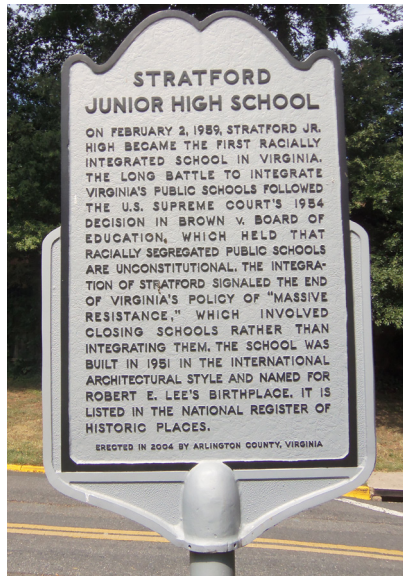


STRATFORD MIDDLE SCHOOL RENOVATION AND ADDITION

ARLINGTON PUBLIC SCHOOLS

BLPC # 16
DECEMBER 7, 2015



QUINN EVANS
ARCHITECTS

SCHEDULE AND MEETINGS | 1

SCHEMATIC DESIGN SCHEDULE

BLPC MEETINGS (DATES TENTATIVE)

- | | | | |
|----|---------------------------------------------------------------|----|------------------------------------------------------------|
| 15 | Schematic Design Kick-off
November 23, 2015 | 18 | Systems and Sustainability
January 4, 2016 |
| 16 | Building Design
December 7, 2015 | 19 | Draft Schematic Design
January 19, 2016 |
| 17 | Cost Management and Site Planning
December 21, 2015 | 20 | Final Schematic Design Approval
February 1, 2016 |

PROJECT SCHEDULE

SD MEETINGS

2015/2016	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL
BLPC (Bi-weekly)	11/9-#14	12/7-#16	1/4 -#18	2/1 -#20					
	11/23-#15	12/21-#17	1/19 -#19						
PFRC (Monthly)	11/12-#7	12/16-#9	1/? -#10	2/? -#11					
SCHOOL BOARD	11/5 Info Item	12/3 CMaR Pre-Cons.		2/18 SD Info Item					
	11/16 Action Item	12/17 Historic Des.							

RECENT AND UPCOMING MEETINGS

- **VDOT Pre-Scoping Meeting 12/1**
- **Arlington County Meeting about RPA 12/9**
- **APS Instructional Staff Meeting 12/10**
- **PFRC Meeting 12/16**

INTRODUCTION OF CMaR | 2

**Stratford Middle
School**
Arlington Public Schools

CONSTRUCTION

MANAGER

INTRODUCTION

Turner
Building The Future

About Us

- Established in 1902 in New York
- 46 Offices across the US
- 75 Years Building in DC Metro Area
- Complete 1,500 project a year Nationally
- 21 Arlington Employees
- 5,100 Employees Nationally
- in 2014, 79% of our work was from repeat clients
- Ranked #1 & #2 Nationally for Education, CM At-Risk, Healthcare, Sports, Commercial Offices, Pharmaceuticals, Entertainment and Hospitality by Engineering News-Record's (ENR) 2015 Top 400 Contractors Sourcebook

EDUCATION		
RANK	FIRM	\$ MIL. REVENUE
1	THE TURNER CORPORATION	1,572.1

#1 ranking as the leading builder of Education facilities¹

940+ K-12 School clients

1,000+ completed projects in last ten years

\$1.5 billion of Education & Science construction completed in 2014

11 of the 15 largest school districts are clients ²

¹ Engineering News-Record

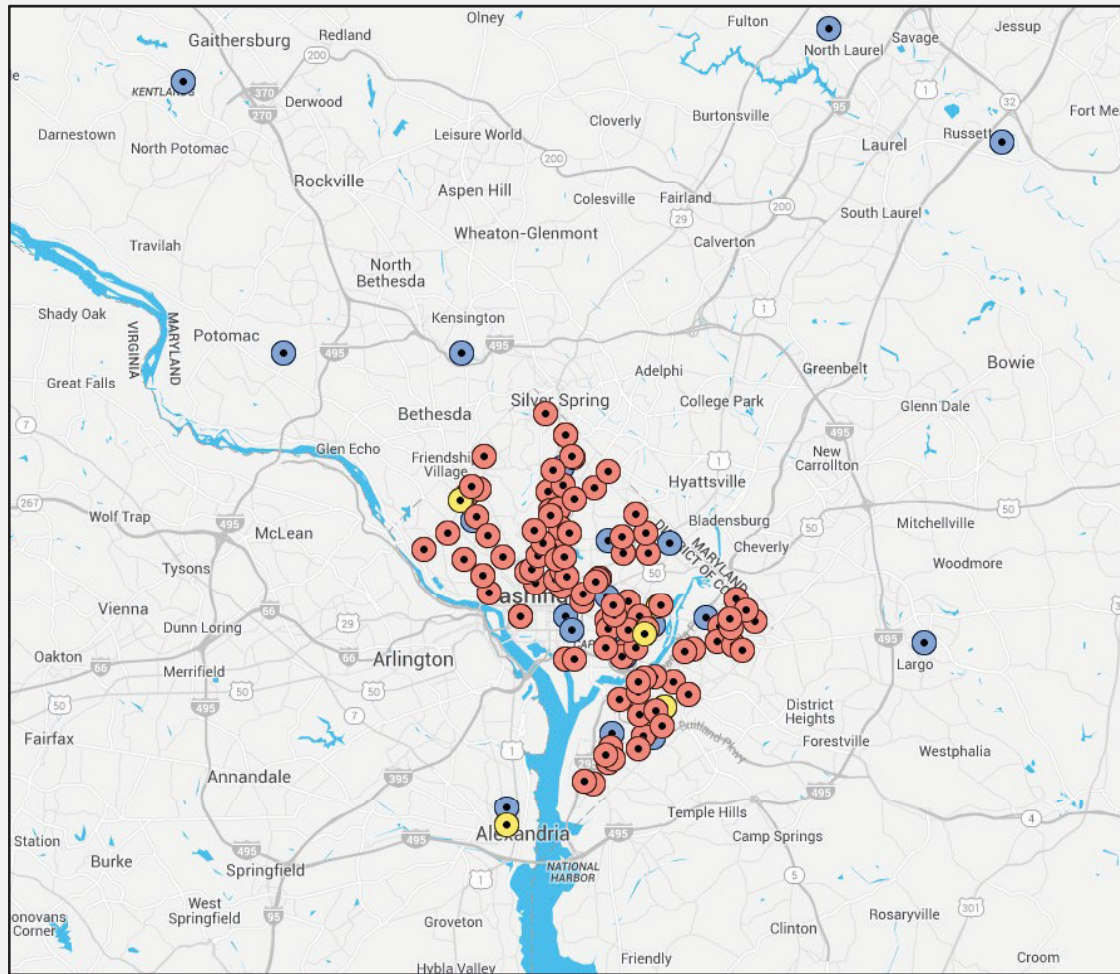
²U.S. Census Bureau, Statistical Abstract of the United States: 2012

Local Leader in Education Facilities

Completed over 130 School Projects in the DMV in last 10 years.

