

DECEMBER 6, 2017

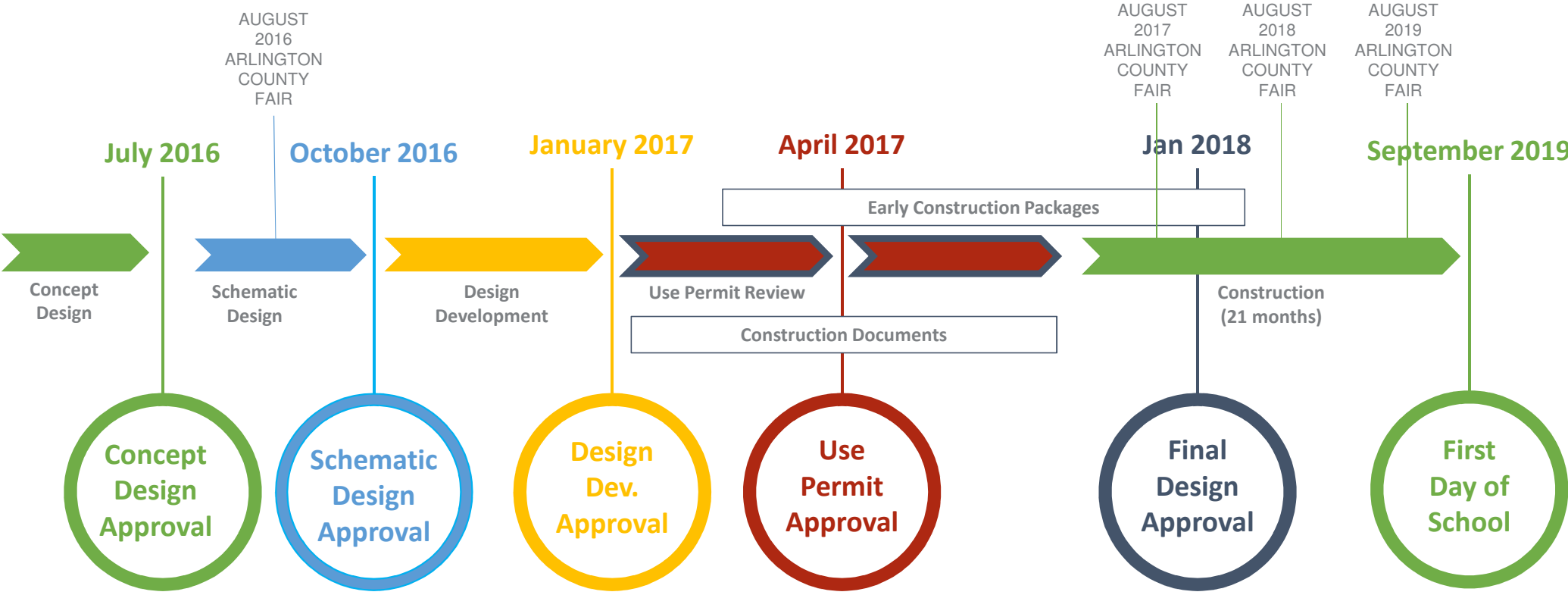
**ALICE WEST FLEET ELEMENTARY SCHOOL
AT THOMAS JEFFERSON MIDDLE SCHOOL**

BLPC Meeting: Final Design Presentation

Project Parameters

1. New Elementary School for the Henry Community
2. Support Strategic Plan Goal #4 – Provide Optimal Learning Environments
3. Address capacity by providing at least 725 seats
4. Open by start of school 2019
5. Multi-story building in northwest corner of site
6. Structured parking
7. Project cost \$59 million

General Schedule | Timeline





Groundbreaking



Snapshots Celebrates Alice West Fleet's New Foundation

<https://www.apsva.us/post/snapshots-celebrates-alice-west-fleets-new-foundation/>

GMP Development

- Guaranteed Maximum Price (GMP) scope was based on completed construction documents and competitively bid among several subcontractors for each trade package.
- Preliminary GMP submission exceeded previous estimates by several million dollars.
 - Much of the overage was because market escalation has outpaced the rate included in design estimates - consequences of unexpected increases in material costs and subcontractor labor shortages.
- APS pursued various strategies to reduce the overall project costs:
 - Selective re-bidding
 - Refining estimated owner (soft) costs
 - Value engineering (VE) and scope reductions

Evaluating VE Options

- Quantity of teaching spaces, outdoor play area, student capacity, and parking spaces were maintained throughout the VE process.
- Nearly 150 individual VE items were evaluated over the last several months.
- Priorities when considering VE include:
 - Minimize impact on teaching and learning
 - Minimize impact on community improvements discussed during the public process
 - Maintain flexibility for items to be easily added at a later date
 - Minimize impact on future maintenance/operation costs

Notable Accepted VE Options

- Site
 - Revisions to exterior play surface material
 - Remove Koi pond*
 - Reduce number of new trees
- Building
 - Remove 3-stop elevator at main entry*
 - Remove operable partitions between classrooms*
 - Remove large exterior door between gym stage and outdoors
 - Remove access to fourth floor terrace*
 - Revisions to exterior and interior building materials

* Infrastructure remains so item could be easily added at a later date.



