



FEASIBILITY STUDY

K. W. BARRETT ELEMENTARY SCHOOL | 4401 NORTH HENDERSON ROAD, ARLINGTON, VA

SEPTEMBER 22, 2025

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PROJECT TEAM

CONSULTANT TEAM

- STUDIO TWENTY SEVEN ARCHITECTURE, ARCHITECTS
- CMTA, INC., MEP CONSULTANT
- IMEG CORP., CIVIL CONSULTANT
- GOROVE SLADE ASSOCIATES INC., TRAFFIC CONSULTANT
- FORELLA GROUP LLC., COST ESTIMATING
- TURNER TOWNSEND, COST ESTIMATING

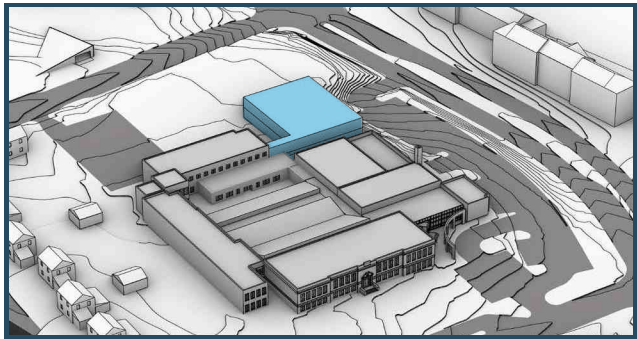


EXECUTIVE SUMMARY

EXISTING BUILDING

K. W. Barrett Elementary School was founded in 1939 on North Henderson Road. Located in the center of Arlington county in the Arlington Forest neighborhood, Barrett Elementary has expanded with four separate additions surrounding the original brick schoolhouse since then. The first expansion in 1950 was the addition of a single-story multipurpose room and classroom wing. In 1973, a gymnasium and library were added. As Arlington grew, the need for more classroom space increased, leading to the 1993 and 2001 classroom wing additions. The 1993 addition also included a new kitchen and administrative office entry at the northeast corner of the site. Each addition also included updates to the building's MEP systems. Additional HVAC improvements were implemented in 2014. Barrett modernized its kitchen facilities in the summer of 2025.

Unique to Barrett Elementary is their population of students enrolled in special education programs. Approximately 22% of the students at K.W. Barrett are involved in special education. These programs include Functional Life Skills (FLS), Multi-Intervention Program for Students with Autism (MIPA), Self-Contained Multi-Age Classrooms, and English Learning Classrooms (EL). Barrett is also highly committed to STEM Project Discovery. The Project Discovery Initiative has established the school as a nexus for early education innovation, critical thinking, and creative expression. Barrett is also a NASA Explorer School.

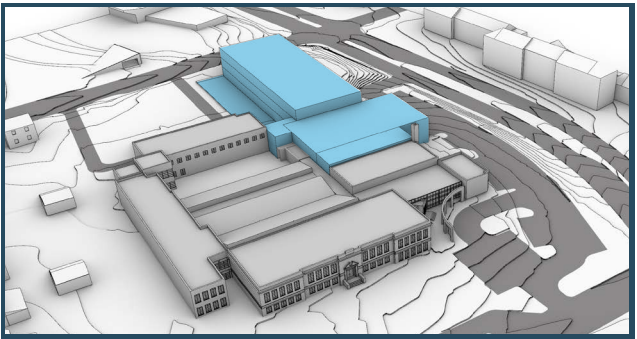


OPTION 1, 1A: RENOVATION

Option 1 explores the renovation of the existing structure to meet the requirements of Arlington's educational specifications. With current enrollment at 550 students, a reconfiguration of the building interiors to meet the educational specifications would reduce student capacity to 350. The building would still retain a gymnasium and cafeteria, but these existing spaces fall about 50% short of educational specification recommendations.

During the renovation the entire student population would be relocated to classroom trailers located on site. The renovation of the school is expected to last 18 months with temporary trailers in use for 16 of those 18 months. On site parking and play space would be significantly reduced during renovation activities to accommodate trailer placement.

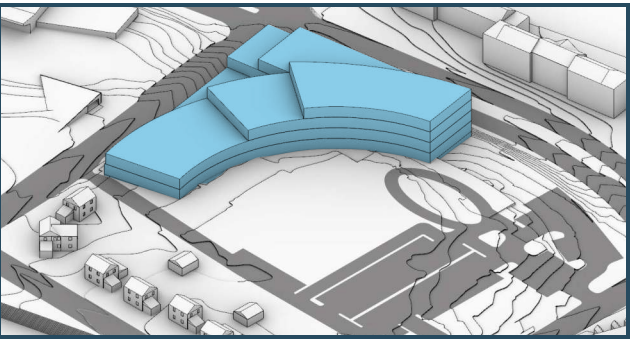
Option 1A is an addition to raise capacity to 550 students.



OPTION 2, 2A: RENOVATION + ADDITION

Option 2 proposes a renovation of the existing building and a new addition to maintain an enrollment capacity of 550 students. The addition in this option can be expanded to accommodate up to 750 students. This option demolishes the existing gymnasium and cafeteria and provides new, correct-sized gymnasium and cafeteria in the addition. The addition includes a parking garage of 60 spaces, entered from grade.

Construction would occur in two phases: renovation and addition. During renovation, all students would be temporarily relocated to on-site trailers. Once complete, 350 students would return to the building, while the remaining 200 would remain in trailers for an additional year during construction of the addition. This option also includes costs for structured parking.



OPTION 3, 3A: NEW BUILDING

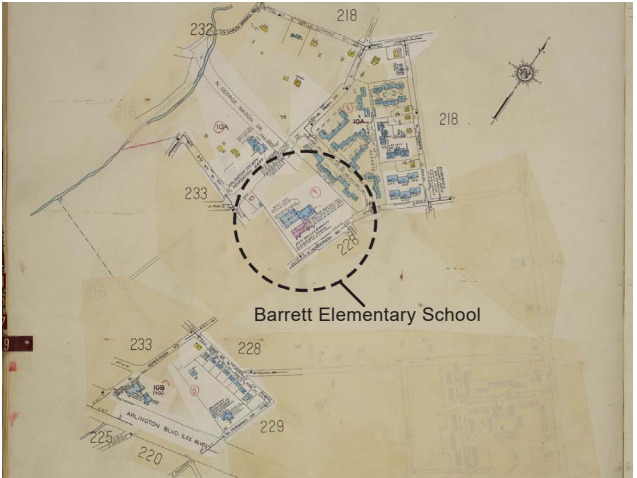
Option 3 replaces the existing school with a completely new building. The new building is situated on the site to allow new construction to occur without interfering with operations of the existing school. The new building would accommodate current student enrollment of 550 with the ability to be expanded to 750 students.

During construction the entire student population would remain in the existing building and would be relocated to the new building when construction is completed. The existing building would then be demolished. There would be no trailer costs in this scheme. Surface parking and areas for outdoor play would be increased by 50% above existing conditions. This option also allows for on-site car and bus drop-off, something that the current Barrett school does not have in place.

BACKGROUND AND HISTORY



Kate Waller Barrett (1857-1925)



Sanborn Fire Insurance Map (1936-1950)

“Discovering the Gifts of Every Child”
- Barrett Elementary School Motto -

K.W. Barrett Elementary school is named after Kate Waller Barrett. Barrett (1857-1925) was a prominent Virginian philanthropist, physician, and humanitarian. She led the National Florence Crittenton Missions for women and children alongside Charles Nelson Crittenton. Advocating for women’s suffrage, supporting disabled veterans, and promoting educational and social opportunities, Kate Waller Barrett was memorialized by the Commonwealth of Virginia as an influential woman with wide impacts on women’s healthcare and essential social services nationwide.

