

McDonogh 42 Elementary School Renovation

12002

State of Louisiana
Department of Education
Recovery School District
Project Number: 2012-0904-0001



19 FEBRUARY 2013

MC DONOGH 42 RENOVATION
CITY OF NEW ORLEANS DESIGN ADVISORY COMMITTEE
19 February 2013

1.0 Summary

McDonogh 42 Elementary School is an existing Pre-K through 8th Grade school currently operated by charter with the Recovery School District. Located in the Seventh Ward neighborhood in New Orleans, the three building campus occupies a full city block fronting on N. Tonti, bounded by Onzaga, N. Rocheblave, and D'Abadie Streets. In the aftermath of Hurricane Katrina in 2005, the property sustained an estimated six feet of flooding. Eskew+Dumez+Ripple (EDR) and consultant team have been commissioned by the Recovery School District (RSD) in association with Jacobs/CSRS Program Management (JCSRS) to provide design services for a complete renovation of the School.

1.1 Site Information

The property is located at 1651 N. Tonti St. with a site area of 2.157 acres (93,959 sf). The Zoning District is RD-3, which permits Public Elementary School as a Conditional Use. The school has been in continuous operation with no change in occupancy type since at least the 1920's. The existing buildings and proposed addition meet all yard requirements for the zoning district. The Zoning Administrator has confirmed that no Use Permit or variances are required for the project as proposed. The flood zone is A3 with a BFE of +1.5 ft. According to the survey dated 6 August 2012, existing and proposed Ground Floor Elevation is 23.70 CD (3.27 NAVD). This is 4.72 ft. above the highest curb elevation within the block on N. Tonti. The property lies just outside the HDLC Esplanade Ridge Historic District. It is within the Bayou Road African American Heritage Cultural District and is eligible for Federal and State Historic Preservation Tax Incentives. A Traffic Impact Analysis, Geotechnical Study, and Environmental Site Assessments have been completed. The Test Pile Program has been publically advertised, with bids due on 13 March 2013.

1.2 Project Description

The existing Main Building A was designed by E.A. Christie and constructed in 1925. It is a brick clad three story non-combustible structure with a floor area of 62,017 sf. The existing Library Building B is a detached brick clad single story non-combustible building constructed in 1970 with a floor area of 2,957 sf. The existing Caretaker's Cottage C is a single story wood frame stucco residential building, probably early 20th century, with a floor area of 1,134 sf. To meet program requirements, a single story 25 ft high addition of non-combustible construction has been proposed with a floor area of 3,496 sf.

• Building A	=	62,017 sf
• Building B	=	2,957 sf
• <u>Building C</u>	=	<u>1,134 sf</u>
• Subtotal existing	=	66,108 sf
• Proposed addition	=	3,496 sf

1.3 Schedule Milestones

The project completed the Design Development Phase on 3 January 2013. A Community Meeting was held at the School on 31 Jan 2013. Bidding Documents are scheduled for completion in April, 2013 with construction scheduled to commence in late July, 2013. Substantial Completion is scheduled for late January, 2015 in support of a projected occupancy in the second quarter of 2015.

1.4 Construction Cost Budget

The most recent Opinion of Probable Cost, dated 22 January 2013, estimates a construction cost of \$14,820,000 including renovations and additions, which projects to \$212.63 per sf.



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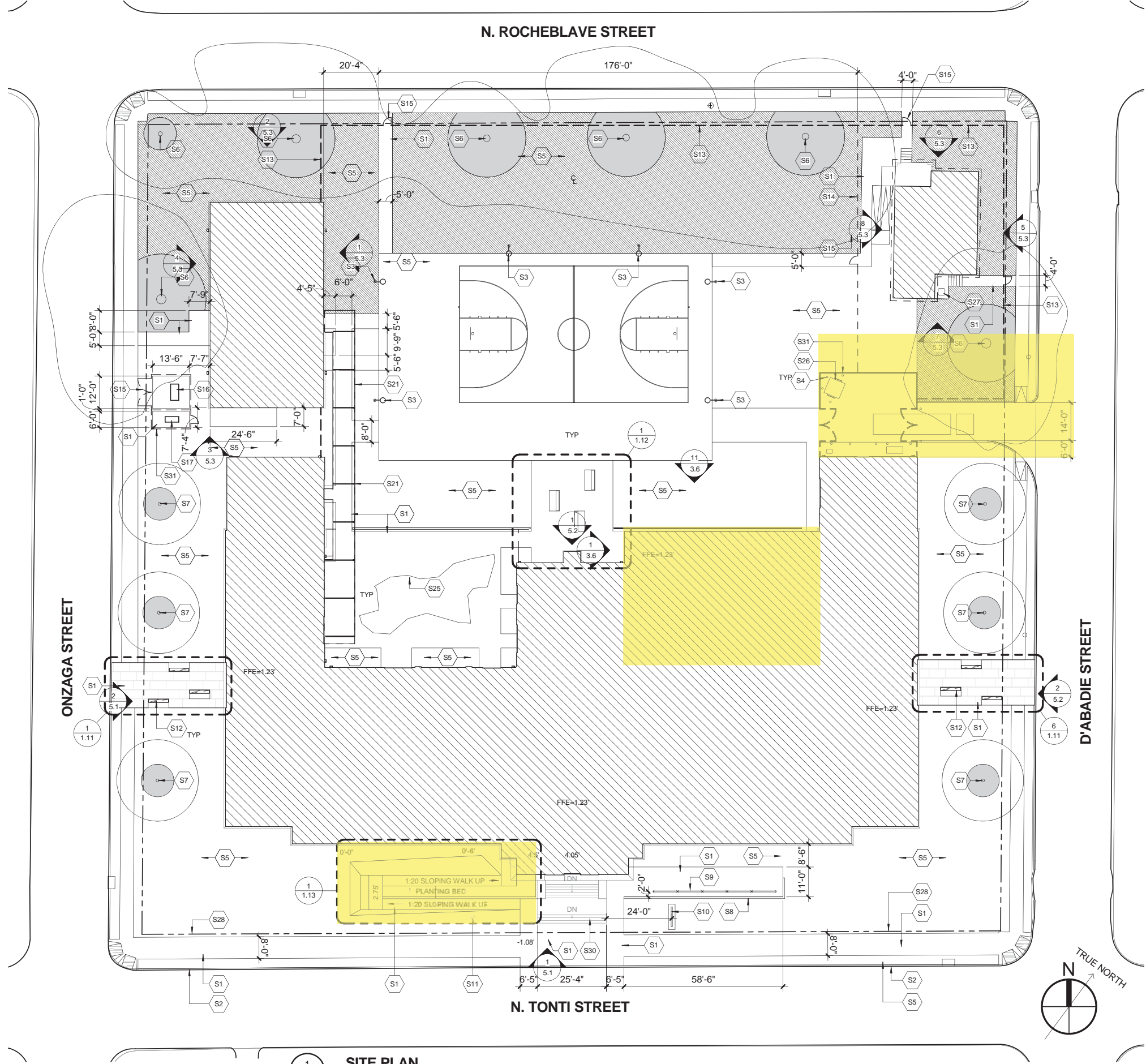
19 FEBRUARY 2013
AERIAL PHOTOGRAPH