Overall existing site plan



Overall final site plan



Overall schematic design site plan



Overall final site plan

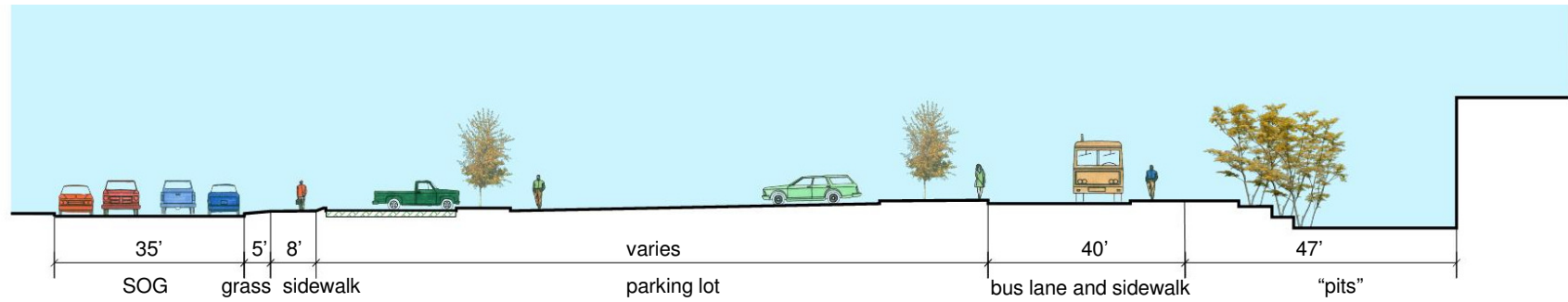


Enlarged existing site plan

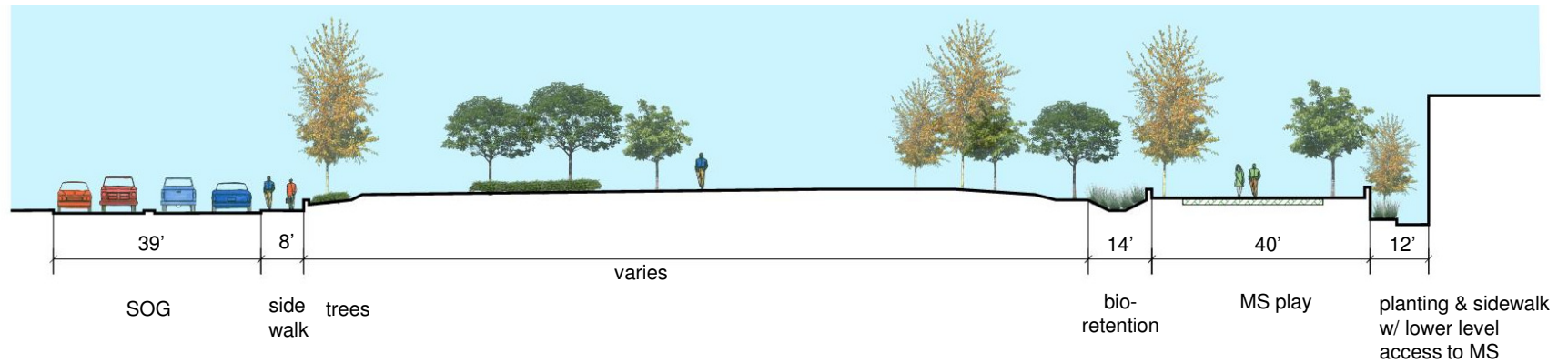


Enlarged final site plan

Existing condition

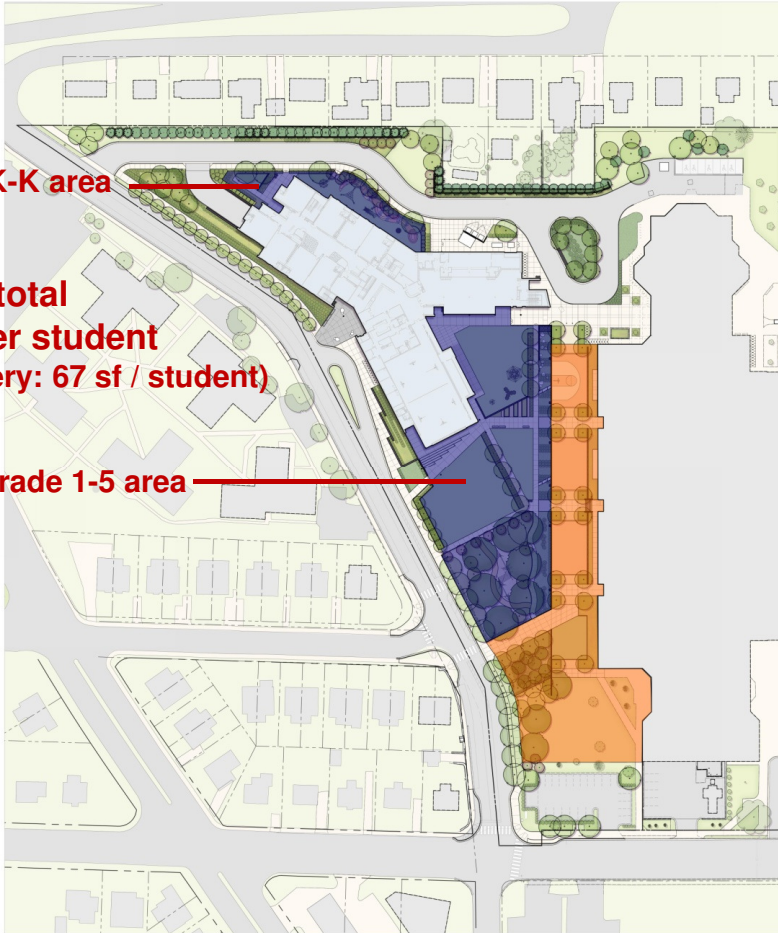


Proposed final design



Final Design

6,702 PK-K area
48,125 total
64 sf per student
(Discovery: 67 sf / student)
41,423 grade 1-5 area