Because the original Barrett schoolhouse was constructed in 1939, the local community has grown accustomed to this fixture in the neighborhood fabric. Consulting with school staff, parents, and neighbors, the historic facade of the original structure plays an important role in the exterior and interior architectural identity of Barrett Elementary School. Group photos and yearbook memories highlight the historic front entry stairs along North Henderson Road. A plaque in the entrance lobby identifies the corner of the original structure. Another architectural quality of the existing building that receives acclaim from the school community is the double height vaulted library space. The library has become a defining feature for the school due to its unique roof shape and generous size, contrasting the tighter interiors throughout the rest of the school.

METHODOLOGY

1

QUESTION

Existing Conditions
Site Survey
Deficiency Report

2

DIALOGUE

Workshops
Context
Project Goals

3

GENERATE

Design Options
APS Educational Specifications
Adaptable Solutions

4

PARTICIPATE

Community
Consultants
Collaboration

5

EVALUATE

Cost Analysis
Phasing
Parameters And Assumptions

6

COMMIT

Master Planning Actualization
Documentation
Life-Cycle Planning

PHASE ONE - EVALUATION, WORKSHOPS, AND EDUCATION SPECIFICATIONS

To begin the feasibility study, the team conducted a thorough review of existing background information including current educational specifications, strategic plans, special programs, enrollment forecasts, and Virginia State guidelines. Each team member conducted a survey of the site and building to identify utilities, topography, stormwater management, zoning, and the grading of the site. The team included a traffic engineer who studied traffic patterns, met with school leaders, and identified circulation deficiencies.

In conjunction with Arlington Public Schools’ direction, the team met with school stakeholders and engaged in workshops to study the opportunities and challenges of the school’s unique programmatic offerings. This included identifying staff needs, collaboration strategies, health and environmental sustainability, and the role of technology and innovation in the school.

A comprehensive record of Arlington Public School’s expectations for educational spaces in future schools was used as a guide to develop educational specifications unique to K.W. Barrett. This Educational Specifications document includes an introduction, overall planning concepts, and detailed lists and adjacencies of core academic space requirements.

PHASE TWO - CONCEPT DESIGN MASTER PLAN OPTIONS, COST ESTIMATING, AND RECONCILIATION

Three masterplan design options were developed to address the concerns identified. These options included Renovation, Renovation + Addition, and Replacement. Each option entails specific priorities, solutions, explanations, graphics, timelines, and a cost estimate. The format of the masterplan will be vetted internally. Consultants will be employed to inform the design options early. Energy performance, water consumption, and daylighting will be used as design tools when developing these options. A 30-50 year life-cycle cost and operational budget will be included. This will also include phasing information for each scheme.

To readily inform capital budgeting and planning efforts, a transparent and collaborative cost estimate will be provided. This estimate will be made available for the county to further evaluate and reconcile with their respective construction manager. Assumptions and specifics of the cost estimate will be outlined by the team to ensure a required Confidence Level of 95% with a Margin of Error less than 5% in our cost estimates. Confidentiality was maintained throughout the process.

PHASE THREE - PREPARATION AND DELIVERY OF FINAL DOCUMENTS

Following the review and consensus of the direction of the masterplan, the team will begin the preparation of text and graphics for a final masterplan document for the school. The masterplan will have a 5-10 year perspective with anticipated phasing and budget estimates. The final presentation documents are to show the functional relationships for students, faculty, staff, and operations.



GOALS AND OPTIONS

- **Provide a functional architectural framework to aid teachers in achieving the objectives listed in Barrett 2024-2025 Action Plan.**
 - **Identify quality building materials and systems that nurture creativity and sustainability initiatives.**
 - **Design a building that achieves harmony in the intellectual, aesthetic, and moral aspirations of those within its walls.**
- **Dialogue with staff, users, and community leaders to achieve a flexible, efficient, and collaborative architectural masterplan for the school.**
 - **Adhere to Arlington Public School's Educational Specifications furthering the specific documentation of unique programmatic needs.**
 - **Address parking and traffic concerns for the school and community**
- **Explore options to increase school capacity to APS limit of 725-750 students.**
 - **Meet Arlington County's land-use codes for stormwater management, energy, and building safety.**
 - **Celebrate the history and community that surrounds Barrett Elementary School.**

OPTION 1, 1A: RENOVATION

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During the renovation the entire student population would be relocated to classroom trailers located on site. The renovation of the school is expected to last 18 months with temporary trailers in use for 16 of those 18 months. On site parking and play space would be significantly reduced during renovation activities to accommodate trailer placement. Option 1A is an additoin to raise capacity to 550 students. Option 1A is an additoin to raise capacity to 550 students.

OPTION 2, 2A: RENOVATION + ADDITION

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Construction activities would take part in two phases, renovation and addition. During the renovation phase, the entire student population would be relocated to trailers located on site. Once the renovation is completed, 350 students could be relocated into the school while the remaining 200 students would continue to be in trailers for another year while the addition is being constructed. This option includes costs for structured parking.

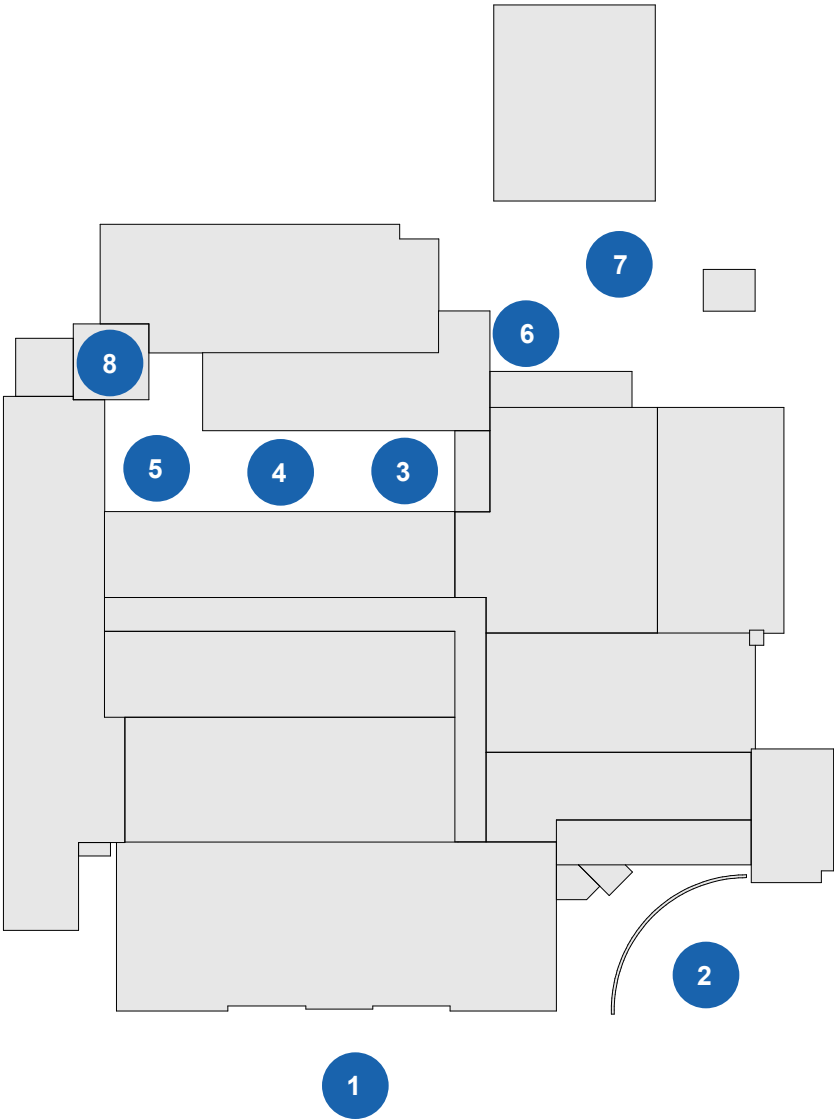
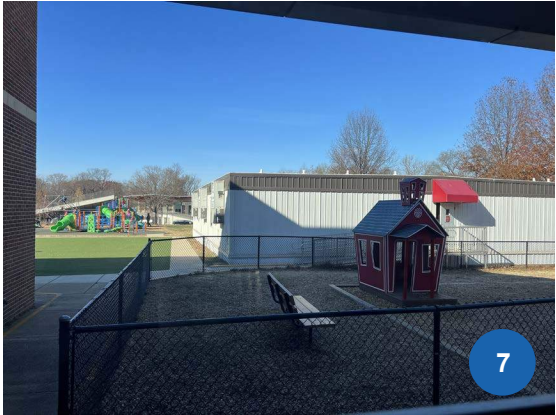
OPTION 3, 3A: NEW BUILDING

