

EDUCATION CENTER REUSE

BLPC + PFRC FINAL DESIGN AND
PRE-CONSTRUCTION COMMUNITY MEETING

David M. Brown Planetarium
1426 North Quincy Street

ARLINGTON PUBLIC SCHOOLS

1426 N QUINCY ST



STUDIOTWENTYSEVENARCHITECTURE





FINAL DESIGN + PRE-CONSTRUCTION COMMUNITY MEETING

Community Members
Building Level Planning Committee
Public Facilities Review Committee

1. Welcome
2. Project Parameters
3. Updates
4. Proposed Final Design
5. Construction Activities
6. Committee Discussion
7. Public Comment
8. Next Steps and Adjourn



1 Welcome

Project Team



Arlington Public Schools
Owner

STUDIOTWENTYSEVENARCHITECTURE

Architect



Contractor



Construction Manager



2 Project Parameters



Project Parameters

- Project included in the FY2019-28 Capital Improvement Plan (CIP)
- Renovate the Education Center to both increase the capacity of Washington-Liberty initially, and later to adapt to possible future instructional and grade level changes
- Support APS Strategic Plan Goals, specifically for Healthy, Safe, and Supported Students
- Address capacity by providing 500-600 high school seats
- Open by start of school 2021
- Spend a maximum project cost of \$37 million, using every effort to spend less

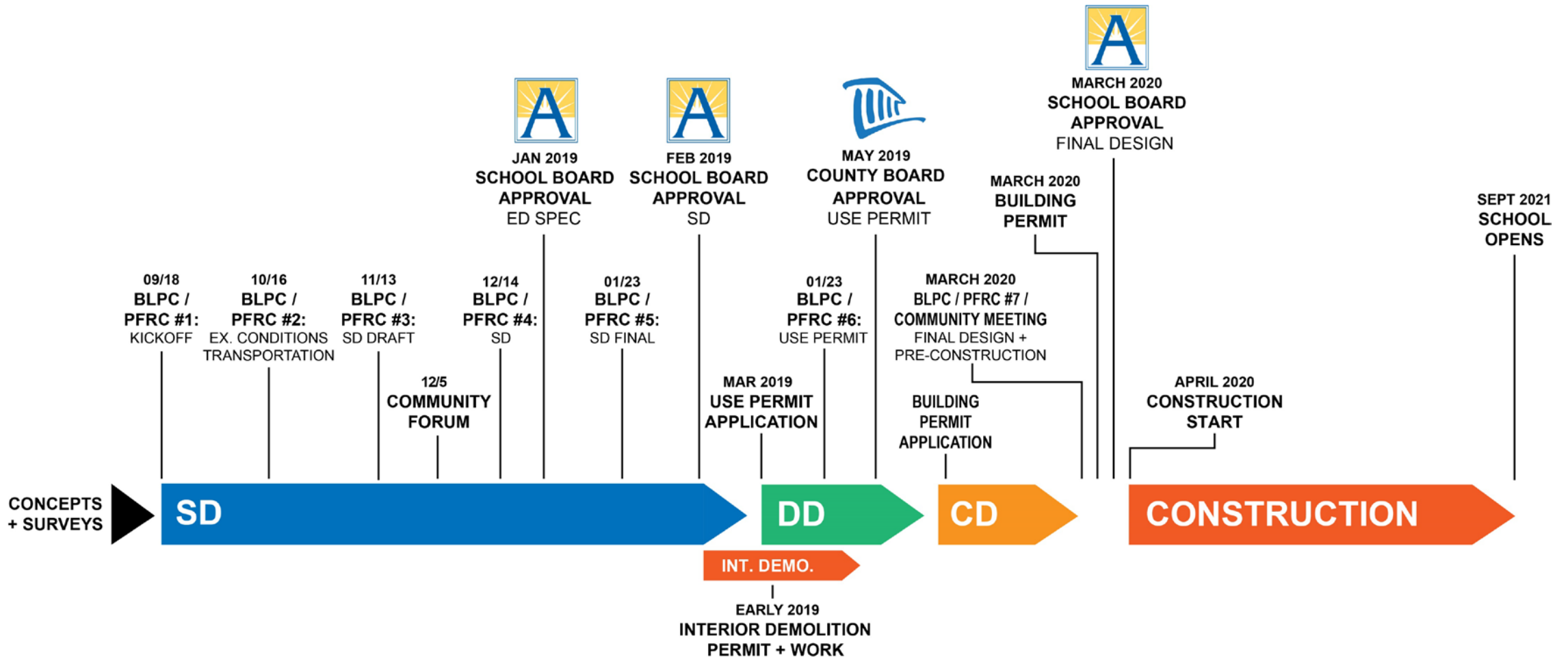
APS project website:

<https://www.apsva.us/education-center-reuse/>



3 Updates

Schedule and Interior Demolition Phase



UPDATES

Major Activities Since Last BLPC/PFRC Meeting

- County Board Use Permit Approved
- Civil Engineering Plan Approved
- Landscape Plan Approved
- Fire Alarm Permit Approved and Sprinkler Permit Nearing Approval
- Building Permit Application nearing Approval

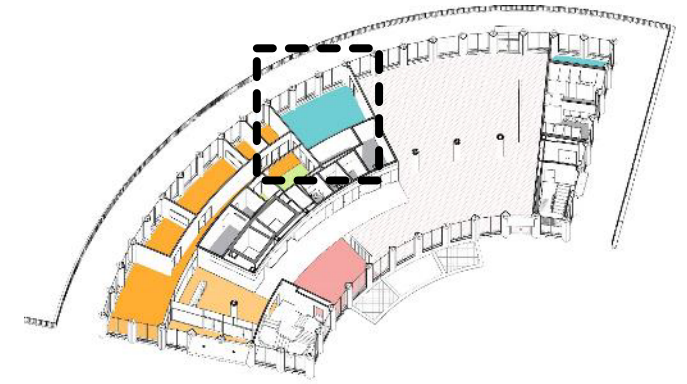


4 Proposed Final Design

David M. Brown Planetarium
A  1426 North Quincy Street

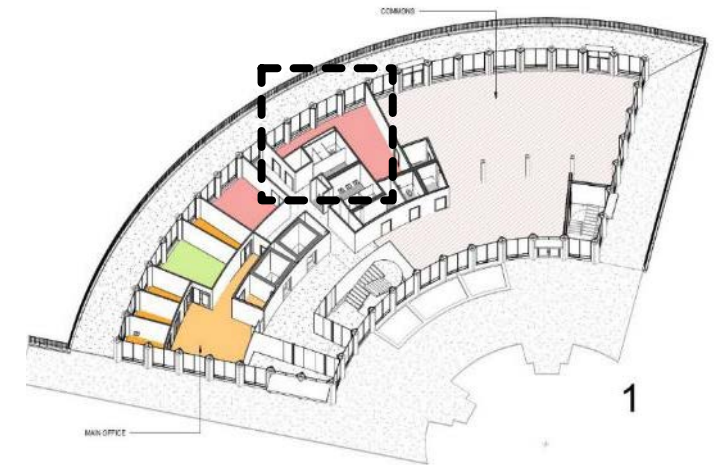
Revisions to Educational Specifications

- School Board approved the project Educational Specifications on January 10, 2019.
- Final Design is consistent with the approved Educational Specifications with one exception:
 - Breakfast Kiosk space converted into Small Group Instruction (SGI).
 - As design finalized, staff determined that a centralized food service operation within W-L was more efficient/effective than a distributed one.
 - The SGI will provide additional flexibility to meet instructional needs.
 - The SGI is not considered capacity generating, so the planned building capacity remains unchanged.
- As a separate project, work will occur summer 2020 to increase the serving capacity of the W-L kitchen.



