



Rendering of new entrance

New Elementary School at Reed Project Changes Due to Phase 1 Stormwater Improvements

John Chadwick, Assistant Superintendent
Facilities and Operations

Jeffrey Chambers, Director
Design and Construction

McKinley PTA Meeting
January 12, 2021

- The Westover neighborhood, site of the New Elementary School at the Reed site, has experienced several devastating flood events in the past several years.
- To help reduce risk to APS from future flood damage and provide much needed flood mitigation to nearby and downstream properties, APS is collaborating with the County to construct a large stormwater management facility under natural grass playfields at the Reed site.
- APS and County staff agree that the most efficient means of constructing the stormwater facility is through a change order to the existing design and construction contracts for the school project.
- The project is a key component of County-wide stormwater enhancements and the County has agreed to pay for all associated expenses, including APS management and administrative costs.
- Responsibilities of APS and the County will be documented in a Memorandum of Agreement (MOA) currently being negotiated by staff. MOA will come to the School Board for approval at a later date.
- The work requires several School Board actions associated with change orders to existing contracts and a modification to the project budget to add the County funding.
- **No additional funding is required from APS and the new school will open in August 2021.**
- The school will open with access to the playground and play courts; the play fields will not be available until the stormwater facility is complete.

Defining a Solution

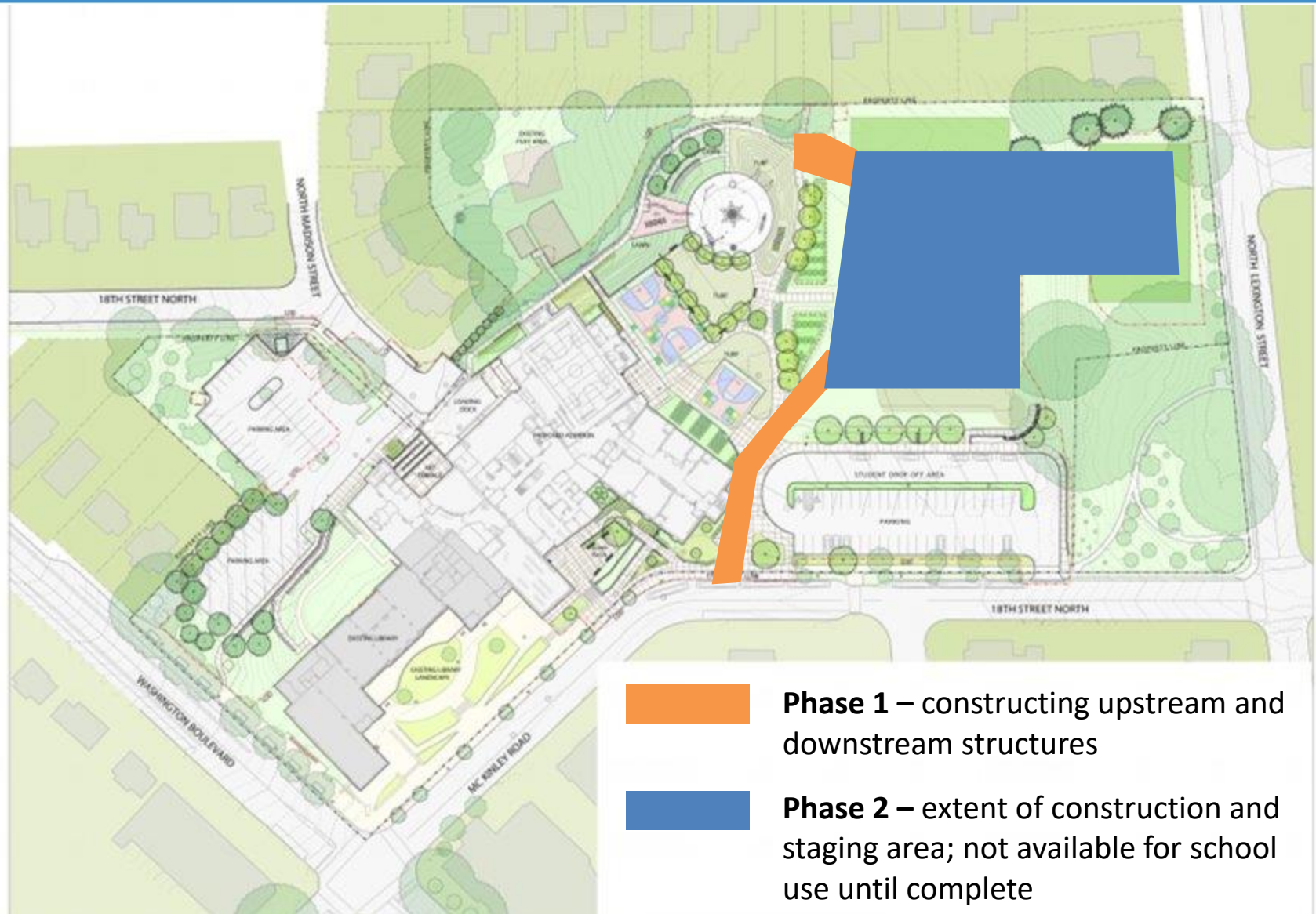
- In a July 2020 letter agreement the County agreed to allocate approximately \$37,500 to APS for design studies and construction estimating exploring potential stormwater management solutions.
- Since that time APS and County staff, with assistance from a variety of consultants, collaborated to develop a solution that best meets County storm water goals without delaying the school opening.
- As a result of this preliminary effort it was decided to construct the stormwater facility in two phases.



