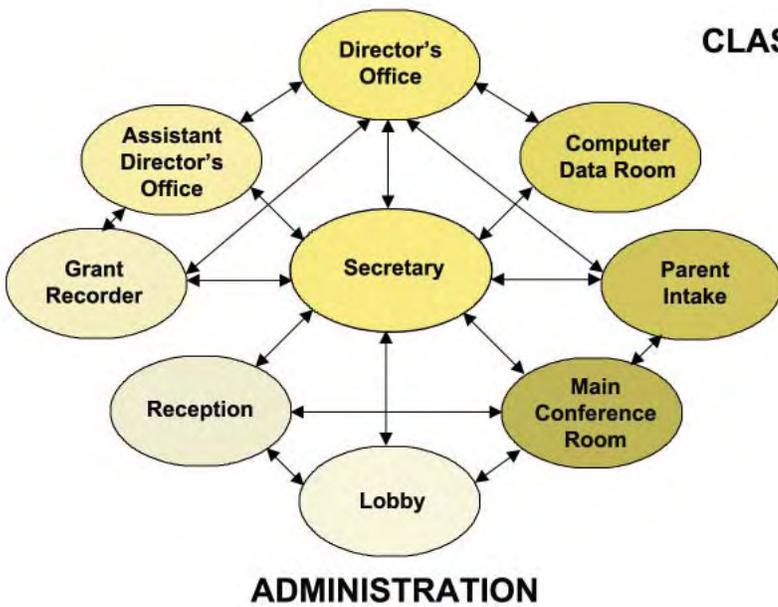
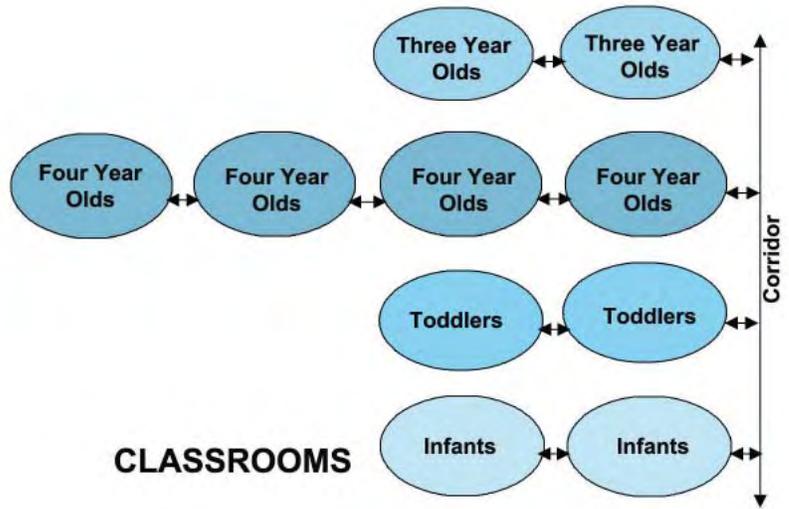
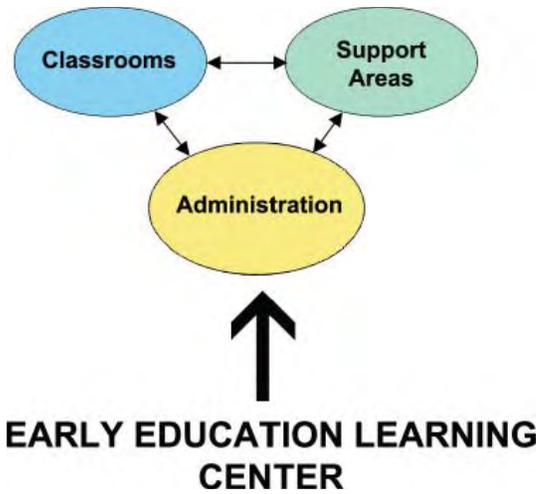
#### Organizational Chart

##### Board Of Trustees

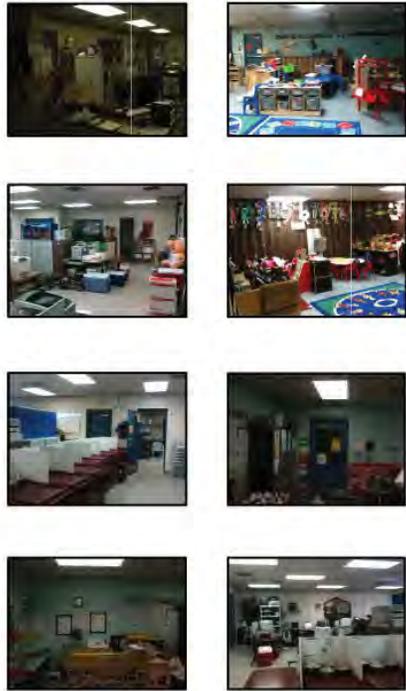
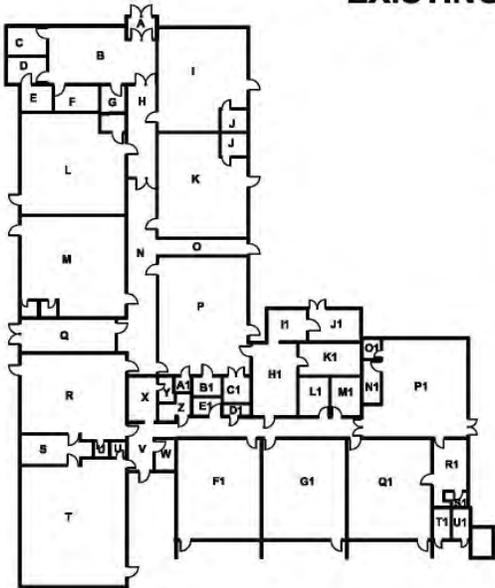
— Executive Director Ruby Collins	
— Assistant to Director / Office Manager Ann Hopper	
— Receptionist/Staff Development Trainer Sr. Marie julie Casattas	
— Budget Analysis Magdalena Vieyra	
— Grants Fiscal Recorder Dedi Benissan	
— Compliance Grant Writer/Acknowledgments Liz Venson	
— Infant/Toddler Tammie Coleman	
— SAPT Teachers	Teachers
Cassandra Albert	Cassandra Albert
Regina Cone	Tammie Coleman
Veronica Fleming	Regina Cone
Linda Lee	Veronica Fleming
Shobhana Muhammand	Marchel Harper
Ayaconi Torres	LaRonda Johnson
	Gisela Estrada
	Linda Lee
— Plant Manager/Cook Januez Kowalczyk	Shobhana Muhammand
	Lenette threats
Janitorial Geranimo Soriano	Ayaconi Torres
	Joyce Knox
	Lakisha Parker

Variety Early Learning Center	Qty.	Area (sf)	Total
<b>Administration</b>			
Lobby	1	120	120
Reception	1	110	110
Assistant Director's Office	1	155	155
Director's Office	1	350	350
Parent Intake	1	110	110
Break room	1	155	155
Main Conference Room	1	250	250
Computer Data Room	1	120	120
Bookkeeper	1	120	120
Secretary	1	110	110
Grant recorder	1	110	110
Classrooms	1		
Infants	2	900	1800
Toddlers / Two's	2	900	1800
Three Year Olds	2	900	1800
Four Year Olds	4	900	3600
<b>Support Areas</b>			
Library / Computer	1	600	600
Staff Lounge	1	250	250
Sick Bay	1	200	200
Inside Central Storage	1	400	400
Outside Central Storage	1	600	600
Maintenance Specialist	1	200	200
Mult-Purpose room	1	900	900
Kitchen	1	900	900
Dishwashing Area	1	120	120
Pantry	1	200	200
Roll-in Shower Room	1	80	80
Laundry	1	120	120
Janitor closet	1	100	100
Indoor Play Area	1	1000	1000
<b>Services Area</b>			
Outside Play Area - Infants to toddlers	1	1225	1225
Outside Play Area - 3-5 yrs	1	1225	1225
Staff Parking			
Parent Drop-off/Parking			
Garage Pick-up Ara			

Occupancy	Remarks	Total
5 people	waiting area, Restrooms, controlled access	
1 person	data/phone/filing/storage/check-in	
1 person	data/phone/filing/storage	
1 person	conference table/data/phone/filing/storage/in floor safe	
1 person	data/phone/filing/storage	
10 people	Need enough space for kitchen appliances and dining area.	
15 people	data/phone/audio-visual, kitchenette	
0	cooling, power, racks, raceways	
1 person	data/phone/filing/storage	
1 person	data/phone/filing/storage	
1 person	data/phone/filing/storage	
28 people	storage rooms/storage cabinets/sink/changing tables/restrooms/audio-visual	
32 people	storage rooms/storage cabinets/sink/changing tables/restrooms/audio-visual	
40 people	storage rooms/storage cabinets/sink/changing tables/restrooms/audio-visual	
92 people	storage rooms/storage cabinets/sink/changing tables/restrooms/audio-visual	
20 people	data/phone/book shelves/tables/computers/audio-visual	
45 people	vending/tables/data/phone/filing/storage/kitchenette/ restrooms/ mail center/sofas/lockers	
2 people	data/phone/storage/beds/shelving/nurse station	
1 person	supplies/equipment/files/shelving	
1 person	supplies/outdoor equipment/shelving/tools	
1 person	data/phone/filing/storage room for tools, equipment and supplies	
1 person	storage rooms/storage cabinets/sink/changing tables/restrooms/	
1 person	data/phone/storage room/commercial kitchen equipment and supplies/ walk-in freezer/refrig	
1 person	dishwashing equipment/three-compartment sink/storage/shelving	
1 person	shelving	
80???	shower/bench/lockers	
1 person	washer/dryer/mop sink/storage cabinets/shelving	
1 person	mop sink/storage cabinets/shelving	
-	play equipment	
35 people	play equipment	
35 people	play equipment	
1 person		
-		
-		



# VARIETY EARLY LEARNING CENTER EXISTING FACILITIES STUDY



## BUILDING TABULATION

TOTAL S.F.=10456

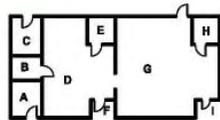
- A. VESTIBULE: 50 S.F.
- B. RECEPTION AREA: 460 S.F.
- C. OFFICE: 92 S.F.
- D. OFFICE: 92 S.F.
- E. STORAGE: 67 S.F.
- F. STORAGE: 94 S.F.
- G. BATHROOM: 94 S.F.
- H. HALL: 214 S.F.
- I. 5 YEAR OLDS: 695 S.F.
- J. BATHROOM: 100 S.F.
- K. RAINBOW BRIGHTS: 100 S.F.
- L. MUFFETEERS: 809 S.F.
- M. HALL: 450 S.F.
- N. TODDLER MUPPETS: 797 S.F.
- O. HALL: 119 S.F.
- P. DINING ROOM 119 S.F.
- Q. STAFF 252 S.F.
- R. SUPER HEROES: 252 S.F.
- S. STORAGE: 155 S.F.
- T. SUPER FRIENDS: 695 S.F.
- U. STORAGE: 19 S.F.
- V. HALL: 410 S.F.
- W. OFFICE: 52 S.F.
- X. PASSAGE: 102 S.F.
- Y. BATHROOM: 32 S.F.
- Z. OFFICE: 51 S.F.
- B1. FREEZER: 46 S.F.
- C1. MECH: 57 S.F.
- D1. CLOSET: 25 S.F.
- E1. STORAGE: 42 S.F.
- F1. INFANTS #2: 665 S.F.
- G1. INFANTS #1: 665 S.F.
- H1. KITCHEN: 265 S.F.
- I1. SCULLERY: 102 S.F.
- J1. STORAGE: 135 S.F.
- K1. STORAGE: #2: 161 S.F.
- L1. TOILET: 98 S.F.
- M1. LAUNDRY: 95 S.F.
- N1. STORAGE: 63 S.F.
- O1. TOILET: 29 S.F.
- P1. FANTASTIC #3: 721 S.F.
- Q1. KINDERGARTEN: 668 S.F.
- R1. OFFICE: 157 S.F.
- S1. BATHROOM: 89 S.F.



## BUILDING TABULATION

TOTAL S.F.= 1541

- A. ROOM 82 S.F.
- B. ROOM: 63 S.F.
- C. ROOM: 87 S.F.
- D. ROOM: 457 S.F.
- E. ROOM: 53 S.F.
- F. ROOM: 25 S.F.
- G. ROOM: 780 S.F.
- H. ROOM: 55 S.F.
- I. ROOM: 28 S.F.



<b>Restaurant/Retail</b>	<b>Qty.</b>	<b>Area (sf)</b>	<b>Total</b>
<b>Small Restaurant</b>			
Seating	25	18	450
Counter/Cashier	1	100	100
Kitchen	1	200	200
Beverage Area	1	100	100
Storage	1	150	150
Office	1	120	120
Toilets	2	40	80
<b>Small Retail/Bookstore</b>			
Retail Space	1	250	300
Office	1	120	120
Storage	1	100	100
Toilets	2	40	80
<b>Offices</b>			
<b>Non-Profit/Group Office</b>			
Offices	2	120	240
Conference/Receptionists	1	150	150
Storage	1	150	150
<b>Farmers Market/ Festival Offices</b>			
Interior Offices	2	120	240
Public Toilets	2	150	300
Storage	1	150	150
<b>Exhibition Hall</b>			
<b>Museum</b>			
Display Area	1	900	900
Archive/ Storage	1	200	200
Staff Space/ Office	1	150	150
Small Retail Area	1	80	80
<b>Cultural Center</b>			
Meeting Space	1	900	900
Office	1	120	120
Storage	1	120	120
Optional Classroom	1	400	500

Occupancy	Remarks	Total
25	parking for 4 employees and customers	
2		
2		
2		
1		
		1,200 SF
6	parking for 2 employees and customers	
2		
		600 SF
	Parking for 4 employees and visitors	
		550 SF
4	Parking for 4 employees and customers - Farmers market in parking lot	
		690 SF
Occupancy	Remarks	Total
15	Small museum/Exhibition space - parking for 2 employees and visitors	
1		
2		
1		
		1,330 SF
30	Parking For 2 employees and visitors	
2		
1		
20		1,640 SF

## Programming Synopsis

Program Areas	Subspaces	Spaces	No.	Area	
Exhibit Hall	Museum	Display Area	1	900	
		Archive/Storage	1	200	
		Staff Space/Office	1	150	
		Sm Retail Area	1	80	
	Cultural Center	Meeting Space	1	900	
		Office	1	120	
		Storage	1	120	
Optional Classroom		1	400		
Offices	Office (Nonprofit/Group)	Offices	2	120	
		Conference/Reception	1	150	
		Storage	1	150	
	Farmers' Market/Festival Offices	Interior Offices	2	120	
		Public Toilets	2	150	
		Storage	1	150	
Restaurant		Seating	25	18	
		Counter/Cashier	1	100	
		Kitchen	1	200	
		Beverage Area	1	100	
		Storage	1	150	
		Office	1	120	
		Toilets	2	40	
Retail/Bookstore		Retail Space	1	250	
		Office	1	120	
		Storage	1	100	
		Toilets	2	40	
EOB	Administration	Lobby	1	450	
		Reception	1	140	
		Asst Director's Office	1	350	
		Director's Office	1	350	
		Break Room	1	155	
		Main Conference Room	1	250	
		Computer Data Room	1	140	
	Fiscal	CFO/Controller's Office	1	200	
		Accountant Office	1	200	
		Accounts Payable Office	1	200	
		Account Specialist Office	1	130	
		Vacant Office	1	130	
	Human Resources/Payroll	Waiting	1	200	
		Human Resources Manager	1	200	
		Benefits Specialist	1	140	
	Housing	Payroll Clerk	1	130	
			Reception Area	1	150
			Housing Manager	1	250
			Program Manager	1	200
			Property Manager	1	200
			Intake Specialist	1	140
	Maintenance Specialist	1	200		
	Emergency Services	Reception	1	120	
		Program Manager	1	200	
		Intake Specialist	1	140	
		Case Manager	1	140	
		Staff	2	130	
	Home Buyers Education	Program Manager	1	200	
		Case Manager	3	175	
	Senior Services	Program Manager	1	200	
		Case Manager	1	175	
		Intake Specialist	1	150	
		Reception	1	130	
	Youth Program	Program Manager	1	200	
		Case Manager	1	175	
		Intake Specialist	1	150	
		Reception	1	130	
		Career Development Specialist	1	150	
		Education Development Specialist	1	150	
		Computer Lab	1	900	
	Miscellaneous	Storage	1	500	
		Dining Area	1		
		File Room	1	150	
		Training Room	1		
		Print Shop	1	400	

<b>KCEP Radio Station</b>	Administration	Front Office	1	250
		Reception Waiting Area	1	80
		General Manager's Office	1	350
		Office + Traffic Manager	1	125
		Business Manager	1	135
		Break Room	1	155
		Main Conference Room	1	250
	Programming	Program Director's Office	1	350
		Music Department	1	125
	Underwriting	Music Department Storage Room	1	64
		Reception Area	1	250
		Senior Underwriter	1	135
		Underwriters/Acct. Execs.	3	100
	Membership Development + Community Outreach	Underwriting Dept Copy Room	1	64
		Membership + Underwriting Sales Coordinator	1	135
Information Tech + Engineering	Community Outreach Coordinator	1	64	
	IT + Engineer Office + Storage	1	250	
Production	Server Room	1	125	
	Main Studio Waiting Area	1	80	
<b>Learning Center</b>	Administration	Main Studio	1	120
		Lobby	1	120
		Reception	1	110
		Assistant Director's Office	1	155
		Director's Office	1	350
		Parent Intake	1	110
		Break Room	1	155
		Main Conference Room	1	250
		Computer Data Room	1	120
		Bookkeeper	1	120
	Secretary	1	110	
	Grant Recorder	1	110	
	Classrooms	Infants	2	900
		Toddlers	2	900
		Three Year Olds	2	900
Four Year Olds		4	900	
Support Areas	Library/Computer	1	600	
	Staff Lounge	1	250	
	Sick Bay	1	200	
	Inside Central Storage	1	400	
	Outside Central Storage	1	600	
	Maintenance Specialist	1	200	
	Multipurpose Room	1	900	
	Kitchen	1	900	
	Dishwashing Area	1	120	
	Pantry	1	200	
	Roll-in Shower Room	1	80	
	Laundry	1	120	
	Janitor Closet	1	100	
Services Area	Indoor Play Area	1	1000	
	Outside Play Area-Infants/Toddlers	1	1225	
	Outside Play Area-3 to 5 Year Olds	1	1225	
	Staff Parking			
	Parent Drop-off/Pick-up			



## THE SECRETARY OF THE INTERIOR STANDARDS FOR REHABILITATION

Preservation is defined as the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project.



## CHOOSING PRESERVATION AS A TREATMENT

In preservation, the options for replacement are less extensive than in the treatment. This is because it is assumed at the outset that building materials and character-defining features are essentially intact, i.e., that more historic fabric has survived, unchanged over time. The expressed goal of *The Secretary of the Interior's Standards for the Treatment of Historic Properties* is retention of the building's existing form, features and detailing. This may be as simple as basic maintenance of existing materials and features or may involve preparing a historic structure report, undertaking laboratory testing such as paint and mortar analysis, and hiring conservators to perform sensitive work such as reconstituting interior finishes. Protection, maintenance, and repair are emphasized while replacement is minimized.

*The historic preservation of the 1923 and 1948 school buildings will contain preservation elements that fall within the The Secretary of the Interior Standards for Treatment of Historic Properties for preservation, rehabilitation and restoration.*



## Stabilize Deteriorated Historic Materials And Features As A Preliminary Measure

Deteriorated portions of a historic building may need to be protected through preliminary stabilization measures until additional work can be undertaken. Stabilizing may include structural reinforcement, weatherization, or correcting unsafe conditions. Temporary stabilization should always be carried out in such a manner that it detracts as little as possible from the historic building's appearance. Although it may not

be necessary in every preservation project, stabilization is nonetheless an integral part of the treatment Preservation; it is equally applicable, if circumstances warrant, for the other treatments.

*Portions of the 1948 building will need stabilization such as the existing deteriorating block foundations. The following are initial thoughts and observations about the existing block wall and foundation deterioration on the above project. These comments are based upon our review of the geotechnical report prepared by Converse Consultants and by our site observations and personal local experience. The geotechnical reports suggests that this deterioration is likely caused by migration of sulfates from the surrounding high sulfate soils up into the walls by moisture wicking. Since the original construction does not appear to have been built with sulfate resistance concrete, this has caused a slow deterioration of the block and mortar installation (spalling). This is similar in our experience to what occurs locally when concrete block foundation walls are not protected with a moisture resistant barrier between the wall and the surrounding soils. Excess perimeter irrigation or improper site drainage adjacent to walls can cause this problem over time. There are numerous areas around the 1948 building perimeter that do not appear to drain properly.*

*We have used numerous products in the past to address this local concern, such as trowel-on reinforced damp roofing or cementitious water resistant coatings. We suggest that we request a manufacturers representative (such as Laticrete, W R Meadows or Henrys) to give us a recommendation for repair. We anticipate that we will need to excavate around these walls to the footing level, thoroughly clean these walls, repair them and then apply a water resistant coating and a protection layer. A compatible sulfate resistant cementitious trowel-on product can be used to repair the spalled block and mortar prior to application of the water resistant coating. Existing sidewalks at the courtyard area will need to be replaced with proper slopes for drainage and areas surrounding the building will need to be regraded to drain away from the building properly.*

## **Protect And Maintain Historic Materials And Features**

After identifying those materials and features that are important and must be retained in the process of preservation work, then protecting and maintaining them are addressed. Protection generally involves the least degree of intervention and is preparatory to other work. For example, protection includes the maintenance of historic materials through treatments such as rust removal, caulking, limited paint removal, and re-application of protective coatings; the cyclical cleaning of roof gutter systems; or installation of fencing, alarm systems and other temporary protective measures. Although a historic building will usually require more extensive work, an overall evaluation of its physical condition should always begin at this level.

*The HABS report prepared by Heritage Architecture Consultants has identified numerous historic materials and features which will be protected and maintained in the historic preservation process. The historic brick pattern will be preserved as part of the restoration of the historic walls.*

## **Repair (Stabilize, Consolidate, And Conserve) Historic Materials And Features**

Next, when the physical condition of character-defining materials and features requires additional work, repairing by stabilizing, consolidating, and conserving is recommended. Preservation strives to retain existing materials and features while employing as little new material as possible. Consequently, guidance for repairing a historic material, such as masonry, again begins with the least degree of intervention possible such as strengthening fragile materials through consolidation, when appropriate, and repointing with mortar of an appropriate strength. Repairing masonry as well as wood and architectural metal features may also include patching, splicing, or otherwise reinforcing them using recognized preservation methods. Similarly, within the treatment Preservation, portions of a historic structural system could be reinforced using contemporary materials such as steel rods. All work should be physically and visually compatible, identifiable upon close inspection and documented for future research.

*See the project specific recommendations in the following pages.*

### **Limited Replacement In Kind Of Extensively Deteriorated Portions Of Historic Features**

If repair by stabilization, consolidation, and conservation proves inadequate, the next level of intervention involves the limited replacement in kind of extensively deteriorated or missing parts of features when there are surviving prototypes (for example, brackets, dentils, steps, plaster, or portions of slate or tile roofing). The replacement material needs to match the old both physically and visually, i.e., wood with wood, etc. Thus, with the exception of hidden structural reinforcement and new mechanical system components, substitute materials are not appropriate in the treatment. Preservation. Again, it is important that all new material be identified and properly documented for future research. If prominent features are missing, such as an interior staircase, exterior cornice, or a roof dormer, then a Rehabilitation or Restoration treatment may be more appropriate.

*As a part of the historic preservation process, we recommend replacing deteriorated portions of historic features if the original features cannot feasibly be repaired.*

### **Energy Efficiency/Accessibility Considerations/Health And Safety Code Considerations**

These sections of the Preservation guidance address work done to meet accessibility requirements and health and safety code requirements; or limited retrofitting measures to improve energy efficiency. Although this work is quite often an important aspect of preservation projects, it is usually not part of the overall process of protecting, stabilizing, conserving, or repairing character-defining features; rather, such work is assessed for its potential negative impact on the building's historic character. For this reason, particular care must be taken not to obscure, damage, or destroy character-defining materials or features in the process of undertaking work to meet code and energy requirements.

*See the project specific recommendations under the above headings in the following pages.*

### **FOLLOWING IS A PARAPHRASED VERSION OF THE NATIONAL PARK SERVICE STANDARDS FOR PRESERVATION:**

- 1) A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.
- 2) The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
- 3) Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
- 4) Changes to a property that have acquired historic significance in their own right will be retained and preserved.
- 5) Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- 6) The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture.
- 7) Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
- 8) Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

**FOLLOWING ARE THE APPLICABLE NPS RECOMMENDATIONS FOR PRESERVATION OF THE SITE:**

[http://www.nps.gov/hps/tps/standguide/preserve/preserve\\_site.htm](http://www.nps.gov/hps/tps/standguide/preserve/preserve_site.htm)

*Since there are few existing original site features, the project will redevelop the site with an emphasis on pedestrian accessibility, function, aesthetics and comfort. Various non historic elements from the property will be relocated and incorporated into interactive and interpretive displays.*

**FOLLOWING ARE THE APPLICABLE NPS RECOMMENDATIONS FOR PRESERVATION OF THE SETTING:**

[http://www.nps.gov/hps/tps/standguide/preserve/preserve\\_setting.htm](http://www.nps.gov/hps/tps/standguide/preserve/preserve_setting.htm)

*Since there are few existing original site features, the project will redevelop the site with an emphasis on pedestrian accessibility, function, aesthetics and comfort. Various elements from the property will be relocated and incorporated into interactive historic interpretive displays. The site will be redeveloped while maintaining the look and feel of historic pedestrian circulations patterns.*

**FOLLOWING ARE THE APPLICABLE NPS RECOMMENDATIONS FOR PRESERVATION OF EXTERIOR MATERIALS:**

[http://www.nps.gov/hps/tps/standguide/preserve/preserve\\_masonry.htm](http://www.nps.gov/hps/tps/standguide/preserve/preserve_masonry.htm)

*Non-destructive and non-abrasive methods will be used to remove deteriorated paint and to clean the existing masonry. Masonry will be repaired and repainted to protect it from environmental damage.*

[http://www.nps.gov/hps/tps/standguide/preserve/preserve\\_wood.htm](http://www.nps.gov/hps/tps/standguide/preserve/preserve_wood.htm)

*Non-destructive and non-abrasive methods will be used to remove deteriorated paint and to clean the existing wood elements on the project. Wood elements will be repaired and repainted to protect them from environmental damage.*

[http://www.nps.gov/hps/tps/standguide/preserve/preserve\\_metals.htm](http://www.nps.gov/hps/tps/standguide/preserve/preserve_metals.htm)

*Non-destructive and non-abrasive methods will be used to remove deteriorated paint and to clean the existing metal elements of the project. Metals will be repaired and repainted to protect them from environmental damage.*

**FOLLOWING ARE THE APPLICABLE NPS RECOMMENDATIONS FOR PRESERVATION OF EXTERIOR BUILDING FEATURES:**

[http://www.nps.gov/hps/tps/standguide/preserve/preserve\\_roofs.htm](http://www.nps.gov/hps/tps/standguide/preserve/preserve_roofs.htm)

*The existing roof on the 1923 Westside School Building is a metal standing seam roof. The roof will be restored using a material as close as possible to the original historic roof material. On the 1948 building, the existing roof material is grey asphalt shingles that appear to be in reasonable condition. We do not have sufficient historic documentation to determine the original roof material or color. The existing 1948 building roofing should be inspected and maintained. As this roof needs replacement in the future, it can be replaced with another asphalt shingle roof, but the color should be lighter to cut down on the heat gain inside the building envelope.*

[http://www.nps.gov/hps/tps/standguide/preserve/preserve\\_windows.htm](http://www.nps.gov/hps/tps/standguide/preserve/preserve_windows.htm)

*The existing wood windows on the 1923 building appear to be in fairly good condition. They should be repaired and maintained. There appear to be only two existing original steel windows on the 1948 building. These windows should also be repaired and maintained. All existing windows on both buildings should be complimented by the addition of clear interior storm windows to improve energy efficiency. There is not much historic documentation related to the design character of the missing metal windows on the 1948 building. However, it is probably safe to assume that their design character was similar to the two existing metal windows. All missing historic windows will be replaced with new steel windows that matches the frame profile of the existing metal window. Existing windows on similar existing schools in Las Vegas built during the same time period will be used as examples. These windows, however, can include insulated glass and improved frame configurations for increased energy conservation.*

[http://www.nps.gov/hps/tps/standguide/preserve/preserve\\_entrances.htm](http://www.nps.gov/hps/tps/standguide/preserve/preserve_entrances.htm)

*The existing entry portions of the historic buildings which are original should be repaired and maintained. Non-historic portions at these entries should be removed and the original entry design character should be restored and maintained.*

#### **FOLLOWING ARE THE APPLICABLE NPS RECOMMENDATIONS FOR PRESERVATION OF INTERIOR BUILDING FEATURES:**

[http://www.nps.gov/hps/tps/standguide/preserve/preserve\\_strucsystems.htm](http://www.nps.gov/hps/tps/standguide/preserve/preserve_strucsystems.htm)

*The existing structure of both historic buildings should be inspected, repaired and maintained.*

[http://www.nps.gov/hps/tps/standguide/preserve/preserve\\_spacefeatfinish.htm](http://www.nps.gov/hps/tps/standguide/preserve/preserve_spacefeatfinish.htm)

*The interior walls and spaces of the original buildings should be restored as practical. Original existing walls should be protected and maintained. New functions for these buildings should be designed to work within the original wall and space configurations. Since photo documentation exists on the interior classroom décor for the 1923 building, the design team should consider recreating a typical class room interior within the 1923 building.*

[http://www.nps.gov/hps/tps/standguide/preserve/preserve\\_mechsystems.htm](http://www.nps.gov/hps/tps/standguide/preserve/preserve_mechsystems.htm)

<http://www.nps.gov/history/hps/tps/briefs/brief24.htm>

*There are minimal mechanical and electrical equipment or fixtures remaining from the original historic buildings. On the 1923 building, the existing historic boiler in the basement should be protected and maintained. New mechanical and electrical systems should be designed to minimize distraction from the historic features and materials of both buildings. We recommend that systems such as fan coil units with short visible duct runs be considered due to their minimal visual impact. Boilers, chillers, cooling towers and similar equipment should be relocated such that it is not visible, perhaps in an underground facility separate from the buildings.*

#### **FOLLOWING ARE THE APPLICABLE SPECIAL REQUIREMENTS OF NPS RECOMMENDATIONS FOR PRESERVATION:**

[http://www.nps.gov/hps/tps/standguide/preserve/preserve\\_energyeff.htm](http://www.nps.gov/hps/tps/standguide/preserve/preserve_energyeff.htm)

*Both buildings should include extensive energy upgrades. The roof attics should be insulated, the floor of the 1923 building should be insulated, and the inside face of the building perimeter walls should be insulated on both buildings. Windows should be reworked as noted above to have increased energy efficiency. Doors should be historically restored on the 1923 building and replaced on the 1948 building with new metal and glass doors. Electrical light fixtures should be selected that are consistent with the historic architectural character of the buildings.*

[http://www.nps.gov/hps/tps/standguide/preserve/preserve\\_access.htm](http://www.nps.gov/hps/tps/standguide/preserve/preserve_access.htm)

<http://www.nps.gov/history/hps/tps/briefs/brief32.htm>

*An accessibility survey should be conducted for both buildings. New accessibility improvements should be made consistent with historic preservation guidelines. On the 1923 building, the addition of a unisex toilet should be considered to avoid disruption of original toilet room wall configurations.*

[http://www.nps.gov/hps/tps/standguide/preserve/preserve\\_healthsafety.htm](http://www.nps.gov/hps/tps/standguide/preserve/preserve_healthsafety.htm)

*Both historic buildings and the site should be inspected for hazardous materials. If encountered, these hazardous materials should be abated in a manner that protects and preserves the building historic features and materials. Fire sprinkler and other safety systems should be design to minimize distraction from historic features and materials.*

## **CHOOSING REHABILITATION AS A TREATMENT**

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

In Rehabilitation, historic building materials and character-defining features are protected and maintained as they are in the treatment Preservation; however, an assumption is made prior to work that existing historic fabric has become damaged or deteriorated over time and, as a result, more repair and replacement will be required. Thus, latitude is given in the *The Secretary of the Interior's Standards for Rehabilitation Illustrated Guidelines for Rehabilitating Historic Buildings* to replace extensively deteriorated, damaged, or missing features using either traditional or substitute materials. Of the four treatments, only Rehabilitation includes an opportunity to make possible an efficient contemporary use through alterations and additions.

*The historic preservation of the 1923 and 1948 school buildings will contain preservation elements that fall within the National Park Service Guidelines and Standards for preservation, rehabilitation and restoration.*

## **Identify, Retain, And Preserve Historic Materials And Features**

Like Preservation, guidance for the treatment Rehabilitation begins with recommendations to identify the form and detailing of those architectural materials and features that are important in defining the building's historic character and which must be retained in order to preserve that character. Therefore, guidance on identifying, retaining, and preserving character-defining features is always given first. The character of a historic building may be defined by the form and detailing of exterior materials, such as masonry, wood, and metal; exterior features, such as roofs, porches, and windows; interior materials, such as plaster and paint; and interior features, such as moldings and stairways, room configuration and spatial relationships, as well as structural and mechanical systems.

*The HABS report prepared by Heritage Architecture Consultants has identified numerous historic materials and features which will be protected and maintained in the historic preservation process. The historic brick pattern will be preserved as part of the restoration of the historic walls.*

## **Protect And Maintain Historic Materials And Features**

After identifying those materials and features that are important and must be retained in the process of Rehabilitation work, then protecting and maintaining them are addressed. Protection generally involves the least degree of intervention and is preparatory to other work. For example, protection includes the maintenance of historic material through treatments such as rust removal, caulking, limited paint removal, and re-application of protective coatings; the cyclical cleaning of roof gutter systems; or installation of fencing, alarm systems and other temporary protective measures. Although a historic building will usually require more extensive work, an overall evaluation of its physical condition should always begin at this level.