Option 3 replaces the existing school with a completely new building. This is the most efficient design option in terms of per student cost. The new building is situated on the site to allow new construction to occur without interfering with operations of the existing school. The new building would accommodate current student enrollment of 550 with the ability to be expanded to 750 students.

During construction the entire student population would remain in the existing building and would be relocated to the new building when construction is completed. The existing building would then be demolished. There would be no trailer costs in this scheme. Surface parking and areas for outdoor play would be increased by 50% above existing conditions. This option also allows for on-site car and bus drop-off, something that the current Barrett school does not have in place.

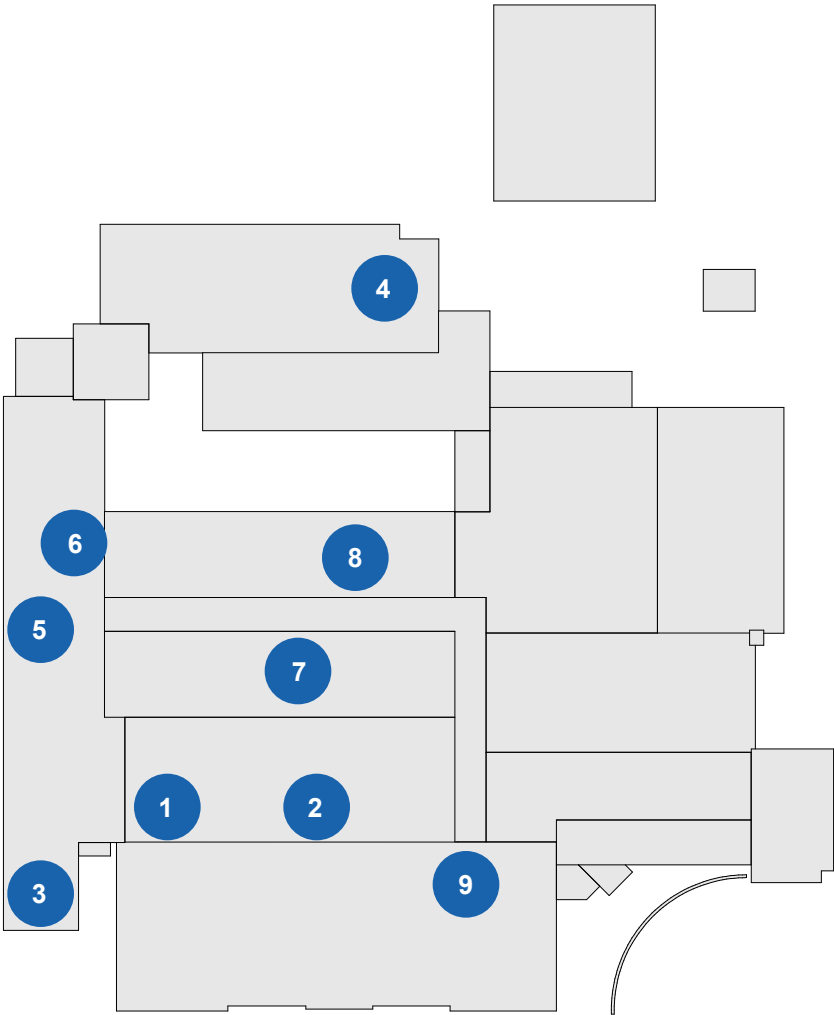
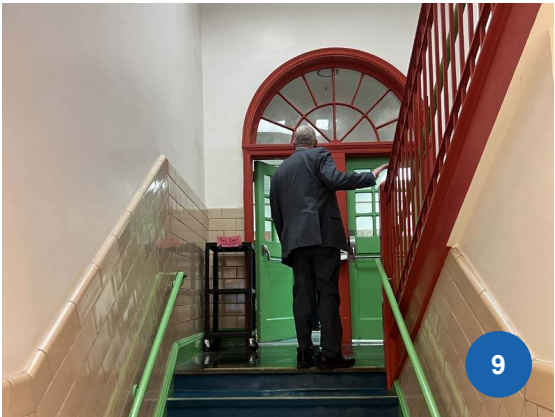
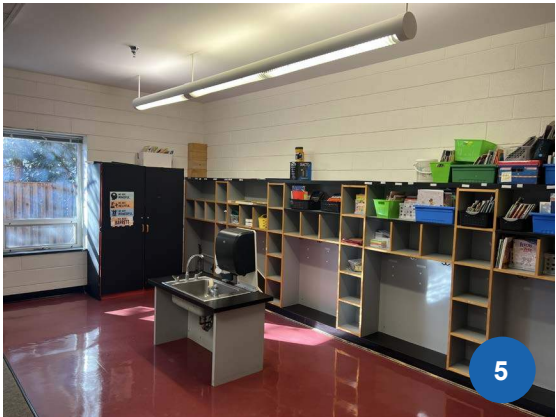
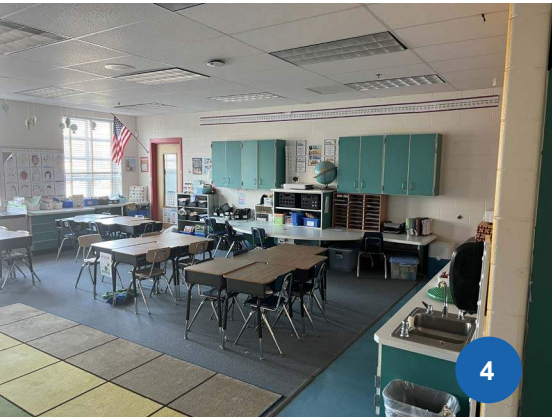
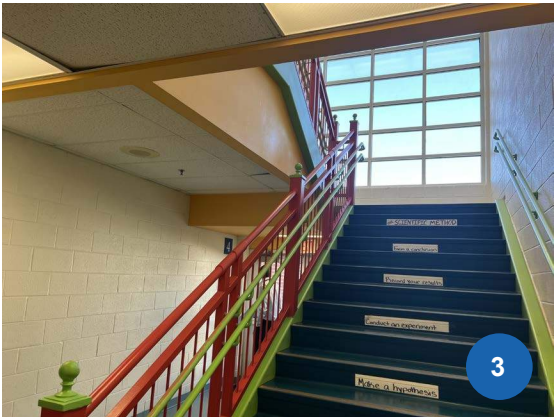
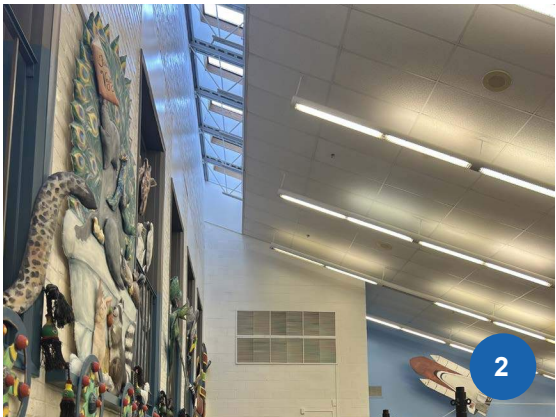


