

STRATFORD MIDDLE SCHOOL RENOVATION AND ADDITION

ARLINGTON PUBLIC SCHOOLS

BLPC
JANUARY 24, 2017



QUINN EVANS
ARCHITECTS

PROJECT UPDATE AND SCHEDULE | 1

PROJECT SCHEDULE

	2016	2017				2018				2019			
USE PERMIT	2/2017												
CERT. OF APPROP.	2/2017												
DESIGN DEV.													
CONST. DOCS.													
BUILDING PERMIT				Fall 2017									
CONSTRUCTION													
SCHOOL OPEN													

PROJECT MILESTONES

- **Concept Design approved November 2015**
- **Schematic Design approved June 2016**
- **Use Permit submitted: September 8, 2016**
 - **EA submitted: September 8, 2016**
 - **Water Quality Impact Assessment submitted: September 15, 2016**
 - **Certificate of Appropriateness submitted: September 22, 2016**
- **Presenting to Commissions: (Fall/Winter 2016/2017)**
- **Resubmission of Use Permit / COA: December 21, 2016**
- **County Board (projected): February 2017**
- **Building Permit (projected): Fall 2017**

STAKEHOLDER INVOLVEMENT

- 23 BLPC meetings
- 13 PFRC meetings
- 7 HALRB/DRC meetings/work sessions
- 2 Gallery Walks / Open Houses
- Additional meetings with:
 - Community leaders
 - Department of Parks and Recreation
 - VDOT
 - Arlington County
 - School Board Members



USE PERMIT UPDATE | 2



USE PERMIT MILESTONES

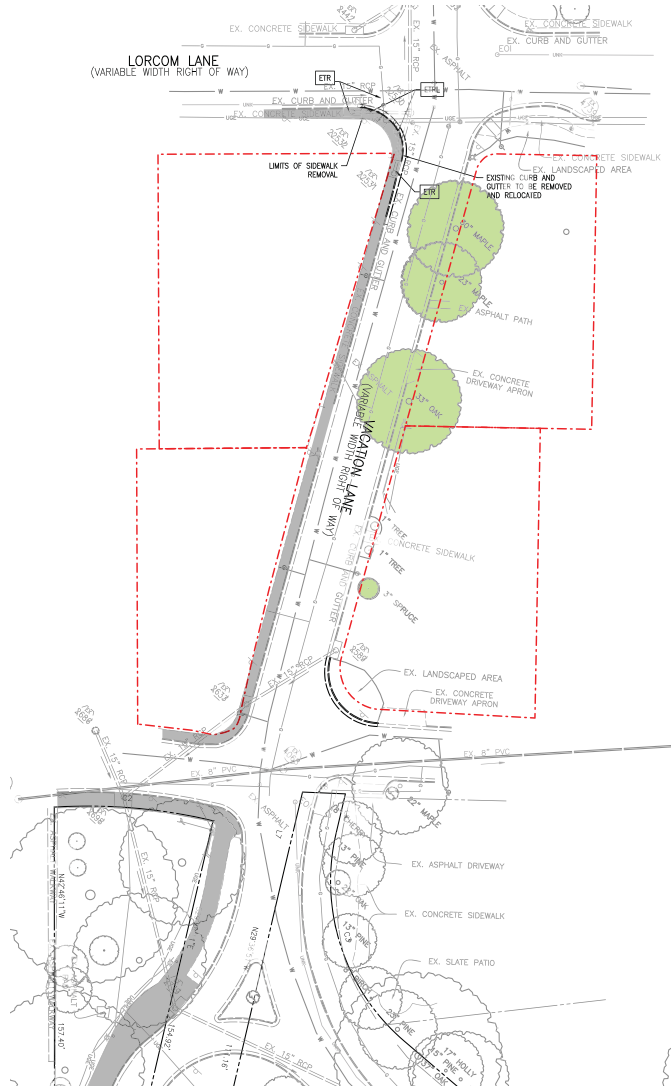
- **Use Permit: September 8, 2016 / December 21, 2016**
 - **Environmental Assessment: September 8, 2016**
 - **Water Quality Impact Assessment: September 15, 2016**
 - **Certificate of Appropriateness: September 22, 2016 / December 21, 2016**
- **Commission Presentations:**
 - **E2C2 - September 26, 2016**
 - **Urban Forestry - October 27, 2016**
 - **HALRB - December 21, 2016**
 - **Parks and Recreation - TBD**
 - **Transportation - TBD**
 - **Planning - TBD**
 - **County Board - March 18, 2017**