*See the project specific recommendations in the following pages.*

## **Repair Historic Materials And Features**

Next, when the physical condition of character-defining materials and features warrants additional work repairing is recommended. Rehabilitation guidance for the repair of historic materials such as masonry, wood, and architectural metals again begins with the least degree of intervention possible such as patching, piecing-in, splicing, consolidating, or otherwise reinforcing or upgrading them according to recognized preservation methods. Repairing also includes the limited replacement in kind or with compatible substitute material of extensively deteriorated or missing parts of features when there are surviving prototypes (for example, brackets, dentils, steps, plaster, or portions of slate or tile roofing). Although using the same kind of material is always the preferred option, substitute material is acceptable if the form and design as well as the substitute material itself convey the visual appearance of the remaining parts of the feature and finish.

*Portions of the 1948 building will need stabilization such as the existing deteriorating block foundations. Following are our initial thoughts and observations about the existing block wall and foundation deterioration on the above project. These comments are based upon our review of the geotechnical report prepared by Converse Consultants and by our site observations and personal local experience. The geotechnical reports suggests that this deterioration is likely caused by migration of sulfates from the surrounding high sulfate soils up into the walls by moisture wicking. Since the original construction does not appear to have been built with sulfate resistance concrete, this has caused a slow deterioration of the*

block and mortar installation (spalling). This is similar in our experience to what occurs locally when concrete block foundation walls are not protected with a moisture resistant barrier between the wall and the surrounding soils. Excess perimeter irrigation or improper site drainage adjacent to walls can cause this problem over time. There are numerous areas around the 1948 building perimeter that do not appear to drain properly.

We have used numerous products in the past to address this local concern, such as trowel-on reinforced damproofing or cementitious water resistant coatings. We suggest that we request a manufacturer's representative (such as Laticrete, W R Meadows or Henrys) to give us a recommendation for repair. We anticipate that we will need to excavate around these walls to the footing level, thoroughly clean these walls, repair them and then apply a water resistant coating and a protection layer. A compatible sulfate resistant cementitious trowel-on product can be used to repair the spalled block and mortar prior to application of the water resistant coating. Existing sidewalks at the courtyard area will need to be replaced with proper slopes for drainage and areas surrounding the building will need to be regraded to drain away from the building properly.

### **Replace Deteriorated Historic Materials And Features**

Following repair in the hierarchy, Rehabilitation guidance is provided for replacing an entire character-defining feature with new material because the level of deterioration or damage of materials precludes repair (for example, an exterior cornice; an interior staircase; or a complete porch or storefront). If the essential form and detailing are still evident so that the physical evidence can be used to re-establish the feature as an integral part of the rehabilitation, then its replacement is appropriate. Like the guidance for repair, the preferred option is always replacement of the entire feature in kind, that is, with the same material. Because this approach may not always be technically or economically feasible, provisions are made to consider the use of a compatible substitute material. It should be noted that, while the *The Secretary of the Interior's Standards for Rehabilitation Illustrated Guidelines for Rehabilitating Historic Buildings* recommend the replacement of an entire character-defining feature that is extensively deteriorated,

they never recommend removal and replacement with new material of a feature that though damaged or deteriorated could reasonably be repaired and thus preserved.

*As a part of the historic preservation process, we recommend replacing deteriorated portions of historic features if the original features cannot feasibly be repaired.*

### **Design For The Replacement Of Missing Historic Features**

When an entire interior or exterior feature is missing (for example, an entrance, or cast iron facade; or a principal staircase), it no longer plays a role in physically defining the historic character of the building unless it can be accurately recovered in form and detailing through the process of carefully documenting the historical appearance. Although accepting the loss is one possibility, where an important architectural feature is missing, its replacement is always recommended in the Rehabilitation guidelines as the first or preferred, course of action. Thus, if adequate historical, pictorial, and physical documentation exists so that the feature may be accurately reproduced, and if it is desirable to re-establish the feature as part of the building's historical appearance, then designing and constructing a new feature based on such information is appropriate. However, a second acceptable option for the replacement feature is a new design that is compatible with the remaining character-defining features of the historic building. The new design should always take into account the size, scale, and material of the historic building itself and, most importantly, should be clearly differentiated so that a false historical appearance is not created.

*See the project specific recommendations in the following pages.*

### **Alterations/Additions For The New Use**

Some exterior and interior alterations to a historic building are generally needed to assure its continued use, but it is most important that such alterations do not radically change, obscure, or destroy character-defining spaces, materials, features, or finishes. Alterations may include providing additional parking space on an existing historic building site; cutting new entrances or windows on secondary elevations; inserting an additional floor; installing an entirely new mechanical system; or creating an atrium or light well. Alteration may also include the selective removal of buildings or other features of the environment or building

site that are intrusive and therefore detract from the overall historic character. The construction of an exterior addition to a historic building may seem to be essential for the new use, but it is emphasized in the *The Secretary of the Interior's Standards for Rehabilitation Illustrated Guidelines for Rehabilitating Historic Buildings* that such new additions should be avoided, if possible, and considered only after it is determined that those needs cannot be met by altering secondary, i.e., non character-defining interior spaces. If, after a thorough evaluation of interior solutions, an exterior addition is still judged to be the only viable alternative, it should be designed and constructed to be clearly differentiated from the historic building and so that the character-defining features are not radically changed, obscured, damaged, or destroyed. Additions and alterations to historic buildings are referenced within specific sections of the *The Secretary of the Interior's Standards for Rehabilitation Illustrated Guidelines for Rehabilitating Historic Buildings* such as Site, Roofs, Structural Systems, etc., but are addressed in detail in *New Additions to Historic Buildings*.

See the project specific recommendations in the following pages.

### **Energy Efficiency/Accessibility Considerations/ Health and Safety Code Considerations**

These sections of *The Secretary of the Interior's Standards for Rehabilitation Illustrated Guidelines for Rehabilitating Historic Buildings* address work done to meet accessibility requirements and health and safety code requirements; or retrofitting measures to improve energy efficiency. Although this work is quite often an important aspect of Rehabilitation projects, it is usually not a part of the overall process of protecting or repairing character-defining features; rather, such work is assessed for its potential negative impact on the building's historic character. For this reason, particular care must be taken not to radically change, obscure, damage, or destroy character-defining materials or features in the process of meeting code and energy requirements.

See the project specific recommendations under the above headings in the following pages.

Following is a paraphrased version of the *National Park Service Standards for Rehabilitation*:

- 1) A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
- 2) The historic character of a property will be retained and preserved. The removal of distinctive materials or

alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

- 3) Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
- 4) Changes to a property that have acquired historic significance in their own right will be retained and preserved.
- 5) Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the property will be preserved.
- 6) Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
- 7) Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
- 8) Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
- 9) New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- 10) New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

### **FOLLOWING ARE THE APPLICABLE NPS RECOMMENDATIONS FOR REHABILITATION OF THE SITE:**

[http://www.nps.gov/hps/tps/standguide/rehab/rehab\\_site.htm](http://www.nps.gov/hps/tps/standguide/rehab/rehab_site.htm)

*Since there are few existing original site features, the project will redevelop the site with an emphasis on pedestrian accessibility, function, aesthetics and comfort.*

Various non historic elements from the property will be relocated and incorporated into interactive and interpretive displays.

**FOLLOWING ARE THE APPLICABLE NPS RECOMMENDATIONS FOR REHABILITATION OF THE SETTING:**

[http://www.nps.gov/hps/tps/standguide/rehab/rehab\\_setting.htm](http://www.nps.gov/hps/tps/standguide/rehab/rehab_setting.htm)

Since there are few existing original site features, the project will redevelop the site with an emphasis on pedestrian accessibility, function, aesthetics and comfort. Various elements from the property will be relocated and incorporated into interactive historic interpretive displays.

**FOLLOWING ARE THE APPLICABLE NPS RECOMMENDATIONS FOR REHABILITATION OF EXTERIOR MATERIALS:**

[http://www.nps.gov/hps/tps/standguide/rehab/rehab\\_masonry.htm](http://www.nps.gov/hps/tps/standguide/rehab/rehab_masonry.htm)

Non-destructive and non-abrasive methods will be used to remove deteriorated paint and to clean the existing masonry. Masonry will be repaired and repainted to protect it from environmental damage.

[http://www.nps.gov/hps/tps/standguide/rehab/rehab\\_wood.htm](http://www.nps.gov/hps/tps/standguide/rehab/rehab_wood.htm)

Non-destructive and non-abrasive methods will be used to remove deteriorated paint and to clean the existing wood elements on the project. Wood elements will be repaired and repainted to protect them from environmental damage.

[http://www.nps.gov/hps/tps/standguide/rehab/rehab\\_metals.htm](http://www.nps.gov/hps/tps/standguide/rehab/rehab_metals.htm)

Non-destructive and non-abrasive methods will be used to remove deteriorated paint and to clean the existing metal elements of the project. Metals will be repaired and repainted to protect them from environmental damage.

**FOLLOWING ARE THE APPLICABLE NPS RECOMMENDATIONS FOR REHABILITATION OF EXTERIOR BUILDING FEATURES:**

[http://www.nps.gov/hps/tps/standguide/rehab/rehab\\_roofs.htm](http://www.nps.gov/hps/tps/standguide/rehab/rehab_roofs.htm)

The existing metal roof on the 1923 building will be inspected and repaired for preservation. This roof, although probably not original, appears to be

consistent in character and materials with original historic roof. On the 1948 building, the existing roof material is grey asphalt shingles that appear to be in reasonable condition. We do not have sufficient historic documentation to determine the original roof material or color. The existing 1948 building roofing should be inspected and maintained. As this roof needs replacement in the future, it can be replaced with another asphalt shingle roof, but the color should be lighter to cut down on the heat gain inside the building envelope.

[http://www.nps.gov/hps/tps/standguide/rehab/rehab\\_windows.htm](http://www.nps.gov/hps/tps/standguide/rehab/rehab_windows.htm)

The existing wood windows on the 1923 building appear to be in fairly good condition. They should be repaired and maintained. There appear to be only 2 existing original steel windows on the 1948 building. These windows should also be repaired and maintained. All existing windows on both buildings should be complimented by the addition of clear interior storm windows to improve energy efficiency. There is not much historic documentation related to the design character of the missing metal windows on the 1948 building. However, it is probably safe to assume that their design character was similar to the 2 existing metal windows. New metal windows should be added on the 1948 building that are consistent in design character to the existing windows on the original building. These windows, however, can include insulated glass and improved frame configurations for increased energy conservation.

[http://www.nps.gov/hps/tps/standguide/rehab/rehab\\_entrances.htm](http://www.nps.gov/hps/tps/standguide/rehab/rehab_entrances.htm)

The existing entry portions of the historic buildings which are original should be repaired and maintained. Non-historic portions at these entries should be removed and the original entry design character should be restored and maintained.

**FOLLOWING ARE THE APPLICABLE NPS RECOMMENDATIONS FOR REHABILITATION OF INTERIOR BUILDING FEATURES:**

[http://www.nps.gov/hps/tps/standguide/rehab/rehab\\_strucsystems.htm](http://www.nps.gov/hps/tps/standguide/rehab/rehab_strucsystems.htm)

The existing structure of both historic buildings should be inspected, repaired and maintained.

[http://www.nps.gov/hps/tps/standguide/rehab/rehab\\_spacefeatfinish.htm](http://www.nps.gov/hps/tps/standguide/rehab/rehab_spacefeatfinish.htm)

*The interior walls and spaces of the original buildings should be restored as practical. Original existing walls should be protected and maintained. New functions for these buildings should be designed to work within the original wall and space configurations. Since photo documentation exists on the interior classroom décor for the 1923 building, the design team should consider recreating a typical class room interior within the 1923 building.*

[http://www.nps.gov/hps/tps/standguide/rehab/rehab\\_mechsystems.htm](http://www.nps.gov/hps/tps/standguide/rehab/rehab_mechsystems.htm)

<http://www.nps.gov/history/hps/tps/briefs/brief24.htm>

*There are minimal mechanical and electrical equipment or fixtures remaining from the original historic buildings. On the 1923 building, the existing historic boiler in the basement should be protected and maintained. New mechanical and electrical systems should be designed to minimize distraction from the historic features and materials of both buildings. We recommend that systems such as fan coil units with short visible duct runs be considered due to their minimal visual impact. Boilers, chillers, cooling towers and similar equipment should be located such that it is not visible, perhaps in an underground facility separate from the buildings.*

#### **FOLLOWING ARE THE APPLICABLE SPECIAL REQUIREMENTS OF NPS RECOMMENDATIONS FOR REHABILITATION:**

[http://www.nps.gov/hps/tps/standguide/rehab/rehab\\_energyeff.htm](http://www.nps.gov/hps/tps/standguide/rehab/rehab_energyeff.htm)

*Both buildings should include extensive energy upgrades. The roof attics should be insulated, the floor of the 1923 building should be insulated, and the inside face of the building perimeter walls should be insulated on both buildings. Windows should be reworked as noted above to have increased energy efficiency. Doors should be historically restored on the 1923 building and replaced on the 1948 building with new metal and glass doors. Daylighting can be increased on the 1948 building by the installation of solatubes on the courtyard side of the building. Electrical light fixtures should be selected that are consistent with the historic architectural character of the buildings.*

[http://www.nps.gov/hps/tps/standguide/rehab/rehab\\_newadd.htm](http://www.nps.gov/hps/tps/standguide/rehab/rehab_newadd.htm)

*The only new additions anticipated are for mechanical and electrical equipment and the new future development on the adjacent properties. These new additions should be designed to complement the historic building design and character, but not attempt to historically imitate it.*

[http://www.nps.gov/hps/tps/standguide/rehab/rehab\\_access.htm](http://www.nps.gov/hps/tps/standguide/rehab/rehab_access.htm)

<http://www.nps.gov/history/hps/tps/briefs/brief32.htm>

*An accessibility survey should be conducted for both buildings. New accessibility improvements should be made consistent with historic preservation guidelines. On the 1923 building, the addition of a unisex toilet should be considered to avoid disruption of original toilet room wall configurations.*

[http://www.nps.gov/hps/tps/standguide/rehab/rehab\\_healthsafety.htm](http://www.nps.gov/hps/tps/standguide/rehab/rehab_healthsafety.htm)

*Both historic buildings and the site should be inspected for hazardous materials. If encountered, these hazardous materials should be abated in a manner that protects and preserved the building historic features and materials. Fire sprinkler and other safety systems should be design to minimize distraction from historic features and materials.*

## **CHOOSING RESTORATION AS A TREATMENT**

Restoration is defined as the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project.

### **Choosing A Restoration Treatment**

Rather than maintaining and preserving a building as it has evolved over time, the expressed goal of *The Secretary of the Interior's Standards for Restoration and Guidelines for Restoring Historic Buildings* is to make the building appear as it did at a particular-and most significant-time in its history. First, those materials and features from the "restoration period" are identified, based on thorough historical research. Next, features from the restoration period are maintained, protected, repaired (i.e., stabilized, consolidated, and conserved), and replaced, if necessary. As opposed to other treatments, the scope of work in Restoration can include removal of features from other periods; missing features from the restoration period may be replaced, based on documentary and physical evidence, using traditional materials or compatible substitute materials. The final guidance emphasizes that only those designs that can be documented as having been built should be re-created in a restoration project.

*The historic preservation of the 1923 and 1948 school buildings will contain preservation elements that fall within the National Park Service Guidelines and Standards for preservation, rehabilitation and restoration.*

### **Identify, Retain, And Preserve Materials And Features From The Restoration Period**

The guidance for the treatment Restoration begins with recommendations to identify the form and detailing of those existing architectural materials and features that are significant to the restoration period as established by historical research and documentation. Thus, guidance on identifying, retaining, and preserving features from the restoration period is always given first. The historic building's appearance may be defined by the form and detailing of its exterior materials, such as masonry, wood, and metal; exterior features, such as roofs, porches, and windows; interior materials, such as plaster and paint; and

interior features, such as moldings and stairways, room configuration and spatial relationships, as well as structural and mechanical systems; and the building's site and setting.

*The HABS report prepared by Heritage Architecture Consultants has identified numerous historic materials and features which will be protected and maintained in the historic preservation process. The historic brick pattern will be preserved as part of the restoration of the historic walls.*

### **Protect And Maintain Materials And Features From The Restoration Period**

After identifying those existing materials and features from the restoration period that must be retained in the process of Restoration work, then protecting and maintaining them is addressed. Protection generally involves the least degree of intervention and is preparatory to other work. For example, protection includes the maintenance of historic material through treatments such as rust removal, caulking, limited paint removal, and re-application of protective coatings; the cyclical cleaning of roof gutter systems; or installation of fencing, alarm systems and other temporary protective measures. Although a historic building will usually require more extensive work, an overall evaluation of its physical condition should always begin at this level.

### **Repair (Stabilize, Consolidate, And Conserve) Materials And Features From The Restoration Period.**

Next, when the physical condition of restoration period features requires additional work, repairing by stabilizing, consolidating, and conserving is recommended. Restoration guidance focuses upon the preservation of those materials and features that are significant to the period. Consequently, guidance for repairing a historic material, such as masonry, again begins with the least degree of intervention possible, such as strengthening fragile materials through consolidation, when appropriate, and repointing with mortar of an appropriate strength. Repairing masonry as well as wood and architectural metals includes patching, splicing, or otherwise reinforcing them using recognized preservation methods. Similarly, portions of a historic structural system could be reinforced using contemporary material such as steel rods. In Restoration, repair may also include the limited replacement in kind--or with compatible substitute material--of extensively deteriorated or missing parts of existing

features when there are surviving prototypes to use as a model. Examples could include terra-cotta brackets, wood balusters, or cast iron fencing.

*Portions of the 1948 building will need stabilization such as the existing deteriorating block foundations. Following are our initial thoughts and observations about the existing block wall and foundation deterioration on the above project. These comments are based upon our review of the geotechnical report prepared by Converse Consultants and by our site observations and personal local experience. The geotechnical reports suggests that this deterioration is likely caused by migration of sulfates from the surrounding high sulfate soils up into the walls by moisture wicking. Since the original construction does not appear to have been built with sulfate resistance concrete, this has caused a slow deterioration of the block and mortar installation (spalling). This is similar in our experience to what occurs locally when concrete block foundation walls are not protected with a moisture resistant barrier between the wall and the surrounding soils. Excess perimeter irrigation or improper site drainage adjacent to walls can cause this problem over time. There are numerous areas around the 1948 building perimeter that do not appear to drain properly.*

*We have used numerous products in the past to address this local concern, such as trowel-on reinforced damproofing or cementitious water resistant coatings. We suggest that we request a manufacturers representative (such as Laticrete, W R Meadows or Henrys) to give us a recommendation for repair. We anticipate that we will need to excavate around these walls to the footing level, thoroughly clean these walls, repair them and then apply a water resistant coating and a protection layer. A compatible sulfate resistant cementitious trowel-on product can be used to repair the spalled block and mortar prior to application of the water resistant coating. Existing sidewalks at the courtyard area will need to be replaced with proper slopes for drainage and areas surrounding the building will need to be regraded to drain away from the building properly.*

### **Replace Extensively Deteriorated Features From The Restoration Period**

In Restoration, replacing an entire feature from the restoration period (i.e., a cornice, balustrade, column, or stairway) that is too deteriorated to repair may be appropriate. Together with documentary evidence, the form and detailing of the historic feature should be used as a model for the replacement. Using the same kind of material is preferred; however, compatible substitute material may be considered. All new work should be unobtrusively dated to guide future research and treatment. If documentary and physical evidence are not available to provide an accurate re-creation of missing features, the treatment Rehabilitation might be a better overall approach to project work.

*As a part of the historic preservation process, we recommend replacing deteriorated portions of historic features if the original features cannot feasibly be repaired.*

### **Remove Existing Features From Other Historic Periods**

Most buildings represent continuing occupancies and change over time, but in Restoration, the goal is to depict the building as it appeared at the most significant time in its history. Thus, work is included to remove or alter existing historic features that do not represent the restoration period. This could include features such as windows, entrances and doors, roof dormers, or landscape features. Prior to altering or removing materials, features, spaces, and finishes that characterize other historical periods, they should be documented to guide future research and treatment.

*See the project specific recommendations in the following pages.*

### **RE-CREATE MISSING FEATURES FROM THE RESTORATION PERIOD**

Most Restoration projects involve re-creating features that were significant to the building at a particular time, but are now missing. Examples could include a stone balustrade, a porch, or cast iron storefront. Each missing feature should be substantiated by documentary and physical evidence. Without sufficient documentation for these "re-creations," an accurate depiction cannot be achieved. Combining features that never existed together historically can also create a false sense of history. Using traditional materials to depict lost features is always the preferred approach; however, using compatible substitute material is an acceptable alternative in Restoration because, as emphasized, the goal of this

treatment is to replicate the “appearance” of the historic building at a particular time, not to retain and preserve all historic materials as they have evolved over time. If documentary and physical evidence are not available to provide an accurate re-creation of missing features, the treatment Rehabilitation might be a better overall approach to project work.

*See the project specific recommendations in the following pages.*

### **Energy Efficiency/Accessibility Considerations/ Health And Safety Code Considerations**

These sections of *The Secretary of the Interior’s Standards for Restoration and Guidelines for Restoring Historic Buildings* address work done to meet accessibility requirements and health and safety code requirements; or limited retrofitting measures to improve energy efficiency. Although this work is quite often an important aspect of restoration projects, it is usually not part of the overall process of protecting, stabilizing, conserving, or repairing features from the restoration period; rather, such work is assessed for its potential negative impact on the building’s historic appearance. For this reason, particular care must be taken not to obscure, damage, or destroy historic materials or features from the restoration period in the process of undertaking work to meet code and energy requirements.

*See the project specific recommendations under the above headings in the following pages.*

### **FOLLOWING IS A PARAPHRASED VERSION OF THE NATIONAL PARK SERVICE STANDARDS FOR RESTORATION:**

- 1) A property will be used as it was historically or be given a new use which reflects the property’s restoration period.
- 2) Materials and features from the restoration period will be retained and preserved. The removal of materials or alteration of features, spaces, and spatial relationships that characterize the period will not be undertaken.
- 3) Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate and conserve materials and features from the restoration period will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
- 4) Materials, features, spaces, and finishes that characterize other historical periods will be documented prior to their alteration or removal.
- 5) Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the restoration period will be preserved.
- 6) Deteriorated features from the restoration period will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials.
- 7) Replacement of missing features from the restoration period will be substantiated by documentary and physical evidence. A false sense of history will not be created by adding conjectural features, features from other properties, or by combining features that never existed together historically.
- 8) Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
- 9) Archeological resources affected by a project will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
- 10) Designs that were never executed historically will not be constructed.

### **FOLLOWING ARE THE APPLICABLE NPS RECOMMENDATIONS FOR RESTORATION OF THE SITE:**

[http://www.nps.gov/hps/tps/standguide/restore/restore\\_site.htm](http://www.nps.gov/hps/tps/standguide/restore/restore_site.htm)

*Since there are few existing original site features, the project will redevelop the site with an emphasis on pedestrian accessibility, function, aesthetics and comfort. Various non historic elements from the property will be relocated and incorporated into interactive and interpretive displays. The site will be redeveloped while maintaining the look and feel of historic pedestrian circulations patterns.*

**FOLLOWING ARE THE APPLICABLE NPS RECOMMENDATIONS FOR RESTORATION OF THE SETTING:**

[http://www.nps.gov/hps/tps/standguide/restore/restore\\_setting.htm](http://www.nps.gov/hps/tps/standguide/restore/restore_setting.htm)

*Since there are few existing original site features, the project will redevelop the site with an emphasis on pedestrian accessibility, function, aesthetics and comfort. Various elements from the property will be relocated and incorporated into interactive historic interpretive displays.*

**FOLLOWING ARE THE APPLICABLE NPS RECOMMENDATIONS FOR RESTORATION OF EXTERIOR MATERIALS:**

[http://www.nps.gov/hps/tps/standguide/restore/restore\\_masonry.htm](http://www.nps.gov/hps/tps/standguide/restore/restore_masonry.htm)

*Of all the changes a historic building can undergo, stripping paint off exterior masonry is one of the most visually dramatic. Removing many years of paint buildup and repainting can bring about impressive improvements. This is especially true in the appearance of many urban buildings blackened by industrial pollution. It is a process which changes not only the fundamental appearance of historic masonry buildings, but also the environmental context in which they exist.*

*While visual improvements brought about by removing paint from historic masonry should not be underestimated, neither should the dangers. Irreversible damage has been caused to thousands of historic masonry structures by the use of improper removal techniques and by unscrupulous contractors. Unskilled and hurried workers using inappropriate paint stripping techniques have caused permanent damage to our country's masonry heritage.*

*The original masonry on the 1948 building appears to be a type of concrete slump block. It appears to have been painted when it was originally constructed because this type of masonry block is typically quite porous and subject to weather staining if it is not protected by a suitable masonry paint application. Once loose and deteriorated paint is removed, the building masonry should be repaired and repainted accordingly. Generally, it is not recommended to remove paint that is sound and continues to protect the existing masonry surfaces.*

*For the paint removal, all forms of sandblasting should be strictly prohibited, no matter what kind of abrasive is used. This technique can seriously damage the underlying porous masonry block.*

*The most preferable method of paint removal is to use a combination of pressure washing (possibly with a soapy detergent) and brushing with non-abrasive natural bristle brushes to remove loose paint. More aggressive non-caustic gel type paint removers can be used where the above technique is not successful. The GSA has developed a recommended specification for paint removal and replacement on historic masonry structures for the National Park Service. You can find this specification at the following location:*

[http://www.nps.gov/hps/tps/standguide/restore/restore\\_wood.htm](http://www.nps.gov/hps/tps/standguide/restore/restore_wood.htm)

*Non-destructive and non-abrasive methods will be used to remove deteriorated paint and to clean the existing wood elements on the project. Wood elements will be repaired and repainted to protect them from environmental damage.*

[http://www.nps.gov/hps/tps/standguide/restore/restore\\_metals.htm](http://www.nps.gov/hps/tps/standguide/restore/restore_metals.htm)

*Non-destructive and non-abrasive methods will be used to remove deteriorated paint and to clean the existing wood elements on the project. Wood elements will be repaired and repainted to protect them from environmental damage.*

[http://www.nps.gov/hps/tps/standguide/restore/restore\\_roofs.htm](http://www.nps.gov/hps/tps/standguide/restore/restore_roofs.htm)

*The existing metal roof on the 1923 building will be inspected and repaired for preservation. This roof, although probably not original, appears to be consistent in character and materials with original historic roof. On the 1948 building, the existing roof material is grey asphalt shingles that appear to be in reasonable condition. We do not have sufficient historic documentation to determine the original roof material or color. The existing 1948 building roofing should be inspected and maintained. As this roof needs replacement in the future, it can be replaced with another asphalt shingle roof, but the color should be lighter to cut down on the heat gain inside the building envelope.*

[http://www.nps.gov/hps/tps/standguide/restore/restore\\_windows.htm](http://www.nps.gov/hps/tps/standguide/restore/restore_windows.htm)

The existing wood windows on the 1923 building appear to be in fairly good condition. They should be repaired and maintained. There appear to be only two existing original steel windows on the 1948 building. These windows should also be repaired and maintained. All existing windows on both buildings should be complimented by the addition of clear interior storm windows to improve energy efficiency. There is not much historic documentation related to the design character of the missing metal windows on the 1948 building. However, it is probably safe to assume that their design character was similar to the 2 existing metal windows. New metal windows should be added on the 1948 building that are consistent in design character to the existing windows on the original building. These windows, however, can include insulated glass and improved frame configurations for increased energy conservation.

[http://www.nps.gov/hps/tps/standguide/restore/restore\\_entrances.htm](http://www.nps.gov/hps/tps/standguide/restore/restore_entrances.htm)

The existing entry portions of the historic buildings which are original should be repaired and maintained. Non-historic portions at these entries should be removed and the original entry design character should be restored and maintained.

#### **FOLLOWING ARE THE APPLICABLE NPS RECOMMENDATIONS FOR RESTORATION OF INTERIOR BUILDING FEATURES:**

[http://www.nps.gov/hps/tps/standguide/restore/restore\\_strucsystems.htm](http://www.nps.gov/hps/tps/standguide/restore/restore_strucsystems.htm)

The existing structure of both historic buildings should be inspected, repaired and maintained.

[http://www.nps.gov/hps/tps/standguide/restore/restore\\_spacefeatfinish.htm](http://www.nps.gov/hps/tps/standguide/restore/restore_spacefeatfinish.htm)

The interior walls and spaces of the original buildings should be restored as practical. Original existing walls should be protected and maintained. New functions for these buildings should be designed to work within the original wall and space configurations. Since photo documentation exists on the interior classroom décor for the 1923 building, the design team should consider recreating a typical class room interior within the 1923 building.

Non-destructive and non-abrasive methods will be used to remove deteriorated paint and to clean the existing metal elements of the project. Metals will be repaired and repainted to protect them from environmental damage.

#### **FOLLOWING ARE THE APPLICABLE NPS RECOMMENDATIONS FOR RESTORATION OF EXTERIOR BUILDING FEATURES:**

[http://www.nps.gov/hps/tps/standguide/restore/restore\\_roofs.htm](http://www.nps.gov/hps/tps/standguide/restore/restore_roofs.htm)

The existing metal roof on the 1923 building will be inspected and repaired for preservation. This roof, although probably not original, appears to be consistent in character and materials with original historic roof. On the 1948 building, the existing roof material is grey asphalt shingles that appear to be in reasonable condition. We do not have sufficient historic documentation to determine the original roof material or color. The existing 1948 building roofing should be inspected and maintained. As this roof needs replacement in the future, it can be replaced with another asphalt shingle roof, but the color should be lighter to cut down on the heat gain inside the building envelope.

[http://www.nps.gov/hps/tps/standguide/restore/restore\\_windows.htm](http://www.nps.gov/hps/tps/standguide/restore/restore_windows.htm)

The existing wood windows on the 1923 building appear to be in fairly good condition. They should be repaired and maintained. There appear to be only 2 existing original steel windows on the 1948 building. These windows should also be repaired and maintained. All existing windows on both buildings should be complimented by the addition of clear interior storm windows to improve energy efficiency. There is not much historic documentation related to the design character of the missing metal windows on the 1948 building. However, it is probably safe to assume that their design character was similar to the 2 existing metal windows. All missing historic windows will be replaced with new steel windows that matches the frame profile of the existing metal window. Existing windows on similar existing schools in Las Vegas built during the same time period will be used as examples. These windows, however, can include insulated glass and improved frame configurations for increased energy conservation.

[http://www.nps.gov/hps/tps/standguide/restore/restore\\_entrances.htm](http://www.nps.gov/hps/tps/standguide/restore/restore_entrances.htm)

*Metal windows should be added on the 1948 building that are consistent in design character to the existing windows on the original building. These windows, however, can include insulated glass and improved frame configurations for increased energy conservation.*

**FOLLOWING ARE THE APPLICABLE SPECIAL REQUIREMENTS OF NPS RECOMMENDATIONS FOR RESTORATION:**

[http://www.nps.gov/hps/tps/standguide/restore/restore\\_energyeff.htm](http://www.nps.gov/hps/tps/standguide/restore/restore_energyeff.htm)

*Both buildings should include extensive energy upgrades. The roof attics should be insulated, the floor of the 1923 building should be insulated, and the inside face of the building perimeter walls should be insulated on both buildings. Windows should be reworked as noted above to have increased energy efficiency. Doors should be historically restored on the 1923 building and replaced on the 1948 building with new metal and glass doors. Daylighting can be increased on the 1948 building by the installation of solatubes on the courtyard side of the building. Electrical light fixtures should be selected that are consistent with the historic architectural character of the buildings.*

[http://www.nps.gov/hps/tps/standguide/restore/restore\\_access.htm](http://www.nps.gov/hps/tps/standguide/restore/restore_access.htm)

<http://www.nps.gov/history/hps/tps/briefs/brief32.htm>

*An accessibility survey should be conducted for both buildings. New accessibility improvements should be made consistent with historic preservation guidelines. On the 1923 building, the addition of a unisex toilet should be considered to avoid disruption of original toilet room wall configurations.*

[http://www.nps.gov/hps/tps/standguide/restore/restore\\_healthsafety.htm](http://www.nps.gov/hps/tps/standguide/restore/restore_healthsafety.htm)

*Both historic buildings and the site should be inspected for hazardous materials. If encountered, these hazardous materials should be abated in a manner that protects and preserved the building historic features and materials. Fire sprinkler and other safety systems should be design to minimize distraction from historic features and materials.*

## PROPOSED LEED CREDITS

The Historic Westside School and Early Variety Learning Center Master Plan impact on the surrounding environment will be the focus of KME Architects and Hamilton Anderson efforts to create a sustainable project that takes into consideration nature and the project impact on local natural resources and the world.

Our task is to promote the idea of living in harmony with nature, using productive ways to contribute to the preservation of the natural resources of future generations, through our sensitive use of sustainable products, orientation of buildings on the site and conservations measures implemented within the project scope as well as educating users of the buildings about the features, operations and maintenance to minimize the wasteful use of our utilities that increase consumptions.

Our LEED credit report lists all potential points tailored to meet the program requirements. We will determine a balance between LEED credits and product cost.

Below is the LEED Neighborhood Development Scorecard and brief descriptions of the items.

SSL Prerequisite 1: Smart Location; 0 possible points

Should meet this prerequisite per Option #1 & Option #3.

SSL Prerequisite 2: Imperiled Species and Ecological Communities Conservation; 0 possible points  
Should meet this prerequisite per Option #1.

SSL Prerequisite 3: Wetland and Water Body Conservation; 0 possible points  
Should meet this prerequisite per Option #1.

SSL Prerequisite 4: Agricultural Land Conservation; 0 possible points  
Should meet this prerequisite per Option #1, Option #2 and Option #3.

SSL Prerequisite 5: Flood Plain Avoidance; 0 possible points  
Should meet this prerequisite per Option #1.

SSL Credit 1: Preferred Location; 1 to 5 possible points  
Should achieve these credits per Option #1 (d); an infill site that is also a previously developed site for 5 points.

SSL Credit 2: Brownfield Redevelopment; 1 to 2 possible points  
May achieve 1 or 2 points dependent upon a future finding of site contamination.

SSL Credit 3: Locations with Reduced Auto Dependency; 1 to 7 possible points  
Should gain some points on this credit; dependent on the number of available transit trips which needs to be further analyzed.

