

# NEW ELEMENTARY SCHOOL

REED SITE, ARLINGTON PUBLIC SCHOOLS

CONCEPT DESIGN



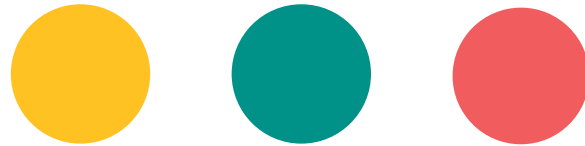
VMDO

# **BLPC + PFRC JOINT MEETING**

BUILDING LEVEL PLANNING COMMITTEE  
PUBLIC FACILITIES REVIEW COMMITTEE

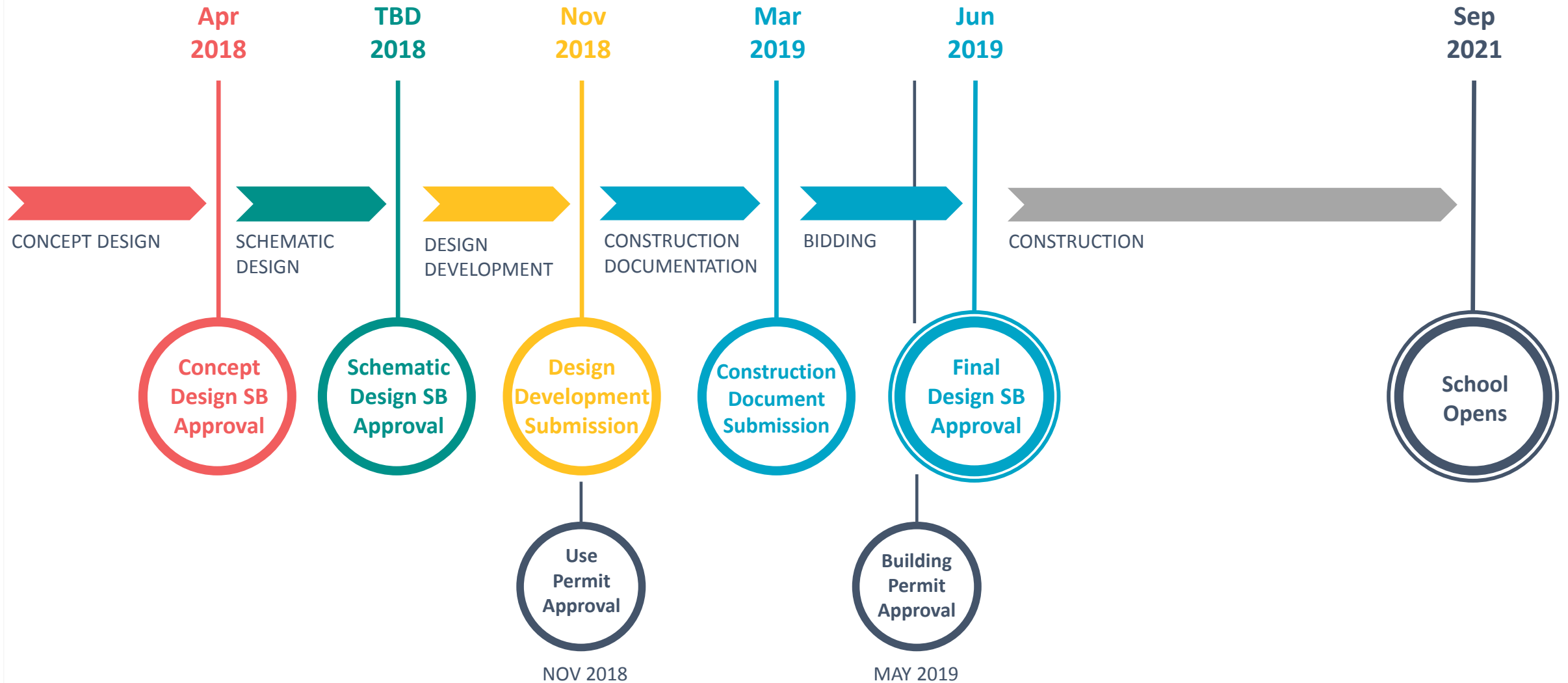
- 1. Welcome/Opening Remarks**
- 2. Concept Phase Cost Estimating**
- 3. BLPC / PFRC Discussion & Comments**
- 4. Bridge / Upper Lower Options**
- 5. BLPC / PFRC Discussion & Comments**
- 6. Public Comments**
- 7. Next Steps & Adjourn**

# WELCOME / OPENING REMARKS



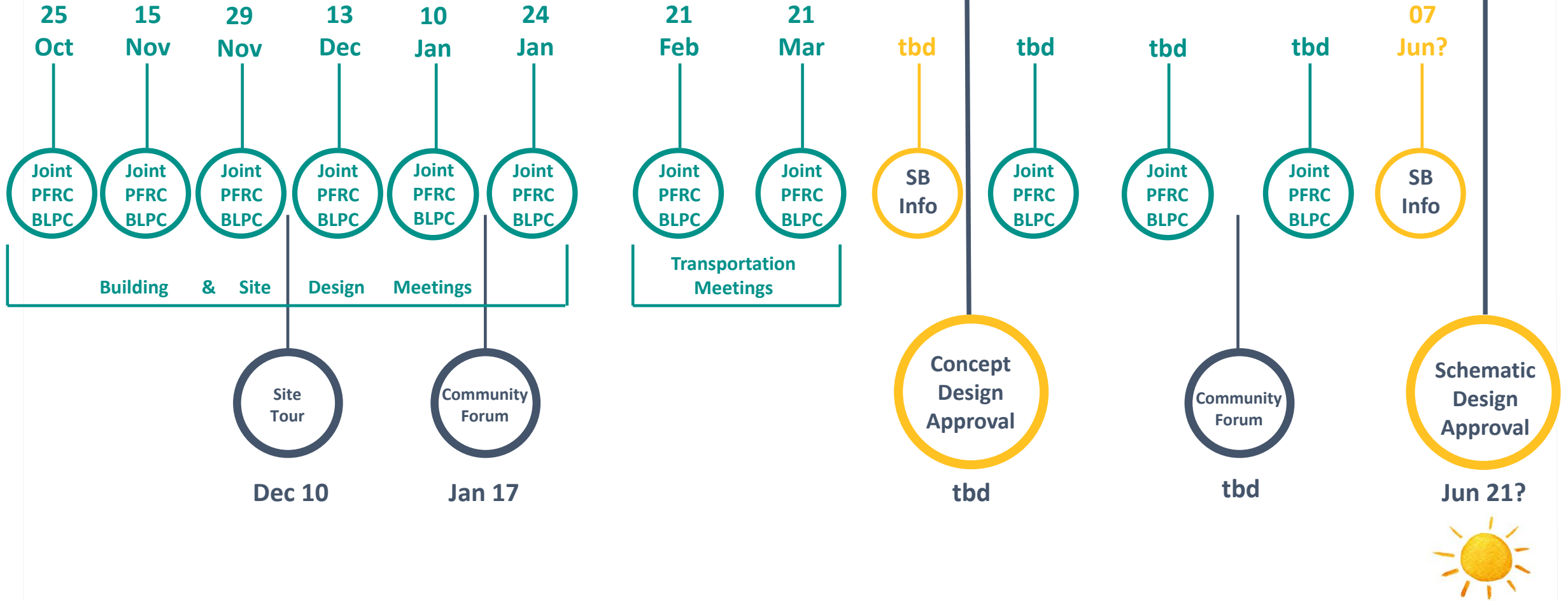
# PROJECT PARAMETERS

1. Create a **new neighborhood elementary school** with an attendance zone
2. Support APS Strategic Plan Goals, specifically **Goal #4 – Provide Optimal Learning Environments**
3. Address capacity by providing at least **725 seats**
4. Open by start of school **2021**
5. Spend a maximum project cost **\$49 million, with options for less**



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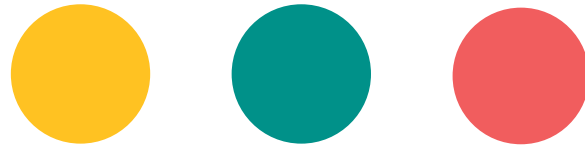
SCHEMATIC DESIGN