USE PERMIT COMMENT AND RESPONSE

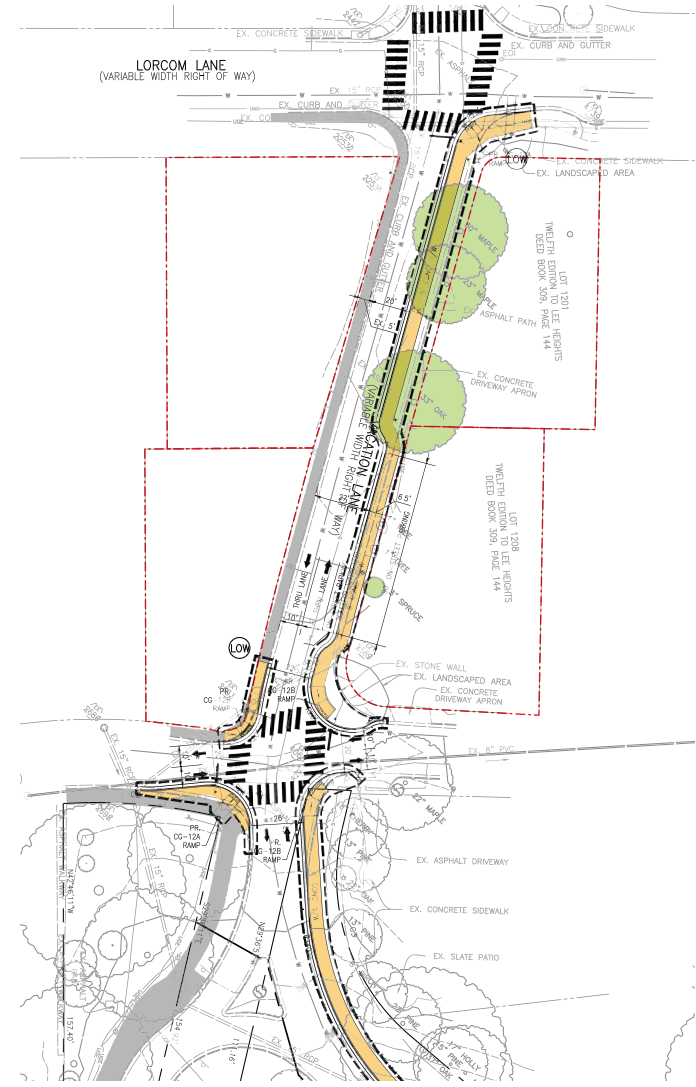
- **Stormwater approach**
- **Vacation Lane sidewalks**
- **Coordination with DPR**
- **Historic/COA**
- **Real Estate**

