

## Career Center Working Group

### MEETING SUMMARY

Career Center Working Group

Meeting No. 9

Date: April 30, 2018

Location: Arlington Career Center

Participants: Kathleen McSweeney (KMc), CCWG Chair  
Matt Mattauszek (MM), ACG  
Sarah Johnson (SJ), APS  
Michael DePalma (MD), APS  
Robin Cook (RC), APS  
Sarah Putnam (SP), APS  
+ Attached List of Attendees

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#### • **Welcome/Introduction**

- Kathleen gave the intro and overview and timeline
- BLPC and PFRC to begin in Sept 2018
- CCWG developing principles, not building design

#### • **Introduction to Phasing**

- MM shared that there are some common understandings the group needs to define phasing; these definitions can be revised
- Phased development concept important; things will be delivered in stages and how will it be determined what happens when
  - Phases impacted by capacity, site constraints and funding

#### **CIP Debrief**

Time was spent discussing the presentation about the Career Center that took place on April 24 at School Board Work Session on the 2019-2028 Capital Improvement Plan. Key takeaways:

- This was the first work session about the CIP and the content will evolve throughout the process
- Although aspects of the career center discussion were called “phases” they are “stages” and did not pre-empt the work of the CCWG
- The slide with text breakdown; phased development is used consistently throughout the document; 800 is per the charge; the rest of it are things that could happen, in no particular order
- Included amenities that the CCWG discussed (fields, parking, demolition of Henry and costs for replacement ES seats)
- No pool was shown as separate or as part of a building; have requested that this be added

- The estimates are in 2019 dollars and are expected to include a 4% escalation rate for each year the project is delayed
- The CIP discussion informs the CCWG work but doesn't determine it. However, it's helpful to see some budget estimates.
- The Sup't will provide his recommended CIP on Thursday but not finalized until the end of June
- The School Board asked to have costs for amenities that would make the CC site comparable to the three other high schools
- Looking at ES deficit – should have an additional line for a new ES school – this is available on slide 22; will be added to chart with additional HS costs
- SB approved 600 seats for Arl tech. This summer 200 seats being added, increasing the number of seats to 350. The following year, more modifications will be made to raise the seat total to 600.
- 800 was a vision for the program; this was before the 1300 seats was a consideration. Going forward, the CCWG should consider 600 seats
- Questions/Comments
  - Questions were raised about the K-12 instructional vision and whether there will there be an option for neighborhood students to cross enroll with ArlTech courses.
  - Discussion about underground parking: balancing the expense when newer TDM options might become available vs the current reality of parking issues in the neighborhood
  - Questions whether the 800 students should be grouped at Highland and the consequence of having the pool within the building or on 9<sup>th</sup> street.
- Shared upcoming schedule for CIP meetings

Thinking about what you've seen, modelling, conversation about principles, massing and density and the number of students we've discussed on the low and high end, any initial thoughts on this?

- Not in favor of ES on the site; got slipped in and there's no consensus on this; land bank says ES but as a holder
- Is a natural field included in addition to the synthetic turf (like at TJ); if talking about having green space, doesn't make sense to have only synthetic turf
- Uncomfortable with rendering b/c no buffer between fields and homes on Highland; the rendering implies specific design
- Struck how much real estate vs. school. Acreage more at YHS and WL; may need to consider off site field use; as long term growth continues, will need the seats somewhere
- Why looking at 2 multifielids? YHS has one field and three diamonds. At the May 17 meeting, can we discuss this. More ppl are saying that they want non-programmable space. This neighborhood getting more people but does not have a lot of open space
- Does not want children bussed everywhere to access fields. Sum total of seats should be comparable to other HS. Would be ok closer to 3000. 3,550 seats too many. Need to stay within recommended max size required.
  - Perhaps not above 2700.
- Playing fields at YHS ugly; fields come up to ths street and set aside by chains. Having some green/open space more attractive and option for students who don't play sports; make it a more comfortable campus. The site could be a masterpiece and desirous. The excellence of the school is not tied to outside space. This will be an urban school; there are other models for HS where physed is made up in other ways (e.g., gym memberships)
- HS students more excited to food trucks than open space; need to pursue South Block to provide more flexibility
- Questions/Comments:
  - Question regarding swing space: There are students who will be at the career center during construction. What are the costs for swing space? That cost is included in the phasing numbers – and will be onsite.