At Final Design

1



At Ed Specs Approval

Cost Management

- Staff used a series of bid alternates to compare costs between multiple design options and evaluate possible scope reductions.
- All alternates were additive, representing an increase to the base cost.
- Proposed construction sum includes alternates related to:
 - Replacement of fourth floor windows
 - Exterior improvements to correct existing safety issues
- Proposed construction sum does not include alternates related to:
 - Enlarging ground floor window openings (windows will be replaced within the existing openings)

Arlington County Principles of Civic Design

- Intended to inform the design of civic facilities
- Ensure facilities meet community goals and are attractive, durable, & functional
- Supplement existing County planning documents & policies
- Each project reviewed individually- certain principles may be stressed over others

Civic Values

- Context
- Bold Architecture
- Sustainable Design
- Universal Design
- Adaptive Reuse
- Open Space
- Mixed Use

Siting & Orientation

- Building Entrances
- Emphasize Pedestrians, Bicycles, Mass Transit
- Circulation
- Outdoor Spaces

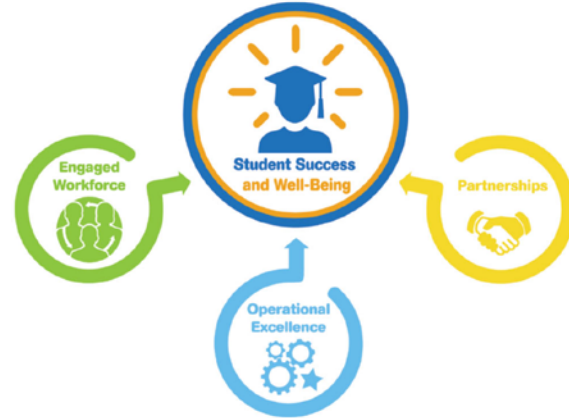
Building Form

- Massing
- Scale
- Hierarchy

Building Details & Materials

- Pedestrian Scale
- Public art & Architecture
- Durable Materials
- Consistency
- Sense of Place

APS Strategic Plan - Design Principles



APS STRATEGIC PLAN 2018-2024 GOALS

Student Success: Multiple Pathways To Student Success

Student Well-Being: Healthy, Safe, And Supported Students

Engaged Workforce

Operational Excellence

Partnerships: Strong And Mutually Supportive Partnerships

DESIGN PRINCIPLES

Safety + Security

Maintain safe, secure spaces while creating environments which enrich learning and emphasize transparency and community

Short-Term Agility + Long-Term Adaptability

Create spaces which are agile in their day to day use, while being adaptable to future changes in program and learning methods

High-Performance Learning Environments

Spaces are to perform at the highest levels for the following:

- Thermal comfort
- Indoor air quality
- Acoustics
- Daylight + views
- Transparency
- Technology
- Community use
- Active schools

Universal Design

Spaces should be designed and composed so they are accessible, understood and useful for all

Adherence To Budget

Building elements should be assessed for meeting the required design function through economical means

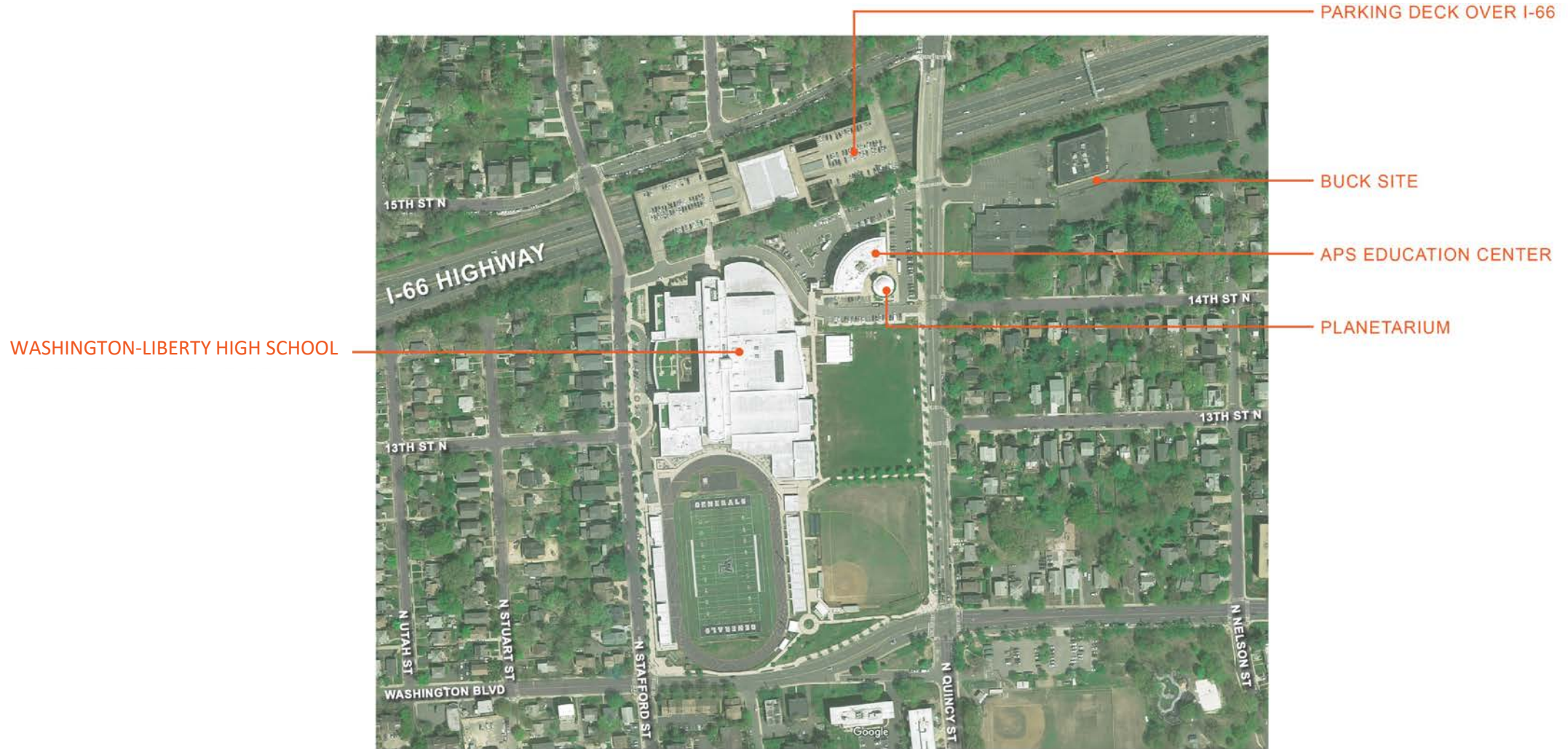
Sustainability

To the greatest extent possible the final design should minimize the impact on the environment through thoughtful site design, carefully managed water use, innovative energy and exterior envelope solutions, selective material use and a holistic approach to the interior design.