SSL Credit 4: Bicycle Network & Storage; 1 possible point  
Should achieve this point due to the close proximity of a bicycle trail within a quarter mile travel distance. Bicycle storage would need to be provided.

SSL Credit 5: Housing and Jobs Proximity; 1 to 3 possible points  
May achieve 1 point for this credit per Option #3.

SSL Credit 6: Steep Slope Protection; 1 possible point  
Likely not able to meet the requirements of this credit.

SSL Credit 7: Site Design for Habitat or Wetland and Water Body Conservation; 1 possible point  
Should achieve 1 point by meeting the requirements for Option #1.

SSL Credit 8: Restoration of Habitat or Wetlands & Water Bodies; 1 possible point  
May achieve 1 point by restoring 10% of development footprint with native plants.

SSL Credit 9: Long-Term Conservation Management of Habitat or Wetlands and Water Bodies; 1 possible point  
May achieve 1 point for this credit by setting up long term conservation management for restored land set aside in SSL Credit 8.

NPD Prerequisite 1: Walkable Streets; 0 possible points

LEED 2009 for Neighborhood Development Project Scorecard			Project Name: WestSide School--Preliminary Analysis		
			Date: 3/18/2011		
<b>Smart Location and Linkage</b> 27 Points Possible Prereq 1 Smart Location Required Prereq 2 Imperiled Species and Ecological Communities Required Prereq 3 Wetland and Water Body Conservation Required Prereq 4 Agricultural Land Conservation Required Prereq 5 Floodplain Avoidance Required Credit 1 Preferred Locations 10 Credit 2 Brownfield Redevelopment 2 Credit 3 Locations with Reduced Automobile Dependence 7 Credit 4 Bicycle Network and Storage 3 Credit 5 Housing and Jobs Proximity 3 Credit 6 Steep Slope Protection 1 Credit 7 Site Design for Habitat or Wetland and Water Body Conservation 1 Credit 8 Restoration of Habitat or Wetlands and Water Bodies 1 Credit 9 Long-Term Conservation Management of Habitat or Wetlands and Water Bodies 1			<b>Green Infrastructure and Buildings, Continued</b> Credit 1 Certified Green Buildings 5 Credit 2 Building Energy Efficiency 2 Credit 3 Building Water Efficiency 1 Credit 4 Water-Efficient Landscaping 1 Credit 5 Existing Building Use 1 Credit 6 Historic Resource Preservation and Adaptive Reuse 1 Credit 7 Minimized Site Disturbance in Design and Construction 1 Credit 8 Stormwater Management 4 Credit 9 Heat Island Reduction 1 Credit 10 Solar Orientation 1 Credit 11 On-Site Renewable Energy Sources 3 Credit 12 District Heating and Cooling 2 Credit 13 Infrastructure Energy Efficiency 1 Credit 14 Wastewater Management 2 Credit 15 Recycled Content in Infrastructure 1 Credit 16 Solid Waste Management Infrastructure 1 Credit 17 Light Pollution Reduction 1		
<b>Neighborhood Pattern and Design</b> 44 Points Possible Prereq 1 Walkable Streets Required Prereq 2 Compact Development Required Prereq 3 Connected and Open Community Required Credit 1 Walkable Streets 12 Credit 2 Compact Development 6 Credit 3 Mixed-Use Neighborhood Centers 4 Credit 4 Mixed-Income Diverse Communities 7 Credit 5 Reduced Parking Footprint 1 Credit 6 Street Network 2 Credit 7 Transit Facilities 1 Credit 8 Transportation Demand Management 2 Credit 9 Access to Civic and Public Spaces 1 Credit 10 Access to Recreation Facilities 1 Credit 11 Visitability and Universal Design 1 Credit 12 Community Outreach and Involvement 2 Credit 13 Local Food Production 1 Credit 14 Tree-Lined and Shaded Streets 2 Credit 15 Neighborhood Schools 1			<b>Innovation and Design Process</b> 6 Points Credit 1.1 Innovation and Exemplary Performance: Provide Specific Title 1 Credit 1.2 Innovation and Exemplary Performance: Provide Specific Title 1 Credit 1.3 Innovation and Exemplary Performance: Provide Specific Title 1 Credit 1.4 Innovation and Exemplary Performance: Provide Specific Title 1 Credit 1.5 Innovation and Exemplary Performance: Provide Specific Title 1 Credit 2 LEED® Accredited Professional 1		
<b>Green Infrastructure and Buildings</b> 29 Points Possible Prereq 1 Certified Green Building Required Prereq 2 Minimum Building Energy Efficiency Required Prereq 3 Minimum Building Water Efficiency Required Prereq 4 Construction Activity Pollution Prevention Required			<b>Regional Priority Credit</b> 1 Points Credit 1.1 Regional Priority Credit: Region Defined 1 Credit 1.2 Regional Priority Credit: Region Defined 1 Credit 1.3 Regional Priority Credit: Region Defined 1 Credit 1.4 Regional Priority Credit: Region Defined 1		
<b>Project Totals (Certification estimates)</b> 110 Points Certified: 40-49 points; Silver: 50-59 points; Gold: 60-79 points; Platinum: 80+ points					

Should meet this NPD prerequisite as a historic site by ensuring building frontage facing public space.

NPD Prerequisite 2: Compact Development; 0 possible points  
Should meet this NPD prerequisite by ensuring any new development would meet a floor area ratio of .80 or greater of available land.

NPD Prerequisite 3: Connected and Open Community; 0 possible points  
Should meet this NPD prerequisite by meeting the requirements of Option #2.

NPD Credit 1: Walkable Streets; 1 to 12 possible points  
Should achieve a minimum of 1 point for this credit by meeting the requirements of Ground Level Use and Parking, (m.); and Sidewalk Intrusions, (p.).

NPD Credit 2: Compact Development; 1 to 6 possible points  
Should achieve 1 or more points for this credit by creating a compact redevelopment plan.

NPD Credit 3: Mixed-Use Neighborhood Centers; 1 to 4 possible points  
May achieve 1 or more points for this credit upon further

research of the proximity of surrounding uses in the neighborhood.

NPD Credit 4: Mixed-Income Diverse Communities; 1 to 7 possible points  
Likely not able to meet the requirements of this credit unless a residential use component is added to the current mix of land uses.

NPD Credit 5: Reduced Parking Footprint; 1 possible point  
May achieve 1 point for this credit by prudent planning to minimize surface parking area.

NPD Credit 6: Street Network; 1 to 2 possible points  
Should achieve 1 or 2 points for this credit by meeting the minimum intersection requirements outlined for this credit.

NPD Credit 7: Transit Facilities; 1 possible point  
Should achieve 1 point for this credit due to the easy accessibility of bus transit services in close proximity to the site.

NPD Credit 8: Transportation Demand Management; 1 to 2 possible points  
May achieve 1 or 2 points by meeting the requirements of Option #2 for this credit.

NPD Credit 9: Access to Civic and Public Space; 1 possible

- point  
Should achieve 1 point for this credit due to the close proximity of the public park and playground facilities near the site.
- NPD Credit 10: Access to Recreational Facilities; 1 possible point  
Should achieve 1 point for this credit due to the close proximity of the public park and playground facilities near the site.
- NPD Credit 11: Visibility and Universal Design; 1 possible point  
Should achieve 1 point for this credit by complying with the requirements of Option #2.
- NPD Credit 12: Community Outreach and Involvement; 1 to 2 points  
Should achieve 2 points for this credit by complying with the requirements of Option #2 or Option #3.
- NPD Credit 13: Local Food Production; 1 possible point  
Should achieve 1 point for this credit by incorporating a community garden or a farmers market into the uses for the site.
- NPD Credit 14: Tree Lined and Shaded Streets; 1 possible point  
Should achieve 1 point for this credit by incorporating a street tree planting program.
- NPD Credit 15: Neighborhood Schools; 1 possible point  
May achieve 1 point for this credit if a residential use component is added and if Elementary or High schools are located within the prescribed walking distance of the site.
- GIB Prerequisite 1: Certified Green Building; 0 possible points  
Should meet this prerequisite by designing the 1948 historic school building renovations to LEED B,D & C Standards for a certified building.
- GIB Prerequisite 2: Minimum Energy Efficiency; 0 possible points  
Should meet this prerequisite by implementing energy conservation for all existing buildings and increased energy efficiency for new buildings.
- GIB Prerequisite 3: Minimum Building Water Efficiency; 0 possible points  
Should meet this prerequisite by implementing a water conservation program for both new and existing buildings.
- GIB Prerequisite 4: Construction Activity Pollution Prevention; 0 possible points  
Should meet this prerequisite by implementing a new Construction Activity Pollution Control Plan.
- GIB Credit 1: Certified Green Buildings; 1 to 5 possible points  
Should achieve 1 to 5 points for this credit by designing new buildings to be LEED Certified B, D & C or by upgrading existing buildings to be LEED Certified O & M.
- GIB Credit 2: Building Energy Efficiency; 1 to 2 possible points  
Should achieve 1 or 2 points for this credit by implementing increased energy efficiency upgrades for new and existing buildings.
- GIB Credit 3: Building Water Efficiency; 1 possible point  
Should achieve 1 point for this credit by improving water fixture design efficiency for new and existing buildings.
- GIB Credit 4: Water Efficient Landscaping; 1 possible point  
May achieve 1 point for this credit by improving landscape irrigation efficiency for the project.
- GIB Credit 5: Existing Building Reuse; 1 possible point  
Should achieve 1 point for this credit by extensive reuse of the building shell for renovations of the two historic school buildings.
- GIB Credit 6: Historic Resource Preservation and Adaptive Use; 1 possible point  
Should achieve 1 point for this credit by adaptive reuse of the existing two historic school buildings.
- GIB Credit 7: Minimize Site Disturbance in Design and Construction; 1 possible point  
May achieve 1 point for this credit by leaving 15% or more of the existing site undisturbed.
- GIB Credit 8: Storm Water Management; 1 to 4 possible points  
May achieve 1 to 4 points for this credit if we can get

- cooperation from the Las Vegas Valley Water District for a storm water conservation grading plan.
- GIB Credit 9: Heat Island Reduction; 1 possible point  
Should achieve 1 point for this credit by designing landscaping and roof areas to reduce the heat island effect for the site.
- GIB Credit 10: Solar Orientation; 1 possible point  
May achieve 1 point for this credit by designing all new construction for proper solar orientation.
- GIB Credit 11: On Site Renewable Energy; 1 to 3 possible points  
May achieve 1 to 3 points for this credit by incorporating renewable energy generation into the project design and construction.
- GIB Credit 12: District Heating and Cooling; 1 to 2 possible points  
May achieve 1 or 2 points for this credit by incorporating District Heating and Cooling for a minimum of 2 buildings on the site (Example: Central Ground Source Heat Pump system).
- GIB Credit 13: Infrastructure Energy Efficiency; 1 possible point  
May achieve 1 point for this credit by working with the City to improve infrastructure energy efficiency for the site services.
- GIB Credit 14: Waste Water Management; 1 to 2 possible points  
Due to the high cost of wastewater treatment, it is doubtful that this project could affordably achieve points for this credit.
- GIB Credit 15: Recycled Content in Infrastructure; 1 possible point  
May achieve 1 point for this credit upon further research of potential infrastructure design solutions.
- GIB Credit 16: Solid Waste Management Infrastructure; 1 possible point  
Should achieve 1 point for this credit by implementing a solid waste management plan for this project.
- GIB Credit 17: Light Pollution Reduction: 1 possible point  
May achieve 1 point for this credit by designing and constructing lighting that complies with the credit requirements.
- IDP Credit 1: Innovation and Exemplary Performance; 1 to 5 possible points  
Should achieve a minimum of 3 of 5 points for Innovation in Design by incorporating: Green Cleaning, Demonstration Garden Landscaping and LEED Project Educational Exhibits.
- IDP Credit 2: LEED Accredited Professional; 1 possible point  
Should achieve this credit by including a LEED AP (D. Schmidt) in a leading role for the project.
- RPC Credit 1: Regional Priority; 1 to 4 possible points  
Should achieve 1 to 4 points for this credit by achieving regional priority points.



# Site Analysis

## EXISTING CONDITIONS AND SUITABILITY



This page shows two views of the courtyard at the Annex building.

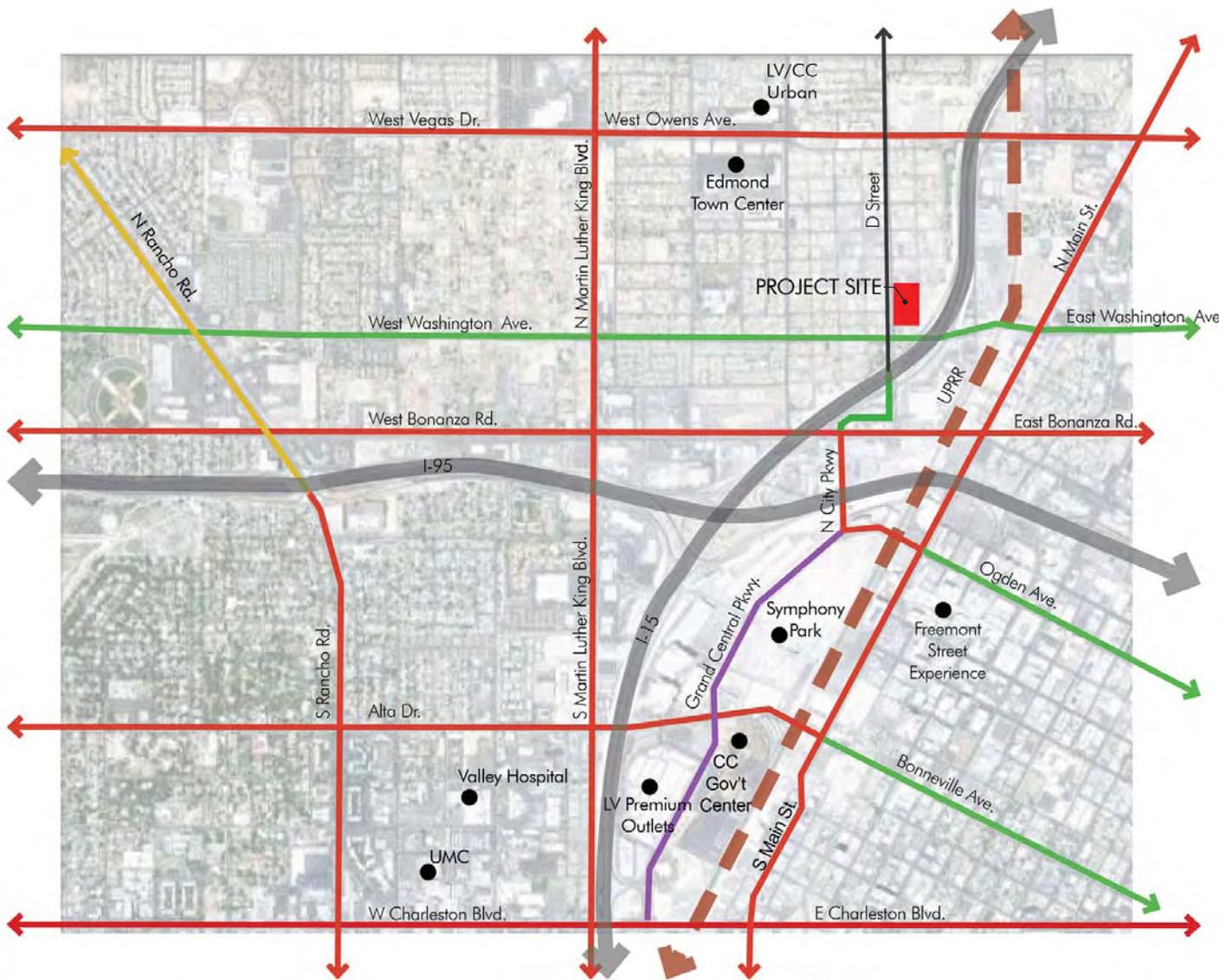
The City identified their desire for a thriving, vibrant West Las Vegas. Understanding what they have was the first step. It involved a process of documenting and understanding conditions affecting the site and the areas immediately adjacent. The physical assessment was a subjective process, performed non-scientifically with unbiased staff members; it included visual observations of components on the site, nearby areas, and components that appeared to directly relate to the programmatic solution. We focused on the following assessment areas related to the site:

1. Neighborhood assets such as historic landmarks, transportation, residential, retail centers, schools, places of worship, greenways, anywhere people congregate that could directly or indirectly influence the site.
2. Zoning issues that could influence the site's development related to a specific land or building use or type that could be repurposed, retrofitted or developed.

The following maps detail existing conditions of the site that will help in assessing the locating of new facilities on the north end of the property and the rehabilitation of the 1923 Building and the 1948 Classroom Annex.

The site includes the Westside School, Westside School Annex, and the Variety Early Learning Center (VELC) and VELC annex building. The site, exclusive of the buildings, is composed of large areas of asphalt parking lots, concrete walkways, unplanted planter areas, desert-like planter areas, and outdoor child activity areas. Landscape plantings are in mixed planting themes with differing ages of plant material from newly planted to mature.





**Vicinity**

The site is located within the arid desert Las Vegas basin surrounded by four dry mountain ranges. The City of Las Vegas' elevation is around 2,030 ft above sea level.

The site is easily accessible from freeways and surface streets. It is also highly visible from the I-15, making it an excellent tourist destination. The site is centrally located from all areas of the greater Las Vegas Valley and a few blocks north of the Downtown .

**LEGEND**

- Parkway Arterial (125')
- Primary Arterial (100')
- Secondary Collector (80')
- Freeway - Expressway
- Freeway - Existing
- Residential



**Project Site**

The Historic Westside School and Variety Early Learning Center site will be a gateway to the greater West Las Vegas Area. The site consists of four parcels totalling 4.75 acres. An additional property just east of the site that is owned by the CLV will be used to provided additional parking.

The site is easily accessible from freeways and surface streets. It is also highly visible from the I-15, making it an excellent tourist destination. The site is centrally located from all areas of the greater Las Vegas Valley and a few blocks north of the Downtown .

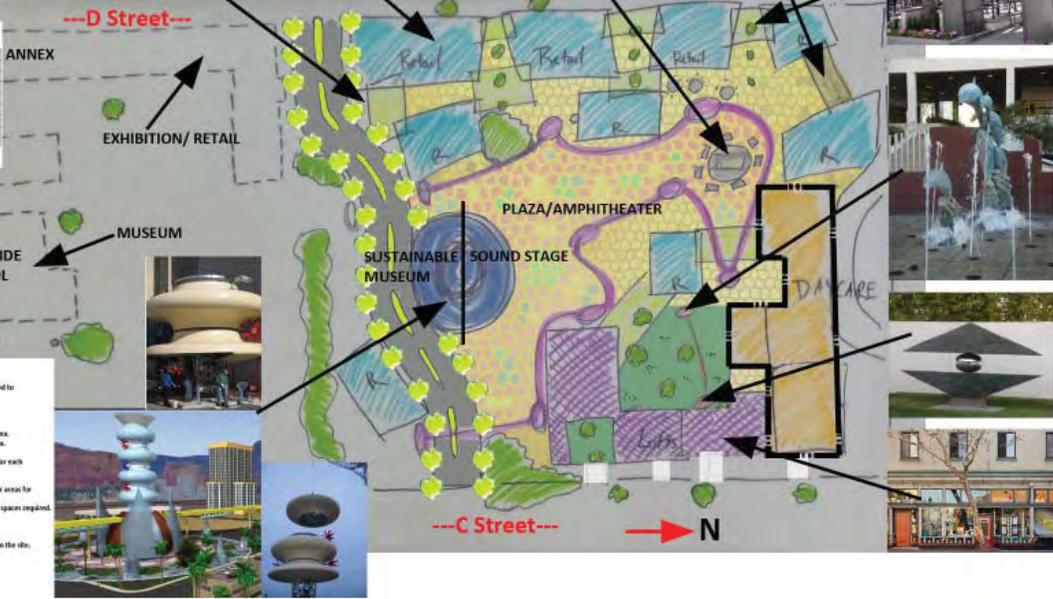


Table 3 Mixed-Use Developments- Alternative Parking Requirements

Maximum Land Use Classification	Weekdays				Weekends			
	10A - 7 PM	7 AM - 9 PM	9 AM - 5 PM	10A - 7 PM	7 AM - 9 PM	9 AM - 5 PM	10A - 7 PM	
Office & Professional	8%	100%	0%	8%	100%	0%	8%	
Retail & Personal Services	8%	100%	100%	8%	100%	100%	8%	
Residential	100%	10%	10%	100%	10%	10%	100%	
Restaurant	10%	10%	100%	10%	10%	100%	10%	
Hotel	100%	100%	100%	100%	100%	100%	100%	
Theaters, Entertainment & Amusement	8%	10%	100%	8%	10%	100%	8%	

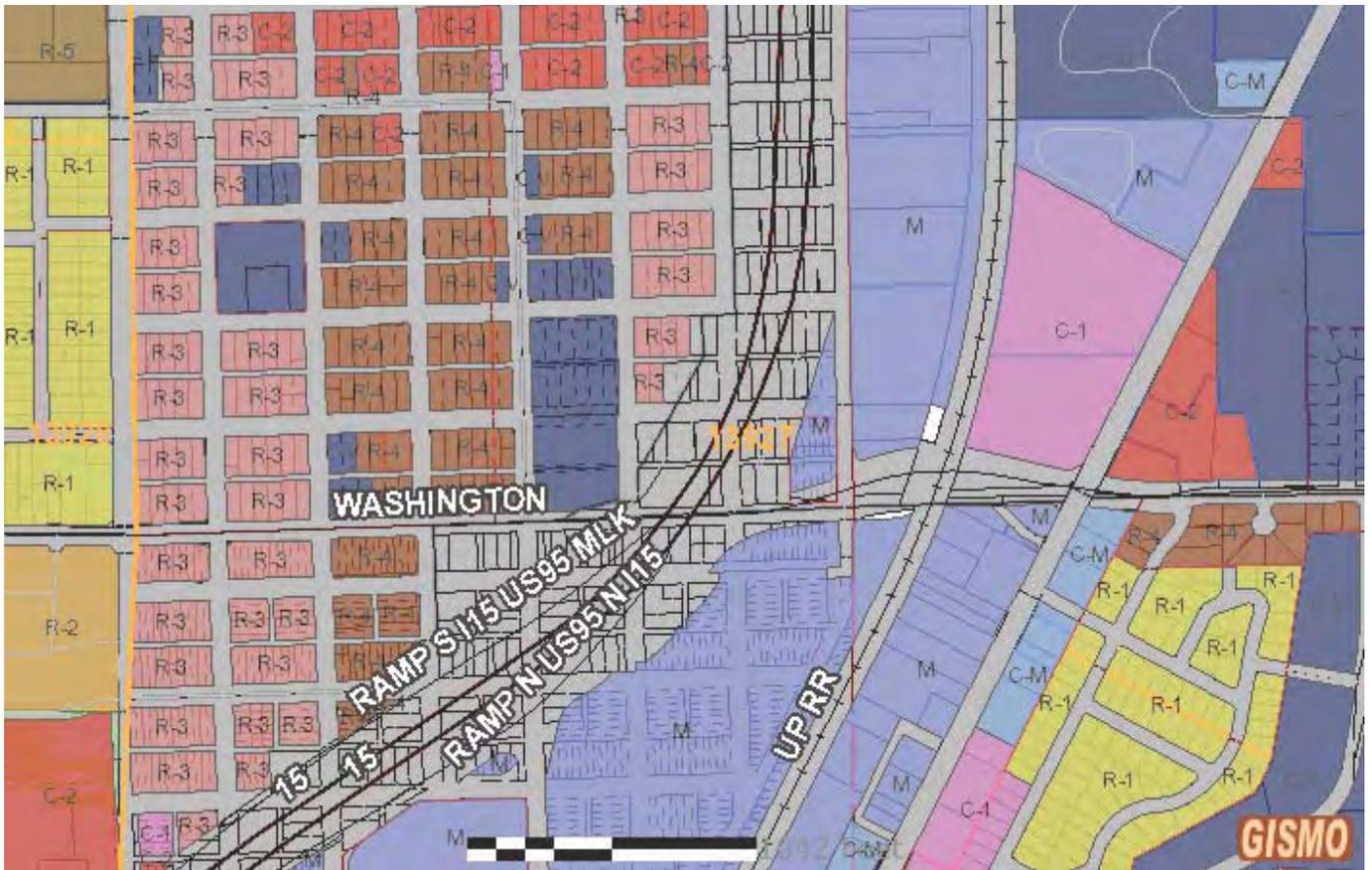
- ACCENT PAVERS
- LOFTS
- RETAIL
- PERMANENT HISTORIC DISPLAY
- EXISTING TREES
- PAVERS
- CANOPY
- DAYCARE
- SEATING AREA
- NEW TREES

- Museum:** One space for each 100 square feet of gross floor area.
- Amphitheater:** One space for every 2 persons that the facility is designed to accommodate when used to maximum capacity.
- Restaurant:** One space per 100 square feet of gross floor area.
- General retail store:** If less than 25,000 square feet, one space per 275 square feet of gross floor area. If 25,000 square feet or more, one space per 250 square feet of gross floor area.
- Internet Cafe:** One space for every computer or electronic device provided for use, plus one space for each staff member on the largest shift.
- Recreation:** One space for each 10 square feet of public seating and waiting area (including outdoor areas for seating and waiting), plus one space for each 200 square feet of the total remaining gross floor area, with a minimum of ten spaces required.
- Child Care Center:** One space for each staff member, plus one space for each 10 children.
- Wind Turbine:** No additional parking required beyond that which is required for the principal use on the site.



### Preliminary Site Analysis

A conceptual site analysis produced during a two day brain-storming session includes photos of ideas that relate to security fencing, retail storefronts, outdoor gathering spaces, public art and water features. Also included are sustainability ideas for providing wind and solar energy to the site. Zoning issues were discussed as well.



**Adjacencies**

The site is bounded by Washington Avenue to the south, D Street to the west, C Street to the east, and Jefferson Avenue to the north. Adjacent residential properties are located to the west and east of the site. Religious facilities are located west and north of the site. The I-15 freeway is located east and south of the site.

**LEGEND**

<span style="display:inline-block; width:15px; height:15px; background-color:#90EE90; border:1px solid black;"></span> R1	<span style="display:inline-block; width:15px; height:15px; background-color:#808080; border:1px solid black;"></span> C-V
<span style="display:inline-block; width:15px; height:15px; background-color:#FFD700; border:1px solid black;"></span> R2	<span style="display:inline-block; width:15px; height:15px; background-color:#FF69B4; border:1px solid black;"></span> C-1
<span style="display:inline-block; width:15px; height:15px; background-color:#FF6347; border:1px solid black;"></span> R3	<span style="display:inline-block; width:15px; height:15px; background-color:#FF4500; border:1px solid black;"></span> C-2
<span style="display:inline-block; width:15px; height:15px; background-color:#8B4513; border:1px solid black;"></span> R4	<span style="display:inline-block; width:15px; height:15px; background-color:#ADD8E6; border:1px solid black;"></span> C-M
<span style="display:inline-block; width:15px; height:15px; background-color:#A0522D; border:1px solid black;"></span> R5	<span style="display:inline-block; width:15px; height:15px; background-color:#6A5ACD; border:1px solid black;"></span> M

**Zoning**

The site is currently zoned C-V Civic, as is the church property directly north. The surrounding properties are zoned R3 - medium density residential and R-4 high density residential.



### **Banquet Facility**

Description: An establishment which is rented by individuals or groups to accommodate private functions such as banquets, weddings, anniversaries, and other similar celebrations. Such a use may or may not include:

1. Kitchen facilities for the preparation or catering of food.
2. The sale of alcoholic beverages for on-premises consumption, only during an event; and
3. Outdoor gardens or reception facilities.

On-site Parking Requirement: One space per 100 square feet of gross floor area.

### **Child Care Center**

Description: Any commercial facility which provides day or overnight care for more than 12 children. Such a use is subject to the child care regulations and standards of the State of Nevada.

Conditional Use Regulations:

1. Access to the child care center shall be by means of a collector street or larger.
2. The maximum lot coverage shall not exceed 30 percent.
3. The site shall be designed so that all discharging or loading of passengers from a vehicle is accomplished on the site. The layout of driveways, circulation patterns and parking must be approved by the City Traffic Engineer prior to the issuance of any building permits.
4. Where structures or play areas have residential adjacency:
  - a. An 8-foot high block wall shall be installed along the common property line, with an additional buffer of evergreen trees along the play area. The trees shall be a minimum of 24-inch box, shall be installed at a minimum of 20 feet on center, and shall be a variety that will grow together to form a visual screen.
  - b. The building entrance and access shall be oriented away from residential uses on local streets.
  - c. Outdoor play shall be limited to daylight hours.
  - d. Outdoor lighting shall be designed so as to not shine directly onto any abutting residential property.

On-site Parking Requirement: One space for each staff member, plus one space for each ten children.

### **General Retail Store, Other than Listed (Less than 3500 SF)**

Description: A facility (with less than 3500 square feet) for the retail sale of general merchandise to the general public for direct consumption and not for wholesale. This use does not include a "grocery store," "convenience store," or other retail facility that is specifically defined in LVMC Chapter 19.18.

Conditional Use Regulations:

1. The following are not permitted:
  - a. The sale or dispensing of gasoline or other automotive fuels.
  - b. The sale of alcoholic beverages for off-premise consumption.
  - c. Outdoor storage and sales.
2. All loading areas shall be screened from view from adjacent residential properties.

On-site Parking Requirement: One space per 175 square feet of gross floor area.

### **Internet Cafe**

Description: An establishment that provides for public use 5 or more computers or other electronic devices:

1. For purposes of accessing the internet, a local area network, e-mail programs or other computer software programs.
2. The public use of which is in exchange for compensation of any kind and paid in any manner, including but not limited to the payment of a membership fee. This use will generally include establishments commonly known as PC cafes, cyber cafes, cyber centers, and similar designations.

Conditional Use Regulations:

1. No persons under the age of 16 years may use the computers or other electronic devices between the hours of 8:00 A.M. through 2:00 P.M., Monday through Friday, and after 10:00 P.M. daily, unless accompanied by a parent or guardian. The 8:00 A.M. through 2:00 P.M. restriction shall not apply during school holidays and school vacation periods recognized by schools within the City.
2. Accessible and adequate storage for bicycles and skateboards shall be provided to prevent an accumulation of bicycles and skateboards in such a manner as to interfere with the public use of sidewalks or streets.

On-site Parking Requirement: One space for every computer

or electronic device provided for use, plus one space for each staff member on the largest shift.

### **Mixed Use**

Description: The vertical integration of residential uses and commercial or civic uses within a single building or a single development, where the uses share pedestrian access, vehicular access, parking functions, or any combination thereof.

Conditional Use Regulations:

1. Residential uses permitted as of right in the R-3 and R-4 Zoning Districts are permitted as conditional uses within a C-1 or C-2 Zoning District.
2. Commercial uses or civic uses shall be located at the ground level fronting the primary public Rights-of-Way, and the principal entryway for those uses shall be directly accessed from and oriented to the public sidewalk.
3. Residential uses shall not be permitted on the ground floor fronting on primary public rights-of-way, but may be located at or above the second level of the building. Residential uses may be located on the ground floor of any building or portion thereof that is located at the interior of the development site and does not front on an arterial or collector street.
4. Surface parking lots shall be located to the side or the rear of the principal building(s) on the site, and shall be screened from view of the adjacent rights-of-way by the principal building(s) or a landscape buffer in conformance with the requirements of LVMC Chapter 19.08. Parking structures shall not be located along the street frontages of the development site, but shall be screened from view of the adjacent rights-of-way by the principal building(s).

Minimum Special Use Permit Requirements:

1. Residential uses permitted as of right in the R-3 and R-4 Zoning Districts may be permitted by means of a Special Use Permit within a P-O or O Zoning District.
2. Nonresidential uses permitted as of right in the P-O, O and C-1 Zoning District may be permitted by means of a Special Use Permit within an R-3 or R-4 Mixed- Use Zoning District.
3. Commercial uses or civic uses shall be located at the ground level fronting the primary public Rights-of-Way, and the principal entryway for those uses shall be directly accessed from and oriented to the public sidewalk.
4. Residential uses shall not be permitted on the ground

floor fronting on primary public rights-of-way, but may be located at or above the second level of the building. Residential uses may be located on the ground floor of any building or portion thereof that is located at the interior of the development site and does not front on an arterial or collector street.

5. Surface parking lots shall be located to the side or the rear of the principal building(s) on the site, and shall be screened from view of the adjacent rights-of-way by the principal building(s) or a landscape buffer in conformance with the requirements of LVMC Chapter 19.08. Parking structures shall not be located along the street frontages of the development site, but shall be screened from view of the adjacent Rights-of-Way by the principal building(s).

On-site Parking Requirement: To be determined in accordance with the applicable parking calculations for mixed-use developments that are set forth in LVMC 19.18.030.

### **Museum, Art Display or Art Sales (Private)**

Description: A privately-operated facility or area for the acquisition, preservation, study, exhibition or sales of works of artistic, historic or scientific value.

On-site Parking Requirement: One space per 300 square feet of gross floor area.

### **Office, Medical or Dental**

Description: A professional office for the administration of professional medical or dental care, including examinations, screenings and minor outpatient surgical procedures. This use does not include a facility that provides housing for individuals, a clinic, or any other facility that is specifically defined in this Title.

On-site Parking Requirement: One space for each 200 square feet of gross floor area up to 2,000 square feet, plus one space for each additional 175 square feet.

**Office, Other than Listed**

Description: A building or rooms used for conducting the affairs of a business, profession, service, industry or government other than those which are specifically listed in this Title.

On-site Parking Requirement: One space for each 300 square feet of gross floor area.

**Restaurant, Less the 2,000SF (without Drive Through)**

Description: An establishment providing for the preparation and retail sale of food and beverages, including cafes, coffee shops, sandwich shops, ice cream parlors, fast food take-out (i.e. pizza) and similar uses.

On-site Parking Requirement: One space for each 50 square feet of public seating and waiting area (including outdoor areas for seating and waiting), plus one space for each 200 square feet of the total remaining gross floor area, with a minimum of ten spaces required.

