DENVER PUBLIC SCHOOLS
SWANSE ELEMENTARY SCHOOL
PHASE III - CAMPUS PLAN

A set of Design Development Drawings designed to support a Design-Build Project coordinated by The Udi
COLORADO LANDSCAPE ARCHITECTURE DEPARTMENT - LEARNING LANDSCAPES PROGRAM

Client: Denver Public Schools
600 Grant Street
Denver, CO 80220-3905

Designer: University of Colorado
Landscape Architecture Department
Learning Landscapes Program
Campus Box 123
PO Box 172364
Denver, CO 80217-3364

Survey: TAO

Civil Engineer: TAO

Structural Engineer: TAO

Irrigation Contractor: TAO

Play Equipment Vendor: TAO

Schedule of Drawings:
1. Existing Conditions and Demolition Plan (North)
2. Existing Conditions and Demolition Plan (South)
3. Phase 1 Site Plan
4. Grading Plan (North)
5. Grading Plan (South)
6. Horizontal Surfacing Plan (North)
7. Horizontal Surfacing Plan (South)
8. Layout Plan (North)
9. Layout Plan (South)
10. Landscape Plan (North)
11. Landscape Plan (South)
12. Landscape Details and Schedule
13. Details Callout Plan (North)
14. Details Callout Plan (South)
15. Details A
16. Details B
17. Details C
18. Details D
### Swansea Plant Schedule

**Trees**

<table>
<thead>
<tr>
<th>#</th>
<th>Gen.</th>
<th>Scientific Name</th>
<th>Common Name</th>
<th>Size</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>400</td>
<td>Acer platanoides</td>
<td>Sycamore</td>
<td>5.5M</td>
<td>Standard Tree</td>
</tr>
<tr>
<td>2</td>
<td>410</td>
<td>Carya ovata</td>
<td>Black Walnut</td>
<td>5.5M</td>
<td>Standard Tree</td>
</tr>
<tr>
<td>3</td>
<td>415</td>
<td>Fraxinus pennsylvanica</td>
<td>Pecan</td>
<td>5.5M</td>
<td>Standard Tree</td>
</tr>
<tr>
<td>4</td>
<td>420</td>
<td>Quercus alba</td>
<td>White Oak</td>
<td>5.5M</td>
<td>Standard Tree</td>
</tr>
<tr>
<td>5</td>
<td>425</td>
<td>Quercus rubra</td>
<td>Red Oak</td>
<td>5.5M</td>
<td>Standard Tree</td>
</tr>
<tr>
<td>6</td>
<td>430</td>
<td>Ulmus americana</td>
<td>Elm</td>
<td>5.5M</td>
<td>Standard Tree</td>
</tr>
</tbody>
</table>

**Shrubs**

<table>
<thead>
<tr>
<th>#</th>
<th>Gen.</th>
<th>Scientific Name</th>
<th>Common Name</th>
<th>Size</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>510</td>
<td>Amelanchier canadensis</td>
<td>Serviceberry</td>
<td>3.5M</td>
<td>Standard Tree</td>
</tr>
<tr>
<td>2</td>
<td>520</td>
<td>Cornus sericea</td>
<td>Redosier Dogwood</td>
<td>3.5M</td>
<td>Standard Tree</td>
</tr>
<tr>
<td>3</td>
<td>530</td>
<td>Hypericum calycinum</td>
<td>St. John's Wort</td>
<td>3.5M</td>
<td>Standard Tree</td>
</tr>
<tr>
<td>4</td>
<td>540</td>
<td>Ilex verticillata</td>
<td>Winterberry</td>
<td>3.5M</td>
<td>Standard Tree</td>
</tr>
<tr>
<td>5</td>
<td>550</td>
<td>Viburnum opulus</td>
<td>Guelder Rose</td>
<td>3.5M</td>
<td>Standard Tree</td>
</tr>
</tbody>
</table>

