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/
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 throughout 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
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.
• 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
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 PLAN

OUTDOOR LEARNING/GARDEN LAB
OUTDOOR GATHERING/stage

ENTRY PLAZA

BIORETENTION URBAN ECOLOGY LAB WITH INTEGRATED FIELD SEATING

RECREATION FIELD

330' x 170'
SITE AERIAL VIEW
VIEW FROM OLD DOMINION
BASEMENT PLAN

NEW ARTS AND TECHNOLOGY SUITE

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

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QUINN EVANS ARCHITECTS
LOGISTICS PLANS

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

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LOGISTICS PLANS

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

Legends
- Laydown/Staging Area
- Pedestrian Site Access Route
- Temporary Stairs/Ramps
- Temporary Restrooms
- Crane Ped/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.
LOGISTICS PLANS

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

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

2017

2018

2019
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 8\textsuperscript{th}: School Board information item for Final Design and GMP Award

• March 22\textsuperscript{nd}: School Board action item for Final Design and GMP Award

• April: Start Construction