DESIGN OVERVIEW & OTHER UPDATES
APS UPDATE ON STATUS
PARKING SCENARIOS
AREA & COST REDUCTION STUDIES
DISCUSSION
WILSON SCHOOL SITE

The Wilson School site is located in Rosslyn, VA along Wilson Blvd, right at the edge of the Rosslyn Central Business District.
VERTICAL SCHOOL + COMMUNITY

Understanding that the Wilson School will be spread across multiple levels, the main goal was to provide a central space that connects the buildings levels and provide access to outdoor spaces adjacent to all levels.
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VERTICAL SCHOOL + COMMUNITY

Understanding that the Wilson School will be spread across multiple levels, the main goal was to provide a central space that connects all buildings levels and provide access to outdoor spaces adjacent to all levels.
OPEN SPACES & BUILDING LOCATION
As a starting point, a stacked bar of typical classrooms is located in the middle of the site. This allows for the open space behind the building to be connected to the adjacent park, and protected by the building. Towards Wilson Boulevard a portion of the site is reserved for civic uses.
TERRACES CONNECTING SCHOOL TO FIELD

To create green space adjacent to the instructional spaces the bars are rotated along a single hinge point. This creates sequential terraces leading from the instructional spaces of the school to the field.
LARGE, OPEN & COMMUNITY PROGRAMS ALONG WILSON BLVD

Beneath the rotated classroom bars is a large open ground floor with varying ceiling heights. The large and public functions of the building are placed here. The result is also that all of the spaces shared with the community are located along the site’s public edge at Wilson Blvd.
SITE MANIPULATIONS FOR ENTRIES AND DAYLIGHT

Manipulations to the landscape and ground surface create daylight to the lower level, access under the field to the Stratford Program, and access to 18th St. The remaining wedges facing Wilson Boulevard are programmed as small public parks, one near the entrance to the school and another facing the corner of Wilson & Quinn.
ACTIVATED TERRACES

Each of the terraces have their own themes relating to the use of the floor they are accessed by. These terraces give an opportunity for an urban school to have a 1-story feel, that otherwise would not be possible in a 5-Story school.
24

August 6, 2015

Dr. Patrick Murphy
Superintendent
Arlington Public Schools
1426 26th Street, North
Arlington, Virginia 22207

Dear Dr. Murphy,

I am pleased to report to you on behalf of the Building Level Planning Committee (BLPC) for the new school building on Wilson Boulevard. The committee selected “Fanning Bars” (concept 3) to be further developed as the schematic design phase. This new facility, which will house 775 students enrolled in the H-B Woodlawn Program and the Stratford Program, as well as other smaller school initiatives currently housed on Vacation Lane, promises to be an important new educational asset for Arlington, as well as a vital community resource for those who live and work in Roslyn.

As part of its work this spring, our BLPC reviewed a number of concepts for the building, as well as research findings and information provided by consultants and APS staff related to the geographic characteristics of the site, plus data on transportation and parking options for students, staff and visitors. The architects presented three concept designs for the project, and, by strong majority agreement the committee selected “Fanning Bars” (concept 3) as the best way forward for this project.

The concept design selected by the BLPC seemed the best choice in that it meets the building and site goals set out by APS and presents a creative, yet practical, building that will be an architectural centerpiece for the community.

The concept drawings place the building facing Wilson Boulevard to integrate the building into the existing urban environment, while the design of the building still allows for adequate solar exposure. The current plan calls for bus drop-off for both programs on North 18th Street, along the proposed athletic field, with a covered entrance for Stratford students adjacent to the parking structure. Parent drop-off is proposed along North Quinn Street. The building’s position on Wilson Boulevard also allows for the school’s athletic field and nearby park to maximize contiguous open space in the neighborhood.

The design provides both indoor and outdoor educational and recreational spaces for each program, as well as integrated spaces for all students to share. Additional recreation and outdoor amenities will be available on the roof of the building for use by the school, and some of these facilities will likely be available to the community, as well.

My fellow BLPC committee members and I look forward to continuing our work during the schematic design phase of this project this fall, as well as continuing our collaboration with others in our community to improve the new school in Roslyn for a successful opening.