19 FEBRUARY 2013
SITE PLAN

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CLARIFICATION OF REFERENCE DESIGNATIONS	
S1	CONCRETE PAVING (32 13 13)
S2	CONCRETE CURB (32 13 13)
S3	LIGHT POLE (DIV26)
S4	PIPE BOLLARD (05 50 00)
S5	LANDSCAPE AREA - SEE LANDSCAPE DRAWINGS
S6	EXISTING TREE - SEE LANDSCAPE DRAWINGS
S7	TREE - SEE LANDSCAPE DRAWINGS
S8	RETAINING WALL (03 30 00)
S9	BIKE RACK (12 93 00)
S10	MONUMENT SIGN (12 14 14)
S11	FLAGPOLE (10 75 00)
S12	SITE BENCH (12 93 00)
S13	SITE FENCE TALL (32 31 19)
S14	SITE FENCE LOW (32 31 19)
S15	GATE (32 31 19)
S16	TRANSFORMER (DIV 33)
S17	WATER METER (DIV 33)
S21	WALKWAY COVER (10 73 26)
S24	WATER FOUNTAIN (DIV 22)
S25	PLAY EQUIPMENT LOCATION - NIC
S26	DUMPSTER - NIC
S27	HVAC CONDENSER (DIV23)
S28	PROPERTY LINE
S30	EXISTING STAIRS
S31	SITE FENCE OPAQUE (32 31 19)



1 SITE PLAN
1" = 20'-0"

McDonogh 42 Elementary School Renovation

1651 N. Tonti St. New Orleans, LA 70119

..... 2012

Eskew+Dumez+Ripple
A Professional Corporation

Date: 18 JAN, 2013

NOT FOR CONSTRUCTION








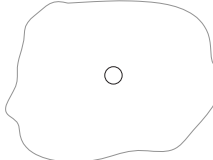

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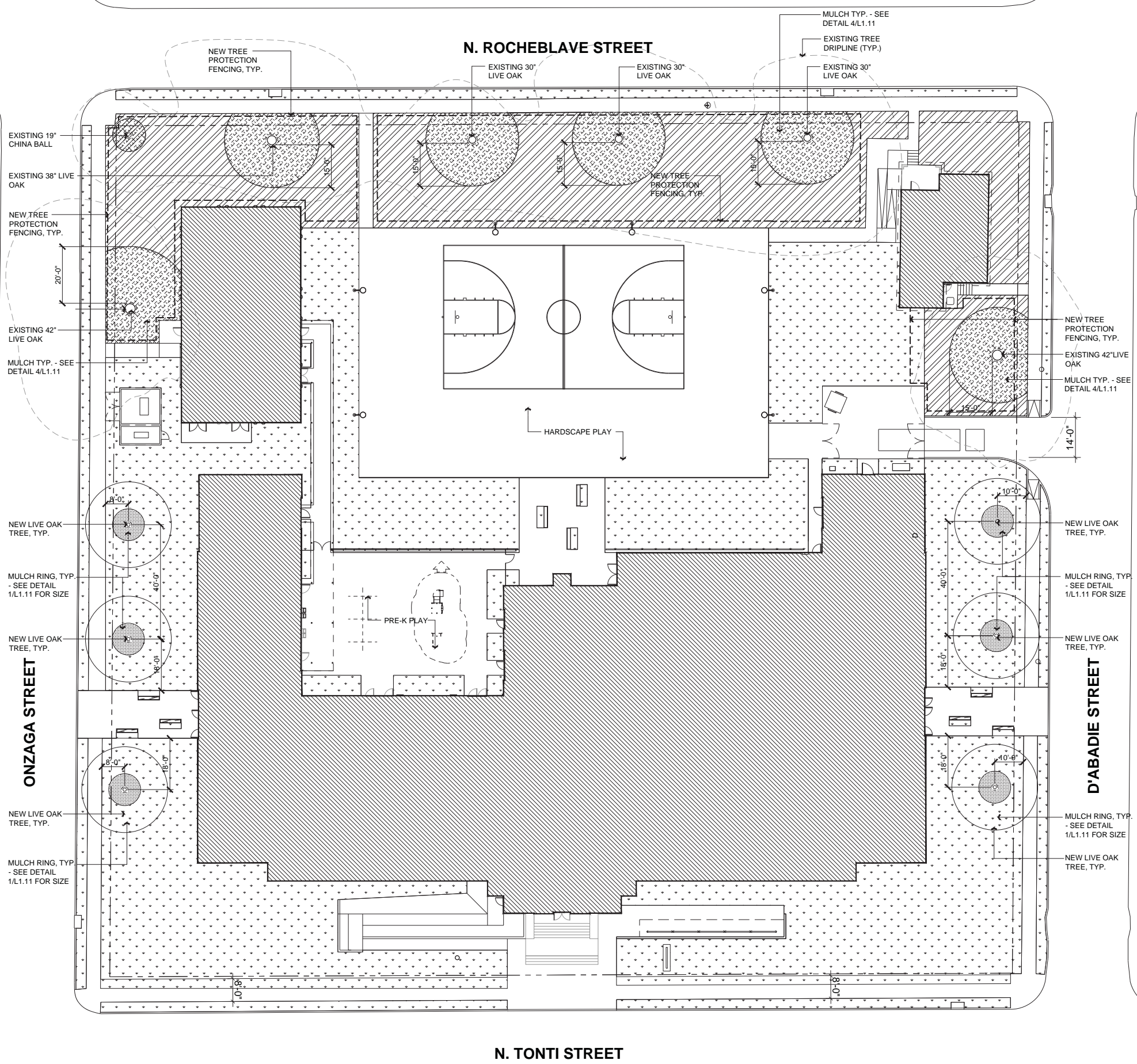
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PLANTING PLAN LEGEND

