

STRATFORD MIDDLE SCHOOL RENOVATION AND ADDITION

ARLINGTON PUBLIC SCHOOLS

PRE-CONSTRUCTION COMMUNITY MEETING
26 SEPTEMBER 2017



QUINN EVANS
ARCHITECTS

AGENDA

- **Project Team**
- **Project Liasons**
- **Construction Updates**
- **Project Overview**
- **Site Design**
- **Building Design**
- **Construction Schedule and Logistics**

PROJECT SUMMARY | 1

PROJECT TEAM

OWNER: Arlington Public Schools

PROJECT ARCHITECT: Quinn Evans Architects

CONTRACTOR: Turner Construction

COMMUNITY LIASONS

Bill Herring, Jr - Project Mgr - Arlington Public Schools

email: bill.herring@apsva.us

cell: (571) 259-8401

Akilah Miles - Project Mgr - Turner Construction

email: amiles@tcco.com

cell: (703) 568-2532

CONSTRUCTION UPDATES

Project Information on APS Website:

<https://www.apsva.us/design-and-construction/stratford-middle-school-project/>

Monthly Construction Updates:

- **Will be issued via email**
- **Please contact APS if you want to receive the updates**

PROJECT OVERVIEW

- 1,000 seat Neighborhood Middle School
- Renovation of existing building and 40,000 sf addition
- Support Strategy Plan Goal #4 - Provide Optimal Learning Environments
- Respect neighborhood context
- Improve accessibility and circulation for regular users and emergency services
- Safe and functional support for all modes of transportation
- Sensitivity to cultural and architectural historic significance
- Cohesion with adjacent Stratford Park
- Minimize impacts on open space and environmental services
- School opening in September 2019
- \$36.55M in funding available with \$250K dedicated to historic commemoration

SITE DESIGN | 2

EXISTING SITE

- Existing Historic School Building
- Bus Loop and Entrance
- Multipurpose Field
- Parking
- DPR Stratford Park property

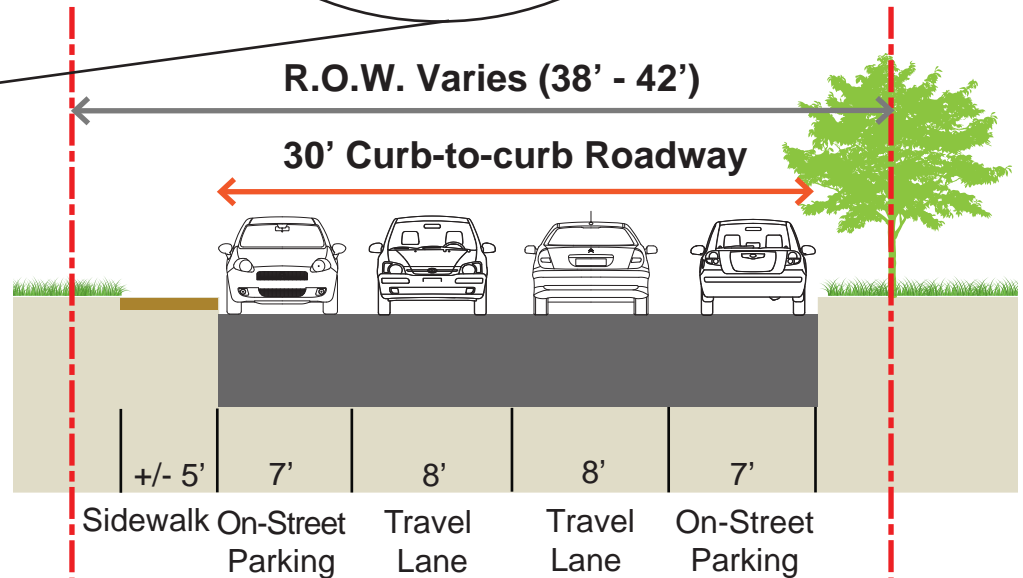
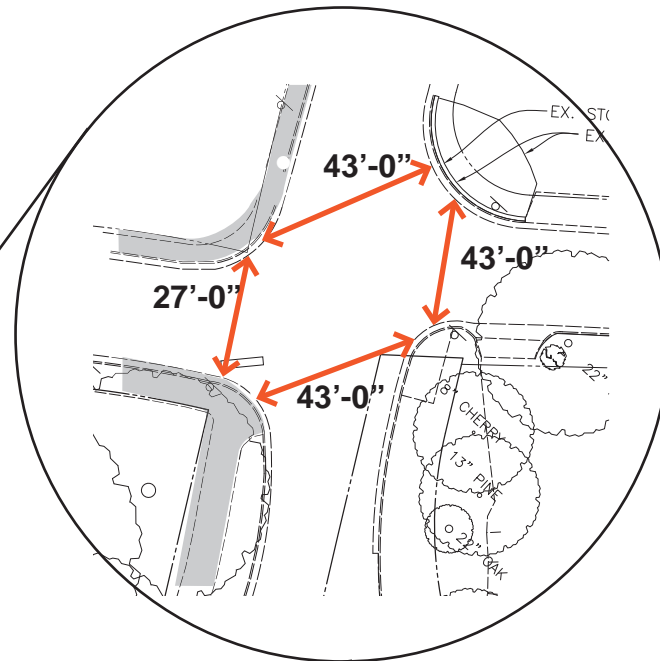
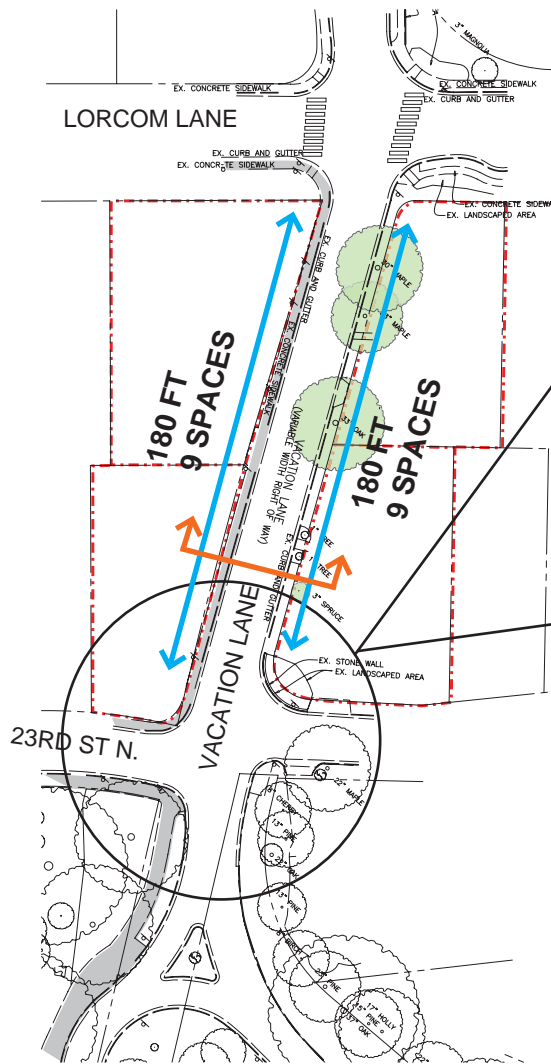