EXTERIOR PHOTOS



- | | | | |
|----|-------------------|----|-------------------|
| 1. | EAST FACADE | 5. | CENTRAL COURTYARD |
| 2. | CENTRAL COURTYARD | 6. | TRAILERS |
| 3. | EAST DROP-OFF | 7. | CENTRAL COURTYARD |
| 4. | NORTH PLAYGROUND | 8. | CENTRAL COURTYARD |

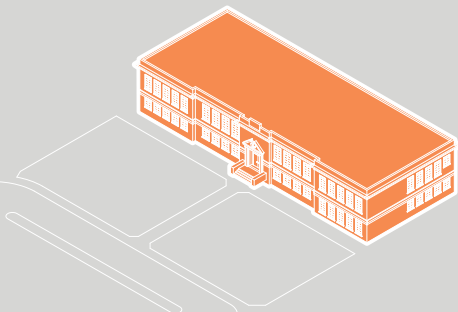
INTERIOR PHOTOS



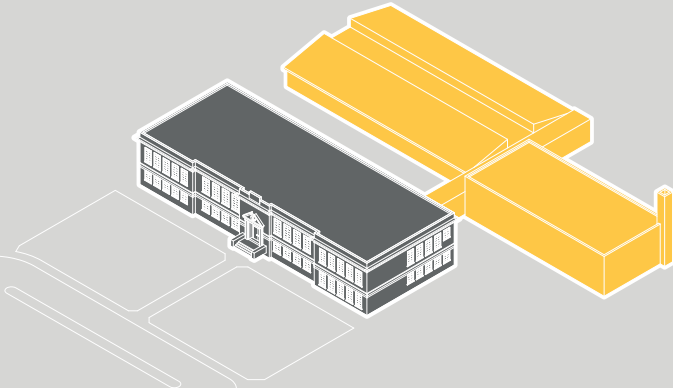
- | | |
|---------------------------|---------------------------|
| 1. LIBRARY | 6. WEST CORRIDOR |
| 2. LIBRARY | 7. BOOK STORAGE |
| 3. WEST STAIR | 8. KINDERGARTEN CLASSROOM |
| 4. FIRST GRADE CLASSROOM | 9. SOUTH STAIR |
| 5. KINDERGARTEN CLASSROOM | |

DEVELOPMENT HISTORY

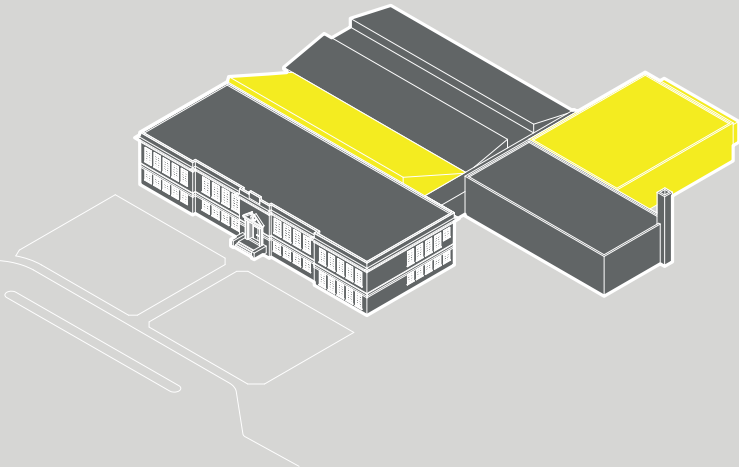
1939
Original schoolhouse constructed along North Henderson Road.



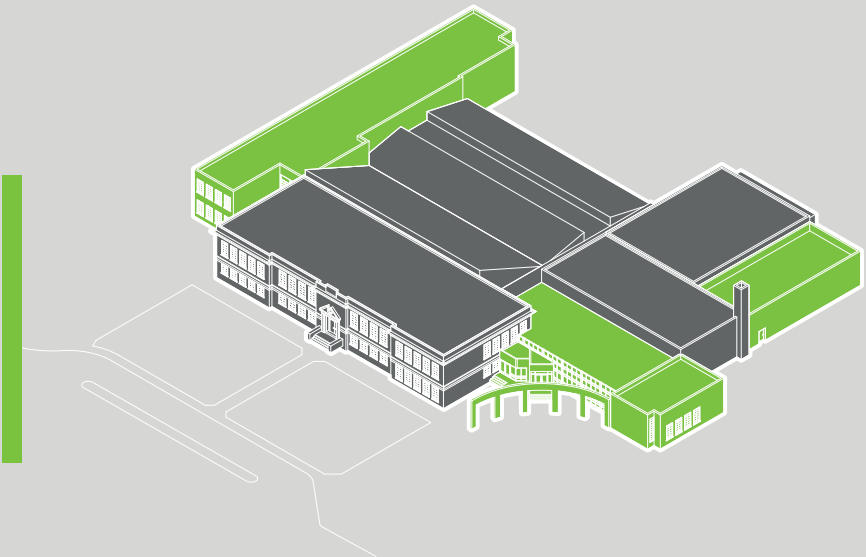
1950
Additional classroom and multipurpose space added.



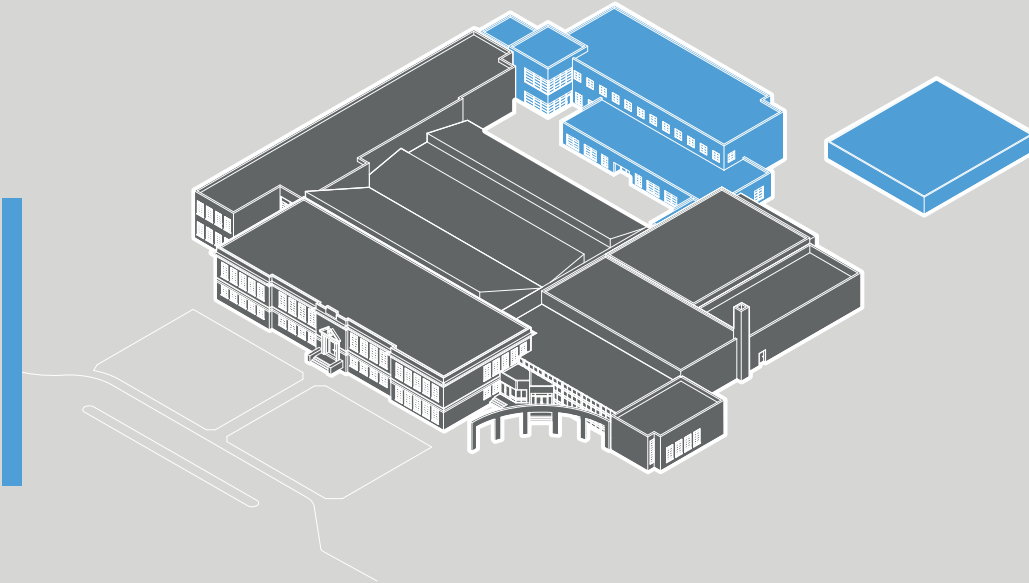
1973
Addition of library and gymnasium spaces.