- 129 CMR or Design-Build
- 120 Occupied Campus
- 12 Additions
- 120 Renovations

Most were Historically Significant



K-12 Experience

Local Leader K-12



Jefferson-Houston PreK-8 School
Alexandria, VA



Hearst Elementary School
Washington, DC



Shepherd Elementary School
Washington, DC



Kramer Middle School
Washington, DC



Stanton Elementary School
Washington, DC



Janney Elementary School
Washington, DC

Local Leader with Historical Preservation



School Without Walls
Washington, DC

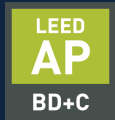


Eastern Senior High School
Washington, DC

Meet the Team



Jim Lears
Principal



Meet the Team



Joe Swanson
Project Executive



Meet the Team



Ty Pate
Preconstruction & Estimating
Manager

- GMP'ed 20 Schools
- Volume of school projects over \$250 Million

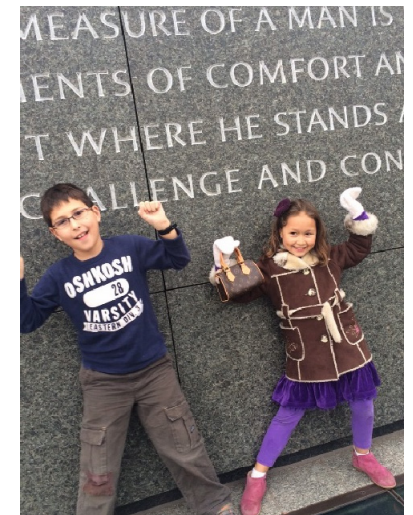
Meet the Team



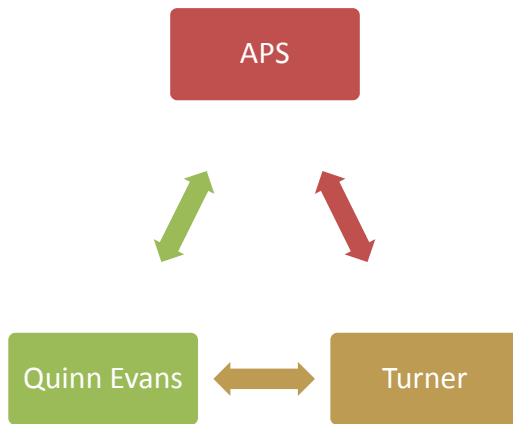
Adriana Niño
Sr. Project Manager



Worked with Quinn Evans on Kramer Middle School
Washington, DC



Our Role



- An Early Partnership with APS & Quinn Evans
- At key points in design
 - Estimate
 - Value Engineering
 - Constructability Reviews
 - Subcontractor Input
- Team Approach Aligns Design to Budget
- Develop a GMP

The Preconstruction Process

ARCHITECTURAL PRECEDENTS | 3

DESIGN GUIDELINES

BUILDING MASSING

- Existing massing reflects “form follows function”
- Strong vertical and horizontal elements that respond to the topography
- “Future additions should emulate this formula so that the rationale behind the massing of the entire building remains consistent.”



DESIGN GUIDELINES

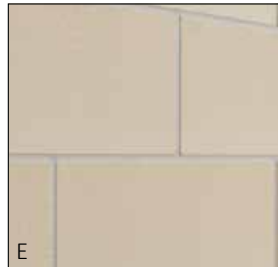
BUILDING MATERIALS

- Existing materials: brick, limestone panels, and ashlar stone.
- Proposed additions should be “appropriately differentiated from the historic fabric.”

Existing materials:



Precedent materials:



DIFFERENTIATION - HISTORIC VS. NEW



Photo Credit: Cleveland Elementary School,
Washington DC



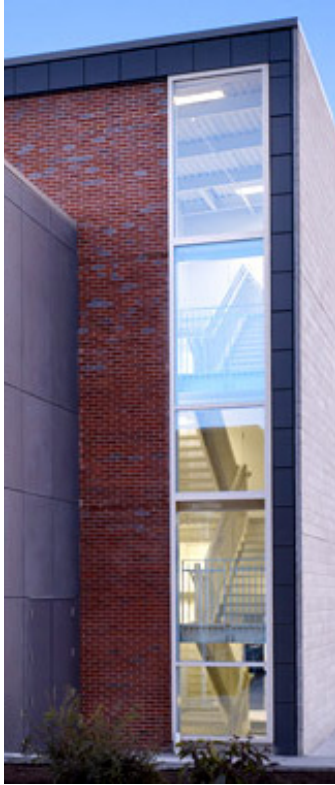
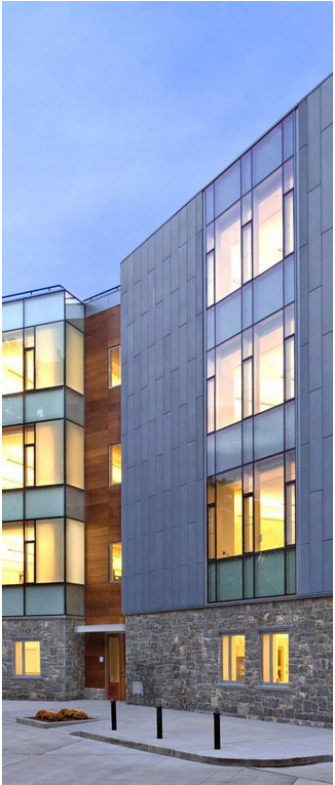
Photo Credit: The George Washington University Museum | Textile Museum,
Washington DC

DIFFERENTIATION - HISTORIC VS. NEW



Photo Credit: Living Classrooms Foundation Frederick Douglass-Isaac Myers Maritime Park and Museum, Baltimore MD

