



**Arlington
Public
Schools**



New School at Wilson BLPC

December 18, 2017

Agenda

- Final Design
- Funding Available
- GMP Development and Value Engineering
- Project Schedule
- Construction Photos
- Next Steps

Site Plan – Phase 1

PROPOSED SITE PLAN PHASE 1



Site Plan – Phase 2

PROPOSED SITE PLAN PHASE 2



Basement Level Plan

FLOOR PLANS BASEMENT LEVEL

PROGRAMS

- **DRAMA DEPARTMENT**
 - BLACK BOX THEATER
 - COSTUME SHOP & STORAGE
 - COSTUME & GREEN ROOM
 - ROBOTICS
 - SET STORAGE
 - SET SHOP
- **FILM / PHOTO STUDIO**
- **INSTRUCTIONAL TECH. WORK ROOM**
- **SERVICE**
 - CUSTODIAL LOUNGE
 - BATHROOMS
 - MECHANICAL ROOMS
- **CLASSROOMS**
 - TYPICAL CLASSROOMS



Ground Level Plan

FLOOR PLANS GROUND LEVEL

PROGRAMS

- **CLASSROOMS**
 - TYPICAL CLASSROOMS
 - FAMILY CONSUMER SCIENCE
 - SEMINAR/DRESSING ROOM
- **DRAMA DEPARTMENT**
 - THEATER
 - DRESSING ROOM
- **ADMINISTRATION**
 - RECEPTION
 - OFFICES
 - CONFERENCE ROOM
 - STORAGE
- **RELATED SERVICES**
 - SENSORY COTTAGE
 - OT/PT THERAPY SUITE
 - OFFICES
 - STORAGE
- **PHYSICAL EDUCATION**
 - AUXILIARY GYM
 - GYM
 - FITNESS CENTER
 - PE CLASSROOM
- **ART DEPARTMENT**
 - ART STUDIO
 - OFFICE
 - STORAGE/ KILN
- **SERVICE**
 - BATHROOMS
 - MECHANICAL ROOMS
 - STORAGE



First Level Plan

FLOOR PLANS LEVEL 1

PROGRAMS

- **CLASSROOMS**
 - TRANSITION SUITE
 - TYPICAL CLASSROOMS
- **CLINIC**
- **ADMINISTRATION**
 - RECEPTION
 - OFFICES
 - CONFERENCE ROOM
 - STORAGE
 - COPY ROOM
- **CAFETERIA**
 - KITCHEN / SERVING AREA
 - DINING
- **THEATER**
- **SERVICE**
 - LOADING AREA
 - BATHROOMS
 - MECHANICAL ROOM
- **ART ROOM**
- **PHYSICAL EDUCATION**
 - AUXILIARY GYM
 - GYM
 - OUTDOOR STORAGE



Second Level Plan

FLOOR PLANS LEVEL 2

PROGRAMS

- **CLASSROOMS**
 - TYPICAL CLASSROOMS
 - RESOURCE ROOMS
 - HEALTH CLASSROOM
- **MIDDLE SCHOOL SCIENCE LABS**
- **LIBRARY**
 - LIBRARY CLASSROOM
 - OFFICE
 - CONFERENCE ROOM
 - READING ROOM
- **SERVICE**
 - BATHROOMS
 - MECHANICAL ROOMS



Third Level Plan

FLOOR PLANS LEVEL 3

PROGRAMS

- CLASSROOMS
 - TYPICAL CLASSROOMS
 - RESOURCE ROOMS
- MIDDLE SCHOOL SCIENCE LABS
- OFFICES
- TEACHER'S LOUNGE
- MUSIC DEPARTMENT
 - SMALL PRACTICE ROOMS
 - GROUP PRACTICE ROOM
 - MUSIC LIBRARY
 - BAND REHEARSAL ROOM
 - CHOIR REHEARSAL ROOM
 - BAND OFFICE
 - CHOIR OFFICE
- SERVICE
 - BATHROOMS
 - TELECOM ROOM
 - MECHANICAL ROOM



Fourth Level Plan

FLOOR PLANS LEVEL 4

PROGRAMS

- CLASSROOMS
 - TYPICAL CLASSROOMS
 - RESOURCE ROOMS
- OFFICES
- COPY ROOM
- SERVICE
 - BATHROOMS
 - COPY ROOM
 - IT ROOM
 - TELECOM ROOM
 - MECHANICAL ROOM