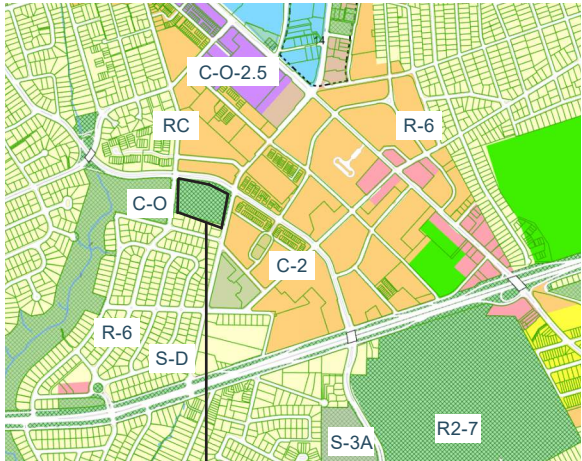
1993
Addition of a classroom wing on the south of the building, a kitchen, and a new front entry with administrative space.



2001
Classroom wing addition and auxiliary classroom trailer.



ZONING

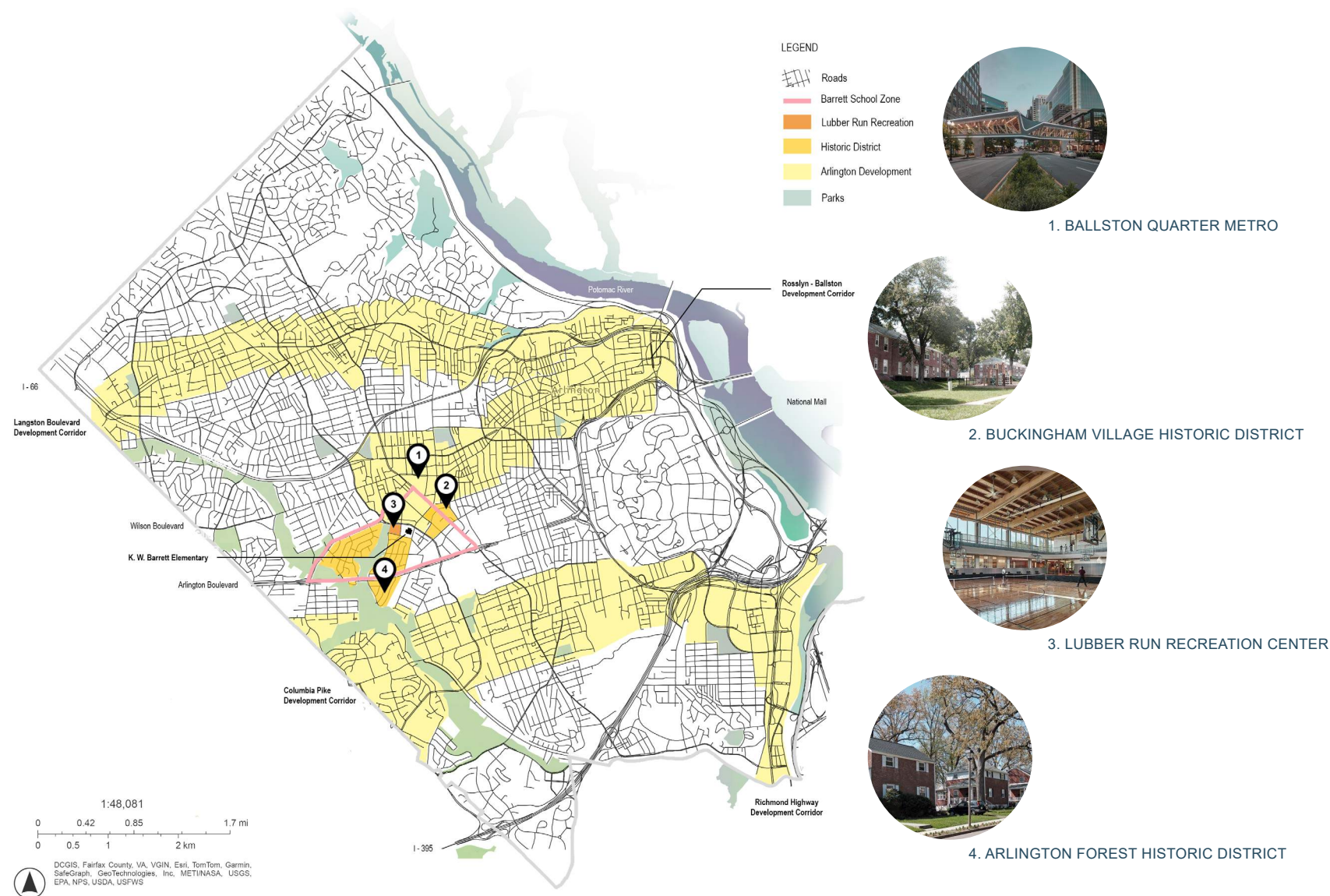


ZONING : S-3A
SPECIAL DISTRICT



	ALLOWABLE	EXISTING
TOTAL SITE AREA	310,582 SF	310,582 SF
GROSS SF	As Approved	As Approved
TOTAL BUILDING FOOTPRINT	As Approved	As Approved
OPEN SPACE	As Approved	120,400 SF
MAX HEIGHT	45 FT	45 FT
STREET SETBACK	50% of height from centerline of ROW	50% of height from centerline of ROW
SIDE AND REAR SETBACK	10 feet plus one additional foot for each 2 1/2 feet, or fraction thereof, of building height above 25 feet, provided that on interior lots no structure shall be located closer than 25 feet from a rear lot line.	10 feet plus one additional foot for each 2 1/2 feet, or fraction thereof, of building height above 25 feet, provided that on interior lots no structure shall be located closer than 25 feet from a rear lot line.
EMPLOYEE PARKING	1 per 7.5 students	1 per 7.5 students
VISITOR PARKING	1 per 40 students	1 per 40 students
ZONE	The purpose of the S-3A, Special District is to encourage the retention of certain properties in a relatively undeveloped state. Land so designated may include publicly or privately owned properties which have distinct and unique site advantages or other features so as to make them desirable to retain as active or passive recreation or for a scenic vista.	The purpose of the S-3A, Special District is to encourage the retention of certain properties in a relatively undeveloped state. Land so designated may include publicly or privately owned properties which have distinct and unique site advantages or other features so as to make them desirable to retain as active or passive recreation or for a scenic vista.

NEIGHBORHOOD CONTEXT



Barrett Elementary is situated at a central nexus of Arlington County. Its surrounding context is a mosaic of historic districts, park space, and high-density urban mixed use.

1. Ballston Quarter Metro

Within Arlington county, the Orange and Silver Lines of the Washington Metro run from Rosslyn to East Falls Church. This transit corridor runs from Rosslyn to Ballston in Arlington County, including stops at Courthouse, Clarendon, and Virginia Square. This is essential to Arlington's focus on Transit-Oriented Development (TOD) directly surrounding this transit corridor. The county has named this the Rosslyn - Ballston Development Corridor with plans in place to further develop high-density mixed use residential and office space throughout the area. The Ballston metro lies one mile from Barrett Elementary (about a 15 minute walk). Barrett Elementary sits across the street from this designated development corridor. In recent years, projects have been pushing closer into Barrett's school district, bringing more and more residents and workers to the area. This can be seen in recent improvements to the Ballston Quarter Mall and apartment complexes such as the Maxwell on North Glebe Road.