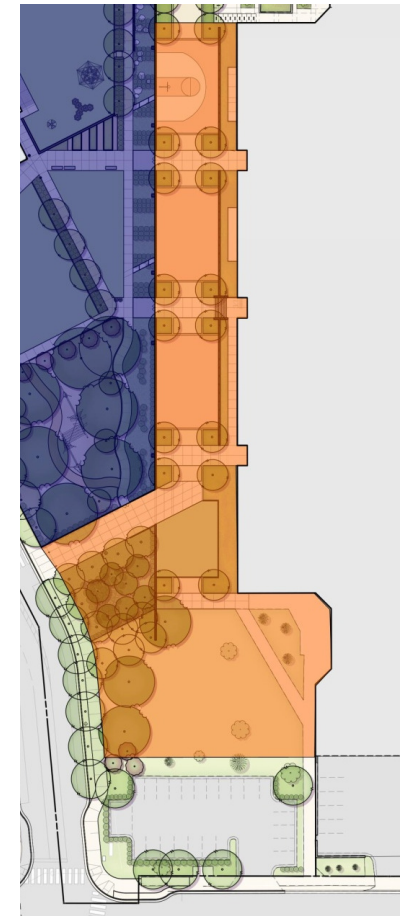
48,125 sf Elementary | 38,541 sf Middle

Existing condition



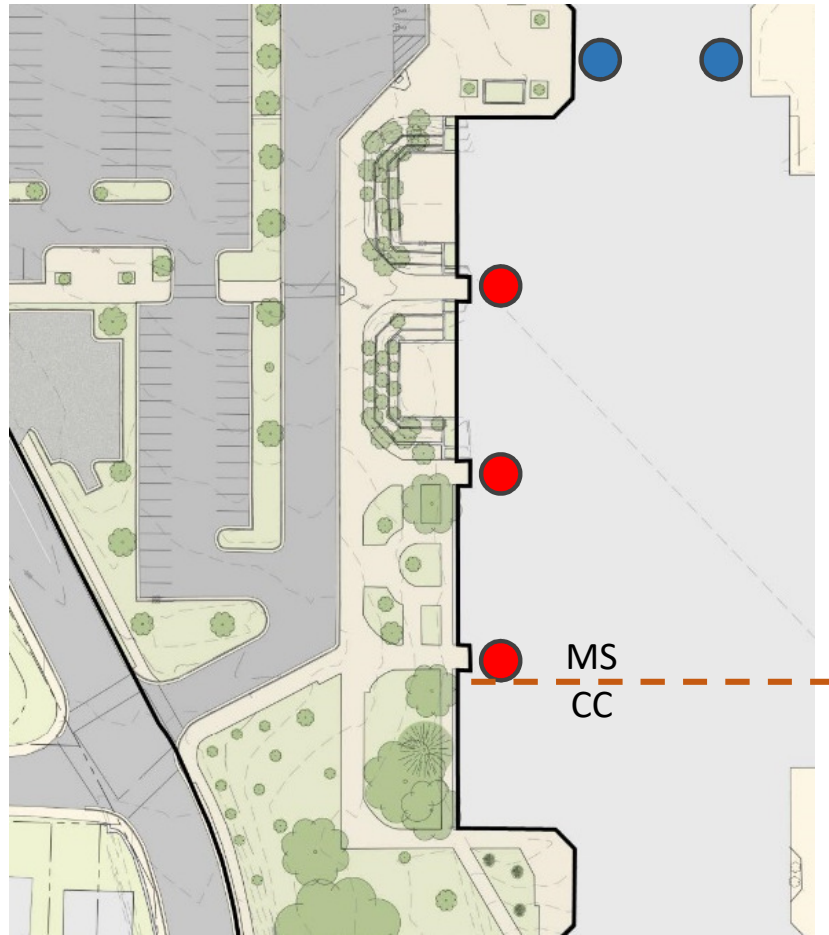
45,439 sf

Final Design

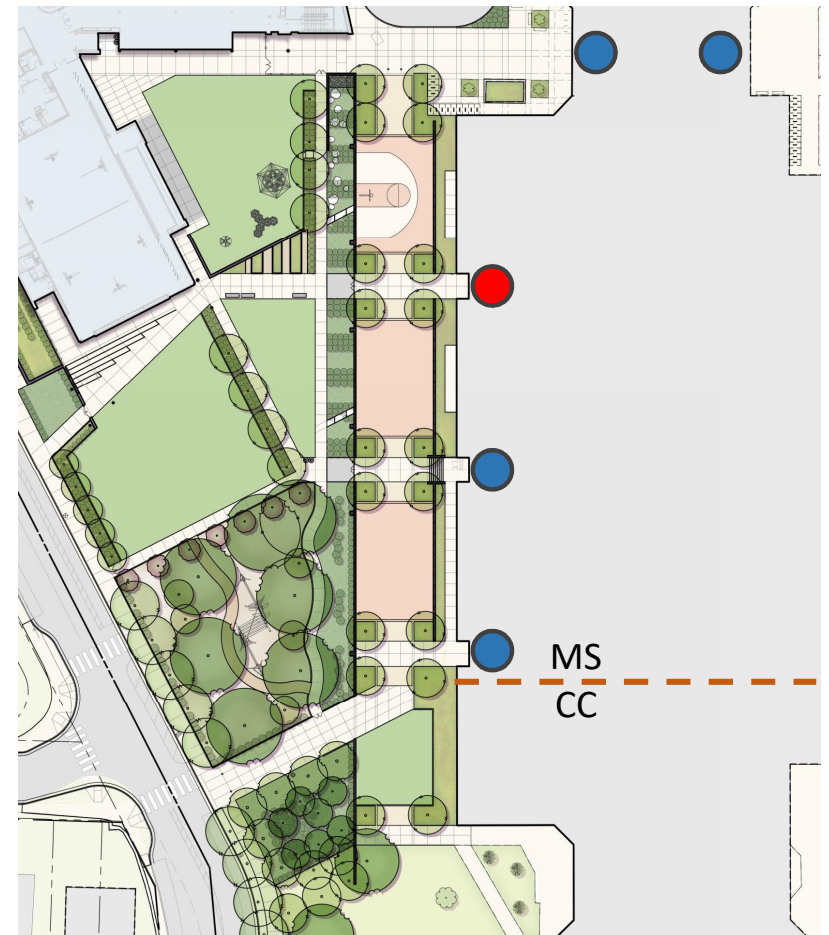


38,541 sf

