




MOUNTAIN VIEWS SUPERVISORY UNION

Mountain Views School District  Pittsfield School District

Serving the towns of Barnard, Bridgewater, Killington, Pittsfield, Plymouth, Pomfret, Reading and Woodstock

70 Amsden Way Woodstock, Vermont 05091

Phone: 802-457-1213 Fax: 802-457-2989 www.mtnviews.org

**Request for Qualifications
For Construction Manager Services Issued by:
Mountain Views School District
July 18, 2022**

PROJECT: MOUNTAIN VIEWS SCHOOL DISTRICT NEW MIDDLE HIGH SCHOOL BUILDING PROJECT

The Mountain Views School District (MVSD), formerly known as the Windsor Central Unified Union School District, invites interested Construction Managers to submit a Letter of Interest and Pre-Qualifications for School Board determination of eligible prospective project bidders. The Mountain views Board of Directors has established pre-qualification criteria which a contractor must meet.

All firms submitting a request for pre-qualification determination will be notified, in writing, 30 days or more prior to the proposed bid opening. The District Board of Directors reserves the right to reject any and all submitted Pre-Qualifications, to re-advertise, and to waive any and/or all informalities.

IDSTORY:

The Woodstock Union Middle High School ("WUMHS") was constructed in 1962 at 100 Amsden Way in Woodstock, Vt. There have been several additions and renovations to this structure since then. The campus at the above location is situated on approximately 46 acres and comprises five separate buildings. This project will replace the existing middle/high school with a new multi-story 160,000 square foot school building. The new building is planned to be a net zero energy building. Once the new buildings are completed, the existing middle/high school will be removed as well as several smaller outbuildings and will be replaced with a turf field with a possible track, and other miscellaneous ball fields. See attachments for Schematic Design level proposed site and building plans.

In March 2023, the Windsor Central Unified Union School District voters approved a \$1.65 M warrant article for Design Development level documents site "permit ready" plans. During this process we will develop a design that will be later developed into final construction documents after a positive vote on the project in March 2024. During the current phase we anticipate hiring a construction manager and owners' representative to collaborate with the architect, engineers and other design team members to developing a budgetary number and a guaranteed maximum price (GMP) for the March 2024 vote.

The new Middle/High School design team is being led by the architectural office of Lavallee Brensinger Architects of Manchester, NH. The project is planned to go to the voters for bond approval in March 2024.

PROJECT DESCRIPTION:

MVSD is seeking pre and post bond CM for construction services for the construction of a new middle/high school expected to be approximately 162,000 gross square feet and estimated construction cost range of \$70m-\$85m. The new building will include all program space required by Mountain Views School District for middle/high school programming. Schedule for the new design phase work is planned for June 2023 – December 2023. The final design, subject to a positive vote of the MVSD voters, will begin in April 2024 with anticipated groundbreaking to take place in September 2024, with a possible early site package in July 2024. Substantial completion of the new building is anticipated for July 2026 with occupancy to take place in August 2026. Completion of the entire project, to include removal of the existing building and development and completion of the projected turf and grass ball fields, is anticipated for April 2027.

PROJECT DELIVERABLES:

The Construction Manager shall be expected to perform all professional services consistent with the industry accepted roles of a Construction Manager. In general, the deliverables shall include, but shall not necessarily be limited to:

- Attending meetings with the Owner and/or Architect as necessary, throughout the Design Development period.
- Detailed Cost Estimating assuming responsibility for all Project Cost Estimating. Estimating shall be an ongoing effort as needed to inform the design process during the design process.
- Value Engineering and pricing of alternates to inform the design.
- Construction phase planning and coordination with the Owners ongoing planning for the Demolition and Abatement of the existing Site and Structures in collaboration with owners' abatement contractors.
- Work with the Owner, A&E team, and others to prepare a detailed schedule for the project showing design milestones, bidding, permitting, construction phasing, subcontractor durations and project close out.
- Attending board meetings and other public presentations as needed to answer any CM related questions that come up.
- Pre-Qualifying subcontractors and soliciting bids for construction following the [Title 16 School Public Bid Law](#)

More detailed scope to be provided in the full RFP to be issued following the Pre-Qualification of Contractors.

KEY DATES:

July 18, 2023 - RFQ issued and available upon request.

July 28, 2023 - Letters of interest and pre-qualification statement due not later than 4:00PM on Friday July 28, 2023.

Week of July 31 - August 4, 2023 - Interviews of selected candidates

August 7, 2023 - MVSD Board approves prequalified Construction Managers

August 11th - Request for Proposal (RFP) issued to MVSD Approved Prequalified Contractors August 25th - Construction Manager Bids Due

September 11, 2023 – MVSD regular board meeting for Board Approval of Construction Manager

CONTRACTOR QUALIFICATIONS:

In order to be considered for this project, your firm must meet the qualification criteria established by the [Title 16 School Public Bid Law](#). In keeping with the Title 16 School Public Bid Law the Burlington School Board establishes the following prequalification criteria that contractors must meet to be included on a selected list of pre-qualified bidders for the MVSD Middle/High School Building Project.

PRE-QUALIFICATION CRITERIA:

1. Experience in successfully completing educational construction projects ranging from 100k- 200k sf in size.
2. Experience in successfully completing educational construction projects ranging from \$60m-\$100m in cost.
3. Experience in successfully completing multiple school construction projects.
4. Proven ability to keep past projects within budget.
5. Proven ability to keep past projects on schedule.
6. Experience delivering projects in Vermont and/or the neighboring states of NH, NY.
7. Experience soliciting and managing Vermont subcontractors and/or importing non-Vermont subcontractors to meet project demands.
8. Ability to obtain performance and bid bond for a project cost up to \$100m.
9. Proven quality of workmanship and ability to manage the quality of work performed by subcontractors.
10. Proven record of providing the owner with an open book accounting process
11. Proven record of a fully substantiated change orders process executed in a timely manner.
12. Proven ability to maintain safe working conditions with an exemplary EMR Safety Score
13. Proven ability to safely and efficiently work around school children and school activities.
14. Proven ability to close out projects after reaching substantial completion.
15. Demonstrated performance to address and correct warranty items post construction.
16. Proven ability to successfully manage large, complex construction projects with high performance construction and energy efficiency (LEED or CHPS) design including geothermal systems.
17. A construction load that will not interfere with the company's ability to perform the work in a safe, timely and adequate manner of quality.
18. Positive references for the proposed team members from credible and knowledgeable sources
19. Demonstrate ability to understand and comply with all federal, state, and municipal codes and ordinances, ACT 250 and Sustainable Woodstock guidelines, with all reporting and filing requirements.
20. Demonstrate an ability to understanding and comply with the Vermont State Bid requirements 16 V.S.A. § 559 for pre-qualification of all subcontractors

Only those contractors who qualify will be invited to bid on CM services to construct the project.