SITE IMPROVEMENTS



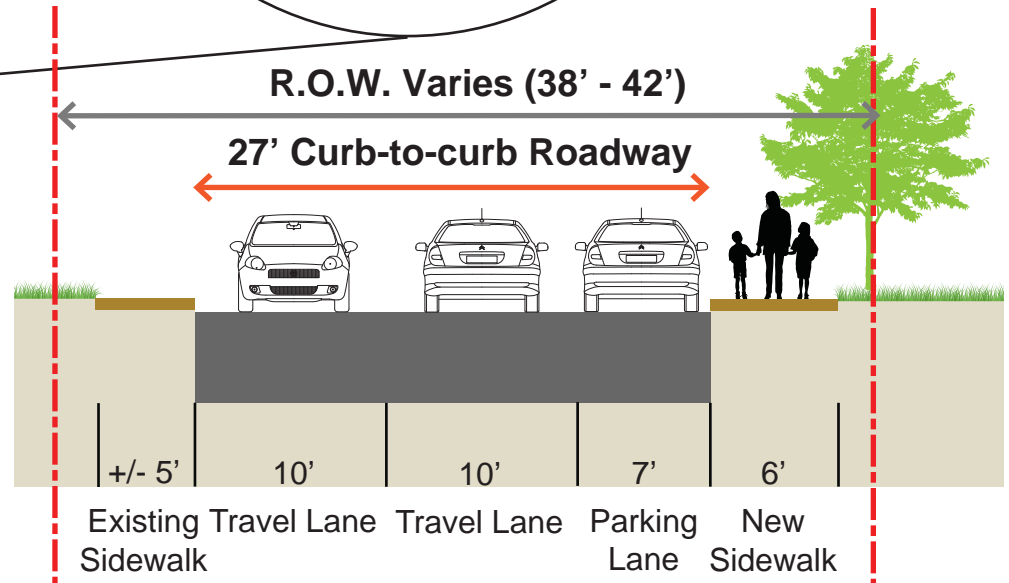
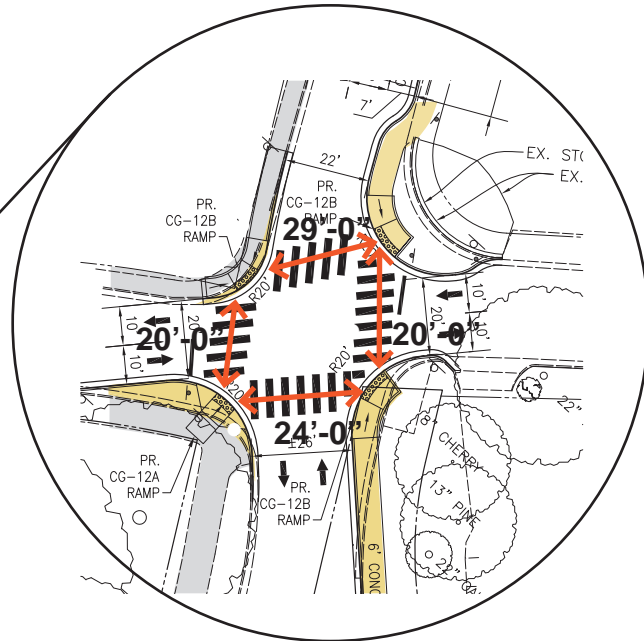
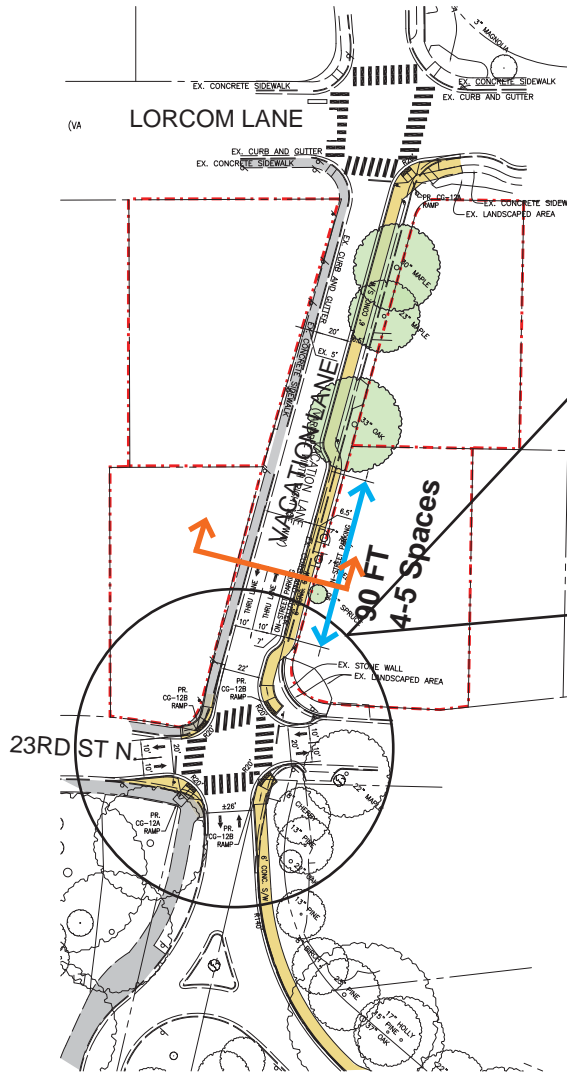
VACATION LANE