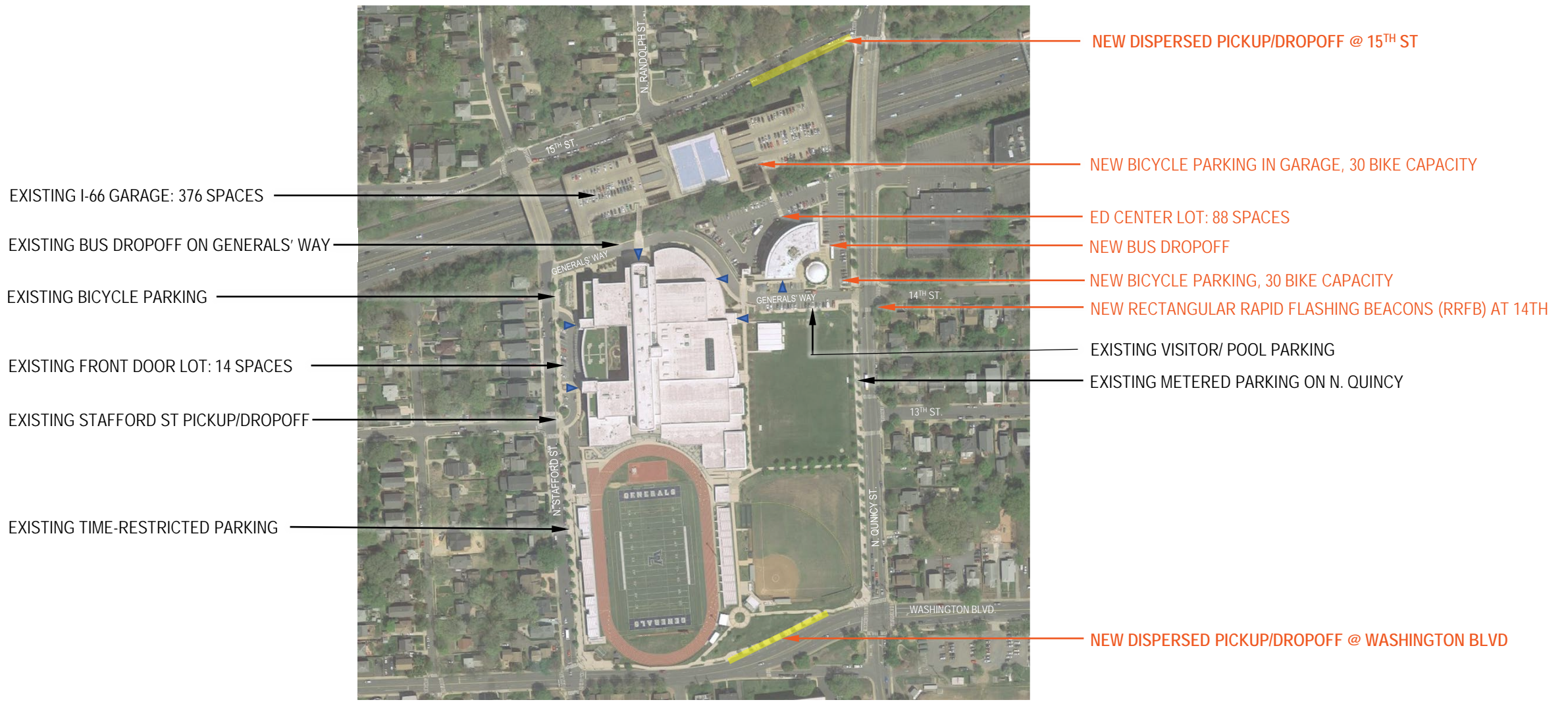


Final Site Design

Existing Campus



Final Site Design - Campus



EXISTING I-66 GARAGE: 376 SPACES

EXISTING BUS DROPOFF ON GENERALS' WAY

EXISTING BICYCLE PARKING

EXISTING FRONT DOOR LOT: 14 SPACES

EXISTING STAFFORD ST PICKUP/DROPOFF

EXISTING TIME-RESTRICTED PARKING

NEW DISPERSED PICKUP/DROPOFF @ 15TH ST

NEW BICYCLE PARKING IN GARAGE, 30 BIKE CAPACITY

EXISTING CENTER LOT: 88 SPACES

NEW BUS DROPOFF

NEW BICYCLE PARKING, 30 BIKE CAPACITY

NEW RECTANGULAR RAPID FLASHING BEACONS (RRFB) AT 14TH

EXISTING VISITOR/ POOL PARKING

EXISTING METERED PARKING ON N. QUINCY

NEW DISPERSED PICKUP/DROPOFF @ WASHINGTON BLVD

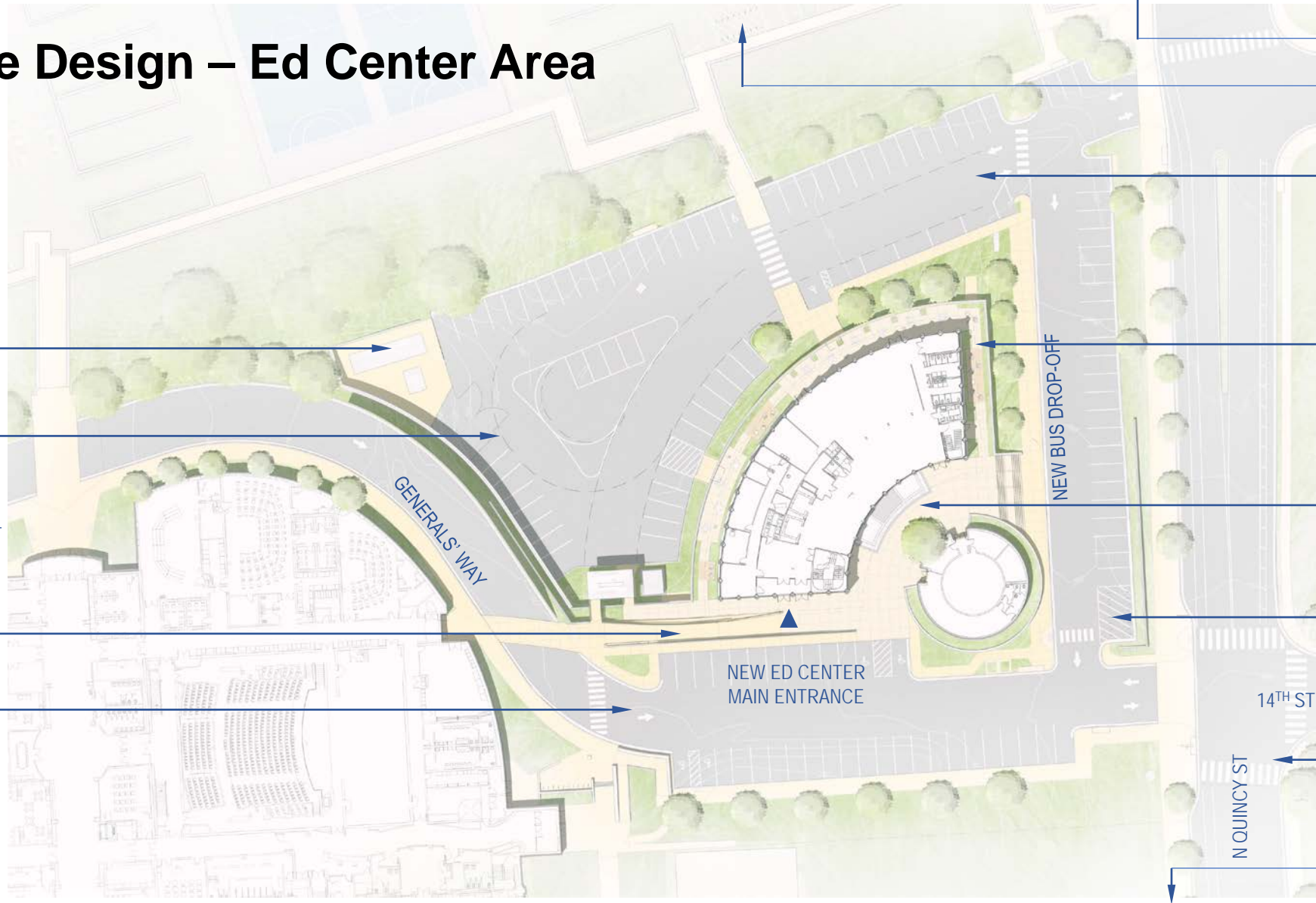
Final Site Design – Ed Center Area

EXISTING GENERATOR, DUMPSTERS AND NEW COOLING TOWER