QUALIFICATION DOCUMENTS:

The following information must be submitted to be considered a complete application:

- **Contractor Qualification Statement** - AIA 305
- **Cover Letter of Interest** - The cover letter shall provide a brief introduction along with an overview of the consultants' understanding of the nature of the work and the general approach to be taken. Include a complete listing of Construction Management services proposed for the pre & post bond design phases and construction period. **(5 points)**
- **Statement of Qualification** - Provide a narrative response briefly describing your firm's ability to meet each required pre-qualification criteria. Demonstrate the firm understanding of the intent and scope of the project, the expected deliverables, the services required for delivery, and the specific tasks to be performed while supplying the services. **(25 points)**
- **Project Team and Resumes** - Identification and qualifications of all key personnel to be used, including Project Executives, Project Manager, Project Engineer, and the Estimating team. **(15 points)**
- **List of relevant projects** - Specific construction management experience, on projects of similar program and scope. Highlight any large Public Education and/or Higher Ed projects along with Owner and Architect references. Additionally, not less than three completed project case histories of similar type and scope, including budget performance and schedule performance (actual vs. estimated costs and completion dates). **(15 points)**
- **High Performance Construction and Energy Efficient Projects (LEED or CHPS)** - Specific construction management experience on high performance school buildings of similar program and scope. Highlight any education and/or higher ed projects along with Owner and Architect references. Additionally, detail experience with heat pump, geothermal, solar and other alternative energy systems of similar type and scope. **(15 points)**
- **Proof of bonding capacity for a project cost up to \$100m (5 points)**
- **EMR Safety Score (5 points)**
- **References** - Names, email, and phone number of at least three references familiar with the consultant's ability, experience, and reliability in the performance and management of projects similar in nature – specific for each proposed team member. **(15 points)**

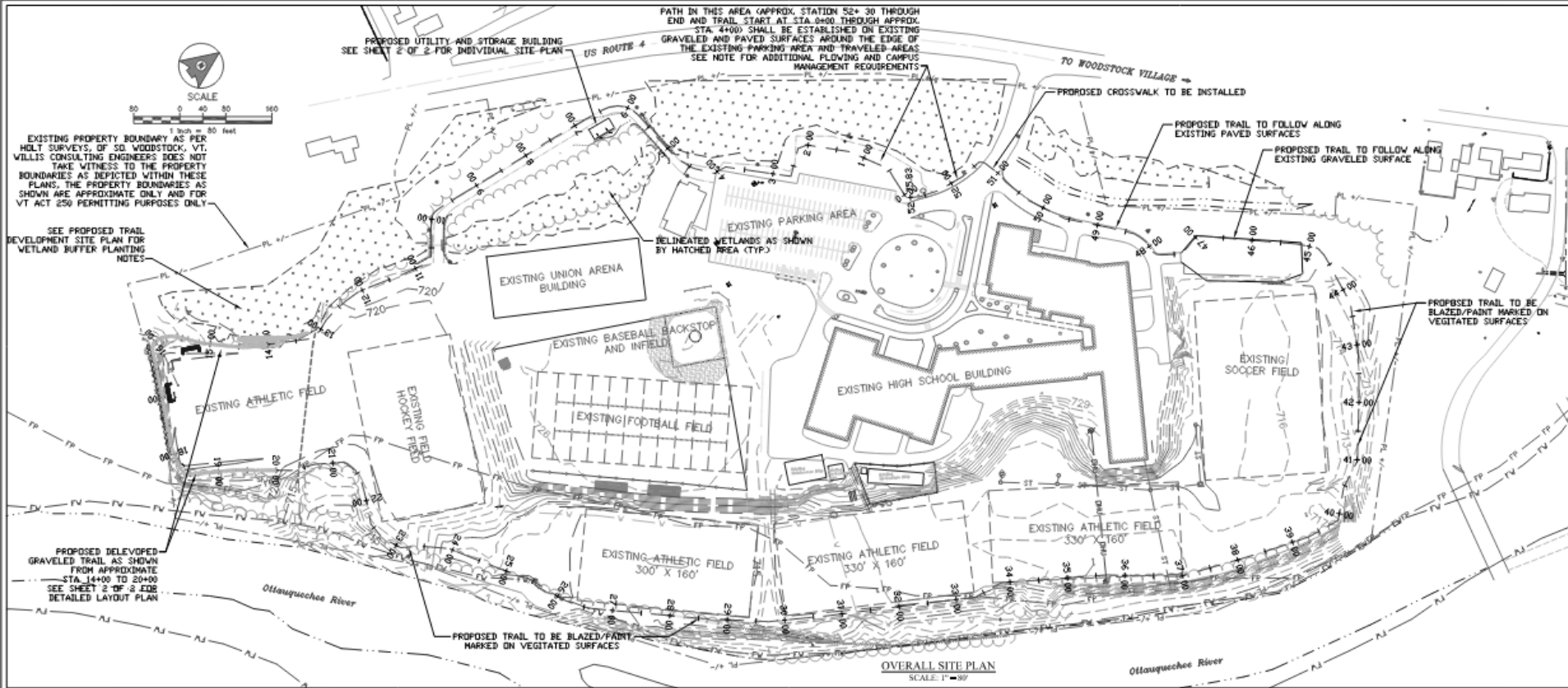
It is mandatory that all potential bidders provide all materials requested herein. The Mountain Views School District (MVSD) will use these documents to assist in determining the qualifications of each Contractor. The Mountain Views School District reserves the right to check other sources of information to determine contractor's responsibility and responsiveness.

Letters of Interest and pre-qualification statements must be submitted by the deadline of 4:00 P.M. on July 28, 2023, to:

James Fenn, Director of Finance & Operations
Mountain Views School District
james.fenn@mvsd.org
(802) 457-1213, x1089

NOTE: The project moving into the construction phase is contingent upon an affirmative bond vote on March 5, 2024.

