

## **MOTION: Stratford Middle School Addition / Renovation Concept Design**

The Arlington School Board's adopted 2015-2024 Capital Improvement Plan (CIP) addressed the continued increase in enrollment throughout Arlington County at the elementary, middle and high school levels. The CIP included a process to determine by December 31, 2014 the location or locations of an additional 1,300 secondary school seats to be located largely in the northern part of the County and to be completed in time for the start of school in September 2019. The CIP set the maximum funding available for these seats at \$126.00 million, comprising:

- \$5.00 million in current revenue for planning and design;
- \$4.00 million in 2014 bond funding for planning and design; and
- \$122.2 million, primarily for construction, to be included in the 2016 bond referendum.

As part of its December 18, 2014 amendment to the 2015-24 CIP, the School Board approved an Addition/Renovation to the historic Stratford Building (the Project) to return it to use as a middle school. The Project was approved to create an estimated 1,000 seats, with a maximum of \$29.2 million funding available for the total project cost.

Since December 2014, the Building Level Planning Committee (BLPC), appointed by the School Board, has met fourteen times to consider the Project. The Public Facilities Review Committee (PFRC), appointed by the County Board, has met six times to consider the project. The Advisory Council on Facilities and Capital Programs (FAC) has considered the project at several of its regular meetings. Concerted attention has been paid to the historic nature of the Stratford Building and site through close collaboration with community leaders, four work sessions with the Historical Affairs and Landmark Review Board (HALRB) and several meetings between Historic Preservation Program (HPP) and Arlington Public Schools (APS) staff. Additional meetings held on the project leading up to the Concept Design proposed for School Board action include a joint kickoff work session between the School and County Boards, two School Board work sessions,

a community gallery walk, a meeting with the Donaldson Run Civic Association and a meeting with the Urban Forestry Commission (UFC).

The BLPC and PFRC provided letters to the School Board endorsing the proposed Concept Design dated November 3, 2015 and October 26, 2015, respectively. The FAC also provided a letter dated November 11, 2015 endorsing the proposed Concept Design. The Concept Design was presented by APS staff and the Project design team to the School Board for Information on November 5, 2015.

During the Concept Design phase several design options were considered, ranging in cost from \$31.3 to \$47.5 million. The proposed Concept Design presented to the School Board for Information on November 5, 2015 included an estimated project cost of \$31.3 million. The BLPC recommended that \$5 million additional funding be made available to the Project to ensure that instructional, safety, historic, recreational, community and environmental needs are balanced effectively during the schematic design process. The FAC has supported the BLPC's recommendation for this additional funding in its letter of November 11.

The estimated project cost of \$31.3 million includes \$3.7 million for site related community improvements that would be funded by the County/School Board Joint Fund, including a driveway connection between Vacation Lane and Old Dominion Drive, Vacation Lane traffic and safety improvements, and a signal at Old Dominion Drive. It is anticipated that other community improvements may be required as the design develops to comply with conditions of the Arlington County Use Permit. APS and County staff will continue collaborating to finalize the scope of work for site related community improvements through the remainder of the design process.

Having carefully reviewed the extensive input from the BLPC, PFRC, FAC and various community groups and leaders as well as the Superintendent's recommendation, I move that the School Board approve the Concept Design for the Stratford Middle School Addition/Renovation Project as generally described in Exhibits A through H of the presentation made at the November 16, 2015 School

Board meeting. By approving Exhibits A through H the School Board approves the following aspects of the Concept Design:

- West addition and interior renovation of the existing Stratford Building;
- General site layout and circulation, including the driveway connection between Vacation Lane and Old Dominion Drive and traffic and safety improvements on Vacation Lane;
- An alternative site layout without a driveway connection in the event that the Virginia Department of Transportation (VDOT) and/or the County does not approve a vehicular exit to Old Dominion Drive;
- Minimum seating capacity of 1,000 students;
- Projected completion date to be in time for the start of school in September 2019;
- Total funding available for the Project to range from a minimum of \$31.26 million to a maximum of \$36.3 million;
- Up to \$250,000 additional funding to be made available to provide commemorative artwork/interpretation and signage regarding the historic significance of the Stratford Building; such commemorative artwork/interpretation and signage to be developed in collaboration with senior community leaders; and
- The process to determine the boundary for the new neighborhood middle school to include all stakeholders.

As the Superintendent and staff enter the Schematic Design phase of this project, the School Board requests that every effort be made to complete the project for a total project cost as close as possible to the \$31.26 million minimum funding available. When the Schematic Design is presented to the School Board for consideration and approval, any additional costs must be justified by the BLPC and staff and may not exceed the \$36.3 million maximum funding available. The \$250,000 for commemorative artwork/interpretation and signage shall be in addition to the \$31.26 million to \$36.3 million funding available for the remainder of the project.