DASHED LINE = FIRE TRUCK ACCESS

NEW GROUND CONNECTION RAMP (SLOPE 1:12) AND FLUSH PAVING AT GENERALS' WAY. GRADE DROPS 6.5' BETWEEN ROAD CROSSING AND MAIN ENTRANCE

NEW "DO NOT ENTER" SIGNS



NEW 15TH ST. PU/DO

NEW BICYCLE PARKING IN GARAGE, 30 BIKE CAPACITY

88 PARKING SPACES (18 MORE THAN ORIGINALLY PLANNED, TO OFFSET THE SPACES RESTRICTED ON 15TH STREET

NEW TERRACE IMPROVEMENTS

PLAZA IMPROVEMENTS

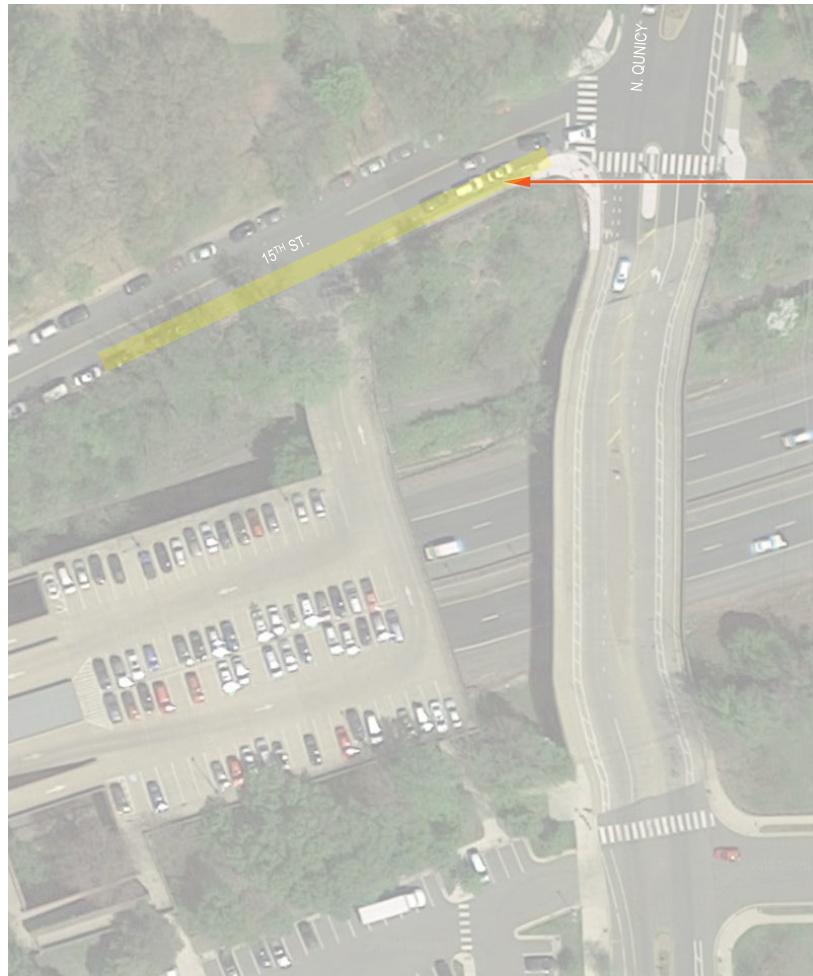
NEW BICYCLE PARKING, 30 BIKE CAPACITY

14TH ST

NEW RECT. RAPID FLASHING BEACONS (RRFB) AT 14TH

NEW WASH. BLVD. PU/DO

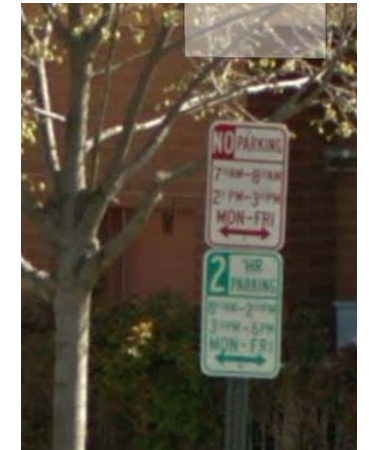
Dispersed Pickup/Dropoff – 15th Street



NEW DISPERSED PICKUP/DROPOFF @ 15TH ST
DEFINED BY NEW SIGNAGE SIMILAR TO
THE EXISTING TIME-RESTRICTED SIGNAGE ON STAFFORD