Sincerely,

Melissa McCracken
Chair, Building Level Planning Committee
Wilson Project

August 7, 2015

The Rebecca Stone-Vanderlinden, Chair
The Arlington County School Board
1426 26th Street, North
Arlington, Virginia 22207

RE: Wilson School—Concept Design

The Public Facilities Review Committee (PFRC) has so far held three (3) meetings during 2015 to consider Arlington Public Schools’ (APS’) concept design plan for a new Wilson Secondary School. The main issues discussed at the Wilson School meetings were related to building siting, maximizing the amount of open space on the site, ensuring public access to the recreation space, and parking. Some of the main issues discussed are summarized below:

Building Siting and Design
The PFRC reviewed five concept designs for the building design and siting of the proposed school building, including a consideration of both street, Wilson Boulevard or 18th Street North, for the intended building. Members of the PFRC felt strongly that the school should be sited along Wilson Boulevard. Although APS’ design team presented options for placement along both 18th Street and Wilson during the process, the design team selected the sited school along Wilson Boulevard. The design team also presented several alternatives for the design and siting of the school. The PFRC generally endorsed the current standard design, known as the “Fanning Bars” design.

At its July 15, 2015, meeting, an informal straw poll of members showed that an overwhelming majority of the PFRC supported both the location of the school building along Wilson Boulevard and the “Fanning Bars” concept.

A citizen advisory committee to be of interest to the placement of public amenities. Members continue to have a desire to have elements, as much as practicable, to be attractive, open, and accessible by the general public.

Ultimate Frisbee and Elevated Playing Fields
The PFRC discussed initially dealt with the use of open space on the site. The PFRC dealt with the design, expressed by some members of the community currently using the Stratford School site, of locating a regulation-size Ultimate Frisbee field on the Wilson site. APS’ design team provided a number of drawings showing the configuration of a playing field on the site, with frontage on the Wilson Boulevard or 18th Street North. After evaluating existing site characteristics and Frisbee field requirements, it was clear that a regulation-size Ultimate Frisbee field would not fit within the boundaries of the school property. However, an informal poll for APS members’ preferences for location of the school along Wilson Boulevard were to allow for creation of the largest, contiguous open space on the 18th Street North side of the site.
WILSON BOULEVARD ENTRANCE REMOVED DURING RENOVATIONS
WILSON BOULEVARD ENTRANCE
We are interested in incorporating this pattern/material in some way in the new building.
We are interested in incorporating this pattern/material in some way in the new building.
H-B WOODLAWN HISTORIC ELEMENTS @ STRATFORD BUILDING

Yearbook walls

Gym Floor from H-B Woodlawn Program's Original Site.

Fish Pond in Lobby
ROSSLYN HIGHLANDS PARK +
BIG will be working with the county parks & recreation department to study the public/open spaces in the WRAPS area. We are currently finalizing the terms of the contract and expect to start work by the end of next week.
New Stratford Middle School & New Wilson School
Options for Completing within Funding Available
School Board Work Session
October 6, 2015
SCHOOL BOARD WORK-SESSION
October 6, 2015
New Stratford Middle School & New Wilson School Options for Completing within Funding Available School Board Work Session
October 6, 2015
Objectives

• Respond to School Board charge to present options to complete both Stratford and Wilson projects within funding available

• Obtain feedback from the School Board on how to proceed
CIP - 12/2014

Stratford Building
- 1,000-seat middle school
- Addition(s) plus renovation
- To open September 2019
- $29.2 M funding

Wilson Site
- New building for H-B and Stratford programs
- 775 seats total (70 new seats)
- To open September 2019
- $80.2 M funding

Remaining CIP Secondary Seats
- 230 seats at a location TBD
- $16.6 M funding

Total CIP funding $126.0 M ($121.0 M bond + $5.0 M reserve)
Total Project Cost Estimates Concept Design 8/2015

Stratford MS:
- $43.3 - $47.5 M / $14.1 - $18.3 M over

Wilson:
- $100.7 M / $20.5 M over

- Estimates prepared by professional cost estimators in conjunction with architect/engineering team.
- Further verification and reconciliation will occur with independent estimates prepared by the Construction Managers at Risk.
Reasons for Increased Cost

- Substantial increase in **construction costs**, also affecting **escalation**, contingencies and other soft costs
- **Custom educational specifications** for the Stratford and H–B programs increase Wilson building areas
- Extent of **community improvements** identified during concept design
- APS Design & Construction **staffing costs** reassigned from operating to project costs
## Stratford and Wilson – Summary of Options

### CIP as of 4/2015

<table>
<thead>
<tr>
<th>Estimate (Millions)</th>
<th>Bond Funding (Stratford &amp; Wilson)</th>
<th>Other Funding*</th>
<th>Total</th>
<th>New Seats</th>
<th>Remaining Seats Needed</th>
<th>Remaining Bond Funds (Millions)</th>
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<tbody>
<tr>
<td></td>
<td>$109.4</td>
<td>$0.0</td>
<td>$109.4</td>
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<td>230</td>
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### Options with an addition at Stratford MS