Existing Site Survey

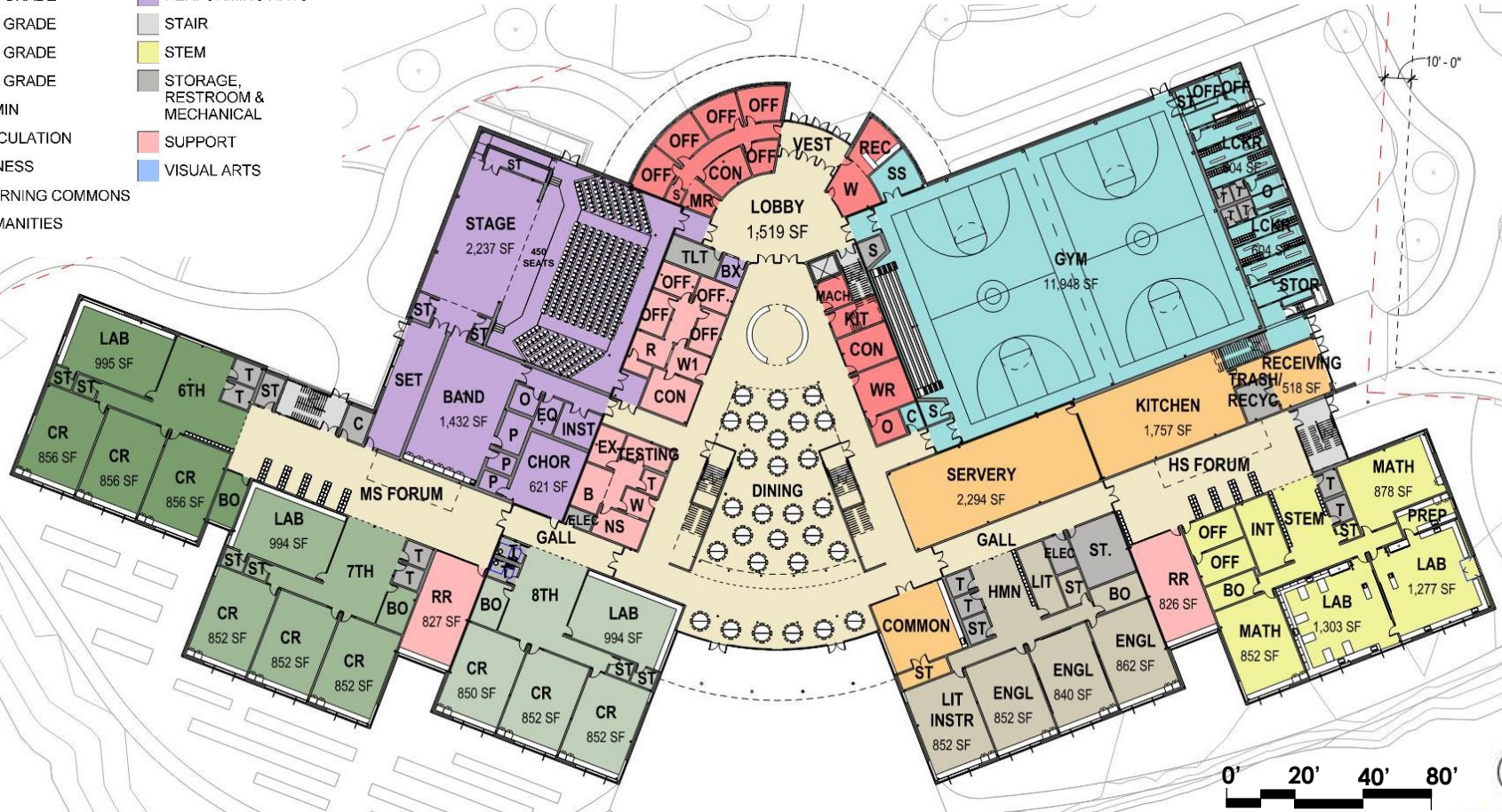


Proposed Site Design



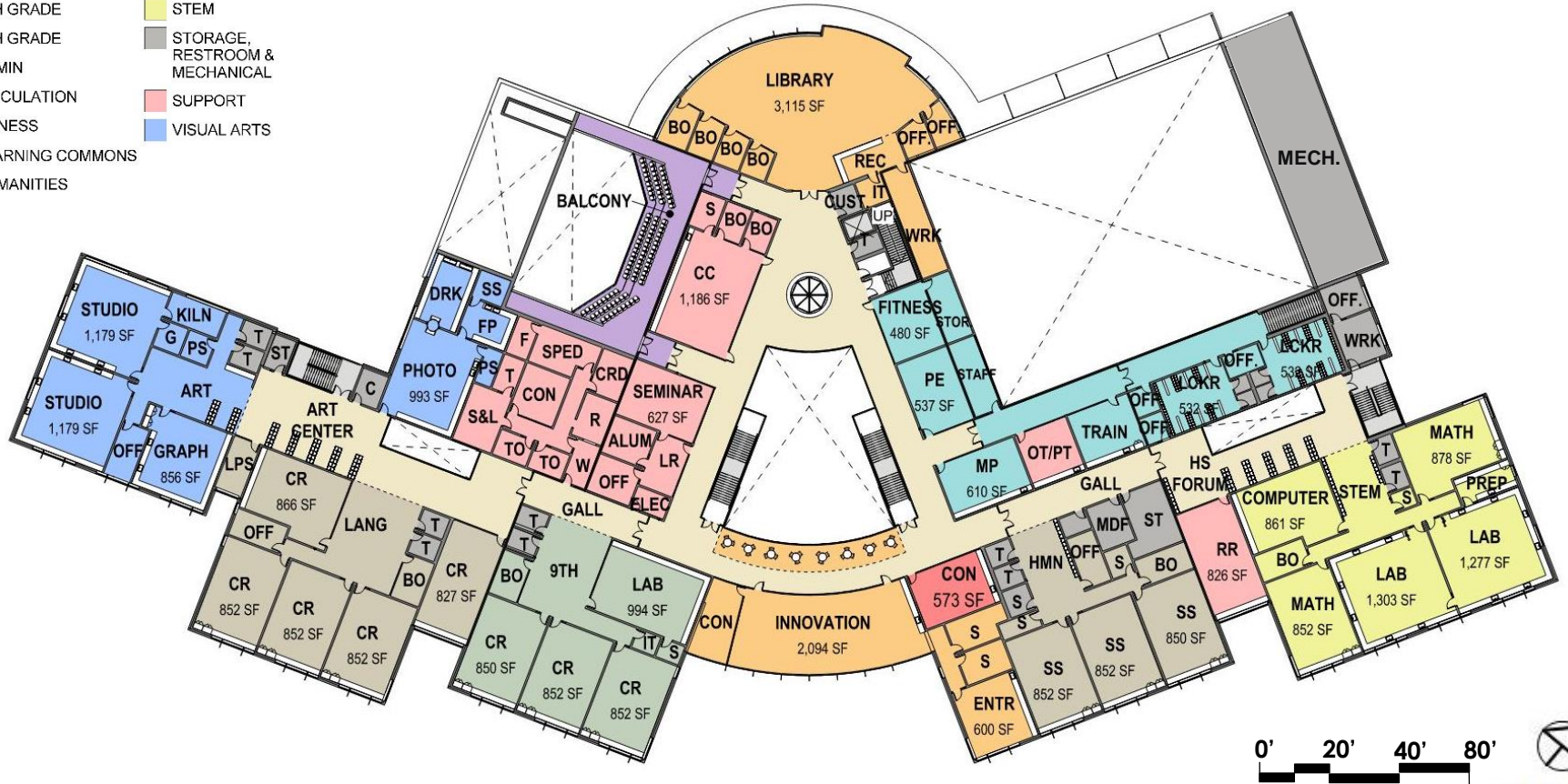
First Floor Plan

- 6TH GRADE
- 7TH GRADE
- 8TH GRADE
- 9TH GRADE
- ADMIN
- CIRCULATION
- FITNESS
- LEARNING COMMONS
- HUMANITIES
- PERFORMING ARTS
- STAIR
- STEM