- **Examples of Phasing for Arlington School Projects (Yorktown HS and Abingdon ES)**

**Yorktown - Robin Cook, Project Manager for Career Center Projects**

- Showed typical project lifecycle. Showed the group that they were at the generation (or iteration) process
- Had to look at how do you do it with students, construction safety, etc. Project had three phases:
  - Phase 1: went clockwise. Parks and Rec allowed use of tennis courts for relocatables and staging.
  - Phase 2: occupied bldg finished in phase 1 and began working there.
  - Phase 3: took down gym and built a courtyard. Built out parking lot and resurfaced tennis courts. Parking completed last to provide staging. Cheaper to get seats online; so found parking offsite. Was critical to phase 3.

Lesson learned: delivery routes important. In the beginning, had a strict delivery route agreed to with the community to minimize distribution. There was another commercial project that started as well; meant deliveries began in earlier (6am). Also an issue with getting down 28<sup>th</sup>; very constrained

- Did regular community updates. Important to develop a rapport with neighbors.
- Questions/Comments
  - Question: How many kids were in relocatables?
    - Answer: *4 on the tennis courts (120 students), then there were 8 trailers (200 students).*
  - Question: All phases were funded at the beginning. Is the phasing being done for the career center being done differently?
    - Answer: The charge indicates that the work will feed into future CIPS. Phase 1 done deal; it's in the charge.
  - Question: What amenities were not available?
    - Answer: Only amenity not available to students were the tennis courts. Phase 1, auditorium not available for 1 year. There was a small performance space but it didn't work out so they used some other performance spaces.
  - Question: Was there sufficient staff parking during construction?
    - Answer: Use permits don't allow construction workers to park in the neighborhood; so they parked at the Knights of C. Staff parking was not disturbed, but student parking might have been.
  - Question: When talking about the 800 seats by 2022, do you envision that being broken into stages?

YHS fairly traditional but at CC, there are shops that are not easily relocated. No discussion about that yet; would be done at a later stage. But it's on the radar.

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**Abingdon – Ajibola Robinson, Project Manager for the Abingdon renovation project**

- Students had to remain on-site so the renovations took place in 9 stages and utilized relocatables for classrooms, physed, administrative offices and teacher prep. Even had to move election space for 2 years during renovations
- The building phases were change to accommodate community wishes. Built down slope.
- Community engagement important. Helped keep community informed and helped ot mitigate resident complaints during construction. Helped keep community informed. The community also benefits from using the loop outside. Important to think about spaces the community might want to use after school.
  - Question: Was the entire project funded at the start?
    - Answer: Yes.

- Question: What was the total addition, creating of seats?
  - Answer: From 589 to 725. 589 was physical capacity – not including relos.
- Question: When planning for Fleet APS said the capacity would be 725 but raised it to 752. Now it seems that relocatables will be needed to accommodate all neighborhood students. Did this happen at Abingdon?
  - Answer: No. There was an initial dip in enrollment was in year one but rebounded in year 2. School currently at 690; might not hit capacity within next three years but there will be ES boundaries.

There are flex rooms that are not included as classrooms. They don't have natural light so that's why they're not included. There are also small instruction classrooms. This allows the school to grow as needed.

- Question: Based on the two presentations, what were the only amenities off-site?
  - Answer: Parking, one gym (a relo was used was used for 1 year) and one auditorium. Students did not they didn't have fields; kids played on black tops. Parking and fields are often offline.

### **Public comment**

Resident from Penrose:

Budget presentation was difficult to understand. Would like clarification about the number of students that would be on the site. Also asked about a cost estimate for a full buildout for 800 seats with everything delivered on time (fields, theater, gym, pool).

Resident from Columbia Heights:

Agreed that there needs to be a multipurpose field on site. Took issue with having a school exceeding 3000+ students in addition to the 3-4 programs. In favor of having smaller, neighborhood comprehensive high school to help relieve crowding at WHS and WL.

- Question asked about the cost to demolish the current Career Center building and rebuild on the same site
    - Answer: APS has not done a cost estimate study on demolition for a number of reasons: anytime you can salvage the shell of the building you save about 30-33% of construction cost; inefficient to demolish and then rebuild on the same site; escalation of steel costs. The bldg. can handle 1 more story.
  - Question: What happens if the CCWG doesn't reach consensus? Will APS go back to the drawing board?
    - Answer: This has happened in the past and there examples of how this was handled.
- Tour of Abingdon Elementary

End of Meeting