## SUMMARY OF MARCH 8 UPDATE

- Final concept phase estimates for all six options where higher than preliminary estimates
- Staff intended to recommend the **Integrated** option due to its overwhelming committee and community support
- Staff determined that the following are not feasible due to BLPC/PFRC feedback and/or cost estimates:
  - **Integrated** - \$5-6 million over funding available
  - **Standalone** - \$5-6 million over funding available, unpopular
  - **North** – unpopular, major costs for utility relocations
  - **East** – unpopular, poor arrangement for administration/teaching
- Seeking feedback on the **Bridge** and **Upper Lower** options since each is estimated at the maximum funding available

# CONCEPT PHASE COST ESTIMATING





## PRELIMINARY ESTIMATES

- Based on feedback from the Architect's professional cost estimator using primarily hand sketches and narrative descriptions
- Produced concurrently with ongoing BLPC/PFRC meetings where design iterations change on a frequent basis
- Developed and shared with BLPC/PFRC to assist in meeting the minimum, mid-range, maximum cost design options requirement in the BLPC charge

	11/29	01/24	
		LOW	HIGH
North B	high	\$48.5	\$50.5
East	low	\$50.5	\$44.0
Bridge (South B)	mid	\$47.5	\$49.5
Standalone		\$50.0	\$53.0
Integrated		\$48.0	\$50.0
Upper Lower		\$46.0	\$48.0

# FINAL CONCEPT PHASE ESTIMATES

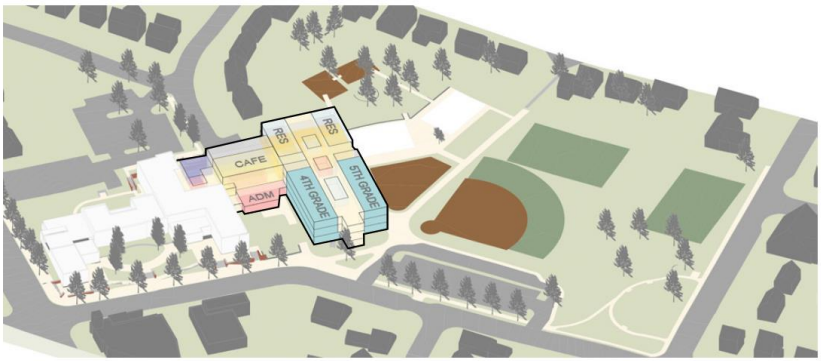
- To ensure that the School Board's action is based on the most complete and up-to-date information, final estimates are prepared at the end of each project phase.
- Process for developing the final estimates:
  - Architect's professional cost estimator (A/E) and Construction Manager at-Risk (CMR) complete independent estimates
  - Team discussions as needed during draft estimates to clarify design
  - A/E and CMR meet to review draft estimates and reconcile scope
  - A/E and CMR provide revised estimates incorporating reconciliation efforts
- Estimates influenced by both historic cost databases and current market conditions.
- Input from subcontractors confirms that the DC market remains very busy and that material costs for some trades continue to experience above average increases.

	11/29	01/24		Pre-reconciliation			
		LOW	HIGH	A/E	CMR		
North B	high	\$48.5	\$50.5				
East	low	\$50.5	\$44.0				
Bridge (South B)	mid	\$47.5	\$49.5	\$48.5	\$51.1		
Standalone		\$50.0	\$53.0	\$52.6	\$56.1		
Integrated		\$48.0	\$50.0	\$52.1	\$57.1		
Upper Lower		\$46.0	\$48.0	\$48.8	\$50.5		

	11/29	01/24		Pre-reconciliation		Post-reconciliation	
		LOW	HIGH	A/E	CMR	A/E	CMR
North B	high	\$48.5	\$50.5				
East	low	\$50.5	\$44.0				
Bridge (South B)	mid	\$47.5	\$49.5	\$48.5	\$51.1	\$49.9	\$50.0
Standalone		\$50.0	\$53.0	\$52.6	\$56.1	\$54.8	\$55.6
Integrated		\$48.0	\$50.0	\$52.1	\$57.1	\$55.9	\$56.5
Upper Lower		\$46.0	\$48.0	\$48.8	\$50.5	\$49.2	\$49.4

## CAN COSTS FOR INTEGRATED OPTION BE REDUCED?

- A/E and CMR reviewed Integrated option to see if costs could be reduced
  - **\$55.9 to \$56.5 million** – final A/E and CMR concept estimate range for 4-story version
  - **\$55.1 million** – CMR estimate to reduce 4-story version square footage comparable to other options
  - **\$54.5 million** – CMR estimate for the 3-story version
- To get the Integrated option close to the maximum funding available major square footage and student capacity reductions are required; for example, 500 seat capacity instead of 725



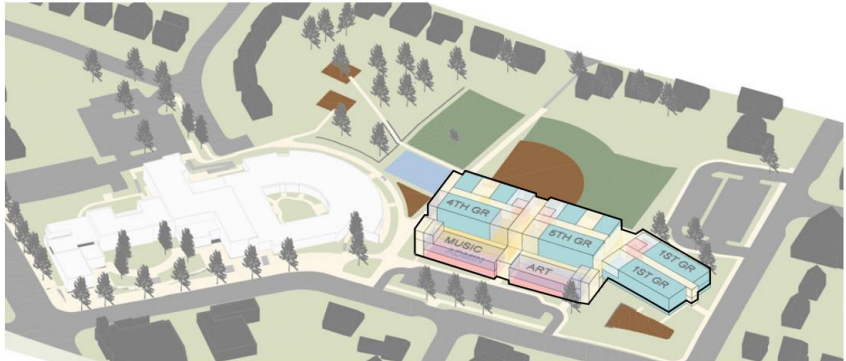
Integrated

BLPC rank PFRC rank

CMR estimate:  
\$55.1 M

1 1

4-story option  
(3-story: \$54.5)

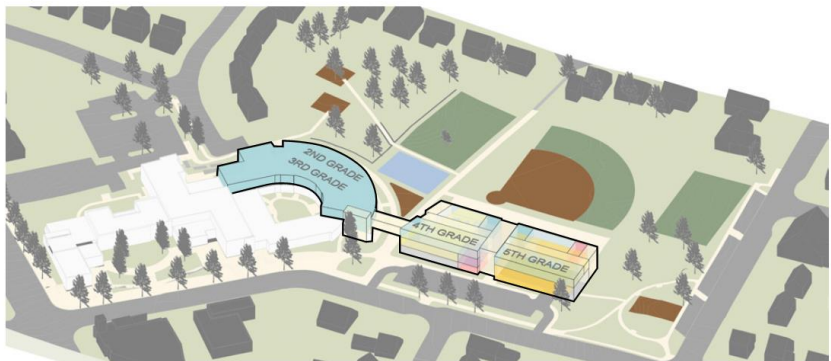


Standalone

BLPC rank PFRC rank

CMR estimate:  
\$55.6 M

4 4



Bridge

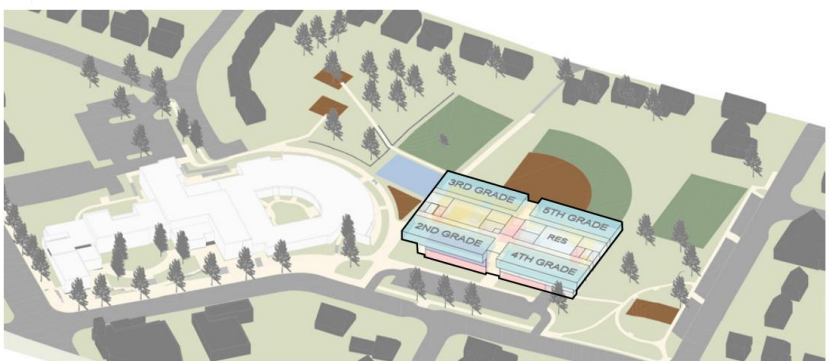
CMR estimate:  
\$50.0 M

2 2



East

5 6



Upper / Lower

CMR estimate:  
\$49.4 M

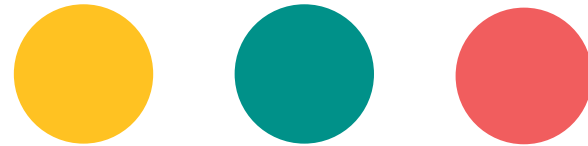
3 3



North

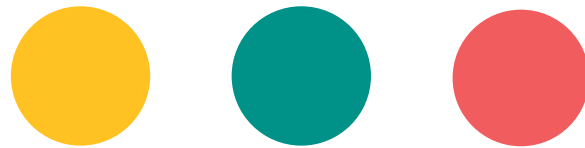
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# BLPC / PFRC DISCUSSION & COMMENTS





