Career Center Working Group

Meeting #12: June 13, 2018

Project Phasing (continued)

Arlington Public Schools

ARLINGTON VIRGINIA

CCWG Adopted Charge – *November 2017*

- The CCWG will develop a plan that defines how APS can open 700-800+ additional seats to the Career Center facility by 2022 within funding already approved by the School Board
- The Career Center Working Group (CCWG) will also "evaluate the Career Center site and recommend how the site may be developed in phases to accommodate additional high school capacity and associated facilities and community amenities."
- The CCWG consider short-term changes to the buildings and site in the longer context, and identify short-term actions that might facilitate, or alternatively might limit, longer-term opportunities to optimize use of the site.

Common Understanding of Phasing for CCWG

PHASING:
Sequence of construction where various elements of site development are delivered in multiple stages. Specific order of multiple stages can be expressed through a *Phased Development Plan*.

Phasing strategy for Career Center site is influenced by the following:

1. APS Capacity Needs: Number of students that need to be accommodated on the site by certain years
2. **Site Constraints**: Limited site size, ongoing programs to be maintained throughout the course of construction, available parking supply (on & off-site), neighboring community
3. Funding: Available funds allocated by County and School Boards to capital projects involving public schools. Funding is expressed through Capital Improvement Plans (CIP) (updated every two years) and based on available bond capacity

Focus of this presentation

Project “Phasing” VS “Construction Sequencing”

Common Terminology – *Defined for CCWG Purposes*

Project Phasing:

Sequence of construction where various elements of site development are delivered in multiple stages. Specific order of multiple stages can be expressed through a *Phased Development Plan*.

Construction Sequencing:

Specific order by which building elements are added, removed, or rehabbed in order to initiate and complete an individual phase of site development. Construction sequencing does not represent specific functional spaces (but rather physical building components in which those spaces may be located).

Specific Application of Terms to the Career Center

Near-Term Project Phasing:

As shown in CIP presentation on 6/12/18

Scenario A2 June 12, 2018

Seats and Timeline

	School Board's Proposed 2019-28 CIP ALTERNATIVE	Completed August							
		'19	'20	'21	'22	'23	'24	'25	'26
High	Arlington Tech Internal Renovation (capacity to 600)			250					
	Career Center[1]								
	Addition							800	
	Performing Arts Addition							X	
	Synthetic Field and Parking Garage					X			

Individual Phases

Specific Application of Terms to the Career Center

Construction Sequencing for a Single Phase:

As shown in CIP presentation on 6/12/18

School Board's Proposed 2019-28 CIP:
A Plan for 800 seats

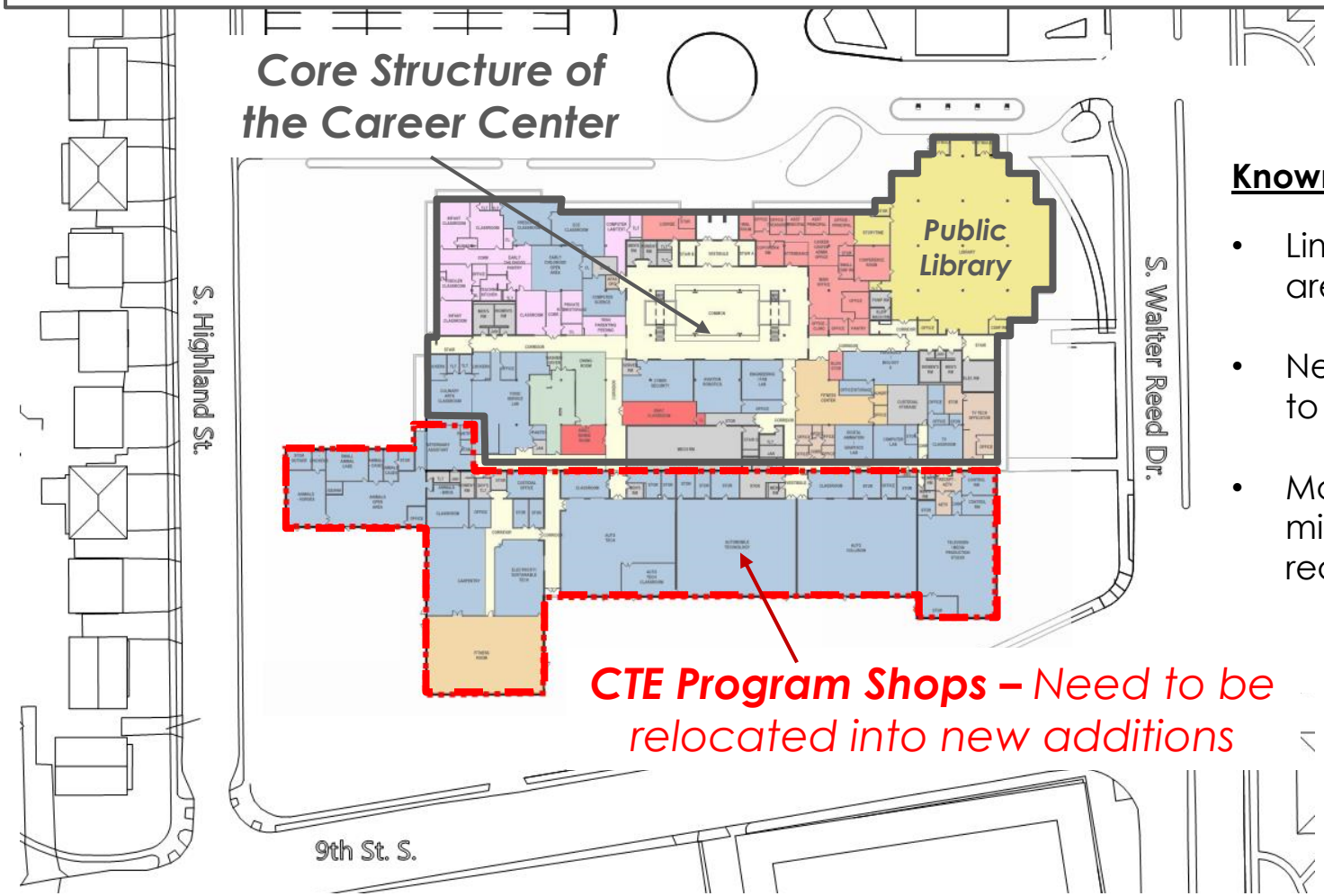
- In September 2024, the facility will open with additions and a renovation of the existing building
- Includes the following instructional spaces, similar to spaces across APS high schools:
  - Core classrooms
  - Labs (art and science)
  - Expanded cafeteria
  - Library/media center
  - Multi-purpose gymnasium/assembly space
  - Performing arts facility
    Includes theater with stage, lighting, green room, etc., instrumental music studio, choir music studio, dance studio
  - Black box theater
  - Career and Technical Education (CTE) specialty shops

General Guidelines for Project Phasing & Sequencing

	General Guidelines
1.	Begin with an end in mind. Back up to square one. Proceed.
2.	Minimize disruption to existing programs and operations.
3.	Maintain a safe environment
4.	Leverage existing building and site areas to maximum extent.
5.	Accept that some degree of temporary inconvenience is unavoidable
6.	Ensure each interim condition results in a functional facility
7.	Evaluate impact of planned improvements on utilities, systems, infrastructure and surroundings
8.	Avoid future cost premiums/construction complexities
9.	Pay attention to the details.
10.	Communicate throughout

Existing Site Conditions

The Career Center must remain in operation with minimal disruption to the program of instruction throughout all phases of construction.