VACATION LANE SIDEWALK

-  EXISTING SIDEWALK
-  PROPOSED SIDEWALK



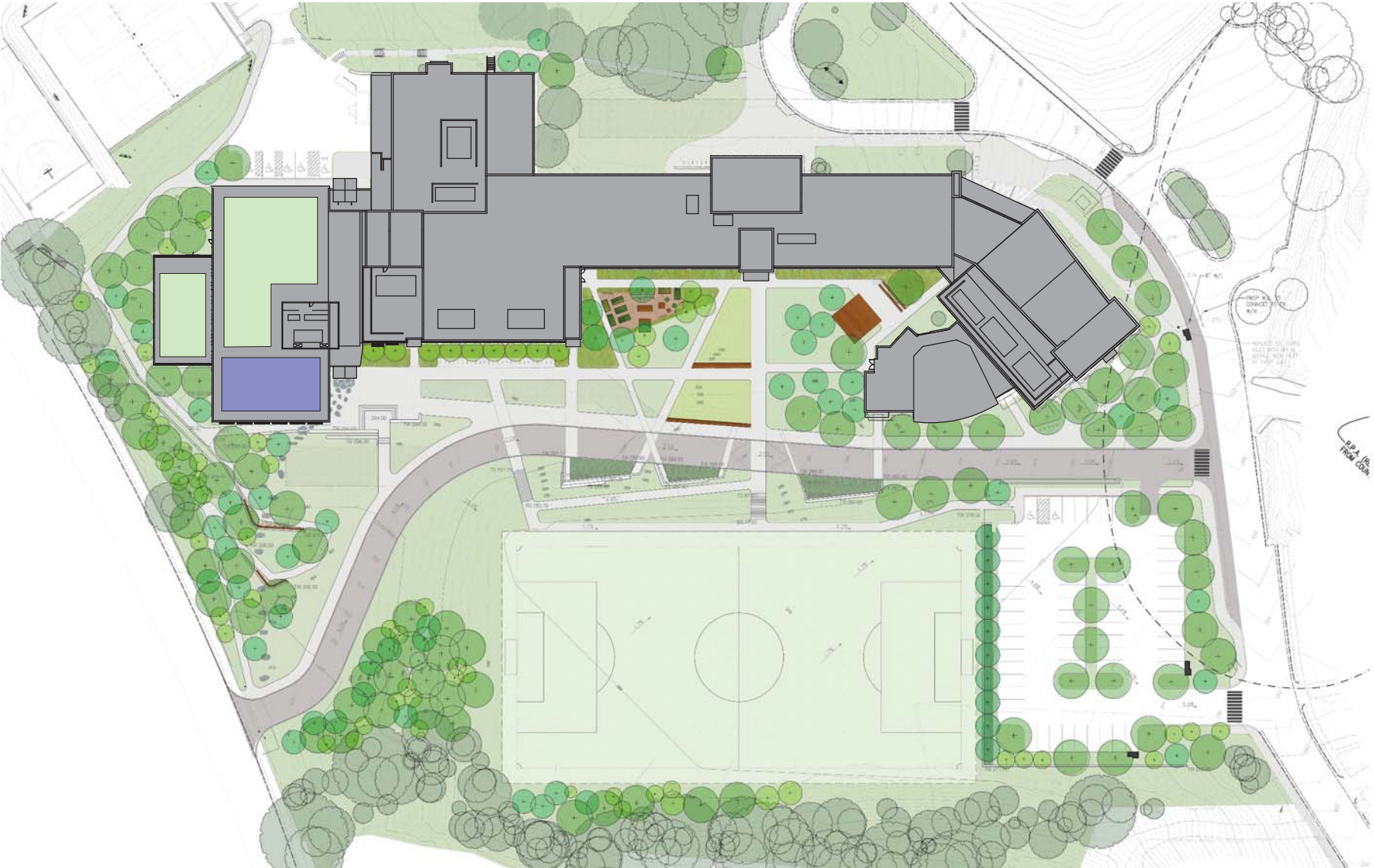
EXISTING



PROPOSED

DESIGN UPDATE | 3

SITE PLAN



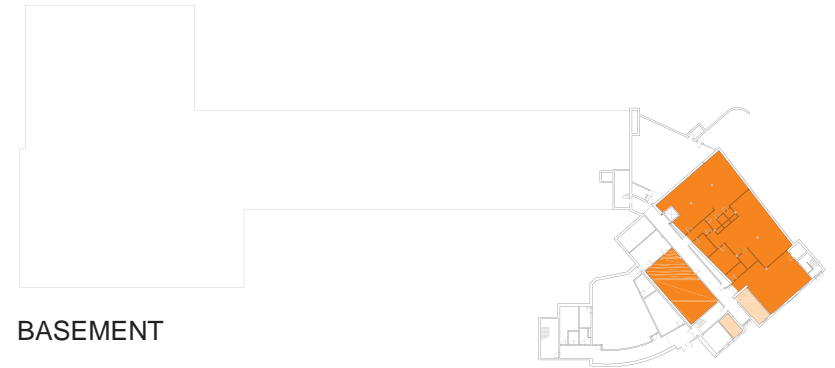
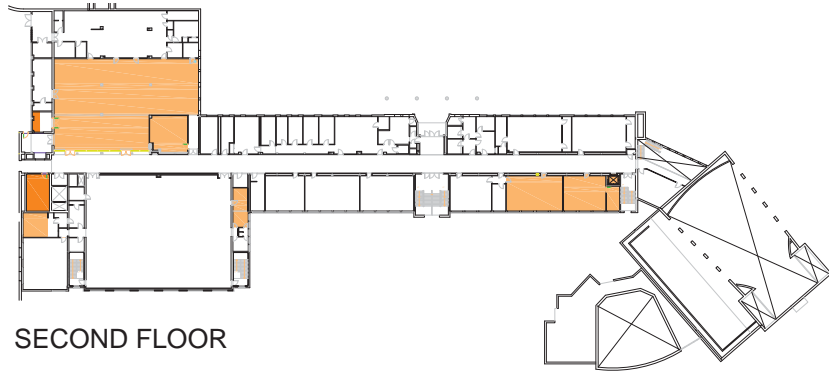
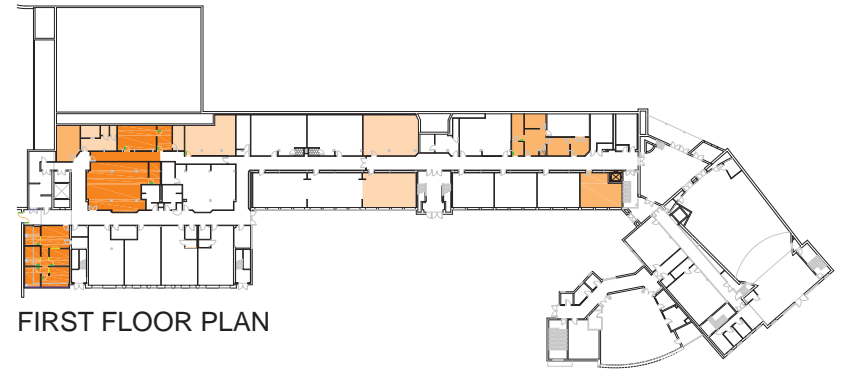
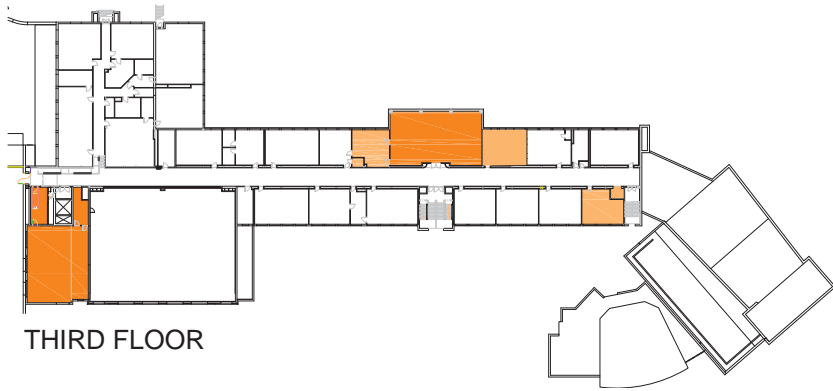
NEW ADDITION