MATERIALS PRECEDENTS

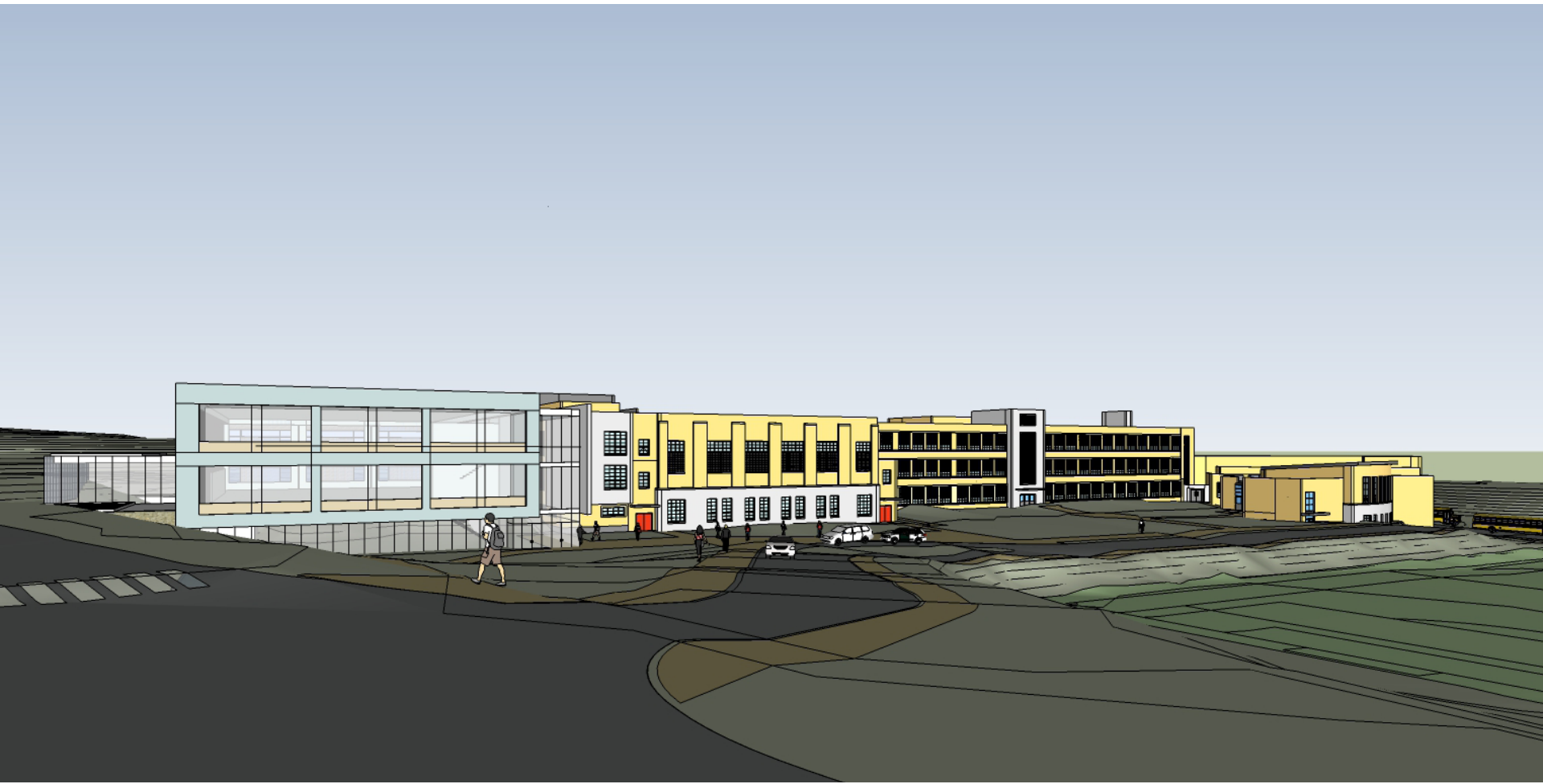


PRELIMINARY PLANS AND MASSING | 4

PRELIMINARY MASSING



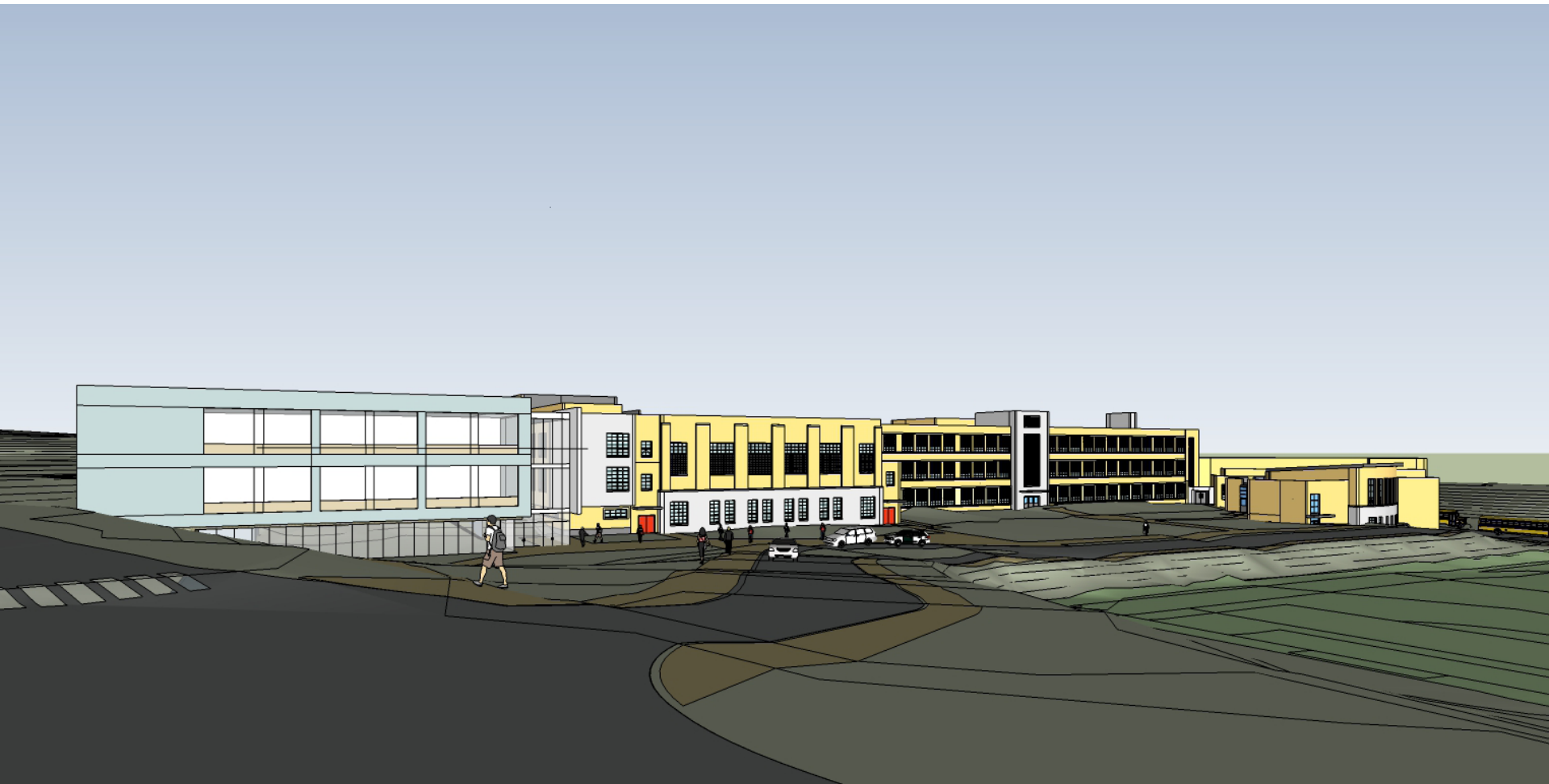
PRELIMINARY MASSING



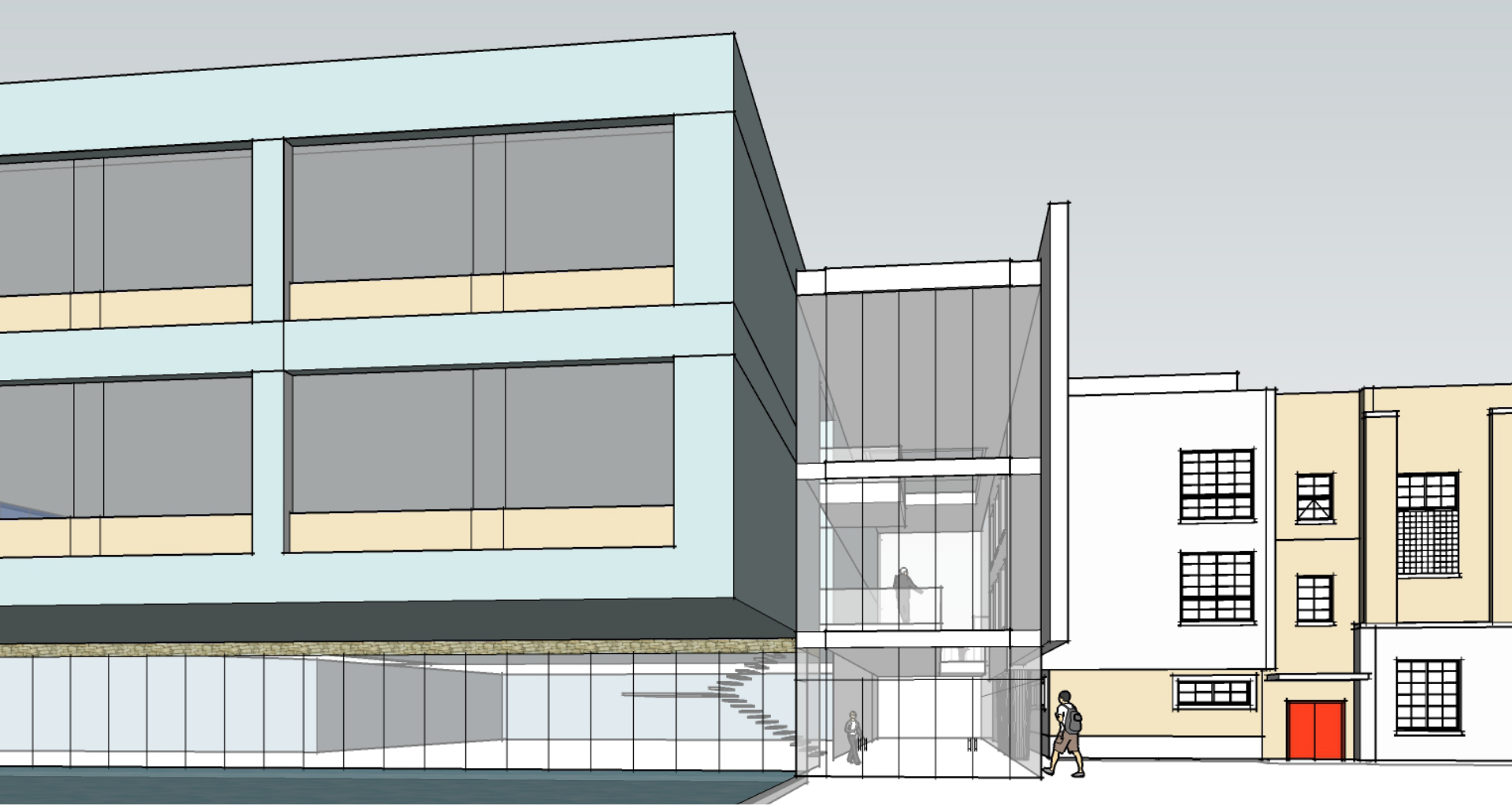
PRELIMINARY MASSING



PRELIMINARY MASSING



