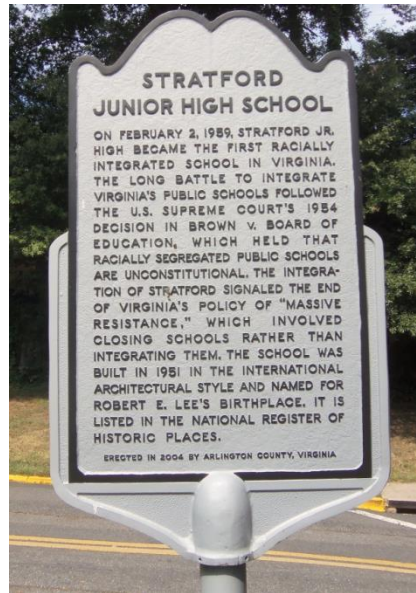


NEW MIDDLE SCHOOL AT STRATFORD RENOVATION AND ADDITION

ARLINGTON PUBLIC SCHOOLS

BLPC MEETING: FINAL DESIGN

FEBRUARY 27, 2018



PROJECT PARAMETERS

- New neighborhood Middle School
- Support Strategic Plan Goal #4 – Provide Optimal Learning Environments
- Address capacity needs by providing 1,000 seats
- Open by start of school in 2019
- Three-story addition to the west end of the existing building
- Existing building renovations to support the new Middle School program

PROJECT TIMELINE

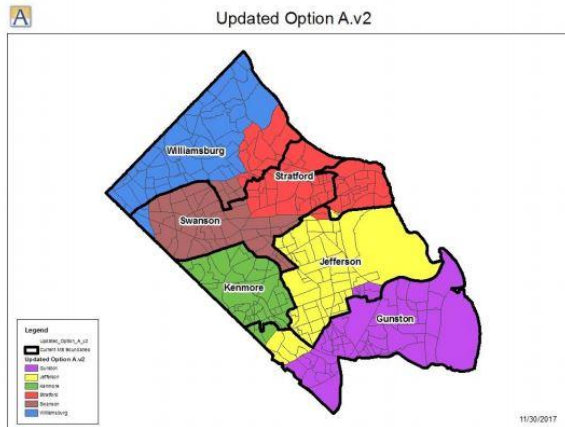
- APRIL 2015 - Begin BLPC/PFRC
- NOVEMBER 2015 - School Board action to approve Concept Design
- MAY 2016 - School Board Action to support Local Historic District Designation
- JUNE 2016 - County Board Action to approve Local Historic District Designation
- JUNE 2016 - School Board Action to approve Schematic Design
- MARCH 2017 - County Board Action to approve the Certificate of Appropriateness (COA) and Use Permit U-3470-16-1
- MARCH 2018 - School Board action to approve Final Design
- APRIL 2018 - Begin construction
- SEPTEMBER 2019 - First day of school

OTHER UPDATES

- School Board acted in December 2017 to approve revised middle school boundaries: <https://www.apsva.us/engage/middle-school-boundary-change/>
- New school Principal search is underway: <https://www.apsva.us/new-school-principal-search/>

Updated Option A.v2

Nov. 14 recommended boundary option, revised per School Board request



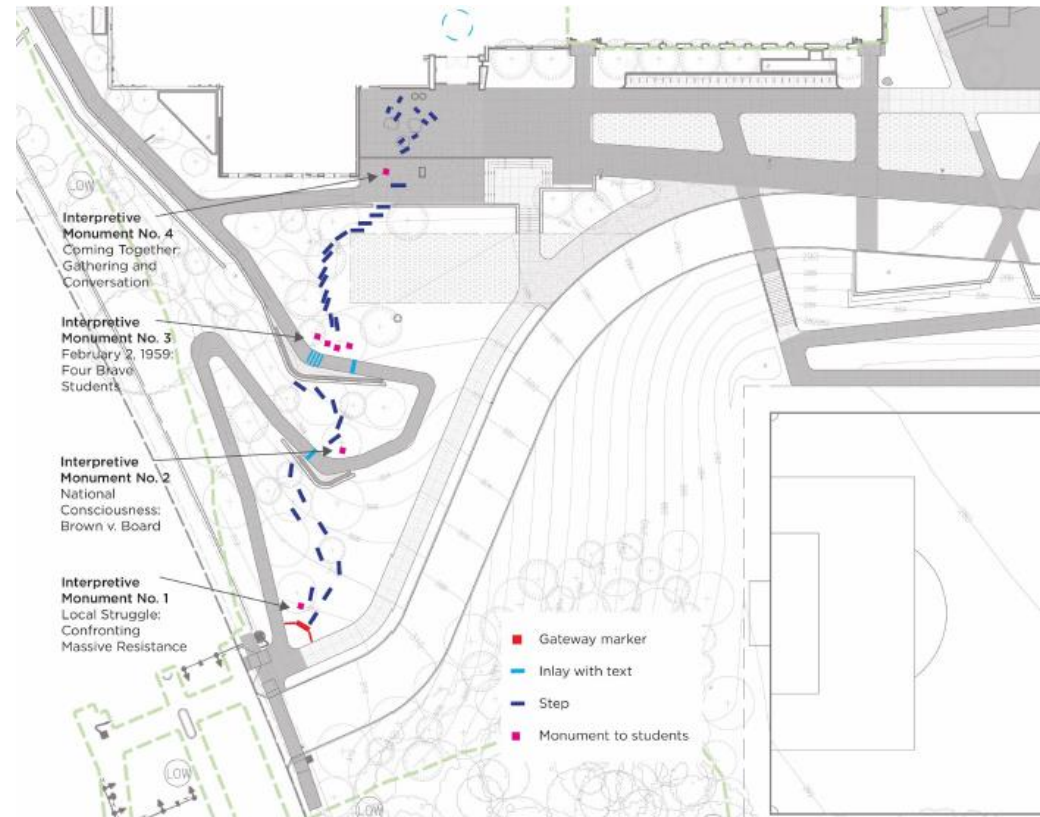
Projected MS student population	6,613 (in 2022-23)
Estimated number of students reassigned	1,545 (in 2022-23)
Number of planning units reassigned	84 (61 to new Middle School)
More than 50% students are in the potential walk zone for 4 schools	Kenmore, New Middle School, Swanson and Williamsburg
School capacity	Ranges from 89% to 111% in 2022
Percent of Economically Disadvantaged	Ranges from 1% – 52% in 2022