-  NEW TIFWAY BERMUDA SOD - SEE 4/L1.11
-  PROPERTY LINE
-  NEW TREE PROTECTION FENCING - SEE DETAILS 2 AND 3 SHEET L1.11
-  PLAYGROUND SURFACING/EQUIPMENT - NIC
-  NEW MULCH RING FOR NEW TREES - SEE 1/L1.11
-  NEW MULCH FOR EXISTING TREES - SEE 4/L1.11
-  NEW EMPIRE ZOYSIA - SEE 2/L1.11
-  EXISTING LIVE OAK TREE, TYP.
-  NEW LIVE OAK TREE, TYP. - SEE 1/L1.11

NOTE:

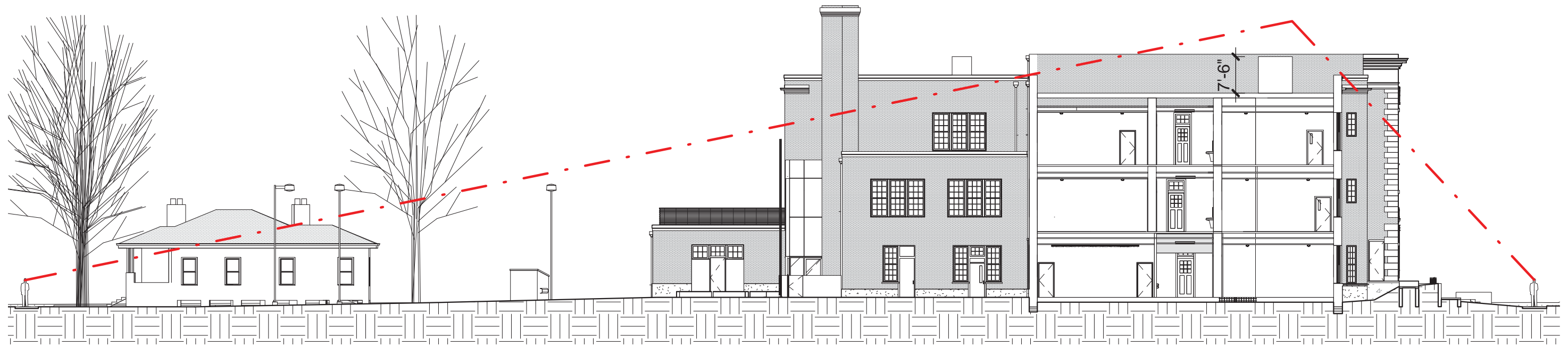
1. REFERENCE CIVIL AND SITE PLAN FOR ALL PROPOSED AND EXISTING ELEVATIONS AND HARDSCAPE ITEMS, SUCH AS DUMPSTERS AND BENCHES.
2. REFERENCE CIVIL AND SITE PLAN FOR SITE FENCING
3. CONTRACTOR TO REFERENCE TREE PROTECTION DURING CONSTRUCTION SPECIFICATIONS REGARDING TREE PROTECTION FENCING AND PROCEDURES
4. THE CONTRACTOR SHALL COORDINATE ANY WORK THAT OCCURS UNDER THE DRIPLINE OF ANY TREES WITH A LICENSED LOUISIANA ARBORIST PRIOR TO WORK COMMENCEMENT.
5. A LOUISIANA LICENSED ARBORIST SHALL BE PRESENT (ON SITE OVERSEEING THE WORK) FOR ANY WORK THAT OCCURS UNDER THE DRIPLINE OF ANY TREES. THIS INCLUDES, IN PART, ASPHALT REMOVAL, SITE FENCING, AND SIDEWALK PLACEMENT.
6. THE CONTRACTOR SHALL NOT CHANGE THE GRADE GREATER THAN 2" BENEATH THE DRIPLINE OF ANY TREES.
7. MULCH AROUND TREES SHALL BE AT LEAST 6" MIN. AWAY FROM THE TRUNK OF THE TREE. MULCH SHALL BE DOUBLE GRIND #2 SCREENED COMPOSTED HARDWOOD GARDEN MULCH WITH A 1 1/2" DEPTH FOR EXISTING TREES. MULCH TO BE LOCATED AS SHOWN ON PLAN.