RENOVATION

- New elevator at east end of building for increased accessibility
- New Arts and Tech suite in basement
- Renovated cafeteria
- New teacher collaboration spaces
- Conversion of existing Library to Work and Family Life space
- Black Box theater converted to more flexible space
- New lockers and increased display space for student work

RENOVATION

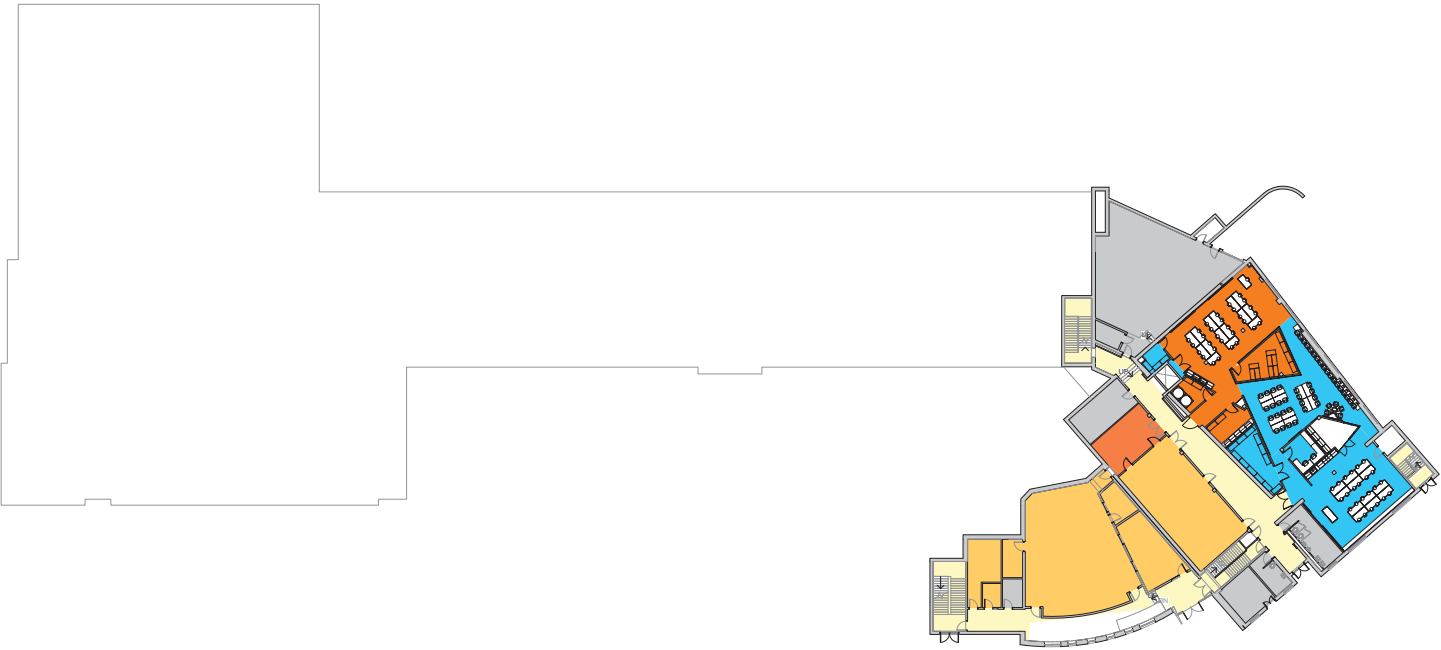


 MAJOR RENOVATION

 MIDDLELEVEL RENOVATION

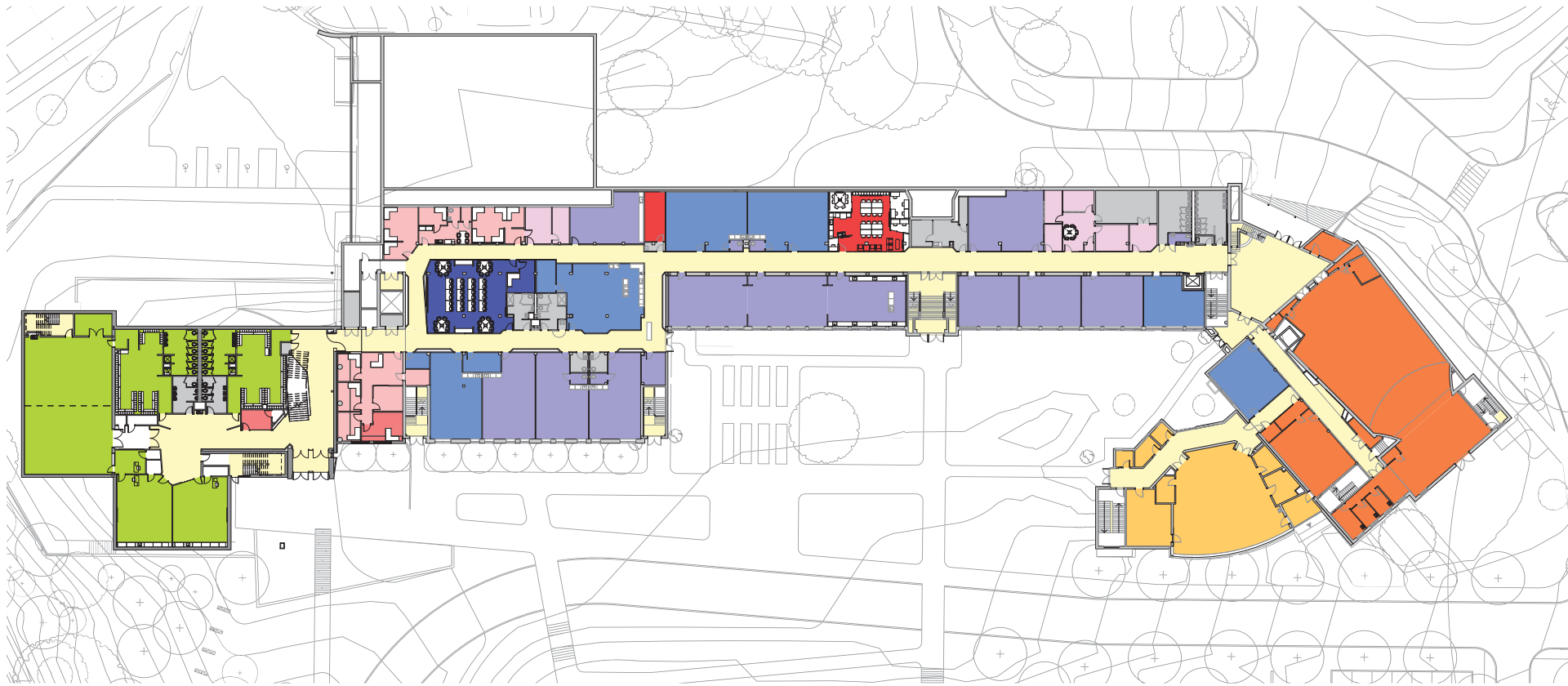
 MINOR RENOVATIONS

BASEMENT PLAN



- LIBRARY
- FOOD SERVICE
- PHYSICAL EDUCATION
- THEATER/ARTS
- MUSIC
- TECHNOLOGY
- WORK & FAMILY STUDY
- BUILDING SUPPORT
- TEACHER & STORAGE
- ADMIN
- COUNSELING/CLINIC
- CORE CLASSROOMS
- SPECIAL EDUCATION
- ELECTIVE CLASSROOMS
- CIRCULATION
- ENTRANCE

















FIRST FLOOR PLAN



- | | |
|--|---|
| LIBRARY | TEACHER & STORAGE |
| FOOD SERVICE | ADMIN |
| PHYSICAL EDUCATION | COUNSELING/CLINIC |
| THEATER/ARTS | CORE CLASSROOMS |
| MUSIC | SPECIAL EDUCATION |
| TECHNOLOGY | ELECTIVE CLASSROOMS |
| WORK & FAMILY STUDY | CIRCULATION |
| BUILDING SUPPORT | ENTRANCE |

SECOND FLOOR PLAN



- | | |
|---|---|
|  LIBRARY |  TEACHER & STORAGE |
|  FOOD SERVICE |  ADMIN |
|  PHYSICAL EDUCATION |  COUNSELING/CLINIC |
|  THEATER/ARTS |  CORE CLASSROOMS |
|  MUSIC |  SPECIAL EDUCATION |
|  TECHNOLOGY |  ELECTIVE CLASSROOMS |
|  WORK & FAMILY STUDY |  CIRCULATION |
|  BUILDING SUPPORT |  ENTRANCE |