PRELIMINARY VIEW OF ENTRY



PROGRAM COMPONENTS

VERTICAL ORGANIZATION

3 8TH GRADE
7TH GRADE

DRAMA/VOCAL/DANCE

EXISTING
DROP-OFF

2

ADMIN MEDIA GYM FOOD

NEW
DROP-OFF

1 6TH GRADE

GYM ELECTIVES MUSIC ASSEMBLY

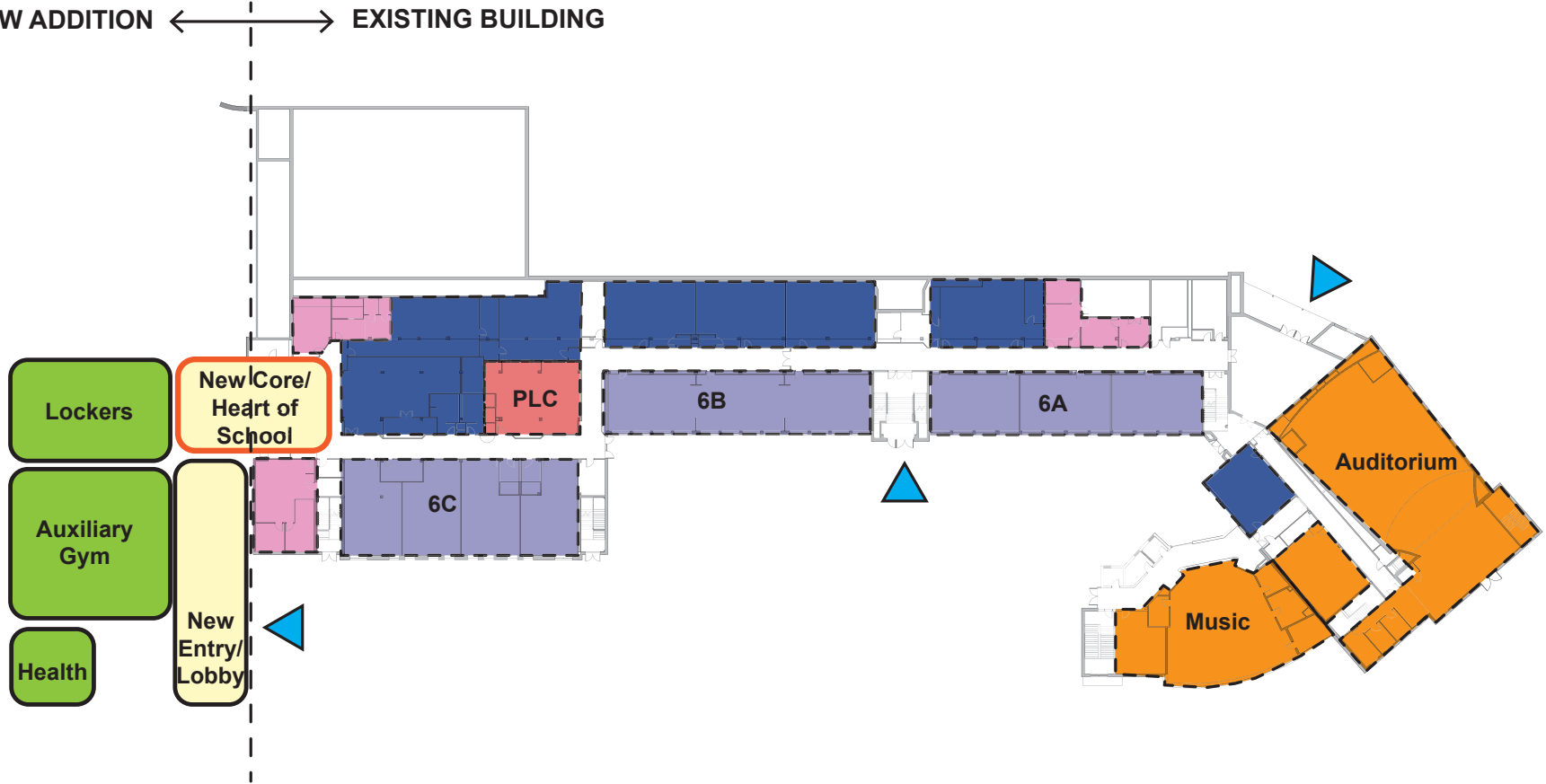
B

ART MUSIC TECH

PROGRAM ADJACENCIES