- STORAGE, RESTROOM & MECHANICAL
- SUPPORT
- VISUAL ARTS

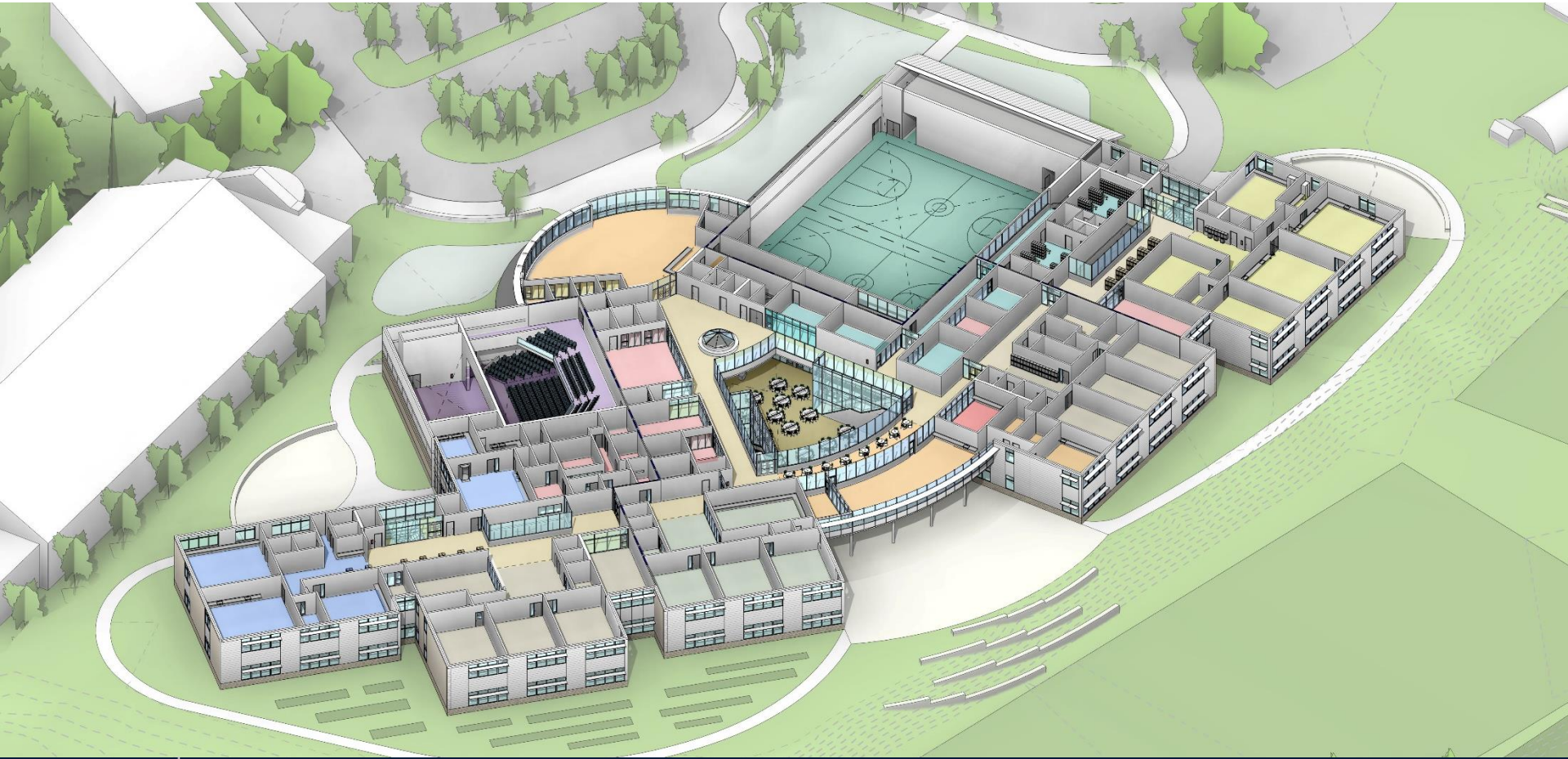


Second Floor Plan

- 6TH GRADE
- 7TH GRADE
- 8TH GRADE
- 9TH GRADE
- ADMIN
- CIRCULATION
- FITNESS
- LEARNING COMMONS
- HUMANITIES
- PERFORMING ARTS
- STAIR
- STEM
- STORAGE, RESTROOM & MECHANICAL
- SUPPORT
- VISUAL ARTS