# BRIDGE SCHEME



# EXISTING



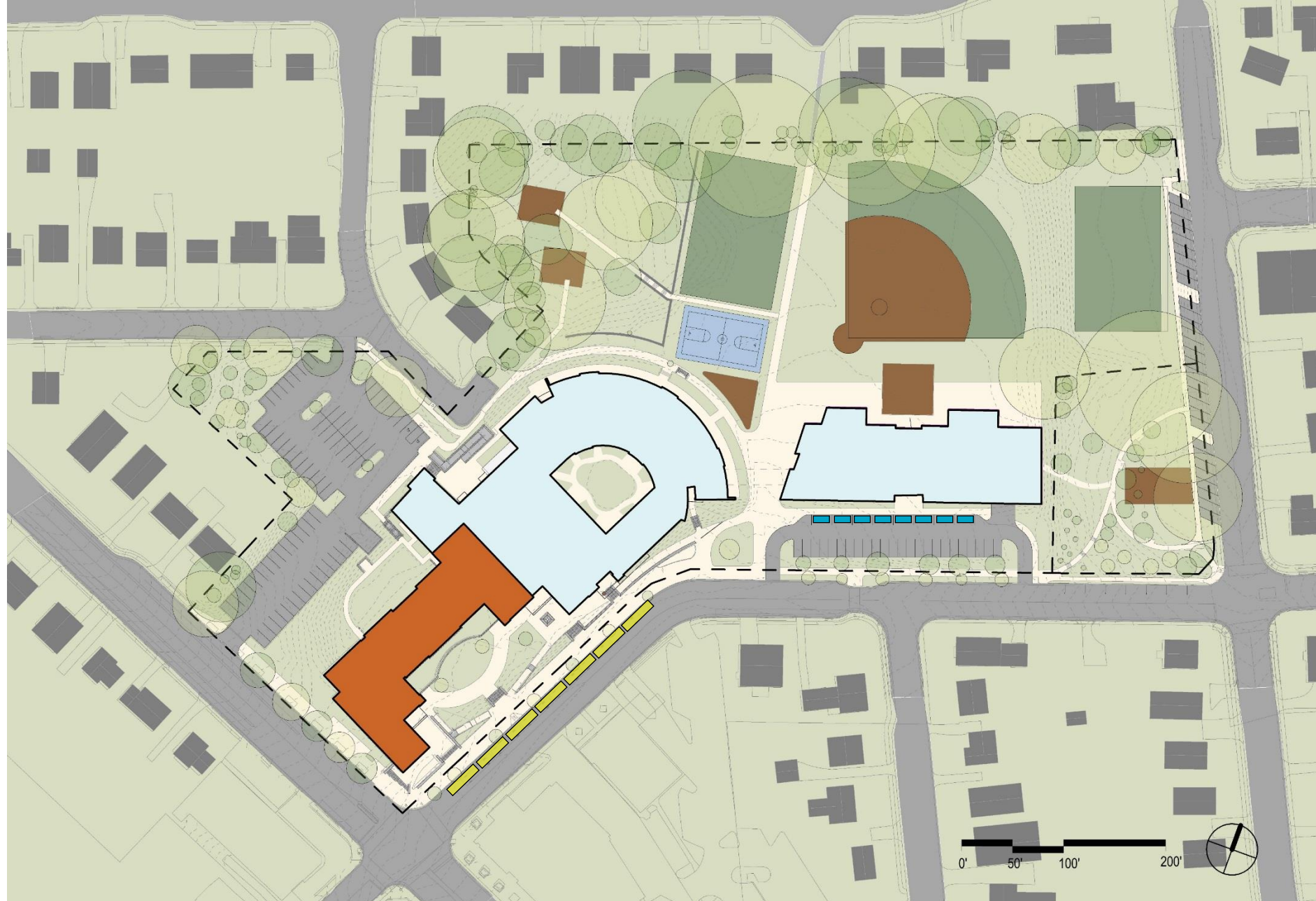
# BRIDGE SCHEME

## Pros

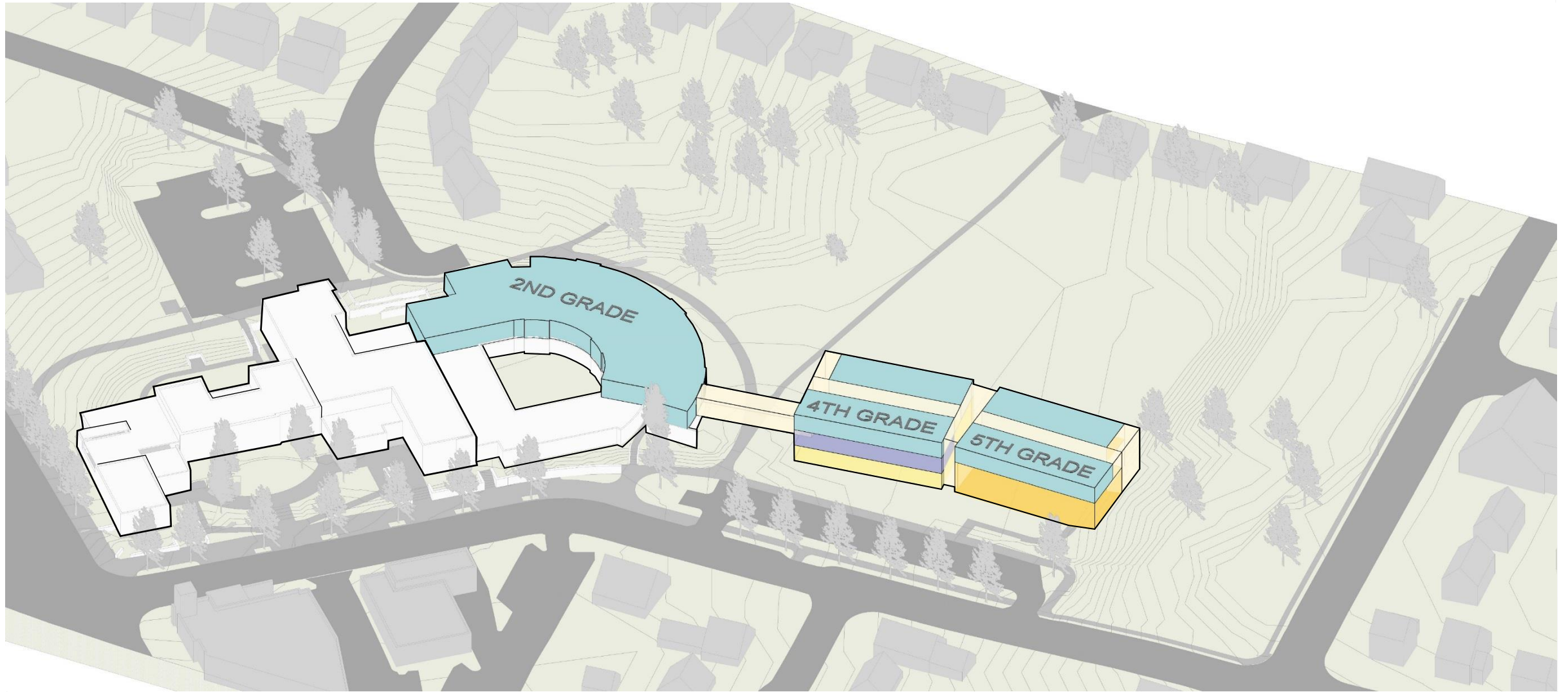
- Retains existing investment in building and expands vertically one floor
- Smallest footprint is primary design driver
- No major utility relocation
- Buildings of similar scale
- 2 grades with easy access to corner park for play amenities