View from McKinley Road / 18th Street

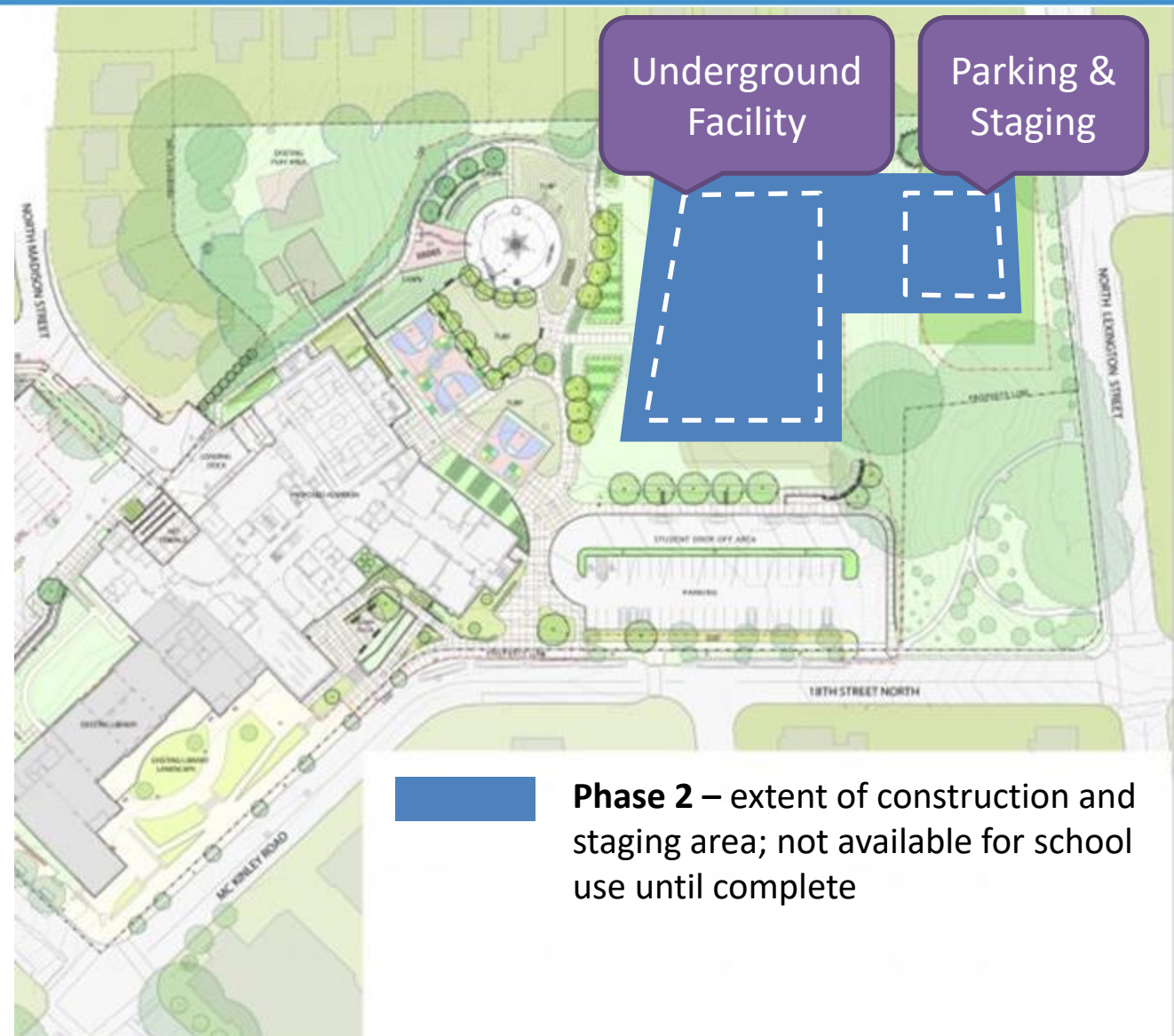
Stormwater Improvement Construction Phases

- **Phase 1:** underground piping between existing stormwater main and future Phase 2 detention facility; construction to occur before school opening.
- **Phase 2:** underground detention facility and completion of play fields; construction to occur concurrently with school operation.