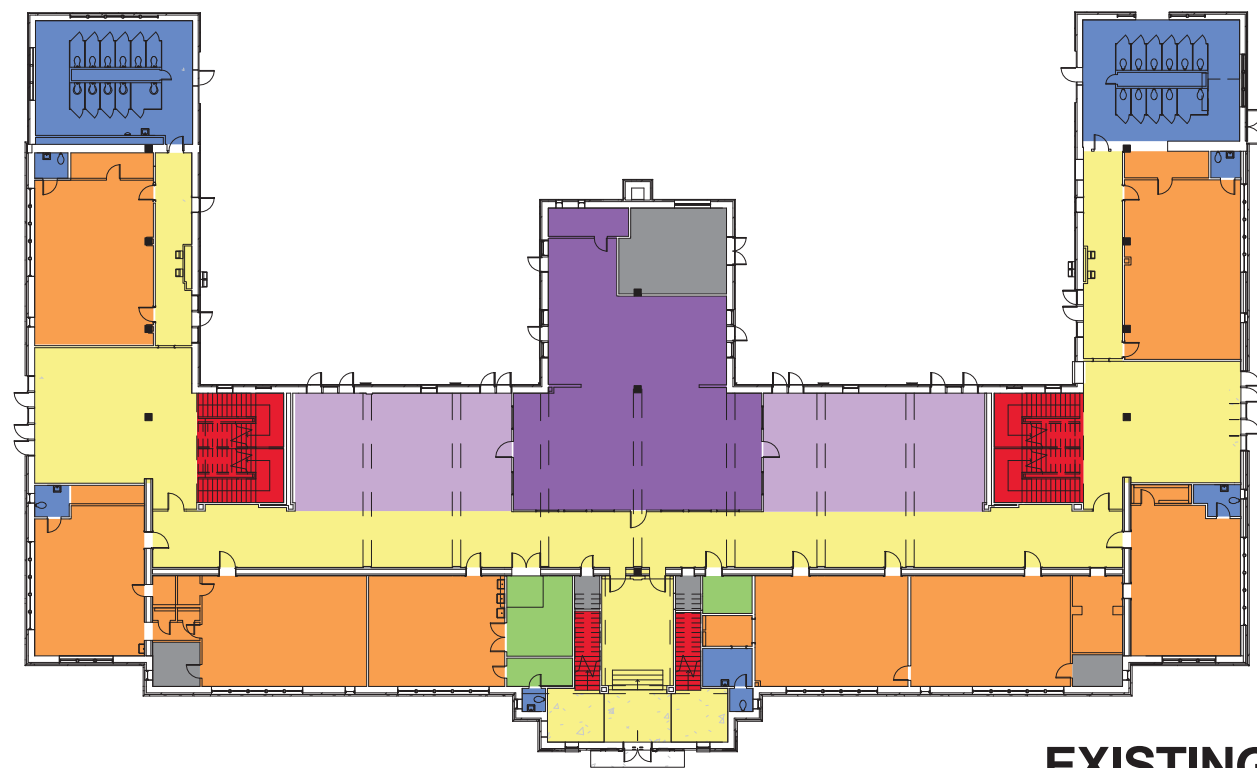
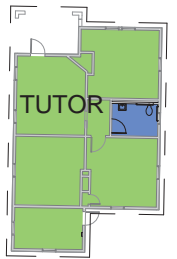
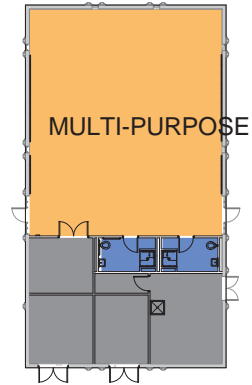
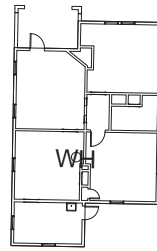
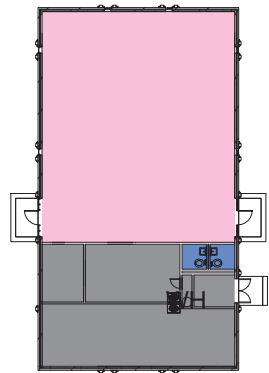


PLANTING PLAN
1" = 20'-0"



















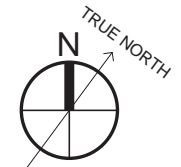


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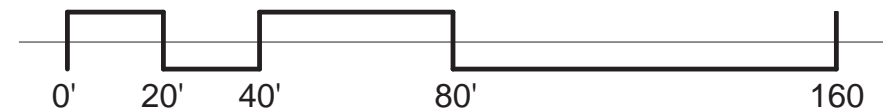
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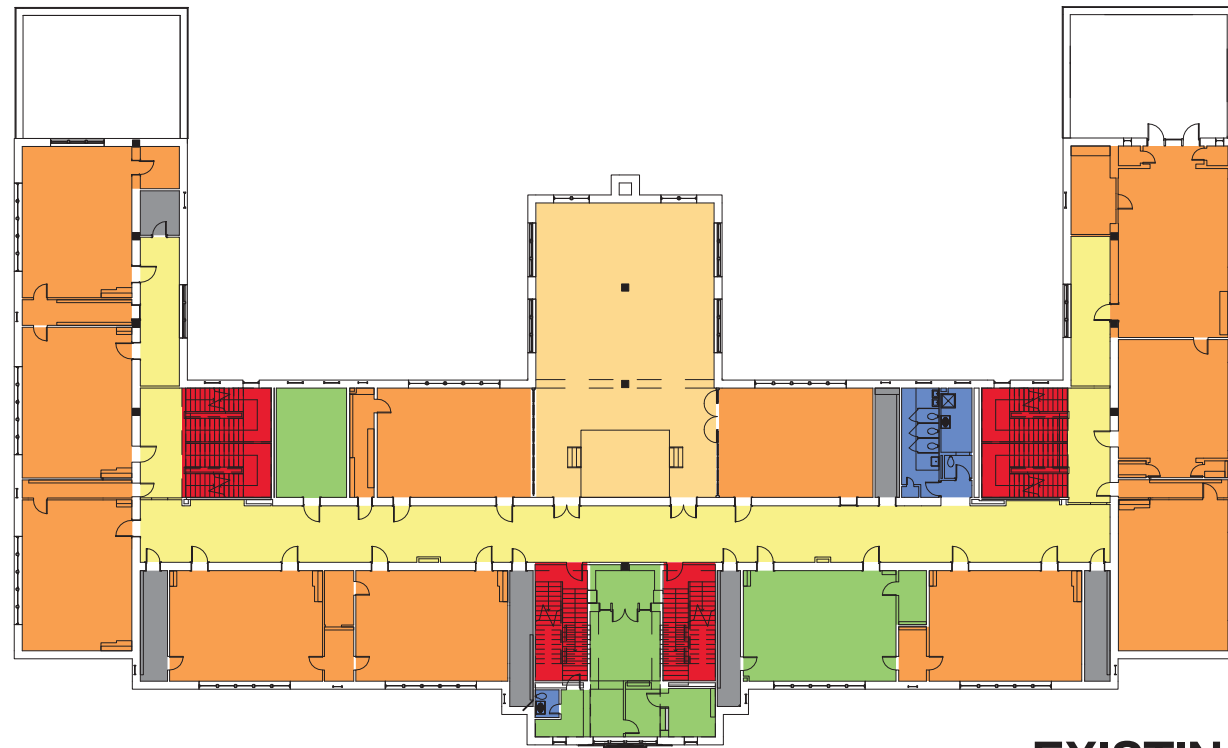
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	OFFICE AND ADMINISTRATION		CORRIDORS/ CIRCULATION		MUSIC		LIBRARY/MEDIA CENTER
	KITCHEN		CLASSROOMS		LOCKERS		VERTICAL CIRCULATION