Revision: Planning units 24100 and 24111 have been reassigned from Jefferson to Stratford



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 several times through out 2017 to consider several alternatives.
- Concept Report is nearly complete and recommends a series of exterior and interior elements.
- APS is pursuing additional commemoration funding through various grant opportunities.



HISTORIC PATH INTERPRETIVE TRAIL



HISTORIC COMMEMORATION

Exterior Elements:

- Heroes' Welcome Gateways positioned at prominent entry points throughout the site.
- Historic Path Interpretive Trail along the path the four integrating students took on February 2, 1959 highlighting the importance of desegregation as a national issue.
- Time and Place element showing the evolution of the site and school building over time.

Interior Elements:

- Heart of School Heritage Wall that includes a dynamic graphic timeline of the national Civil Rights era.
- Celebration of Diversity Mobile installed in the new three-story lobby as a kinetic assemblage of images representing the importance of diversity.
- Stratford Self-Portrait installed throughout the hallways of the school that will feature changeable displays of student artwork.

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

GMP DEVELOPMENT

- Guaranteed Maximum Price (GMP) scope was based on completed construction documents and competitively bid among several subcontractors for each trade package.
- November 2017 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
- Over 160 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

STATUS OF GMP

- November 2017 preliminary GMP submission exceeded the Target Value by over \$4.5 million (>15%).
- VE process and continuing negotiations resulted in substantial savings realized by low-to-no impact VE.
- Additional savings are possible, but require revisions to the approved Use Permit, Certificate of Appropriateness (COA), and/or impacts on teaching and learning.
- It is anticipated that additional funding of over \$2.5 million is required to fully fund the project without impacting the Use Permit, COA and/or teaching and learning.
- Final GMP negotiations are ongoing.

STATUS OF GMP

- Examples of VE items considered to have low-to-no impact:
 - Simplify and/or standardize interior design elements
 - Revise flooring and other interior finishes
 - Revise built-in casework
 - Modify roofing materials
 - Use alternative manufacturers

STATUS OF GMP

- Examples of scope change items that would impact the approved COA and/or Use Permit:
 - Modify exterior materials
 - Modify/remove canopies
 - Eliminate portions of new Vacation Lane sidewalk

STATUS OF GMP

- Examples of scope change items that would impact teaching and learning and/or functionality of the new middle school, some more than others:
 - Eliminate renovations to create Arts and Technology Suite
 - Eliminate new elevator
 - Eliminate renovations to teacher collaboration rooms
 - Eliminate renovations to cafeteria entrance
 - Eliminate new gymnasium bleachers
 - Eliminate painting of all remaining existing rooms