Existing condition



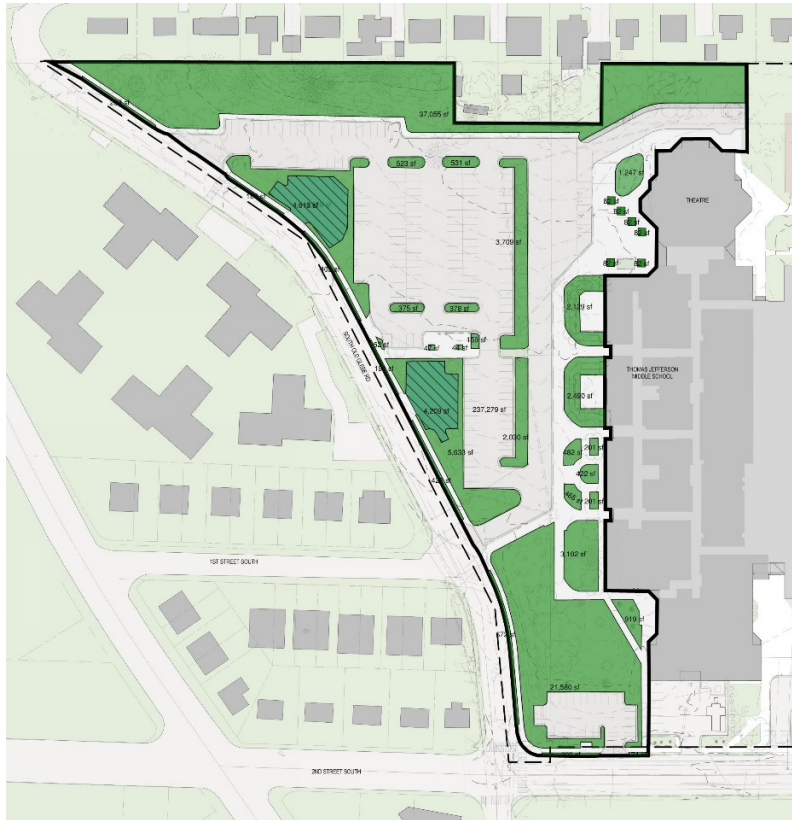
Final Design



Middle school entries

● = non-accessible entrance ● = accessible entrance

Existing Condition



38.6% pervious
3.7% semi
57.7% impervious

Final Design