FIRST FLOOR PLAN

1" = 40'-0"















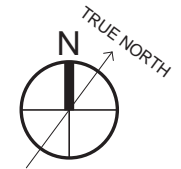


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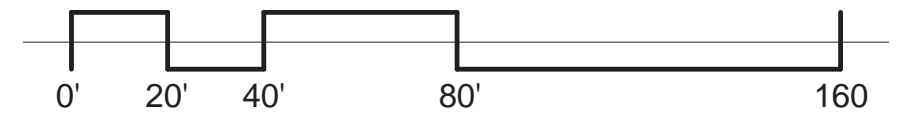
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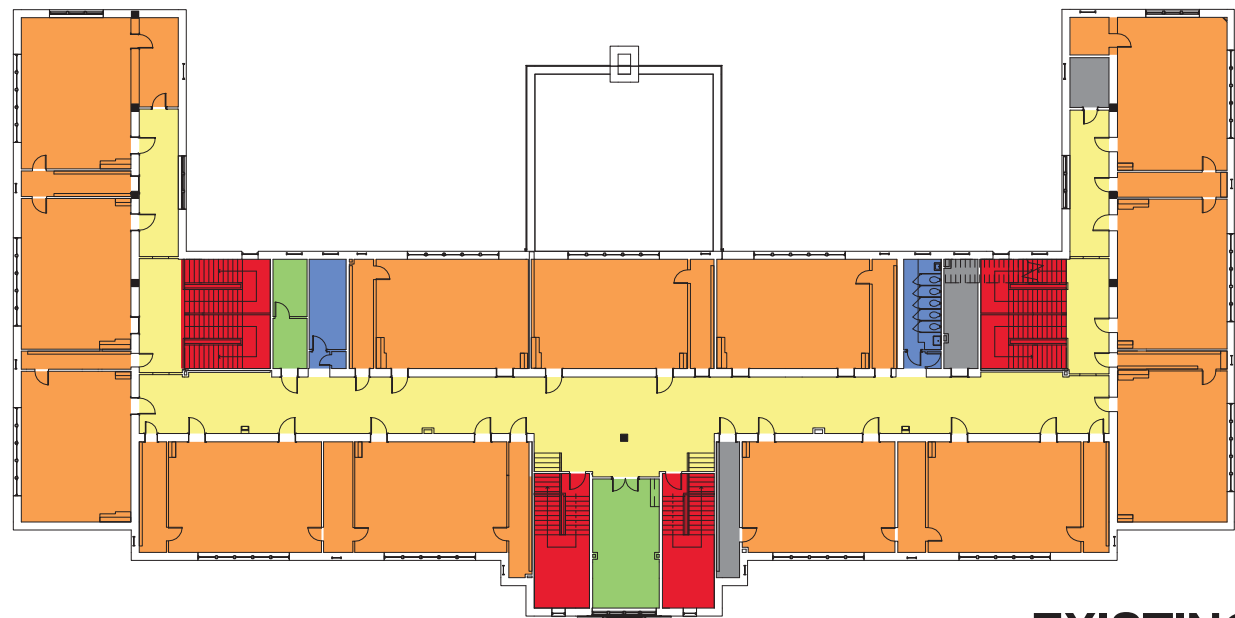
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	KITCHEN		CLASSROOMS		LOCKERS		VERTICAL CIRCULATION



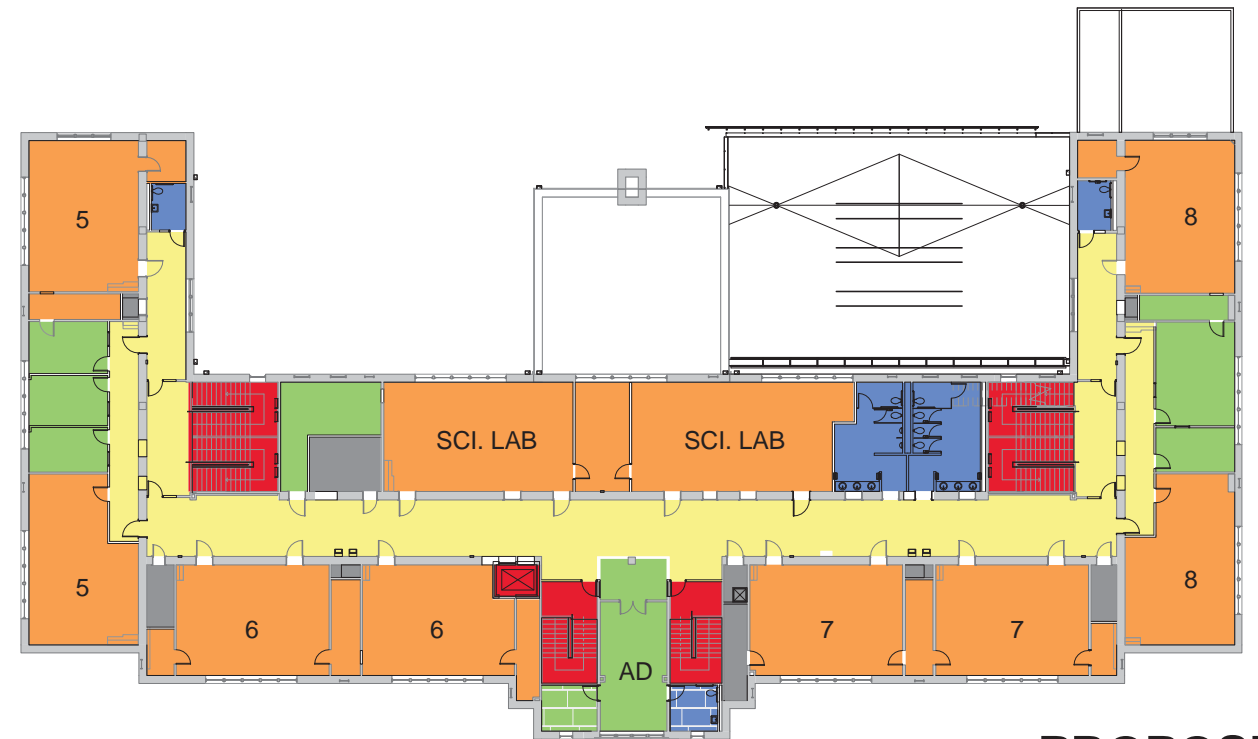
SECOND FLOOR PLAN

1" = 40'-0"















