

CRUMMELL COMMUNITY CENTER AT IVY CITY



23 APRIL 2013

FEASIBILITY STUDY



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PROJECT SCOPE

The Alexander Crummell School has been an important part of the Ivy City community and DC history since its dedication in 1911. However, in recent years use of the building and site has stopped and it has been left for use as overflow parking. Proposed development of the property will restore the school as a focal point, highlighting its historic significance, and open the site back up to the community. All proposed programming elements are in direct response to community surveys, interviews and the DC Comprehensive Plan.

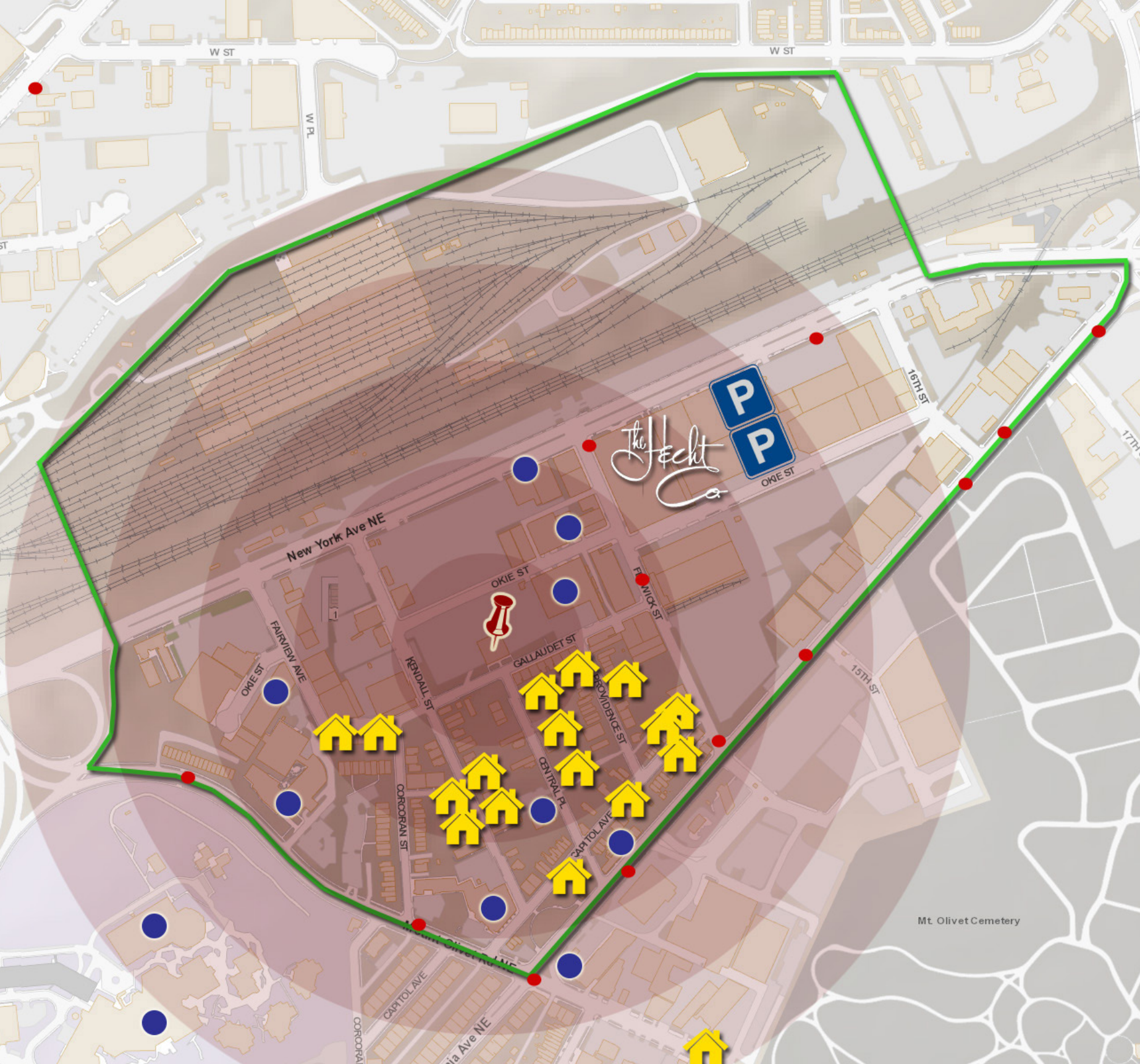
The school building itself will be renovated to include resources such as a community center, daycare and elderly care. Behind the school, a new gymnasium building will provide indoor recreation space to complement these uses and act as a multi-purpose and performance space.

Additional buildings are proposed to the east and west and will help attract new businesses and income to the area and create a buffer from the nearby industry. These two buildings will house ground floor retail and upper floor office space. They may include uses such as a job training center, local business support and new grocery.







Development of the open areas on this site will be given as much attention as the buildings. The open areas help set the historic school building apart from the new development, and provide the community with space for outdoor play, gardening, community gatherings and even the possible relocation of one of the city's former library kiosks.