EXISTING PLAN AND SECTION

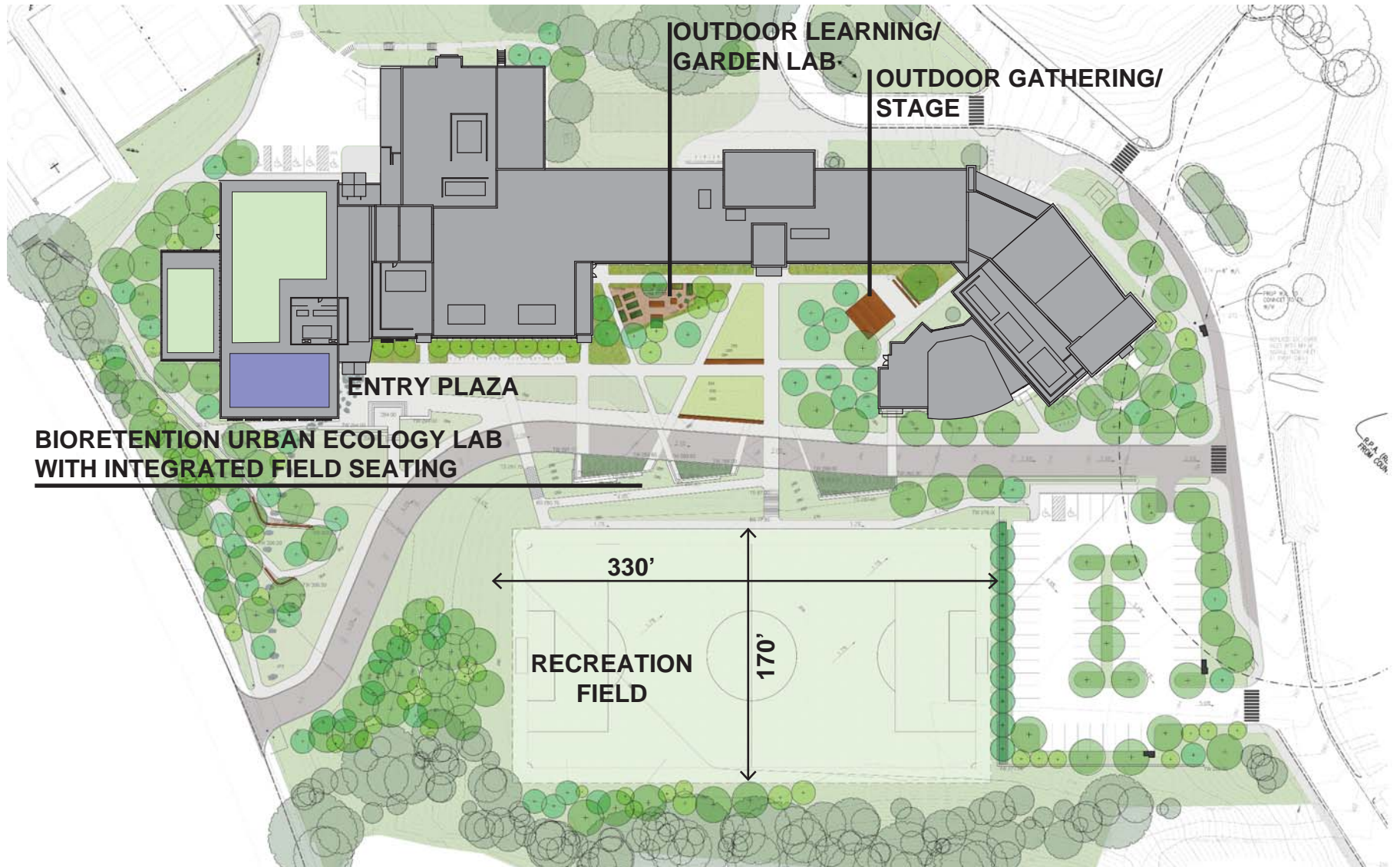


VACATION LANE

PROPOSED PLAN AND SECTION



SITE PLAN

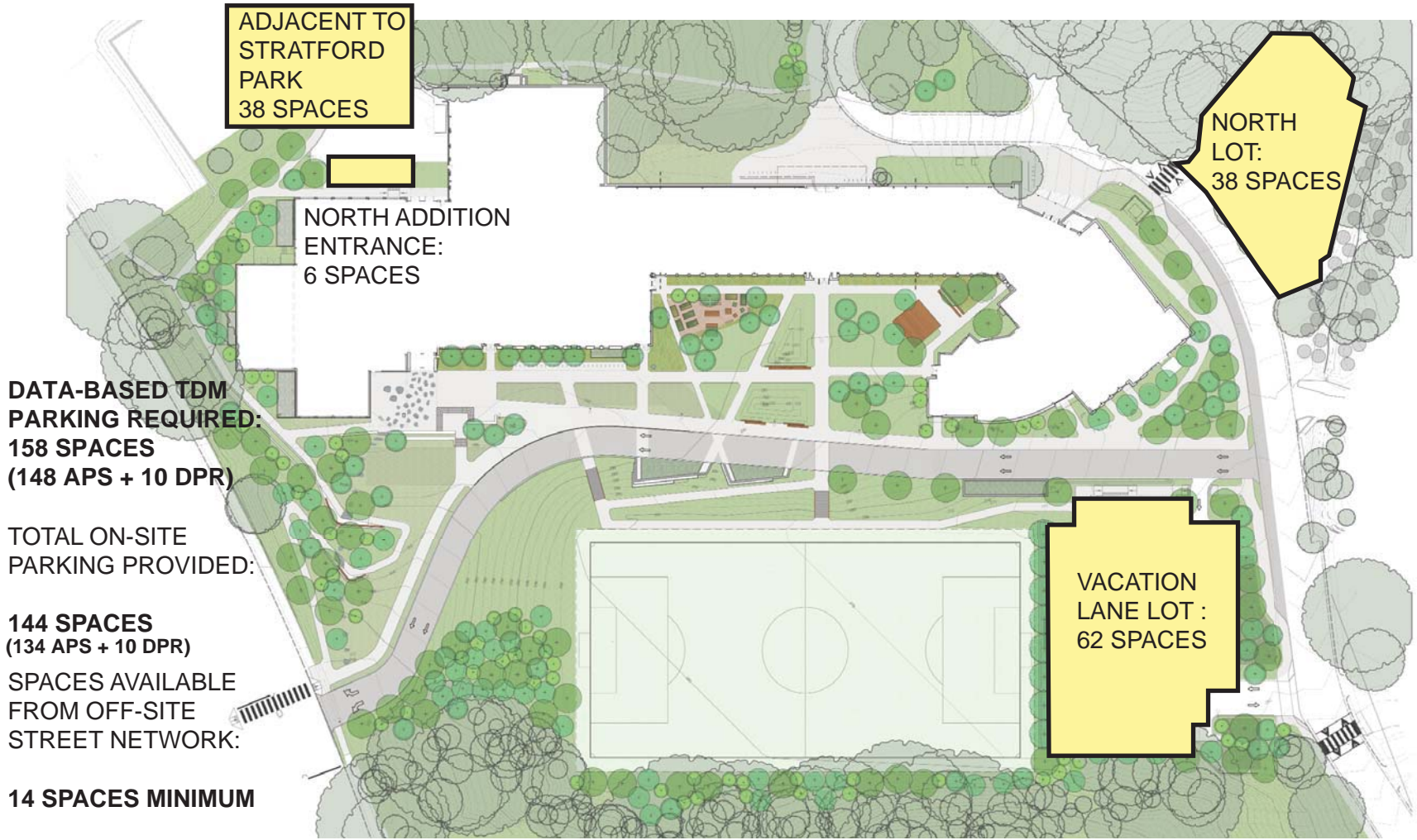


PROPOSED AND EXISTING TREES



SITE PLAN

PARKING

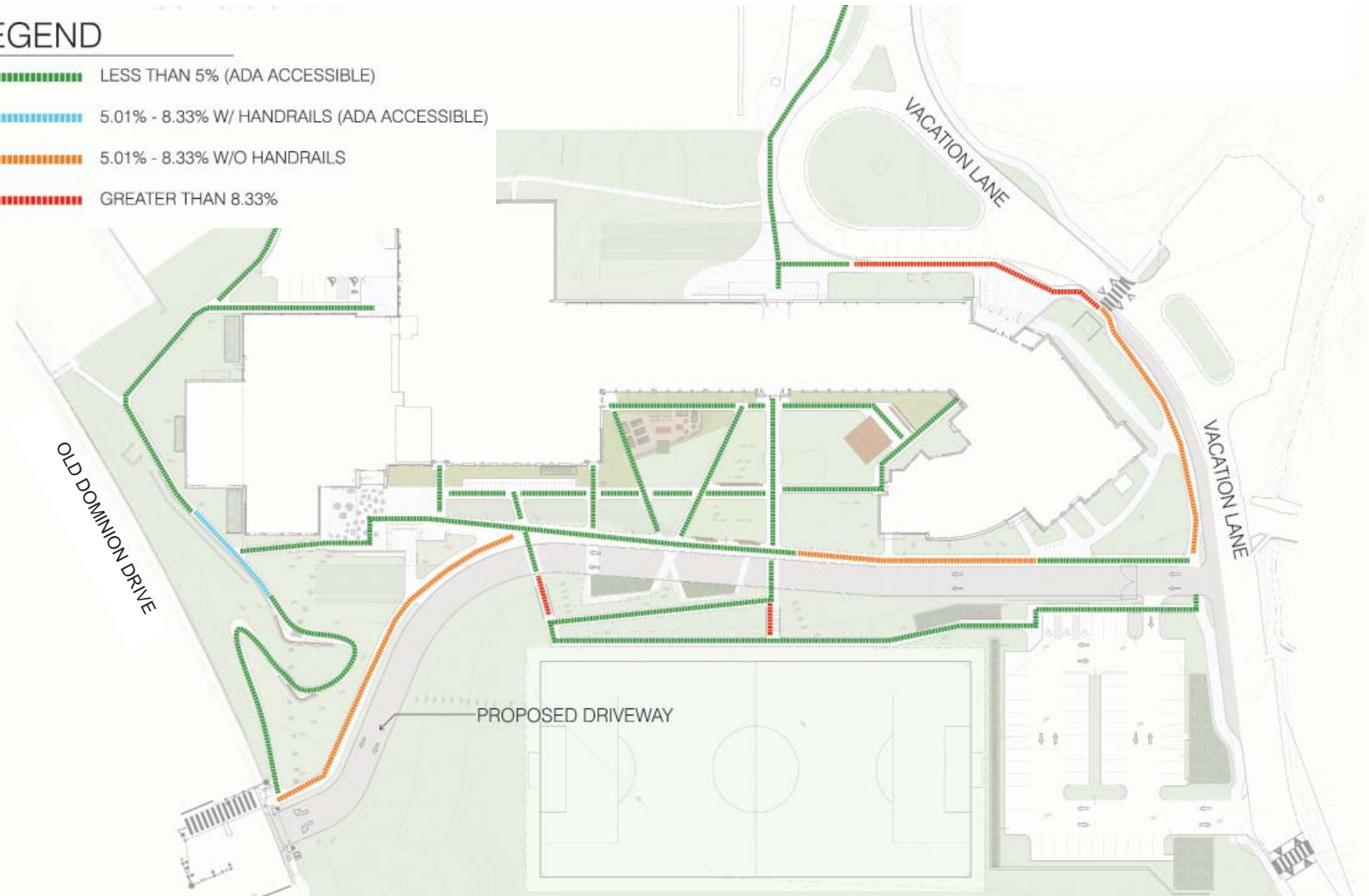