**Perennials**

<table>
<thead>
<tr>
<th>#</th>
<th>Gen.</th>
<th>Scientific Name</th>
<th>Common Name</th>
<th>Size</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>610</td>
<td>Achillea millefolium</td>
<td>Yarrow</td>
<td>2.5M</td>
<td>Standard Tree</td>
</tr>
<tr>
<td>2</td>
<td>620</td>
<td>Allium giganteum</td>
<td>Giant Onion</td>
<td>2.5M</td>
<td>Standard Tree</td>
</tr>
<tr>
<td>3</td>
<td>630</td>
<td>Echinacea purpurea</td>
<td>Purple Coneflower</td>
<td>2.5M</td>
<td>Standard Tree</td>
</tr>
<tr>
<td>4</td>
<td>640</td>
<td>Monarda didyma</td>
<td>Bee Balm</td>
<td>2.5M</td>
<td>Standard Tree</td>
</tr>
<tr>
<td>5</td>
<td>650</td>
<td>Penstemon digitalis</td>
<td>Beard Tongue</td>
<td>2.5M</td>
<td>Standard Tree</td>
</tr>
</tbody>
</table>

**Sod**

- Approximately 33,000 sq ft

---

**Diagram Notes**

- Classroom Demonstration Garden
  - Layout: 20' x 40'

- Layout of these existing classroom gardens 'as is'. No responsibility of teachers and students.

- Outlines included. Small-scale plantings of annuals, perennials, tall grasses, vegetables. No irrigation.

- Student planting, care and pride in the improvement of classroom learning activities.

---

**Contact Information**

**Swansea Elementary School**

**Landscape Plans**

- 12/31
TOTAL ELEVATED PLAY COMPONENTS 8
TOTAL ELEVATED COMPONENTS ACCESSIBLE BY RAMP 0 REQUIRED 0
TOTAL ELEVATED COMPONENTS ACCESSIBLE BY TRANSFER 8 REQUIRED 8
TOTAL ACCESSIBLE GROUND LEVEL COMPONENTS SHOWN 3 REQUIRED 3
TOTAL DIFFERENT TYPES OF GROUND LEVEL COMPONENTS 3 REQUIRED 3

NOTES:
- THIS CONFORMS TO THE A.A.A. ACCESSIBILITY GUIDELINES (ADAAG), ASSUMING THAT THE ENTIRE USE ZONE IS COVERED WITH AN ACCESSIBLE PROTECTIVE SURFACING.
**NOTE**

THE SITE MUST BE EXPANDED IN ORDER TO COMPLY WITH ASTM AND INCLUDE ALL SAFETY ZONES.

**NOTE:** PLEASE VERIFY ALL DIMENSIONS OF PLAN AREA, SIZE, ORIENTATION, AND LOCATIONS OF ALL EXISTING UTILITIES, EQUIPMENT, AND SITE FURNISHINGS, PRIOR TO BEGINNING.

TOTAL ELEVATED PLAY COMPONENTS: 10

TOTAL ELEVATED COMPONENTS ACCESSIBLE BY RAMP: 0 **REQUIRED** 0

TOTAL ELEVATED COMPONENTS ACCESSIBLE BY TRANSFER: 8 **REQUIRED** 5

TOTAL ACCESSIBLE GROUND LEVEL COMPONENTS SHOWN: 19 **REQUIRED** 3

TOTAL DIFFERENT TYPES OF GROUND LEVEL COMPONENTS: 11 **REQUIRED** 3

NOTES:

THIS CONFORMS TO THE ADA ACCESSIBILITY GUIDELINES (ADAAG), ASSUMING THAT THE ENTIRE USE ZONE IS COVERED WITH AN ACCESSIBLE PROTECTIVE SURFACING.
### Preliminary Cost Estimate