EXISTING SITE

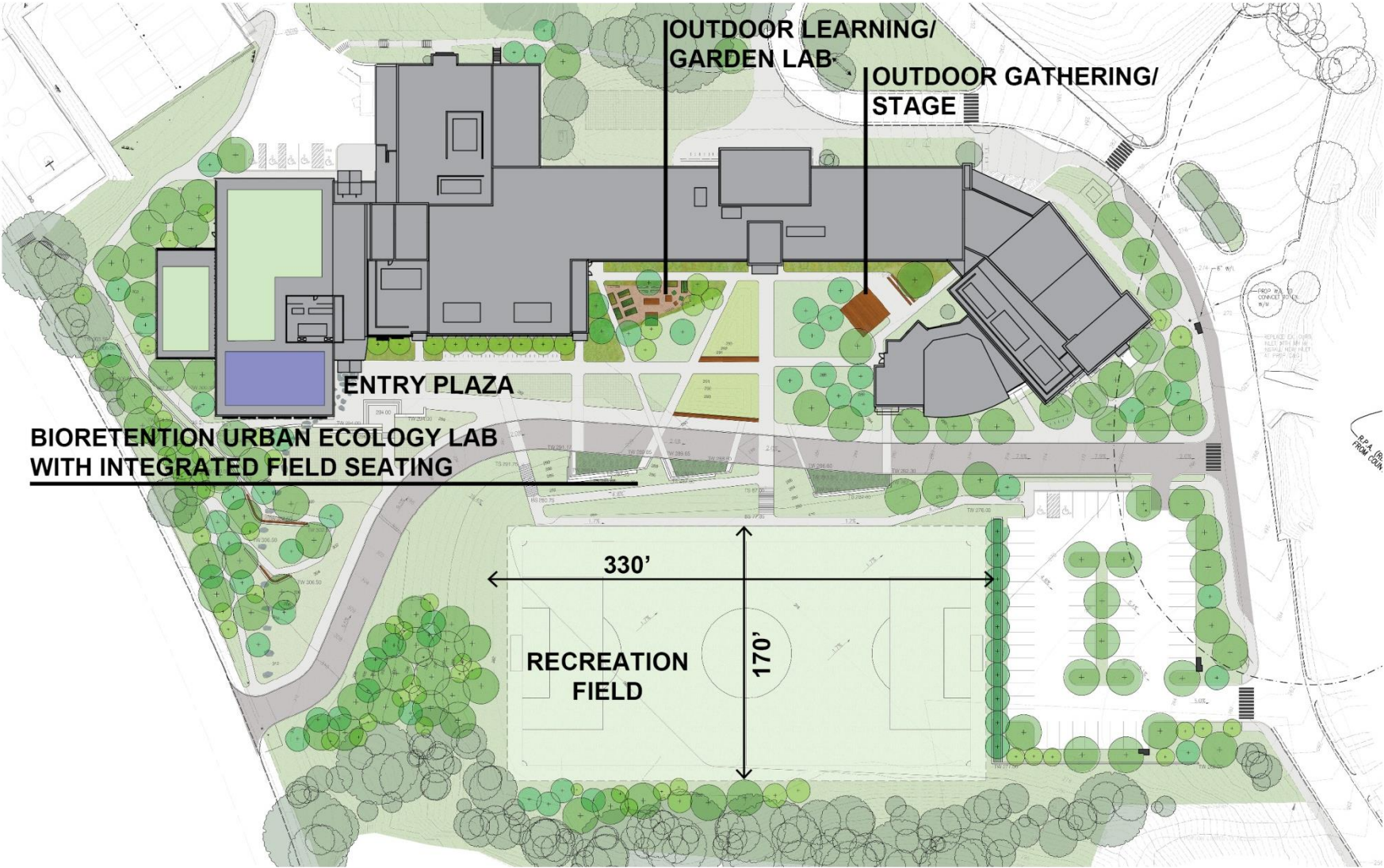
- Existing Historic School Building
- Bus Loop and Entrance
- Multipurpose Field
- Parking
- DPR Stratford Park property