1ST FLOOR PLAN

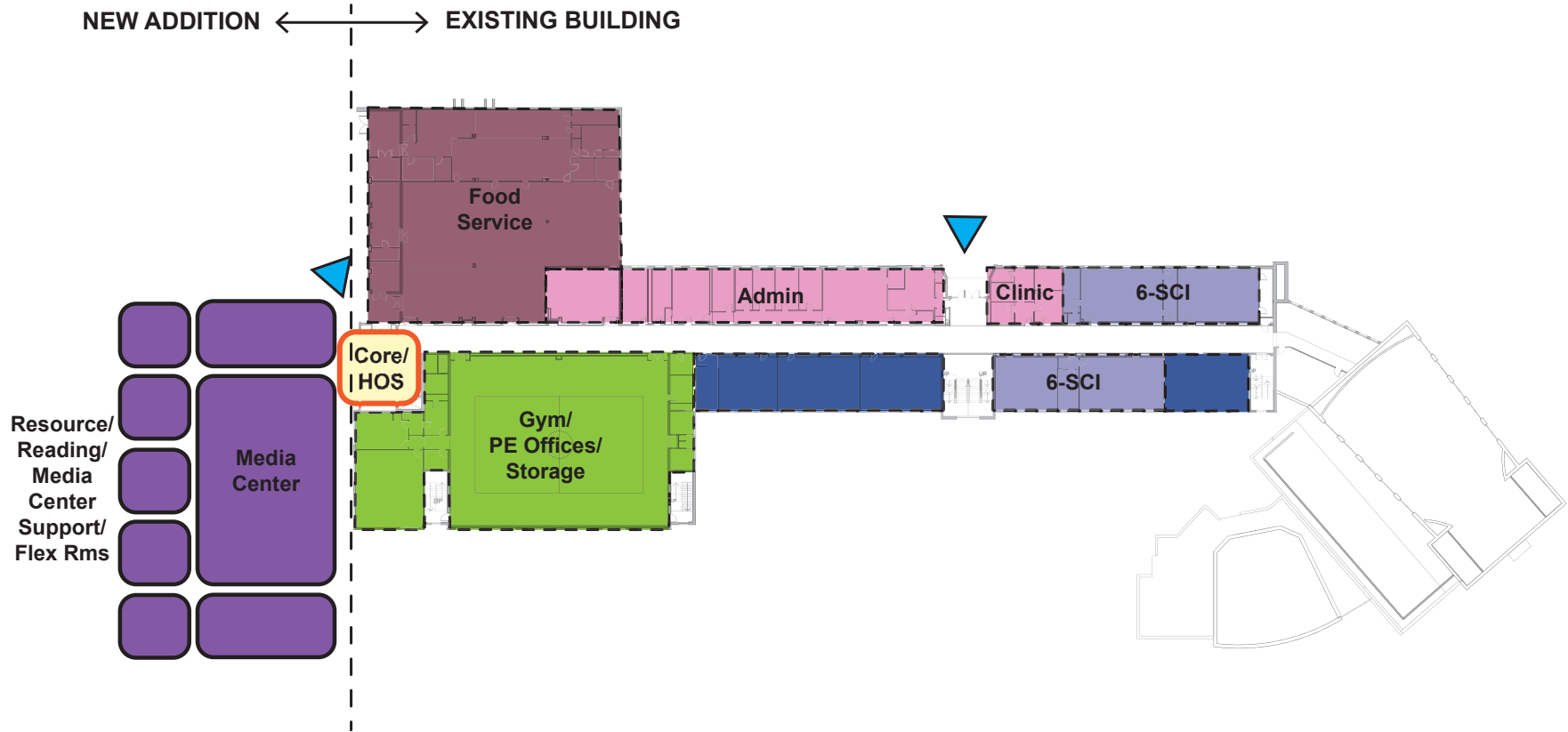
NEW ADDITION ← → EXISTING BUILDING



Aux. Gym

PROGRAM ADJACENCIES

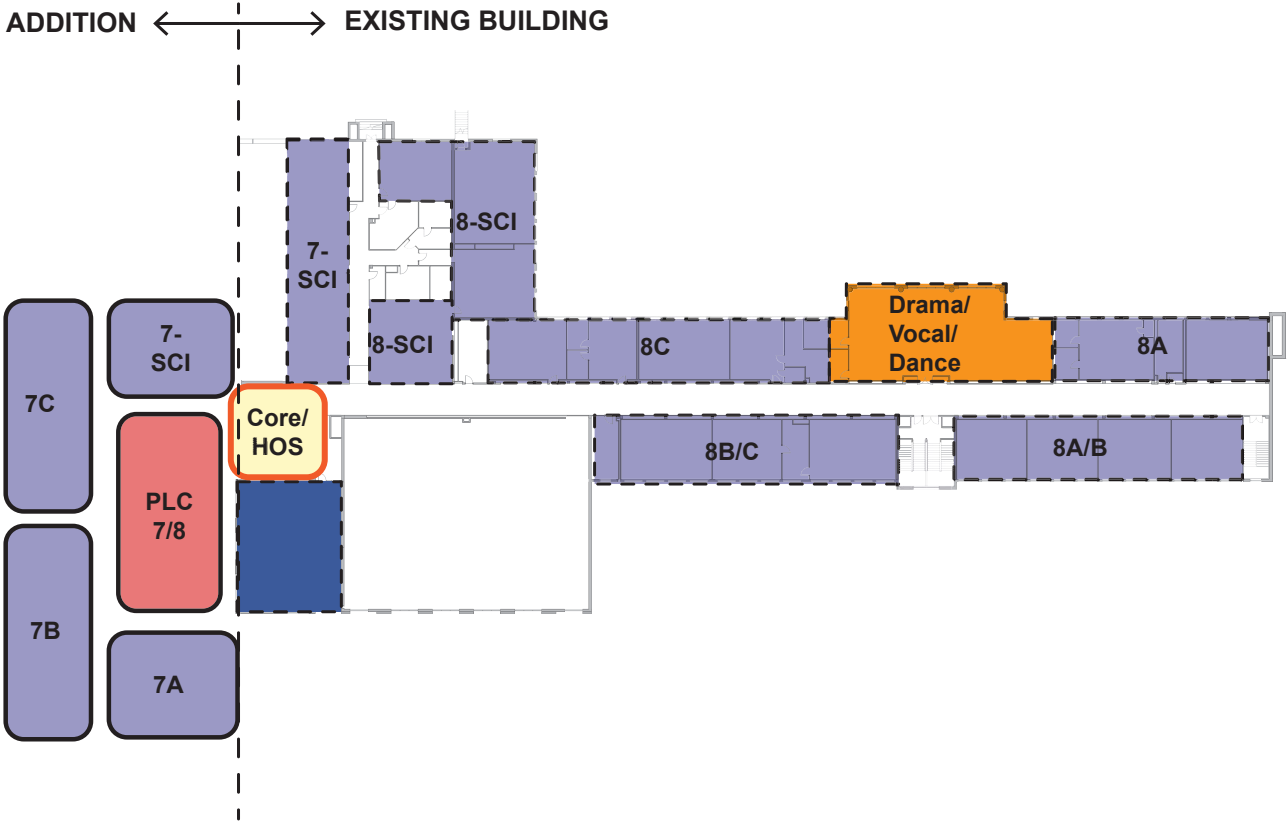
2ND FLOOR PLAN



PROGRAM ADJACENCIES
















3RD FLOOR PLAN

NEW ADDITION ← → EXISTING BUILDING