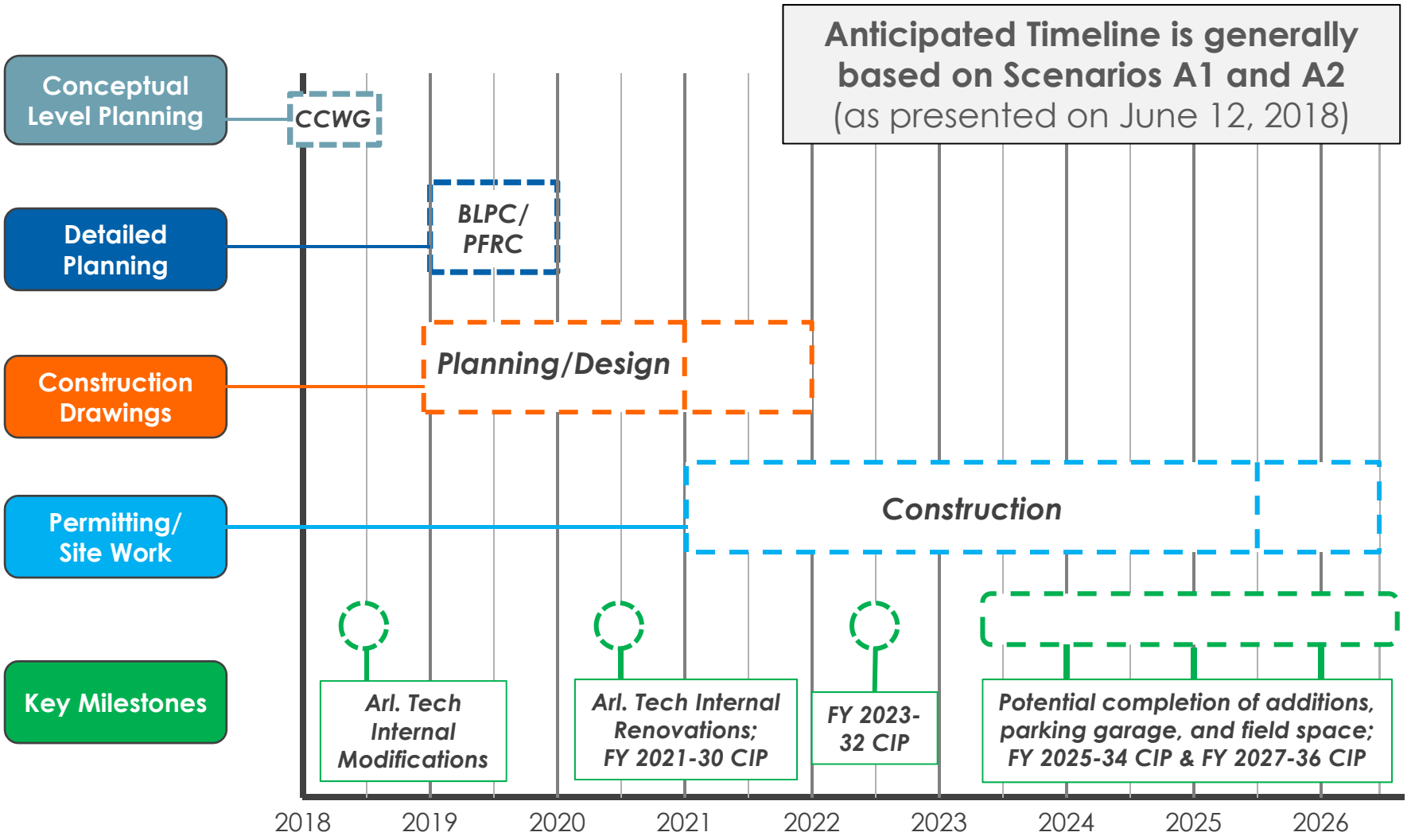
Known Challenges:

- Limited buildable area available
- Need to connect to existing structure
- Maintain minimum parking requirements

Near-Term Phasing

(Current CIP FY 2019-28)

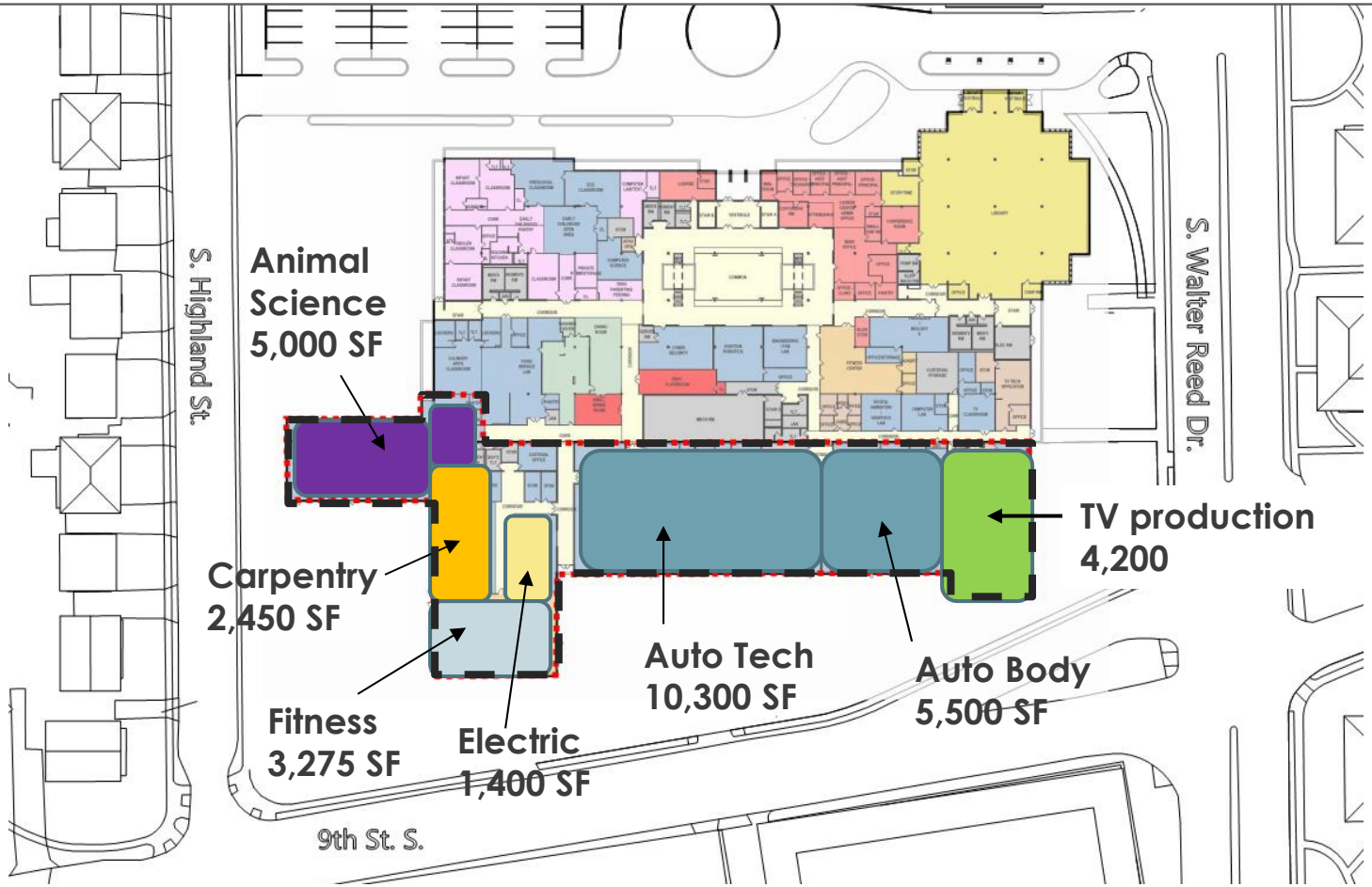
Anticipated Planning/Design/Construction Timeline