32.9% pervious
7.8% semi
59.3% impervious

Upper level



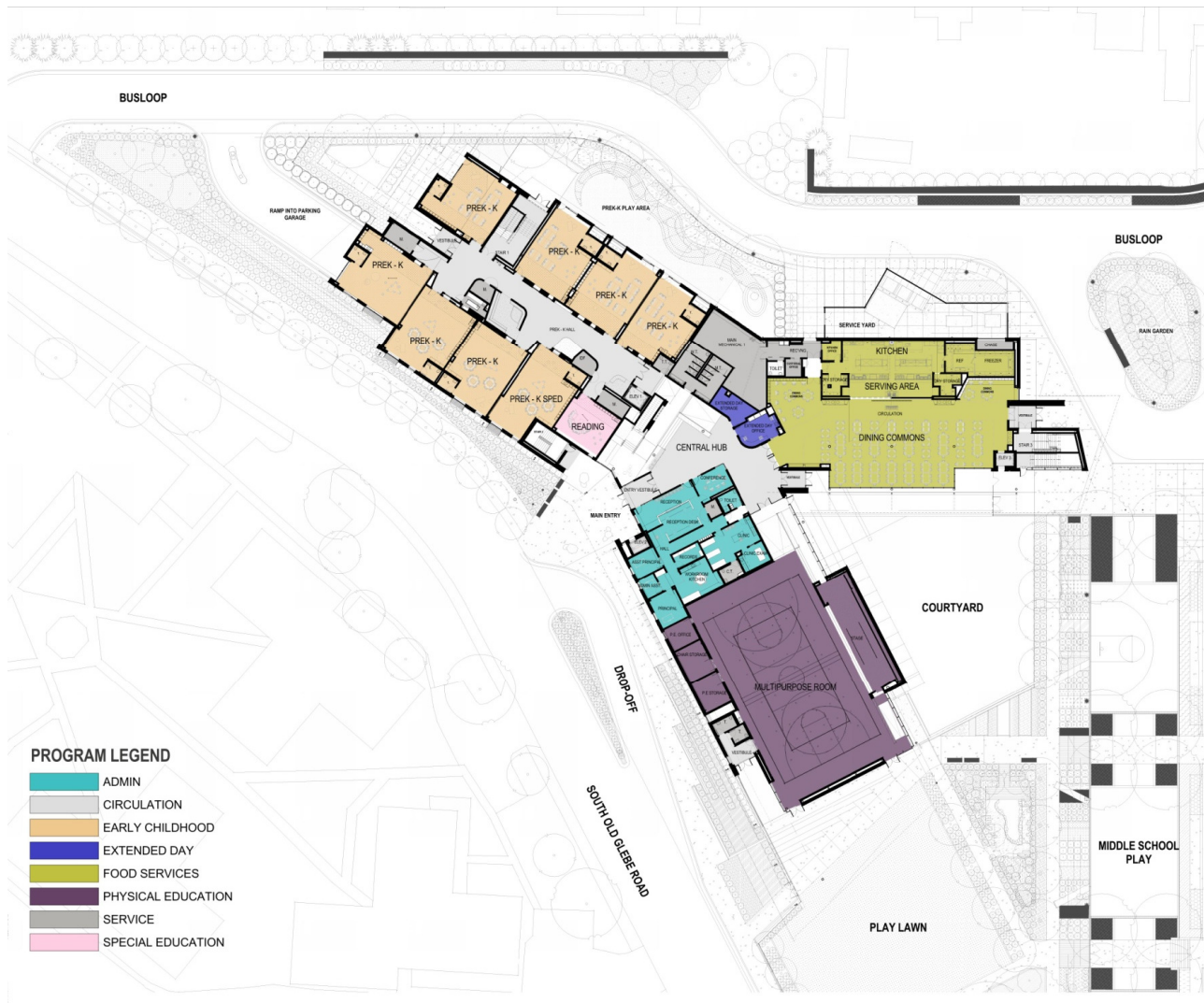
104 spots

Lower level



112 spots

104 + 112 + 13 surface = 229 (not counting +/- 24 street spots on school side of SOG)