SITE IMPROVEMENTS



SITE PLAN



EXISTING BUILDING



1995 North Addition
1995 South Addition
2005 Music Addition



QUINN EVANS
ARCHITECTS



SITE AERIAL VIEW



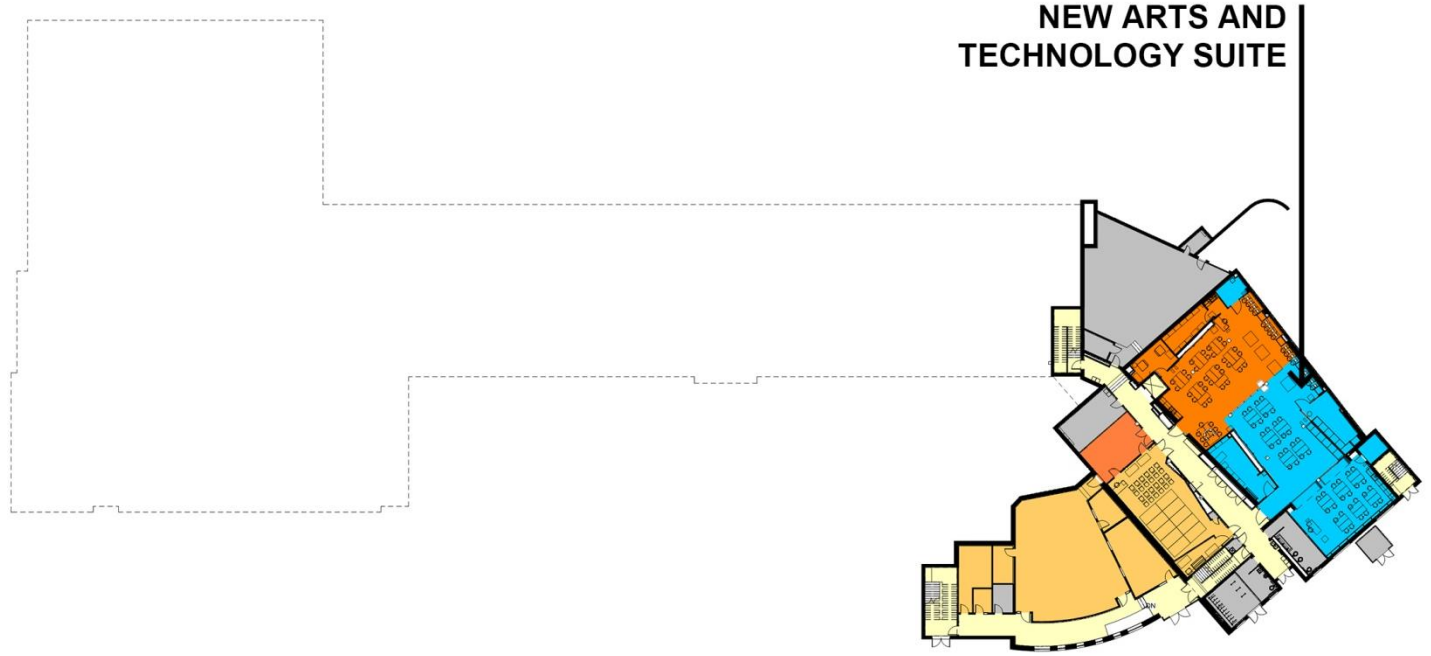
NEW ADDITION



VIEW FROM OLD DOMINION



BASEMENT PLAN

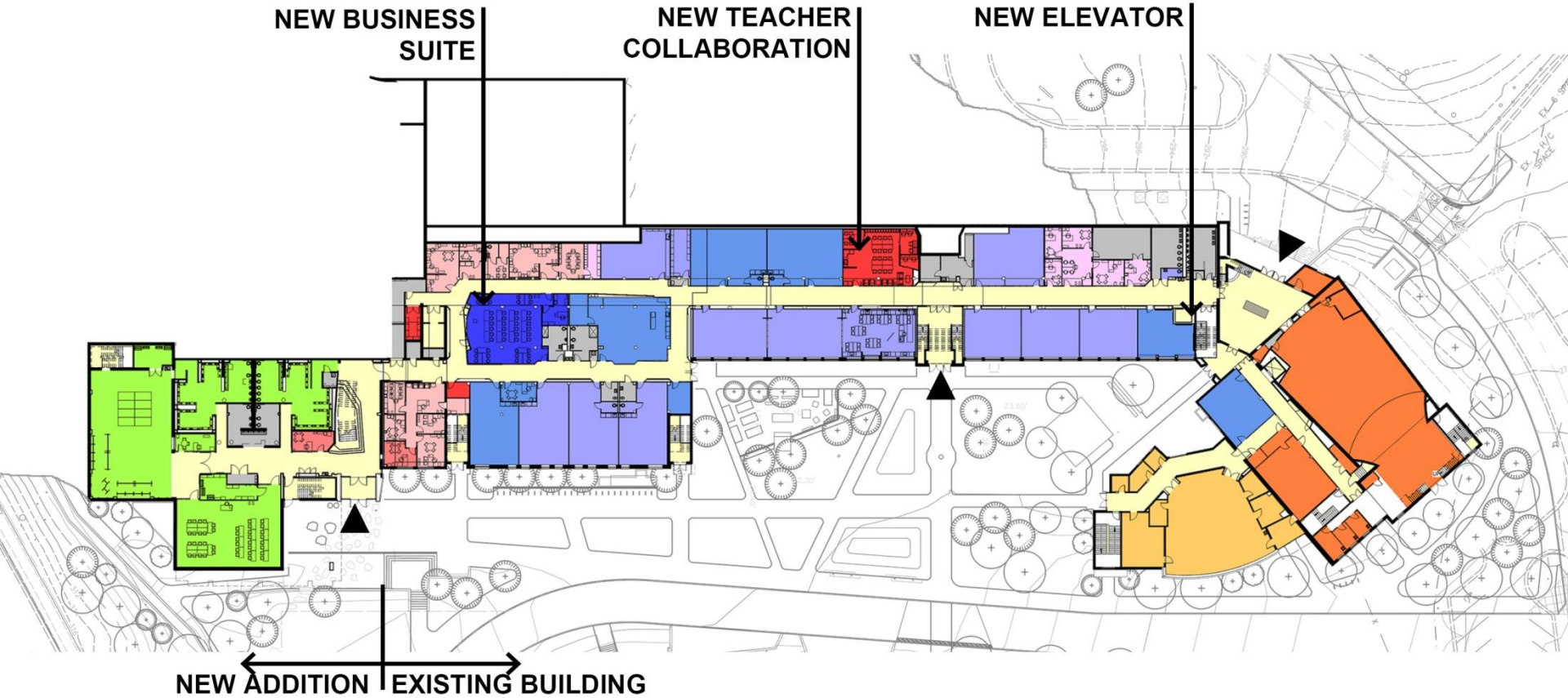


- | | |
|---|--|
| LIBRARY | TEACHER & STORAGE |
| FOOD SERVICE | ADMIN |
| PHYSICAL EDUCATION | COUNSELING/CLINIC |
| THEATER/ARTS | CORE CLASSROOMS |
| MUSIC | TEACHING AND LEARNING SUPPORT |
| TECHNOLOGY | ELECTIVE CLASSROOMS |
| WORK & FAMILY STUDY | CIRCULATION |
| BUILDING SUPPORT | ENTRANCE |