Existing Site Conditions

Program Areas Affected by Initial Project Phases: **35,425 sf total area**

One-story, high bay structure along the south side of the campus represents the following **CTE Program Shops**:



Potential Options for CTE Shop Relocations

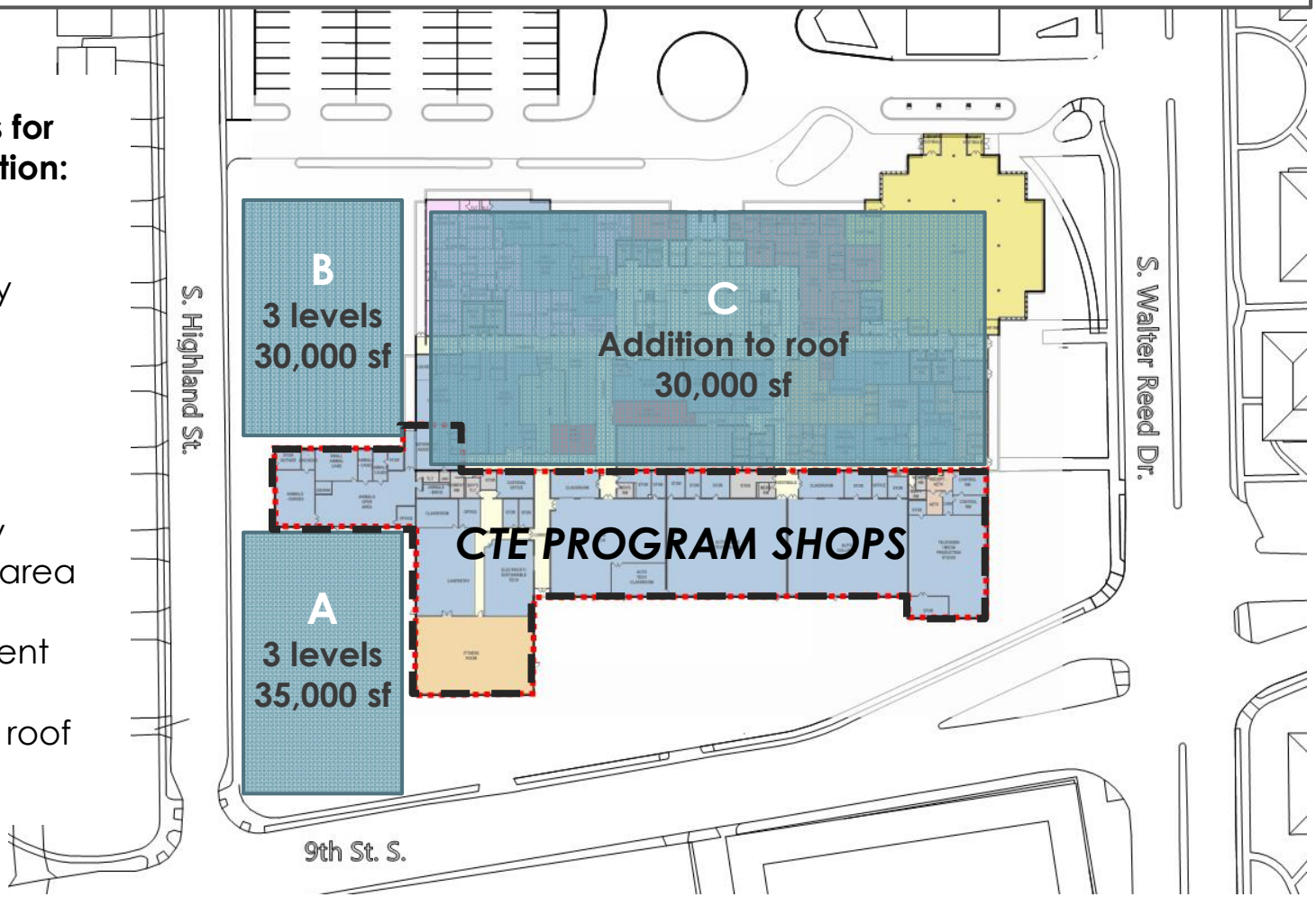
To keep the CTE programs operational, <u>new space needs to be built first</u> for those programs to move into. This requires a 30,000-35,000 SF area.

Potential Options for CTE Shop Relocation:

This could be accomplished by building either:

- **A**; or
- **B**.

While the roof addition (**C**) may provide enough area for CTE shops, it would be inefficient to place those programs on the roof