## Cons

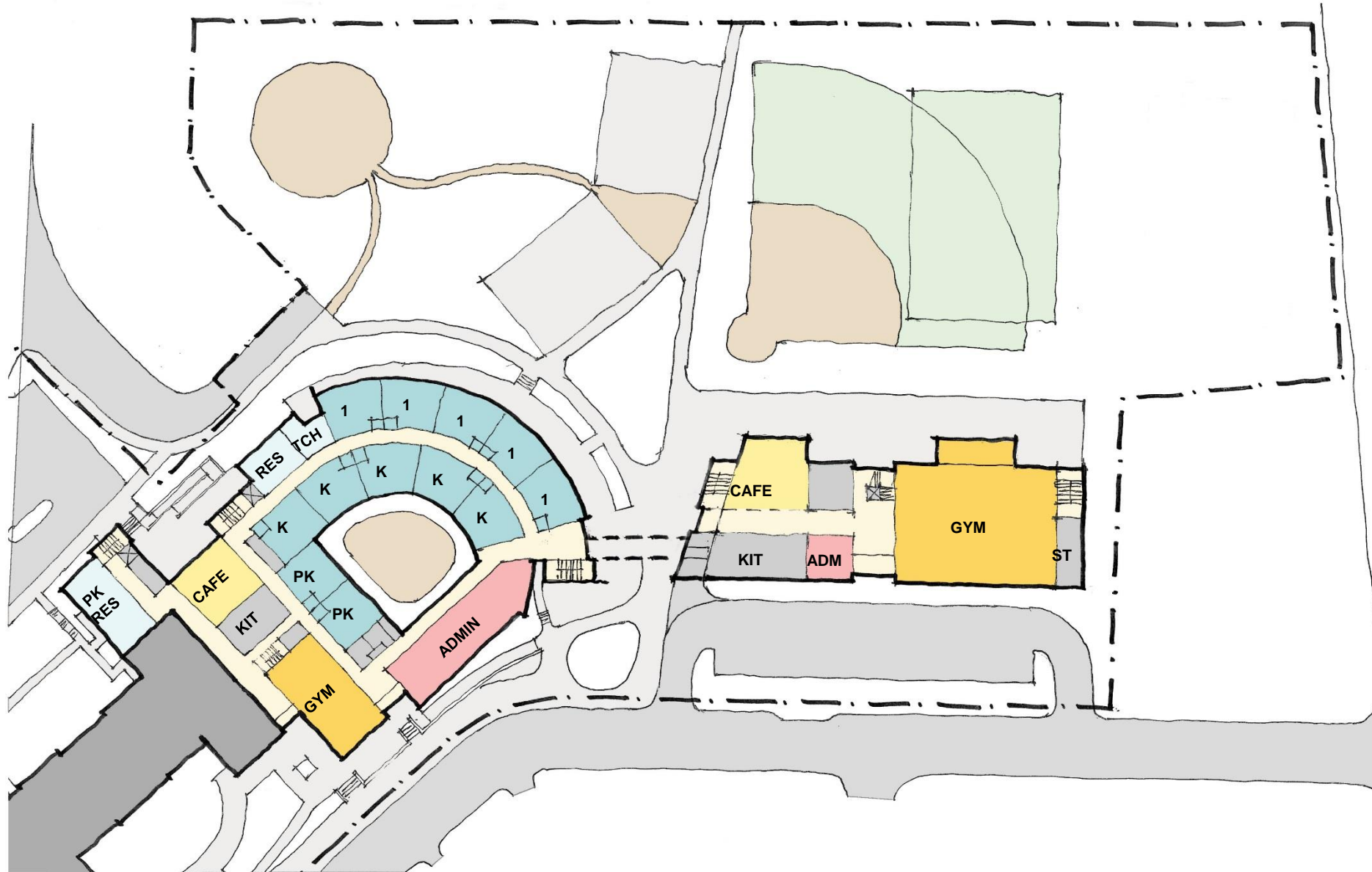
- Bridges over utilities & small bridge may be transition choke point
- Complicated renovation
- Very spread out & less than ideal instructionally
- Missing extending learning and teacher work spaces w/ grades K-3
- Highest transition time, including having to go outside
- Cafeteria probably undersized
- Currently slightly over budget



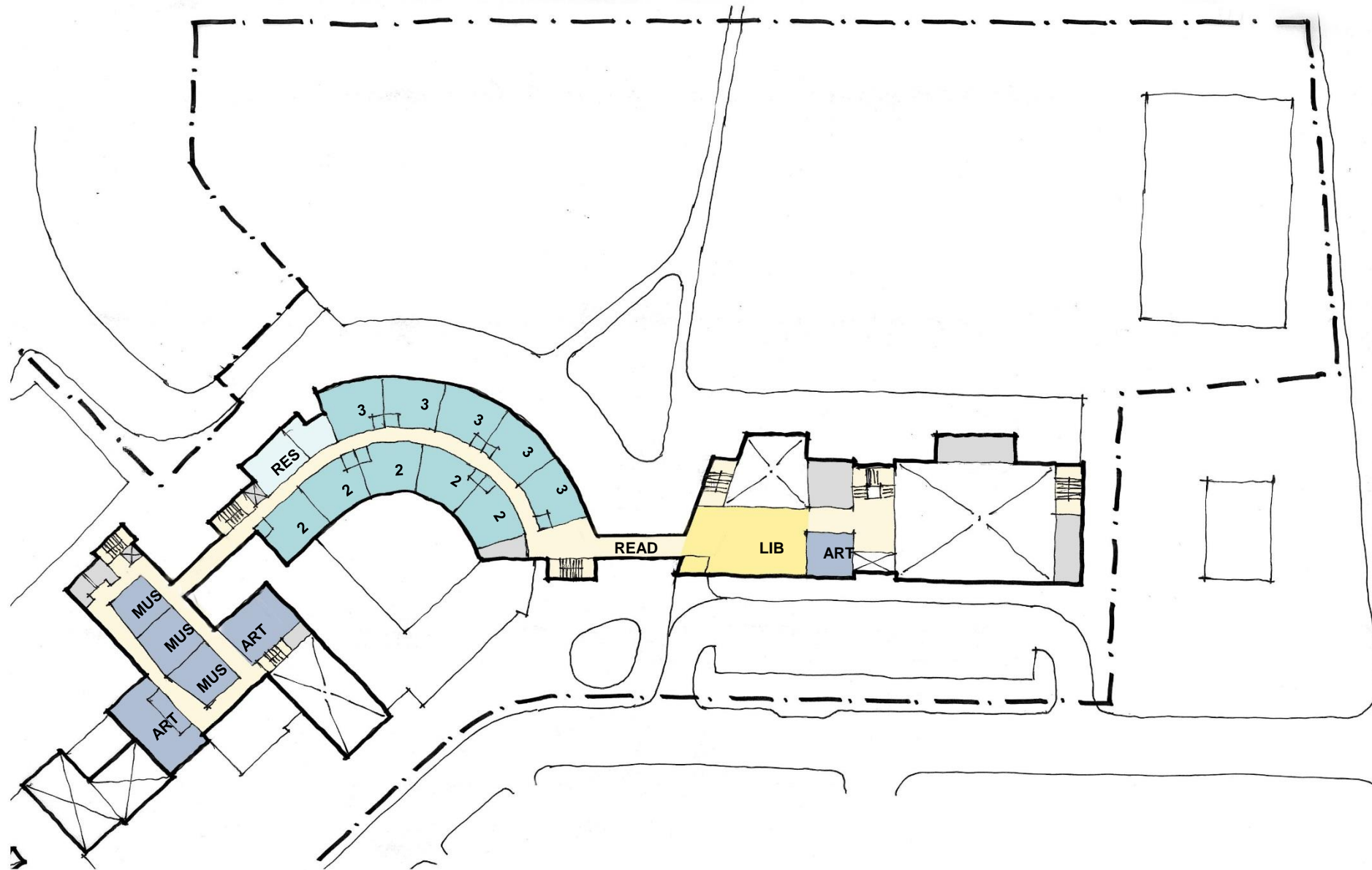
# BRIDGE SCHEME (OLD SOUTH B)



