

30 November 2015

MEETING NOTES

RE: BUILDING LEVEL PLANNING COMMITTEE #15
STRATFORD MIDDLE SCHOOL
ARLINGTON, VIRGINIA
31406600



2121 WARD PLACE, NW, 4TH FLOOR
WASHINGTON, DC 20037
202 298 6700

Meeting Date & Time: 23 November, 7:00-9:00 PM
Location: H-B Woodlawn Library

Attendees:

BLPC

Graham McBride – Asst. Principal H-B
Karen Gerry – Principal, Stratford program (Not Present)
Renee Harber – Asst. Principal Swanson
Carol Burger – H-B Staff (Not Present)
Kathleen Meagher – Director, Secondary Education
Eve Reed – Cherrydale Representative
Ray Sendejas – Cherrydale Representative (Not Present)
Dot Green – Donaldson Run Representative
Susan Cunningham – Donaldson Run Representative – BLPC Chair
Amanda Davis – Maywood Representative
David Barish – Waverly Hills Representative
Doug Taylor – Woodmont Civic Association
Caroline Holt – Lyon Village Representative
Deb Pearson – PTA Taylor
Jen Thompson – PTA Glebe
Rohini Chopra – PTA ASF
Whytni Kernodle – PTA Key (Not Present)
Courtney Hill – (Not Present)
Michael Henry – PTA SMS
Laura Saul Edwards – PTA H-B Woodlawn (Not Present)
Jeff Turner – FAC Representative
Robert Dudka – HALRB Representative (Not Present)
Charles Craig – HALRB Representative
Rebecca Ballo – CPHD staff – Historic Preservation (Not Present)

APS Staff

Ben Burgin – Acting Director, Design & Construction
Bill Herring – Project Manager, Design & Construction (Project Point of Contact)

County Staff

Diane Probus - DPR

Design Team

Carl Elefante – Quinn Evans Architects
Dan Curry – Quinn Evans Architects

This was the fifteenth meeting of the Stratford Middle School Building Level Planning Committee (BLPC). The BLPC is appointed by the Arlington School Board to assist the Facilities and Operations staff and advise the School Board on each major capital / renewal project.

Discussion points are summarized below. This summary presents Quinn Evans Architects' understanding of discussions, decisions, and recommended actions. We request that all

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attendees review these Meeting Notes and notify APS with recommended revisions or questions.

1. INTRODUCTION

- a. Benjamin Burgin (APS) opens the meeting by mentioning new BLPC member Courtney Hill.
- b. Ben reviews the agenda for the meeting.

2. SCHOOL BOARD ACTION

- a. Ben reviews the School Board action that was approved on 11/16/15 at the SB meeting. Action includes the following points:
 - i. Approval of West Option.
 - ii. Approval of site layout with access driveway to Old Dominion; instructs APS to continue to develop the fallback site option with no OD access pending VDOT/County approval of driveway.
 - iii. Middle School to open in fall of 2019, for 1000 students.
 - iv. Funding approved is \$31.26 M with an increase possible up to \$ 36.3 M. BLPC much justify the need for any proposed expenditures above the \$31.26 M.
 - v. An additional \$250K for historic interpretation at the site has been added to the approved project budget. This amount is independent of the project budget.
- b. Susan Cunningham reiterates that the BLPC must justify the costs above \$ 31.26 M.
- c. Dan Curry (QEA) states that the additional funds are not a given, and that options for how to use those funds will be discussed tonight. APS and QEA want to limit the design options to move the project forward.

3. REVIEW OF SCHEDULE

- a. Dan Curry (QEA) presents the rest of the items until the group discussion begins as noted below.
- b. Targeting February 2016 School Board approval of Schematic Design.
- c. Construction to begin summer 2017
- d. The Construction Manager at-Risk (CMR) will be introduced to the BLPC at a future meeting.
- e. Review of proposed BLPC meeting schedule through SD – 6 meetings.
- f. Key decisions to be made in Schematic Design:
 - i. Site design issues – focus on this early because of use permit.
 - ii. Size of addition
 - iii. Exterior design and materials
 - iv. Landscape approach
 - v. Historic interpretation/commemoration.
 1. Is this a BLPC issue?
 - a. Ben Burgin responds that there will need to be a wider group from the community involved in this item.
 - b. Susan comments that the effort will be integrated with the BLPC but not the sole responsibility of this committee.
 - vi. Site and utilities
 - vii. Major systems
 - viii. Renovation scope
 - ix. Cost

4. REVIEW OF \$31.3 M SCOPE

- a. Review of \$6.77 M renovation scope



- i. Three renovation levels identified during concept design:
 1. Heavy
 2. Light
 3. Minor
- ii. Heavy renovation for existing library regardless of what happens to that space.
- iii. Other large communal spaces are in the “minor” category currently.