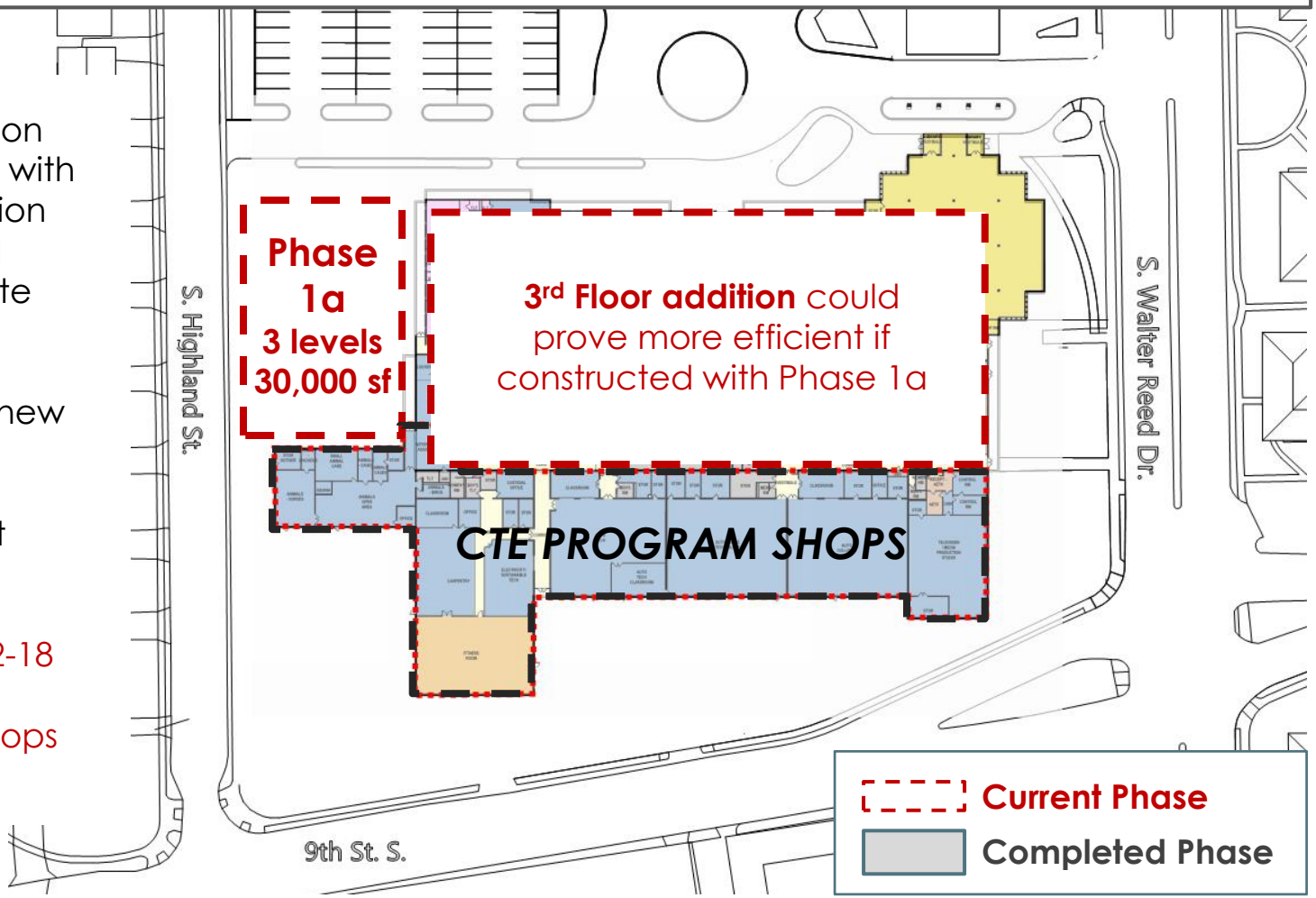
Likely Phasing Approach – Phase 1a

To keep the CTE programs operational, new space needs to be built first for those programs to move into. This requires 30,000-35,000 SF.

Preferred location avoids conflicts with other construction sequences and access to the site from the south.

As a result, the new structure along Highland Street could represent **Phase 1a**.

Likely require 12-18 months before relocation of shops can begin



Likely Phasing Approach – Phase 1b

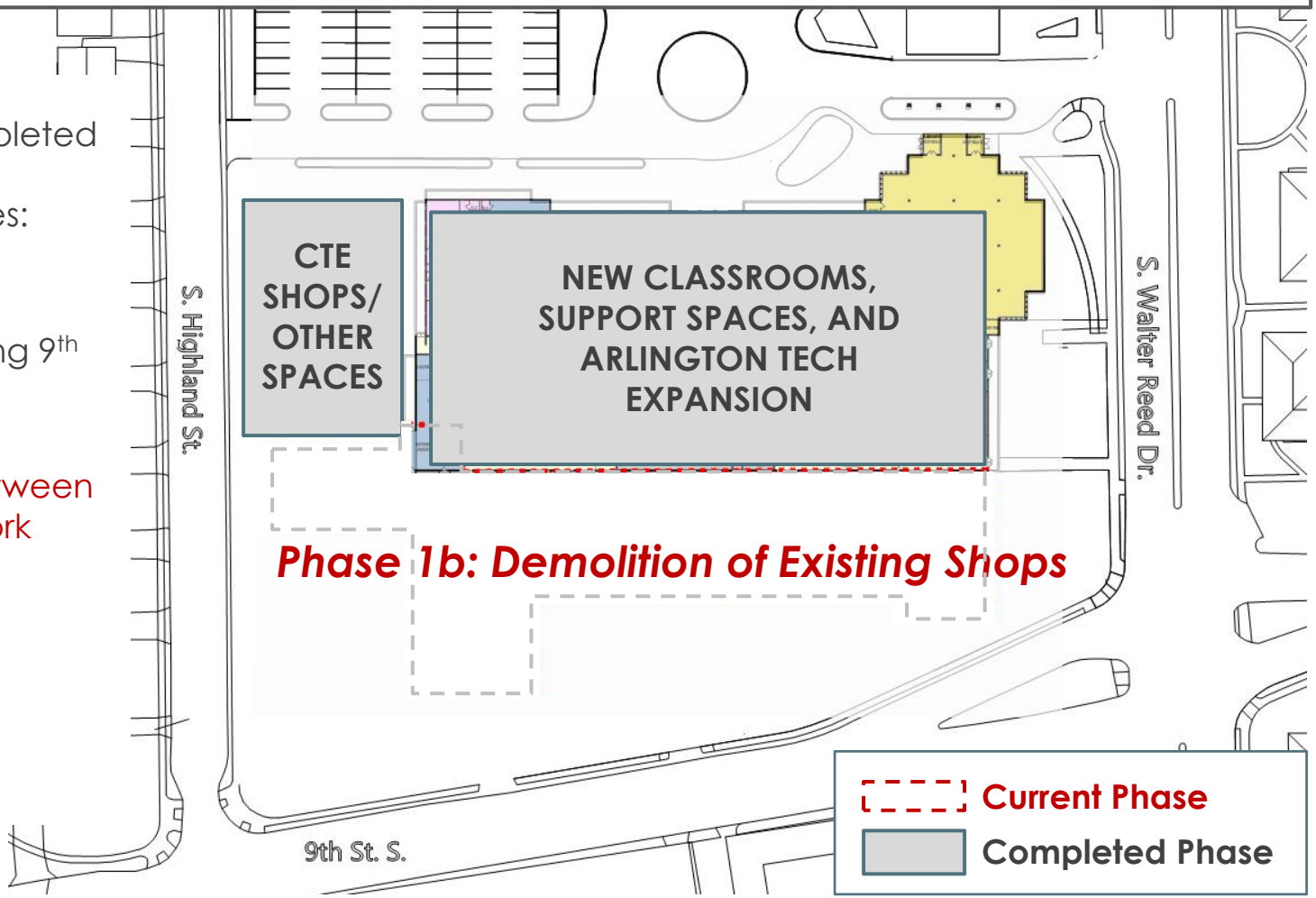
With CTE Program Shops relocated to new building along Highland Street, the existing shops can be taken down – opening up south end of the site.