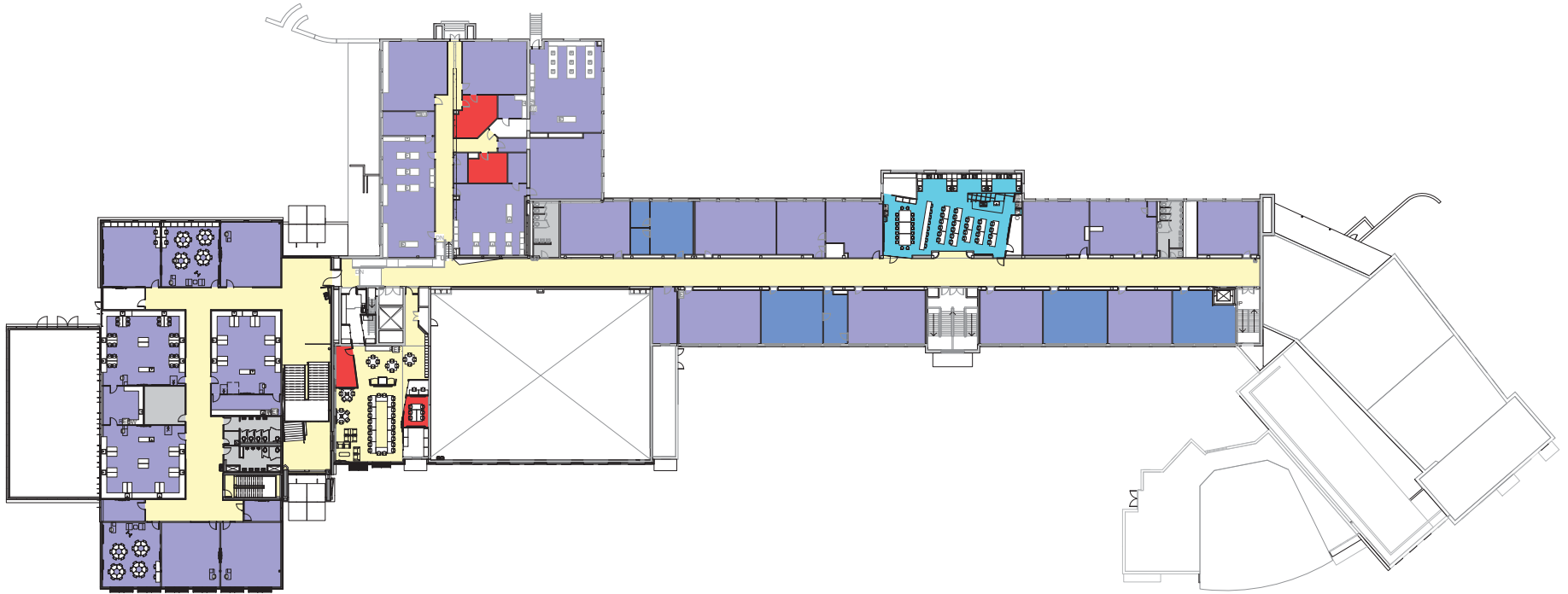
20' 0' 40'



QUINN EVANS ARCHITECTS

Arlington Public Schools
Stratford Middle School - 17

THIRD FLOOR PLAN



- | | |
|--|---|
| ■ LIBRARY | ■ TEACHER & STORAGE |
| ■ FOOD SERVICE | ■ ADMIN |
| ■ PHYSICAL EDUCATION | ■ COUNSELING/CLINIC |
| ■ THEATER/ARTS | ■ CORE CLASSROOMS |
| ■ MUSIC | ■ SPECIAL EDUCATION |
| ■ TECHNOLOGY | ■ ELECTIVE CLASSROOMS |
| ■ WORK & FAMILY STUDY | ■ CIRCULATION |
| ■ BUILDING SUPPORT | ▲ ENTRANCE |



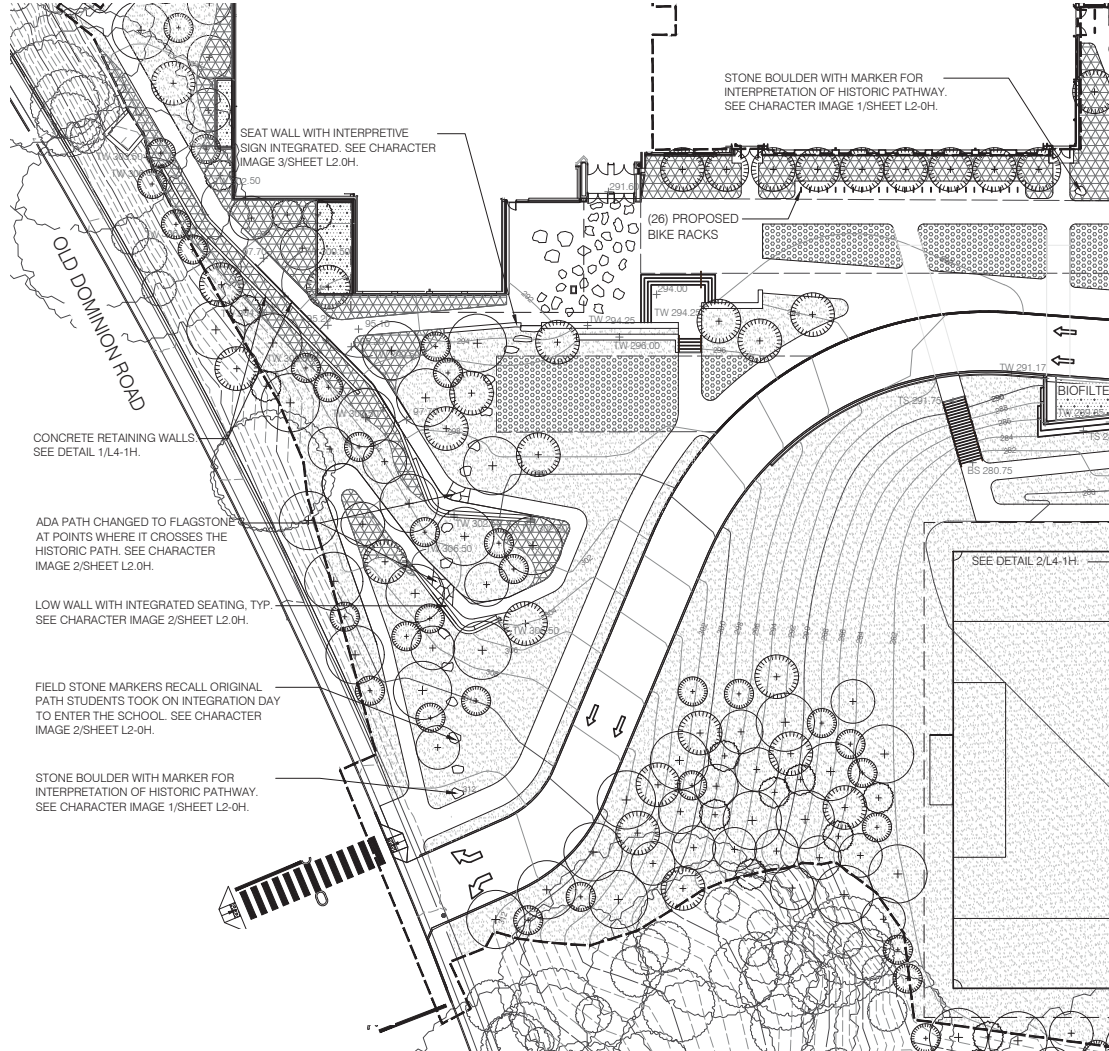
20' 0' 40'