SITE PEDESTRIAN NETWORK

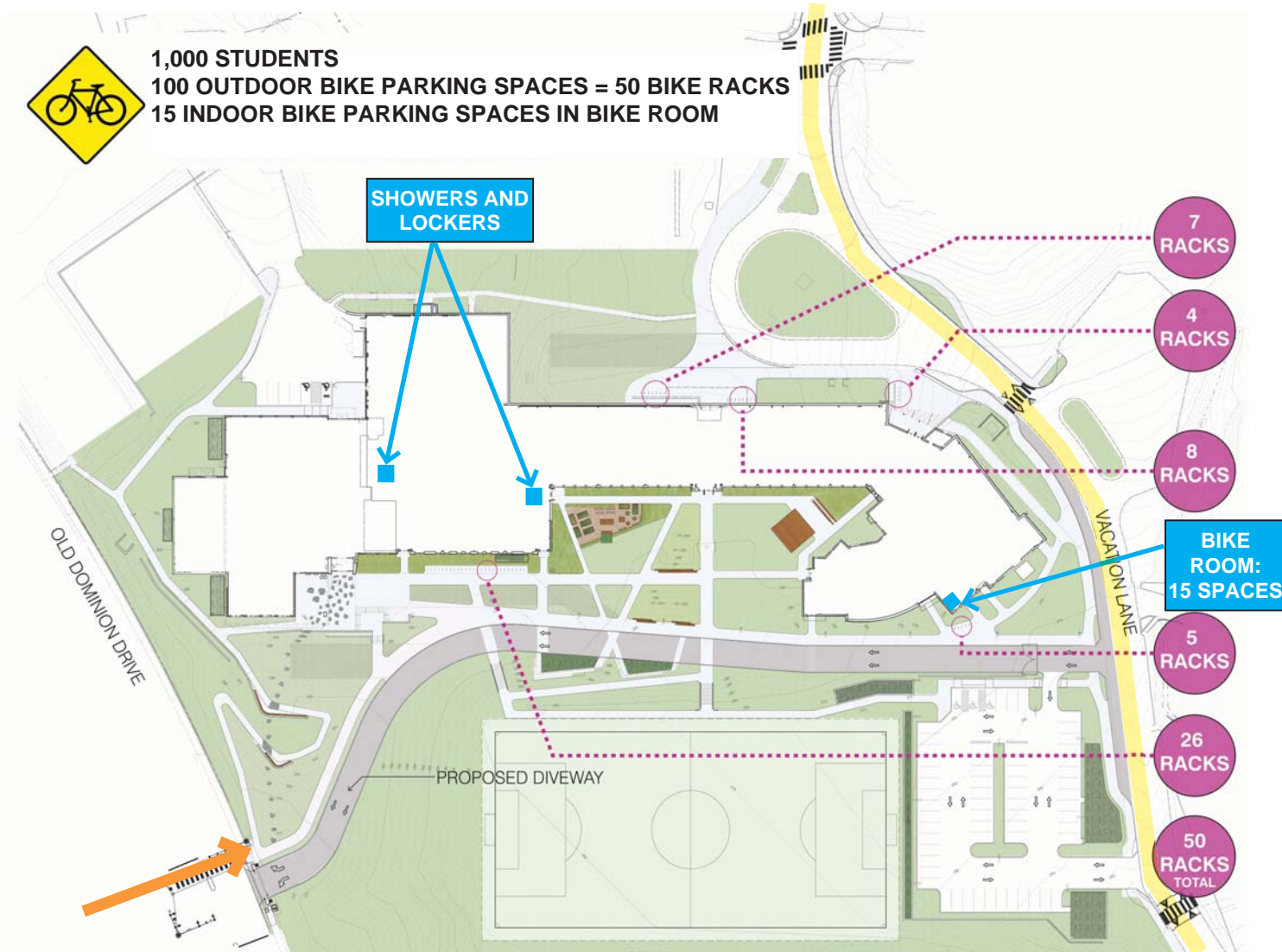
PEDESTRIAN CIRCULATION

LEGEND

- LESS THAN 5% (ADA ACCESSIBLE)
- 5.01% - 8.33% W/ HANDRAILS (ADA ACCESSIBLE)
- 5.01% - 8.33% W/O HANDRAILS
- GREATER THAN 8.33%