<b>Parking Calculations</b>		
	<b>Required</b>	<b>Proposed</b>
Restaurant	1/ 50 + 10	26
Retail	1/ 250	78
Museum and Cultural Center	1/ 300	14
Offices	1/300	40
Child Care	1/ staff member + 1/ 10 children	39
<b>Total</b>		<b>197</b>

*Note:*

*Provided 162 on-site parking spaces. 12 parallel parking spaces will be provided by the D Street improvement project. 18 off-site angled parking spaces will be provided on Jefferson Street as part of the Master Plan; however the project will require waiver of parking standards.*

**19.08.050**

**P-O PROFESSIONAL OFFICE**

The P-O District is intended to allow for office uses in an area which is predominantly residential but because of traffic and other factors is no longer suitable for the continuation of low density residential uses. This district is designed to be a transitional zone to allow low intensity administrative and professional offices. These uses are characterized by a low volume of direct daily client and customer contact. To decrease the impact to adjacent residential uses, single family structures should be retained or new development in the P-O District should be constructed to maintain a residential character. The P-O District is consistent with the Office category of the General Plan.

**19.08.060**

**O OFFICE DISTRICT**

The Office District is designed to provide for the development of office uses, supporting service uses and low intensity commercial uses performing administrative, professional and personal services. These may be small office buildings developed in a cluster with an internal traffic circulation system or one larger office building. This district may be used as a buffer between residential and more intense retail/commercial uses. The O District is consistent with the Office category of the General Plan.

**19.08.110**

**COMMERCIAL AND INDUSTRIAL PARKING DESIGN STANDARDS**

A. Purpose

The purpose of this Section is:

1. To require off-street parking facilities in proportion to the parking demand for each use;
2. To provide accessible, attractive, secure, properly lighted and well-maintained off-street parking facilities;
3. To reduce traffic congestion and hazards; and
4. To assure that maneuverability for emergency vehicles exists.

B. General Regulations

In addition to any standards listed for parking in the tables provided for each district, development on anylot subject to the standards provided in this Chapter shall conform to the following:

1. Every building or land use established, every existing building enlarged and every existing use expanded

shall provide off-street parking and loading spaces in accordance with the minimum parking requirements set forth in LVMC 19.12.060 and the any other applicable requirements and standards of this Title. Existing parking and loading spaces shall not be reduced below the minimum required by this Title.

2. All on-site parking shall be provided on the same parcel as the principal use, except as permitted by the off-site parking provisions of this Title. Parking on the public right-of-way may not be counted towards satisfying the requirement for on-site parking.
3. All parking and vehicle storage areas shall occur on paved areas, except that:
  - a. Parking surfaces used for temporary real estate sales offices may consist of decomposed granite, chat, reclaimed asphalt paving or other material approved
  - b. Areas within automobile salvage yards used for the storage of wrecked vehicles need only be oiled or otherwise protected so as to prevent a dust nuisance.
4. Except as otherwise provided in LVMC 19.12.070 or some other provision of this Title, when more than one use is to be conducted on a site, parking shall be calculated and provided for each of the uses separately.
5. When buildings are located at the front of a site, all parking shall be located to the side or rear of buildings and away from the street front unless the applicant can demonstrate by substantial and convincing evidence that to do so would be infeasible. Parking lots shall not be permitted on street corners unless the applicant can demonstrate by substantial and convincing evidence that to locate them elsewhere would be infeasible.
6. Large parking lots with more than five hundred parking spaces should be divided into welllandscaped, small sub-area parking lots that contain two hundred fifty or fewer parking spaces. Buildings, pedestrian walkways or landscape areas with a minimum width of fifteen feet should be used to delineate the sub-area parking lots.
7. The distribution of parking spaces for any and all individual uses will be required to be arranged on site to ensure optimal access and use by the patrons of such use.
8. Except as otherwise required by the City's Building Code, handicapped parking spaces shall be provided for all uses at the rate described in LVMC 19.18.030 (D).

### C. Design of Parking Areas

1. Access. Off-street parking areas shall be provided in the following manner:
  - a. All parking areas shall provide suitable maneuvering room so that all vehicles may enter an abutting street in a forward direction. The backing of a motor vehicle onto a public street from a parking area shall be prohibited, except for the following:
    - i. Existing commercial and industrial facilities parking areas not exceeding two spaces per property.
    - ii. Existing public and quasi-public use facilities not exceeding two spaces per property.
  - b. Parking spaces for any use shall be placed in a location to facilitate use of the parking facility.
  - c. No parking space shall be located so as to require the moving of any vehicle on the premises in order to enter or leave another parking space, except where permitted under the provisions of Paragraph (9) that allow tandem parking.

### Dimensional Requirements

- a. Compact Spaces Permitted.  
A minimum of seventy percent of the parking spaces shall be standard size and up to thirty percent of the required on-site parking spaces may be designated as compact parking spaces.
- b. Size.  
Minimum size for parking spaces is shown in Table 1 below:

Parking Stall Size		Table 1
Type of Space	Width	Length
Standard Car	9 feet	18 feet
Compact Car	8 feet	18 feet
Handicapped (Car)	19 feet	18 feet
Handicapped (Vehicle with a Side-loading wheelchair lift)	22 feet	18 feet
Recreational Vehicle	10 feet	30 feet
Parallel Parking	9 feet	23 feet

**Angle Parking**

**Table 2**

Parking Angle Degrees	Dimensional Standards			
	Stall Width (feet) A	Depth of Stall (feet) B	Access Aisle, One- (feet) C	Access Aisle, Two- (feet) C
0	23	9'	na	na
30	9	17'	12	24
35	9	17'6"	12	24
40	9	18'6"	12	24
45	9	19'	12	24
50	9	19'6"	12	24
55	9	20'	13	24
60 E	9	20'	15	24
65	9	20'	17	24
70	9	20'	19	24
75	9	19'6"	21	24
80	9	19'6"	23	24
85	9	18'6"	24	24
90 F	9	18'	24	24

- d. Size Adjustments. Parking structures may be subject to dimensional adjustments based on utilization (i.e., public or private garage with or without an attendant), but in no case shall the standard stall width be less than eight and one-half feet. Reduction in design standards for parking structures shall be subject to approval by the Director. Minimum vertical clearance of eight feet two inches. Spaces shall have signage in accordance with the requirements of LVMC 11.52.135.
- c. Location of Spaces. Handicapped spaces shall be located with the most direct and practical access, at least three feet wide to a primary accessible building entrance unobstructed by bumpers, curbs, or other obstacles to wheelchairs. The site design shall not permit parked vehicle overhangs or any other obstacle to reduce the clear width of adjacent walkways. Parking spaces and access aisles shall be level with surface slopes not exceeding a ratio of 1:48 in all directions.

- d. Signage. Handicapped spaces shall be designated as reserved for the disabled by a sign showing the symbol of accessibility in accordance with the requirements of LVMC 11.52.135. The required signage shall not be obscured by a vehicle parked in the space.
- e. Relationship to General On-Site Parking Requirements. Required handicapped parking may be counted towards the fulfillment of the general on-site parking requirements of this Title.
- 4. Drainage. All parking lots shall be suitably graded and drained in accordance with the standards of the Department of Public Works.
- 5. Driveways. Driveways (curb cuts) shall be constructed in accordance with the commercial and multi-family geometric standards of the Department of Public Works.
- 6. Lighting. Parking areas used during the hours of darkness shall have lighting providing adequate illumination for security and safety. The minimum requirement is one foot candle, maintained across the surface of the parking area. Illumination, including security lighting, shall be directed away from adjoining properties and shall be arranged and controlled so as not to cause a nuisance either to highway traffic or to surrounding uses.
- 7. Maintenance. Parking facilities shall be continually maintained in compliance with approved Site Development Plans and shall be free of litter and debris.
- 8. Surfacing and Striping. Except as otherwise provided in this Chapter, all parking and loading facilities shall be surfaced (paved), striped and marked to clearly define access lanes, compact and handicapped parking spaces, and internal circulation movements.
- 9. Tandem and Valet Parking. The Director is authorized to approve an off-street parking program utilizing limited tandem parking for commercial and industrial uses provided that the development requires one hundred fifty or more parking spaces. No more than thirty percent of the total number of spaces shall be designated as tandem. In addition, a valet parking attendant must be on duty during business hours.
- 10. Wheel Stops/Curbing. Concrete wheel stops or curbing at least six inches high and six inches wide shall be provided to prevent vehicles overhanging abutting sidewalks, properties or public rights-of-way, to protect landscaped areas and to protect adjacent properties. Such wheel stops or curbing shall be located at least two feet from any adjacent wall, fence, property line, walkway, landscape area or structure where parking and/or drive aisles are located. Wheel stops or curbing shall not be required to protect a sidewalk or walkway

around the perimeter of a building if the sidewalk or walkway is at least seven feet wide.

11. Carports/Covered Parking. Carport structures or other similar covered parking structures shall be subject to the accessory structure requirements set forth in LVMC 19.08.040(C).

12. Parking Lot Landscaping. Landscaping within parking lots shall be in accordance with the following:

- a. Landscape Islands
- b. Location. Interior landscape islands shall be provided for all parking lots as follows:
  - i) At the end of each row of parking spaces;
  - ii) Either parallel to parking spaces, at a ratio of one landscape island for every six parking spaces, or perpendicular to parking spaces, if located between abutting rows of parking spaces; and C) In addition to any required perimeter landscape areas.
    - ii. Size. Landscape islands shall have a configuration that may be approved as part of a Site Development Plan Review provided the design achieves the planting requirements provide in Subparagraph (b) below.
- c. Planting Requirements
  - i. Trees. One tree shall be planted for every six uncovered parking spaces. Each landscape island shall have twenty-four inch box evergreen or deciduous shade tree. Tree spacing within a landscape island shall not exceed thirty feet on center.
  - ii. Shrubs. Landscape islands shall include a minimum of four five-gallon shrubs for every required tree.
  - iii. Ground Cover. Landscape islands shall include a two-inch layer of ground cover or rock mulch.
  - iv. Perimeter Landscaping. Landscape materials required for perimeter landscape buffer areas may not be counted towards the requirements for landscape islands in parking lots.
  - v. Irrigation. Landscape materials and any other required landscape areas shall be irrigated with drip irrigation only.

d. Parking Lot Screening. Parking lots shall be screened from adjacent roadways by a low wall or berm with a maximum height of thirty inches, a solid living hedge with an approximate maximum height of thirty-six inches, or some other screening method that has been approved as part of a landscape plan and provides a continuous screen.

e. Adjacency to Buildings. No parking lot shall directly abut any building. A minimum five-foot wide landscape buffer or minimum five-foot wide sidewalk should be used to buffer buildings from parking spaces.

A combination of landscape buffer and sidewalk may be used to achieve the minimum five-foot buffer, provided that any sidewalk so used may not have a width of less than three feet.

f. Curbing. Concrete curbing shall be installed at the perimeter of landscape islands and buffers where parking lots or vehicular access aisles directly abut the landscape area.

g. Applicability of Standards. Except as otherwise provided in this Subparagraph (f), the standards set forth in this Paragraph (11) are minimum requirements. An exception or modification to any of these standards may be approved upon the request of an applicant if the applicant can show through convincing and substantial evidence that the exception or modification will not compromise the objective of the City in safeguarding the interests of the citizens of the City, the proposed project will substantially meet the intent of the standard, and the granting of the exception or modification will not detrimentally affect the public health, safety or general welfare. Such an exception or modification may be granted by the Director in connection with the approval of a Site Development Plan Review. In cases where the Director does not approve a requested exception or modification, the request may be acted upon by the Planning Commission or City Council as part of a Site Development Plan Review. In the case of action by the Planning Commission or City Council, the request for exception or modification need not be identified as a separate action item, and disposition of the request may be incorporated into the action on the Site Development Plan Review. Notice of action on the request for exception or modification may be incorporated into the notice of decision regarding the Site Development Plan Review.

## D. On-site Loading Standards

### 1. Purpose

The purpose of these provisions is to establish standards to regulate the number, size, design and location of on-site loading areas in a manner which ensures the following:

- a. Accessible, secure, and well-maintained loading and delivery facilities.
- b. Reduced potential for traffic congestion and hazards.
- c. Protection for adjacent parcels and surrounding neighborhoods from the effects of vehicular noise and traffic generated from the commercial/industrial development.
- d. Loading and delivery service spaces in proportion to the needs generated by the proposed land use which are clearly compatible with adjacent parcels and the surrounding neighborhood.

### 2. Applicability

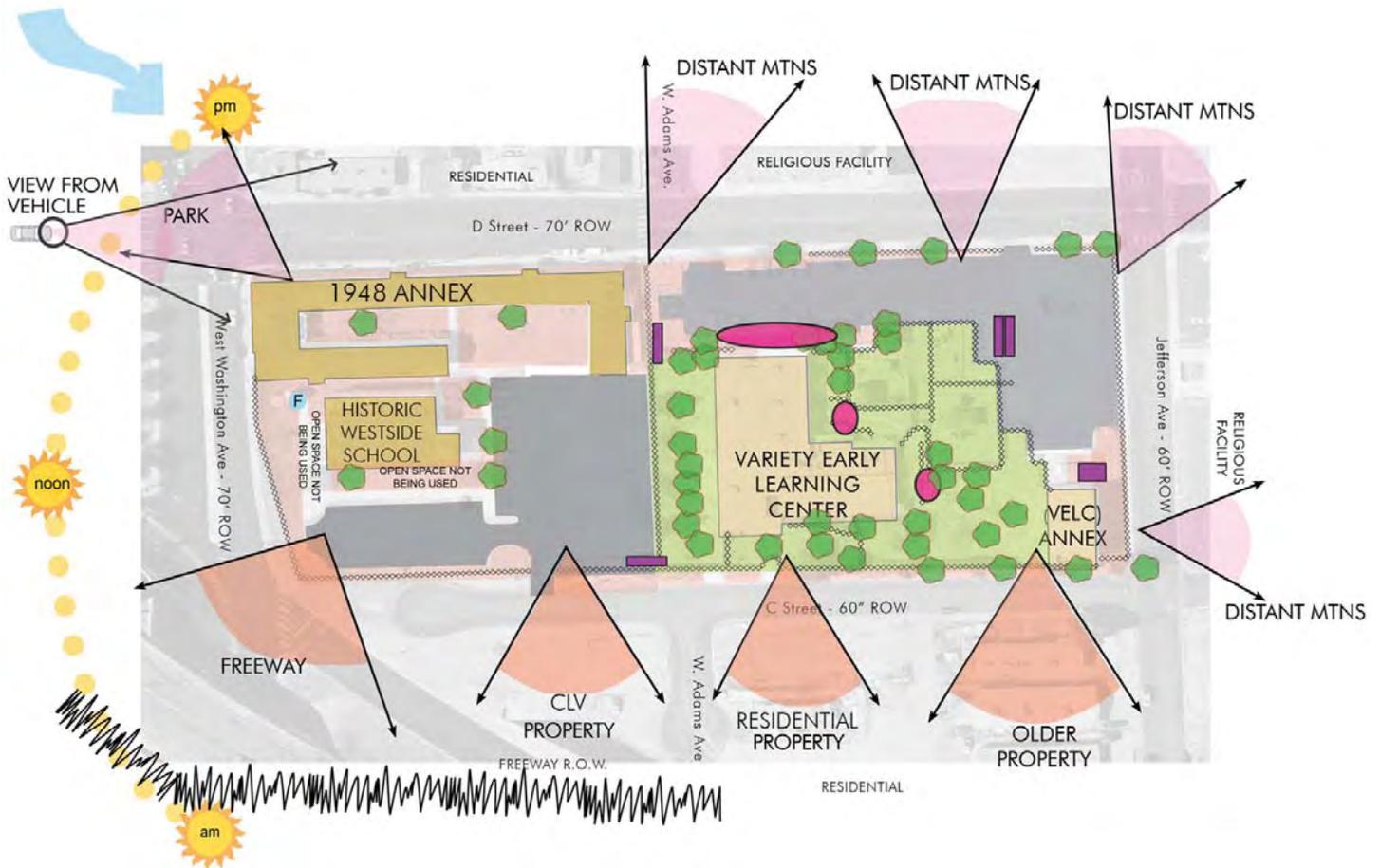
Except for uses within the Downtown Centennial Plan Overlay District, every use that receives or distributes materials or merchandise by truck shall provide and maintain on-site loading spaces in accordance with the standards of this Section.

### 3. On-Site Loading Requirements

- a. The number of loading spaces shall be based upon the total gross floor area in the building or use.

### 4. Design Standards. Off-street loading spaces shall be provided in the following manner:

- a. Dimensions. The minimum size of a loading space shall not be less than fifteen feet in width, twenty-five feet in length, with a fifteen foot vertical clearance.
- b. Location. Loading spaces shall be located and designed as follows:
  - i. Adjacent to, or as close to as possible, the main structure.
  - ii. Situated to ensure that all loading and unloading takes place on-site and in no case within adjacent public right-of-way or on-site traffic areas.
  - iii. Situated to ensure that all vehicular maneuvers associated with loading and unloading shall occur on-site.



**Site Elements**

Outdoor areas generally appear worn and/or neglected. Plantings range from healthy to unhealthy. Most hardscapes are worn and showing signs of disrepair. Outdoor child activity areas are very worn and much of the play equipment is outdated, worn, and may be unsafe.

**Views**

The best views from the site are to the north, west, and southeast. Views to the east are of the freeway overpass, Right of Way and neglected properties.

The better views are of the surrounding distant mountains. More common views are of the surrounding neighborhood of residential, religious facilities, and the freeway sound wall. The best views from the site are to the north, west and southeast.

**LEGEND**

- PLEASANT VIEW
- UNPLEASANT VIEW
- SUN PATTERN
- EXISTING TREE
- OUTDOOR CHILD ACTIVITY AREA
- FREEWAY NOISE
- PREVAILING WIND
- LANDSCAPE AREA
- EXISTING FLAG POLE
- DRAINAGE ISSUES
- EXISTING PORTABLE STORAGE
- EXISTING FENCE

### Climate

The site is located within the Mojave Desert arid tropical climate with an average of about 300 days of sunshine and approximately 4 inches of rainfall on average per year. Average monthly temperatures range from 36 degrees to 104 degrees. Winters are considered mild while summers are very hot. Humidity is often under 10%.

### Soils

See Soils Report in Appendix

### Grades/Slope

The existing site has an elevation difference of approximately five feet across the entire site sloping from the Northwest to the Southeast. There is an abrupt grade difference between the Westside School site and the higher VELC. The old pool site is elevated several feet above the surrounding areas.

### Drainage

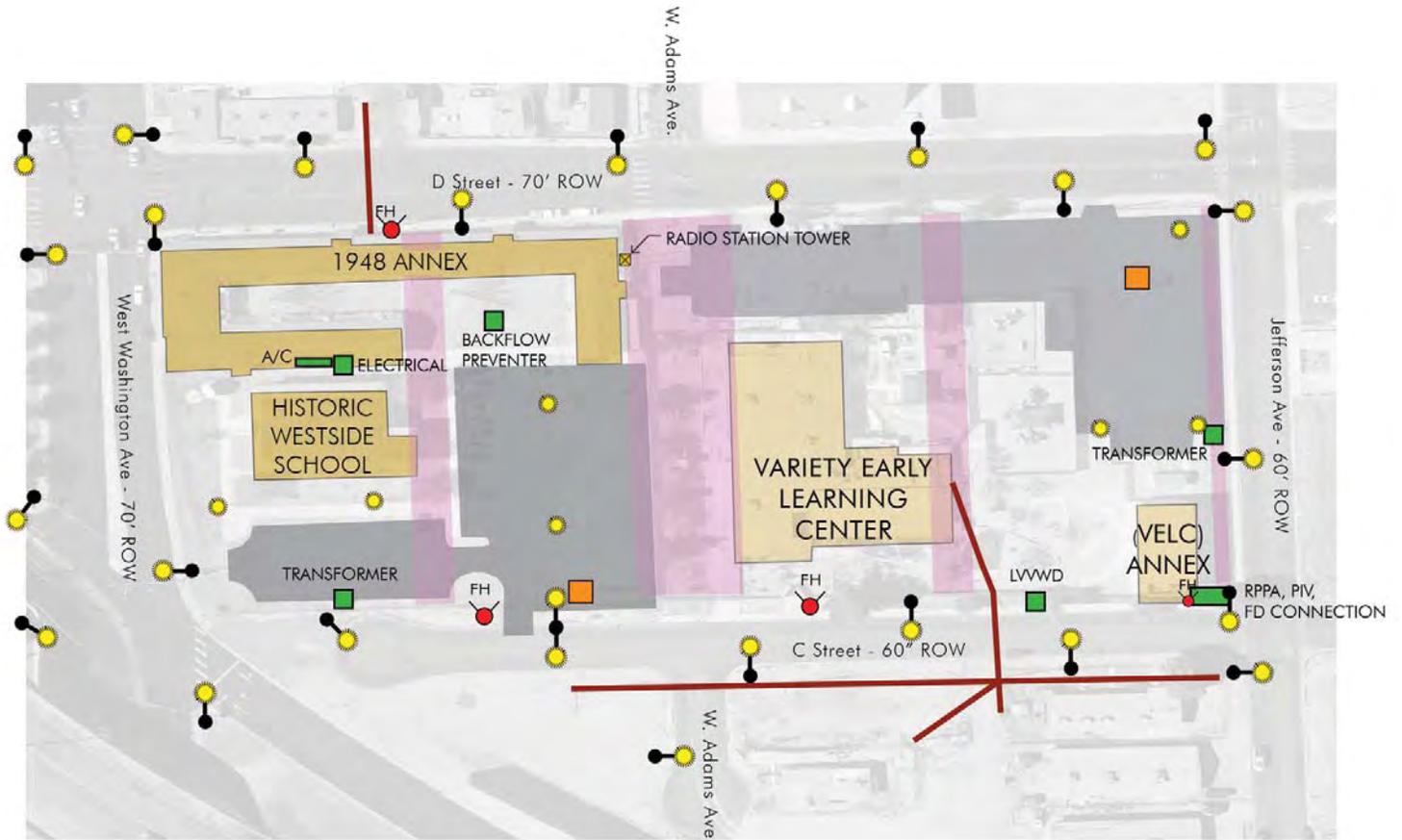
The Westside School and Westside School Annex buildings do not appear to have low spots. The Variety Early Learning Center has several areas of poor drainage concern. The VELC's main entrance elevation is lower than the parking lot elevation. The parking lot slopes towards the building entrance. There are two similar situations at the north side of the building where low spots occur close to the building with the surrounding open spaces sloping towards the low spot.

### Vegetation

Although there is a mix of plant varieties on site, none of them are native. Rock mulch covers the planter areas. Weeds are prevalent throughout the entire site. The site plantings consist of mainly trees with the exception of the Westside School planter areas containing both drought tolerant trees and shrubs. Shrubs are also located at the VELC entrance and along a short area of the D Street streetscape. Many trees have overly exposed roots. Several trees at the Westside School have split trunks that lean hazardously.



Views of the School Building



**Utilities**

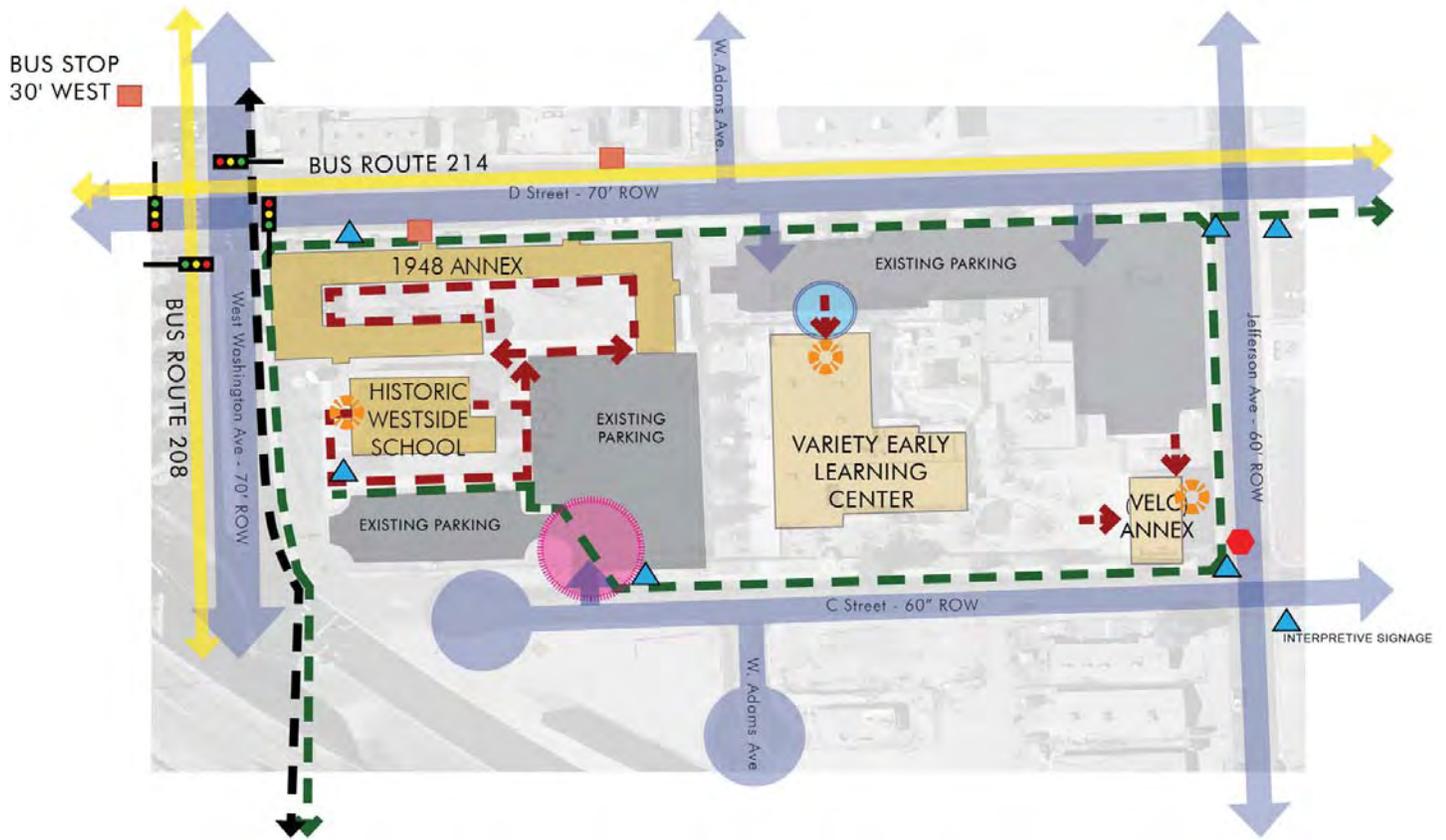
Utilities are readily available on the site. The Master Plan will take into consideration the relocation of power lines to be placed underground and the exterior lighting will be compatible to the historic nature of the period. The trash enclosure will be designed to blend with the surrounding buildings.

**LEGEND**

-  SITE LIGHTING
-  FIRE HYDRANT
-  ABOVE GROUND UTILITIES
-  OVERHEAD POWERLINE
-  VACATED PARCEL
-  TRASH



Top: Additional views of the Annex courtyard.  
Bottom right: Annex area  
Bottom left: Area between Annex and West Side School Building



**Circulation**

Main access to the property is from Washington and D Street. Internal circulation is via parking lot access from C Street. At one time Adam Ave extended across the property from D Street to C Street.

**Public Transportation**

Public bus stops are located along D Street near the Westside School. There is also a bus stop in front of the public park, across Washington Avenue, adjacent to the site.

**LEGEND**

-  VEHICULAR CIRCULATION
-  PEDESTRIAN CIRCULATION
-  MAIN ENTRY INTO BUILDING
-  PIONEER TRAIL
-  BUS STOP
-  POTENTIAL PEDESTRIAN/VEHICLE CONFLICT
-  BUS ROUTE
-  PIONEER TRAIL SIGNAGE
-  STOP SIGN
-  STREET LIGHT
-  BIKE ROUTE
-  PICKUP & DROPOFF

### Trails/Bike Routes

The Pioneer Trail runs along Washington Avenue in front of the Westside School. The trail heads north along D Street, east along Jefferson Avenue, and south along C Street until it comes to the Westside School where an educational sign is located. Banners and signs delineate the trail. Pedestrians using the trail need to cross the entry drive into the Westside School parking lot as well as cross the parking lot to arrive at the educational sign. There is no obvious signage directing a trail user to the sign.

Washington Avenue is a designated City bike route. There is also a designated City bike lane on Bonanza Road to the South of the site.

### Concrete Walkways

Most of the walkways show areas of wear. Spalling, heaving/lifting, and cracks are commonly observed throughout the site.

### Parking

The Westside School and the VELC each have their own parking lot, although they do not connect. Asphalt within the parking lots is heavily worn with much patching, depressions and weeds growing through cracks in the pavement.

### Lighting

There is a variety of lighting located throughout the site. Most are worn.

### Noise

Most of the nuisance noise is from the I-15 freeway which is relatively close to the site.



Worn site conditions at VELC site.



# Cost Estimate

## PROJECT SUMMARY

### Phase 1A & 1B – 1948 Annex Building and Site Improvements.

Design	Start: January 2012	End: December 2012
Construction	Start: January 2013	End: June 2014

### Phase 1C – 1923 Westside School Building

Design	Start: October 2012	End: November 2013
Construction	Start: January 2014	End: March 2015

### Phase 2A – Variety Early Learning Center and Site Improvements

Design	Start: January 2013	End: December 2013
Construction	Start: January 2014	End: June 2015

### Phase 2B – Demolish Existing Center

Design	Start: April 2015	End: July 2015
Construction	Start: September 2015	End: December 2015

### Phase 3 – Retail and Office Space

Design	Start: October 2015	End: September 2016
Construction	Start: November 2016	End: May 2018

### Phase 4 – Amplified Rotor Platform Structure

Design	Start: May 2018	End: May 2019
Construction	Start: June 2019	End: October 2020

The Historic Westside School and Variety Early Learning Center Master Plan currently consists of seven design and construction phases beginning in January 2012 through October 2020. Phase 1A and 1B comprise the restoration and modernization of the historic World War II / Annex building, as well as, site improvements west of the building to the property line. Phase 1C will include the restoration and modernization of the Historic Westside School building.

Currently Phase 2 through Phase 4 are not funded. Rehabilitation and expansion of the existing Variety Early Learning Center building will occur in Phase 2A and will include parking and other associated site improvements. Phase 2B comprises the demolition of the existing structure(s) and site work located on the Variety Learning Center building property. This demolition is required in order to clear the site for construction of five new retail / condominium buildings, site improvements, fire pit and performance stage during Phase 3. Finally, the wind amplified rotor platform structure will be constructed in Phase 4.

## DESIGN ASSUMPTIONS

Our Design assumption for the cost estimate was based on rehabilitating the existing Westside School and the Annex Building in accordance with *The Secretary of Interior Standards for Rehabilitation*. The proposed VELC site design consists of a Daycare, Retail and Office spaces.

Factors we considered in providing ADA accessibility to Westside School and Annex Building were entrance step-ups, wheelchair-accessibility and circulation within the Annex Building that may require ramps or attain a ruling by *The Secretary of the Interior for Rehabilitation Standards*. The more accurate cost of adapting the buildings will be defined in the construction documents phase of the project. New construction will be ADA accessible.

Existing utilities are located on or near the site. Standard grade of materials used for similar types of projects this size and historical data for water, storm, sewer, gas and other site utility piping were used in preparing this estimate. Various exterior parking surfaces were discussed to determine if sustainable materials could be used in lieu of asphalt or concrete. The assumption was pavers could be used in pedestrian scale areas such as sidewalks, the open plaza area on the VELC site and the courtyards on the Westside School Site. A possibility of providing permeable pavers for the parking area was discussed. However the cost was higher and the maintenance may be an issue because of the preparation of the sub base.

Typical landscaping conforming to Title 19 was used in the cost estimate including typical irrigation system, mow curbs and planters.

Decorative fencing consisting of vertical angles was used in lieu of typical wrought iron fencing to provide a more decorative effect.

Rehabilitation of the Westside School and Annex Building

will require special care in removing and replacing historic architectural features. The replacement of doors and windows added to the cost, due to the availability of product that is similar to the historic material. Removal of non-historic walls from both buildings was included in the cost estimate.

The VELC Daycare, Retail and Professional Office buildings will be constructed of wood framing, batt insulation and exterior stucco system. The floors will be of conventional slab-on-grade and exterior footing. The roofs will consist of R-30 batt insulation, wood trusses, with plywood sheathing, moisture barrier and low-profile roof tiles to simulate the historical roofs on the Westside School and Annex building.

HVAC and Electrical demolition of both building will take place. The HVAC system in the Westside School will have to be upgraded due to change in building use.

The Annex Building, Daycare, Retail and Office buildings will have entirely new HVAC systems. Several types of HVAC systems were discussed. Gas Heat Pump (GHP) versus VRV systems versus Air Chiller. The design assumption for this cost estimate was based on typical commercial units. Heating and cooling load calculations, building envelope and supply and return air quantities (CFM); minimum air change rates per room type, equipment loads (Watts per square foot) and diversities assumed for HVAC system sizing will be determine in the Construction Documents phase of this project.

Standard electrical equipment associated with commercial buildings including typical load assumptions and calculations were used to prepare this cost estimate.

Fire alarm systems and equipment based on historical data for commercial projects of similar size and type were used to prepare this cost estimate.

Telecommunications and security equipment, their point of connection to utility and size of incoming duct/conduits to be provided will be a part of the Construction Documents phase; however a general cost was included.

## ESTIMATING ASSUMPTIONS

- Existing roof trusses and roofing system will remain. No work anticipated.
- Hazardous material abatement / remediation allowances have been included in cost estimate, however, no hazardous material report has been provided at this time. It is impossible to determine what the full extent of the remediation scope is until this report is generated.
- Existing wet and dry utility mains are located at or near the site and are sized appropriately to the proposed project(s) needs.
- Minor site rough grading required. Balanced cut / fill site.
- Market conditions remain highly competitive at the general and subcontractor levels for the duration of the Master plan schedule.
- Project funding for design and construction will follow the schedule provided by the Architect.
- Phase 3 building construction will be single story, wood framed buildings.
- Tenant improvements for all phases will be designed and funded by others.
- All historical elements have been identified in the plans to undergo restoration / replication.
- All non-historical elements to be removed and replaced with historically replicated items have been identified in the plans.