Phase 1a is completed

Phase 1b includes:

- Demolition of current shops
- Site prep along 9th Street

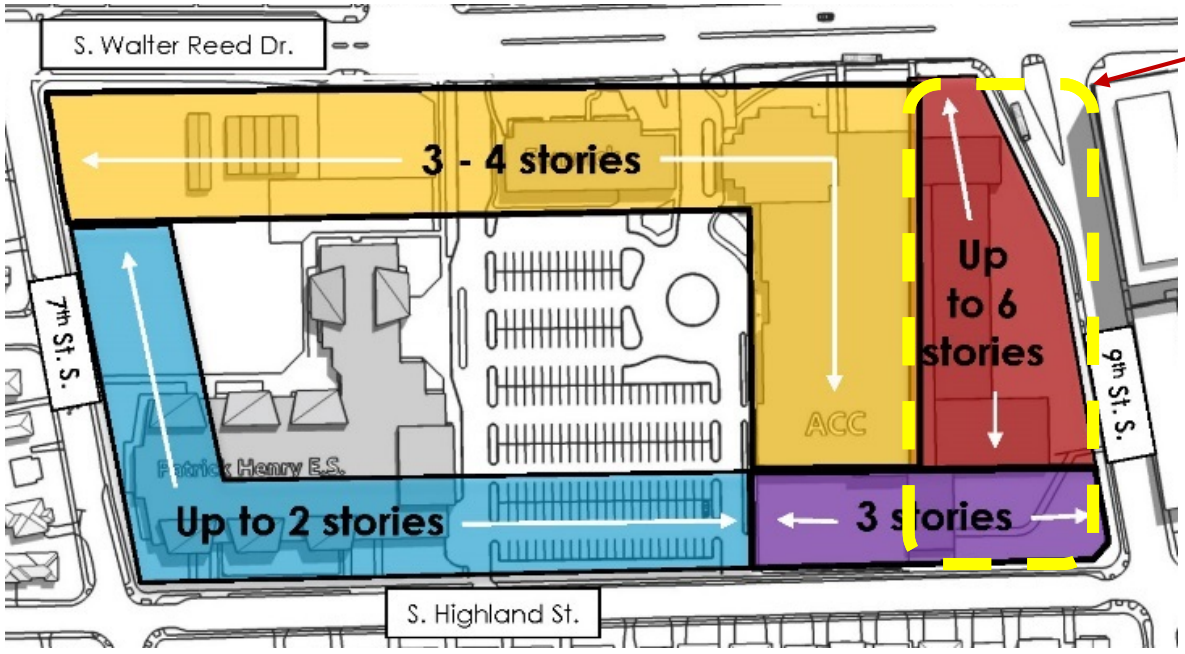
Likely require between 2-3 months of work



Likely Phasing Approach – Phase 1c

General Guidelines for Phasing & Sequencing:

- Leverage existing building and site areas to maximum extent
- Ensure each interim condition results in a functional facility



9th Street Frontage

CCWG Site Optimization Concepts (March 2018)

- 3 Story height maximum along S. Highland Street
- 6 Story height maximum along 9th Street S.

Likely Phasing Approach – Phase 1c

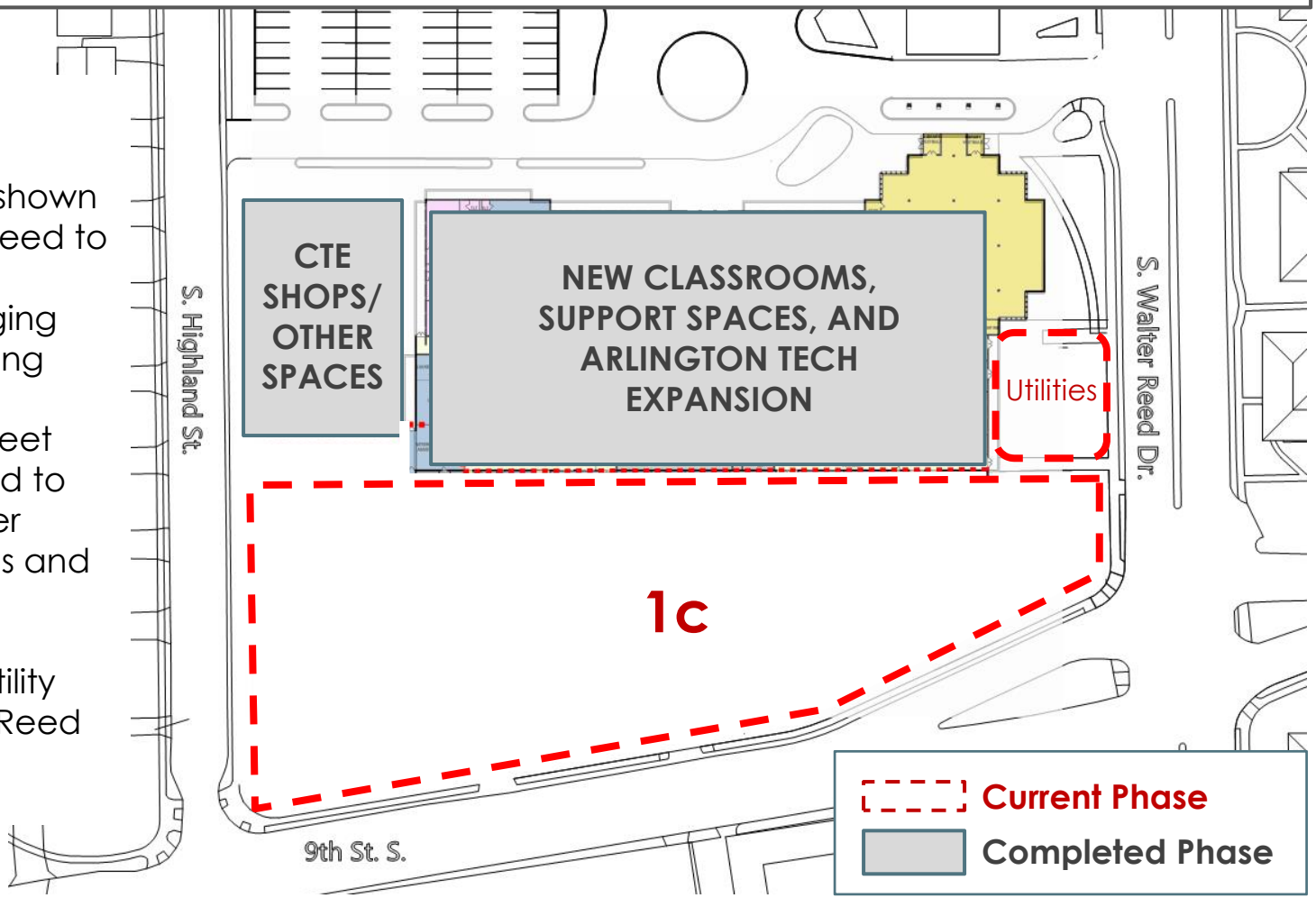
New space created along 9th Street is limited but also extremely valuable, and can serve multiple purposes of the overall site development

Phases 1a & b are complete.