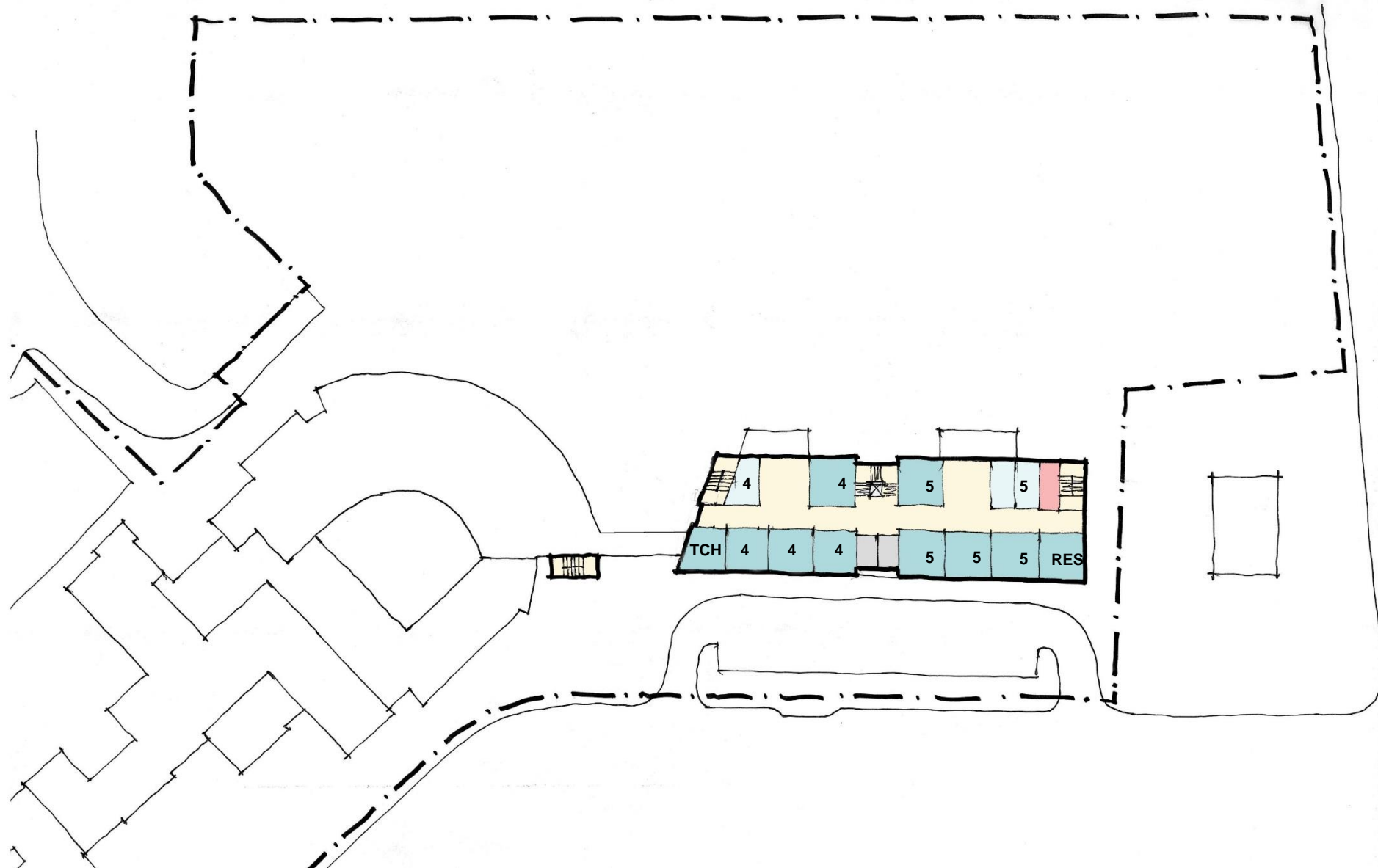
# SOUTH SCHEME OPTION B



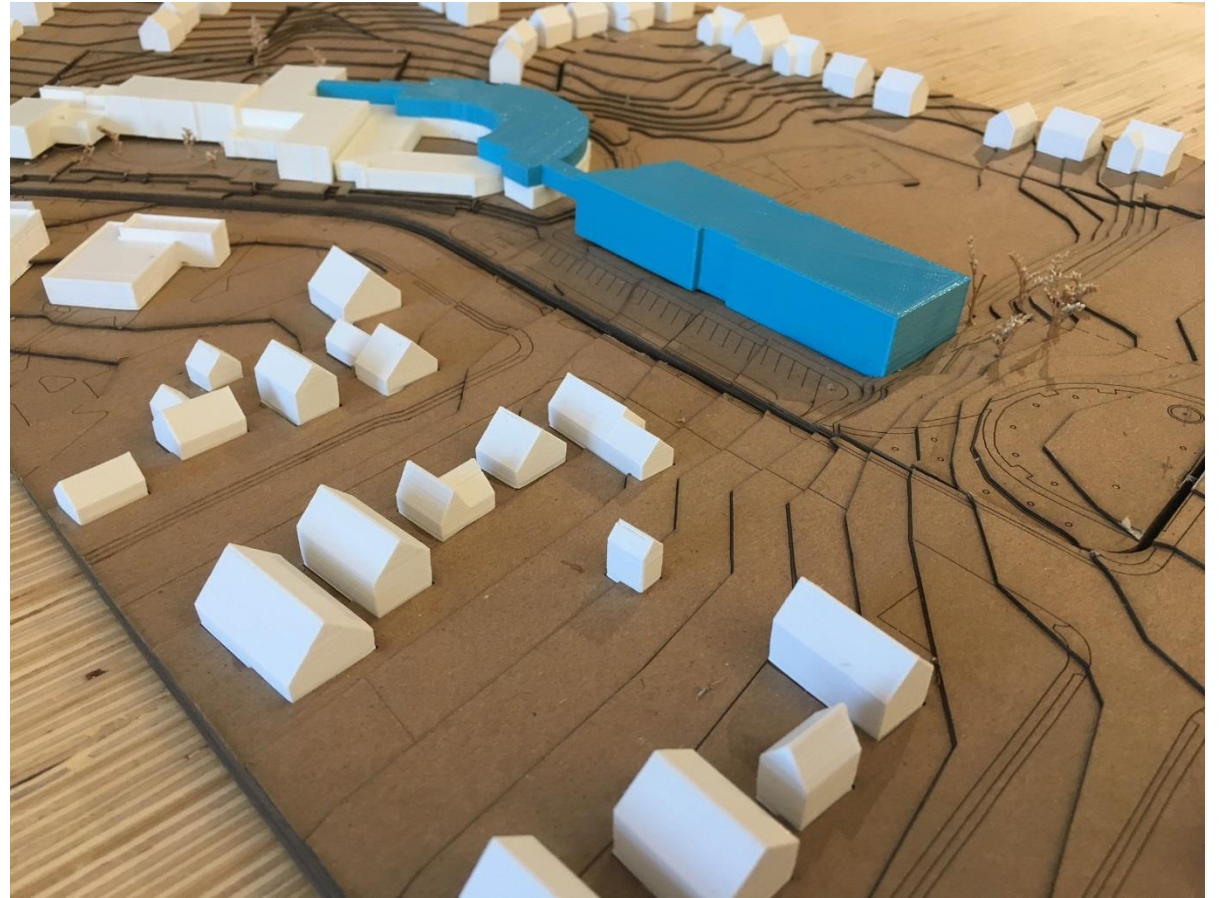
# SOUTH SCHEME OPTION B



# SOUTH SCHEME OPTION B

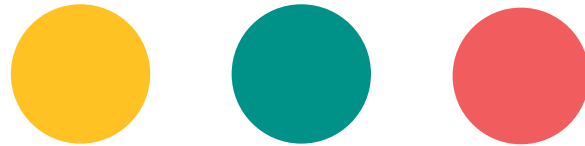


# SOUTH SCHEME MASSING MODEL





# UPPER / LOWER SCHEME



# EXISTING



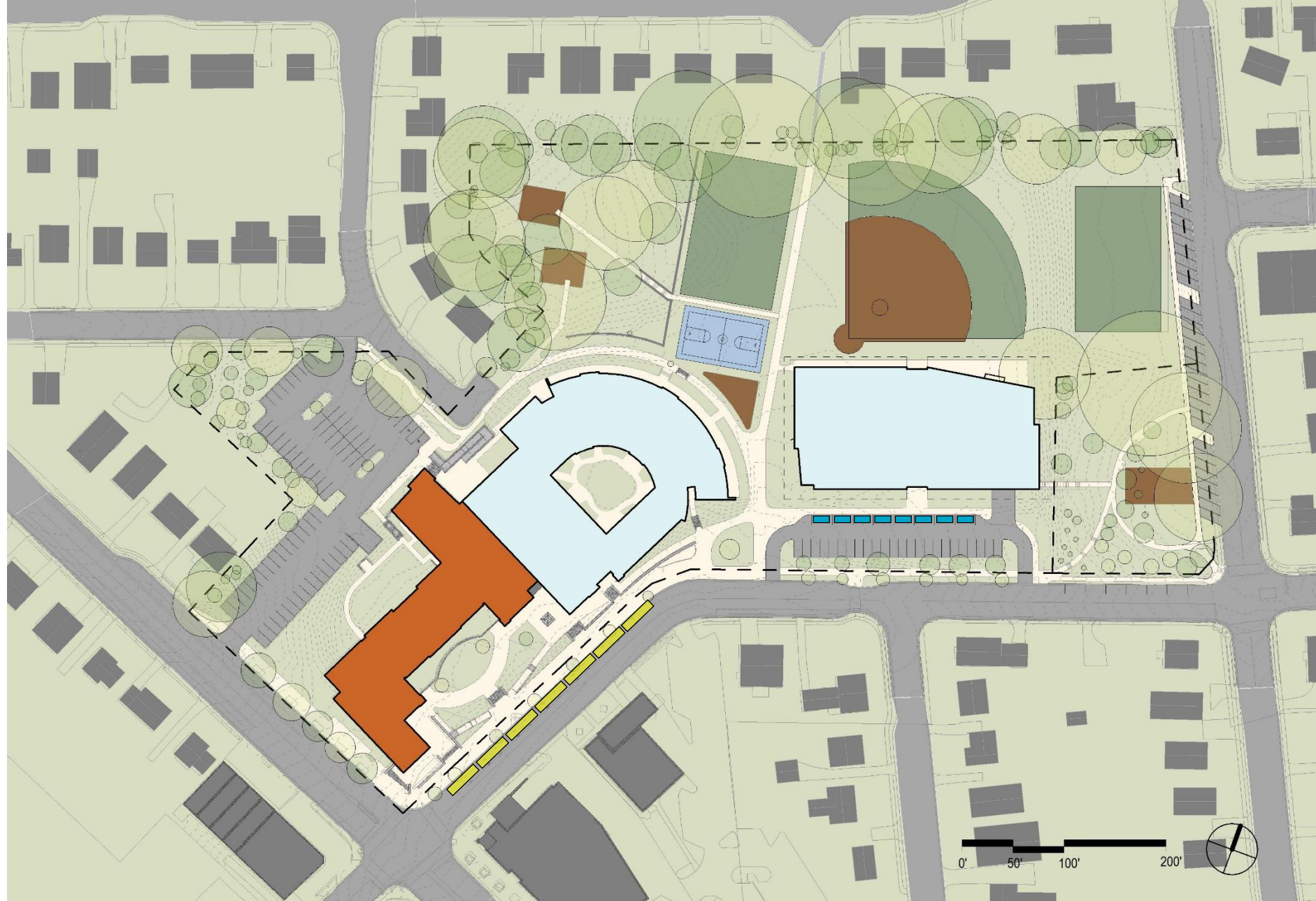
# UPPER LOWER SCHEME

## Pros

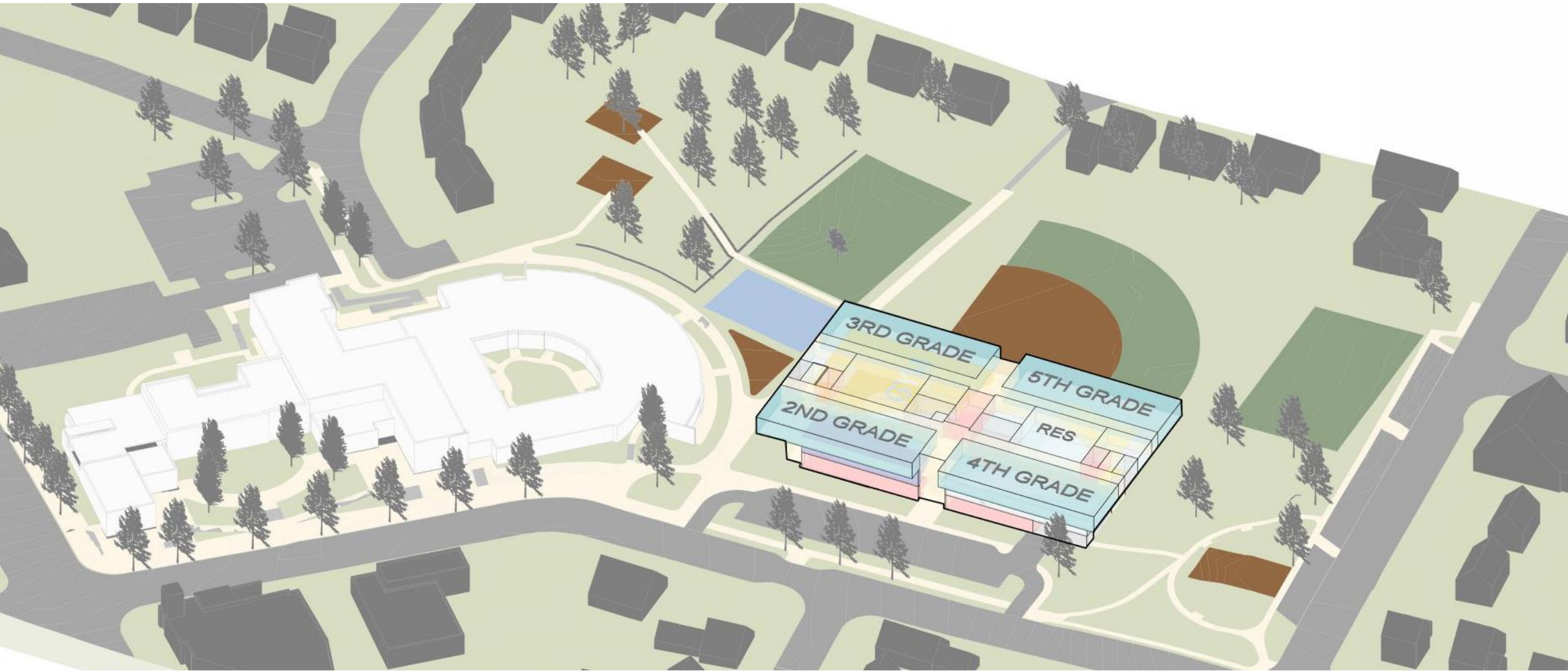
- Lowest cost option
- Keeps existing asset with low renovation costs
- Lowest transition time with smaller upper and lower school communities
- Operated as one school with one admin
- No major utility relocation
- Existing second floor swing space = built in expansion v/s trailers
- 4 grades with easy access to corner park for play amenities