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<th>Estimate (Millions)</th>
<th>Bond Funding (Stratford &amp; Wilson)</th>
<th>Other Funding*</th>
<th>Total</th>
<th>New Seats</th>
<th>Remaining Seats Needed</th>
<th>Remaining Bond Funds (Millions)</th>
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</thead>
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<tr>
<td></td>
<td>$109.1 to $114.1</td>
<td>$9.9</td>
<td>$119.0 to $124.0</td>
<td>1,050 to 1,070</td>
<td>230 to 250</td>
<td>$11.9 to $16.9</td>
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### Options without an addition at Stratford MS

<table>
<thead>
<tr>
<th>Estimate (Millions)</th>
<th>Bond Funding (Stratford &amp; Wilson)</th>
<th>Other Funding*</th>
<th>Total</th>
<th>New Seats</th>
<th>Remaining Seats Needed</th>
<th>Remaining Bond Funds (Millions)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>$82.5 to $89.4</td>
<td>$8.3</td>
<td>$90.8 to $97.7</td>
<td>815 to 920</td>
<td>380 to 485</td>
<td>$36.6 to $44.5</td>
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</tbody>
</table>

*Other Funding includes Non 20-year Items (furniture, technology, equipment, etc.) and Community Improvements
Funding Analysis
Funding Sources for Capital Projects

1. Bond Sales
2. Other
   - Capital Reserve
   - Major Construction Reserve
   - Minor Capital/Major Maintenance (MC/MM)
   - Joint School Board/County Board Fund for Community Improvements
## Funding Sources for Recent Capital Projects

<table>
<thead>
<tr>
<th>Funding Source</th>
<th>Ashlawn</th>
<th>Discovery</th>
<th>McKinley</th>
<th>Abingdon*</th>
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<tbody>
<tr>
<td>Approved CIP</td>
<td>$14.9</td>
<td>$43.1</td>
<td>$20.1</td>
<td>$28.8</td>
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<tr>
<td><strong>Project cost:</strong></td>
<td></td>
<td></td>
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<tr>
<td>Adopted Bond Sales</td>
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<td>$25.8</td>
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<tr>
<td>Capital Reserve</td>
<td>$16.4</td>
<td>$14.9</td>
<td>$0.9</td>
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<tr>
<td>Major Construction Reserves</td>
<td>$0.3</td>
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<tr>
<td>Major Capital HVAC/Roofing Bonds</td>
<td>$1.4</td>
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<td>MC/MM</td>
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<td>Joint SB/CB Fund</td>
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<td>$3.1</td>
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<td><strong>Total</strong></td>
<td>$21.3</td>
<td>$43.8</td>
<td>$22.0</td>
<td>$31.7</td>
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* Abingdon is currently in design; Joint SB/CB Funding is estimated and has not be finalized.
Wilson Site Options
**Cost Saving Strategies**

- **“Fanning Bars”**
  - 5 levels above ground

- **“Box”**
  - 7 levels above ground

- Simplify building design to “Box”: ~$2.5 M savings
- Consider alternative parking strategies: ~$7.4M Savings
- Reduce area of building
  - More efficient layout/building system: ~$1.7 M savings
  - Omit black box theater: ~$0.8 M savings
  - Smaller classrooms/labs: ~$0.3M savings
- Reduce number of seats for Stratford Program
  - Reduce to 25 seats: ~$0.9M savings
  - Stratford Program not moved to Wilson: ~$5.1M savings
Consider Alternative Parking Strategies

Alternatives to 92 structured parking spaces included in “Fanning Bars” and “Box” concept designs:

- Parking structure $7.4M
- Omit parking structure / lease spaces in adjacent commercial parking structures
- Share parking with Penzance
- Penzance funds three levels of parking below entire site to reduce rock excavation on its site
- APS spaces fully funded by Penzance, or
- APS receives compensation and then leases spaces from Penzance
## Wilson – Summary of Options