Part of the area shown in Phase 1c will need to be reserved for construction staging and interim parking

Remaining 9th Street frontage will need to be used to deliver classroom spaces and amenities

Due to existing utility conflicts, Walter Reed Drive should be reserved for later phases



Likely Phasing Approach – Phase 1c

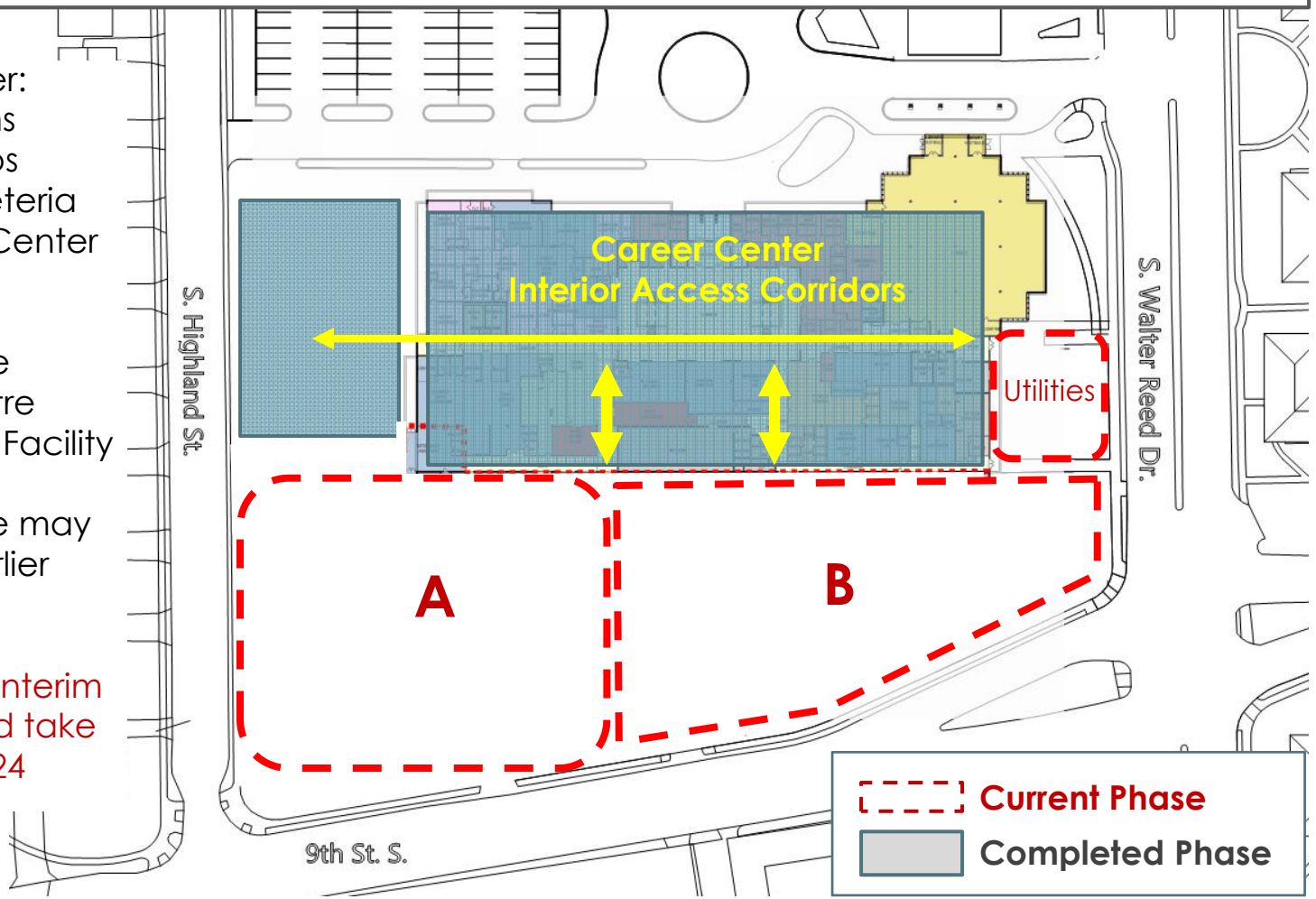
New space created along 9th Street is limited but also extremely valuable, and can serve multiple purposes of overall site development

Phase 1c will deliver:

- Core classrooms
- Labs and studios
- Expanded cafeteria
- Library/Media Center
- Multi-purpose gymnasium/ assembly space
- Black box theatre
- Performing Arts Facility

Some of the above may be delivered in earlier Phases 1a or 1b

New building and interim parking area would take approximately 18-24 months to complete



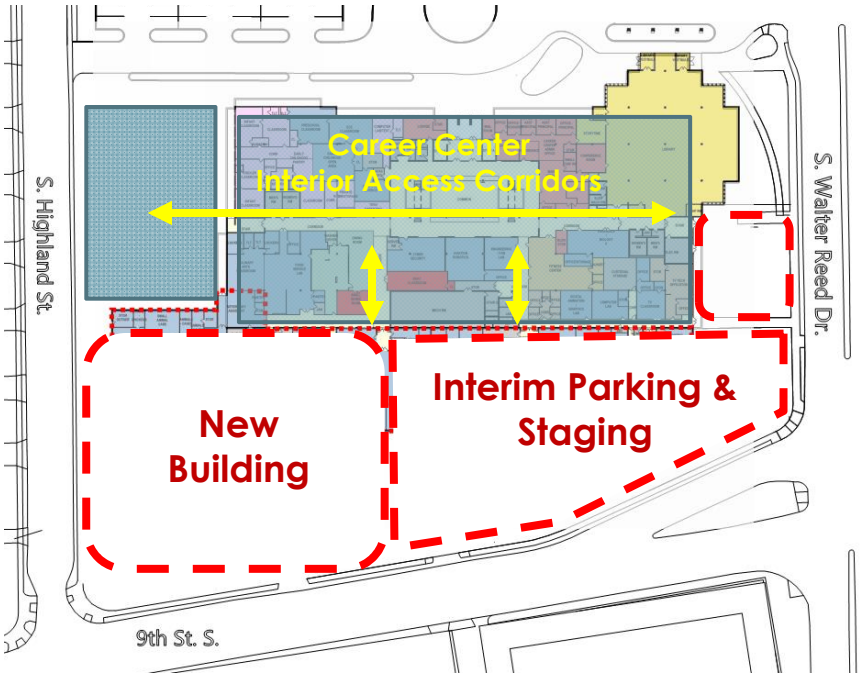
Group Discussion 1

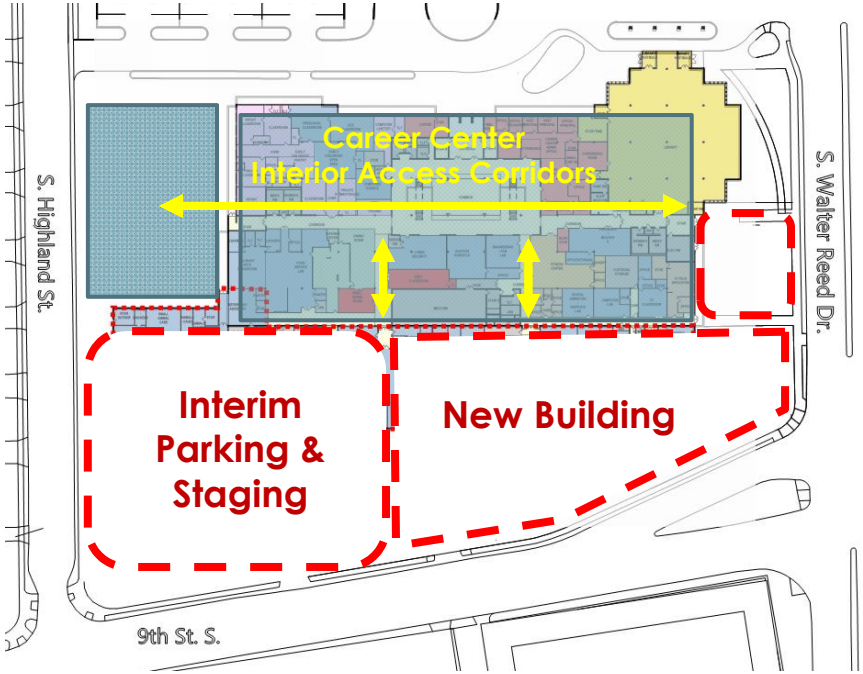
CCWG Preferences for Building Location along 9th St.