BUILDING & FUNCTION	AREA
ALEXANDER CRUMMELL SCHOOL BUILDING	20,172 SF
Community Center - Computer Lab, Meeting & Conference Spaces, Indoor Play Area, Arts & Crafts Space, After School Program	8,472
Daycare	9,900
Elderly Daycare	1,800
GYMNASIUM	9,400 SF
Basketball Court, Stage and Performing Space	
WEST BUILDING	40,000 SF
Retail Space - Potential Grocery	14,000
Office Space - Job Training Center (Could be part Residential)	26,000
Interior Courtyard/ Site Access	
<i>Underground Parking (Alternate)*</i>	20,000*
EAST BUILDING	27,500 SF
Retail Space	11,000
Office Space (Could be part Residential)	16,500
OUTDOOR RECREATION AREA	
Green Space - Seating, Relocated Library Kiosk	
Community Garden - Planting Beds, Greenhouse	
Basketball Court	
Horshoe Court	
Playground & Splash Park	

* *Underground parking would only be considered if one or more planned community parking facilities were to be cancelled*



KEY

-  Crummell School Site
-  Existing complementary resources (Religious, Health Care, Education)
-  Recent or planned housing development
-  Planned parking expansion
-  Metro Station
-  Metro Bus Stop

SITE ANALYSIS

The Crummell School is located at the center of the Ivy City community, a small neighborhood rich with history but dominated by industrial and warehouse development. Surrounded by landmarks on all sides (Gallaudet University, Ivy City Yard and Mount Olivet Cemetery) the neighborhood is geographically isolated from much of DC. While the community includes many groups that take pride in their neighborhood and remarkable history, it currently lacks a strong community center that can bring them together and provide much needed resources.

The area map shows nearby community groups and existing complementary resources including religious organizations, schools and both recent and proposed housing development.

There has been a clear focus on new housing in the area. Restoring the Crummell School site, would work with this recent development to revitalize the community, attract additional people to the neighborhood and provide a community center to take pride in and unite around.



TRANSPORTATION INFRASTRUCTURE



NEW HOUSING INFRASTRUCTURE



PARKS AND RECREATION INFRASTRUCTURE



COMMUNITY INFRASTRUCTURE

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KEY

- | | | |
|---|---|---|
| <p>(A) CRUMMELL SCHOOL
Community Center - Computer Lab, Meeting & Conference Spaces, Indoor Play Area, Arts & Crafts Space, After School Program
Daycare
Elderly Daycare</p> <p>(B) GREEN SPACE</p> <p>(C) LIBRARY KIOSK</p> | <p>(D) WEST BUILDING
Retail Space - Potential Grocery
Office Space - Job Training Center
Interior Courtyard/ Site Access</p> <p>(E) COMMUNITY GARDEN</p> <p>(F) GYMNASIUM
Basketball Court
Stage and Performing Space</p> | <p>(G) OUTDOOR RECREATION
Basketball Court
Horseshoe Court</p> <p>(H) EAST BUILDING
Retail Space
Office Space</p> <p>(I) PLAY YARD
Playground
Splash Park</p> |
|---|---|---|



PRELIMINARY BUDGET

Notes:

- * Budgets numbers are derived from recent budgets on related projects and should be considered preliminary. These figures are **not** construction estimates. Numerous market factors beyond our control may affect the actual costs
- * Some Value Engineering may be necessary. Part of a particular line item of work may become part of a later phase

Building Data

Floor Area of Crummell (SF)	20,172
Floor Area of Gymnasium (SF)	9,400
Floor Area of East Building (SF)	27,500
Floor Area of West Building (SF)	40,000
Floor Area of West Building Parking (SF)	20,000
Site Area (remaining for site work) (SF)	65,496

	Preliminary - 04/23/13			
	Low		High	
Site Work	\$40 SF	\$ 2,619,840	\$60 SF	\$ 3,929,760
Crummell Remodel	\$300 SF	\$ 6,051,600	\$350 SF	\$ 7,060,200
Environmental Remediation	\$5 SF	\$ 100,860	\$10 SF	\$ 201,720
New Construction				
Gymnasium	\$225 SF	\$ 2,115,000	\$275 SF	\$ 2,585,000
East Building	\$250 SF	\$ 6,875,000	\$300 SF	\$ 8,250,000
West Building	\$250 SF	\$ 10,000,000	\$300 SF	\$ 12,000,000
Underground Parking at West Building	\$75 SF	\$ 1,500,000	\$100 SF	\$ 2,000,000
Subtotal Hard Costs		\$ 26,642,460		\$ 32,096,920
Hard Cost Contingency	15%	\$ 3,996,369	15%	\$ 4,814,538
Soft Costs				
A/E Fees	7%	\$ 1,864,972	9%	\$ 2,888,723
A/E Expenses		\$ 111,898		\$ 173,323
Development Consultant	3%	\$ 799,274	4%	\$ 1,283,877
Permits	1%	\$ 266,425	1%	\$ 320,969
Legal		\$ 50,000		\$ 100,000
Owner's Insurance		\$ 50,000		\$ 75,000
Subtotal Soft Costs		\$ 3,142,569		\$ 4,841,892
Soft Cost Contingency	15%	\$ 471,385	15%	\$ 726,284
Total Hard & Soft Costs		\$ 34,252,783		\$ 42,479,634