## Cons

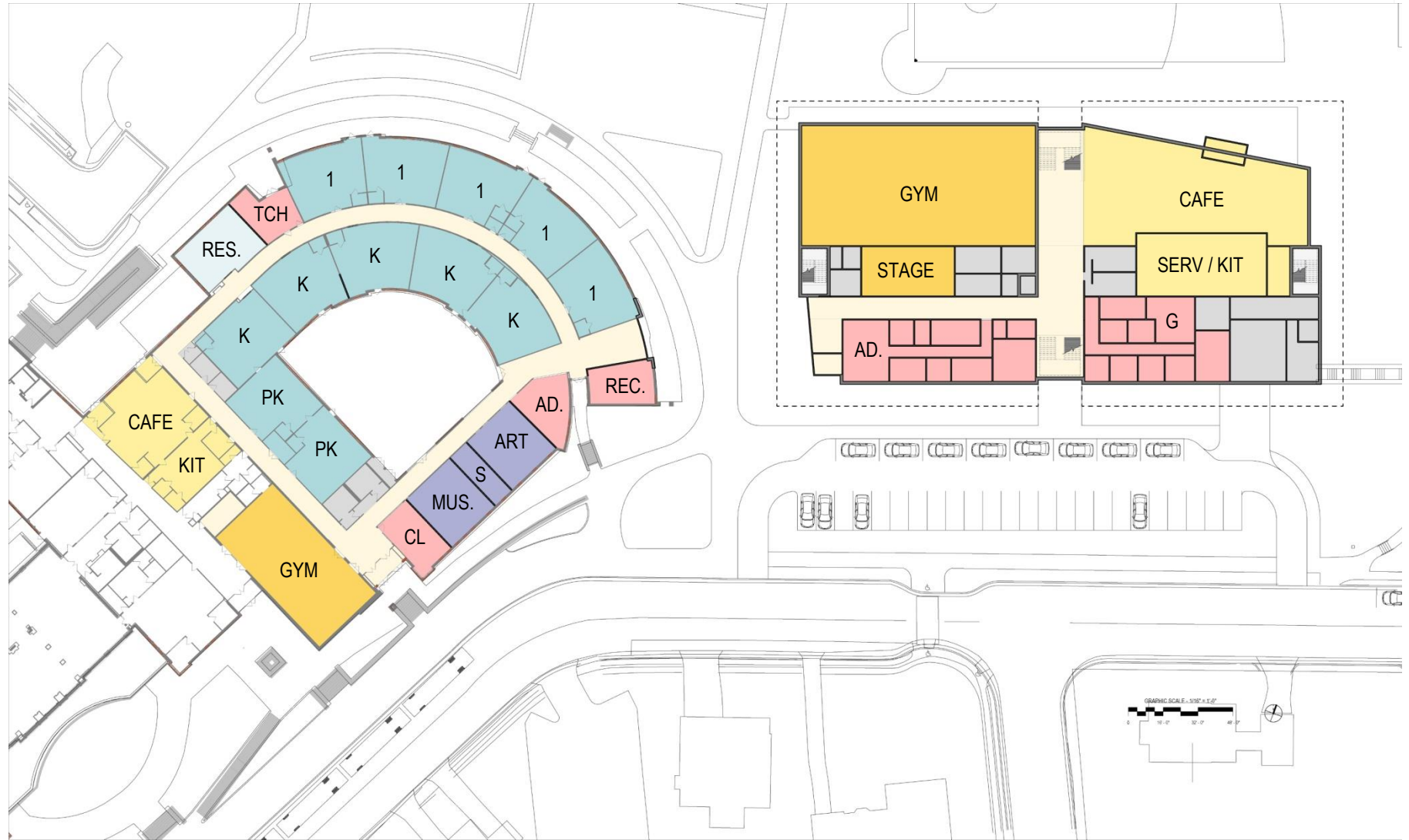
- Larger footprint that pushes further into site
- 15 more parking spots may be required by Zoning
- Cafeteria probably oversized
- Some tree loss



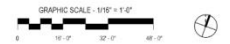
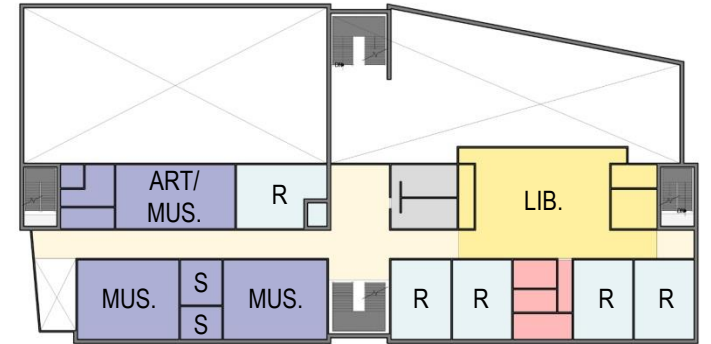
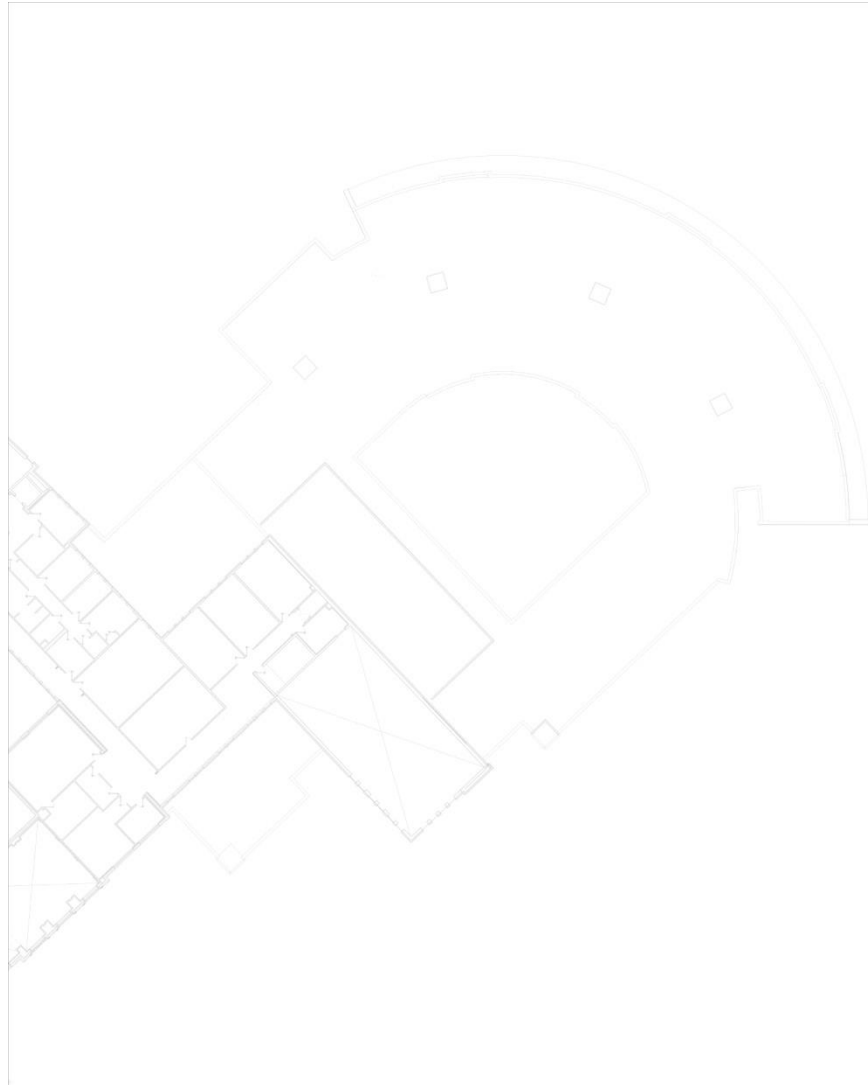
# UPPER/LOWER SCHEME