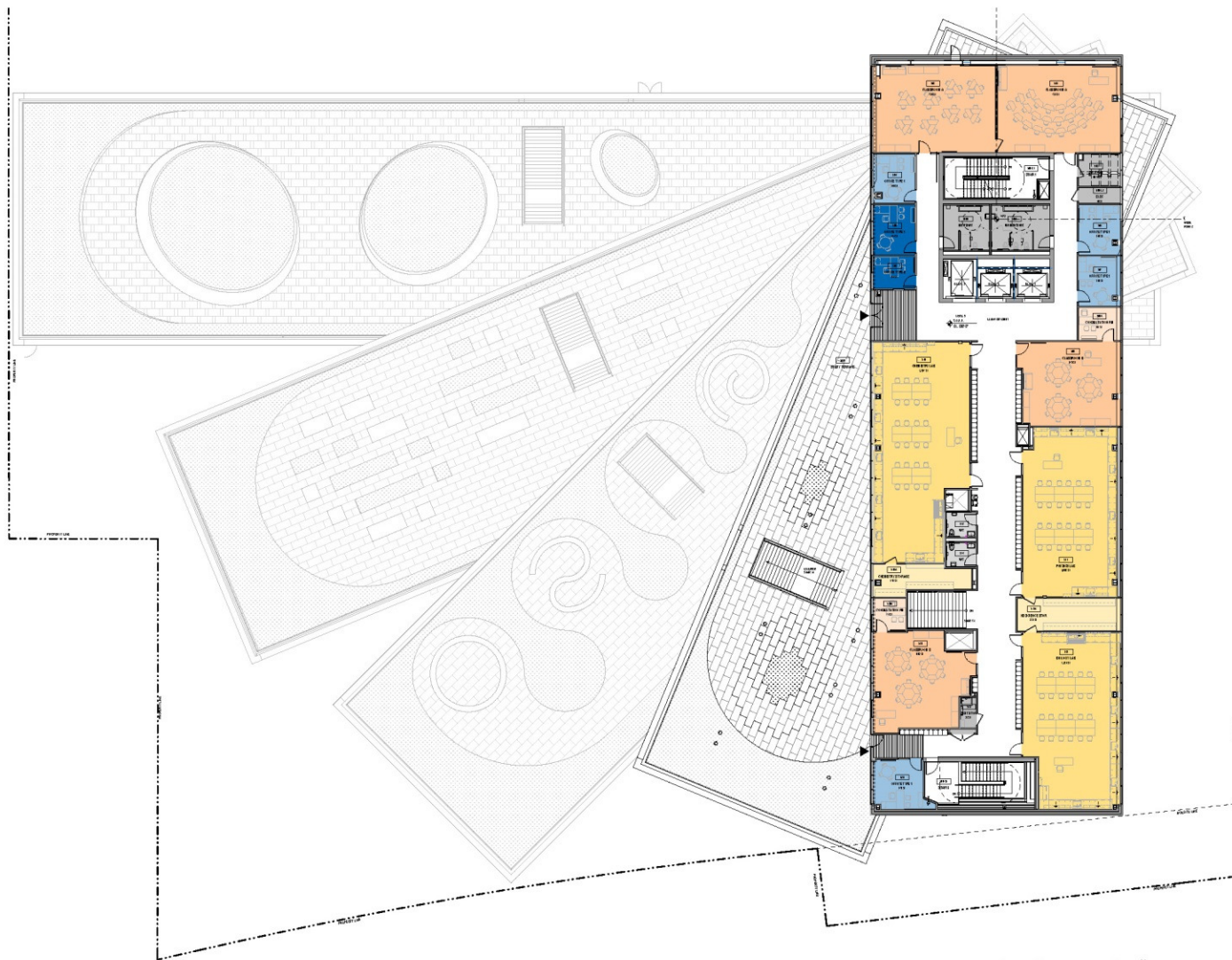


Fifth Level Plan

FLOOR PLANS LEVEL 5

PROGRAMS

- CLASSROOMS
 - TYPICAL CLASSROOMS
 - RESOURCE ROOMS
- HIGH SCHOOL SCIENCE LABS
- OFFICES
- SERVICE
 - BATHROOMS
 - TELECOM ROOM
 - STORAGE



View from Wilson Blvd



View from 18th Street



View from Rosslyn Highland Park

PERSPECTIVE
VIEW FROM ROSSLYN HIGHLANDS PARK



Lobby

LOBBY
VIEW OF MAIN LOBBY FROM WILSON BLVD ENTRANCE



Art Room

ART STUDIO
INTERIOR VIEW



Typical Classroom

CLASSROOMS

VIEW OF A TYPICAL CLASSROOM



Library



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LIBRARY
VIEW OF STUDY LOUNGE



Cafeteria

CAFETERIA
VIEW OF SERVING COUNTER





MAIN GYMNASIUM
INTERIOR PERSPECTIVE



Courtyard

COURTYARD 2
EXTERIOR PERSPECTIVE



FIELD AND TERRACES
VIEW FROM FIELD TILT-UP



Level 2 Terrace

TERRACES
VIEW OF LEVEL 2 TERRACE



Funding Available

- HB Woodlawn and Stratford Programs – **775** students
- Projected Completion: Start of school, **September 2019**
- Funding approved in FY2017-26 CIP: Maximum Estimated Project Cost: **\$100,800,000**
- **\$5,000,000** reserved for future parking
- **\$4,091,678** added from Arlington County for temporary fire station and 18th Street

What is GMP?