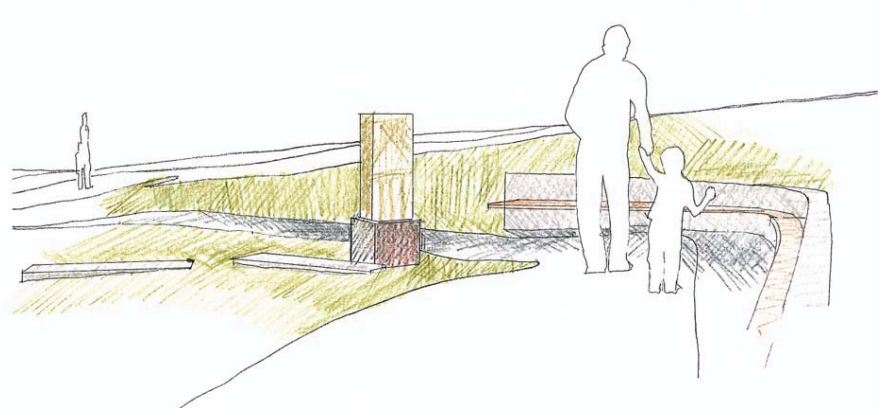


BICYCLE ACCESS AND STORAGE

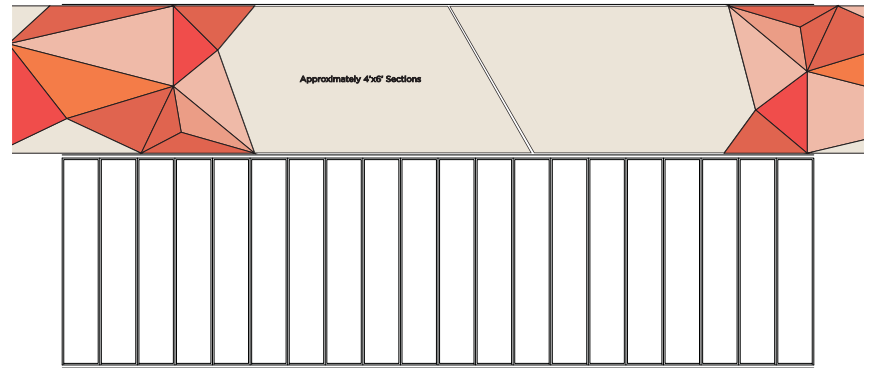


HISTORIC COMMEMORATION

- School Board set aside \$250,000 for the purpose of historic commemoration
- Superintendent established a special committee to guide how commemoration is best achieved
- Committee met from January through May 2017 to consider several alternatives
- Final design documentation to begin following School Board approval of the concept