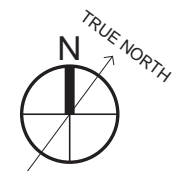


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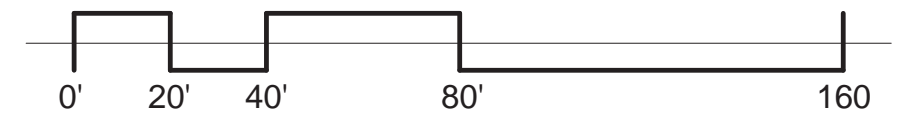
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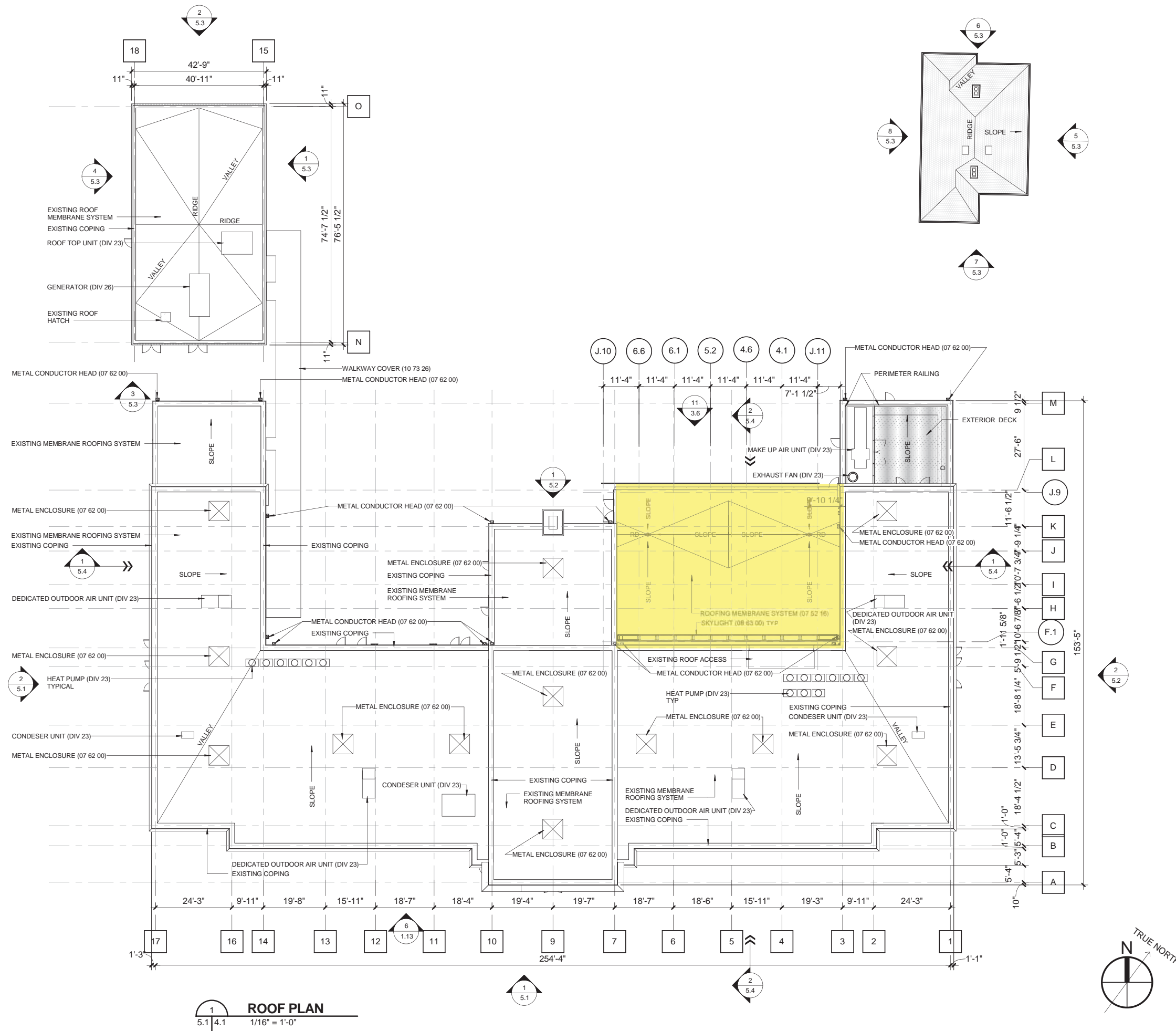


THIRD FLOOR PLAN

1" = 40'-0"



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ROOF PLAN
 1/16" = 1'-0"