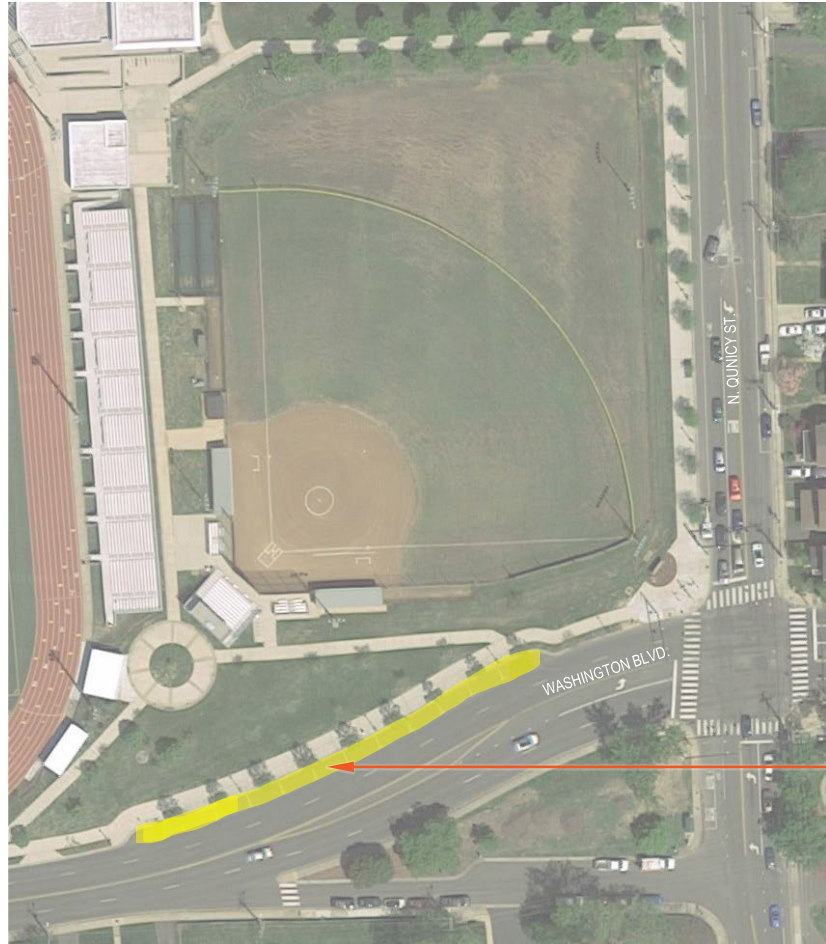
STREET VIEW LOOKING TOWARD QUINCY



TIME-RESTRICTED SIGNAGE
CREATES NO-PARKING ZONE
DURING PICKUP/DROPOFF

OVERHEAD VIEW

Dispersed Pickup/Dropoff – Washington Boulevard

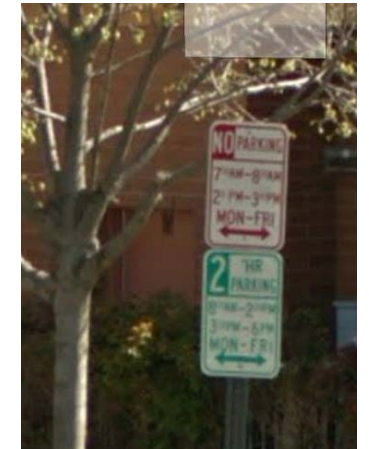


OVERHEAD VIEW



STREET VIEW LOOKING TOWARD QUINCY

NEW DISPERSED PICKUP/DROPOFF @ 15TH ST
DEFINED BY NEW SIGNAGE SIMILAR TO
THE EXISTING TIME-RESTRICTED SIGNAGE ON STAFFORD