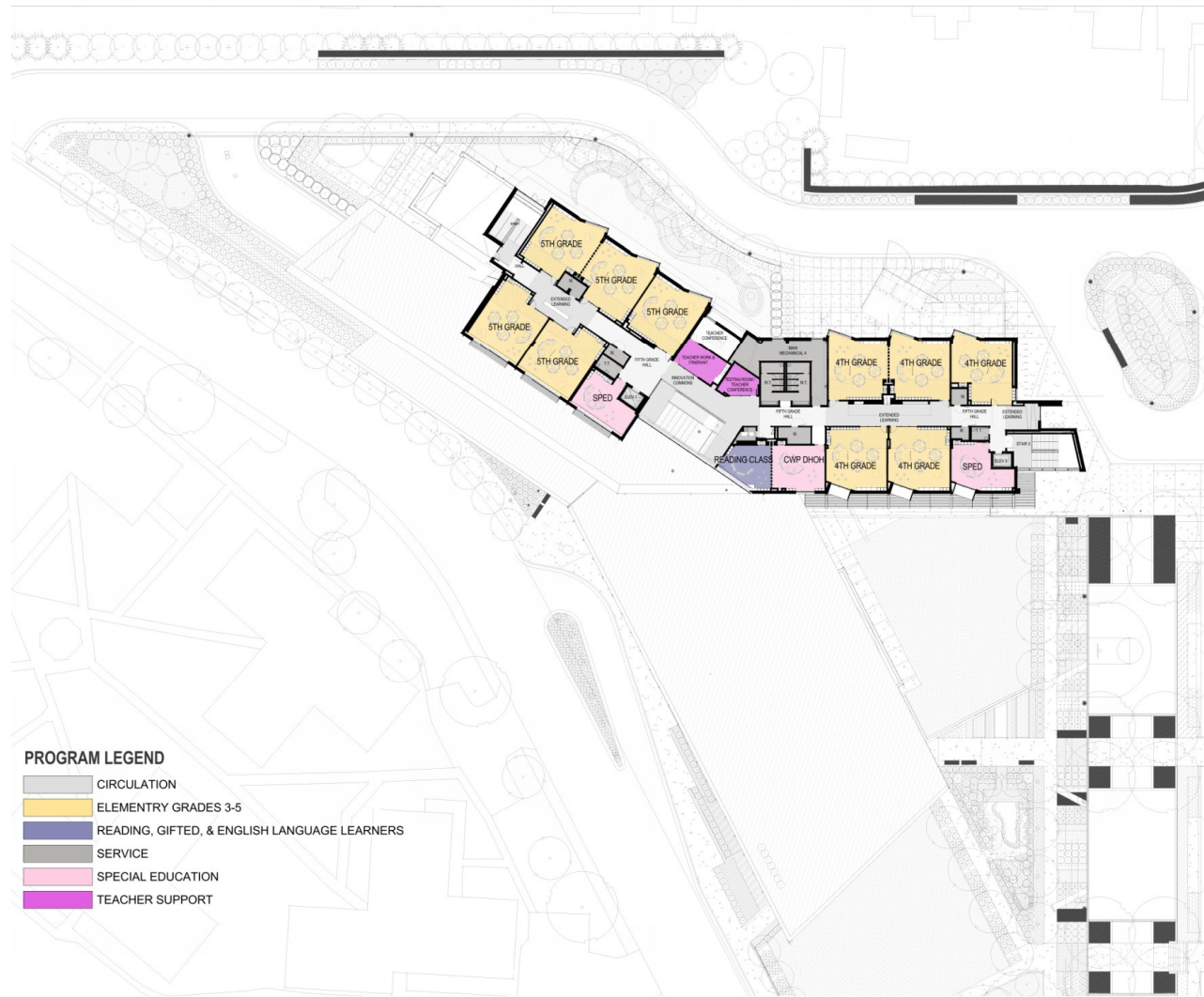
Final Design: First Floor Plan



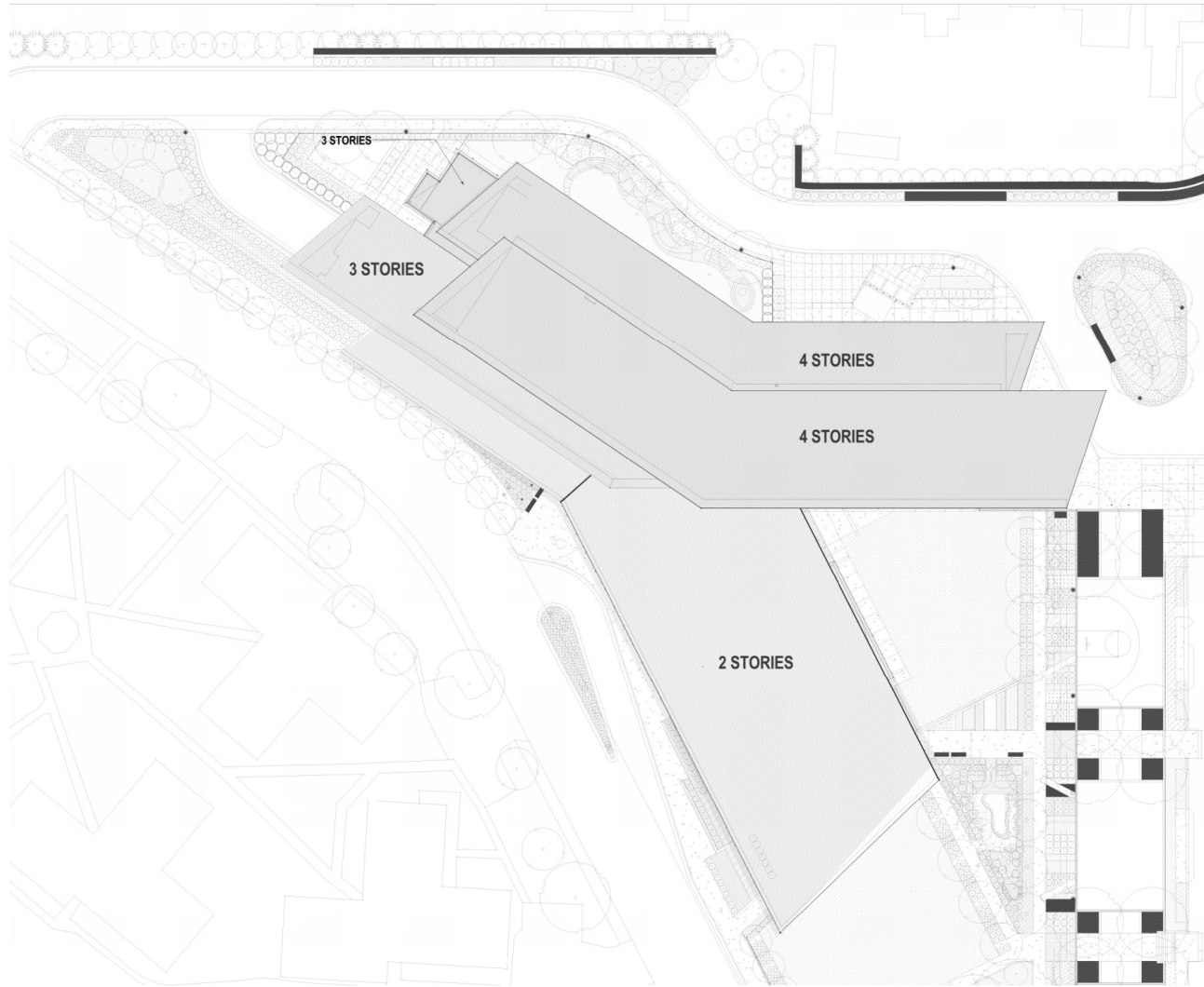
Final Design: Second Floor Plan



Final Design: Third Floor Plan



Final Design: Fourth Floor Plan





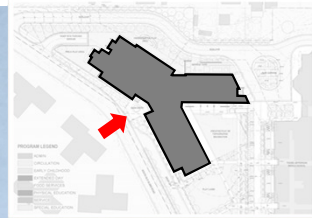




Model shots (schematic design)