2. Buckingham Village Historic District

Situated just northeast of Barrett Elementary School, the Buckingham Village Historic District is one of Arlington's most prominent historic districts. This is due to its inventory of garden-style multi-family apartments constructed between 1937 and 1953. Built in a Colonial Revival style by Henry Wright, these apartments exhibit the theory of

garden city planning in Arlington county. The neighborhood has low-density super blocks with separation of automobile and pedestrian activities. Landscaped common spaces create a continuous park surrounding the apartments contributing to light and ventilation improvements. Today, these apartments play an important role in providing the community with affordable housing options.

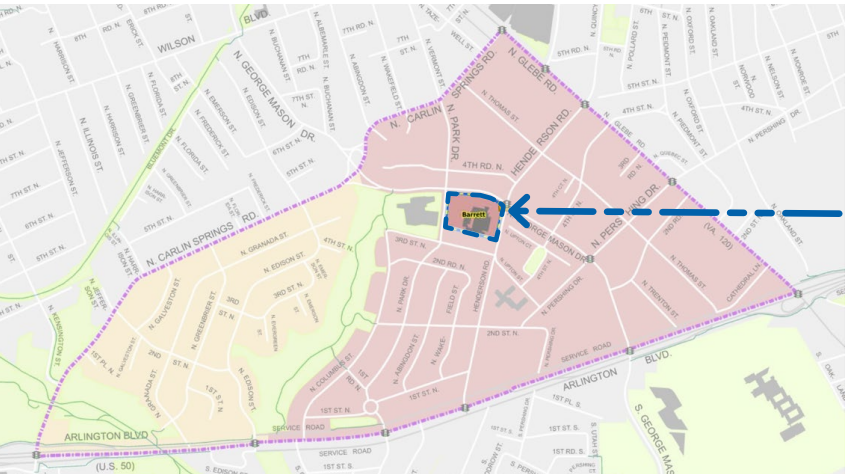
3. Lubber Run Recreation Center

31 acres of park. The recently completed Lubber Run Recreation Center sits adjacent to Barrett Elementary School. Completed in 2020, this community center has pickleball courts, volleyball and basketball courts, multiple playgrounds, picnic areas, and ample space for community fitness programs. This recreation center connects via boardwalk to the greater Lubber Run Park, a primarily forested area that cuts through the Arlington Forest neighborhood and into Glencarlyn Park further west. This forested area contains a community amphitheater, public restrooms, and several nature trails.

4. Arlington Forest Historic District

Constructed from 1939-1946, Arlington Forest is an early example of innovation in suburban housing and planning. Arlington Forest mirrored the growth of Barrett Elementary School, establishing itself as one of Arlington's earliest commuter suburbs with cul-de-sacs, curvilinear streets, parklands, and a neighborhood shopping center. The houses in this neighborhood share a common standardized floorplan with limited Colonial Revival detailing.

TRAFFIC CONTEXT



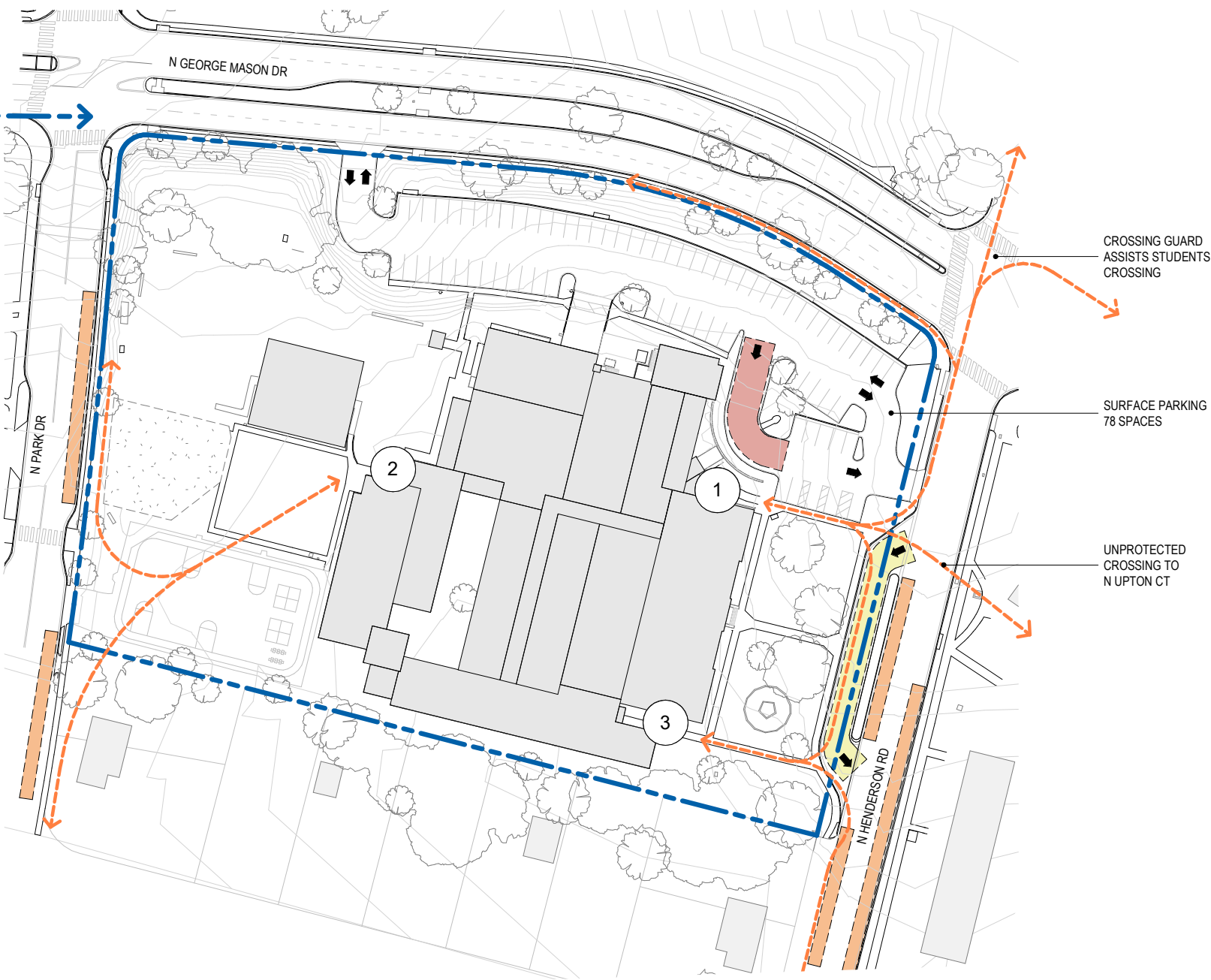
BARRETT ELEMENTARY SCHOOL BUS ELIGIBILITY ZONE

Traffic Study Technical Memorandum Conclusions

This memorandum presents the findings of an operational review of the existing Barrett Elementary School located at 4401 N Henderson Road in Arlington, Virginia. The purpose of this memorandum is to review site circulation, student arrival and dismissal, and parking at this location to help gauge future potential school improvements, including renovation and/or expansion. This memorandum reaches the following conclusions:

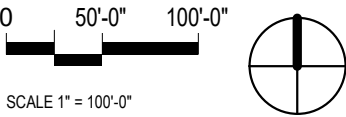
- Based on observations, the existing Barrett ES does not have any significant parking or queuing issues during arrival and dismissal. This is mainly because curbside space is currently available along N Henderson Road and a large number of students walk/bike to school.
- Parent/guardian pick-up/drop-off activity primarily occurs outside of the designated pick-up/drop-off area within the school's surface parking lot. The majority of pick-up/drop-off activity occurs curbside along N Henderson Road adjacent
- to the site, with additional pick-up/drop-off activity taking place along N Park Drive on the west side of the school. No significant queuing issues were observed on the adjacent streets.