FIRST FLOOR

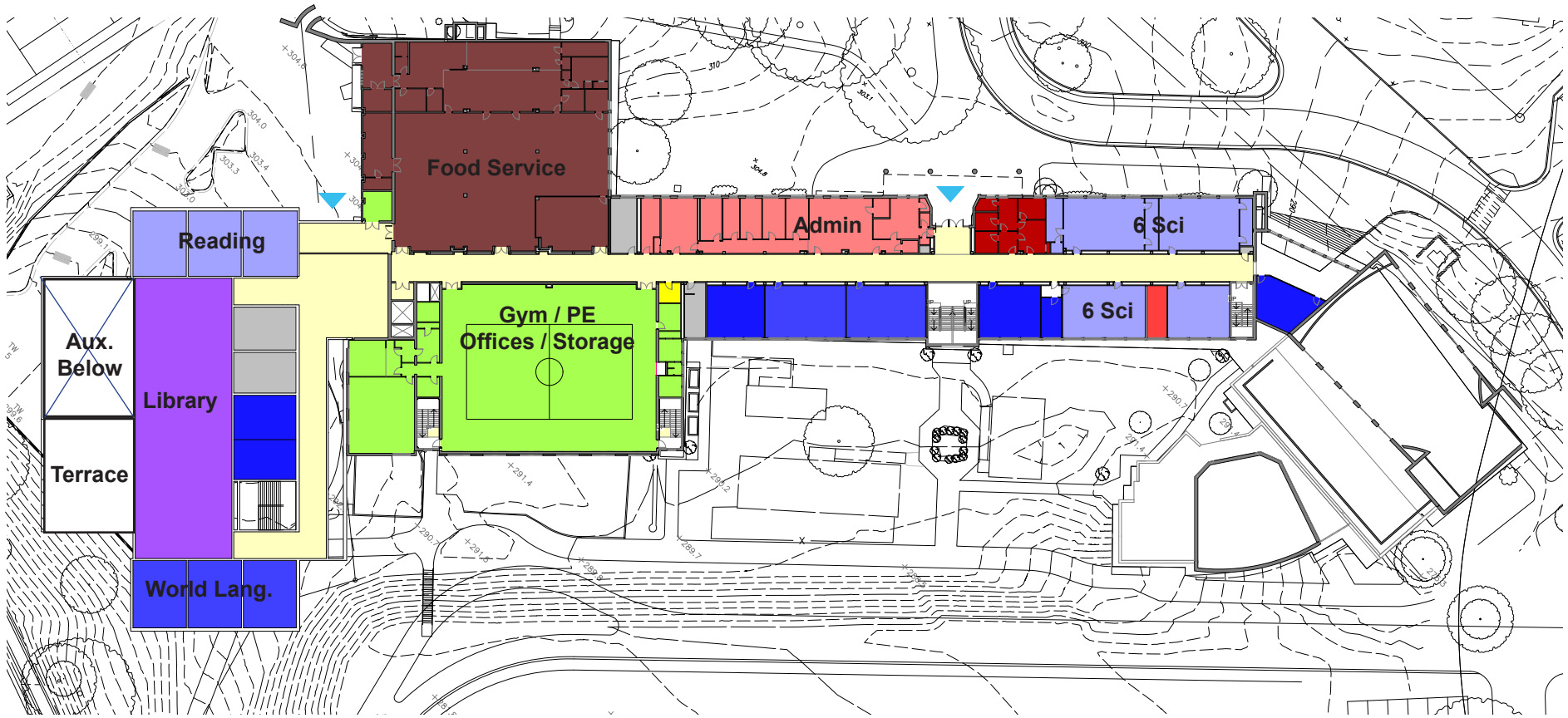


- | | |
|---------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|
|  LIBRARY |  TEACHER & STORAGE |
|  FOOD SERVICE |  ADMIN |
|  PHYSICAL EDUCATION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



20' 0' 40'