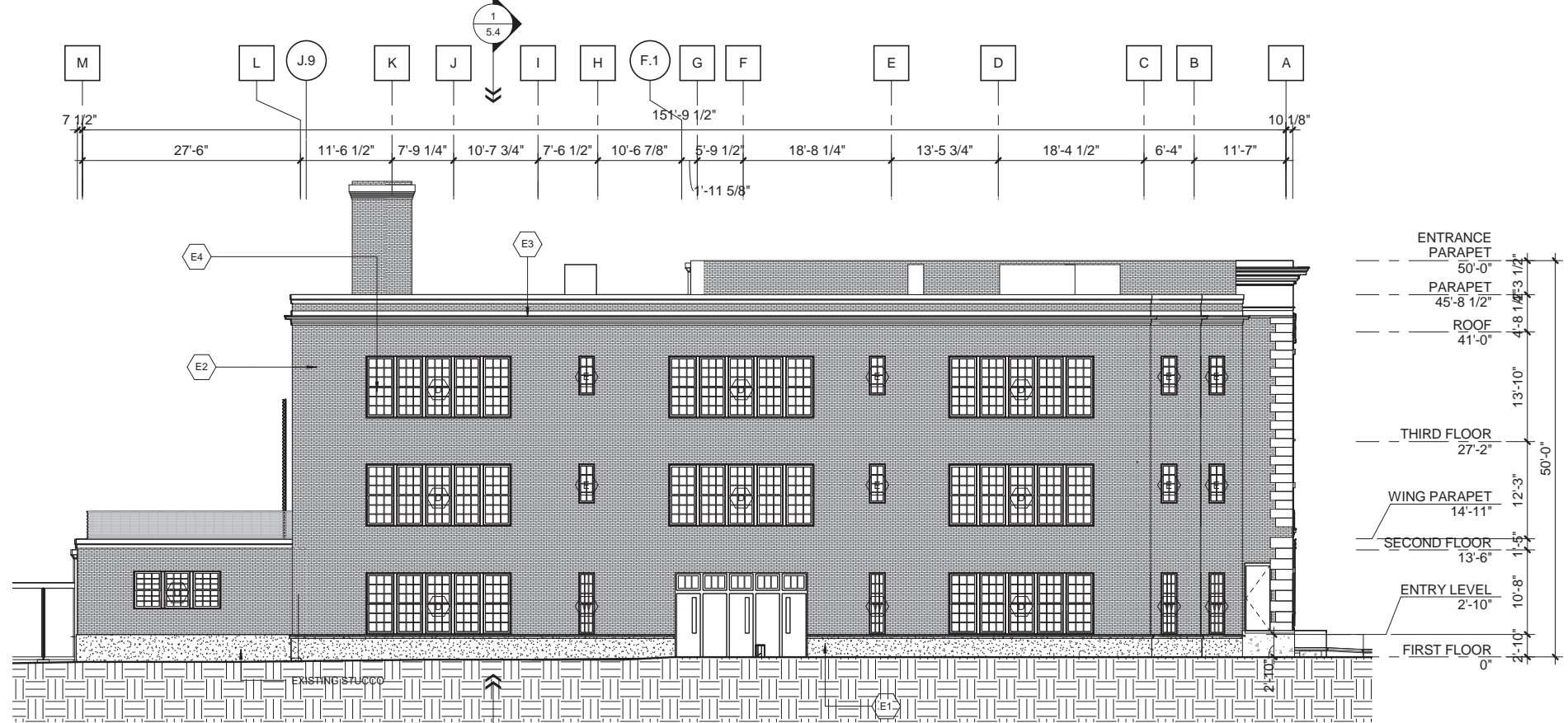
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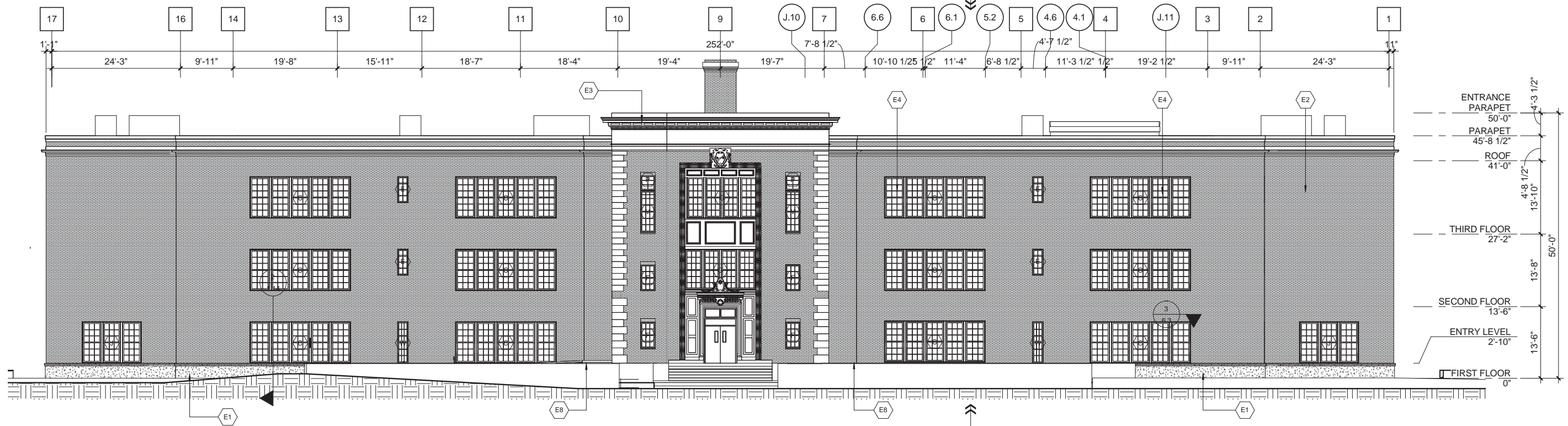


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WEST ELEVATION
1.10 | 5.1 1" = 10'-0"



SOUTH ELEVATION
1.10 | 5.1 1" = 10'-0"

CLARIFICATION OF REFERENCE DESIGNATIONS FOR GLASS TYPES (08 81 00)