- There is enough space on site to accommodate the projected bus demand for the school. Improvements to parent/guardian pick-up/drop-off operations in the designated area for these activities may help reduce potential conflicts between buses and other vehicles.
- The school will likely need to consider off-site parking to accommodate the projected parking demand. However, the assumed future parking demand is conservative and may be lower once exact staffing needs for the school are known.
- Additional Transportation Demand Management (TDM) programs and policies may also reduce the demand for parking in the future.
- There are sufficient resources and space to accommodate growth in travel demand for parent/guardian pick-up/drop-off at Barrett ES. Alternatives to improve pick-up/drop-off operations include promoting the use of the designated area for these activities, removing the existing designated area and formalizing on-street pick-up/drop-off, or relocating the designated pick-up/drop-off area to a new location, farther away from the bus area.



LEGEND

BARRETT ELEMENTARY SCHOOL	PROPERTY LINE
BUS DROPOFF / PICKUP	1 PRIMARY ENTRANCE
DESIGNATED DROPOFF / PICKUP	2 BACK ENTRANCE
UNDESIGNATED DROPOFF / PICKUP	3 TERTIARY ACCESSIBLE ENTRANCE
STUDENT BIKING / WALKING ROUTES	



SPECIAL PROGRAMS AND SPACES



SCHOOLHOUSE ENTRY STAIRS



PROJECT DISCOVERY



BARRETT LIBRARY



COUNTY-WIDE SPECIAL NEEDS PROGRAMS

SPECIAL PROGRAM DESCRIPTIONS

Listed below are programs specific to Barrett Elementary School:

Multi-Intervention Program for Students with Autism (MIPA)

MIPA classes are made available to meet the educational needs of certain students with autism. These classrooms seek to improve communication, on-task behavior, independent life skills, and the ability to relate to others. These skills contribute to the goal of integrating students with autism into less restrictive academic settings. The staffing ratio of a MIPA classroom is one teacher and two assistants for every six students.

Functional Life Skills (FLS)

The FLS classroom is made available to students with cognitive or intellectual disabilities, sensory impairments, orthopedic impairments, or other health impairments. This is a highly individualized academic program, with assessment, monitoring, and lessons in critical areas of reading, writing, math, science, and social studies. A team-oriented approach is used to personalize this learning experience for each student and strategize the most effective curriculum for each participatory student.

Self-Contained Multi-Age Classrooms
At Barrett, there is a K-3 classroom and a 3-5 classroom for individualized learning in a self-contained setting for students with cognitive disabilities.

Virginia Preschool Initiative (VPI)

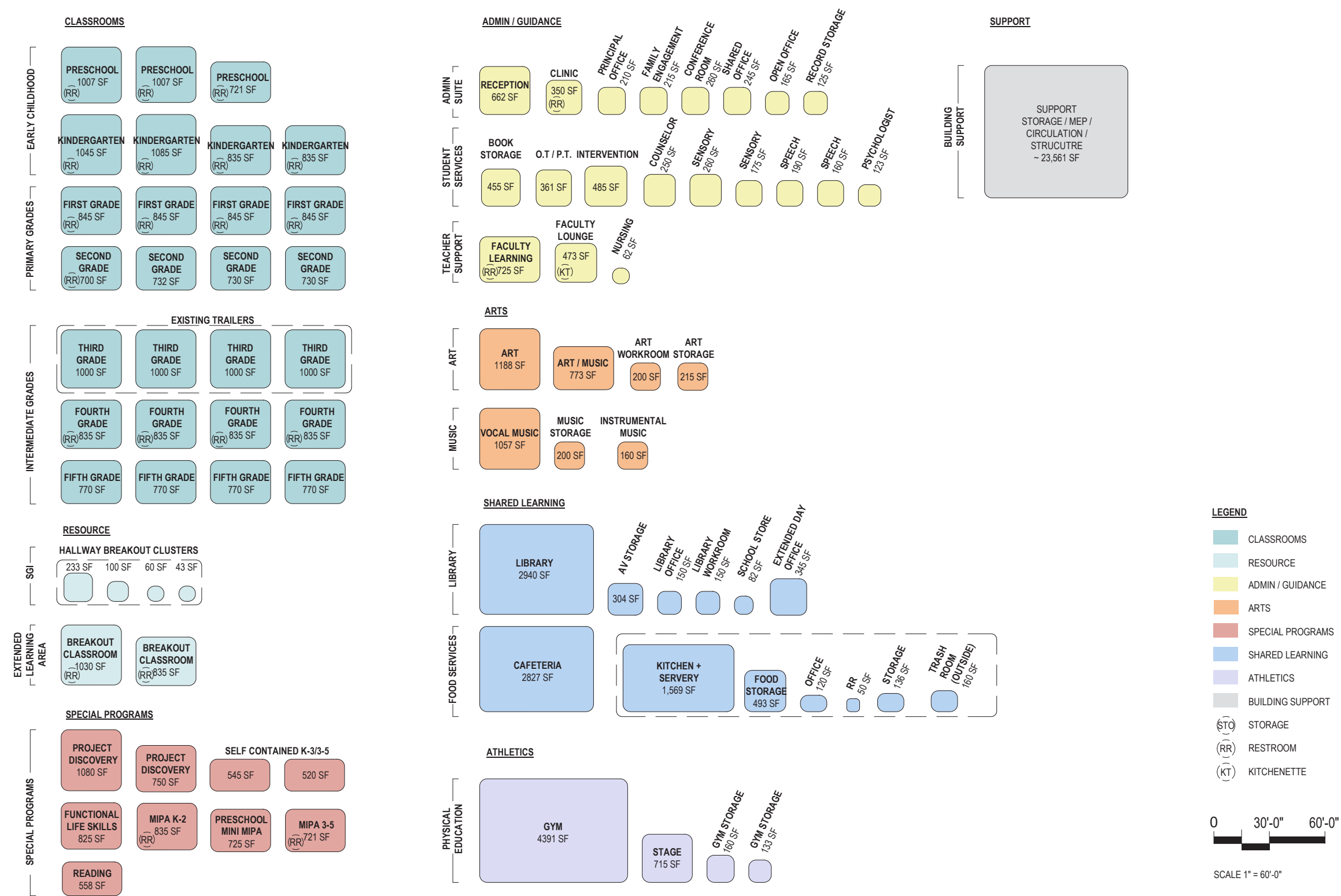
The Virginia Preschool Initiative (VPI) provides quality early childhood programs for at-risk children. Qualification depends on level of need corresponding to family income.