HISTORIC PATH



SELF-PORTRAITS

BUILDING DESIGN | 3

EXISTING BUILDING



1995 North Addition
1995 South Addition
2005 Music Addition

SITE AERIAL VIEW



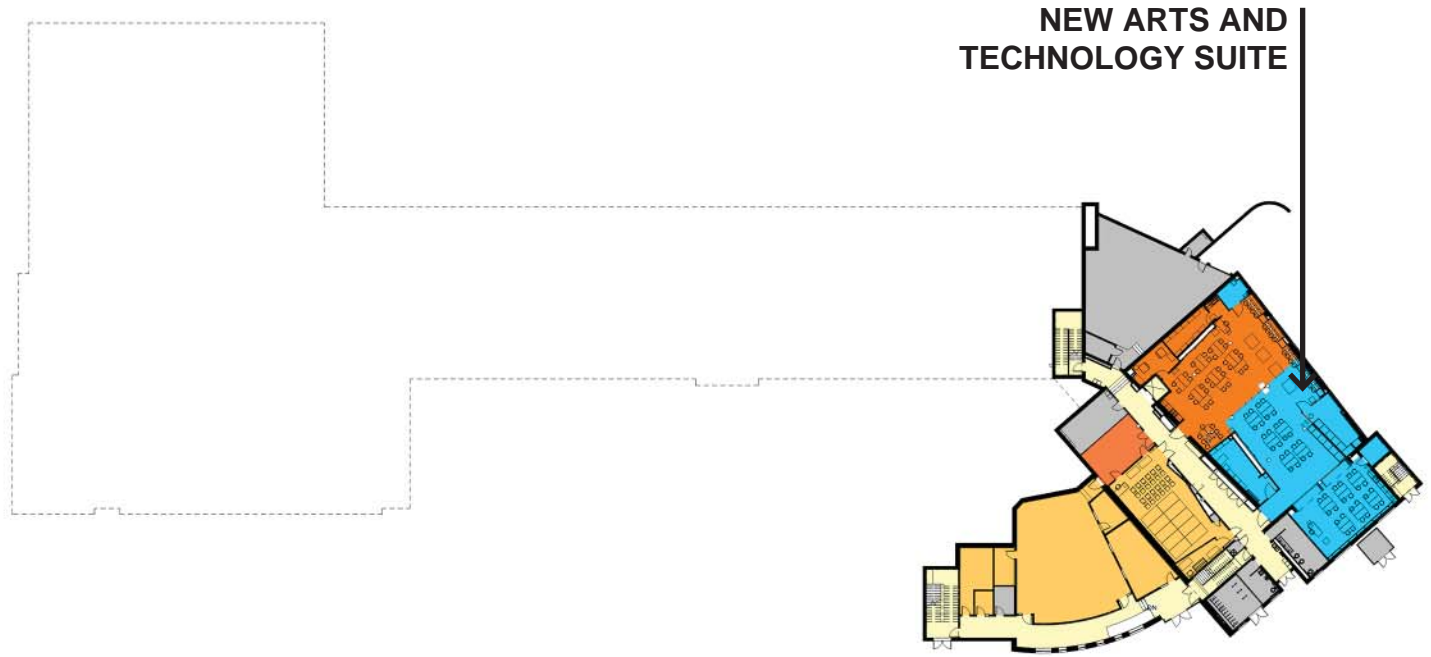
NEW ADDITION



VIEW FROM OLD DOMINION



BASEMENT 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 |

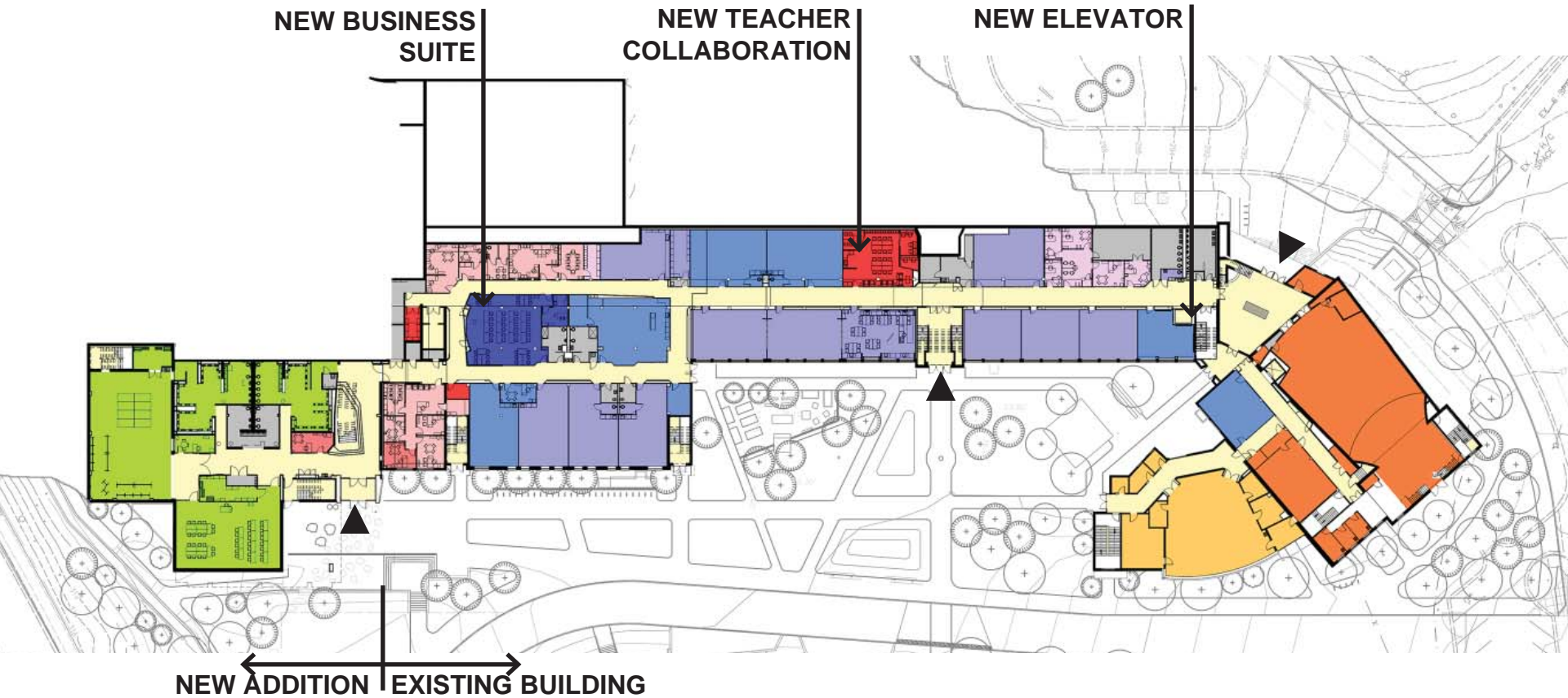


20' 0' 40'

ARTS AND TECHNOLOGY



FIRST FLOOR PLAN

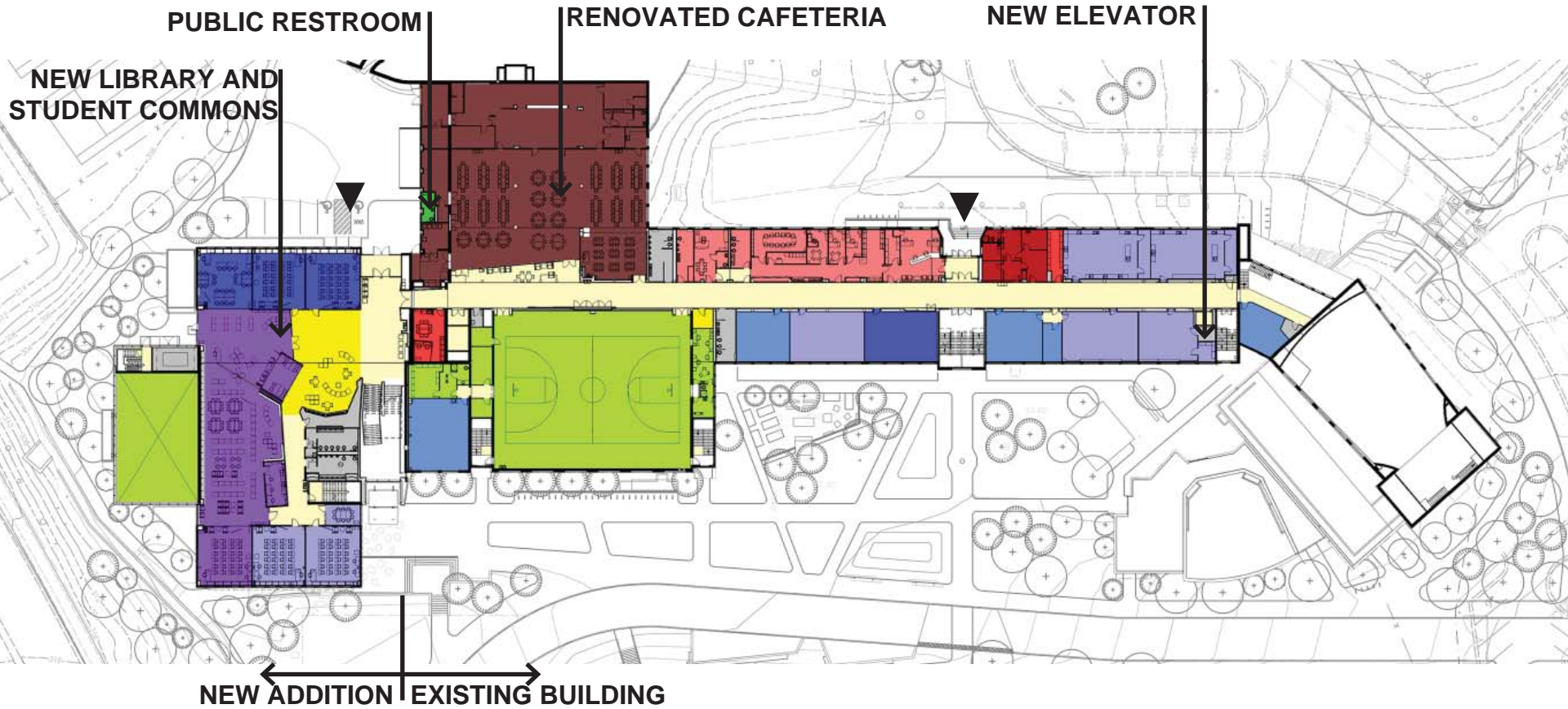


- | | |
|--|--|
| LIBRARY | TEACHER & STORAGE |
| FOOD SERVICE | ADMIN |
| PHYSICAL EDUCATION | COUNSELING/CLINIC |
| THEATER/ARTS | CORE CLASSROOMS |
| MUSIC | SPECIAL EDUCATION |
| TECHNOLOGY | ELECTIVE CLASSROOMS |
| WORK & FAMILY STUDY | CIRCULATION |
| BUILDING SUPPORT | ENTRANCE |



20' 0' 40'

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 |



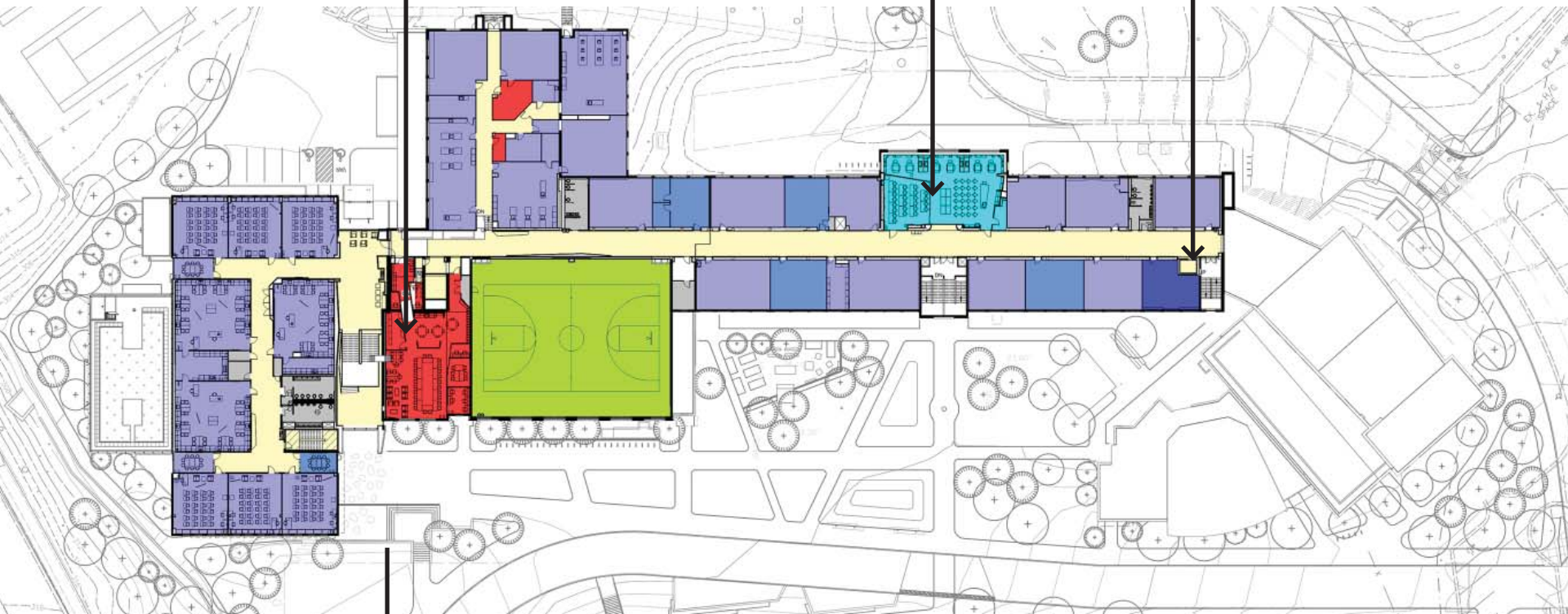
20' 0' 40'