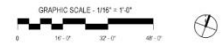
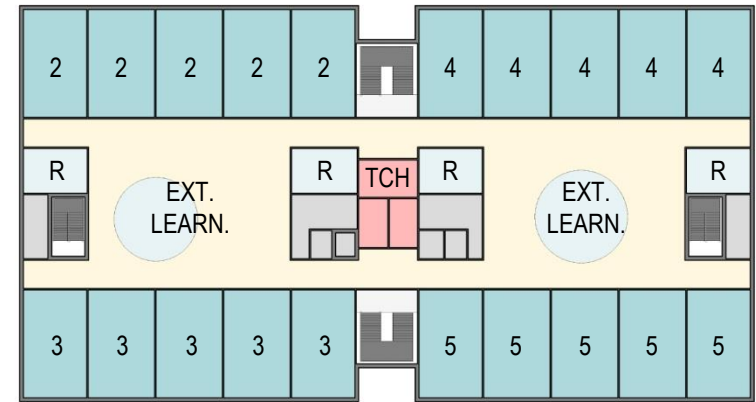
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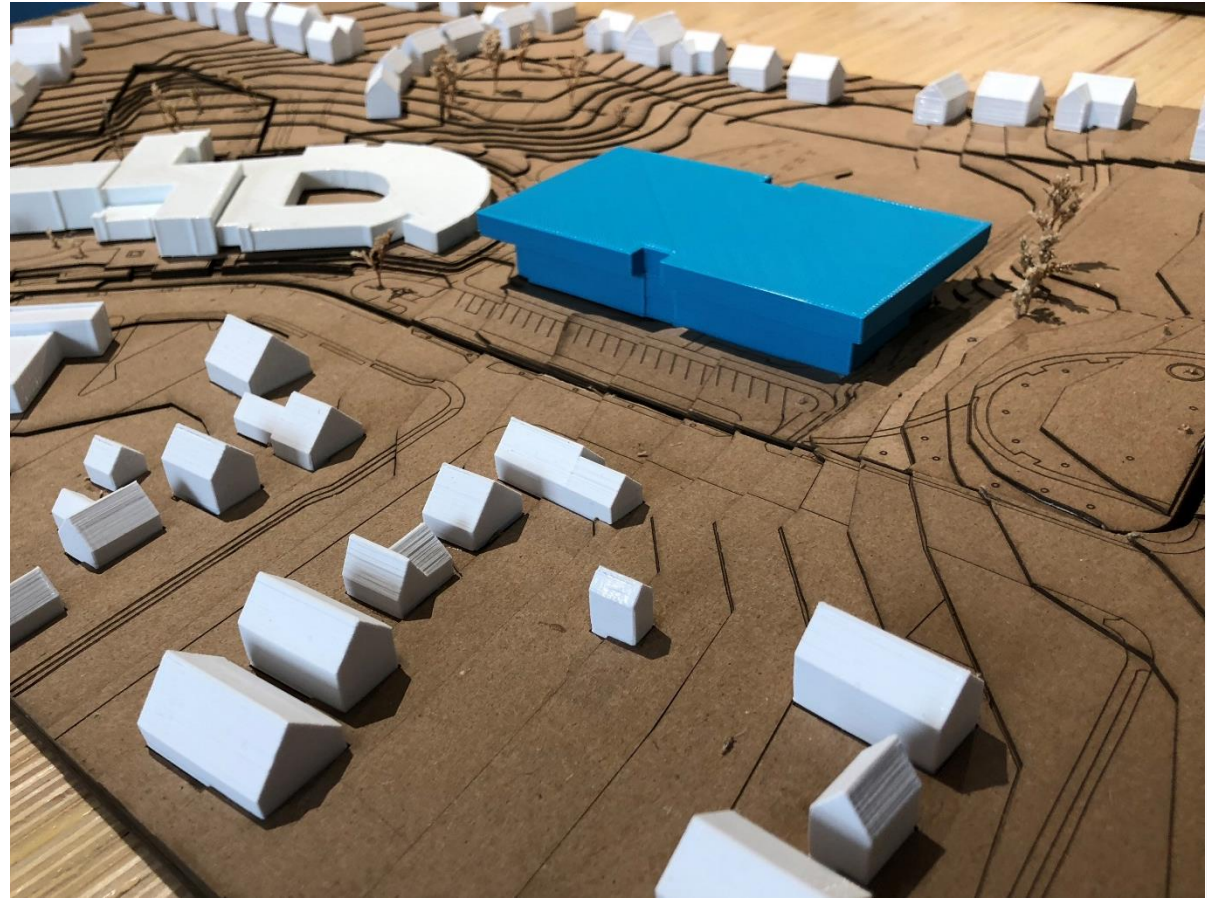
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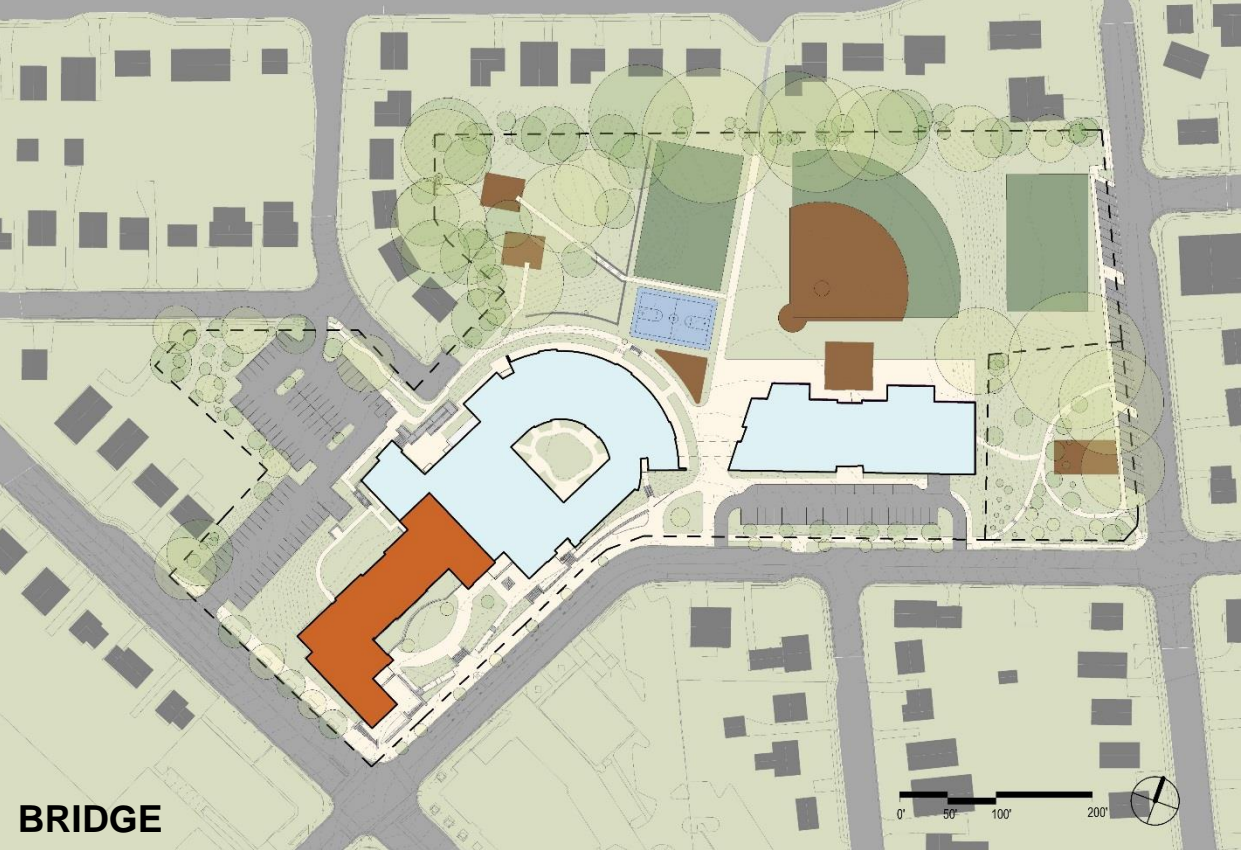
# UPPER/LOWER SCHEME



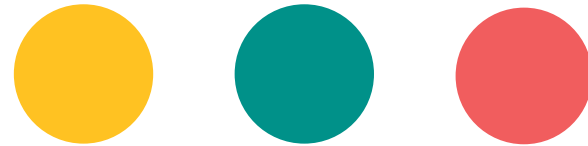
# UPPER LOWER SCHEME MASSING MODEL



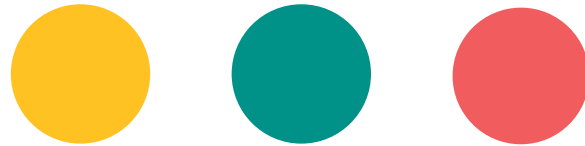




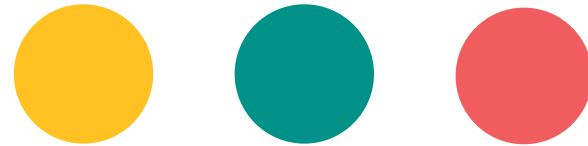
# BLPC / PFRC DISCUSSION & COMMENTS



# PUBLIC COMMENTS



# NEXT STEPS & ADJORN



## NEXT STEPS

- March 21<sup>st</sup> – BLPC/PFRC Transportation Meeting
- March 22<sup>nd</sup> or April 5<sup>th</sup> – Information Item to School Board
- TBD – Schematic Design phase BLPC/PFRC kick-off

# ADJOURN

- Provide feedback to APS via project email: [reed.info@apsva.us](mailto:reed.info@apsva.us)
- For further information, please contact:

APS Project Manager

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[ajibola.robinson@apsva.us](mailto:ajibola.robinson@apsva.us)

County Project Manager

**Nicole Boling**

703-228-3945

[nboling@arlingtonva.us](mailto:nboling@arlingtonva.us)

- BLPC, PFRC, and Community Meeting dates are scheduled and posted on the APS project website: <https://www.apsva.us/design-and-construction/new-elementary-school-at-reed-building/>
- Provide feedback and comments to Arlington County: <https://commissions.arlingtonva.us/planning-commission/public-facilities-review-committee-pfrc/school-projects/walter-reed/>