ARTS AND TECHNOLOGY

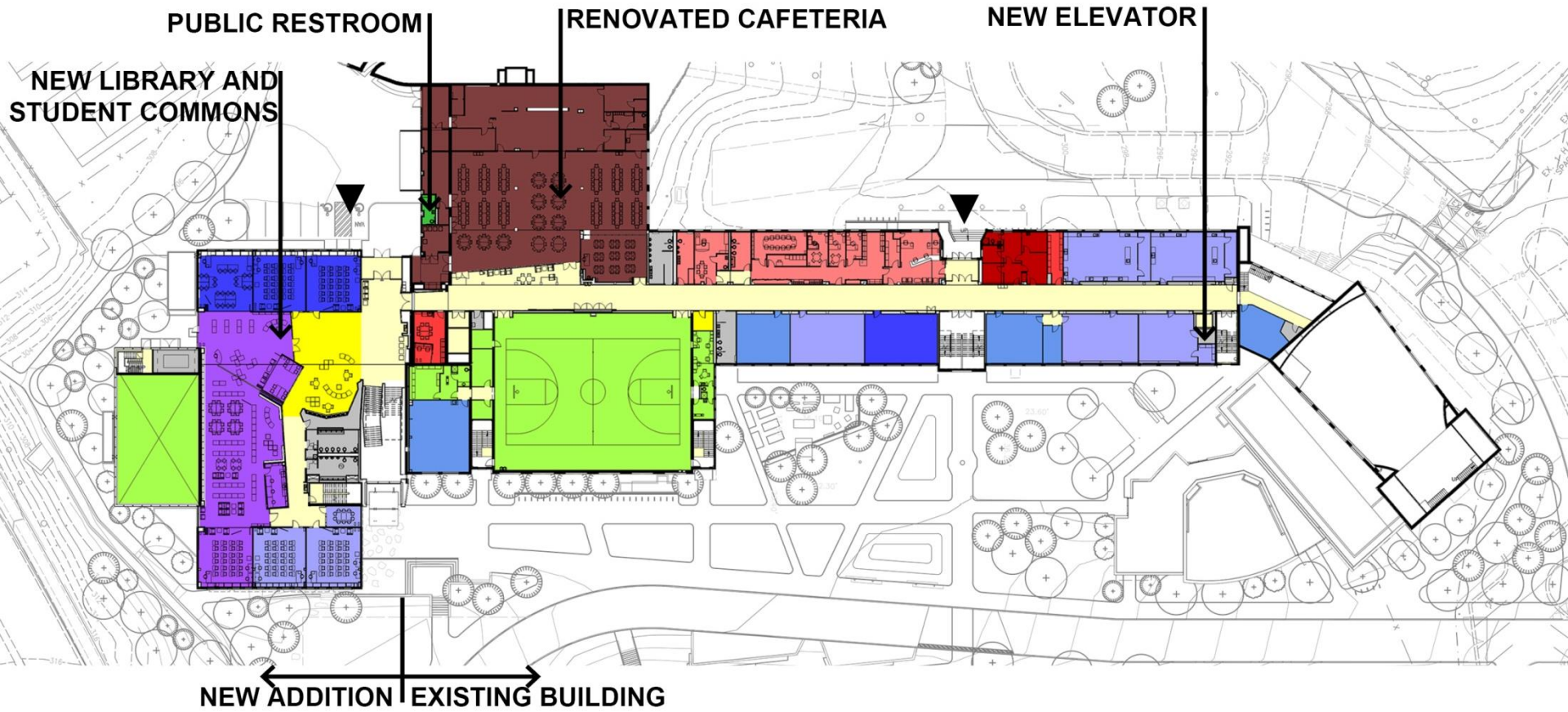


FIRST FLOOR PLAN



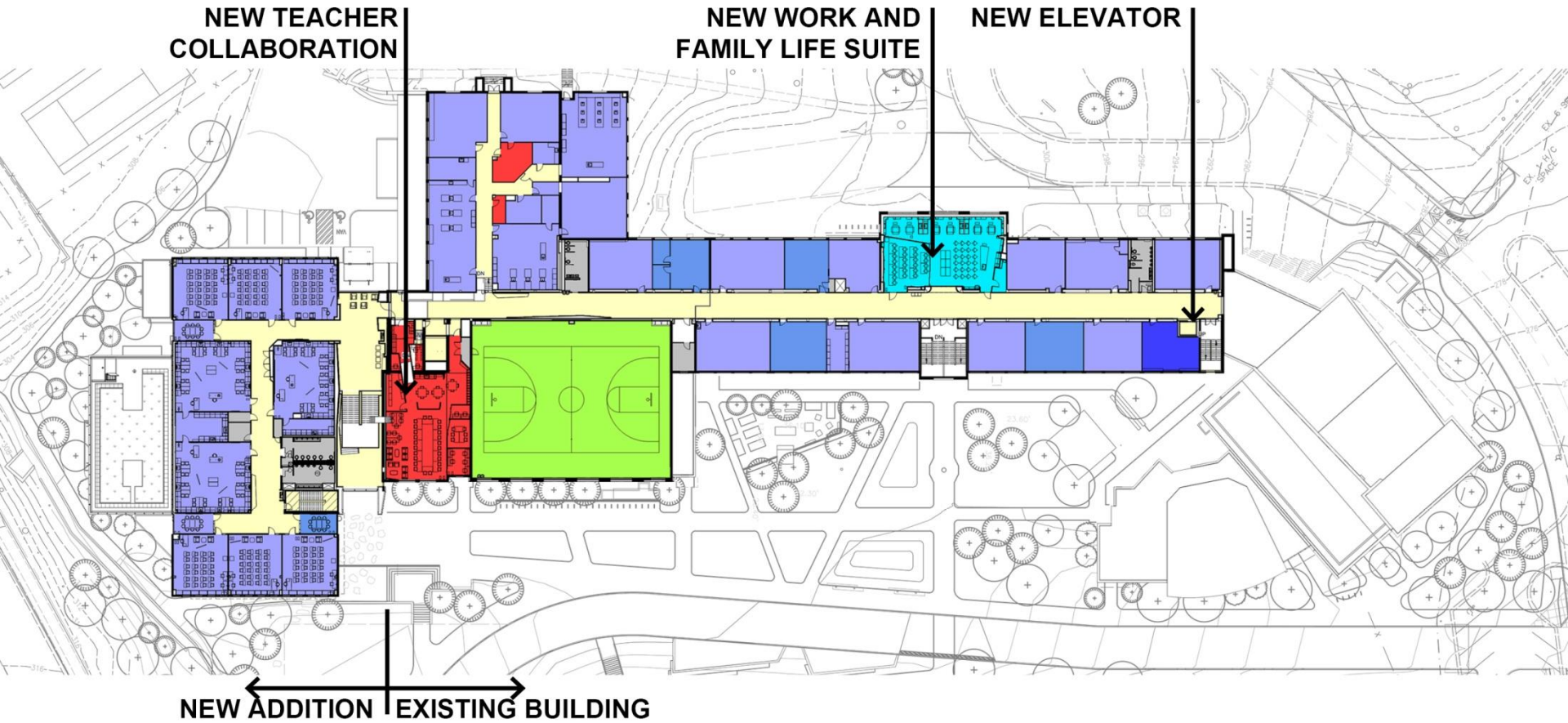
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|---|--|
| LIBRARY | TEACHER & STORAGE |
| FOOD SERVICE | ADMIN |
| PHYSICAL EDUCATION | COUNSELING/CLINIC |
| THEATER/ARTS | CORE CLASSROOMS |
| MUSIC | TEACHING AND LEARNING SUPPORT |
| TECHNOLOGY | ELECTIVE CLASSROOMS |
| WORK & FAMILY STUDY | CIRCULATION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

SECOND FLOOR PLAN



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

THIRD FLOOR PLAN



NEW ADDITION | EXISTING BUILDING

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

HEART OF SCHOOL



COMMUNITY LIAISONS

- Bill Herring, Jr – Project Mgr – Arlington Public Schools
 - » Email: bill.herring@apsva.us
 - » Cell: (571) 259-8401
- Charles Mikell – Project Mgr – MBP
 - » Email: cmikell@mbpce.com
 - » Cell: (562) 505-7096
- 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/new-middle-school-at-the-stratford-site/>
- Monthly Construction Updates
 - Will be posted to the project webpage
 - Contact APS if you want to receive notifications

LOGISTICS PLANS

Plan

Stratford MS | Construction Phase 1A: April – May 2018



- Legends**
- Laydown/ Staging Area
 - Pedestrian Site Access Route
 - Temporary Stairs/ Ramps
 - Temporary Restrooms
 - Crane Pad / Pump Truck
 - Temporary Contractor Parking
 - Gate
 - Caution Signage
 - Fence Mounted Commuter Sign

- Construction Activities**
1. Establish primary construction entrance at Old Dominion Drive and secondary entrance at Vacation Lane.
 2. Complete 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.
 7. Site demolition

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

LOGISTICS PLANS



Plan

Stratford MS | Construction Phase 1B: May – June 2018



- ### Legends
- Laydown/ Staging Area
 - Pedestrian Site Access Route
 - Temporary Stairs/ Ramps
 - Temporary Restrooms
 - Crane Pad /Pump Truck
 - Temporary Contractor Parking
 - Gate
 - Caution Signage
 - Fence Mounted Commuter Sign