THIRD FLOOR PLAN

NEW TEACHER COLLABORATION

NEW WORK AND FAMILY LIFE SUITE

NEW ELEVATOR



NEW ADDITION | EXISTING BUILDING

- | | |
|--|---|
| ■ 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'

HEART OF SCHOOL



SCHEDULE AND LOGISTICS | 4



















PROJECT MILESTONES

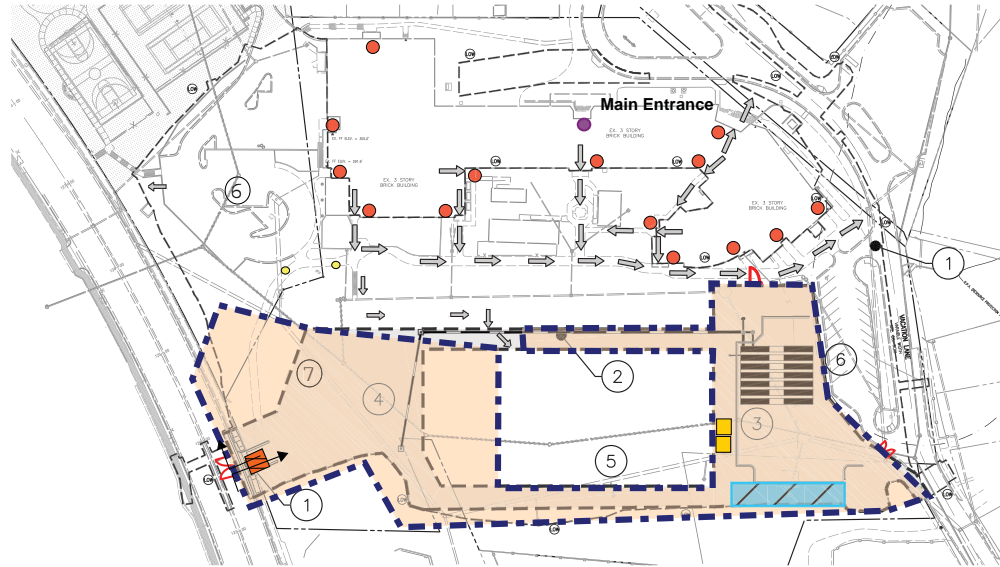
- **BLPC project kickoff - April 2015**
- **Concept Design approved - November 2015**
- **Schematic Design approved - June 2016**
- **Local Historic District designation - June 2016**
- **Use Permit approved by County Board - March 2017**
- **Certificate of Appropriateness approved - September 2017**
- **Building Permit (projected) - October 2017**
- **Start of construction (projected) - March 2018**
- **Project Completion - August 2019**
- **School opening - September 2019**

LOGISTICS PLAN:

CONSTRUCTION PHASE 1B: APRIL - JUNE 2018

LEGEND

-  Laydown/Staging Area
-  Site Perimeter Fence
-  Construction Entrance/Wheel Wash
-  Main Entrance
-  Temporary Accessible Pathway
-  Pedestrian Site Access Route
-  Temporary Stairs/Ramps
-  Owner Trailer
-  Field Office
-  Temporary Restrooms
-  Crane Pad /Pump Truck
-  Dumpsters
-  Temporary Contractor Parking
-  Temporary Concrete Washout
-  Gates
-  Temporary Road
-  Caution Signage
-  Existing Exterior Doors



VICINITY OVERVIEW



CONSTRUCTION ACTIVITIES





1. Establish primary construction entrance at Old Dominion Drive and secondary entrance at Vacation Lane.
2. Install storm-water detention structure and utility along north side of field.
3. New work on teacher parking lot including storm-water detention structure under lot.
4. Retaining wall and grading at new entrance off of Old Dominion Drive
5. Field to remain open during this phase for school use.
6. Existing parking lot to remain open during this phase for school use.

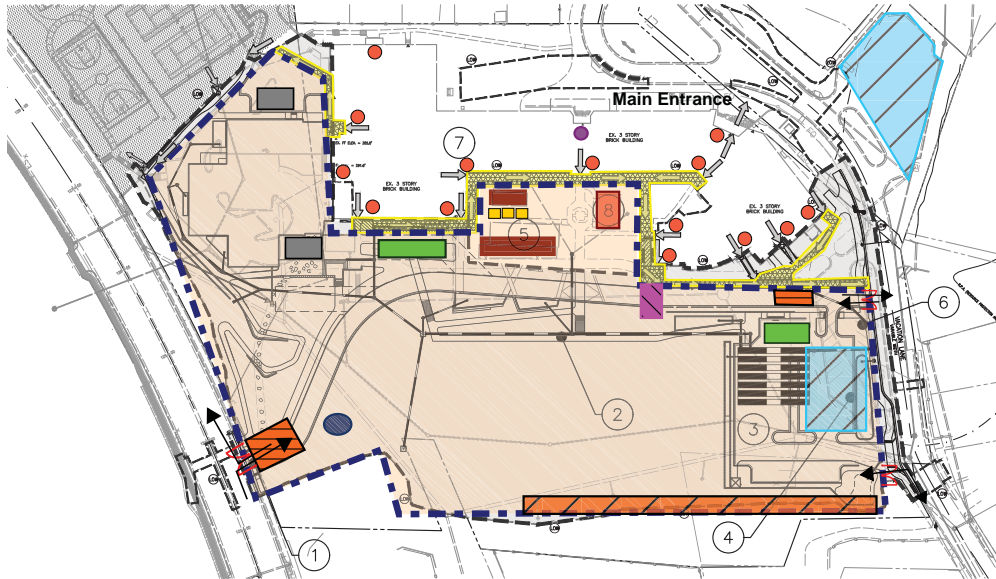
2017		2018												2019								
DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	

LOGISTICS PLAN:

CONSTRUCTION PHASE 2A: JUNE - AUGUST 2018

LEGEND

-  Laydown/Staging Area
-  Site Perimeter Fence
-  Construction Entrance/ Wheel Wash
-  Main Entrance
-  Temporary Accessible Pathway
-  Pedestrian Site Access Route
-  Temporary Stairs/Ramps
-  Owner Trailer
-  Field Office
-  Temporary Restrooms
-  Crane Pad /Pump Truck
-  Dumpsters
-  Temporary Contractor Parking
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VICINITY OVERVIEW



CONSTRUCTION ACTIVITIES



















1. Construction entrance off Old Dominion Drive and secondary entrance off of Vacation Lane to be used during construction.
2. Portion of athletic field open for school use.
3. New parking lot to be opened for 2018 school year.
4. Construction field office.
5. Temporary BMP as required during construction.
6. Construction laydown and staging area. Contractor parking.
7. Utilize existing classroom trailer as Owner trailer.
8. Field access crossing to be monitored by construction worker at all times. Temporary gate at construction traffic route. Gate to remain open unless utilized for construction vehicle crossings.