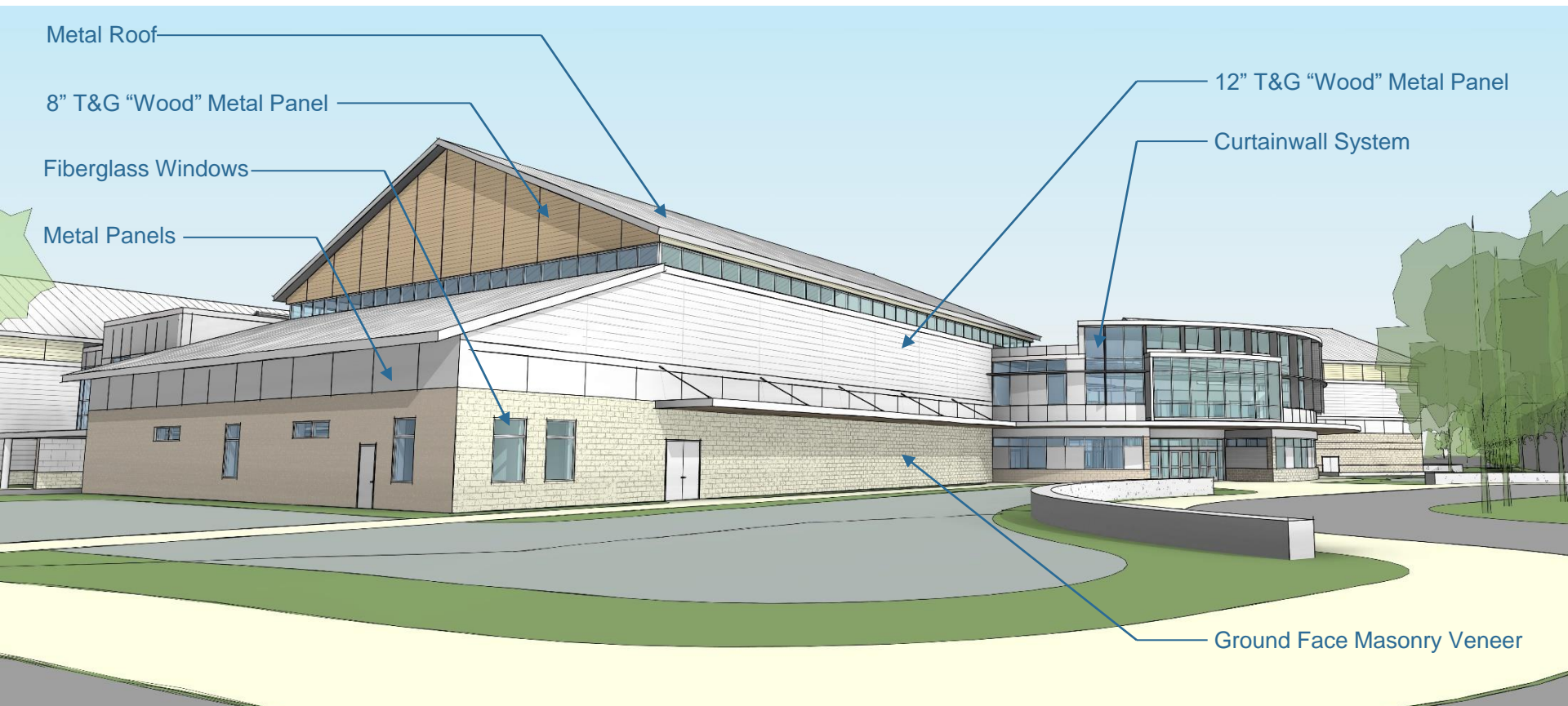
Proposed Interior Design



Proposed Middle/High School



Exterior Entry View



Metal Roof

8" T&G "Wood" Metal Panel

Fiberglass Windows

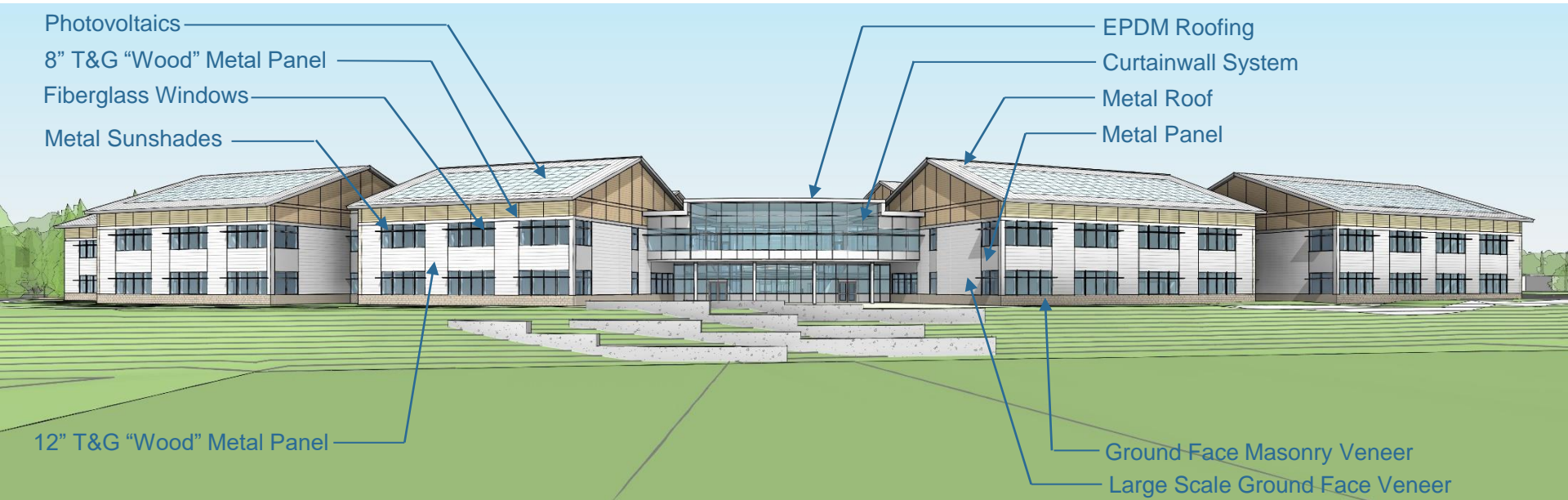
Metal Panels

12" T&G "Wood" Metal Panel

Curtainwall System

Ground Face Masonry Veneer

Exterior South View



WCUUSD - Middle/High School					DRAFT	Program
No.	Name	Draft DD			Remarks	
		Area NSF	Qty.	Sub-total		
1.000 Flex Team						
1.100	Instruction Spaces					
1.110	Science Lab	1,000	1	1,000		
1.111	Math Room	850	1	850		
1.112	English Room	850	1	850		
1.113	Social Studies Room	850	1	850		
	Sub-total		4	3,550		
1.200 Support Spaces						
1.210	Breakout Room	200	1	200		
1.211	Center Studio	1,000	1	1,000	Includes innovation, food nook, display and 96 lockers 18" x 18" x 3 tier	
1.212	Faculty Planning Office	0	1	0		
1.213	Team Storage	50	1	50		
1.214	Science Storage	50	1	50		
1.215	Gallery	0	1	0	Included in Studio	
1.216	Lockers	0	1	0	Included in Studio	
	Sub-total		7	1,300		
1.000	Flex Team		11	4,850	Total Net Square Feet	
2.000 7th Grade Team						
2.100	Instruction Spaces					
2.110	Science Lab	1,000	1	1,000		
2.111	Math Room	850	1	850		
2.112	English Room	850	1	850		
2.113	Social Studies Room	850	1	850		
	Sub-total		4	3,550		
2.200 Support Spaces						
2.210	Breakout Room	200	1	200		
2.211	Center Studio	1,000	1	1,000	Includes innovation, food nook, display and 96 lockers 18" x 18" x 3 tier	
2.212	Faculty Planning Office	0	1	0		
2.213	Team Storage	50	1	50		
2.214	Science Storage	50	1	50		
2.215	Gallery	0	1	0	Included in Studio	
2.216	Lockers	0	1	0	Included in Studio	
	Sub-total		7	1,300		
2.000	7th Grade Team		11	4,850	Total Net Square Feet	
3.000 8th Grade Team						
3.100	Instruction Spaces					
3.110	Science Lab	1,000	1	1,000		
3.111	Math Room	850	1	850		
3.112	English Room	850	1	850		
3.113	Science Lab					
3.114	Social Studies Room	850	1	850		
	Sub-total		4	3,550		
3.200 Support Spaces						
3.210	Breakout Room	200	1	200		
3.211	Center Studio	1,000	1	1,000	Includes innovation, food nook, display and 96 lockers 18" x 18" x 3 tier	
3.212	Faculty Planning Office	0	1	0		
3.213	Team Storage	50	1	50		
3.214	Science Storage	50	1	50		
3.215	Gallery	0	1	0	Included in Studio	
3.216	Lockers	0	1	0	Included in Studio	
	Sub-total		7	1,300		
3.000	8th Grade Team		11	4,850	Total Net Square Feet	
4.000 9th Grade Team						
4.100	Instruction Spaces					
4.110	Science Lab	1,000	1	1,000	One of four Science Department labs w/ fume hood	
4.111	Wellness	850	1	850		
4.112	English	850	1	850		
4.113	Social Studies	850	1	850		

WCUUSD - Middle/High School					DRAFT		Program	
No.	Name	Draft DD			Remarks			
		Area NSF	Qty.	Sub-total				
	Sub-total		4	3,550				
4.200	Support Spaces							
4.210	Breakout Room	200	1	200				
4.211	Center Studio	1,000	1	1,000	Includes innovation, food nook, display and 96 lockers 18" x 18" x 3 tier			
4.212	Faculty Planning Office	0	1	0				
4.213	Team Storage	50	1	50				
4.214	Science Storage	50	1	50				
4.215	Gallery	0	1	0	Included in Studio			
4.216	Lockers	0	1	0	Included in Studio			
	Sub-total		7	1,300				
4.000	9th Grade Team		11	4,850	Total Net Square Feet			
5.000	STEM Team - Math Department							
5.100	Instruction Spaces							
5.110	Classroom	850	4	3,400				
5.111	Classroom							
5.112	Classroom							
5.113	Classroom							
5.114	Classroom							
5.115	Computer Lab	850	1	850				
5.116	Math Interventionist	300	1	300				
	Sub-total		6	4,550				
5.200	Support Spaces							
5.210	Breakout Room	200	1	200				
5.211	Center Studio	500	1	500	Includes innovation, food nook, display and 96 lockers 18" x 18" x 3 tier			
5.212	Faculty Planning Office	200	1	200	6 WS			
5.213	Team Storage	50	1	50				
5.214	Gallery	0	1	0				