- ### 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.
 7. Site demolition

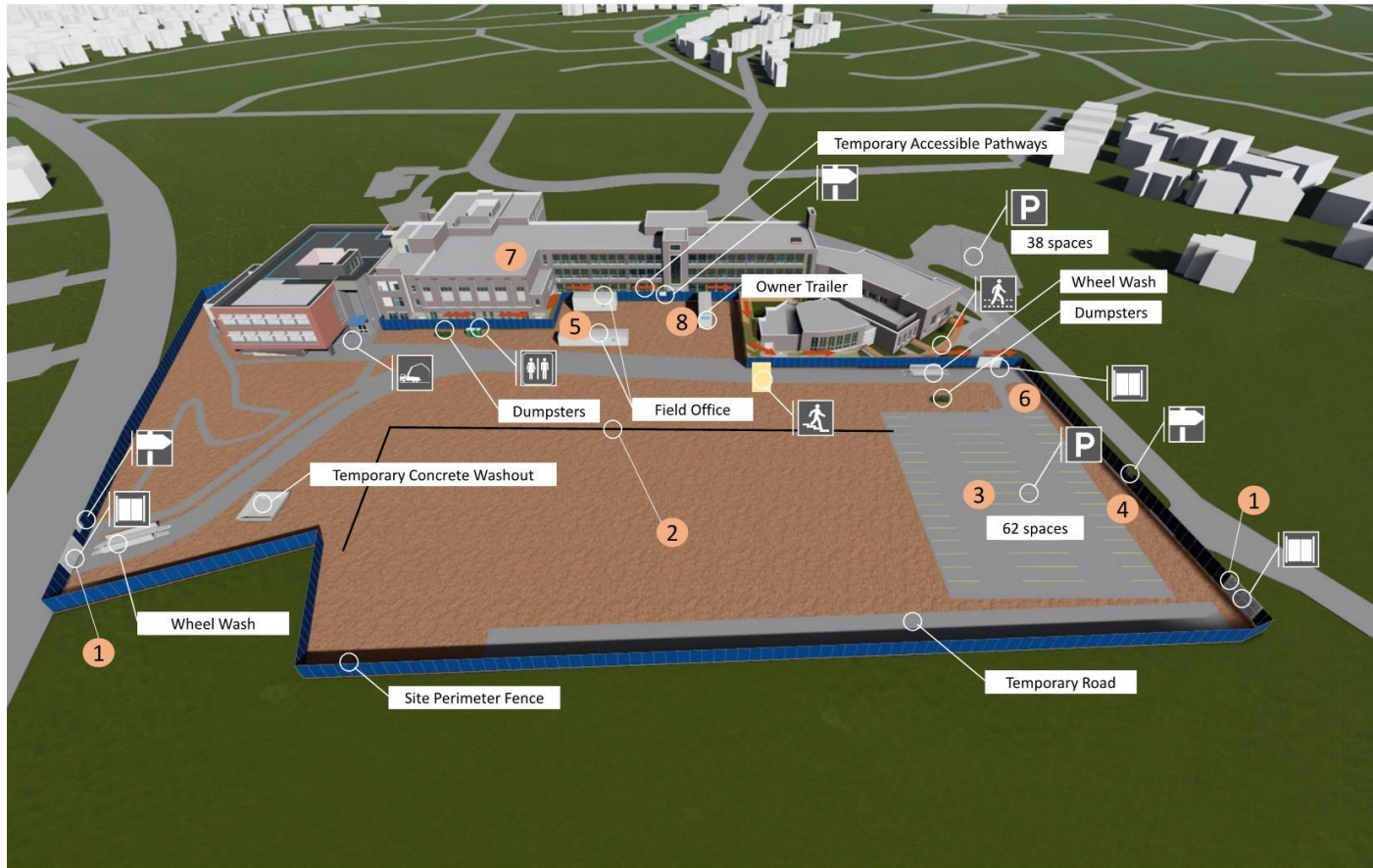
2017	2018												2019											
DEC	JAN	FEB	MAR	APR	MAY	JUN	JULY	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JULY	AUG	SEP	OCT	NOV	DEC



LOGISTICS PLANS

Plan

Stratford MS | Construction Phase 2A: June - August 2018



Legends

- Laydown/ Staging Area
- Pedestrian Site Access Route
- Temporary Stairs/ Ramps
- Temporary Restrooms
- Crane Pad /Pump Truck
- Temporary Contractor Parking
- Gate
- Caution Signage
- Fence Mounted Commuter Sign

Construction Activities

1. Construction entrance off Old Dominion Drive and secondary entrance off of Vacation Lane to be used during construction.
2. Install storm line along north side of the athletic field
3. New parking lot to be opened for 2018 school year.
4. Establish limits of disturbance and install RPA protection
5. Mobilize field office
6. Complete new parking lot and open for school year.
7. Complete 1st building renovation.
8. Existing trailer to be used for Owner trailer.