Group Discussion 1 – Phase 1c Alternatives

What are the pros/cons of each alternative?

Consider overall site access, impacts to Highland Street residents, best use of the site (optimization of height along 9th Street), bus drop-off/pick-up

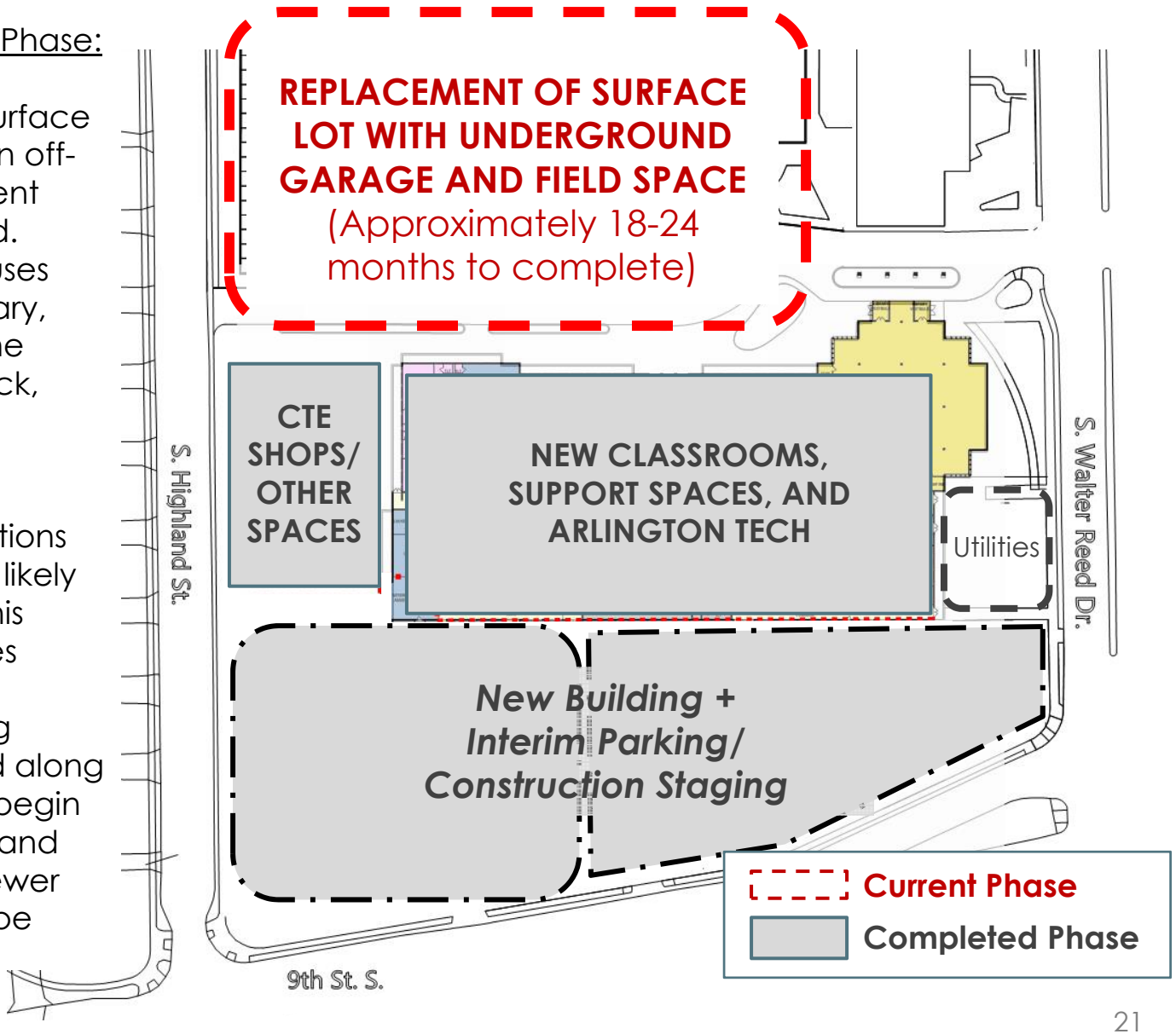




Likely Phasing Approach – Phase 1d

Considerations for Next Phase:

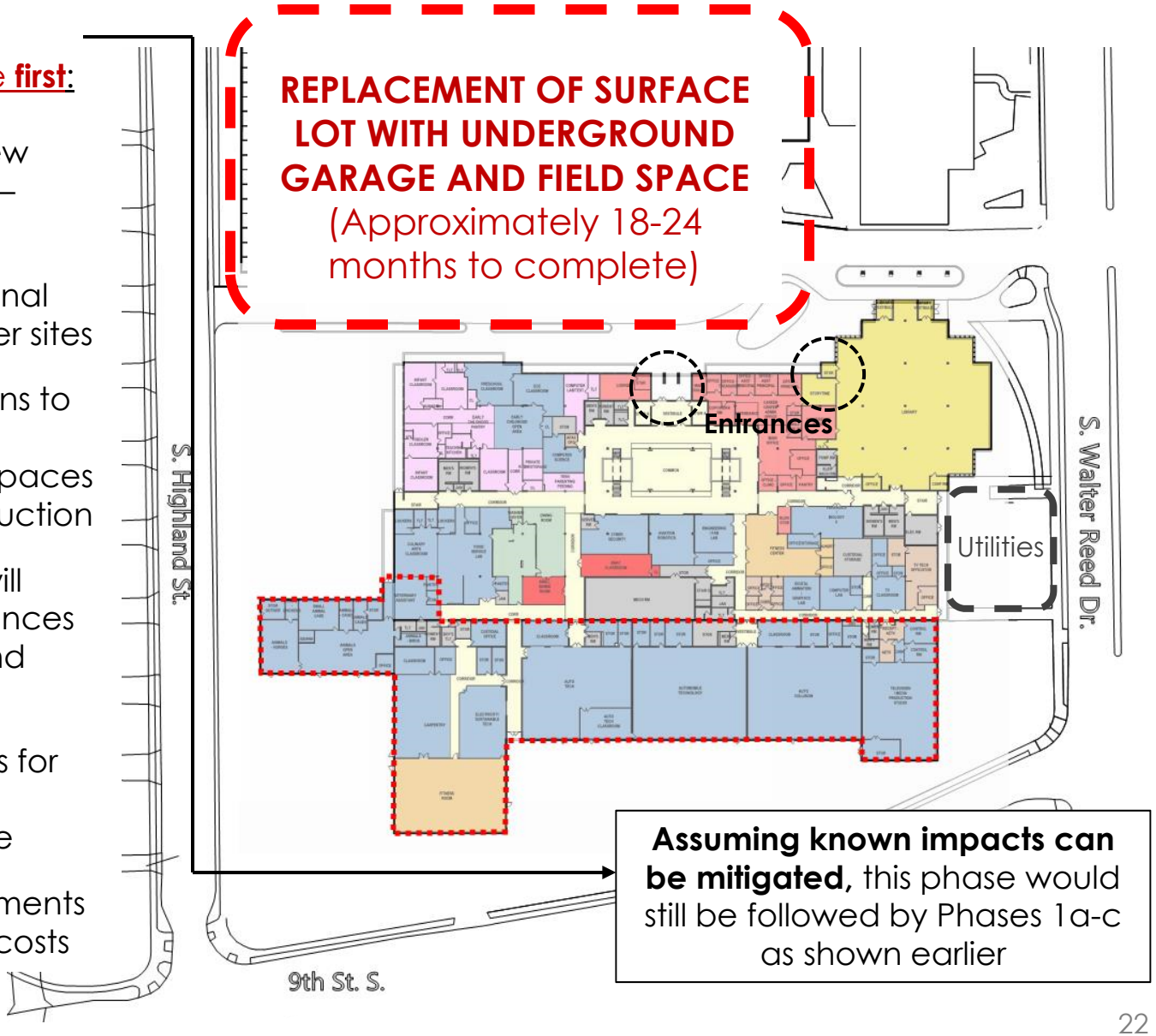
- Existing **245-space** surface lot can only be taken off-line once replacement spaces are identified. [Lot serves multiple uses including Public Library, and occupants of the Patrick Henry, Fenwick, and Career Center buildings]
- Off-site parking locations near this site are not likely to accommodate this many parking spaces
- Once interim parking spaces are provided along 9th Street, work can begin on the new garage and field space (when fewer spaces will need to be provided off-site)