### Format

This estimate has been prepared in an eleven category "Building Systems" format. Quantity take-off was performed when it was applicable, however due to the level of design, OCMI has made a number of assumptions and allowances for items not clearly defined in the documents. Subcontractor overhead and profit has been included as part of direct costs at a competitive 10% markup. Allowances have been included for the general contractor's general conditions / requirements, bonds, and insurance as well as additional markups for escalation and design contingency. Estimate accuracy at this level of design is expected to range from -15% to -30% Low and +20% to +50% High.

## Summary of Markups

- Design Contingency: 20%
- Escalation to Midpoint of Construction: Varies –
 

Phase 1A:	Mid-Point 09/2013	04.2%
Phase 1B:	Mid-Point 09/2013	04.2%
Phase 1C:	Mid-Point 08/2014	06.7%
Phase 2A:	Mid-Point 09/2014	06.9%
Phase 2B:	Mid-Point 11/2015	10.5%
Phase 3:	Mid-Point 07/2017	16.3%
Phase 4:	Mid-Point 02/2020	27.9%
- General Conditions, Overhead & Profit: 14.5%

A design contingency of 20% has been allowed for at the conceptual design submittal level to account for design features not yet detailed by the design team. While the percentage will decrease at each subsequent phase of design, it is anticipated that the contingency costs will incorporate within the body of the cost estimate. Neither construction contingency, nor utility conflict contingencies (change orders), have been included within this cost estimate.

Escalation is calculated from the date of the cost estimate through the estimated midpoint of construction. The escalation figures were based on analysis of current market conditions and are projected out through the nine years of design and construction projected by the Architect's schedule. It should be noted that market volatility lowers the accuracy of projected escalation rates over an extended period of time. As such, this estimate and included escalation rates should be revised as market conditions evolve. Annual escalation figures used in this estimate are as follows:

### Annual Escalation Rates

Year 2011	2.0%	Year 2016	3.0%
Year 2012	2.0%	Year 2017	3.5%
Year 2013	2.5%	Year 2018	3.5%
Year 2014	2.5%	Year 2019	4.0%
Year 2015	3.0%	Year 2020	4.0%

The General Contractor's General Conditions/ Requirements, Overhead, Profit, Bonds and Insurance markup has been factored at 14.5%, based on a highly competitive, but stable market. The 14.5% markup is based on a 9% allowance for General Conditions/Requirements, 4% Fee and 1.5% for Bonds and Insurance. This markup

has been used for each phase of design/construction for this master planning effort, however as the projects are funded and new estimates are prepared these markups should be re-evaluated based on current market conditions.

### Revision Notes

In the original draft of this Master Plan cost estimate all phases were shown together at a single summary page, but at the request of the City, the phases were separated into groups as follows: Phases 1A, B and C; Phase 2A and 2B, Phase 3 and 4. An Overall Master Plan Summary has been included that shows the estimated costs in the Master Plan's entirety and is then followed by summaries and detail for each of the three phase groupings as indicated above. Additionally, modifications to escalation have been made based on the schedules provided by KME Architects.

### Document List

This estimate is based on verbal direction from the client and the following items received July 21, 2011:

#### Architectural

Floor plans, elevations, sections, details (15 sheets),  
Various Isometric Views (25 sheets)

#### Reports

Mel Green West Side School Final Report

#### Design Narrative

Not received.

#### Specification Manual

Not received.

#### Soils Report

Dated 16 June 2010

#### Hazardous Material Report

Not received.

#### Architect Comments

Comments received 08 August 2011 via email.

#### Architect Comments

Comments and schedules received  
04 November 2011 via email.

### Exclusions

- Professional fees.
- Building permits and fees.
- Inspections and tests.
- Furniture, fixtures and equipment (FF&E).
- Land acquisition, legal and other "soft costs".
- Installation of owner furnished equipment.
- Escalation beyond the midpoint of construction.
- Construction change order contingency.
- Utility conflict contingency.
- Subcontractor bonding.
- Overtime.
- Project labor agreement.
- Commissioning.
- Utility relocations.
- Utility main upgrades (assumed existing meet capacity needs).
- Central plant mechanical system.
- Interior tenant improvements (by others).
- Relocation of radio broadcast antenna.
- Relocation of existing tenants.
- Other items indicated as "Not Included" or NIC in the estimate.
- Full understanding of hazardous material remediation scope of work.
- Highly ornate / detailed historical elements to be restored / replicated.

## PROPOSED SCHEMATIC COST ESTIMATE

### MASTER PLAN SUMMARY

ELEMENT	TOTAL COST	\$/SF AREA
01. PHASE 1A: WWII / ANNEX BUILDING	\$2,514,735	\$185.86
02. PHASE 1B: WESTSIDE SCHOOL SITE IMPROVEMENTS	\$850,817	\$23.67
03. PHASE 1C: WESTSIDE SCHOOL BUILDING	\$1,044,871	\$178.92
<b>TOTAL CONSTRUCTION COST (PHASE 1)</b>	<b>\$4,410,423</b>	
04. PHASE 2A: VARIETY EARLY LEARNING CENTER	\$5,124,006	\$217.40
05. PHASE 2B: DEMOLISH EXISTING STRUCTURES	\$282,248	\$3.50
<b>TOTAL CONSTRUCTION COST (PHASE 2)</b>	<b>\$5,406,254</b>	
06. PHASE 3: RETAIL / OFFICE	\$11,955,028	\$127.72
07. PHASE 4: AMPLIFIED ROTOR PLATFORM STRUCTURE	\$10,860,398	
<b>TOTAL CONSTRUCTION COST (PHASES 3 &amp; 4)</b>	<b>\$22,815,426</b>	
<b>TOTAL CONSTRUCTION COST (ALL PHASES)</b>	<b>\$32,632,103</b>	
<b>ADD ALTERNATE</b>		
A. PHASE 3: CHANGE 3 BLDGS FROM 1 TO 2 STORY	\$4,494,268	ADD

## PHASE 1 SUMMARY

ELEMENT	TOTAL COST	\$/SF AREA
01. PHASE 1A: WWII / ANNEX BUILDING	\$2,514,735	\$185.86
02. PHASE 1B: WESTSIDE SCHOOL SITE IMPROVEMENTS	\$850,817	\$23.67
03. PHASE 1C: WESTSIDE SCHOOL BUILDING	\$1,044,871	\$178.92
<b>TOTAL CONSTRUCTION COST (PHASE 1)</b>	<b>\$4,410,423</b>	

## GENERAL SUMMARY

ELEMENT	TOTAL COST	\$/SF AREA
01 FOUNDATIONS		
02 SUBSTRUCTURE	\$142,471	\$10.53
03 SUPERSTRUCTURE		
04 EXTERIOR CLOSURE	\$538,518	\$39.80
05 ROOFING		
06 INTERIOR CONSTRUCTION	\$312,254	\$23.08
07 CONVEYING		
08 MECHANICAL	\$311,190	\$23.00
09 ELECTRICAL	\$304,425	\$22.50
10 EQUIPMENT		
11 SITEWORK	<u>\$147,600</u>	<u>\$10.91</u>
SUBTOTAL	\$1,756,458	\$129.82
DESIGN CONTINGENCY	20.00% <u>\$351,292</u>	<u>\$25.96</u>
SUBTOTAL	\$2,107,750	\$155.78
ESCALATION TO MIDPOINT, 09/2013	4.20% <u>\$88,525</u>	<u>\$6.54</u>
SUBTOTAL	\$2,196,275	\$162.33
GENERAL CONDITIONS, OH&P	14.50% <u>\$318,460</u>	<u>\$23.54</u>
<b>TOTAL BUILDING COST</b>	<b>\$2,514,735</b>	

GROSS FLOOR AREA: 13,530 SF

COST PER SQUARE FOOT: \$185.86

## DETAIL SUMMARY

ELEMENT	AMOUNT	TOTAL COST	\$/SF AREA	TOTAL \$/SF AREA
<b>01 FOUNDATIONS</b>				
011 Standard Foundations				
012 Special Foundations				
<b>02 SUBSTRUCTURE</b>				
		\$142,471		\$10.53
021 Slab On Grade	\$142,471		\$10.53	
022 Basement Excavation				
023 Basement Walls				
<b>03 SUPERSTRUCTURE</b>				
031 Floor & Roof Construction				
032 Stair Construction				
<b>04 EXTERIOR CLOSURE</b>				
		\$538,518		\$39.80
041 Exterior Walls	\$223,593		\$16.53	
042 Exterior Doors/Windows	\$314,925		\$23.28	
<b>05 ROOFING</b>				
051 Roofing				
<b>06 INTERIOR CONSTRUCTION</b>				
		\$312,254		\$23.08
061 Partitions	\$6,450		\$0.48	
062 Interior Finishes	\$291,704		\$21.56	
063 Specialties				
064 Interior Doors/Windows	\$14,100		\$1.04	
<b>07 CONVEYING</b>				
071 Elevators				
<b>08 MECHANICAL</b>				
		\$311,190		\$23.00
081 Plumbing				
082 H.V.A.C.	\$270,600		\$20.00	
083 Fire Protection	\$40,590		\$3.00	
084 Special Mechanical				
<b>09 ELECTRICAL</b>				
		\$304,425		\$22.50
091 Standard Electrical	\$304,425		\$22.50	
092 Special Electrical				
<b>10 EQUIPMENT</b>				
101 Fixed/Movable Equipment				
102 Furnishings				
103 Special Construction				
<b>11 SITEWORK</b>				
		\$147,600		\$10.91
111 Site Preparation	\$135,300		\$10.00	
112 Site Improvements	\$12,300		\$0.91	
113 Site Utilities				
114 Off-Site Work				
<b>NET DIRECT BUILDING COST</b>		<b>\$1,756,458</b>		<b>\$129.82</b>

DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
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**ELEMENT - SUBSTRUCTURE**

**021 SLAB ON GRADE**

Demolition				
Sawcut and remove slab (70%)	13,530	SF	2.25	\$30,443
Slab on grade				
4" thick, re-compact base, waterproofing, epoxy coat, dowels	13,530	SF	8.28	\$112,028

<b>TOTAL - 021 SLAB ON GRADE</b>				<b>\$142,471</b>
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**ELEMENT - EXTERIOR CLOSURE**

**041 EXTERIOR WALLS**

Demolition				
Remove masonry infill	3,350	SF	2.00	\$6,700
Remove non-historic steel attic vent screen	10	EA	45.00	\$450
Remove clay tile attic vent	3	EA	45.00	\$135
Remove louvered vent	1	EA	45.00	\$45
Remove gabled ridge ventilator	6	EA	75.00	\$450
Miscellaneous demolition and haul debris	1	LS	1,000.00	\$1,000
Renovation				
Repair historic exterior masonry wall (10%), allowance	1,550	SF	15.00	\$23,250
Restore historic exterior wall; sandblasting, repointing, repainting	15,500	SF	8.00	\$124,000
Restore historic concrete header	735	LF	7.50	\$5,513
Restore historic wood cladding	1	LS	8,750.00	\$8,750
Restore historical corbel and beam	1	LS	10,000.00	\$10,000
Restore historic window sills	1	LS	7,500.00	\$7,500
Specialties				
Replicate historic steel attic vent	14	EA	1,000.00	\$14,000
Replicate historic clay tile attic vent	3	EA	750.00	\$2,250
Replicate louvered vent	1	EA	750.00	\$750
Replicate gabled ridge ventilator	6	EA	1,000.00	\$6,000
Restore historic metal plaque	2	EA	400.00	\$800
Restore historical chimney	1	LS	12,000.00	\$12,000

<b>TOTAL - 041 EXTERIOR WALLS</b>				<b>\$223,593</b>
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**ELEMENT - EXTERIOR CLOSURE**

**042 EXTERIOR DOORS/WINDOWS**

Demolition				
Remove non-historic door and frame Single	17	EA	25.00	\$425
Renovation				
Replicate historic doors, frames, and includes hardware Single solid core door: stained	17	EA	3,250.00	\$55,250

DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
Replicate historic gate				
Single metal gate: painted	2	EA	2,000.00	\$4,000
Double metal gate: painted	1	PR	4,000.00	\$4,000
Glazing				
Replicate historic window frames including double pane glazing	3,350	SF	75.00	\$251,250
<b>TOTAL - 042 EXTERIOR DOORS/WINDOWS</b>				<b>\$314,925</b>
<b>ELEMENT - INTERIOR CONSTRUCTION</b>				
<b>061 PARTITIONS</b>				
Demolition				
Remove non-historic walls	430	LF	15.00	\$6,450
<b>TOTAL - 061 PARTITIONS</b>				<b>\$6,450</b>
<b>ELEMENT - INTERIOR CONSTRUCTION</b>				
<b>062 INTERIOR FINISHES</b>				
Demolition				
Remove existing flooring	13,530	SF	0.50	\$6,765
Remove existing suspended ceiling	13,530	SF	0.45	\$6,089
Renovation				
Wall				
Patch and repair historic wall plaster: painted	32,250	SF	5.50	\$177,375
Ceiling				
Patch and repair historic plaster ceiling: painted	13,530	SF	7.50	\$101,475
<b>TOTAL - 062 INTERIOR FINISHES</b>				<b>\$291,704</b>
<b>ELEMENT - INTERIOR CONSTRUCTION</b>				
<b>064 INTERIOR DOORS/WINDOWS</b>				
Demolition				
Remove non-historic door and frame				
Single	22	EA	25.00	\$550
Double	1	PR	50.00	\$50
Renovation				
Existing historic doors				
Restore single solid wood door: stained	3	EA	1,500.00	\$4,500
Restore single hollow wood door: stained	9	EA	1,000.00	\$9,000
<b>TOTAL - 064 INTERIOR DOORS/WINDOWS</b>				<b>\$14,100</b>
<b>ELEMENT - MECHANICAL</b>				
<b>082 H.V.A.C.</b>				
HVAC system renovation and modernization: allowance, including Demolition	13,530	SF	20.00	\$270,600

DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
Equipment				
Air distribution system				
Dampers				
Automatic temperature controls				
Testing and balancing				
Refrigerant piping				
Condensate piping				
Miscellaneous HVAC (seismic bracing, fire stop, etc.)				
<b>TOTAL - 082 H.V.A.C.</b>				<b>\$270,600</b>
<b>ELEMENT - MECHANICAL</b>				
<b>083 FIRE PROTECTION</b>				
Fire sprinkler system renovation: allowance, including	13,530	SF	3.00	\$40,590
Demolition				
Fire riser				
Main piping only				
<b>TOTAL - 083 FIRE PROTECTION</b>				<b>\$40,590</b>
<b>ELEMENT - ELECTRICAL</b>				
<b>091 STANDARD ELECTRICAL</b>				
Electrical system renovation and modernization: allowance, including	13,530	SF	22.50	\$304,425
Demolition				
Convenience power				
Lighting				
Fire alarm				
Telecommunications				
Miscellaneous electrical (seismic bracing, fire stop, etc.)				
<b>TOTAL - 091 STANDARD ELECTRICAL</b>				<b>\$304,425</b>
<b>ELEMENT - SITEWORK</b>				
<b>111 SITE PREPARATION</b>				
Hazardous material abatement: allowance based on GSF	13,530	SF	10.00	\$135,300
<b>TOTAL - 111 SITE PREPARATION</b>				<b>\$135,300</b>
<b>ELEMENT - SITEWORK</b>				
<b>112 SITE IMPROVEMENTS</b>				
Demolition				
Remove trellis and foundation	420	LF	25.00	\$10,500
Renovation				
Stair and ramp upgrade	1	LS	1,800.00	\$1,800
<b>TOTAL - 112 SITE IMPROVEMENTS</b>				<b>\$12,300</b>

## GENERAL SITE SUMMARY

ELEMENT	TOTAL COST	\$/SF AREA
01 FOUNDATIONS		
02 SUBSTRUCTURE		
03 SUPERSTRUCTURE		
04 EXTERIOR CLOSURE		
05 ROOFING		
06 INTERIOR CONSTRUCTION		
07 CONVEYING		
08 MECHANICAL		
09 ELECTRICAL		
10 EQUIPMENT		
11 SITEWORK	<u>\$594,267</u>	<u>\$16.53</u>
 SUBTOTAL	 \$594,267	 \$16.53
DESIGN CONTINGENCY	20.00% <u>\$118,853</u>	<u>\$3.31</u>
 SUBTOTAL	 \$713,120	 \$19.84
ESCALATION TO MIDPOINT, 08/2014	4.20% <u>\$29,951</u>	<u>\$0.83</u>
 SUBTOTAL	 \$743,071	 \$20.68
GENERAL CONDITIONS, OH&P	14.50% <u>\$107,745</u>	<u>\$3.00</u>

<b>TOTAL SITE COST</b>	<b>\$850,817</b>
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TOTAL SITE AREA:           35,940 SF  
 COST PER SQUARE FOOT:   \$23.67

## DETAIL SITE SUMMARY

ELEMENT	AMOUNT	TOTAL COST	\$/SF AREA	TOTAL \$/SF AREA
<b>01 FOUNDATIONS</b>				
011 Standard Foundations				
012 Special Foundations				
<b>02 SUBSTRUCTURE</b>				
021 Slab On Grade				
022 Basement Excavation				
023 Basement Walls				
<b>03 SUPERSTRUCTURE</b>				
031 Floor & Roof Construction				
032 Stair Construction				
<b>04 EXTERIOR CLOSURE</b>				
041 Exterior Walls				
042 Exterior Doors/Windows				
<b>05 ROOFING</b>				
051 Roofing				
<b>06 INTERIOR CONSTRUCTION</b>				
061 Partitions				
062 Interior Finishes				
063 Specialties				
064 Interior Doors/Windows				
<b>07 CONVEYING</b>				
071 Elevators				
<b>08 MECHANICAL</b>				
081 Plumbing				
082 H.V.A.C.				
083 Fire Protection				
084 Special Mechanical				
<b>09 ELECTRICAL</b>				
091 Standard Electrical				
092 Special Electrical				
<b>10 EQUIPMENT</b>				
101 Fixed/Movable Equipment				
102 Furnishings				
103 Special Construction				
<b>11 SITEWORK</b>				
111 Site Preparation	\$50,832	\$594,267	\$1.41	\$16.53
112 Site Improvements	\$543,435		\$15.12	
113 Site Utilities				
114 Off-Site Work				
<b>NET DIRECT SITE COST</b>		<b>\$594,267</b>		<b>\$16.53</b>

DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
<b>ELEMENT - SITEWORK</b>				
<b>111 SITE PREPARATION</b>				
Demolition				
Remove AC pavement	24,710	SF	0.65	\$16,062
Remove existing landscape material	11,230	SF	0.50	\$5,615
Miscellaneous demolition	1	LS	2,200.00	\$2,200
Earthwork				
Clear and grub site of landscaping trees and shrubs	35,940	SF	0.40	\$14,376
Rough grade site: minimal earth moving anticipated	35,940	SF	0.15	\$5,391
Finish grading; match	35,940	SF	0.20	\$7,188
<b>TOTAL - 111 SITE PREPARATION</b>				<b>\$50,832</b>
<b>ELEMENT - SITEWORK</b>				
<b>112 SITE IMPROVEMENTS</b>				
Flexible paving				
Asphalt concrete: light section, includes base	19,850	SF	2.10	\$41,685
Unit paving				
Decorative pavers	13,180	SF	15.00	\$197,700
Curb, gutter, sidewalk				
Sidewalk	31,150	SF	4.50	\$140,175
Curb	880	LF	15.00	\$13,200
Gutter	220	LF	45.00	\$9,900
Striping and signage				
Parking striping	44	EA	12.50	\$550
Cross striping	810	SF	2.00	\$1,620
Handicap symbol	2	EA	325.00	\$650
Parking arrows	4	EA	325.00	\$1,300
Miscellaneous signage	1	LS	1,000.00	\$1,000
Fences and gates				
Perimeter fence: 8' tall	500	LF	100.00	\$50,000
Vehicular gate	1	EA	10,000.00	\$10,000
Landscape and irrigation				
Tree: 24" box	98	EA	250.00	\$24,500
Planter curb	1,500	LF	20.00	\$30,000
Irrigation				
Plant area, general site (15%)	5,391	SF	0.60	\$3,235
Irrigation sleeve	2,240	LF	8.00	\$17,920
<b>TOTAL - 112 SITE IMPROVEMENTS</b>				<b>\$543,435</b>

## GENERAL SUMMARY

ELEMENT	TOTAL COST	\$/SF AREA
01 FOUNDATIONS		
02 SUBSTRUCTURE	\$2,400	\$0.41
03 SUPERSTRUCTURE		
04 EXTERIOR CLOSURE	\$156,760	\$26.84
05 ROOFING		
06 INTERIOR CONSTRUCTION	\$189,118	\$32.38
07 CONVEYING		
08 MECHANICAL	\$172,280	\$29.50
09 ELECTRICAL	\$131,400	\$22.50
10 EQUIPMENT		
11 SITEWORK	<u>\$60,750</u>	<u>\$10.40</u>
 SUBTOTAL	 \$712,708	 \$122.04
DESIGN CONTINGENCY	20.00% <u>\$142,542</u>	<u>\$24.41</u>
 SUBTOTAL	 \$855,250	 \$146.45
ESCALATION TO MIDPOINT, 09/2013	6.70% <u>\$57,302</u>	<u>\$9.81</u>
 SUBTOTAL	 \$912,551	 \$156.26
GENERAL CONDITIONS, OH&P	14.50% <u>\$132,320</u>	<u>\$22.66</u>

<b>TOTAL BUILDING COST</b>	<b>\$1,044,871</b>
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GROSS FLOOR AREA:            5,840 SF

COST PER SQUARE FOOT:    \$178.92

## DETAIL SUMMARY

ELEMENT	AMOUNT	TOTAL COST	\$/SF AREA	TOTAL \$/SF AREA
<b>01 FOUNDATIONS</b>				
011 Standard Foundations				
012 Special Foundations				
<b>02 SUBSTRUCTURE</b>				
		\$2,400		\$0.41
021 Slab On Grade				
022 Basement Excavation				
023 Basement Walls	\$2,400		\$0.41	
<b>03 SUPERSTRUCTURE</b>				
031 Floor & Roof Construction				
032 Stair Construction				
<b>04 EXTERIOR CLOSURE</b>				
		\$156,760		\$26.84
041 Exterior Walls	\$71,685		\$12.27	
042 Exterior Doors/Windows	\$85,075		\$14.57	
<b>05 ROOFING</b>				
051 Roofing				
<b>06 INTERIOR CONSTRUCTION</b>				
		\$189,118		\$32.38
061 Partitions	\$4,500		\$0.77	
062 Interior Finishes	\$172,268		\$29.50	
063 Specialties				
064 Interior Doors/Windows	\$12,350		\$2.11	
<b>07 CONVEYING</b>				
071 Elevators				
<b>08 MECHANICAL</b>				
		\$172,280		\$29.50
081 Plumbing				
082 H.V.A.C.	\$146,000		\$25.00	
083 Fire Protection	\$26,280		\$4.50	
084 Special Mechanical				
<b>09 ELECTRICAL</b>				
		\$131,400		\$22.50
091 Standard Electrical	\$131,400		\$22.50	
092 Special Electrical				
<b>10 EQUIPMENT</b>				
101 Fixed/Movable Equipment				
102 Furnishings				
103 Special Construction				
<b>11 SITEWORK</b>				
		\$60,750		\$10.40
111 Site Preparation	\$58,400		\$10.00	
112 Site Improvements	\$2,350		\$0.40	
113 Site Utilities				
114 Off-Site Work				
<b>NET DIRECT BUILDING COST</b>		<b>\$712,708</b>		<b>\$122.04</b>

DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
<b>ELEMENT - SUBSTRUCTURE</b>				
<b>023 BASEMENT WALLS</b>				
Renovation				
Restore existing historic wall finish: painted	240	SF	10.00	\$2,400
<b>TOTAL - 023 BASEMENT WALLS</b>				<b>\$2,400</b>
<b>ELEMENT - EXTERIOR CLOSURE</b>				
<b>041 EXTERIOR WALLS</b>				
Demolition				
Remove non-historic exterior wall sign	1	LS	60.00	\$60
Remove non-historic wood frame attic vent with metal screen	14	EA	75.00	\$1,050
Remove wood louver attic vent	3	EA	75.00	\$225
Miscellaneous demolition and haul debris	1	LS	500.00	\$500
Renovation				
Repair historic exterior plaster wall (10%), allowance	480	SF	15.00	\$7,200
Restore historic exterior plaster; sandblasting, repointing, repainting	4,800	SF	7.50	\$36,000
Restore historic window sills	1	LS	4,500.00	\$4,500
Specialties				
Replicate historic wood frame attic vent with metal screen	14	EA	1,000.00	\$14,000
Replicate historic wood louver attic vent	3	EA	750.00	\$2,250
Restore historic metal plaque	1	EA	400.00	\$400
Restore historical chimney	1	LS	2,000.00	\$2,000
Restore historical plaster cap	1	LS	3,500.00	\$3,500
<b>TOTAL - 041 EXTERIOR WALLS</b>				<b>\$71,685</b>
<b>ELEMENT - EXTERIOR CLOSURE</b>				
<b>042 EXTERIOR DOORS/WINDOWS</b>				
Demolition				
Remove non-historic door and frame				
Single	1	EA	25.00	\$25
Double	2	PR	50.00	\$100
Basement access door	1	PR	50.00	\$50
Renovation				
Replicate historic doors, frames, and includes hardware				
Single steel door: painted	1	EA	3,950.00	\$3,950
Double wood door: stained	2	PR	3,800.00	\$7,600
Double basement hatch: painted	1	PR	4,850.00	\$4,850
Replicate historic gate				
Single metal gate: painted	2	EA	2,000.00	\$4,000
Glazing				
Replicate historic window frames including double	860	SF	75.00	\$64,500

DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
pane glazing				
<b>TOTAL - 042 EXTERIOR DOORS/WINDOWS</b>				<b>\$85,075</b>
<b>ELEMENT - INTERIOR CONSTRUCTION</b>				
<b>061 PARTITIONS</b>				
Demolition				
Remove non-historic walls	300	LF	15.00	\$4,500
<b>TOTAL - 061 PARTITIONS</b>				<b>\$4,500</b>
<b>ELEMENT - INTERIOR CONSTRUCTION</b>				
<b>062 INTERIOR FINISHES</b>				
Demolition				
Remove existing flooring	5,840	SF	0.50	\$2,920
Remove existing suspended ceiling	5,840	SF	0.45	\$2,628
Renovation				
Wall				
Patch and repair historic wall plaster: painted	11,200	SF	5.50	\$61,600
Floor				
Replicate historic floor finish	5,840	SF	10.50	\$61,320
Ceiling				
Patch and repair historic plaster ceiling: painted	5,840	SF	7.50	\$43,800
<b>TOTAL - 062 INTERIOR FINISHES</b>				<b>\$172,268</b>
<b>ELEMENT - INTERIOR CONSTRUCTION</b>				
<b>064 INTERIOR DOORS/WINDOWS</b>				
Demolition				
Remove non-historic door and frame				
Single	14	EA	25.00	\$350
Renovation				
Existing historic doors				
Restore single solid wood door: stained	8	EA	1,500.00	\$12,000
<b>TOTAL - 064 INTERIOR DOORS/WINDOWS</b>				<b>\$12,350</b>
<b>ELEMENT - MECHANICAL</b>				
<b>082 H.V.A.C.</b>				
HVAC system renovation and modernization: allowance, including:	5,840	SF	25.00	\$146,000
Demolition				
Equipment				
Air distribution system				
Dampers				
Automatic temperature controls				
Testing and balancing				

DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
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Refrigerant piping  
 Condensate piping  
 Miscellaneous HVAC (seismic bracing, fire stop, etc.)

<b>TOTAL - 082 H.V.A.C.</b>				\$146,000
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<b>ELEMENT - MECHANICAL</b>				
<b>083 FIRE PROTECTION</b>				

Fire sprinkler system renovation: allowance, including:	5,840	SF	4.50	\$26,280
Demolition				
Fire riser				
Main piping				
Branch piping				

<b>TOTAL - 083 FIRE PROTECTION</b>				\$26,280
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<b>ELEMENT - ELECTRICAL</b>				
<b>091 STANDARD ELECTRICAL</b>				

Electrical system renovation and modernization: allowance, including:	5,840	SF	22.50	\$131,400
Demolition				
Convenience power				
Lighting				
Fire alarm				
Telecommunications				
Miscellaneous electrical (seismic bracing, fire stop, etc.)				

<b>TOTAL - 091 STANDARD ELECTRICAL</b>				\$131,400
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<b>ELEMENT - SITEWORK</b>				
<b>111 SITE PREPARATION</b>				

Hazardous material abatement: allowance based on GSF	5,840	SF	10.00	\$58,400
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<b>TOTAL - 111 SITE PREPARATION</b>				\$58,400
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<b>ELEMENT - SITEWORK</b>				
<b>112 SITE IMPROVEMENTS</b>				

Renovation				
Stair and ramp upgrade	1	LS	2,350.00	\$2,350

<b>TOTAL - 112 SITE IMPROVEMENTS</b>				\$2,350
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## PHASE 2 SUMMARY

ELEMENT	TOTAL COST	\$/SF AREA
01. PHASE 2A: VARIETY EARLY LEARNING CENTER	\$5,124,006	\$217.40
02. PHASE 2B: DEMOLISH EXISTING STRUCTURES	\$282,248	\$3.50
<b>TOTAL CONSTRUCTION COST (PHASE 2)</b>	<b>\$5,406,254</b>	

## GENERAL SITE SUMMARY

ELEMENT	TOTAL COST	\$/SF AREA
01 FOUNDATIONS		
02 SUBSTRUCTURE		
03 SUPERSTRUCTURE		
04 EXTERIOR CLOSURE		
05 ROOFING		
06 INTERIOR CONSTRUCTION		
07 CONVEYING		
08 MECHANICAL		
09 ELECTRICAL		
10 EQUIPMENT		
11 SITEWORK	<u>\$3,488,552</u>	<u>\$148.01</u>
SUBTOTAL	\$3,488,552	\$148.01
DESIGN CONTINGENCY 20.00%	<u>\$697,710</u>	<u>\$29.60</u>
SUBTOTAL	\$4,186,262	\$177.61
ESCALATION TO MIDPOINT, 09/2014 6.90%	<u>\$288,852</u>	<u>\$12.26</u>
SUBTOTAL	\$4,475,115	\$189.86
GENERAL CONDITIONS, OH&P 14.50%	<u>\$648,892</u>	<u>\$27.53</u>
<b>TOTAL SITE COST</b>	<b>\$5,124,006</b>	

TOTAL SITE AREA: 23,570 SF

COST PER SQUARE FOOT: \$217.40

# DETAIL SITE SUMMARY

ELEMENT	AMOUNT	TOTAL COST	\$/SF AREA	TOTAL \$/SF AREA
<b>01 FOUNDATIONS</b>				
011 Standard Foundations				
012 Special Foundations				
<b>02 SUBSTRUCTURE</b>				
021 Slab On Grade				
022 Basement Excavation				
023 Basement Walls				
<b>03 SUPERSTRUCTURE</b>				
031 Floor & Roof Construction				
032 Stair Construction				
<b>04 EXTERIOR CLOSURE</b>				
041 Exterior Walls				
042 Exterior Doors/Windows				
<b>05 ROOFING</b>				
051 Roofing				
<b>06 INTERIOR CONSTRUCTION</b>				
061 Partitions				
062 Interior Finishes				
063 Specialties				
064 Interior Doors/Windows				
<b>07 CONVEYING</b>				
071 Elevators				
<b>08 MECHANICAL</b>				
081 Plumbing				
082 H.V.A.C.				
083 Fire Protection				
084 Special Mechanical				
<b>09 ELECTRICAL</b>				
091 Standard Electrical				
092 Special Electrical				
<b>10 EQUIPMENT</b>				
101 Fixed/Movable Equipment				
102 Furnishings				
103 Special Construction				
<b>11 SITEWORK</b>				
111 Site Preparation	\$61,955		\$2.63	
112 Site Improvements	\$3,320,347		\$140.87	
113 Site Utilities	\$106,250		\$4.51	
114 Off-Site Work				
<b>NET DIRECT SITE COST</b>		<b>\$3,488,552</b>		<b>\$148.01</b>

DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
<b>ELEMENT - SITEWORK</b>				
<b>111 SITE PREPARATION</b>				
Demolition				
Miscellaneous site and haul debris	1	LS	35,000.00	\$35,000
Earthwork				
Clear and grub site of landscaping trees and shrubs	35,940	SF	0.40	\$14,376
Rough grade site: minimal earth moving anticipated	35,940	SF	0.15	\$5,391
Finish grading; match	35,940	SF	0.20	\$7,188
<b>TOTAL - 111 SITE PREPARATION</b>				<b>\$61,955</b>
<b>ELEMENT - SITEWORK</b>				
<b>112 SITE IMPROVEMENTS</b>				
Flexible paving				
Asphalt concrete: light section, includes base	10,510	SF	2.10	\$22,071
Curb, gutter, sidewalk				
Sidewalk	5,210	SF	4.50	\$23,445
Curb	680	LF	15.00	\$10,200
Gutter	170	LF	45.00	\$7,650
Driveways				
Commercial driveway approach	1	EA	10,000.00	\$10,000
Striping and signage				
Parking striping	26	EA	10.00	\$260
Cross striping	230	SF	2.00	\$460
Handicap symbol	2	EA	325.00	\$650
Miscellaneous signage	1	LS	1,000.00	\$1,000
Fences and gates				
Perimeter fence: 8' tall	360	LF	16.50	\$5,940
Vehicular gate	1	EA	1,500.00	\$1,500
Landscape and irrigation				
Tree: 24" box	23	EA	250.00	\$5,750
Palm tree; 15' tall	3	EA	1,500.00	\$4,500
Planter curb	390	LF	20.00	\$7,800
Irrigation				
Plant area, general site (15%)	3,536	SF	0.60	\$2,121
Irrigation sleeve	1,585	LF	8.00	\$12,680
Miscellaneous site improvements				
Fabric shade structure canopy	8,640	LF	13.00	\$112,320
Building structures				
Remodel for existing 1-story daycare building including: architectural elements as well as mechanical and electrical equipment and distribution	2,660	SF	100.00	\$266,000

DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
New 2-story daycare building including: architectural and structural elements as well as mechanical electrical equipment and distribution	15,700	SF	180.00	\$2,826,000
<b>TOTAL - 112 SITE IMPROVEMENTS</b>				<b>\$3,320,347</b>
<b>ELEMENT - SITEWORK</b>				
<b>113 SITE UTILITIES</b>				
Domestic / fire water system				
Connection	1	EA	5,000.00	\$5,000
Piping: allowance	250	LF	50.00	\$12,500
Miscellaneous water: allowance	1	LS	7,500.00	\$7,500
Sanitary sewer / septic system				
Connection	1	EA	5,000.00	\$5,000
Piping: allowance	250	LF	75.00	\$18,750
Miscellaneous sanitary sewer allowance	1	LS	7,500.00	\$7,500
Electrical				
Connection	1	EA	8,000.00	\$8,000
Site lighting	1	LS	20,000.00	\$20,000
Telecommunication	1	LS	12,000.00	\$12,000
Miscellaneous electrical allowance	1	LS	10,000.00	\$10,000
<b>TOTAL -113 SITE UTILITIES</b>				<b>\$106,250</b>

# GENERAL SITE SUMMARY

ELEMENT	TOTAL COST	\$/SF AREA
01 FOUNDATIONS		
02 SUBSTRUCTURE		
03 SUPERSTRUCTURE		
04 EXTERIOR CLOSURE		
05 ROOFING		
06 INTERIOR CONSTRUCTION		
07 CONVEYING		
08 MECHANICAL		
09 ELECTRICAL		
10 EQUIPMENT		
11 SITEWORK	<u>\$185,901</u>	<u>\$2.30</u>
 SUBTOTAL	 \$185,901	 \$2.30
DESIGN CONTINGENCY	20.00% <u>\$37,180</u>	<u>\$0.46</u>
 SUBTOTAL	 \$223,081	 \$2.76
ESCALATION TO MIDPOINT, 11/2015	10.50% <u>\$23,424</u>	<u>\$0.29</u>
 SUBTOTAL	 \$246,505	 \$3.05
GENERAL CONDITIONS, OH&P	14.50% <u>\$35,743</u>	<u>\$0.44</u>

<b>TOTAL SITE COST</b>	<b>\$282,248</b>
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TOTAL SITE AREA:           80,730 SF  
 COST PER SQUARE FOOT:   \$3.50

## DETAIL SITE SUMMARY

ELEMENT	AMOUNT	TOTAL COST	\$/SF AREA	TOTAL \$/SF AREA
<b>01 FOUNDATIONS</b>				
011 Standard Foundations				
012 Special Foundations				
<b>02 SUBSTRUCTURE</b>				
021 Slab On Grade				
022 Basement Excavation				
023 Basement Walls				
<b>03 SUPERSTRUCTURE</b>				
031 Floor & Roof Construction				
032 Stair Construction				
<b>04 EXTERIOR CLOSURE</b>				
041 Exterior Walls				
042 Exterior Doors/Windows				
<b>05 ROOFING</b>				
051 Roofing				
<b>06 INTERIOR CONSTRUCTION</b>				
061 Partitions				
062 Interior Finishes				
063 Specialties				
064 Interior Doors/Windows				
<b>07 CONVEYING</b>				
071 Elevators				
<b>08 MECHANICAL</b>				
081 Plumbing				
082 H.V.A.C.				
083 Fire Protection				
084 Special Mechanical				
<b>09 ELECTRICAL</b>				
091 Standard Electrical				
092 Special Electrical				
<b>10 EQUIPMENT</b>				
101 Fixed/Movable Equipment				
102 Furnishings				
103 Special Construction				
<b>11 SITEWORK</b>				
111 Site Preparation	\$185,901	\$185,901	\$2.30	\$2.30
112 Site Improvements				
113 Site Utilities				
114 Off-Site Work				
<b>NET DIRECT SITE COST</b>		<b>\$185,901</b>		<b>\$2.30</b>

DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
<b>ELEMENT - SITEWORK</b>				
<b>111 SITE PREPARATION</b>				
Demolition				
Demolish existing 1-story wood framed building	29,750	SF	3.00	\$89,250
Demolish AC pavement	31,670	SF	0.65	\$20,586
Miscellaneous site and haul debris: allowance	1	LS	30,000.00	\$30,000
Earthwork				
Clear and grub site of trees, shrubs, and debris	61,421	SF	0.40	\$24,568
Rough grade site: minimal earth moving anticipated	61,421	SF	0.15	\$9,213
Finish grading; match	61,421	SF	0.20	\$12,284
<b>TOTAL - 111 SITE PREPARATION</b>				<b>\$185,901</b>

## PHASES 3 & 4 SUMMARY

ELEMENT	TOTAL COST	\$/SF AREA
01. PHASE 3: RETAIL / OFFICE	\$11,955,028	\$127.72
02. PHASE 4: AMPLIFIED ROTOR PLATFORM STRUCTURE	\$10,860,398	
<b>TOTAL CONSTRUCTION COST (PHASES 3 &amp; 4)</b>	<b>\$22,815,426</b>	

### ADD ALTERNATE

A. PHASE 3: CHANGE 3 BLDGS FROM 1 TO 2 STORY	\$4,494,268	ADD
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## GENERAL SITE SUMMARY

ELEMENT	TOTAL COST	\$/SF AREA
01 FOUNDATIONS		
02 SUBSTRUCTURE		
03 SUPERSTRUCTURE		
04 EXTERIOR CLOSURE		
05 ROOFING		
06 INTERIOR CONSTRUCTION		
07 CONVEYING		
08 MECHANICAL		
09 ELECTRICAL		
10 EQUIPMENT		
11 SITEWORK	<u>\$7,481,422</u>	<u>\$79.93</u>
SUBTOTAL	\$7,481,422	\$79.93
DESIGN CONTINGENCY 20.00%	<u>\$1,496,284</u>	<u>\$15.99</u>
SUBTOTAL	\$8,977,706	\$95.92
ESCALATION TO MIDPOINT, 07/2017 16.30%	<u>\$1,463,366</u>	<u>\$15.63</u>
SUBTOTAL	\$10,441,073	\$111.55
GENERAL CONDITIONS, OH&P 14.50%	<u>\$1,513,956</u>	<u>\$16.17</u>
<b>TOTAL SITE COST</b>	<b>\$11,955,028</b>	

TOTAL SITE AREA: 93,600 SF

COST PER SQUARE FOOT: \$127.72

# DETAIL SITE SUMMARY

ELEMENT	AMOUNT	TOTAL COST	\$/SF AREA	TOTAL \$/SF AREA
<b>01 FOUNDATIONS</b>				
011 Standard Foundations				
012 Special Foundations				
<b>02 SUBSTRUCTURE</b>				
021 Slab On Grade				
022 Basement Excavation				
023 Basement Walls				
<b>03 SUPERSTRUCTURE</b>				
031 Floor & Roof Construction				
032 Stair Construction				
<b>04 EXTERIOR CLOSURE</b>				
041 Exterior Walls				
042 Exterior Doors/Windows				
<b>05 ROOFING</b>				
051 Roofing				
<b>06 INTERIOR CONSTRUCTION</b>				
061 Partitions				
062 Interior Finishes				
063 Specialties				
064 Interior Doors/Windows				
<b>07 CONVEYING</b>				
071 Elevators				
<b>08 MECHANICAL</b>				
081 Plumbing				
082 H.V.A.C.				
083 Fire Protection				
084 Special Mechanical				
<b>09 ELECTRICAL</b>				
091 Standard Electrical				
092 Special Electrical				
<b>10 EQUIPMENT</b>				
101 Fixed/Movable Equipment				
102 Furnishings				
103 Special Construction				
<b>11 SITEWORK</b>		\$7,481,422		\$79.93
111 Site Preparation				
112 Site Improvements	\$7,170,507		\$76.61	
113 Site Utilities	\$273,000		\$2.92	
114 Off-Site Work	\$37,915		\$0.41	
<b>NET DIRECT SITE COST</b>		<b>\$7,481,422</b>		<b>\$79.93</b>

DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
<b>ELEMENT - SITEWORK</b>				
<b>112 SITE IMPROVEMENTS</b>				
Demolition				
Remove AC pavement	4,090	SF	0.65	\$2,659
Miscellaneous demolition	1	LS	1,000.00	\$1,000
Flexible paving				
Asphalt concrete: light section, includes base	10,390	SF	2.10	\$21,819
Unit paving				
Decorative pavers	18,720	SF	15.00	\$280,800
Ceramic tile	5,300	SF	13.00	\$68,900
Curb, gutter, sidewalk				
Commercial driveway approach	2	EA	10,000.00	\$20,000
Sidewalk	20,980	SF	4.50	\$94,410
Curb	575	LF	15.00	\$8,625
Striping and signage				
Parking striping	5	EA	10.00	\$50
Monument sign	1	LS	15,000.00	\$15,000
Entrance sign	1	LS	10,000.00	\$10,000
Interpretive signage	1	LS	3,500.00	\$3,500
Miscellaneous signage	1	LS	1,000.00	\$1,000
Fences and gates				
Vehicular gate	1	EA	1,500.00	\$1,500
Landscape and irrigation				
Tree: 24" box	13	EA	250.00	\$3,250
Palm tree; 15' tall	28	EA	1,500.00	\$42,000
Planter curb	600	LF	20.00	\$12,000
Irrigation				
Plant area, general site (15%)	10,223	SF	0.60	\$6,134
Irrigation sleeve	1,585	LF	8.00	\$12,680
Site furnishings: allowance	1	LS	20,000.00	\$20,000
Miscellaneous Site Improvements				
Shade structure canopy	8,640	SF	12.00	\$103,680
Art display/ decorative element	1	LS	50,000.00	\$50,000
Reflective pool	1	LS	30,000.00	\$30,000
Building structures				
Building 1: 1-Story, wood framed building, core and shell construction only	7,500	SF	125.00	\$937,500
Building 2: 1-Story, wood framed building, core and shell construction only	7,500	SF	125.00	\$937,500
Premium: exterior finish	1	LS	50,000.00	\$50,000
Building 3: 1-Story, wood framed building, core and shell	7,500	SF	125.00	\$937,500

DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
construction only Premium: exterior finish	1	LS	50,000.00	\$50,000
Building 4: 1-Story, wood framed building, core and shell construction only	7,500	SF	125.00	\$937,500
Premium: exterior finish	1	LS	50,000.00	\$50,000
Building 5: 1-Story, wood framed building, core and shell construction only	7,500	SF	125.00	\$937,500
Fire pit building	320	SF	75.00	\$24,000
Performance stage: including greenroom, bathroom, enhanced structural elements to support phase 4 structure	1	LS	1,500,000.00	\$1,500,000
<b>TOTAL - 112 SITE IMPROVEMENTS</b>				<b>\$7,170,507</b>

**ELEMENT - SITEWORK**

**113 SITE UTILITIES**

Domestic / fire water system				
Connection	2	EA	5,000.00	\$10,000
Piping: allowance	1,000	LF	50.00	\$50,000
Miscellaneous water: allowance	1	LS	20,000.00	\$20,000
Sanitary sewer / septic system				
Connection	2	EA	5,000.00	\$10,000
Piping: allowance	1,000	LF	75.00	\$75,000
Miscellaneous sanitary sewer allowance	1	LS	20,000.00	\$20,000
Electrical				
Connection	1	EA	8,000.00	\$8,000
Site lighting	1	LS	35,000.00	\$35,000
Telecommunication	1	LS	20,000.00	\$20,000
Miscellaneous electrical allowance	1	LS	25,000.00	\$25,000
<b>TOTAL -113 SITE UTILITIES</b>				<b>\$273,000</b>

**ELEMENT - SITEWORK**

**114 OFF-SITE WORK**

Flexible paving				
Asphalt concrete: heavy section, includes 7" base	7,900	SF	3.10	\$24,490
Curb, gutter, sidewalk				
Curb	815	LF	15.00	\$12,225
Striping and signage				
Parking striping	20	SF	10.00	\$200
Miscellaneous signage	1	LS	1,000.00	\$1,000
<b>TOTAL - 114 OFF-SITE WORK</b>				<b>\$37,915</b>

## GENERAL SUMMARY

ELEMENT	TOTAL COST	\$/SF AREA
01 FOUNDATIONS		
02 SUBSTRUCTURE		
03 SUPERSTRUCTURE		
04 EXTERIOR CLOSURE		
05 ROOFING		
06 INTERIOR CONSTRUCTION		
07 CONVEYING		
08 MECHANICAL		
09 ELECTRICAL		
10 EQUIPMENT		
11 SITEWORK	<u>\$6,180,000</u>	<u>\$36,352.94</u>
 SUBTOTAL	 \$6,180,000	 \$36,352.94
DESIGN CONTINGENCY	20.00% <u>\$1,236,000</u>	<u>\$7,270.59</u>
 SUBTOTAL	 \$7,416,000	 \$43,623.53
ESCALATION TO MIDPOINT, 02/2020	27.90% <u>\$2,069,064</u>	<u>\$12,170.96</u>
 SUBTOTAL	 \$9,485,064	 \$55,794.49
GENERAL CONDITIONS, OH&P	14.50% <u>\$1,375,334</u>	<u>\$8,090.20</u>

**TOTAL BUILDING COST**

**\$10,860,398**

GROSS FLOOR AREA:            170 VLF

COST PER VERTICAL LINEAR FOOT    \$63,884.70

# DETAIL SUMMARY

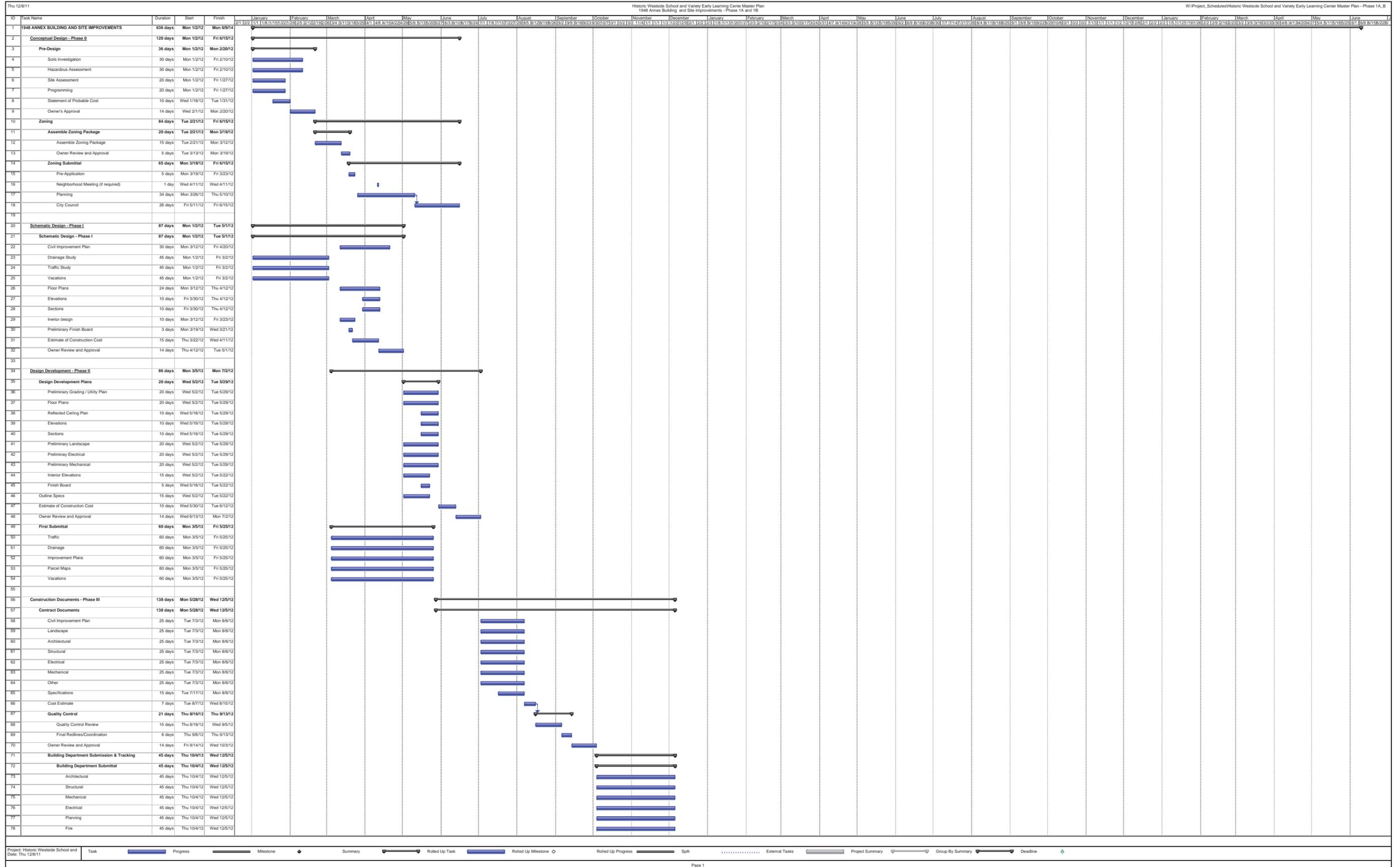
ELEMENT	AMOUNT	TOTAL COST	\$/SF AREA	TOTAL \$/SF AREA
<b>01 FOUNDATIONS</b>				
011 Standard Foundations				
012 Special Foundations				
<b>02 SUBSTRUCTURE</b>				
021 Slab On Grade				
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<b>06 INTERIOR CONSTRUCTION</b>				
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064 Interior Doors/Windows				
<b>07 CONVEYING</b>				
071 Elevators				
<b>08 MECHANICAL</b>				
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091 Standard Electrical				
092 Special Electrical				
<b>10 EQUIPMENT</b>				
101 Fixed/Movable Equipment				
102 Furnishings				
103 Special Construction				
<b>11 SITEWORK</b>		\$6,180,000		\$36,352.94
111 Site Preparation				
112 Site Improvements	\$6,180,000		\$36,352.94	
113 Site Utilities				
114 Off-Site Work				
<b>NET DIRECT BUILDING COST</b>				
		<b>\$6,180,000</b>		<b>\$36,352.94</b>

DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
<b>ELEMENT - SITEWORK</b>				
<b>112 SITE IMPROVEMENTS</b>				
Special construction: allowance				
Wind amplified rotor platforms (structure)	170	VLF	20,000.00	\$3,400,000
Wind power generation system	200	KW	7,500.00	\$1,500,000
Photovoltaic power generation system	200	KW	6,400.00	\$1,280,000
<b>TOTAL - 112 SITE IMPROVEMENTS</b>				<b>\$6,180,000</b>

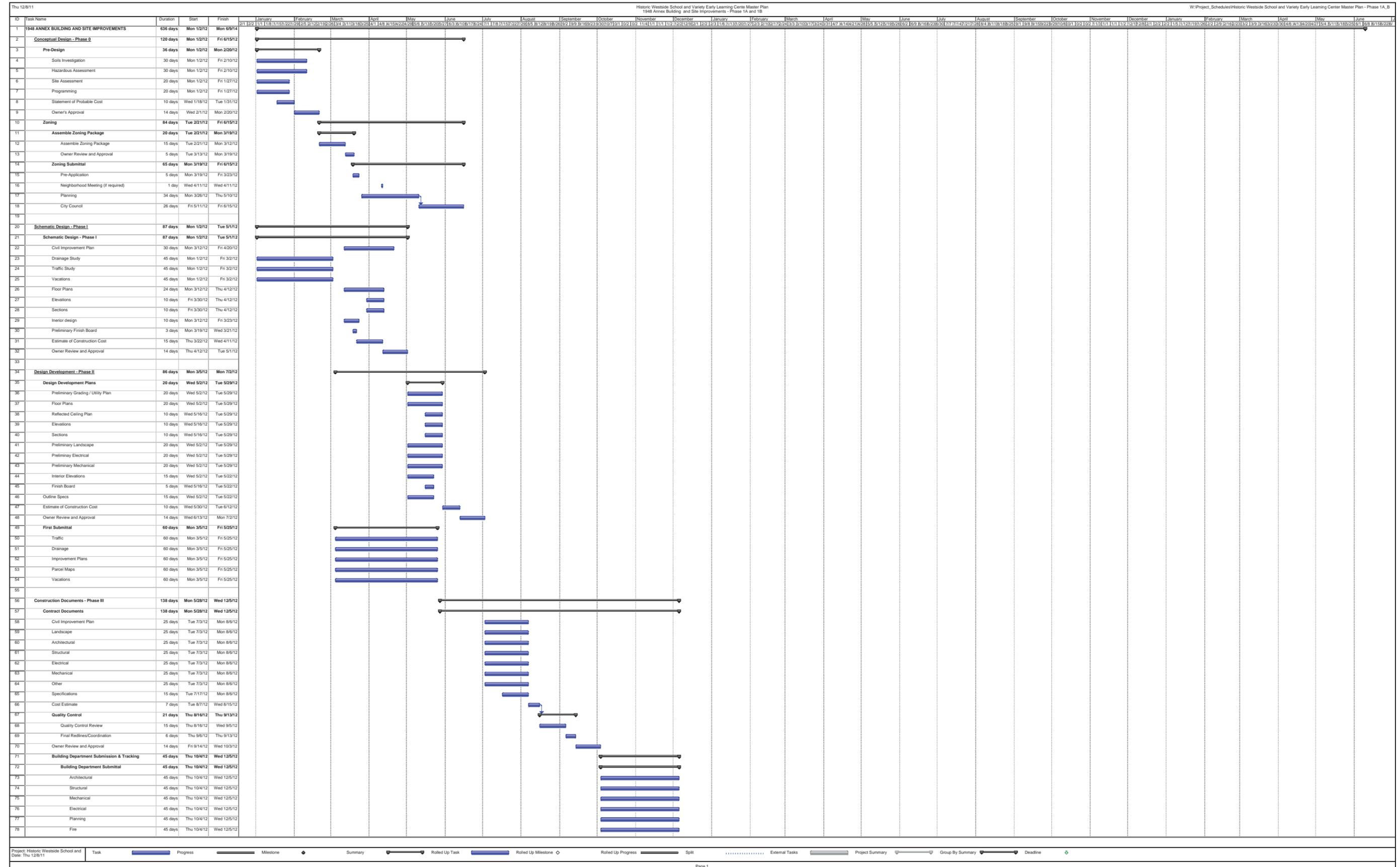


# PROPOSED PROJECT SCHEDULES

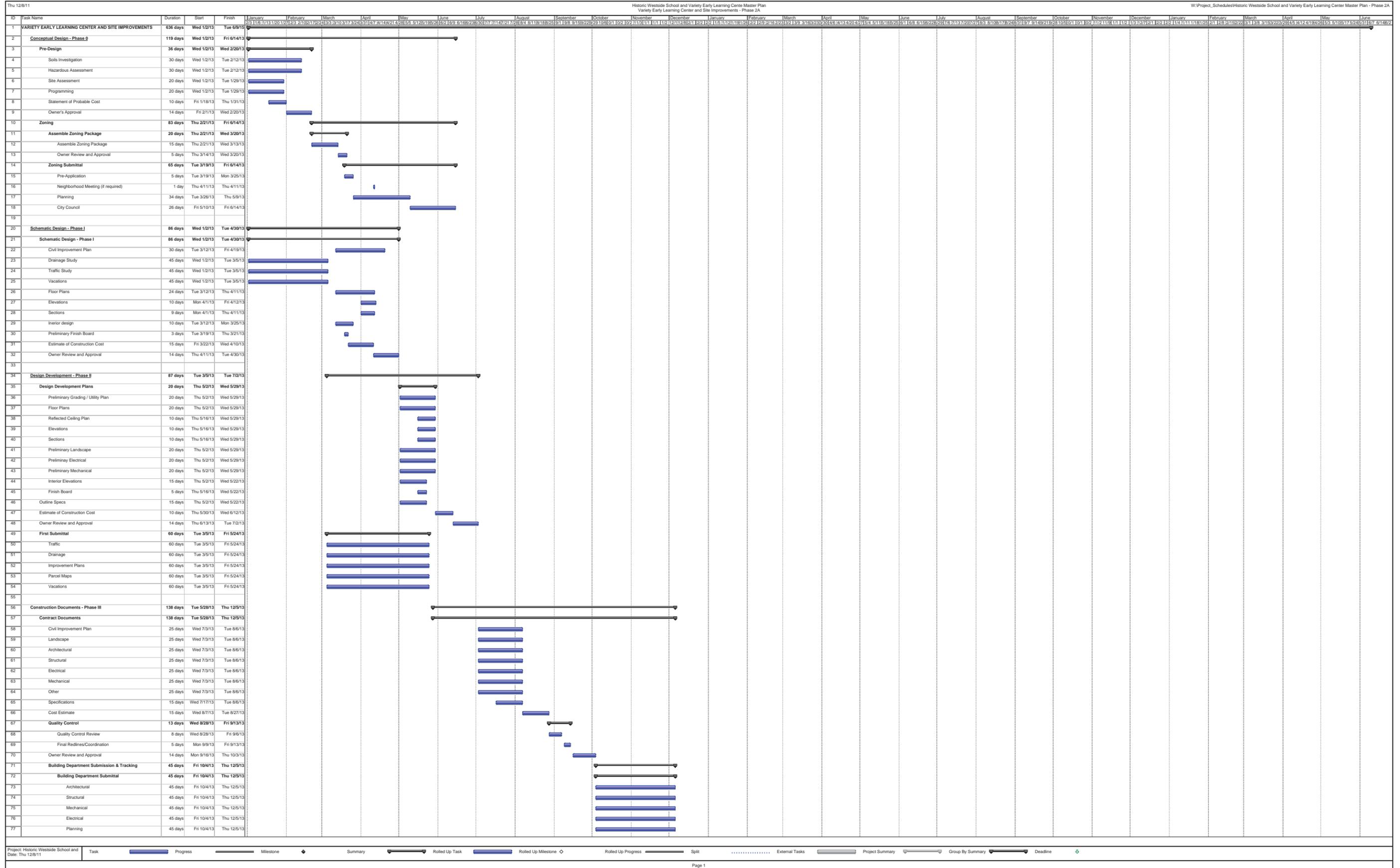
## Phase 1A-B Schedule



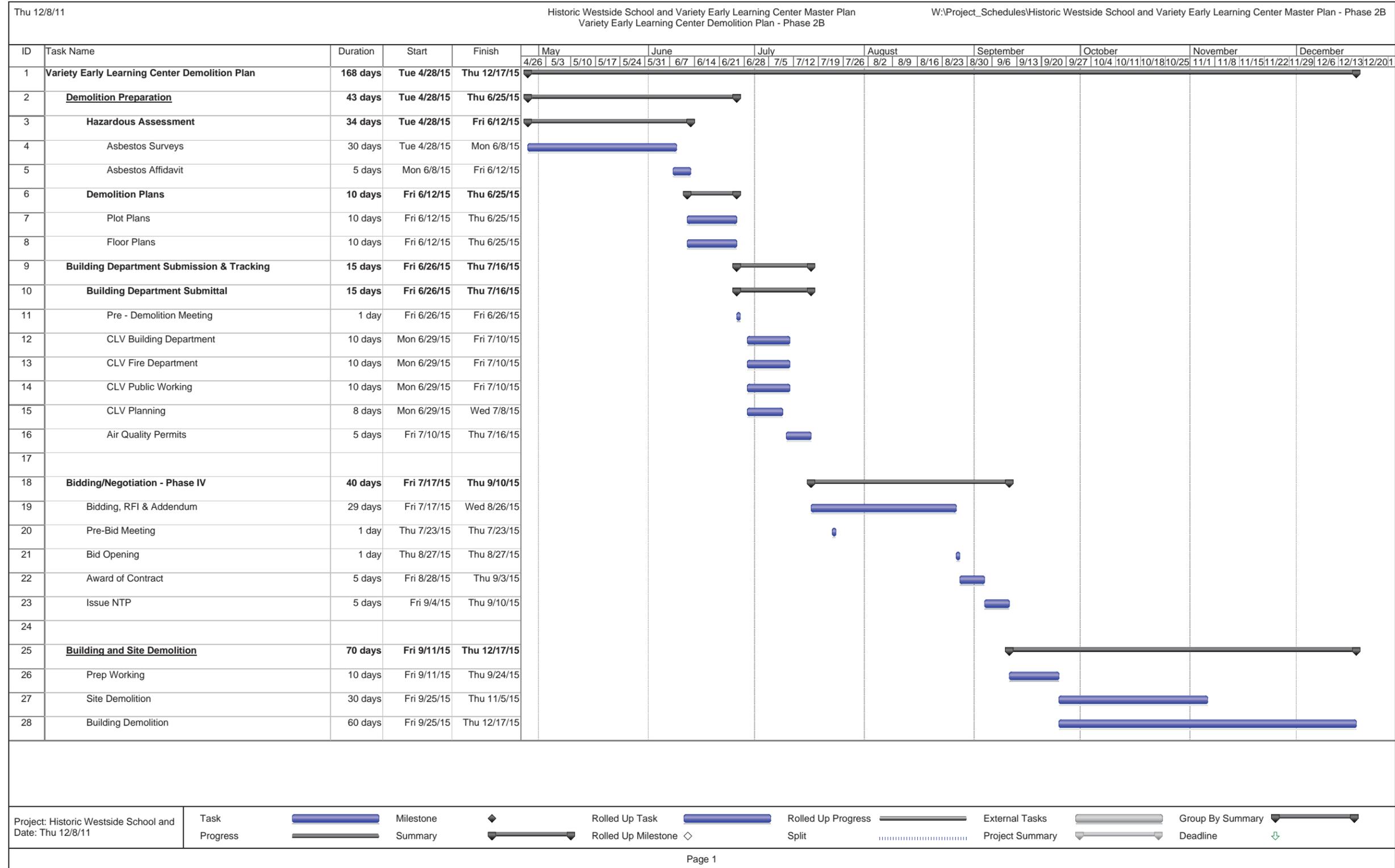
# Phase 1C Schedule



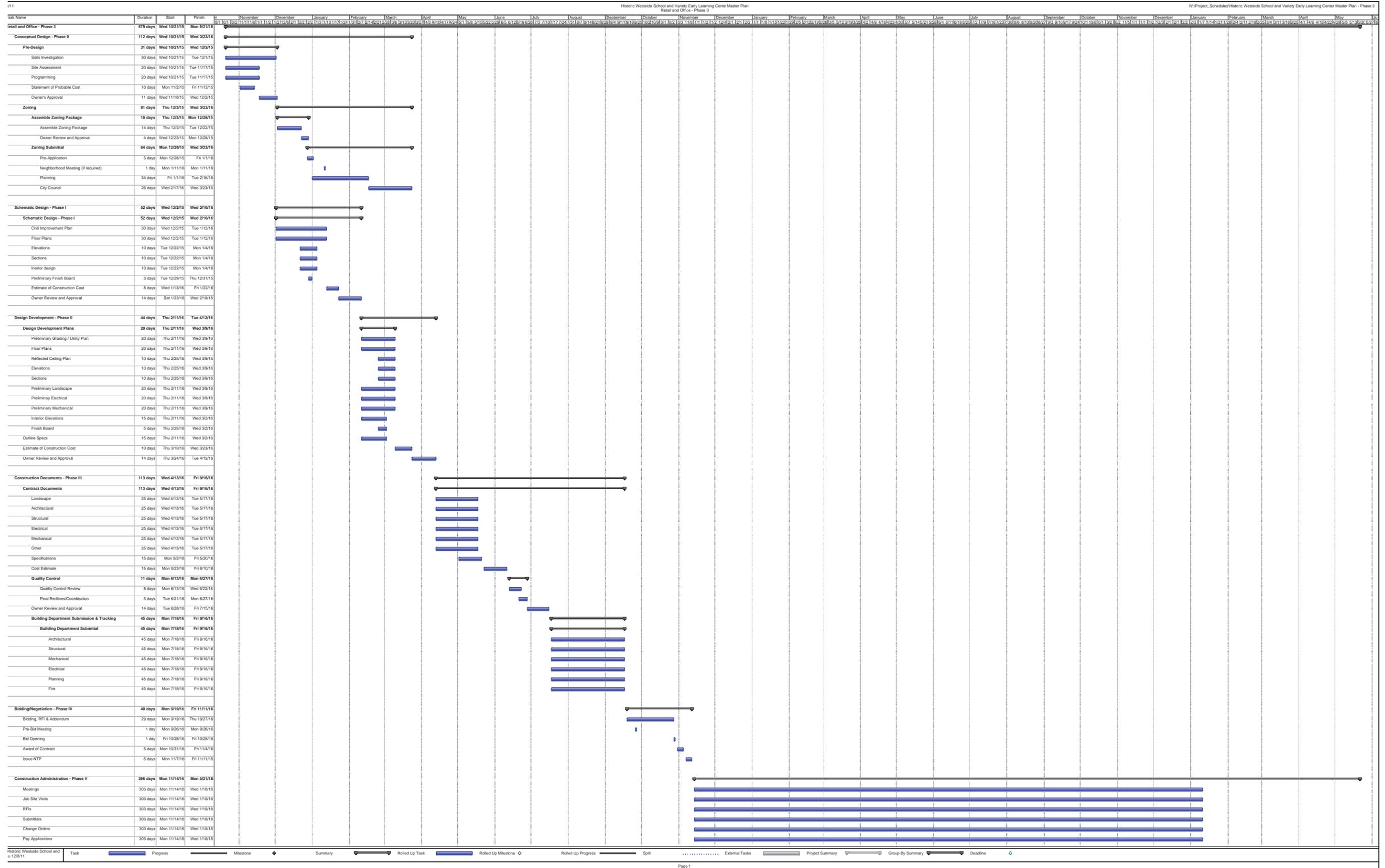
# Phase 2A Schedule



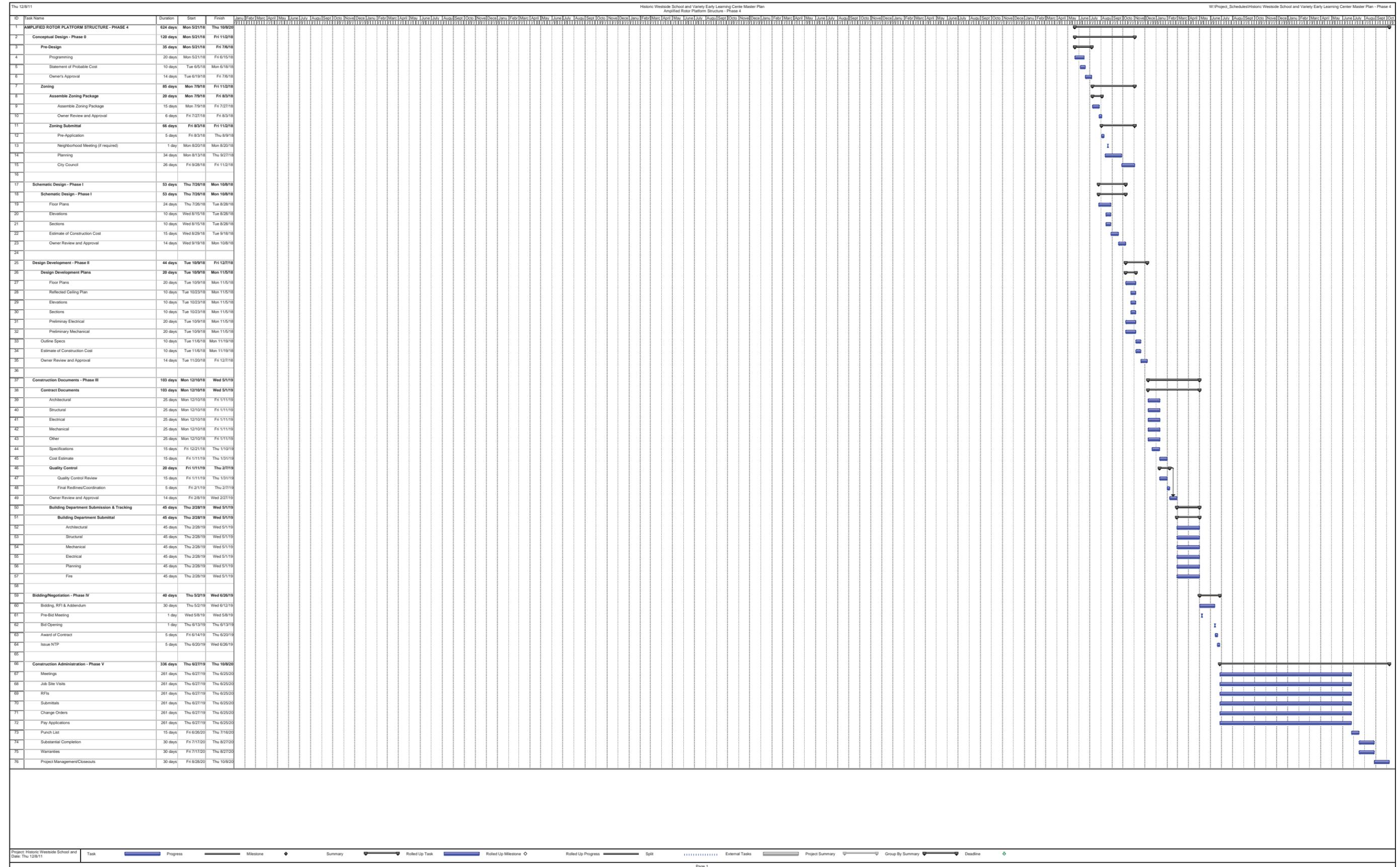
# Phase 2B Schedule



# Phase 3 Schedule



# Phase 4 Schedule



# Operations and Maintenance Impacts

The redevelopment of the Historic West Side School and Variety Early Learning Center is planned to be a financially self sufficient development once the initial capital investments are made and the property becomes fully leased.