Phase 2 Stormwater Improvements

- Phase 2 will consist of a large underground detention facility, likely constructed of pre-cast concrete segments.
- To reduce impacts to school operations, parking and staging is expected to occur adjacent to Lexington Street.
- County considered several storage capacity options, but opted for the larger size vault (540,000 cf) to provide more storage capacity
- County anticipates proceeding with Phase 2 construction immediately following completion of the school, pending availability of funding.
- Construction completion date is contingent on final size of the storage structure.



- The County has agreed to pay for all associated expenses, including APS management and administrative costs.
- Phase 1 costs are identified in the proposed APS Superintendent and County Manager letter agreement. County Board action on the agreement is anticipated at the December 12, 2020 meeting.
- Phase 2 costs are TBD because design is still ongoing. Project funding will require revision once an estimate is established and the County has agreed to proceed with the work.

	Final Design ¹	Proposed
Major Construction Bonds	\$ 44,250,000	\$ 44,250,000
Capital Reserve ²	\$ 4,000,000	\$ 4,000,000
Other (Operating) ³	\$ 1,250,000	\$ 1,250,000
Subtotal	\$ 49,500,000	\$ 49,500,000
ACG/APS Jointly Funded Items		
APS Funding	\$ 2,750,000	\$ 2,750,000
ACG Funding ⁴	\$ 2,750,000	\$ 2,750,000
Subtotal	\$ 5,500,000	\$ 5,500,000
ACG Funded Items		
Stormwater Phase 1	\$ 0	\$ 1,544,251
Stormwater Phase 2	\$ 0	\$ TBD
Subtotal	\$ 0	\$ 1,544,251
Grand Total	\$ 55,000,000	\$ 56,544,251
Notes:		
1. School Board approved on September 19, 2019.		
2. School Board approved transfer on October 5, 2017.		
3. Furniture and equipment that cannot be bond funded.		
4. Contribution from Arlington County is currently being finalized and is expected to be complete prior to School Board approval on September 19, 2021.		

The Superintendent recommends the School Board approve the following actions:

- Authorize the Superintendent to sign the Phase 1 letter agreement;
- Approve revised project funding as shown on Exhibit A;
- Increase project budget to match revised project funding;
- Approve a change order of \$198,288 to VMDO Architects; and
- Approve a not to exceed change order of \$911,000 to Gilbane.
- *APS & County Staff are now working on Phase 2 design and construction documents and draft agreements.*





- **New School Renderings**
- A view showing the new school entry courtyard, the four-story academic tower and the two-story admin areas and the second floor Cafeteria. The existing gym which becomes the new library is on the left with the clock

View of the new school entry courtyard

- **New School Renderings**
- The four-story academic tower and the playing fields, basketball courts as well as outdoor playing spaces with trees to provide shade.



View of the outdoor playing areas which is also emergency vehicle access

New School Renderings

A view of the fields in the foreground. This is mainly the area that will be unavailable due to the Phase 2 Stormwater Construction



View of the fields

Construction Update

- After over a year of construction, including nine months of a global pandemic, the **project remains on schedule and on budget** for an August 2021 school opening!



View from field



View of Cafeteria terrace



Cafeteria interior



View of the Cafeteria storefront



Main entrance lobby



Musical instrument storage in music rooms



First floor art classroom



First floor art terrace with new ramps

Additional Timelines

- **New School opening: First day of school; August 30, 2021**
- **Staff will be welcomed into the building in late July / Early August 2021**
- **Playing courts and playground will be available for the first day of school 2021**
- **Phase 1 of the Stormwater will be completed before the start of school**
- **Phase 2 of the Stormwater project will be completed in the Summer / Fall 2022**
- **All fields will re-open Winter 2022 or Spring 2023 depending on Landscaping**
- **Projects updates are available on the APS D&C project website, link below**
- **<https://www.apsva.us/design-and-construction/new-elementary-school-at-reed-building/>**
- **APS D&C Project Manager: Aji Robinson: Ajibola.Robinson@apsva.us 571.238.0334**

Thank You!