5.215	Lockers	0	1	0				
	Sub-total		6	950				
5.000	STEM Team - Math Department		12	5,500	Total Net Square Feet			
6.000	STEM Team - Science Department							
6.100	Instruction Spaces							
6.110	Science Lab	1,200	3	3,600	See 9th Grade for 4th w/ fume hood			
6.111	Science Classroom							
6.112	Science Classroom							
6.113	Science Classroom							
6.114	Science Classroom							
6.115	Horticulture Lab	1,200	1	1,200	Includes 100 SF Storage			
6.116	Independent Study / Lab	0	1	0				
	Sub-total		5	4,800				
6.200	Support Spaces							
6.210	Breakout Room	200	1	200				
6.211	Center Studio	500	1	500	Shared with Math			
6.212	Faculty Planning Office	200	1	200	6 WS			
6.213	Storage	50	1	50				
6.214	Storage							
6.215	Storage							
6.216	Prep Rooms with storage	100	2	200				
6.217	Prep Room with storage							
6.218	Gallery	0	1	0				
	Sub-total		7	1,150				
6.000	STEM Team - Science Department		12	5,950	Total Net Square Feet			
7.000	Humanities Team - English / Social Studies							
7.100	Instruction Spaces							
7.110	English Classrooms	850	3	2,550				
7.111	English Classroom							
7.112	English Classroom							
7.113	English Classroom							
7.114	Social Studies Classrooms	850	3	2,550				
7.115	Social Studies Classroom							
7.116	Social Studies Classroom							

WCUUSD - Middle/High School				DRAFT		Program	
No.	Name	Draft DD			Remarks	01 June 2023	
		Area NSF	Qty.	Sub-total			
7.117	Social Studies Classroom						
	Sub-total		6	5,100			
7.200	Support Spaces						
7.210	Breakout Room	200	1	200			
7.211	Literacy Specialist	200	1	200			
7.212	Literacy Instruction	850	1	850			
7.213	Closet						
7.214	Office						
7.215	Storage	50	1	50	Includes book storage		
7.216	Closet						
7.217	Center Studio	1,000	1	1,000	Includes innovation, food nook, display and 96 lockers 18" x 18" x 3 tier		
7.218	Faculty Planning Office	200	1	200	6 WS		
7.219	Gallery	0	1	0			
7.220	Lockers	0	1	0			
7.221	Book Storage	0	1	0			
	Sub-total		9	2,500			
7.000	Humanities Team - English / Social Studies		15	7,600	Total Net Square Feet		
8.000	Humanities Team - Language Department						
8.100	Instruction Spaces						
8.110	Classrooms	850	5	4,250			
8.111	Classroom						
8.112	Classroom						
8.113	Classroom						
8.114	Classroom						
	Sub-total		5	4,250			
8.200	Support Spaces						
8.210	Breakout Room	200	1	200			
8.211	Language Performance Space	200	1	200			
8.212	Center Studio	500	1	500	Includes innovation, food nook, display and 96 lockers 18" x 18" x 3 tier		
8.213	Faculty Planning Office	200	1	200	6 WS		
8.214	Storage	50	1	50			
8.215	Gallery	0	1	0			
8.216	Lockers	0	1	0			
	Sub-total		7	1,150			
8.000	Humanities Team - Language Department		12	5,400	Total Net Square Feet		
9.000	Visual Art Department Team						
9.100	Instruction Spaces						
9.110	2D Studio	1,200	1	1,200			
9.111	3D Studio	1,200	1	1,200			
9.112	Kiln Room	200	1	200			
9.113	Glazing Room	100	1	100			
9.114	Woodshop Studio	0	1	0	see set workshop		
9.115	Photo Studio / Classroom	1,000	1	1,000	w/ video area		
9.116	Digital Graphics Lab	850	1	850	with digital print area		
	Sub-total		7	4,550			
9.200	Support Spaces						
9.210	Project Storage	100	1	100	student work		
9.211	Supply Storage	200	1	200	shared		
9.212	Wood Storage	0	1	0	woodshop		
9.213	Faculty Planning Office	200	1	200	4 WS with archival/portfolio area		
9.214	Dark Room	400	1	400			
9.215	Film Processing	200	1	200			
9.216	Storage						
9.217	Photo Storage	50	1	50			
9.218	Gallery	0	1	0			
9.219	Critique Area	0	1	0			
9.220	Central Studio	500	2	1,000	Includes Critique and Gallery		
	Sub-total		11	2,150			
9.000	Visual Art Department Team		18	6,700	Total Net Square Feet		
10.000	Music & Performing Arts Team						
10.100	Performance / Practice Spaces						