Perspective View Of West Elevation



Perspective View Of Entry



Perspective View Of Northwest Elevation



Perspective View Of South East To Theater



Perspective View Of South Elevation



Perspective View Of South Elevation



Perspective View Of East Elevation



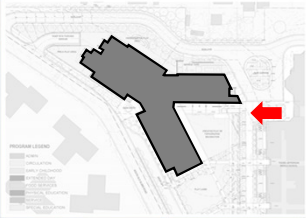
Perspective View Of Northwest Elevation



Perspective View Of North Elevation



Perspective View Of Northwest Elevation



Perspective View Of Pedestrian Plaza



Perspective View Of Gym South West



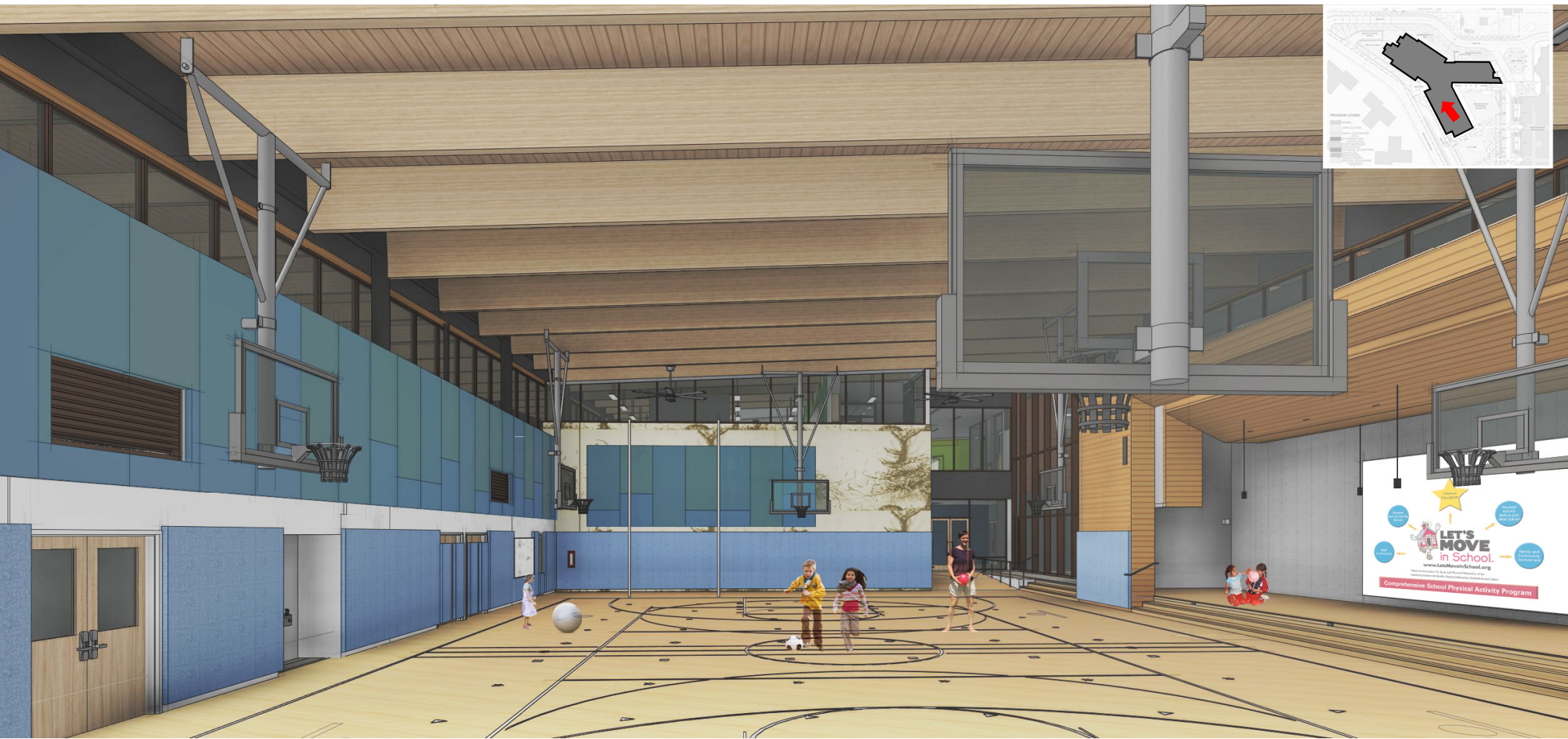
Perspective View Of Gym South East



Perspective View Of Gym East



Perspective View Of Interior Gym East



Perspective View Of Interior Gym North

NEXT STEPS

- January 4th Final Design info item to School Board
- January 18th Final Design action item to School Board
- January 19th Award of full construction contract

ADJORN

For further information please contact:

APS Project Manager

Steve Stricker

571-220-0048

steven.stricker@apsva.us

County Project Manager

Michelle Stahlhut

703-228-3541

mstahlhut@arlingtonva.us

Web links:

[APS Project Website](#)

[PFRC Project Website](#)

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