<table>
<thead>
<tr>
<th>Option*</th>
<th>Estimate (Millions)</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>Bond Funding</td>
<td>Other Funding</td>
<td>Total</td>
<td>GSF</td>
<td>Seats</td>
<td>GSF per Seat</td>
<td>Cost per Seat</td>
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<td>“Fanning Bars” Relocate Stratford Program</td>
<td>$80.1</td>
<td>$5.7</td>
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<td>150,000</td>
<td>725</td>
<td>207</td>
<td>$118,300</td>
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<tr>
<td>“Fanning Bars” Omit Black box Theater and Reduce Classrooms SF, Reduce Stratford Program Seats</td>
<td>$83.1</td>
<td>$5.7</td>
<td>$88.8</td>
<td>159,000</td>
<td>750</td>
<td>212</td>
<td>$118,400</td>
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<tr>
<td>“Box”</td>
<td>$84.5</td>
<td>$5.7</td>
<td>$90.2</td>
<td>167,000</td>
<td>775</td>
<td>215</td>
<td>$116,400</td>
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<td>“Fanning Bars” Reduce Stratford Program Seats</td>
<td>$85.7</td>
<td>$5.7</td>
<td>$91.4</td>
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<td>750</td>
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<td>$121,900</td>
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<td>“Fanning Bars”</td>
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<td>775</td>
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<td>CIP</td>
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<td>N/A</td>
<td>775</td>
<td>N/A</td>
<td>$103,500</td>
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*All options assume alternative parking strategy and more efficient layout/building systems. Many other combinations of options are possible.

**Other Funding includes Non 20-year items (furniture, technology, equipment, etc.) and Community Improvements
## Preliminary Milestone Schedules

### Stratford Middle School

<table>
<thead>
<tr>
<th>Event</th>
<th>Start</th>
<th>Finish</th>
<th>2015</th>
<th>2016</th>
<th>2017</th>
<th>2018</th>
<th>2019</th>
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<tbody>
<tr>
<td>Design (22 months)</td>
<td>Apr-2015</td>
<td>Jan-2017</td>
<td></td>
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<tr>
<td>SB Approves Schematic Design</td>
<td>Feb-2016</td>
<td>Feb-2016</td>
<td></td>
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<tr>
<td>Use Permit Approval</td>
<td>Jun-2016</td>
<td>Jun-2016</td>
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<tr>
<td>SB Approves Final Design</td>
<td>Jan-2017</td>
<td>Jan-2017</td>
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<tr>
<td>GMP/Procurement (4 months)</td>
<td>Feb-2017</td>
<td>May-2017</td>
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<tr>
<td>SB Approves CMR Construction Contract</td>
<td>May-2017</td>
<td>May-2017</td>
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<tr>
<td>Construction (26 months)</td>
<td>Jun-2017</td>
<td>Jul-2019</td>
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<tr>
<td>Furniture/Technology</td>
<td>Aug-2019</td>
<td>Aug-2019</td>
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<tr>
<td>School Opening</td>
<td>Sep-2019</td>
<td>Sep-2019</td>
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### Wilson School

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<tr>
<th>Event</th>
<th>Start</th>
<th>Finish</th>
<th>2015</th>
<th>2016</th>
<th>2017</th>
<th>2018</th>
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<td>Dec-2016</td>
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<tr>
<td>Furniture/Technology</td>
<td>Jul-2019</td>
<td>Aug-2019</td>
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<td>Sep-2019</td>
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</table>

**Today**
Next Steps
Next Steps

- **Stakeholder Meetings**
  - Stratford MS BLPC meetings: Oct. 13 & 26
  - Wilson BLPC meeting: Oct. 14 & 28
  - Stratford MS & Wilson PFRC meetings: Oct. 15
  - FAC meeting: Oct. 19

- **School Board Items**
  - Stratford MS and Wilson **Concept Design Info**: Nov. 5
  - Stratford MS & Wilson **Concept Design Action**: Nov. 16
COORDINATED COST ESTIMATE
SUMMARY OF COST ESTIMATE

THIS WAS WITHIN 1% OF OUR ORIGINAL ESTIMATE!

$101,565,000  PROJECT COST

$550,000  APS DESIGN & CONSTRUCTION STAFFING

$102,115,000  TOTAL

$80,200,000  BOND FUNDING APPROVED BY CIP

$1,862,000  TECHNOLOGY & OPERATIONS BUDGET

$3,233,000  NON APS FUNDING (COUNTY, ETC)