TIME-RESTRICTED SIGNAGE
CREATES NO-PARKING ZONE
DURING PICKUP/DROPOFF

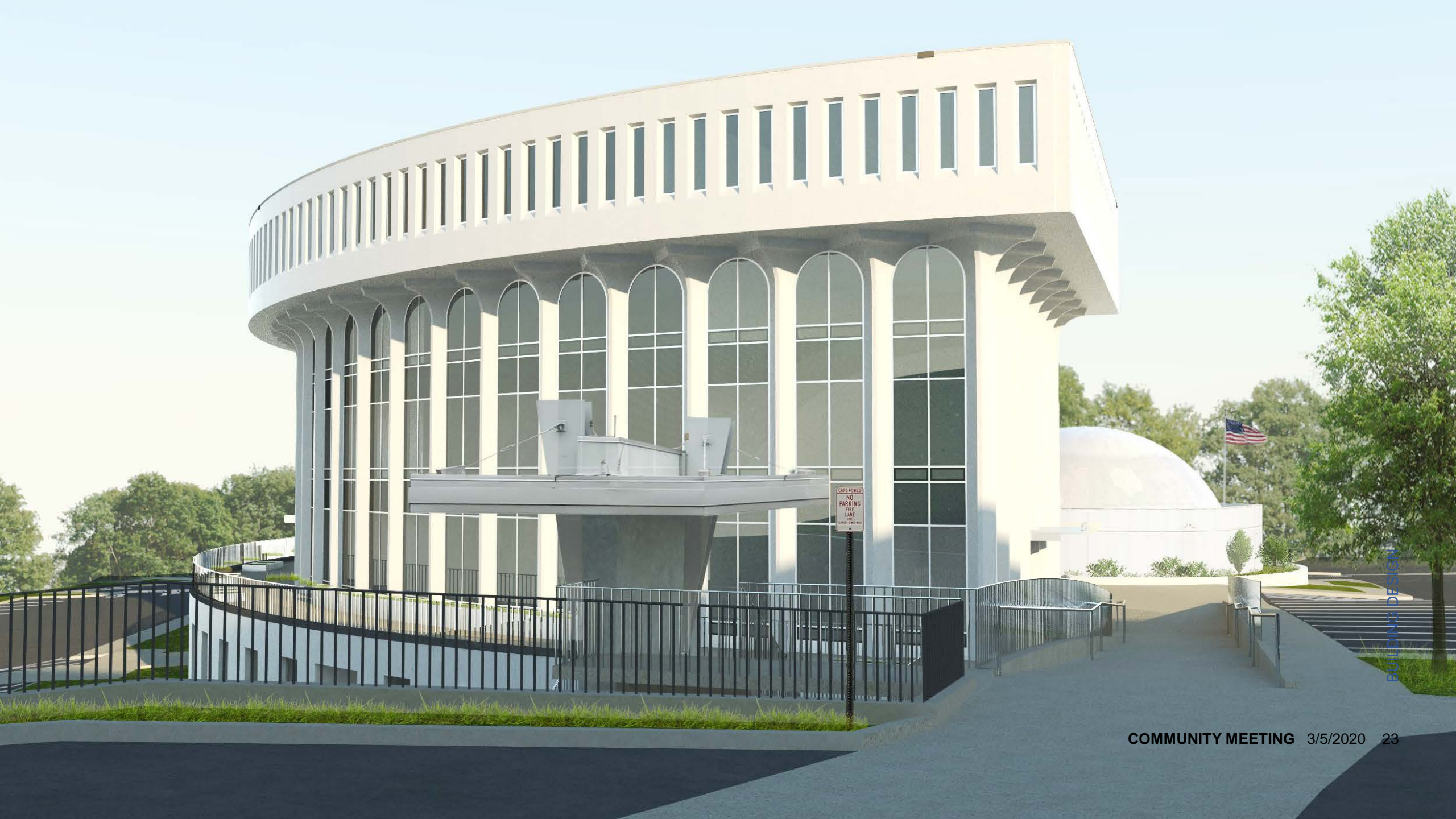


Final Building Design



David M. Brown Planetarium
1426 North Quincy Street

BUILDING DESIGN



CARS W/HEEL
NO
PARKING
FIRE
LANE
FIRE
EXTINGUISHING

BUILDING DESIGN



SCHOOL NAME

BUILDING DESIGN



BUILDING DESIGN

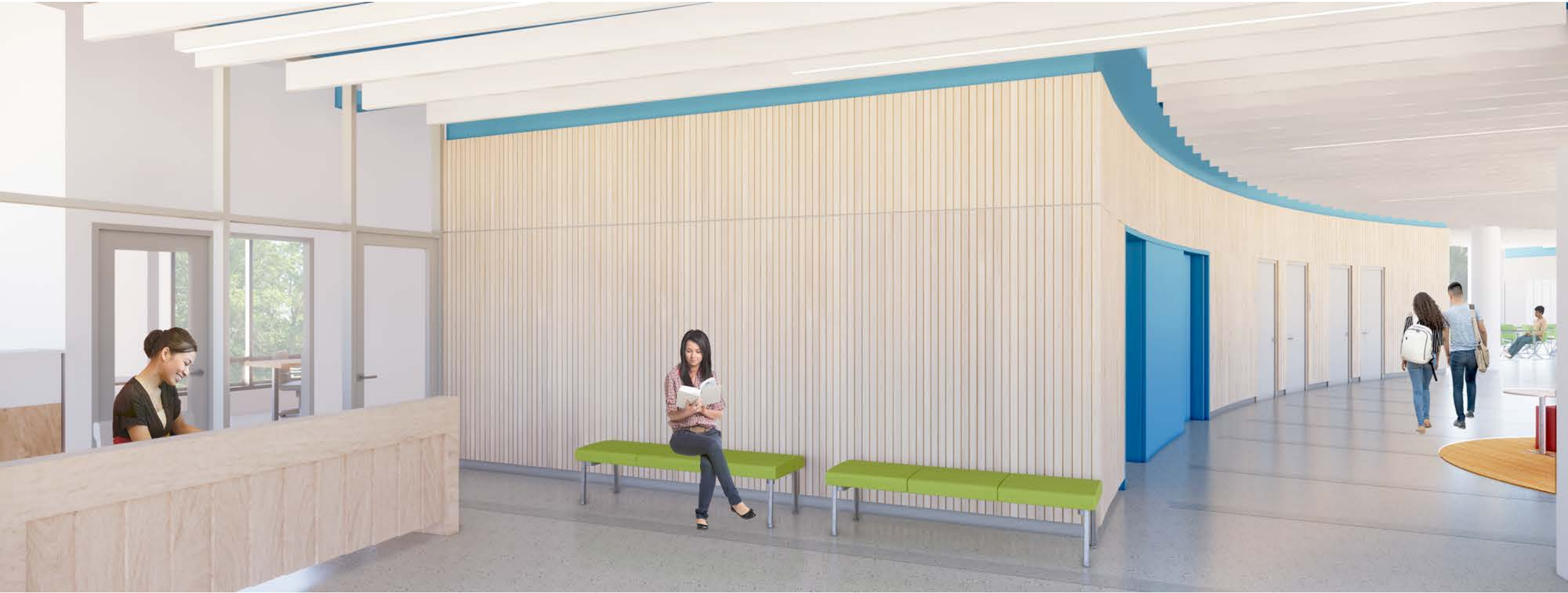
Ground Floor Windows Base Scope



Ground Floor Windows Alternate Scope



VIEW INTO LOBBY



View from Lobby Towards Commons



View of Commons Towards Planetarium



View of Collaboration Space on Second Floor



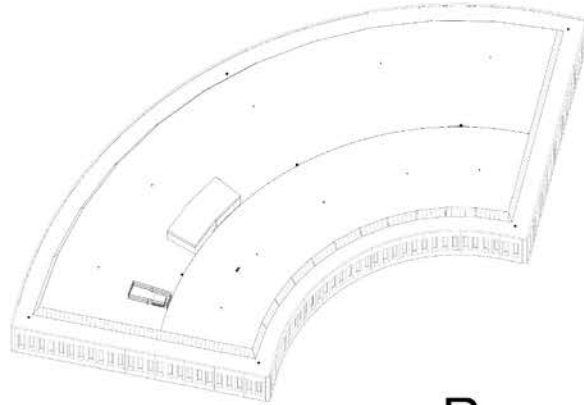
View of Collaboration Space on Second Floor