- GMP stands for Guaranteed Maximum Price
- GMP is the total amount for which the Construction Manager at Risk (CMR) agrees to build the project
- The CMR, the architect, and APS must collaborate through the design process before agreeing on a GMP
- The CMR is engaged early on in the design process which allows many potential misunderstandings, errors, and omissions in the plans and specifications to be resolved before the GMP is set
- The CMR negotiates with subcontractors during the pre-construction phase to inform the GMP
- Once GMP is agreed on, the CMR must build the project for that price, barring any major unanticipated changes

- 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

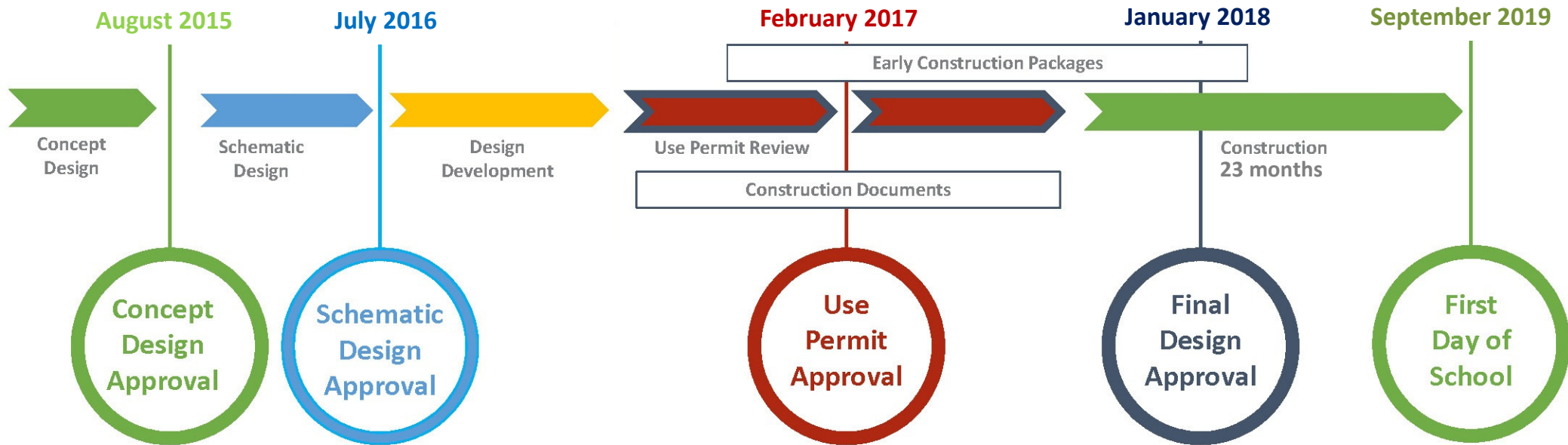
- Quantity of teaching spaces, outdoor play area, student capacity, and parking spaces were maintained throughout the VE process.
- Nearly 150 individual VE items were evaluated over the last several months.
- Priorities when considering VE include:
 - Minimize impact on teaching and learning
 - Minimize 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

Value Engineering Examples

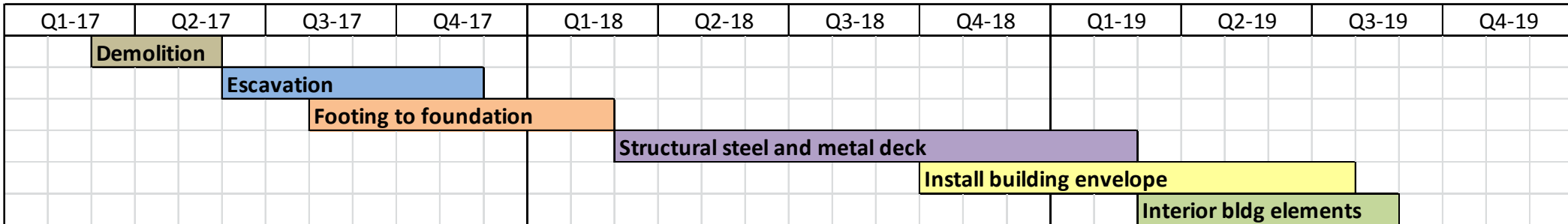
- Use alternate lighting and sound system in auditorium
- Change finish carpentry material and quantity
- Use alternate lights throughout
- Use alternate window treatments
- Reduce miscellaneous metal
- Reduce amount of drywall ceiling
- Use alternate roofing material
- Reduce elevator speed
- Change procurement and specs for seating and platform in black box
- Change linear diffusers to regular 2x2 diffusers
- Change roof pavers to 2x2 pavers

- School Board is currently reviewing GMP package
- January 4, 2018: Final Design & GMP for School Board information
- January 18, 2018: Final Design & GMP for School Board action

Project Schedule



Construction Schedule



Groundbreaking



Arlington
Public
Schools



APS news report: www.apsva.us/post/building-ceremonies-held-two-new-aps-facilities/

Project Photos



33





Project Photos



Next Steps

- January 4, 2018: Final Design & GMP for School Board information
- January 18, 2018: Final Design & GMP for School Board action
- August 2019: substantial completion