NOTE: UNLESS OTHERWISE INDICATED ALL GLASS SHALL BE IG-1 INSULATING GLASS

MARK	DESCRIPTION
E1	EXISTING STUCCO
E2	EXISTING MASONRY
E3	EXISTING COPING
E4	EXISTING WINDOWS
E8	STUCCO

CLARIFICATION OF REFERENCE DESIGNATIONS

E1	EXISTING STUCCO
E2	EXISTING MASONRY
E3	EXISTING COPING
E4	EXISTING WINDOWS
E8	STUCCO

Eskew+Dumez+Ripple
ARCHITECTURE
INTERIOR ENVIRONMENTS
URBAN STRATEGIES

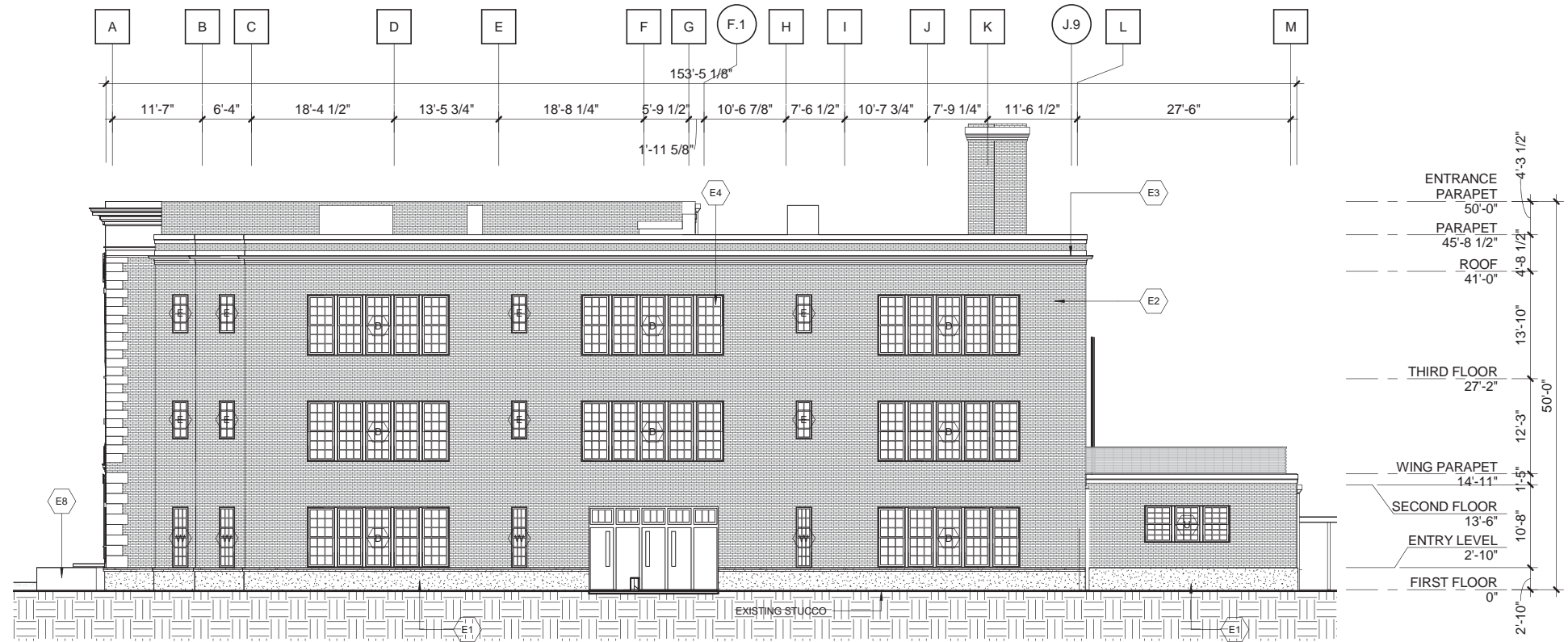
IN ASSOCIATION WITH
SHWGROUP & **chasm**
ARCHITECTURE LLC

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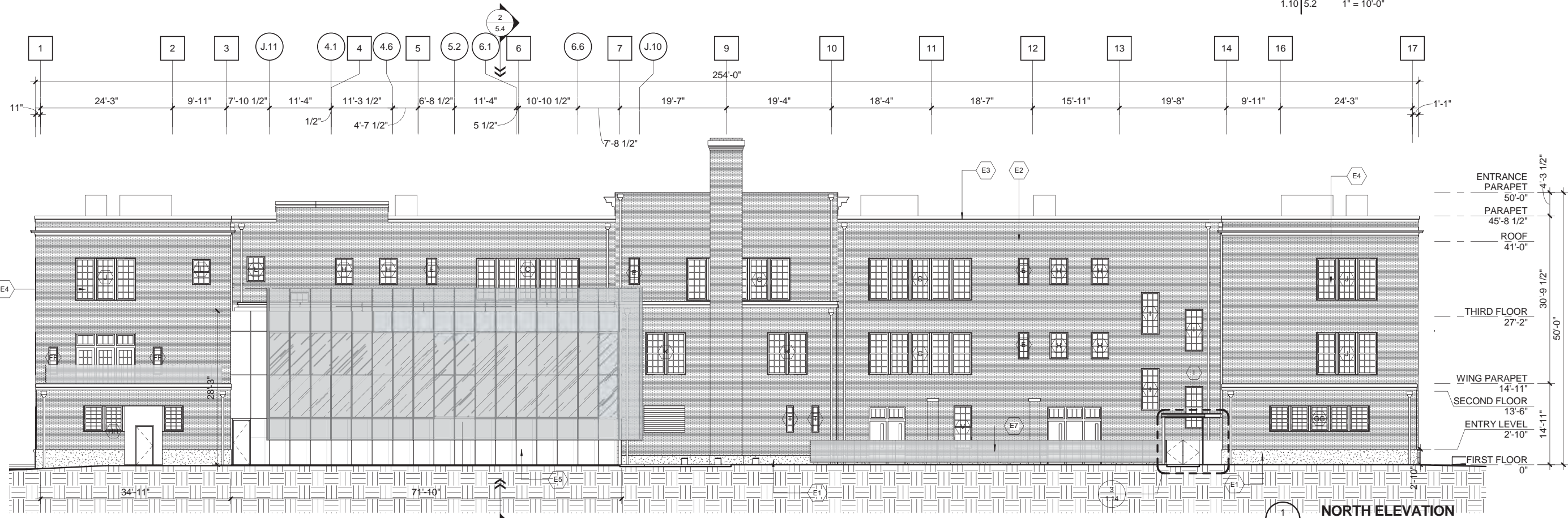
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EXTERIOR ELEVATIONS

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EAST ELEVATION
1.10 | 5.2 1" = 10'-0"



NORTH ELEVATION
1.10 | 5.2 1" = 10'-0"

CLARIFICATION OF REFERENCE DESIGNATIONS	
E1	EXISTING STUCCO
E2	EXISTING MASONRY
E3	EXISTING COPING
E4	EXISTING WINDOWS
E5	FRC PANEL (07 44 56)
E7	PERFORATED CURRUGATED ALUMINUM FENCING
E8	STUCCO

CLARIFICATION OF REFERENCE DESIGNATIONS FOR GLASS TYPES (08 81 00)	
NOTE: UNLESS OTHERWISE INDICATED ALL GLASS SHALL BE IG-1 INSULATING GLASS	
MARK	DESCRIPTION

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EXTERIOR ELEVATIONS



19 FEBRUARY 2013
NEW ADDITION RENDERING



19 FEBRUARY 2013
NEW ADDITION INTERIOR RENDERING