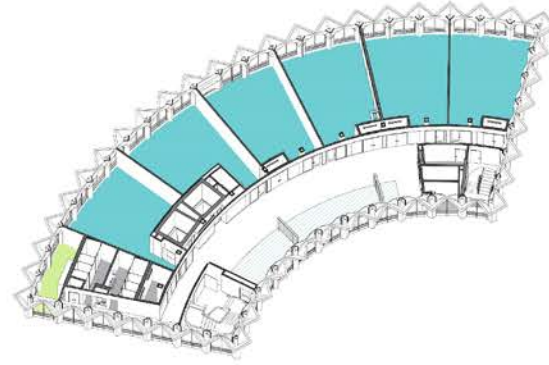
View of Classroom on Second Floor



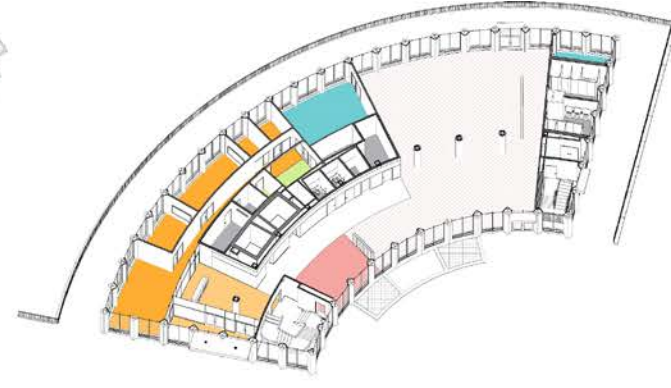
Floor Plans



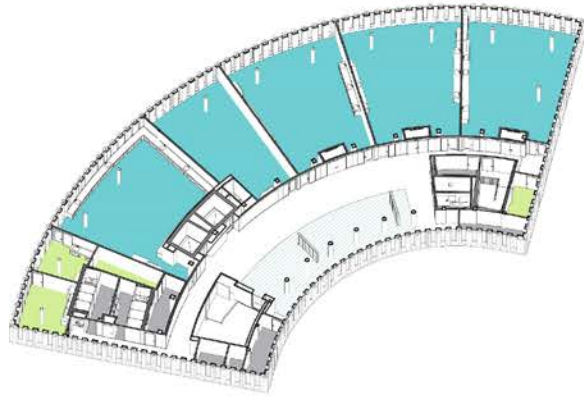
R



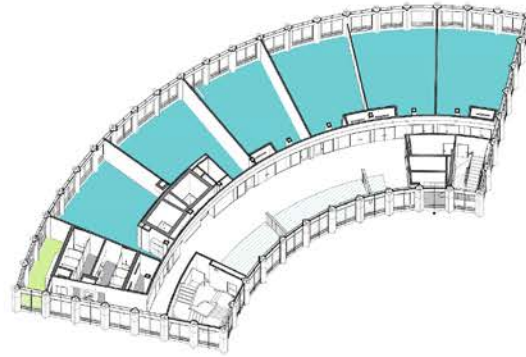
3



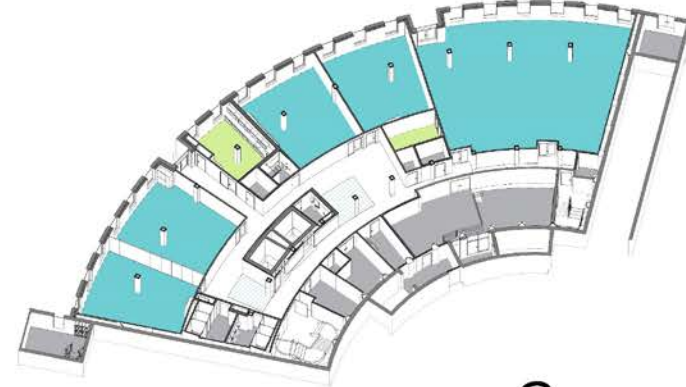
1



4



2



G

Classrooms / Collaboration

 Commons / Support

 Instructional Support

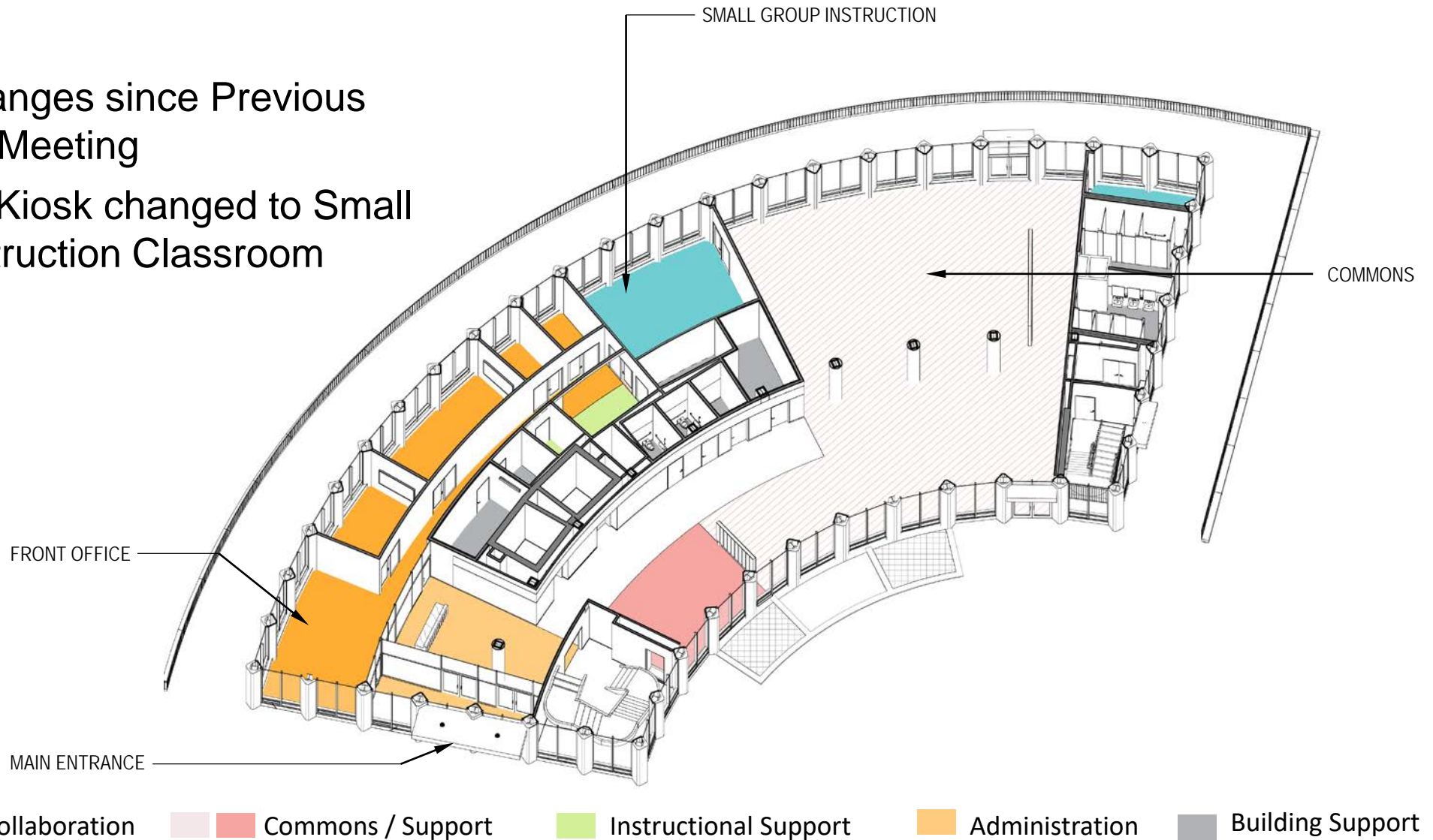
 Administration

 Building Support

First Floor

No Major Changes since Previous BLPC/PFRC Meeting

- Breakfast Kiosk changed to Small Group Instruction Classroom



A group of young women in athletic wear are participating in a team-building activity. One woman in the foreground is holding a baton, and another woman behind her is also holding a baton. They are all smiling and appear to be in motion. The background is slightly blurred, showing other people and what looks like an outdoor setting. The entire image has a warm, orange-toned overlay.