The intent of the design and construction is to provide long lasting, low maintenance materials and systems throughout. The exterior will have durable low maintenance finishes, doors, roofing and windows. The site will have drought resistance low maintenance plantings. And the building will make use of efficient thermal insulation, reflective/ energy efficient windows and doors and highly efficient mechanical systems to heat and cool the interior environment. Both the buildings and site will be outfitted with low energy usage/ highly energy efficient LED lighting systems and controls. The goal is to reduce yearly energy operational costs.

A replacement reserve should be established at the onset of the project to fully grasp the costs associated with construction, operating the facility, and maintaining and eventual replacement of large capital improvements such as roofing and mechanical systems replacements. These costs need to be balanced against the projected rent structures to verify the property can be financially self sustaining. If not, an establishment of additional dollars will be required to offset costs.

Depending on the structure of the development of the property, a management company may be enlisted to manage the property, establish rent structures and build capital for maintenance items. Other options would include a long term lease to a development company (for profit or a not for profit company) who could take control of operations, maintenance and leasing the facility, thus freeing the city from the obligation of maintaining a large facility.

A further defined maintenance plan and the establishment of an operational budget will be developed as each phase of design and documentation begins, prior to commence of construction.



**Schematic Design Site Plan**



**Project Site at Night**

**Vision is as critical as attitude in achieving goals and attaining or maintaining a healthy community. If attitude is the fuel to your success, vision is the roadmap, helping you determine the destination and the best routes to get there. A vision gives you an image of what success looks like in whatever you are pursuing. It should challenge and inspire.**

## CONCEPT

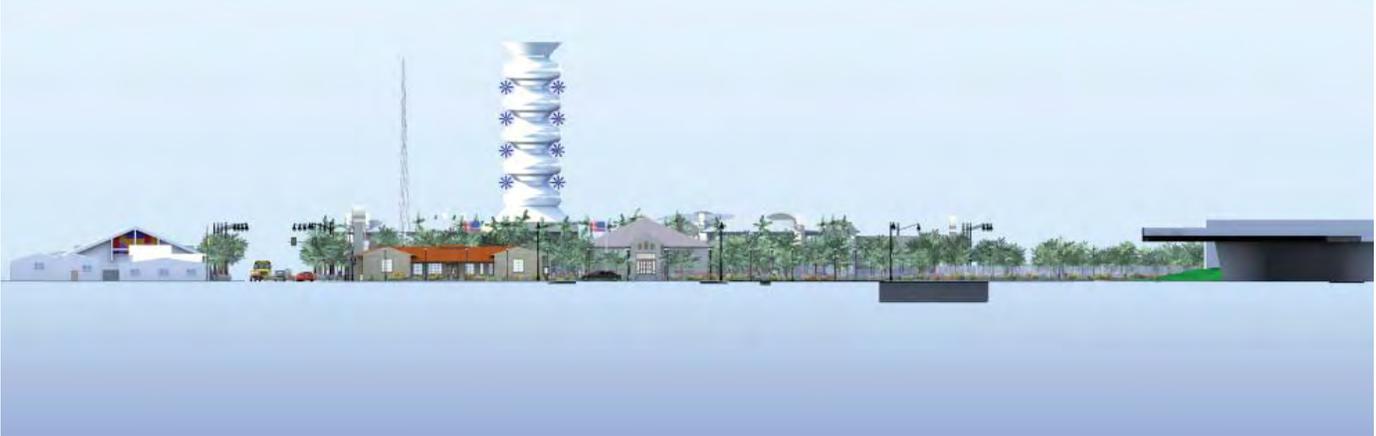
The final design selected for the Historic Westside School (HWS) by the stakeholders consists of many innovative features. These features include unique spaces, public art displays, and a lighted tower that creates a beacon in the sky, as well as shaded courtyards and sidewalks. A central plaza oriented on a north/south axis provides special places for various events and activities such as outdoor retail kiosks, and a place to shop at outdoor farm markets.

The HWS will provide an outdoor soundstage that supplies a venue for outdoor concerts and other events. The site and proposed buildings are designed to be in harmony with the Westside School and Annex Building. The Mission Revival style architecture is repeated in a modern context, while respecting the past. The goals of the design effort are to attract businesses to relocate and open shops in the area as well as attract tourists from the Strip and other parts of Las Vegas.

Many of the shaded area provide spaces for the community to sit, relax and chat or read the morning paper in a secure, quiet environment that places the pedestrians first. Parking is accessible from all directions and provides easy access for shopping.



**West Elevation**



**South Elevation and Detail of Annex and Westside School**

The Westside School will house exhibit space and meeting rooms. A grand tree-lined corridor with benches will direct visitors through a historic marker area that will explore the historical significance of the school, community leaders and events from the surrounding communities. The design encompasses both nature and urbanism. Accent pavers throughout the site provide visual relief and serve as a directional feature highlighting store or a gateway entries to the interior plaza. Shaded lattice structures and misting systems provide protection from the summer sun and heat while defining space for gathering and people watching.

The Annex building will house a café, retail space and offices. The courtyards will provide amenities such as landscaping, shade trees and outdoor seating for dining. The accent lights with festival banners will provide secure lighting that will promote safe gathering areas for many late night activities.



**Interior Courtyard at Annex Building**



**Interior Courtyard Bisecting Site**



### East Day and Night Elevations

The overall site design provides a focus place for public art displays that will be relocated from the Annex building. The focal point will connect the Historic site with the new proposed Variety Early Learning Center site.

The one-way paved street will provide access from C Street to D Street. Pavers will be used to accent the driveway and provide a more natural setting that asphalt and concrete cannot achieve and will be stainable. A different color paver and texture will highlight the pedestrian crossing from the historic site to the VELC site. Pathway lights along the driveway will provide protection for pedestrians.

The materials use for the VELC site will be complimentary to the Westside School in texture, color and style.



**North elevation and View North from South Parking Area.**

The one-story retail spaces serves as a transition between the School Annex Building and the proposed two-story commercial buildings near Jefferson Street.

The gateway arches serve as a focal point for entry to the site from D Street and C Street. These majestic structures will be clearly visible from many locations in the West Las Vegas area and from US-15 and US-95.



**Northwest Corner**

The D Street corridor will be the entry point to West Las Vegas. The design calls for pavers or color concrete accent sidewalks. Pedestrian scale streetlights with decorative banners will line the street providing a Main Street feeling and provide pedestrian scale lighting that will enhance a nightly stroll. During the day the walk along D Street will be accented with landscaping that will complementary storefronts and the streetscape.

The phasing plan for the Master Plan is identified in other section of this report.



**West Gateway**



**D Street .**



**D Street .**

# SCHEMATIC DESIGN PLAN AND ELEVATION DRAWINGS

**KME ARCHITECTS**  
 121 N. West Charleston Boulevard  
 Las Vegas, NV 89102  
 Tel: 702.589.2298  
 Fax: 702.589.2299  
 www.kme-architects.com  
 © KME Architects LLC 2011

**HISTORIC WESTSIDE SCHOOL AND  
 VARIETY EARLY LEARNING CENTER**  
 230 W. WASHINGTON AVE  
 LAS VEGAS, NEVADA 89106

**Architectural Services**  
 121 N. West Charleston Blvd.  
 Las Vegas, NV 89102  
 Tel: 702.589.2298  
 Fax: 702.589.2299  
 www.kme-architects.com

NO. REV.	DATE	BY	REASON

**CD2.01**

**GENERAL NOTES**

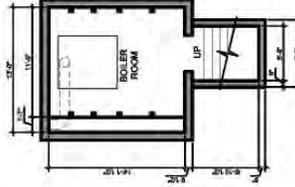
- 1. REFER TO SHEET 6 REFERENCED DOOR AND WINDOW TYPES

**KEY NOTES**

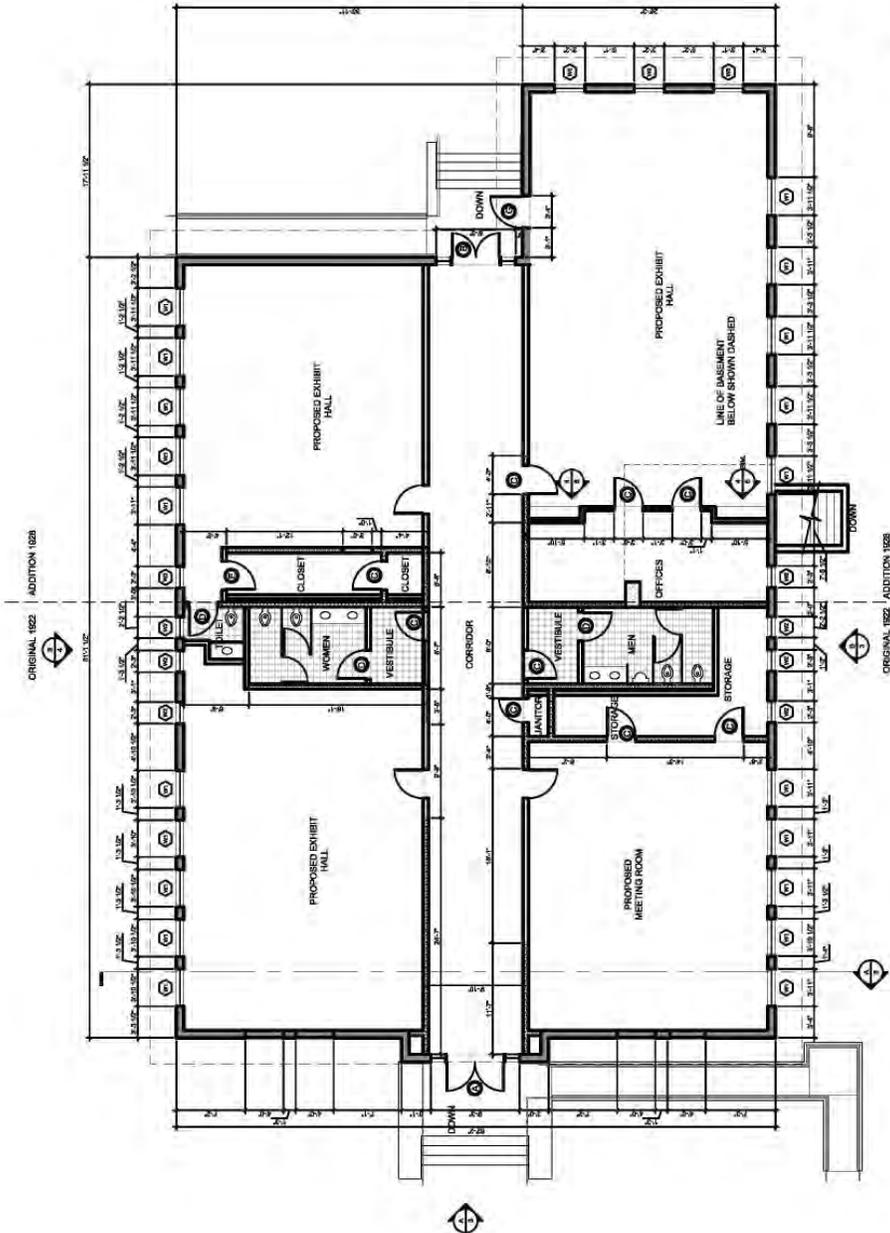
- CARPET
- 8" X 8" CERAMIC FLOOR TILE
- VINYL COMPOSITION TILE
- 4" HIGH POLY WALL WITH GATE
- HISTORIC CASERWORK
- HISTORIC ROILER
- NON-HISTORIC CASERWORK
- ROOF OVERHANG
- CONCRETE LANDING AND STAIRS
- RECESSED PLASTER
- CONCRETE RAMP
- METAL HANDRAIL
- CONCRETE FLOOR
- 4" CONCRETE HIGH SHELF
- 3/4" X 6" X 6" WOOD POST
- FLUE TO CHIMNEY
- ROLL DOWN SECURITY DOOR
- RAISED PLATFORM

**LEGEND**

- HISTORIC CONCRETE WALL
- HISTORIC 208 WALL
- NON-HISTORIC CA. 1922 2X WALL
- DOOR TYPE
- WINDOW TYPE

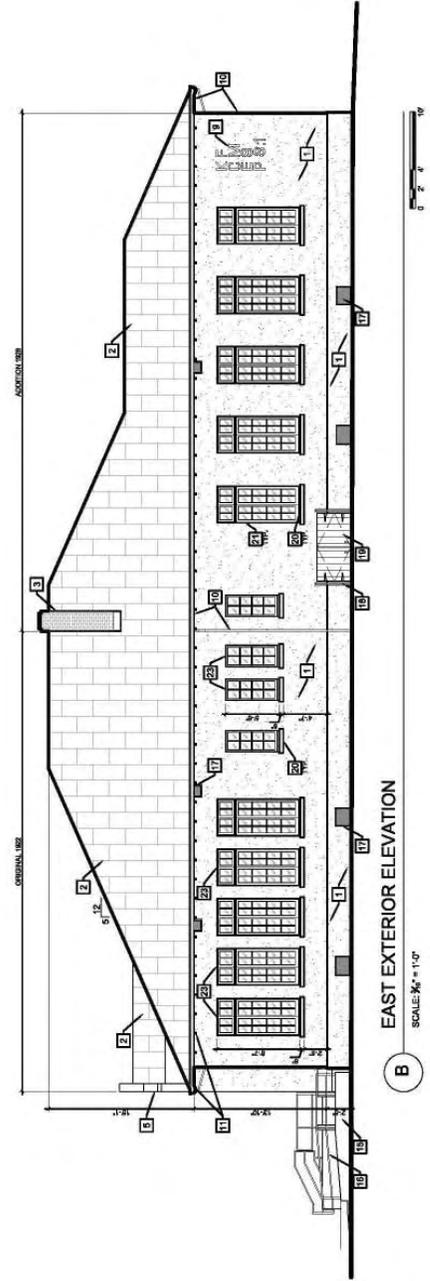
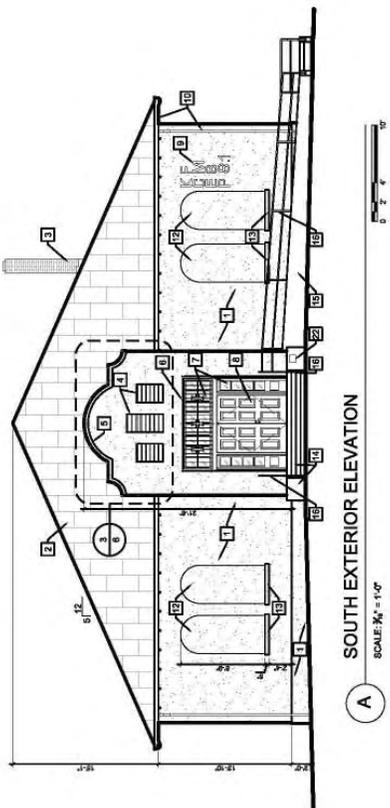


**WESTSIDE SCHOOL  
 BASEMENT FLOOR PLAN**  
 REFERENCE NORTH  
 SCALE: 3/16" = 1'-0"

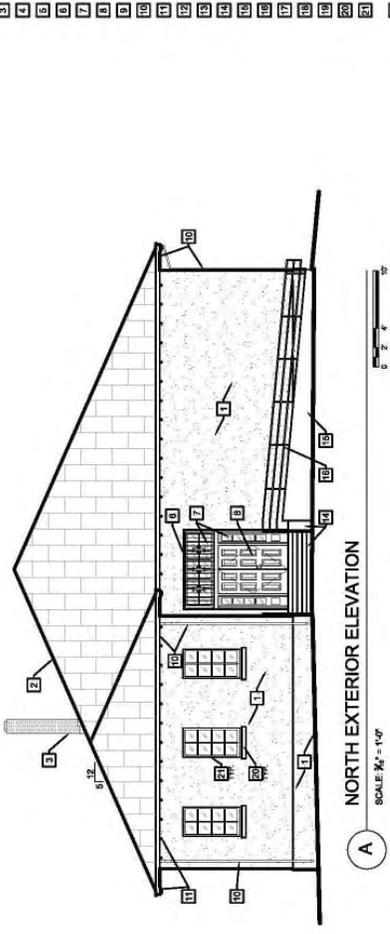


**WESTSIDE SCHOOL  
 FIRST FLOOR PLAN**  
 REFERENCE NORTH  
 SCALE: 3/16" = 1'-0"

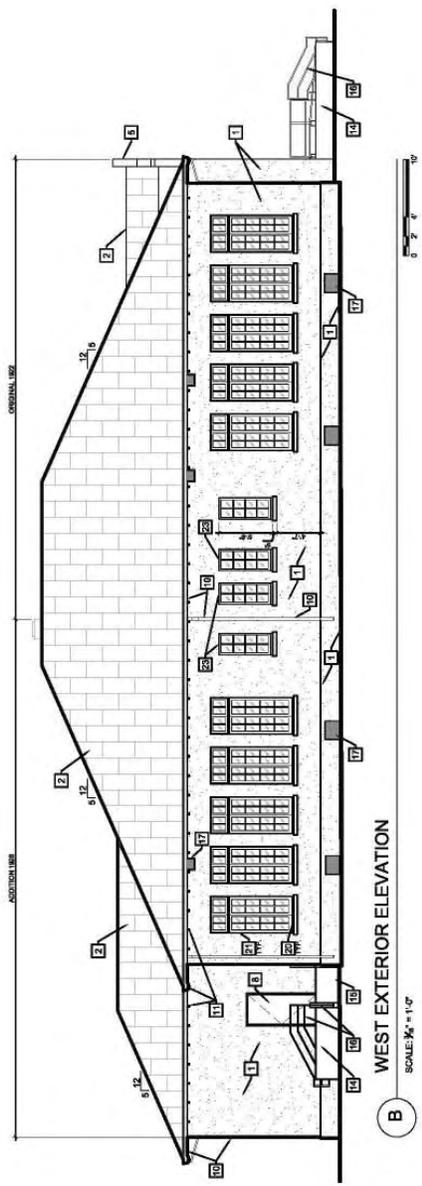
- KEY NOTES**
- 1 EXTERIOR PLASTER
  - 2 STANDING BEAM METAL ROOFING
  - 3 BRICK CHIMNEY
  - 4 WOOD LOWER ATTIC VENT
  - 5 EXTERIOR PLASTER CAP
  - 6 METAL SECURITY GRILLE
  - 7 HISTORIC WOOD TRANSOM AND SIDELIGHTS
  - 8 NON HISTORIC WOOD DOOR
  - 9 NON HISTORIC WOOD SIGNAGE
  - 10 METAL DUTTER AND DOWNSPOUT
  - 11 WOOD RAFTER TAILS
  - 12 RECESSED PLASTER PANELS
  - 13 PLASTER TRIM
  - 14 CONCRETE LANDING AND STAIRS
  - 15 CONCRETE RAMP
  - 16 METAL HANDRAIL
  - 17 WOOD FRAME VENT WITH METAL SCREEN
  - 18 METAL BOLLARD
  - 19 WOOD BIEMMENT HATCH
  - 20 PLASTER SILL
  - 21 RECONSTRUCTED WOOD SASH IN HISTORIC WOOD WINDOW FRAME
  - 22 METAL PLAQUE
  - 23 HISTORIC WOOD SASH IN HISTORIC WOOD WINDOW FRAME



- KEY NOTES**
- 1 EXTERIOR PLASTER
  - 2 STANDING BEAM METAL ROOFING
  - 3 BRICK CHIMNEY
  - 4 WOOD LOUVER ATTIC VENT
  - 5 EXTERIOR PLASTER CAP
  - 6 METAL SECURITY GRILLE
  - 7 HISTORIC WOOD TRANSOM AND SIDELIGHTS
  - 8 NON-HISTORIC WOOD DOOR
  - 9 NON-HISTORIC WOOD SIGNAGE
  - 10 METAL GUTTER AND DOWNSPOUT
  - 11 WOOD RAFTER TAILS
  - 12 RECESSED PLASTER PANELS
  - 13 PLASTER TRIM
  - 14 CONCRETE LANDING AND STAIRS
  - 15 CONCRETE RAMP
  - 16 METAL HANDRAIL
  - 17 WOOD FRAME VENT WITH METAL SCREEN
  - 18 METAL BOLLARD
  - 19 WOOD BASEMENT HATCH
  - 20 PLASTER SILL
  - 21 RECONSTRUCTED WOOD SASH IN HISTORIC WINDOW FRAME
  - 22 METAL PLAQUE
  - 23 HISTORIC WOOD SASH IN HISTORIC WINDOW FRAME



**A**  
 NORTH EXTERIOR ELEVATION  
 SCALE: 3/8" = 1'-0"

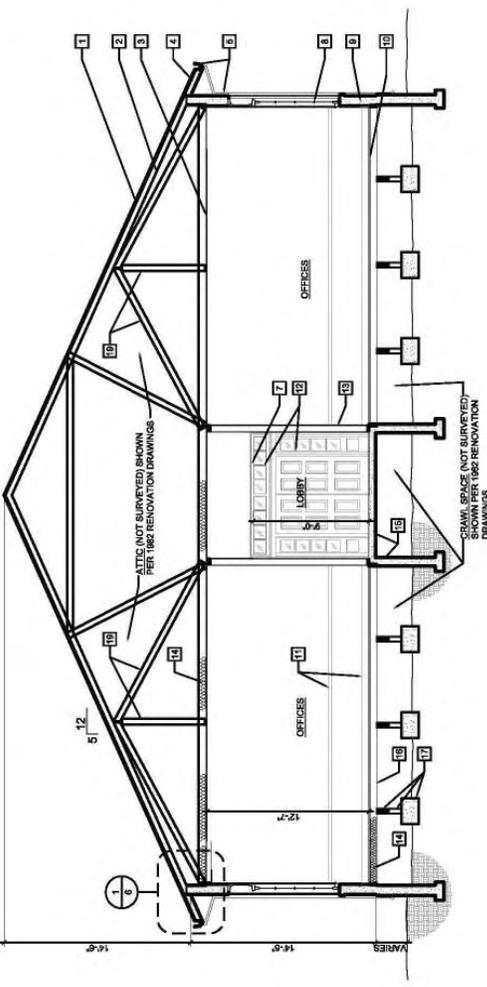


**B**  
 WEST EXTERIOR ELEVATION  
 SCALE: 3/8" = 1'-0"

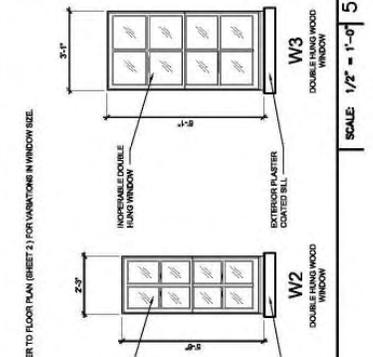
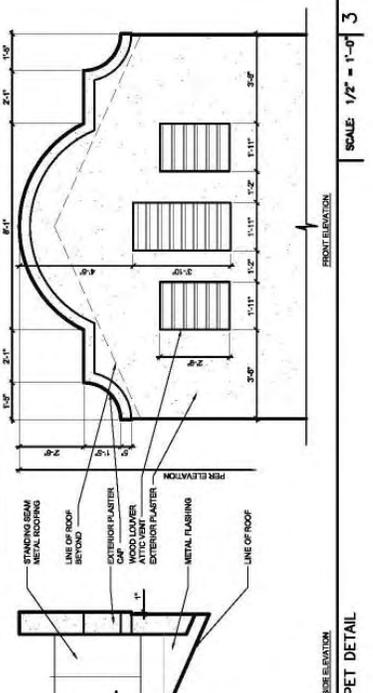
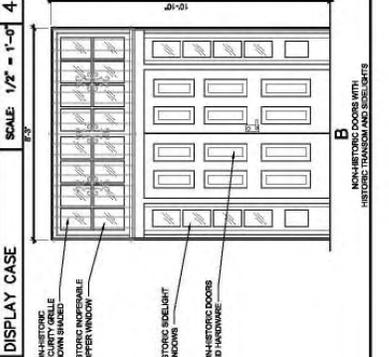
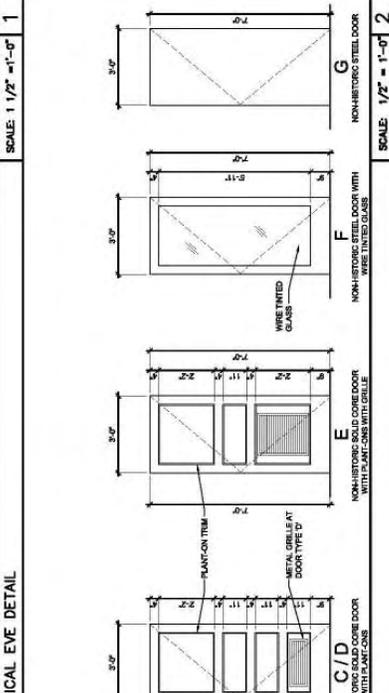
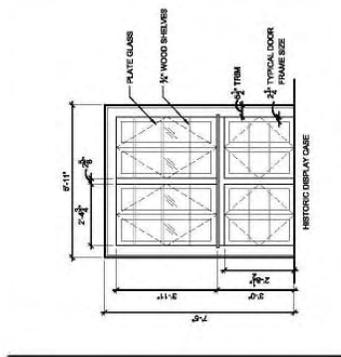
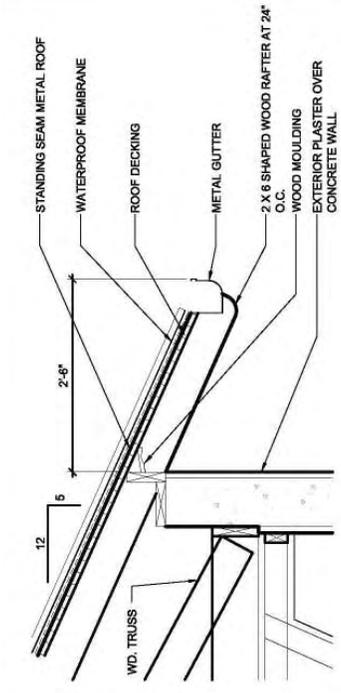
REVISIONS	DATE

DRAWN BY:	8/26/2011
DATE:	8/26/2011
PROJECT:	HISTORIC WESTSIDE SCHOOL AND VARIETY EARLY LEARNING CENTER
SCALE:	AS INDICATED

- KEY NOTES**
- 1 STANDING SEAM METAL ROOF
  - 2 WOOD FRAMING
  - 3 HISTORIC PLASTER CEILING
  - 4 1/2" X 8" RAFTER TAILS @ 2' O.C.
  - 5 METAL GUTTER AND DOWNSPOUT
  - 6 WOOD FRAMED GYPSUM BOARD SOFFIT
  - 7 SUSPENDED ACOUSTIC TILE CEILING
  - 8 RECONSTRUCTED WOOD SASH IN HISTORIC WOOD WINDOW FRAME
  - 9 HISTORIC CONCRETE WALL
  - 10 HISTORIC 1 X 8 WOOD FLOOR DECK
  - 11 WOOD BASE BOARD AND CHAIR RAIL
  - 12 HISTORIC WOOD TRANSOM AND SIDELIGHTS
  - 13 HISTORIC 2X WOOD FRAMED WALLS
  - 14 INSULATION
  - 15 HISTORIC CONCRETE STEM WALL AND FLOOR
  - 16 HISTORIC WOOD FLOOR JOISTS
  - 17 HANGAR FLOORING AND WOOD POST
  - 18 4" HIGH PONY WALL
  - 19 WOOD TRUSSES ADDED TO EXISTING FRAMING