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

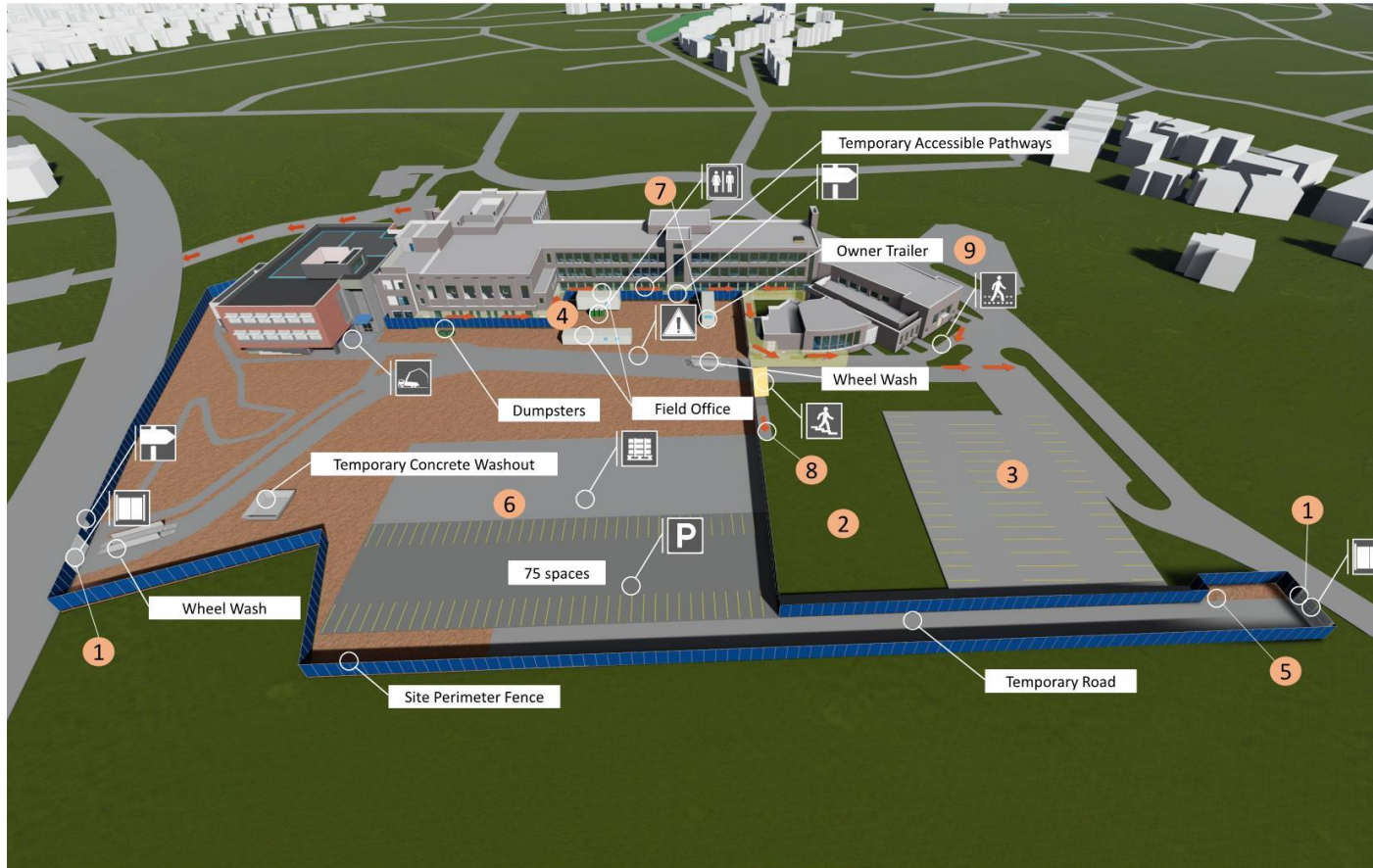


LOGISTICS PLANS



Plan

Stratford MS | Construction Phase 2B: September 2018 – June 2019



- ### Legends
- Laydown/ Staging Area
 - Pedestrian Site Access Route
 - Temporary Stairs/ Ramps
 - Temporary Restrooms
 - Crane Pad /Pump Truck
 - Temporary Contractor Parking
 - Gate
 - Caution Signage
 - Fence Mounted Commuter Sign

- ### 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.
 9. Existing parking lot to remain open during this phase for school use.

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



LOGISTICS PLANS

Plan

Stratford MS | Construction Phase 2C: June – August 2019



- Legends**
- Laydown/ Staging Area
 - Pedestrian Site Access Route
 - Temporary Stairs/ Ramps
 - Temporary Restrooms
 - Crane Pad /Pump Truck
 - Temporary Contractor Parking
 - Gate
 - Caution Signage
 - Fence Mounted Commuter Sign

- Construction Activities**
1. Construction entrance off Old Dominion and secondary 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 west lot/hardscape construction.
 5. Complete building additions/renovations.
 6. Complete site work.
 7. Vacation lane improvements
 8. Reinforced paving with existing bus loop.

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

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

NEXT STEPS

- **March 8th:** School Board information item for Final Design and GMP Award
- **March 22nd:** School Board action item for Final Design and GMP Award
- **April:** Start Construction

THANK YOU