(New) Scenario A2 – Garage + Field Space Are Built First

Impacts of constructing garage and field space **first**:

- Does not provide new instructional spaces – delays 800+ seats
- Necessitates additional relocatables on other sites
- Limited off-site options to provide equivalent amount of parking spaces during 2-year construction
- Construction area will restrict existing entrances to Career Center and Public Library
- Limited opportunities for construction staging elsewhere on the site
- All of the above elements will incur additional costs



Assuming known impacts can be mitigated, this phase would still be followed by Phases 1a-c as shown earlier

Long-Term Phasing

Future CIP
(Beginning with FY21-30)

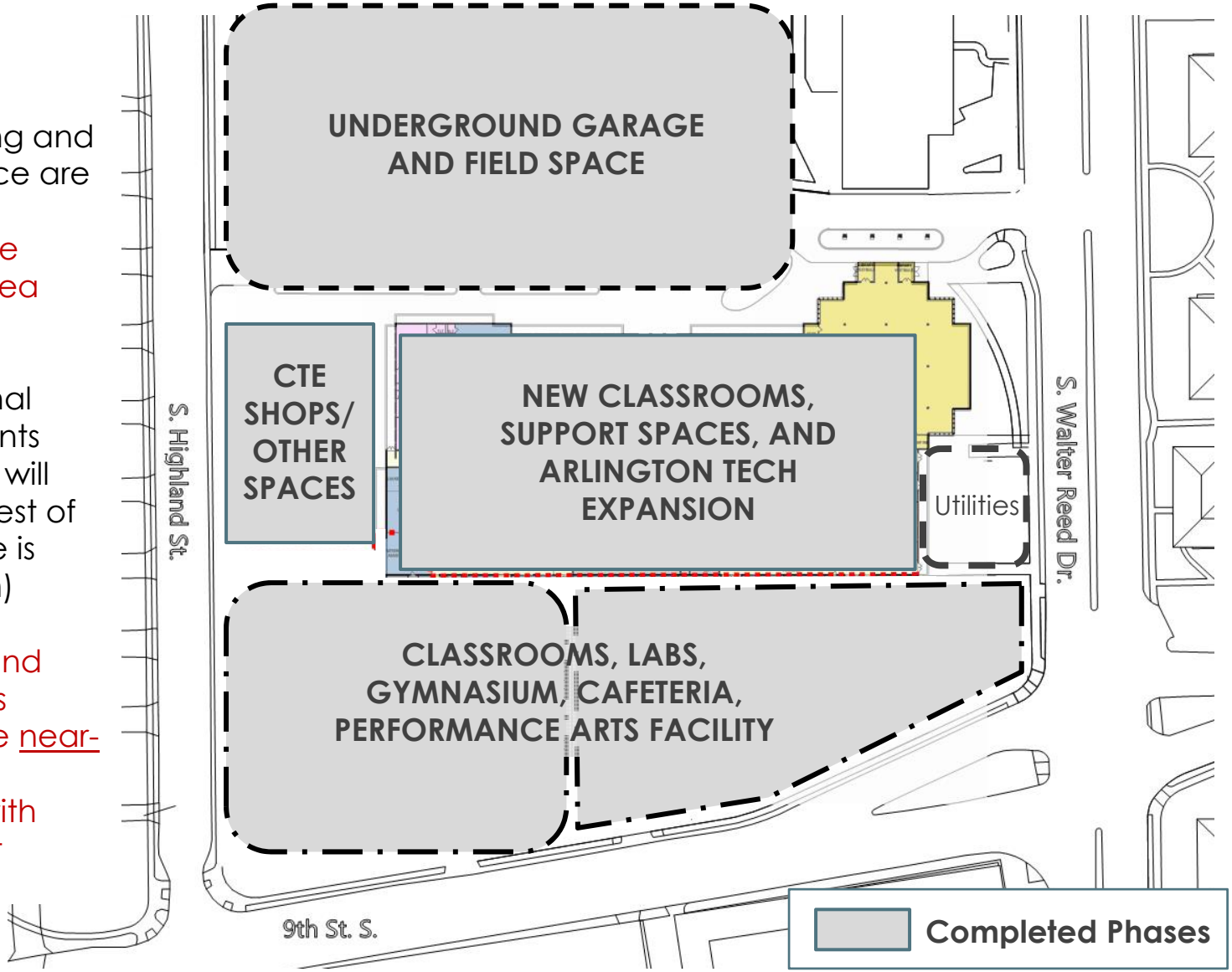
*Outstanding Questions for **Subsequent Phases***

Considerations:

Once new building and garage/field space are completed, what should replace the interim parking area along 9th Street?

Need for additional high school students (beyond the 800) will impact how the rest of 9th Street frontage is utilized (long term)

Common areas and general amenities constructed in the near-term need to be commensurate with long-term student population



Group Discussion 2

Long-Term, how many total HS students should the Career Center site accommodate?

Group Discussion 2 – Long-term Student Population

Long-Term, how many total HS students should the Career Center site accommodate?

Assumptions:

- Elementary students are relocated off-site (Patrick Henry demolished; replaced with second field)
- Arlington Community High School is relocated off-site (Fenwick building demolished; likely replaced with new building and school/community uses)
- Natatorium is provided on-site

Near-Term Design Capacity:

- 600 Arlington Tech
- 300 CTE Programs
- 150 Other Programs
- 800 Additional HS seats

1,850 Total HS seats

Should additional capacity be planned and designed for now?