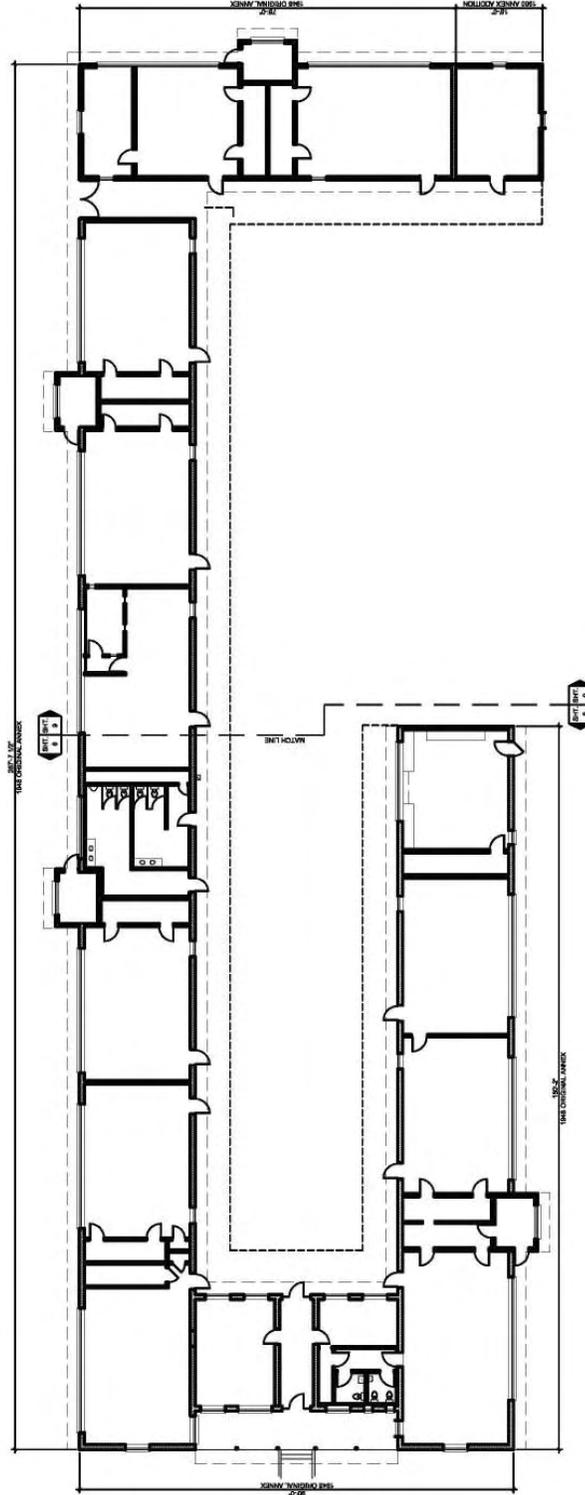


**A WESTSIDE SCHOOL SECTION**  
 SCALE: 1/4" = 1'-0"

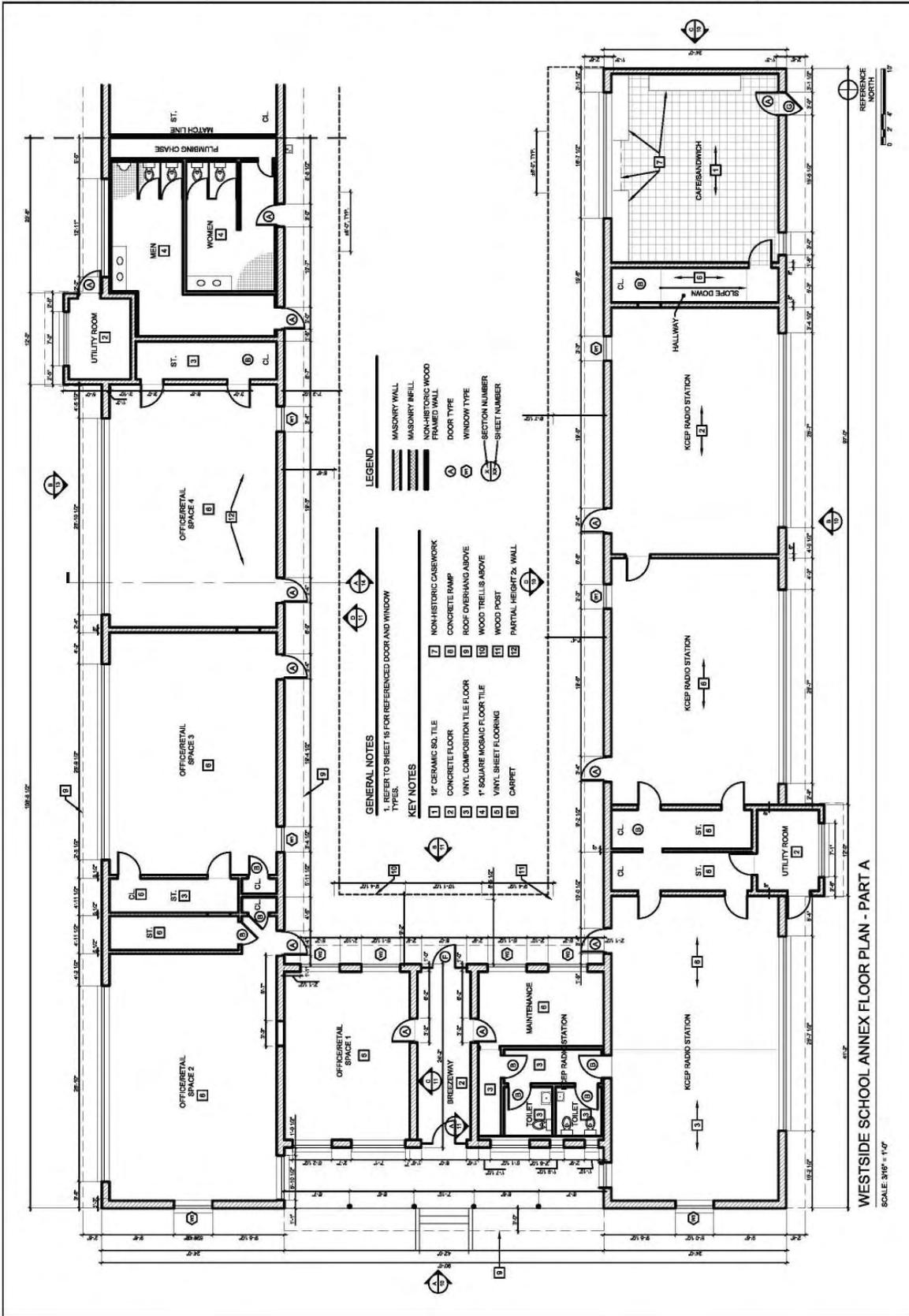


REVISIONS	DATE

DRAWN BY:	06-03-2011
DATE:	06-03-2011
SCALE:	AS INDICATED



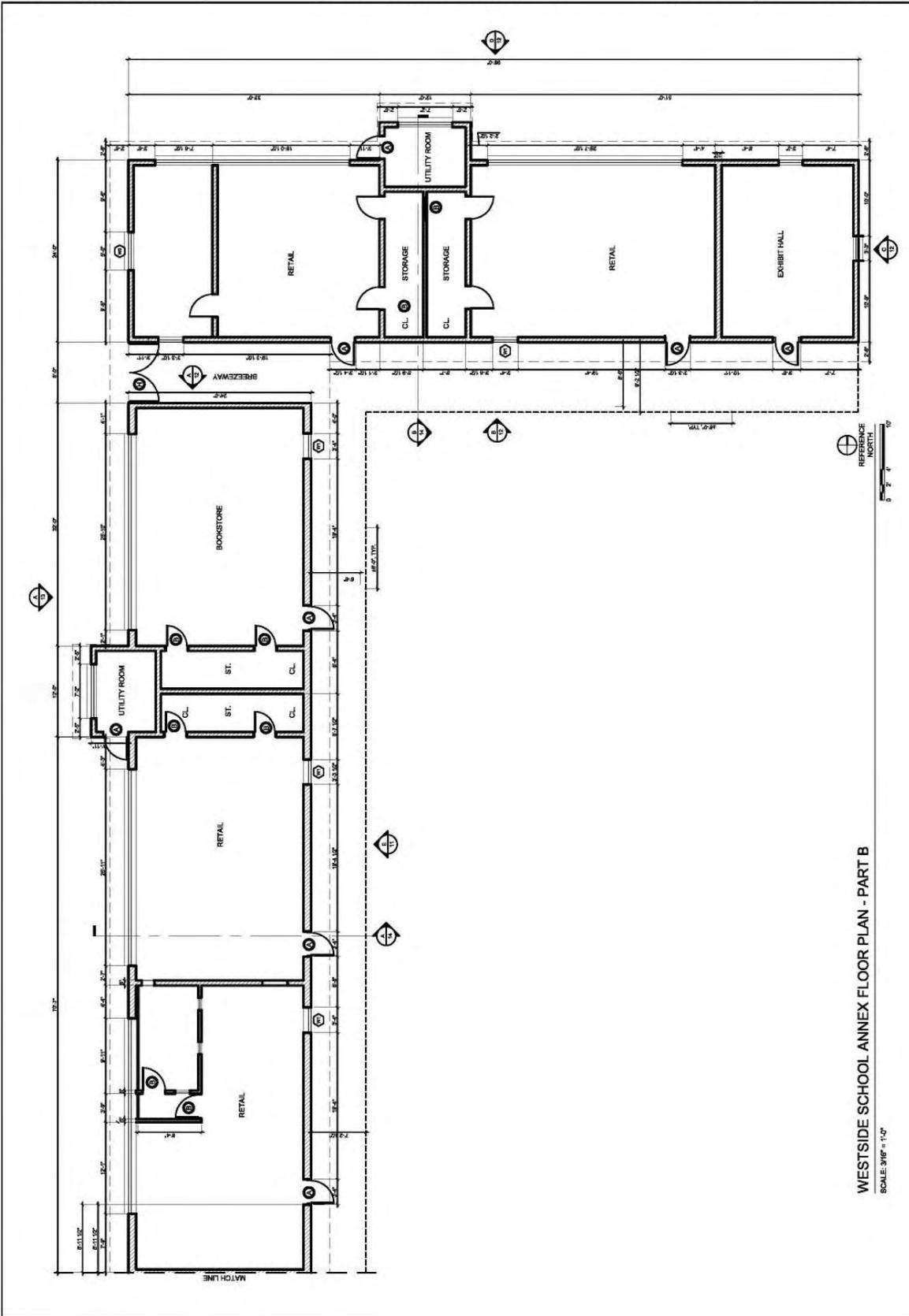
**WESTSIDE ANNEX OVERALL FLOOR PLAN**  
SCALE: 3/32" = 1'-0"



**WESTSIDE SCHOOL ANNEX FLOOR PLAN - PART A**  
 SCALE 3/16" = 1'-0"

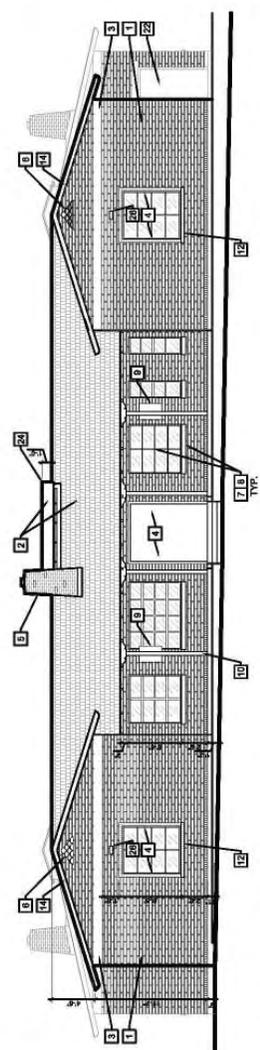
REVISIONS	DATE

DRAWN BY:	8/26/2011
DATE:	8/26/2011
SCALE:	AS INDICATED

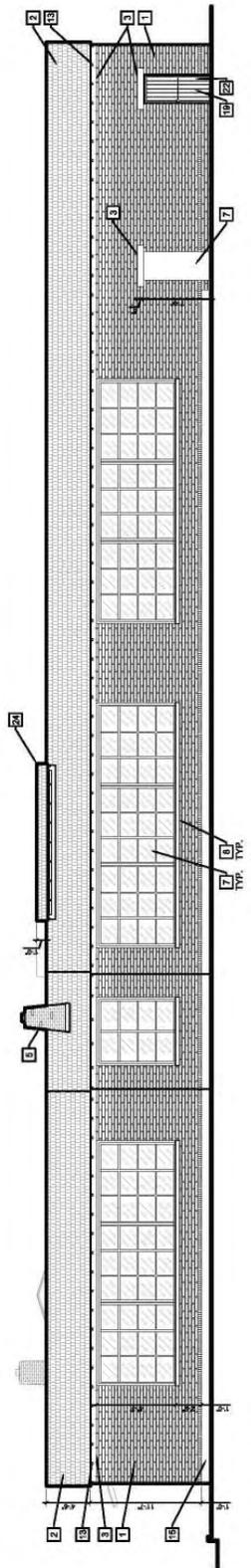


**WESTSIDE SCHOOL ANNEX FLOOR PLAN - PART B**  
 SCALE: 3/16" = 1'-0"

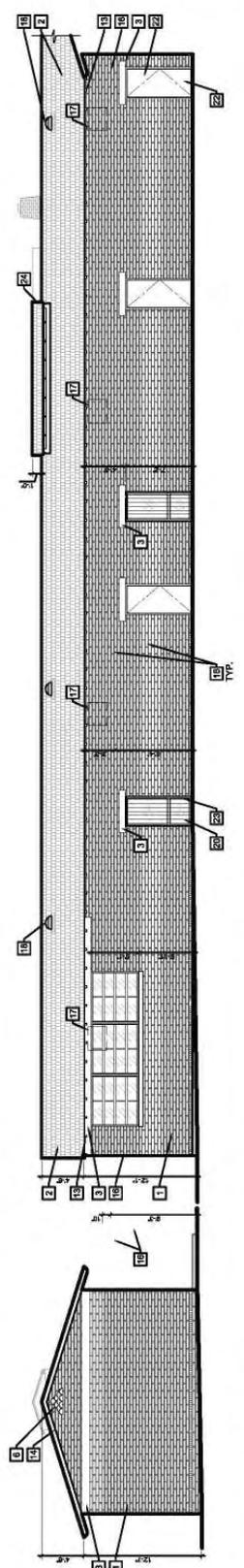
- KEY NOTES**
- 1 BRICK MASONRY
  - 2 COMPOSITION SHINGLES
  - 3 CONCRETE HEADER
  - 4 ART PANEL
  - 5 BRICK CHIMNEY
  - 6 CLAY TILE FLASHING (SEE DETAIL 10 ON SHEET 18)
  - 7 MASONRY INFILL
  - 8 CONCRETE SILL (SEE DETAIL 4 ON SHEET 16)
  - 9 METAL PLAQUE
  - 10 METAL POST
  - 11 CONCRETE STAIRS
  - 12 BRICK SILL
  - 13 WOOD RAFTER TAILS
  - 14 WOOD FASCIA BOARD
  - 15 CONCRETE FOUNDATION
  - 16 WOOD POST AND TRUSS
  - 17 AIR CONDITION UNIT
  - 18 SHEET METAL ATTIC VENT
  - 19 STEEL SECURITY DOOR
  - 20 WINDOW SECURITY GRILLE
  - 21 HISTORIC STEEL WINDOW
  - 22 HOLLOW METAL FRAME STEEL DOOR
  - 23 METAL FRAME WINDOW
  - 24 GABLE RIDGE VENTILATOR
  - 25 WOOD CLADDING
  - 26 LIGHT FIXTURE
  - 27 LOWERED VEHT
  - 28 DECORATIVE CERAMIC TILE, SEE DETAIL 7 ON SHEET 15.



**A** SOUTH ELEVATION  
 SCALE: 3/8" = 1'-0"



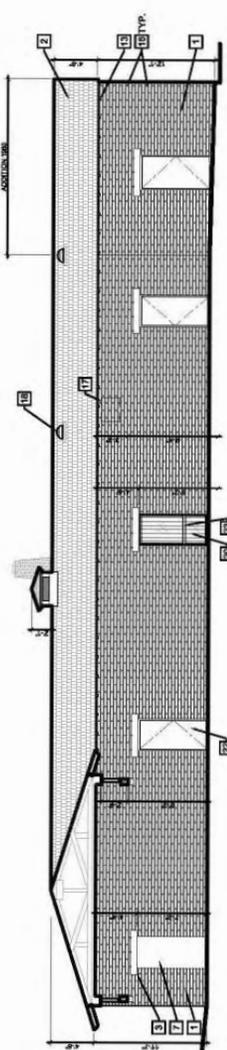
**B** EAST ELEVATION  
 SCALE: 3/8" = 1'-0" (SEE SHEET 12 FOR EAST ELEVATION OF NORTHWING)



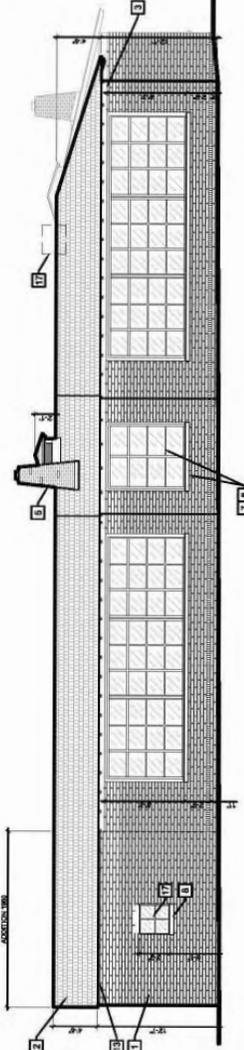
**C** NORTH ELEVATION  
 SCALE: 3/8" = 1'-0"

**D** WEST COURTYARD ELEVATION  
 SCALE: 3/8" = 1'-0"

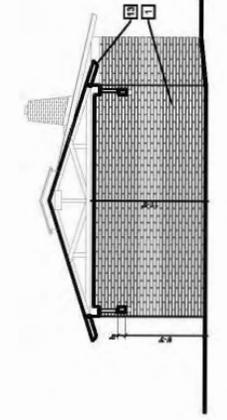




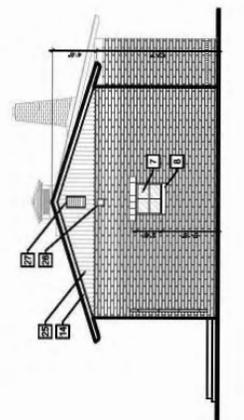
**B SOUTH COURTYARD ELEVATION (THROUGH BREEZEWAY)**  
 SCALE:  $\frac{3}{8}'' = 1'-0''$



**D NORTH ELEVATION**  
 SCALE:  $\frac{3}{8}'' = 1'-0''$



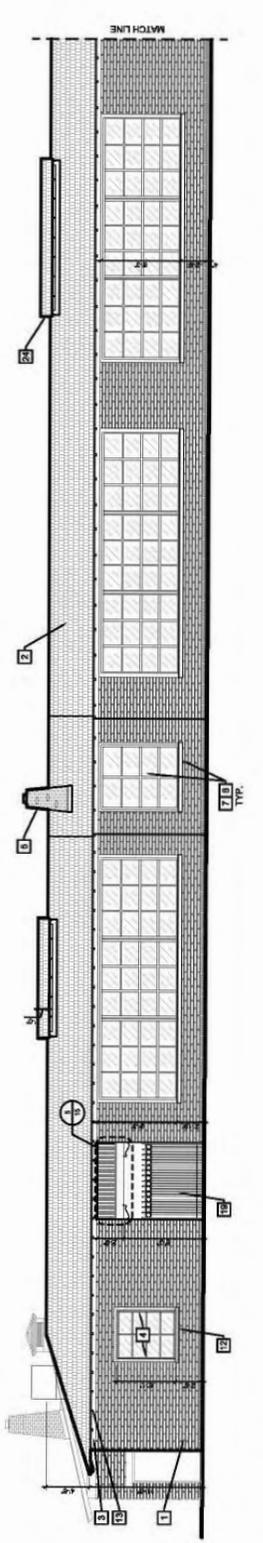
**A NORTH BREEZEWAY ELEVATION**  
 SCALE:  $\frac{3}{8}'' = 1'-0''$



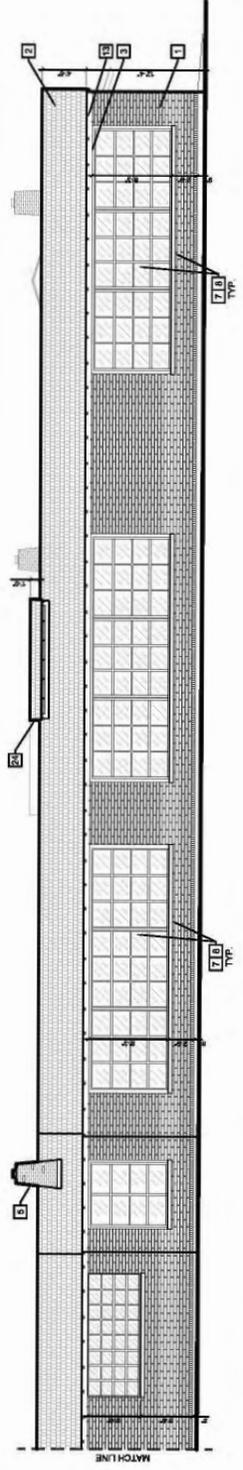
**C EAST ELEVATION**  
 SCALE:  $\frac{3}{8}'' = 1'-0''$

**KEY NOTES**

- 1 BRICK MASONRY
- 2 COMPOSITION SHINGLES
- 3 CONCRETE HEADER
- 4 ART PANEL
- 5 BRICK CHIMNEY
- 6 CLAY TILE ATTIC VENT. SEE DETAIL 6 ON SHEET 15
- 7 MASONRY INFILL
- 8 CONCRETE SILL. SEE DETAIL 4 ON SHEET 15
- 9 METAL FLASHING
- 10 METAL POST
- 11 CONCRETE STAIRS
- 12 BRICK SILL
- 13 WOOD RAFTER TAILS
- 14 WOOD FASCIA BOARD
- 15 CONCRETE FOUNDATION
- 16 WOOD POST AND TIEBOLTS
- 17 AIR CONDITION UNIT
- 18 SHEET METALLIC VENT
- 19 STEEL SECURITY DOOR
- 20 WINDOW SECURITY GRILLE
- 21 HISTORIC STEEL WINDOW
- 22 HOLLOW METAL FRAME STEEL DOOR
- 23 METAL FRAME WINDOW
- 24 GABLED RIDGE VENTILATOR
- 25 WOOD CLADDING
- 26 LIGHT FIXTURE
- 27 LOUVERED VENT
- 28 RECONSTRUCTIVE CELESTINE TILE. SEE DETAIL 7 ON SHEET 15.



**A** WEST EXTERIOR ELEVATION  
 SCALE 1/4" = 1'-0"

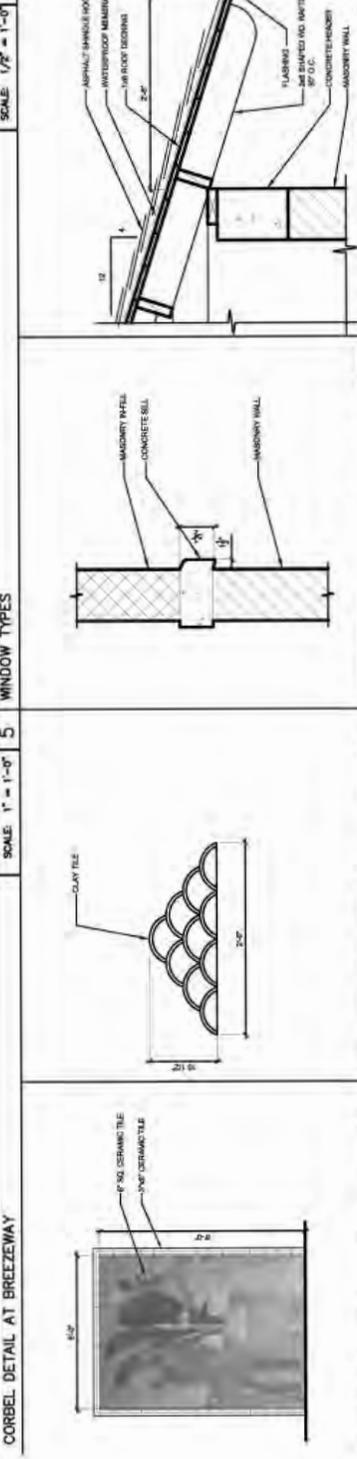
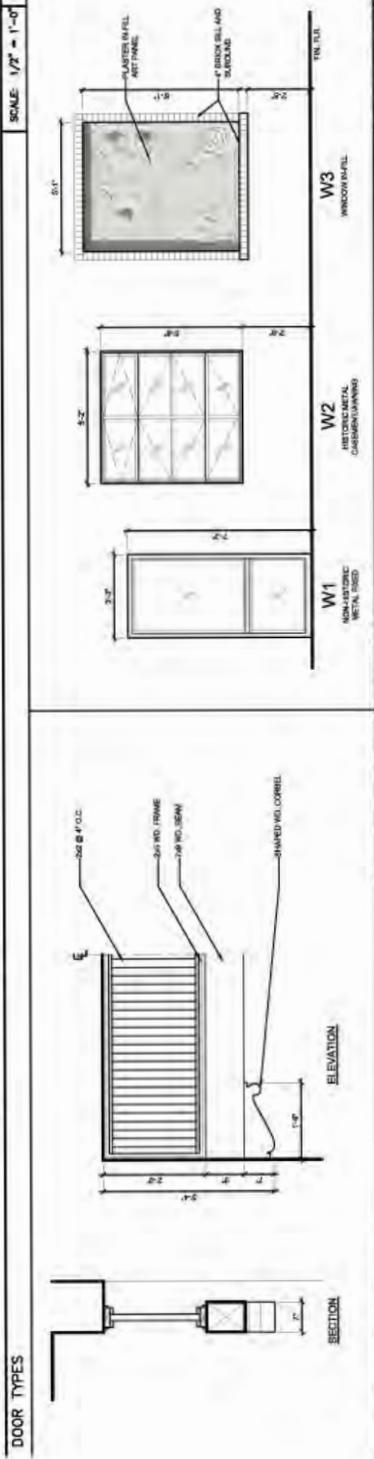
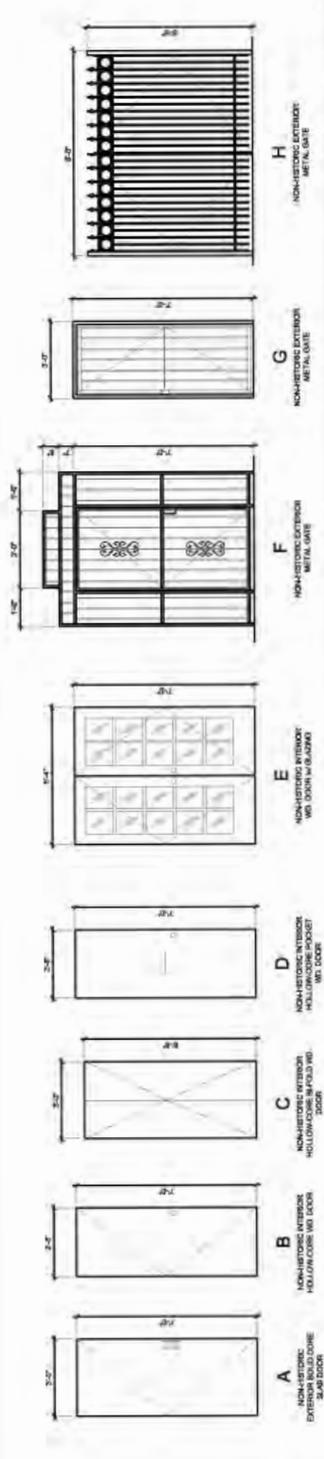


**B** WEST EXTERIOR ELEVATION CONT'D.  
 SCALE 1/4" = 1'-0"

**KEY NOTES**

- 1 BRICK MASONRY
- 2 CONCRETE FOUNDATION
- 3 COMPOSITION SHINGLES
- 4 CONCRETE HEADER
- 5 ART PANEL
- 6 BRICK CHIMNEY
- 7 CLAY TILE ATTIC VENT. SEE DETAIL 6 ON SHEET 15
- 8 MASONRY INFILL
- 9 CONCRETE SILL, SEE DETAIL 4 ON SHEET 15
- 10 METAL FLASHING
- 11 METAL POST
- 12 CONCRETE STAIRS
- 13 BRICK SILL
- 14 WOOD RAFTER TAILS
- 15 WOOD FASCIA BOARD
- 16 CONCRETE FOUNDATION
- 17 WOOD POST AND TRUSS
- 18 AIR CONDITION UNIT
- 19 SHEET METALLIC VENT
- 20 STEEL SECURITY DOOR
- 21 WINDOW SECURITY GRILLE
- 22 HISTORIC STEEL WINDOW
- 23 HOLLOW METAL FRAME STEEL DOOR
- 24 METAL FRAME WINDOW
- 25 GABLE RIDGE VENTILATOR
- 26 WOOD CLADDING
- 27 LIGHT FIXTURE
- 28 LOUVERED VENT
- 29 DISCREETIVE CEILING TILE, SEE DETAIL 7 ON SHEET 15.





## OUTLINE SPECIFICATION

<b>NO.</b>	<b>SECTION NAME</b>	<b>ISSUE DATE</b>
<b>INTRODUCTORY INFORMATION</b>		
000001	TABLE OF CONTENTS	December XX, 2011
<b>DIVISION 1 – GENERAL REQUIREMENTS</b>		
011000	SUMMARY	December XX, 2011
012300	ALTERNATES	December XX, 2011
012500	SUBSTITUTION PROCEDURES	December XX, 2011
012600	CONTRACT MODIFICATION PROCEDURES	December XX, 2011
012900	PAYMENT PROCEDURES	December XX, 2011
013100	PROJECT MANAGEMENT AND COORDINATION	December XX, 2011
013200	CONSTRUCTION PROGRESS DOCUMENTATION	December XX, 2011
013233	PHOTOGRAPHIC DOCUMENTATION	December XX, 2011
013300	SUBMITTAL PROCEDURES	December XX, 2011
013591	HISTORIC TREATMENT PROCEDURES	December XX, 2011
014000	QUALITY REQUIREMENTS	December XX, 2011
014200	REFERENCES	December XX, 2011
015000	TEMPORARY FACILITIES AND CONTROLS	December XX, 2011
015639	TEMPORARY TREE AND PLANT PROTECTION	December XX, 2011
016000	PRODUCT REQUIREMENTS	December XX, 2011
017300	EXECUTION	December XX, 2011
017419	CONSTRUCTION WASTE MANAGEMENT AND DISPOSAL	December XX, 2011
017830	HAA ELECTRONIC CAD FILES	December XX, 2011
017831	HAA DATA TRANSFER FORM	December XX, 2011
017839	PROJECT RECORD DOCUMENTS	December XX, 2011
017900	DEMONSTRATION AND TRAINING	December XX, 2011
018100	SUSTAINABLE DESIGN REQUIREMENTS - LEED	December XX, 2011
019113	GENERAL COMMISSIONING REQUIREMENTS	December XX, 2011
<b>DIVISION 2 – SITE CONSTRUCTION</b>		
024119	SELECTIVE STRUCTURE DEMOLITION	December XX, 2011
<b>DIVISION 3 – CONCRETE</b>		
033000	CAST-IN-PLACE CONCRETE	December XX, 2011
035416	HYDRAULIC CEMENT UNDERLAYMENT	December XX, 2011
<b>DIVISION 4 – MASONRY</b>		
040120	MAINTENANCE OF UNIT MASONRY	December XX, 2011
042000	UNIT MASONRY	December XX, 2011

<b>NO.</b>	<b>SECTION NAME</b>	<b>ISSUE DATE</b>
<b>DIVISION 5 – METALS</b>		
055000	METAL FABRICATIONS	December XX, 2011
057300	DECORATIVE METAL RAILINGS	December XX, 2011
057500	DECORATIVE FORMED METAL	December XX, 2011
<b>DIVISION 6 – WOOD &amp; PLASTICS</b>		
061053	MISCELLANEOUS ROUGH CARPENTRY	December XX, 2011
064113	WOOD-VENEER-FACED ARCHITECTURAL CABINETS	December XX, 2011
064213	STILE AND RAIL WOOD PANELING	December XX, 2011
064116	PLASTIC-LAMINATE-FACED ARCHITECTURAL CABINETS	December XX, 2011
064600	WOOD TRIM	December XX, 2011
064800	WOOD FRAMES	December XX, 2011
<b>DIVISION 7 – THERMAL &amp; MOISTURE PROTECTION</b>		
070150	PREPARATION FOR RE-ROOFING	December XX, 2011
071113	BITUMINOUS DAMPPROOFING	December XX, 2011
071613	POLYMER MODIFIED CEMENT WATERPROOFING	December XX, 2011
071800	TRAFFIC COATINGS	December XX, 2011
072100	THERMAL INSULATION	December XX, 2011
073113	ASPHALT SHINGLES	December XX, 2011
076200	SHEET METAL FLASHING AND TRIM	December XX, 2011
078413	PENETRATION FIRESTOPPING	December XX, 2011
078446	FIRE-RESISTIVE JOINT SYSTEMS	December XX, 2011
079200	JOINT SEALANTS	December XX, 2011
<b>DIVISION 8 – DOORS &amp; WINDOWS</b>		
080152	HISTORIC TREATMENT OF WOOD WINDOWS	December XX, 2011
081113	HOLLOW METAL DOORS AND FRAMES	December XX, 2011
081416	FLUSH WOOD DOORS	December XX, 2011
081433	STILE AND RAIL WOOD DOORS	December XX, 2011
083113	ACCESS DOORS AND FRAMES	December XX, 2011
085123	STEEL WINDOWS	December XX, 2011
087100	DOOR HARDWARE	December XX, 2011
088000	GLAZING	December XX, 2011
088300	MIRRORS	December XX, 2011
089000	LOUVERS AND VENTS	December XX, 2011

<b>NO.</b>	<b>SECTION NAME</b>	<b>ISSUE DATE</b>
<b>DIVISION 9 – FINISHES</b>		
092216	NON-STRUCTURAL METAL FRAMING	December XX, 2011
092300	GYPSUM PLASTERING	December XX, 2011
092400	PORTLAND CEMENT PLASTERING	December XX, 2011
092900	GYPSUM BOARD	December XX, 2011
093000	TILING	December XX, 2011
095113	ACOUSTICAL PANEL CEILINGS	December XX, 2011
096400	WOOD FLOORING	December XX, 2011
096513	RESILIENT BASE AND ACCESSORIES	December XX, 2011
096516	LINOLEUM FLOORING	December XX, 2011
096816	SHEET CARPETING	December XX, 2011
097200	WALL COVERINGS	December XX, 2011
097500	STONE FACING	December XX, 2011
098433	SOUND-ABSORBING WALL UNITS	December XX, 2011
099113	EXTERIOR PAINTING	December XX, 2011
0991231	INTERIOR PAINTING	December XX, 2011
099300	STAINING AND TRANSPARENT FINISHING	December XX, 2011
<b>DIVISION 10 – SPECIALTIES</b>		
101100	VISUAL DISPLAY SURFACES	December XX, 2011
101200	DISPLAY CASES	December XX, 2011
101300	DIRECTORIES	December XX, 2011
101416	PLAQUES	December XX, 2011
101419	DIMENSIONAL LETTER SIGNAGE	December XX, 2011
101423	PANEL SIGNAGE	December XX, 2011
102113	TOILET COMPARTMENTS	December XX, 2011
102600	WALL AND DOOR PROTECTION	December XX, 2011
102800	TOILET AND BATH ACCESSORIES	December XX, 2011
104413	FIRE EXTINGUISHER CABINETS	December XX, 2011
104416	FIRE EXTINGUISHERS	December XX, 2011
105613	METAL STORAGE SHELVING	December XX, 2011
107500	FLAGPOLES	December XX, 2011
108316	BANNERS	December XX, 2011
<b>DIVISION 11 – EQUIPMENT</b>		
114000	FOODSERVICE EQUIPMENT	December XX, 2011
115200	AUDIO, VISUAL AND CONTROL BID SPECIFICATIONS	December XX, 2011
115213	PROJECTION SCREENS	December XX, 2011

<b>NO.</b>	<b>SECTION NAME</b>	<b>ISSUE DATE</b>
<b>DIVISION 12 – FURNISHINGS</b>		
122113	HORIZONTAL LOUVER BLINDS	December XX, 2011
124813	ENTRANCE FLOOR MATS AND FRAMES	December XX, 2011
129300	SITE FURNISHINGS	December XX, 2011
<b>DIVISION 13 – SPECIAL CONSTRUCTION (NOT USED)</b>		
<b>DIVISION 14 – CONVEYING SYSTEMS (NOT USED)</b>		
<b>DIVISION 22 – PLUMBING (TO BE DETERMINED)</b>		
<b>DIVISION 23 – HEATING VENTILATING AND AIR CONDITIONING (TBD)</b>		
<b>DIVISION 26 – ELECTRICAL (TBD)</b>		
<b>DIVISION 28 – ELECTRONIC SAFETY AND SECURITY(TBD)</b>		
<b>DIVISION 31 – EARTHWORK (TBD)</b>		
<b>DIVISION 32 – EXTERIOR IMPROVEMENTS (TBD)</b>		
<b>DIVISION 33 – UTILITIES (TBD)</b>		