SECOND FLOOR

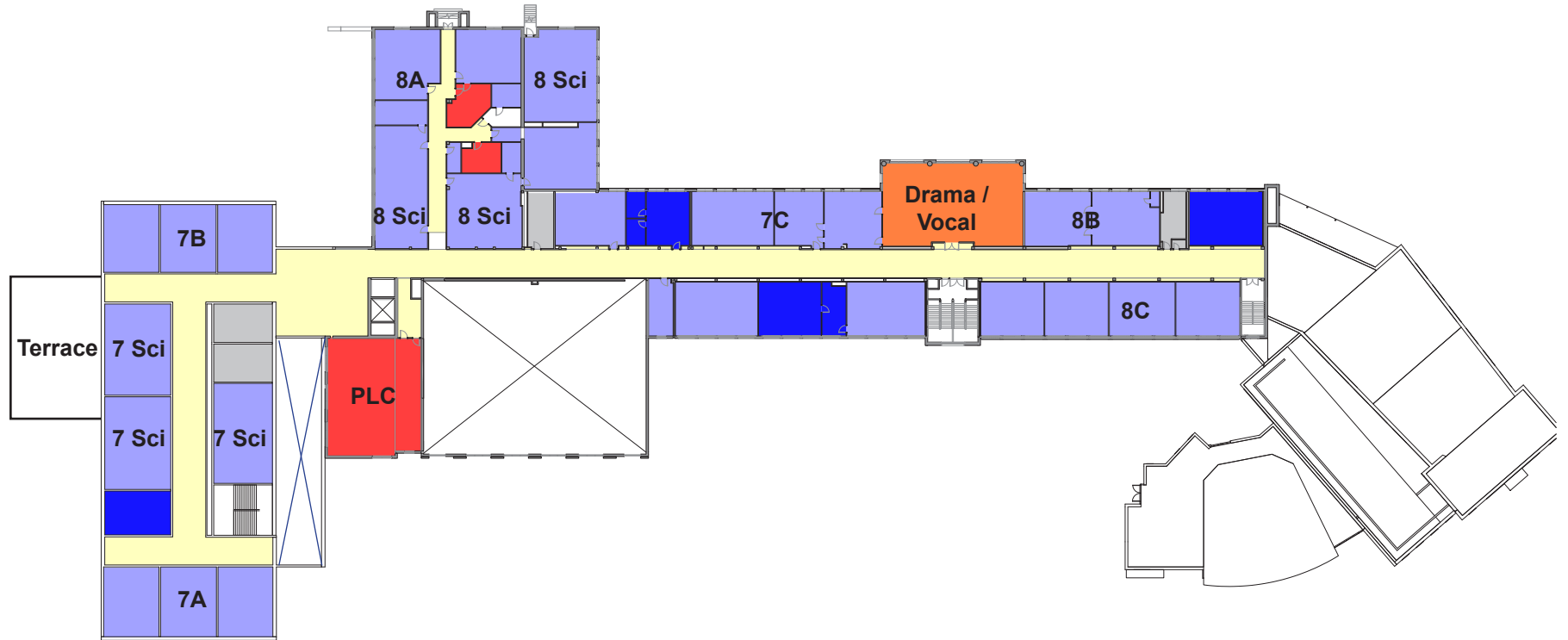


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|-------------------------------------------------------------|-------------------------------------------------------------|
| ■ LIBRARY | ■ TEACHER & STORAGE |
| ■ FOOD SERVICE | ■ ADMIN |
| ■ PHYSICAL EDUCATION | ■ COUNSELING/CLINIC |
| ■ THEATER/ARTS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



20' 0' 40'

THIRD FLOOR



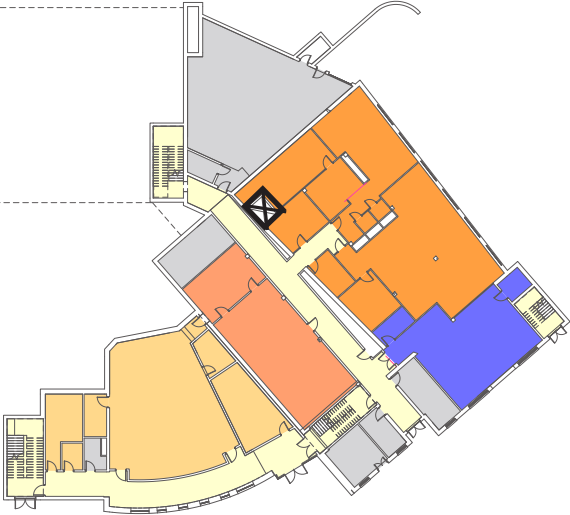
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|-------------------------------------------------------------|-------------------------------------------------------------|
| ■ LIBRARY | ■ TEACHER & STORAGE |
| ■ FOOD SERVICE | ■ ADMIN |
| ■ PHYSICAL EDUCATION | ■ COUNSELING/CLINIC |
| ■ THEATER/ARTS | ■ CORE CLASSROOMS |
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| ■ BUILDING SUPPORT | ■ CIRCULATION |
| | ▲ ENTRANCE |



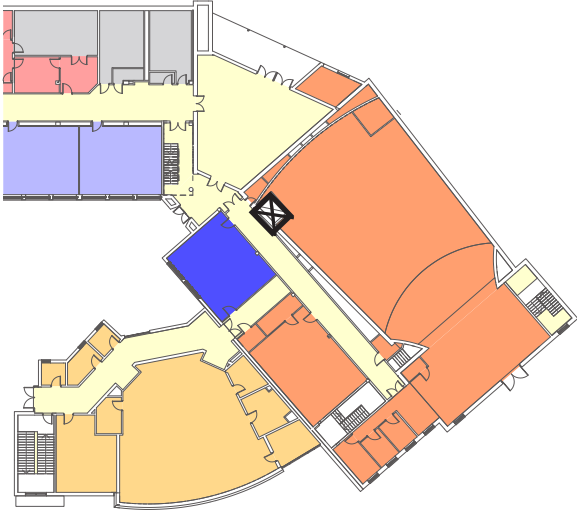
20' 0' 40'