**Phase One - Swainssea**

**Prepared by GPD Land Design, Charles Burdo (DPS), and UCD**

<table>
<thead>
<tr>
<th>Item Description</th>
<th>Unit</th>
<th>Cost (F)</th>
<th>Note</th>
</tr>
</thead>
<tbody>
<tr>
<td>Survey and Design</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Architectural Drawings</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Engineering Drawings</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Construction Drawings</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Site Plan</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Stormwater Plan</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Utility Location</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tree Removal</td>
<td>Weekly</td>
<td>$100.00</td>
<td>35 = $3,500.00</td>
</tr>
<tr>
<td>Equipment Rental</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Site Setup</td>
<td>Weekly</td>
<td>$650.00</td>
<td>35 = $23,500.00</td>
</tr>
<tr>
<td>Additional Setups</td>
<td>Weekly</td>
<td>$1,750.00</td>
<td>35 = $61,750.00</td>
</tr>
<tr>
<td>Site Setup</td>
<td>Weekly</td>
<td>$934.00</td>
<td>35 = $32,790.00</td>
</tr>
<tr>
<td>Temporary Const. Fencing</td>
<td>LF</td>
<td>$25.00</td>
<td>$600.00</td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td></td>
<td></td>
<td>$138,090.00</td>
</tr>
<tr>
<td><strong>Installation</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Residential</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Site Layout</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tree Planting</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Site Development</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Site Grading</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td></td>
<td></td>
<td>$47,000.00</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td></td>
<td>$185,090.00</td>
</tr>
</tbody>
</table>

**Notes**
1. **Incl.** All design, construction, and installation costs.
2. **Excl.** Site preparation, utilities, and permits.
3. **Incl.** All assessments, fees, and taxes.

**Total:** $185,090.00

---

### Old School Structure

- **Existing Building:**
  - Assumed existing building housing.
  - *Removal existing building according to DPS specifications.
  - **Swainssea:** $486,977.23

**Target:** $70,000.00

**Actual Expenditure**

<table>
<thead>
<tr>
<th><strong>Item</strong></th>
<th><strong>Cost</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>1. School community participation funds</td>
<td>$3,740.00</td>
</tr>
<tr>
<td>2. School community participation income</td>
<td>$47,500.00</td>
</tr>
<tr>
<td>3. Private sector funds</td>
<td>$5,240.00</td>
</tr>
<tr>
<td>4. Fundraiser events</td>
<td>$5,500.00</td>
</tr>
<tr>
<td>5. DPS funds</td>
<td>$175,500.00</td>
</tr>
<tr>
<td>6. <strong>Subtotal</strong></td>
<td>$236,090.00</td>
</tr>
<tr>
<td>7. City of Denver funds</td>
<td>$184,790.00</td>
</tr>
<tr>
<td>8. Fundraising events</td>
<td>$52,230.00</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>$352,450.00</td>
</tr>
</tbody>
</table>

**Notes**
- 1. **Excl.** Site preparation, utilities, and permits.
- 2. **Excl.** All assessments, fees, and taxes.

**Total Expenditure:** $352,450.00

---

### Budget Breakdown

- **Fund Raising:**
  - **Projected Goal:** $352,450.00
  - **Received to Date:** $33,015.16

- **Other Sources:**
  - **City of Denver:** $146,160.30
  - **Community Contributions:**
    - **Cash:** $175,500.00
    - **In-kind contributions:**
      - **Land, Furniture, Fixtures:** $150,000.00
      - **Land, Arbor, Org. & Contingency:** $40,240.00
      - **Total:** $365,740.00

- **Total Budget:** $398,250.00

---

### Breakdown of Operation Costs

- **Salaries and Wages:**
  - **Salaries:**
    - **Plant Manager:** $60,000.00
    - **Maintenance:** $40,000.00
    - **Administrative:** $30,000.00
    - **Total:** $130,000.00

- **Benefits:**
  - **Health Insurance:** $40,000.00
  - **Retirement:** $20,000.00
  - **Total Benefits:** $60,000.00

- **Total:** $190,000.00

---

### Breakdown of Utilities Costs

- **Water:**
  - **Plant:** $1,500.00
  - **Maintenance:** $500.00
  - **Total Water Costs:** $2,000.00

- **Electricity:**
  - **Plant:** $1,000.00
  - **Maintenance:** $500.00
  - **Total Electricity Costs:** $1,500.00

- **Total Utilities Costs:** $3,500.00
Swansear Elementary

ELIZABETH ST

ELIZABETH CT