$16,819,000  APS FUNDING TBD
PARKING SCENARIOS
CURRENTLY DESIGNED PARKING GARAGE

92 SPACES
CURRENTLY DESIGNED PARKING GARAGE

ENTRANCE REDUCES FLAT PORTION OF FIELD
## COMPARISON OF SCENARIOS

### APS BUILT GARAGE
- APS OWNED AND CONTROLLED PARKING GARAGE
- 92 SPACES FOR H-B WOODLAWN & STRATFORD PROGRAMS
- ADDITIONAL ~40 SPACES LEASED AT NEARBY GARAGE
- GRADUALLY LOWER LEASED SPACES AMOUNT TO TDM TARGET OF 92 SPACES

### NO GARAGE; LEASED SPACES
- LEASE ~130 SPACES AT NEARBY GARAGE(S)
- GRADUALLY LOWER LEASED SPACES AMOUNT TO TDM TARGET OF 92 SPACES
- PLENTY OF PRIVATE GARAGES IN AREA TO NEGOTIATE WITH, MANY WITH SURPLUS SPACES
- NO RAMP ON INTRUDING ON FIELD, POSSIBLY LARGER FLAT AREA OF FIELD

### PENZANCE BUILDS GARAGE ON APS PROPERTY
- PENZANCE BUILDS THEIR GARAGE PARTIALLY ON APS SITE
- 92 APS SPOTS TO BE INCLUDED
- ADDITIONAL ~40 SPACES COULD BE LEASED AT THIS OR OTHER GARAGE
- FINANCIAL/CONTRACTUAL AGREEMENT TO BE DEVELOPED
- PENZANCE’S MOTIVATION WOULD BE TO SAVE $$$ BY NOT GOING AS DEEP ON THEIR SITE
- NO RAMP ON INTRUDING ON APS FIELD, POSSIBLY LARGER FLAT AREA OF FIELD
COST REDUCTION STUDIES
PARKING GARAGE OPTIONS
## Comparison of Scenarios

<table>
<thead>
<tr>
<th>APS Built Garage</th>
<th>No Garage; Leased Spaces</th>
<th>Penzance Builds Garage on APS Property</th>
</tr>
</thead>
<tbody>
<tr>
<td>APS owned and controlled parking garage</td>
<td>Lease ~130 spaces at nearby garage(s)</td>
<td>Penzance builds their garage partially on APS site</td>
</tr>
<tr>
<td>92 spaces for H-B Woodlawn &amp; Stratford programs</td>
<td>Gradually lower leased spaces amount to TDM target of 92 spaces</td>
<td>92 APS spots to be included</td>
</tr>
<tr>
<td>Additional ~40 spaces leased at nearby garage</td>
<td>Plenty of private garages in area to negotiate with, many with surplus spaces</td>
<td>Additional ~40 spaces could be leased at this or other garage</td>
</tr>
<tr>
<td>Gradually lower leased spaces amount to TDM target of 92 spaces</td>
<td>No ramp on intruding on field, possibly larger flat area of field</td>
<td>Financial/contractual agreement to be developed</td>
</tr>
</tbody>
</table>

### Savings

- **$0 Savings**
  - APS would need to pay for leased spaces offsetting some of the savings
- **~$7,000,000 Savings**
  - No ramp on intruding on APS field, possibly larger flat area of field
### SUMMARY OF COST ESTIMATE WITHOUT GARAGE

<table>
<thead>
<tr>
<th>Item Description</th>
<th>Cost</th>
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<tbody>
<tr>
<td>PROJECT COST</td>
<td>$101,565,000</td>
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<tr>
<td>SAVINGS FROM GARAGE**</td>
<td>-$7,019,000</td>
</tr>
<tr>
<td>APS DESIGN &amp; CONSTRUCTION STAFFING</td>
<td>$550,000</td>
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<tr>
<td>UPDATED TOTAL</td>
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</tr>
<tr>
<td>BOND FUNDING APPROVED BY CIP</td>
<td>$80,200,000</td>
</tr>
<tr>
<td>TECHNOLOGY &amp; OPERATIONS BUDGET</td>
<td>$1,862,000</td>
</tr>
<tr>
<td>NON APS FUNDING (COUNTY, ETC)</td>
<td>$3,233,000</td>
</tr>
<tr>
<td>APS FUNDING TBD</td>
<td>$10,862,000</td>
</tr>
</tbody>
</table>

**This is different from number previously shown, as it reflects the coordinated estimate.**
REVISIONS TO DESIGN
$2.5M SAVINGS COMPARED TO "FANNING BARS" SCHEME

This scheme has not yet been designed, actual savings would be pending a revised concept design. Delays in schedule also are not incorporated.
VALUE FOR $2.5M

COST REDUCTION STUDIES
REVISIONS TO DESIGN
DISCUSSION