HISTORIC COMMITTEE UPDATE | 4

HISTORIC COMMITTEE

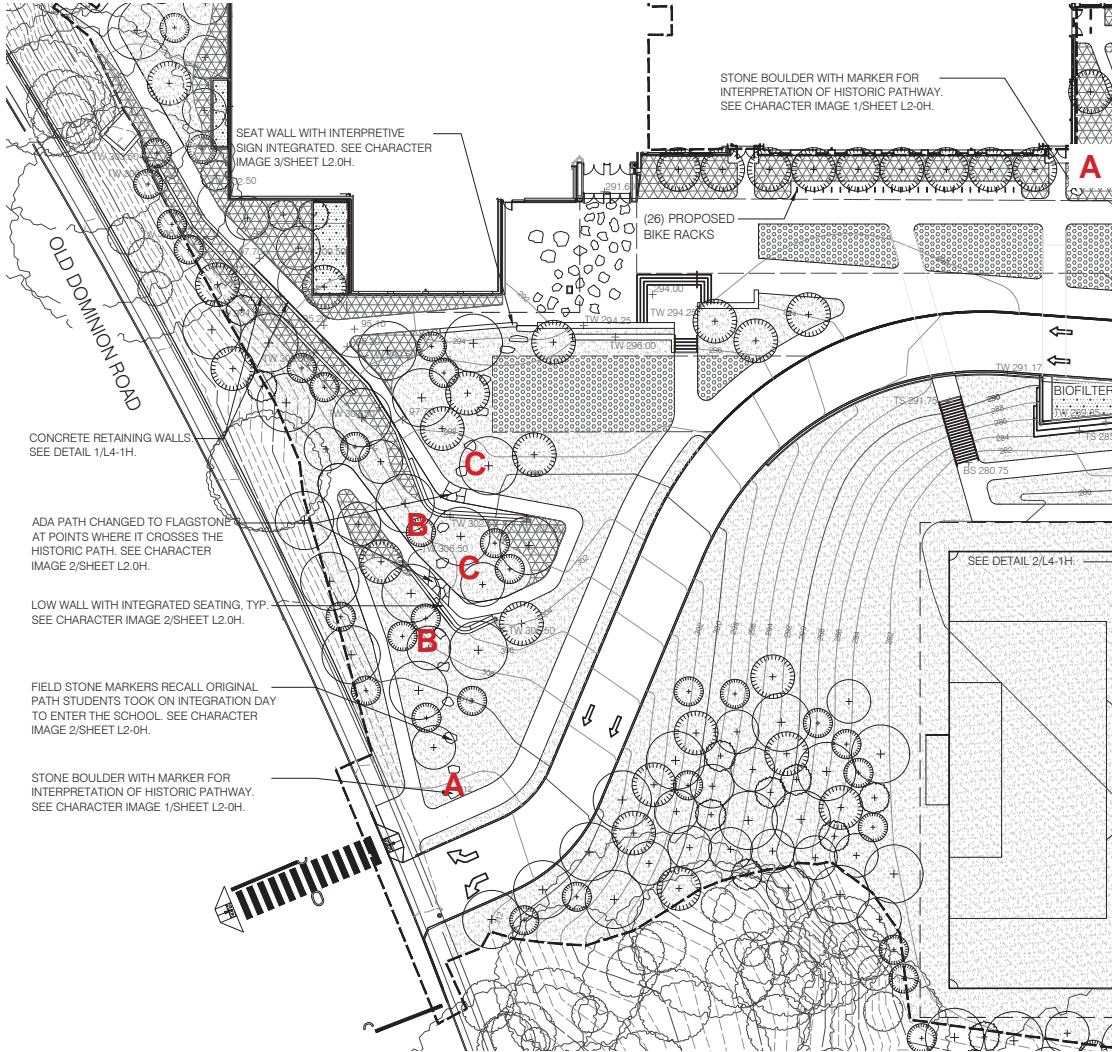
- Committee kickoff was on January 11, 2017
- Determine how to best recognize history of site while respecting the building/site design process and timeline
- Three stages:
 - Exploration and Discovery
 - Analysis and Evaluation
 - Expression and Design
- Interpretive Planner to be chosen shortly
- Present concept to School Board in late spring/early summer 2017