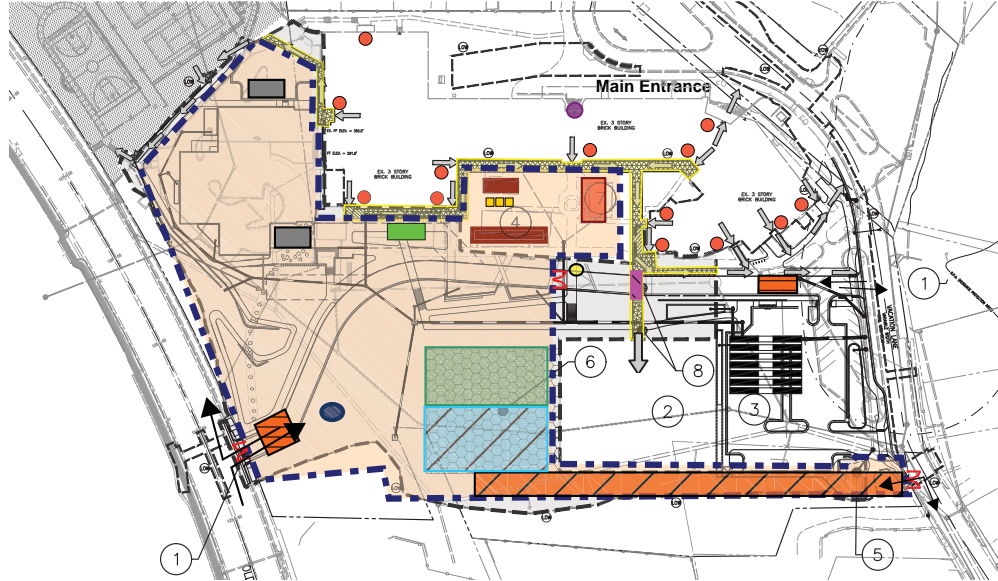
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DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP

LOGISTICS PLAN:

CONSTRUCTION PHASE 2B: SEPTEMBER 2018 - JUNE 2019

LEGEND

-  Laydown/Staging Area
-  Site Perimeter Fence
-  Construction Entrance/ Wheel Wash
-  Main Entrance
-  Temporary Accessible Pathway
-  Pedestrian Site Access Route
-  Temporary Stairs/Ramps
-  Owner Trailer
-  Field Office
-  Temporary Restrooms
-  Crane Pad /Pump Truck
-  Dumpsters
-  Temporary Contractor Parking
-  Temporary Concrete Washout
-  Gates
-  Temporary Road
-  Caution Signage
-  Existing Exterior Doors



VICINITY OVERVIEW



CONSTRUCTION ACTIVITIES



















1. Construction entrance off Old Dominion Drive and secondary entrance off of Vacation Lane to be used during construction.
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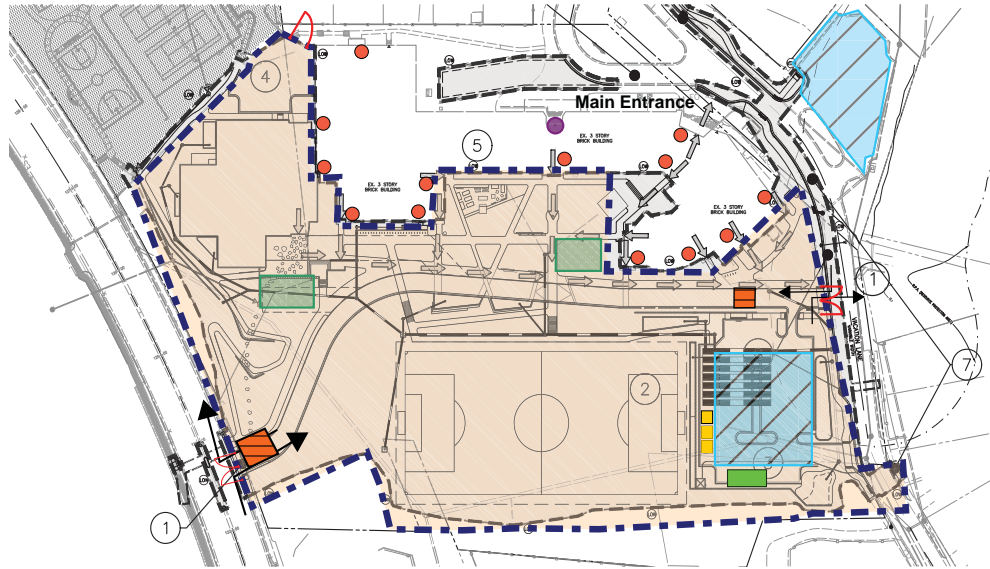
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DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	

LOGISTICS PLAN:

CONSTRUCTION PHASE 2C: JUNE - AUGUST 2019

LEGEND

-  Laydown/Staging Area
-  Site Perimeter Fence
-  Construction Entrance/ Wheel Wash
-  Main Entrance
-  Temporary Accessible Pathway
-  Pedestrian Site Access Route
-  Temporary Stairs/Ramps
-  Owner Trailer
-  Field Office
-  Temporary Restrooms
-  Crane Pad /Pump Truck
-  Dumpsters
-  Temporary Contractor Parking
-  Temporary Concrete Washout
-  Gates
-  Temporary Road
-  Caution Signage
-  Existing Exterior Doors



VICINITY OVERVIEW



CONSTRUCTION ACTIVITIES

1. Construction entrance off Old Dominion and second entrance off of Vacation Lane to be used during construction.
2. Complete construction of new athletic field.
3. Complete landscaping and Bio-retention plantings
4. Demobilize construction field office and complete wet lot/hardscape construction.
5. Complete building additions/renovations.
6. Vacation lane improvements
7. Reinforced paving with existing bus loop.

2017		2018												2019							
DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP

CONSTRUCTION HOURS AND UTILITY WORK

ON-SITE: 7:00 AM - 6:30 PM on weekdays

10:00 AM - 6:30 PM on weekends and holidays

INDOOR WORK: to end by midnight each day

- **APS will notify civic associations and all adjacent property owners at least seven (7) calendar days in advance of any street closure that is more than a 1-hour closure (except emergencies)**
- **APS will notify property owners of the general timing of utility work in streets or on site that may affect their services or access to their property throughout the duration of construction of the project**

THANK YOU