WCUUSD - Middle/High School					DRAFT	Program
No.	Name	Draft DD			Remarks	
		Area NSF	Qty.	Sub-total		
10.110	Auditorium	4,500	1	4,500	10 SF / Seat. 450 Seats	
10.111	Stage	1,600	1	1,600		
10.112	Band/Music Room	1,500	1	1,500	55 SF / Seat, Use as stage green room	
10.113	Practice Room - Ensemble	200	1	200		
10.114	Practice Room - Small	75	2	150		
10.115	Practice Room - Small					
10.116	Choral Room	600	1	600	For 20 people w/ space for piano	
	Sub-total		7	8,550		
10.200	Support Spaces					
10.210	Music/Drama Office	100	1	100		
10.211	Music Equipment Storage	100	1	100		
10.212	Box Office	50	1	50		
10.213	Music/Instrument Storage	200	1	200		
10.214	Drama - Set Storage/Making	800	1	800	Shared for wood cutting/innovation	
10.215	Drama - Prop Storage	200	1	200		
10.216	Drama - Costume Storage	200	1	200		
10.217	Drama - Dressing Rooms	0	0	0		
10.218	Drama - Changing Rooms	0	0	0		
	Sub-total		7	1,650		
10.000	Music & Performing Arts Team		14	10,200	Total Net Square Feet	
11.000	Learning Commons - Library / Innovation					
11.100	Library Area					
11.110	Computer Desktop area	800	1	800	for 10 workstations	
11.111	Perimeter Stacks / Books	1,600	1	1,600	fiction, non-fiction, reference, 4 round tables	
11.112	Instruction/Research area	1,200	1	1,200	8 movable rectangular plug-in tables, move to balcony	
11.113	Group Breakout Rooms	100	4	400	glass wall, technology	
11.114	Group Breakout Room					
11.115	Group Breakout Room					
11.116	Group Breakout Room					
11.117	Work Room/Archive	300	1	300	central table	
11.118	Storage	100	1	100		
11.119	Office	300	1	300		
11.120	Reception Desk	200	1	200	20' long with copy station	
11.121	Discussion /soft seating	200	1	200	move to balcony	
11.122	IT & Data	120	2	240		
11.123	Library					
	Sub-total		14	5,340		
11.200	Innovation Space / Lab					
11.210	Innovation Lab	2,000	1	2,000		
11.211	Storage	200	1	200		
11.212	Project Storage	200	1	200		
11.213	Gallery Area	0	1	0	on balcony in gross	
10.214	Entrepreneurial Space	600	1	600		
10.215	Large Conference / Think Space	400	1	400		
10.216	Middle School Forum Space	800	1	800	combine with gross/circulation	
10.217	High School Forum Space	600	1	600	combine with gross/circulation	
	Sub-total		8	4,800		
11.000	Learning Commons - Library / Innovation		22	10,140	Total Net Square Feet	
12.000	Physical Education / Athletics					
12.100	Physical Education					
12.110	Double Gym	13,000	1	13,000	2 courts. 84'x50' with bleachers	
12.111	Middle School Gym					
12.112	MS Boys Locker Room					
12.113	MS Girls Locker Room					
12.114	High School Gym					
12.115	HS Boys Locker Room				Includes bathroom	
12.116	HS Girls Locker Room				Includes shower rooms	
12.117	Gym Storage	600	1	600		
12.118	Locker Rooms	600	4	2,400	30 Lockers each, Includes toilets, sinks, showers, cubbies, benches	
12.119	Locker Room					
12.120	Locker Room					
12.121	Locker Room					
12.122	Fitness/Wellness Room	1,000	1	1,000		
12.123	Athletic Director	120	1	120	Justin Wardwell	
12.124	HS Gym Office					
12.125	PE Rooms/Health Room	600	1	600		
12.126	Team Rooms	0	2	0		

WCUUSD - Middle/High School					DRAFT	Program
No.	Name	Draft DD			Remarks	
		Area NSF	Qty.	Sub-total		
12.127	Flexible Multipurpose Space	600	1	600	Use as Team Room, next to OT/PT	
12.128	Officials Office	100	2	200		
12.129	Officials Office					
12.130	Coach Office	120	2	240		
12.131	Coach Office					
12.132	Student Equipment Storage	200	1	200	For skis/snowboards, lacross, other.	
12.133	Drivers Ed Office	120	1	120		
12.134	Trainers Room	400	1	400		
	Sub-total		19	19,480		
12.000	Physical Education / Athletics		19	19,480	Total Net Square Feet	
13.000	Learning Commons - Dining					
13.100	Food Service					
13.110	Kitchen	2,000	1	2,000	Includes storage and office	
13.111	Kitchen Office					
13.112	Kitchen Storage					
13.113	Kitchen Storage					
13.114	Servery	2,000	1	2,000	increase for spread	
13.115	Faculty Dining	0	1	0	Combine with Community Kitchen for flexibility	
13.116	Student Dining / Breakout	4,000	1	4,000	3 seatings - increase to 700 students/233 per	
13.117	Solarium			0		
13.118	North Cafeteria					
13.119	South Cafeteria					
13.120	Table Storage	200	1	200		
13.121	Soft Seating Gathering	0	1	0	in gross	
13.122	Community Kitchen	800	1	800	For food classes up to 20 students - flexible seating work area	
	Sub-total		7	9,000		
13.000	Learning Commons - Dining		7	9,000	Total Net Square Feet	
14.000	Student Support					
14.100	Counseling					
14.110	Waiting Area 1	100	1	100	4-5 people	
14.111	Waiting Area 2	50	1	50		
14.112	Support Reception	160	1	160	2 stations @ 80 SF each	
14.113	Counseling Offices	150	4	600		
14.114	Counseling Office					
14.115	Counseling Office					
14.116	Counseling Office					
14.117	Bathroom					
14.118	Therapist					
14.119	Therapist					
14.120	Conference Room	300	1	300	For 12 people	
14.121	LC Conference Room					
14.122	Storage	50	1	50		
	Sub-total		9	1,260		
14.200	Nurse					
14.210	Waiting Room	100	1	100	For 6 people	
14.211	Nurses Station	200	1	200	2 stations	
14.212	Bathroom	60	1	60		
14.213	Bathroom w/ shower	80	1	80		
14.214	Alcove Exam Space	120	1	120		
14.215	Exam Room	150	1	150		
14.216	Bed Area	300	1	300	4 beds w/ curtains	
14.217	Storage	50	1	50		
	Sub-total		8	1,060		
14.300	SPED					
14.310	Community Classroom (Life Skills)	1,000	1	1,000		
14.311	CC Breakout Rooms	100	2	200	For 2-4 kids each	
14.312	CC Breakout Room					
14.313	CC Storage	100	1	100		
14.314	Resource Rooms	850	3	2,550	One for 6/7, 8/9, 10/11/12	
14.315	Resource Room					
14.316	Resource Room					
14.317	Unused / Breakout Classroom					
14.318	Testing Room	100	1	100		
14.319	Life Skills					
14.320	Conference Room	300	1	300	For 10-15 people	
14.321	Speech & Language	300	1	300	6-8 students	