HISTORIC PATH

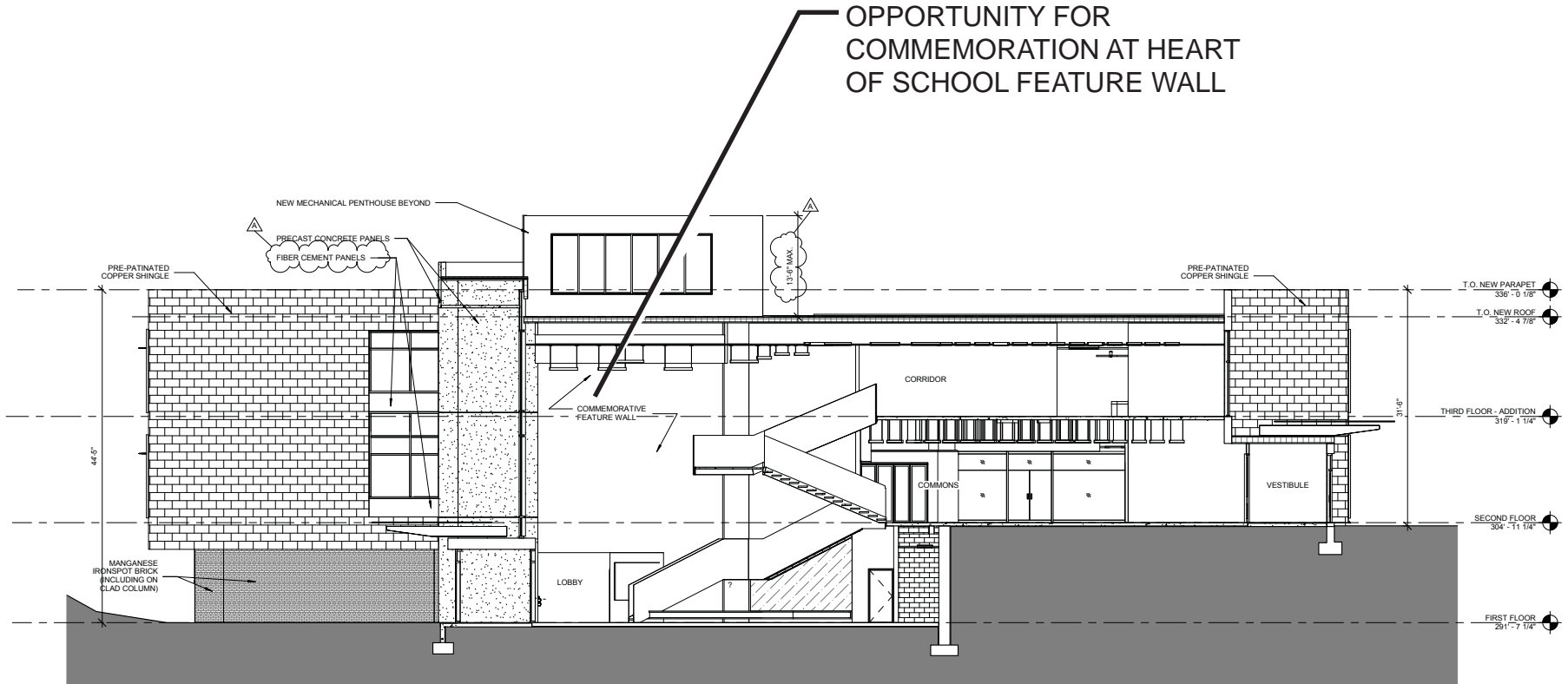


Peirce Mill, QEA

HISTORIC PATH



BUILDING SECTION



CONSTRUCTION PHASING AND COST | 5

CONSTRUCTION PHASING

- Possible Scope for Early Construction Work:
 - Expanded Vacation Lane parking lot
 - Construction entrance at Old Dominion Drive
- Considerations
 - Minimize impact to Stratford Program
 - Field access during 2018 spring season
 - Construction access and routes
 - Separating school and construction zones

CONSTRUCTION SCHEDULE

- Construction Schedule Milestones
 - GMP Fall 2017
 - Early Work Phase - January 2018
 - Construction Start - June 2018
 - Completion - August 2019

COST UPDATE

- **At schematic design, School Board approved project funding of \$36.55 million**
- **Cost estimate prepared using design development documents**
 - **Estimate reconciled between two independent estimates**
 - **Total project cost estimated at \$36.58 million**
- **Project add alternates still being considered pending outcomes of future estimates; these include additional lighting replacement and entrance renovations**
- **Another cost estimate will be prepared using the 65% construction documents**