5. PRIORITIES FOR THE ADDITIONAL \$5M

- a. Summary of BLPC priorities from straw poll taken at end of concept design
 - i. Media Center in the new addition
 - ii. Additional Physical Education space
 - iii. Historic interpretation
 - iv. Improved accessibility
 - v. Increased scope for renovation of existing building
 - vi. Maintaining drama classroom
 - vii. Cafeteria expansion (QEA does not recommend)
 - viii. Sustainability measures for new construction (minimum LEED silver required)
 - ix. Susan adds connection between old and new
- b. QEA suggestions for approach to prioritizing the \$5 M in funding available beyond the \$31.26 M:
 - i. Increase the size of the addition to 40,000 gsf and include a new media center in the addition
 - ii. Explore the addition of an elevator at the east end of the building
 1. Susan comments that if an exterior addition is needed HALRB would work with the BLPC on that.
 - iii. Additional renovation scope. Possibilities for that scope:
 1. Bleachers in the gym.
 2. Cafeteria improvements
 3. Energy retrofits
 4. Right-sizing of existing spaces
 - iv. Jeff Turner asks if these would be add-alternates? Dan Curry responds that we need to commit to the larger addition now to move forward.
 - v. Questions about accelerating the schedule of this project: Ben Burgin responds that it somewhat depends on the Wilson schedule as the projects are linked and that the Stratford CMR, once hired, would provide advice to APS on construction schedule.

6. ED SPEC AND PROGRAM UPDATE

- a. Update from APS instructional staff:
 - i. Another Special Education classroom is needed
 - ii. HILT and Special Education share resources.
 - iii. Media Center needs to be larger
 - iv. A full size classroom is needed for reading
 - v. Drama space and a third music space are wanted
 - vi. PE offices that are existing can be consolidated
 - vii. Health and Language may be able to share a classroom
- b. Test fit for program is presented:
 - i. 1st and 3rd floors are mostly core classrooms for teams
 - ii. 2nd floor is common shared spaces – gym, cafeteria, media center, administrative space.
 - iii. New core at connection between old and new building is going to be more open than that core is currently.



- iv. Need expressed for admin presence at both existing main entrance and new entrance to the addition.
- c. Media Center Design Ideas
 - i. Dan reviewed current trends in K-12 media centers
 - ii. Trend towards collaborative spaces, huddle spaces, hybrid spaces that can be used for more than one activity. Design for after-school use; include maker spaces.

7. GROUP DISCUSSION

- a. Are we planning for a tech space? QEA responds that yes, the trend is towards a "BYO" approach to tech.
- b. Will the new entry and "heart of school" be more attractive to drop off kids? Dan responds that the heart of school is really for the school users once they are inside the building.
- c. Question about where visitor parking would be?
- d. Dot Green comments that the majority of the student activity is on the 1st and 2nd floors with the 3rd floor as less public.
- e. Is anything is going to be on the roof of the new addition? Dan responds that cost has to be a consideration.
- f. Can restrooms for park can be located in the new addition in a location that could be accessible to park users.
- g. Discussion about capacity of existing school:
 - i. How will capacity be calculated? Ben Burgin notes that QEA and APS instructional staff is responsible for confirming and illustrating that the project achieves the 1,000 student minimum.
 - ii. SB raised discussion of capacity = fiduciary responsibility; as the design develops QEA will communicate to the BLPC how the project meets its objectives, including correcting the existing instructional space deficiencies.
- h. How can we accommodate future capacity without building again? Can we expand the gym?
- i. Can we make the auxiliary gym taller by going down? QEA will study that.
- j. Discussion about lockers – already have been made smaller, with no showers.
- k. Dot asks if the County can provide the funds to make the auxiliary gym larger so it can be used for youth basketball.
- l. Is there a reason to build a basement in this new addition?
- m. One of the local civic associations is voting on the designation next week.
- n. Graham comments that his preference is to have no PE locker rooms; Ben responds that this will have to be discussed with APS instructional staff.
- o. Charles Craig commented that HALRB would be ok with addition of lightwells along the north face so that the first floor rooms along that edge could receive light if that was considered.

8. MEETING SUMMARY AND NEXT STEPS

- a. Ben Burgin summarizes:
 - i. Consensus among attendees to relocate media center to new addition
 - ii. BLPC straw poll supports this.
 - iii. APS will follow up with the BLPC re: PE locker rooms and recreation space.
 - iv. Will distribute admin space to support both entrances.
- b. Next meeting: December 7, 2015.

END OF MEETING NOTES