WCUUSD - Middle/High School					DRAFT		Program	
No.	Name	Draft DD			Remarks			
		Area NSF	Qty.	Sub-total				
14.322	Therapist Office	120	2	240				
14.323	Therapist Office							
14.324	SPED Coordinator Office	200	1	200				
14.325	Reception	200	1	200				
14.326	Waiting Room	100	1	100	For 4 people			
14.327	File Room	100	1	100				
14.328	SPED Office	300	1	300	6 WS			
14.329	Admin Assistant Office							
14.330	Job Placement							
14.331	SPED Office							
14.332	SPED Office							
14.333	Bathroom							
14.334	Bathroom							
14.335	Closet							
14.336	OT/PT Room	400	1	400	Located @ gym			
	Sub-total		18	6,090				
14.400	Community-Based Learning Center							
14.410	Living Room / Reception	200	1	200				
14.411	Alumni / Parent Room	200	1	200				
14.412	Seminar Room	600	1	600				
14.413	Academic Resource Center							
14.414	Office	200	1	200	Job placement, playspace learning coordinator, 2 work stations			
14.415	Storage	50	1	50				
	Sub-total		5	1,250				
14.000	Student Support		40	9,660	Total Net Square Feet			
15.000	Administration							
15.100	Administration							
15.110	Registration / Reception	200	1	200				
15.111	MS Admin							
15.112	Waiting Area	150	1	150	For 8 people. Living room-like			
15.113	Student Waiting	100	1	100	For 8 students			
15.114	Mail room / packages	120	1	120				
15.115	Work Room / Storage	200	1	200				
15.116	Kitchenette	100	1	100				
15.117	Bathroom	60	2	120				
15.118	Teacher Lounge							
15.119	Break Room							
15.120	Small Conference Room	200	2	400				
15.121	Small Conference Room							
15.122	Large Conference/Board Room	600	1	600	30 people			
15.123	Lactation Room	80	1	80				
	Sub-total		12	2,070				
15.200	Offices							
15.210	Assistant to Principal	120	1	120	Includes bathroom and closet			
15.211	Book Keeper	120	1	120				
15.212	Office							
15.213	Student Assistant Counselor							
15.214	Curriculum Coordinator	200	1	200				
15.215	Principal	200	1	200	office + closet			
15.216	Associate Principal	200	1	200				
15.217	Dean of Students	200	1	200				
	Sub-total		6	1,040				
15.000	Administration		18	3,110	Total Net Square Feet			
16.000	Community Welcome Space							
16.100	Lobby Space							
16.110	Entry Vestibule	0	1	0	Included in gross			
16.111	Entry Lobby	1,000	1	1,000				
16.112	Mudroom Alcove	200	1	200				
16.113	Community Gallery / Display	200	1	200				
16.114	Waiting / Living Room	200	1	200				
	Sub-total		5	1,600				
16.000	Community Welcome Space		5	1,600	Total Net Square Feet			
17.000	Maintenance							

WCUUSD - Middle/High School				DRAFT		Program	
No.	Name	Draft DD			Remarks		
		Area NSF	Qty.	Sub-total			
17.100	Maintenance						
17.110	Custodian Storage	200	1	200			
17.120	Custodian Storage						
17.130	General Storage	800	1	800			
17.140	Closet						
17.150	Closet						
17.160	Closet						
17.170	Service / Delivery / Receiving	300	1	300			
17.180	Maintenance Office	150	1	150			
17.190	Maintenance Workroom	250	1	250			
17.200	IT/Server Room	200	1	200			
17.210	Facilities Storage						
17.220	Facilities Storage						
17.230	Trash / Recycling	200	1	200			
	Sub-total		7	2,100			
17.000	Maintenance		7	2,100	Total Net Square Feet		
18.000	Other Spaces						
18.100	Bathrooms						
18.010	Mens Bathroom				Factored into GSF for existing and proposed program.		
18.011	Womens Bathroom						
18.012	Mens Bathroom						
18.013	Womens Bathroom						
18.014	Mens Bathroom						
18.015	Womens Bathroom						
18.016	Bathrooms						
18.017	Mens Bathroom						
18.018	Womens Bathroom						
18.019	Mens Bathroom						
18.020	Womens Bathroom						
18.021	Mens Bathroom						
18.022	Womens Bathroom						
18.023	Mens Bathroom						
18.024	Womens Bathroom						
18.025	Staff Bathroom						
18.026	Womens Bathroom						
	Sub-total						
17.200	Utility						
17.210	Laundry				Factored into GSF for existing and proposed program.		
17.220	AV Room						
17.230	Boiler						
17.240	Boiler Stairwell						
17.250	Boiler						
17.260	Electrical, Water						
17.270	Electrical						
17.280	SOS						
17.290	Heat						
17.300	Electrical						
17.310	Electrical						
	Sub-total						
18.000	Other Spaces				Total Net Square Feet		
	Totals		276	115,840			
	GSF Factor			1.4			
	GSF (to exterior walls)			162,176			
19.000	Exterior						
19.010	Maintenance Building						
19.011	Long Green House						
19.012	Shed						
19.013	Square Green House						
19.014	Field Storage				Located at the fields		
	Sub-total						