EAST ELEVATOR | 5

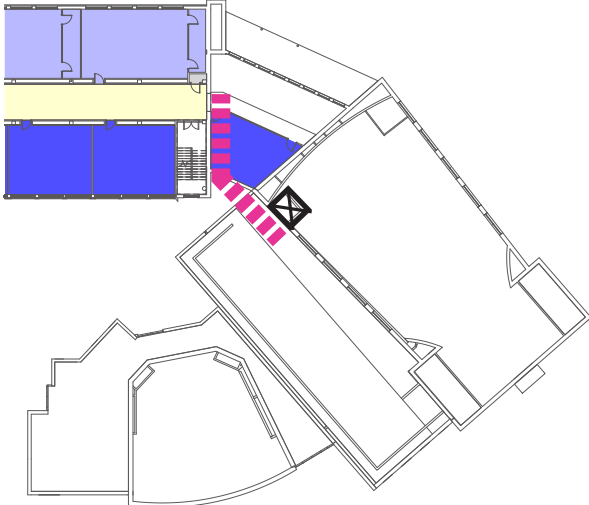
ELEVATOR PLAN



BASEMENT



LEVEL 1

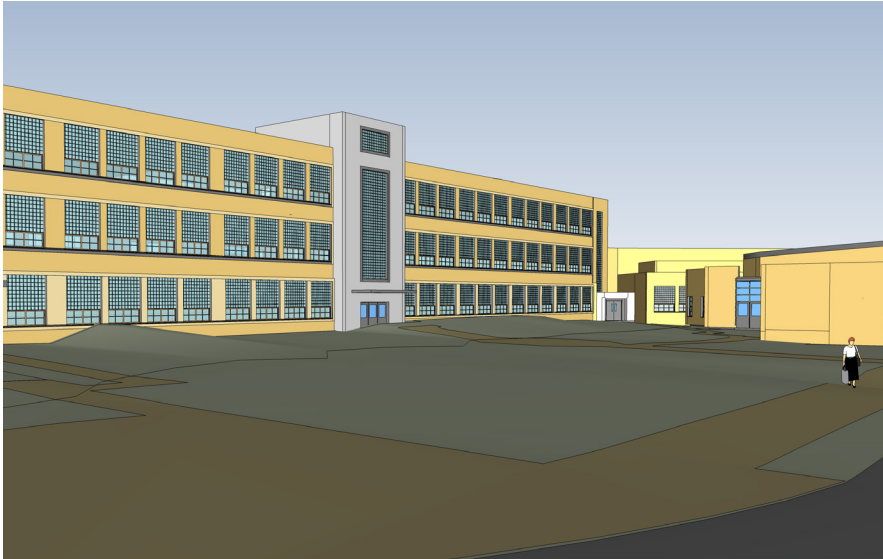


LEVEL 2 AND 3

ELEVATOR MASSING VIEW - EXISTING



VIEW FROM VACATION LANE

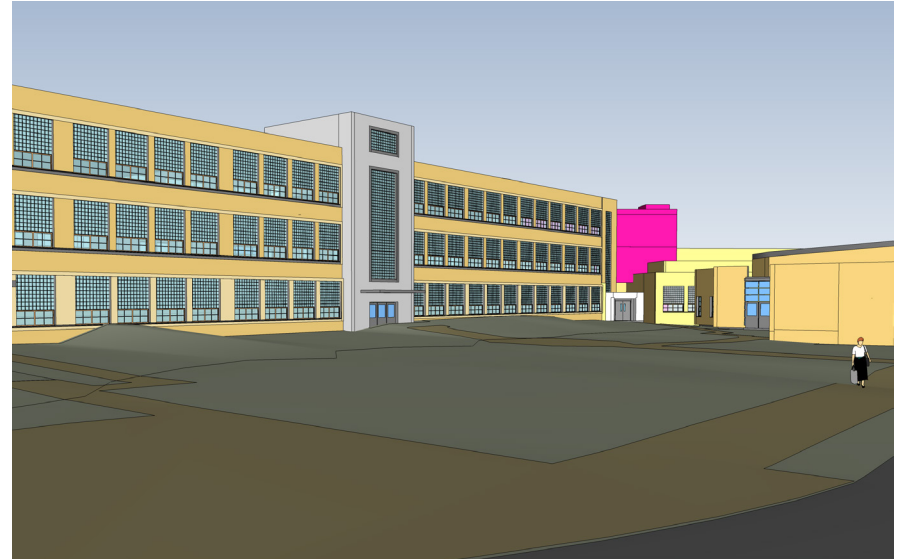


VIEW FROM NEW SOUTH DRIVE

ELEVATOR MASSING VIEW

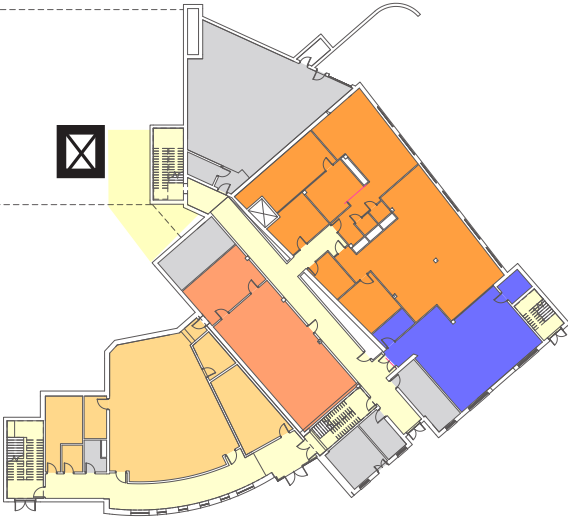


VIEW FROM VACATION LANE

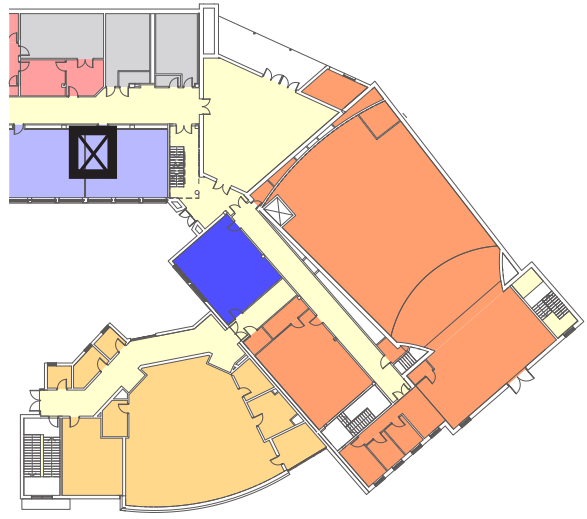


VIEW FROM NEW SOUTH DRIVE

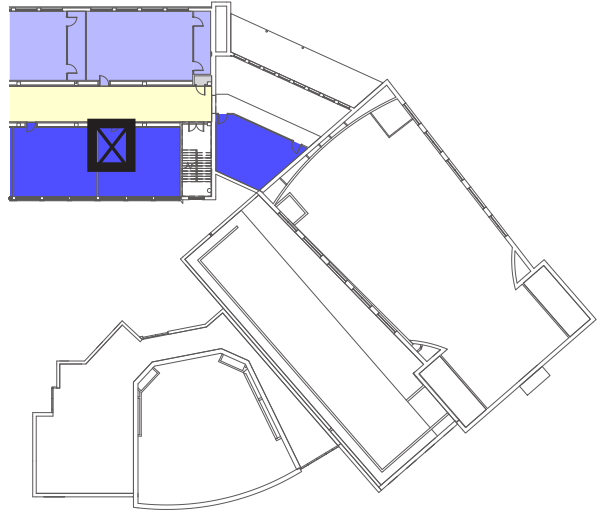
ELEVATOR PLAN - ALTERNATE APPROACH



BASEMENT



LEVEL 1



LEVEL 2 AND 3