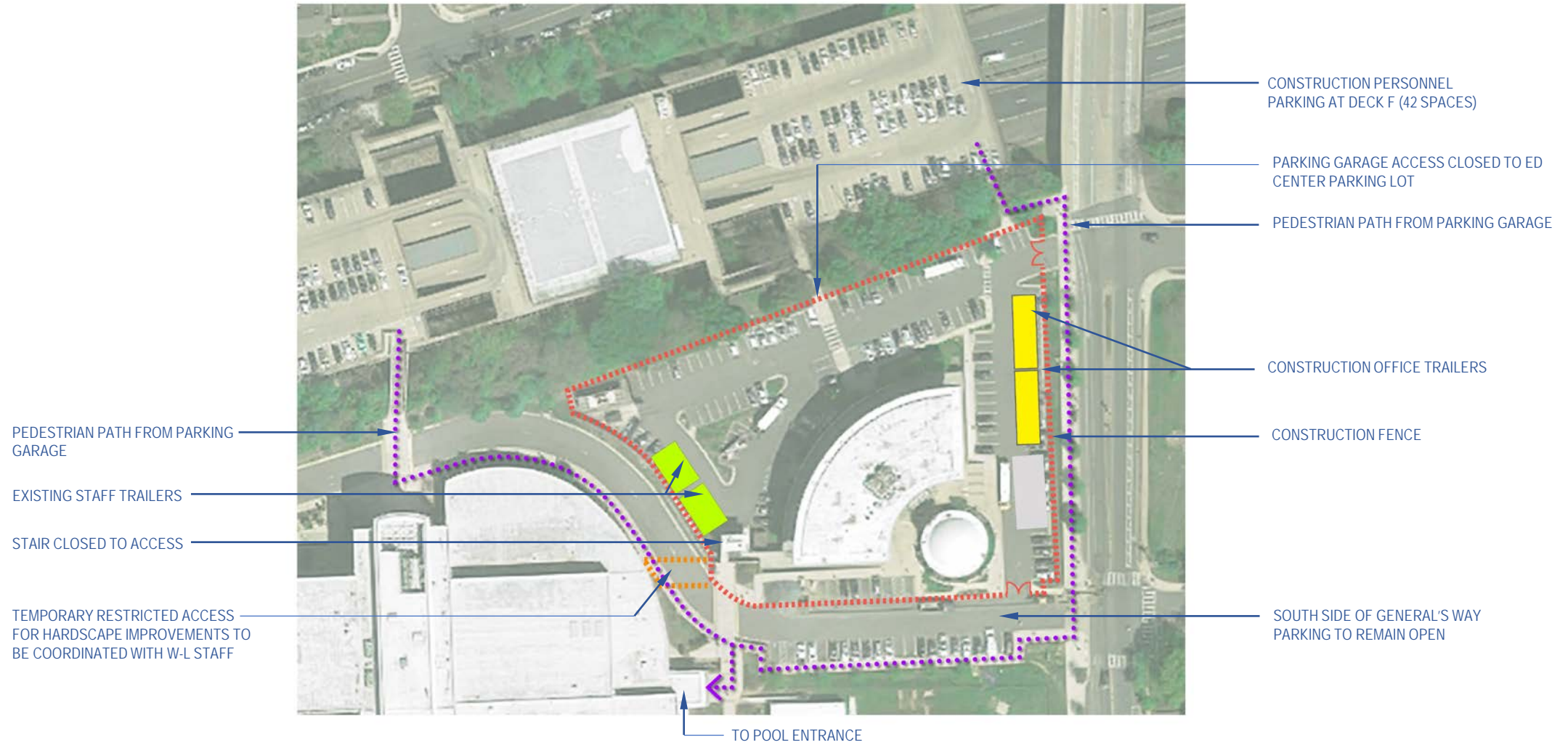
5 Construction Activities

Construction Activities Summary

- Construction Period: April 2020 to September 2021
 - Immediate area around the Ed Center and the Planetarium will be unavailable throughout the construction period
 - Pool parking will remain on the South side of General's Way and on the street
 - The stair between the lower Ed Center Parking Lot and General's Way will be closed. The lower garage access through the Ed Center Parking Lot will also be closed.



Construction Activities Plan



UPDATES

Construction Hours

- **On-Site Work Hours:** Normal business working hours
 - 7:00 a.m. to 9:00 p.m., Monday through Friday. Unless by special permissions.
 - **Weekend and Holiday Hours:** 10:00 a.m. to 9:00 p.m.
 - **Hours for Utility Shutdowns:** As permitted by the Owner
 - No restriction on **interior work** hours so long as noise levels conform to the Arlington County Noise Ordinance. <https://countyboard.arlingtonva.us/wp-content/uploads/sites/22/2016/04/Chapter-15-NOISE-CONTROL.pdf>
- **Public Right of Way (ROW) work:**
 - Between 9:00 a.m. and 4:00 p.m. Monday through Friday
 - Night work Weekdays by County Permission between 9:00 p.m. and 7:00a.m.
 - Night work Weekends by County Permission between 9:00 p.m. and 10:00a.m.
 - Weekend work hours will also be determined by County Permissions
 - <https://building.arlingtonva.us/public-right-way-permit-guide/>

Construction Updates

- Issued monthly and will be posted on the APS project website.

- Contact APS if you want to be notified when new updates are posted.

Community Notices

- Temporary Street Closures: 7 days in advance to Civic associations via email

- ROW work: 7 days in advance to Civic associations via email

- ROW Utility work: 7 days in advance to Civic associations via email

The screenshot shows a web browser window with the URL apsva.us/education-center-reuse/. The page features a navigation menu on the left with the following items: Design & Construction, Awards and Recognitions, Advisory Council on School Facilities and Capital Programs, Educational and Technical Specifications, Sustainability in APS Facilities, Abingdon Addition/Renovations, Alice West Fleet Elementary School, and Arlington Career Center Expansion. The 'Education Center Reuse' item is highlighted in a blue box. The main content area is titled 'Education Center Reuse' and includes a photograph of a modern building. Below the photo, the 'Project Information' states: 'The School Board adopted [FY 2019-2026 Capital Improvement Plan \(CIP\)](#) included a project to renovate the Education Center at [1426 N Quincy Street](#) for 500 to 600 high school seats, to be completed for the 2021-22 school year, at a maximum total project cost of \$37.0 million.' There are also links for 'BLPC Charge' and 'BLPC Member List'. On the right side, there is a 'Community Meetings' section with a list of dates: March 5, 2020 - Location: W-L cafeteria 7pm, and a 'Construction Update' section with a list of dates: [September 2019](#), [July 2019](#), [June 2019](#), [May 2019](#), and [April 2019](#).

Community Liaisons

- For further information, please contact:

APS Project Manager

Robin Hodges

(703) 872-9175

robin.hodges@apsva.us

APS Construction Manager

Michael Lussier

(843) 810-3978

mlussier@mbpce.com

- Public meeting dates and past presentations are posted on the APS project website: <https://www.apsva.us/education-center-reuse/>
- To provide feedback and/or comments to APS use: engage@apsva.us



6 Committee Discussion

A photograph of two children sitting at a table with laptops in a classroom. The child on the left is a girl with glasses, and the child on the right is a boy. They are both looking at their laptops. The background shows a chalkboard with the words "Parents Advice" written on it. The entire image has a blue tint.

7 Public Comments

8 Next Steps + Adjourn

David M. Brown Planetarium
A  1426 North Quincy Street

Next Steps

- Building and Sprinkler Permit Approval
- School Board Final Design Approval anticipated dates
 - Information Item 03/12/2020
 - Action item 03/26/2020
- MOT Plans shared with Neighborhood Associations
- Construction Begins

Adjourn

1. The APS Project Manager is:
Robin Hodges
(703) 872-9175
robin.hodges@apsva.us
2. APS Construction Manager is:
Michael Lussier
(843) 810-3978
mlussier@mbpce.com
3. Public meeting dates and past presentations are posted on the APS project website:
<https://www.apsva.us/education-center-reuse/>
4. To provide feedback and/or comments to APS use: engage@apsva.us