Project Discovery

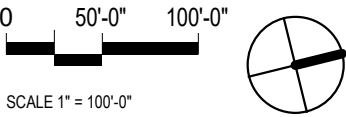
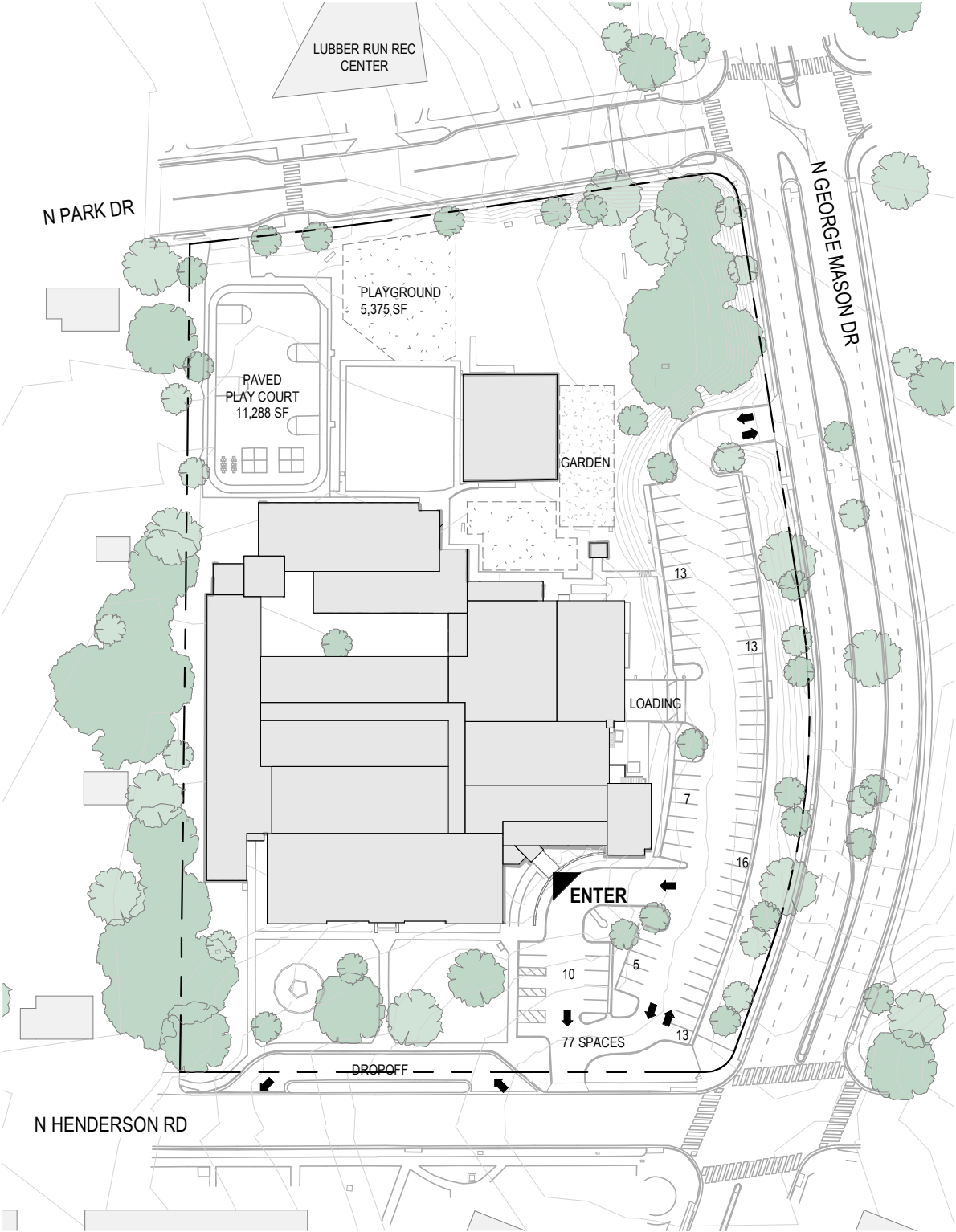
Project Discovery is an Arlington Public School Exemplary Project specific to Barrett Elementary School fostering exploration in science and engineering. This program is provided through investment made by the NASA Explorer School (NES) Program. Project Discovery has also fostered relationships with the U.S. Fish and Wildlife Service, Toyota, and Lockheed Martin.

EXISTING PROGRAM

550 STUDENTS

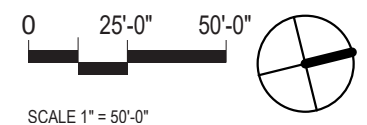
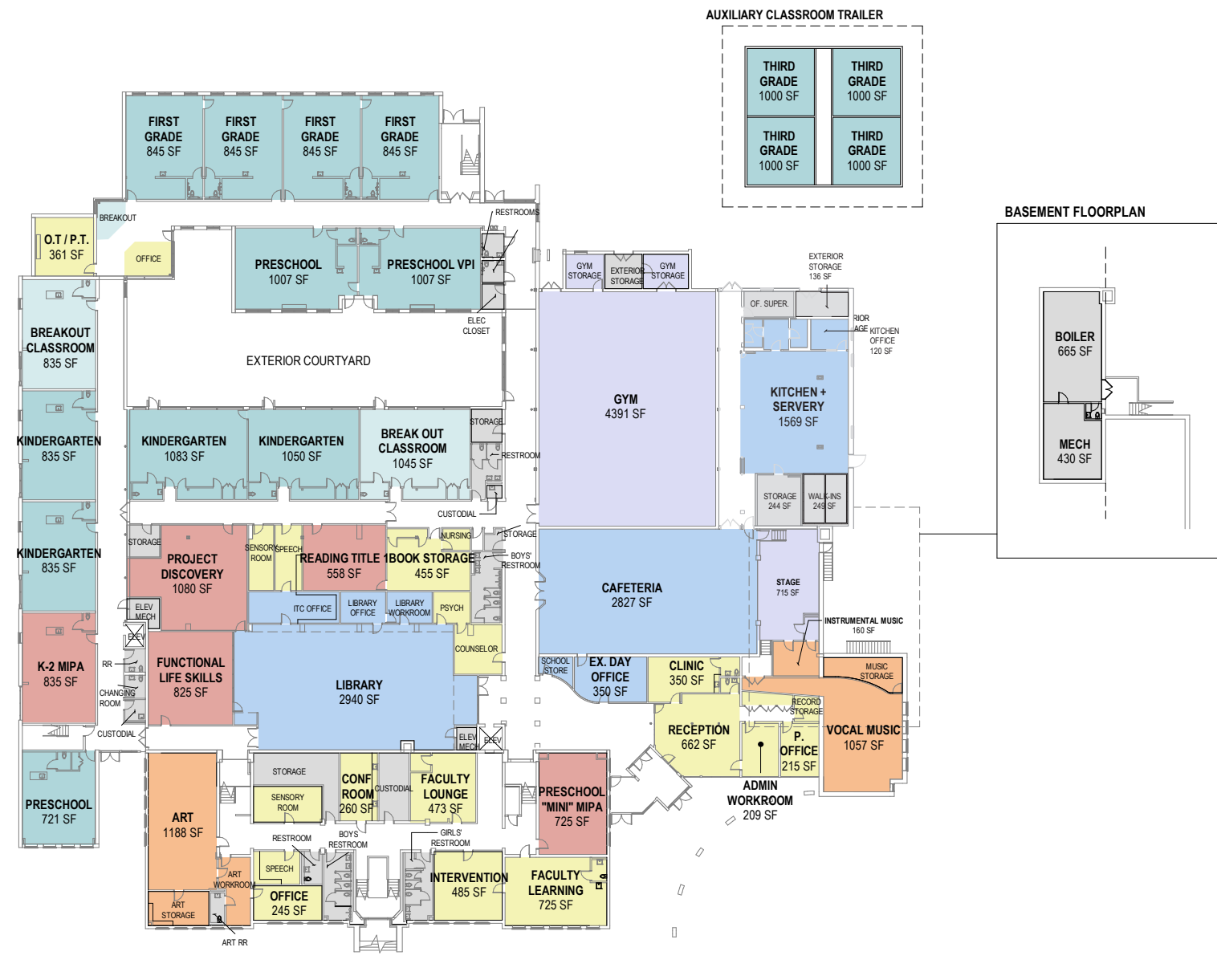


EXISTING SITE PLAN



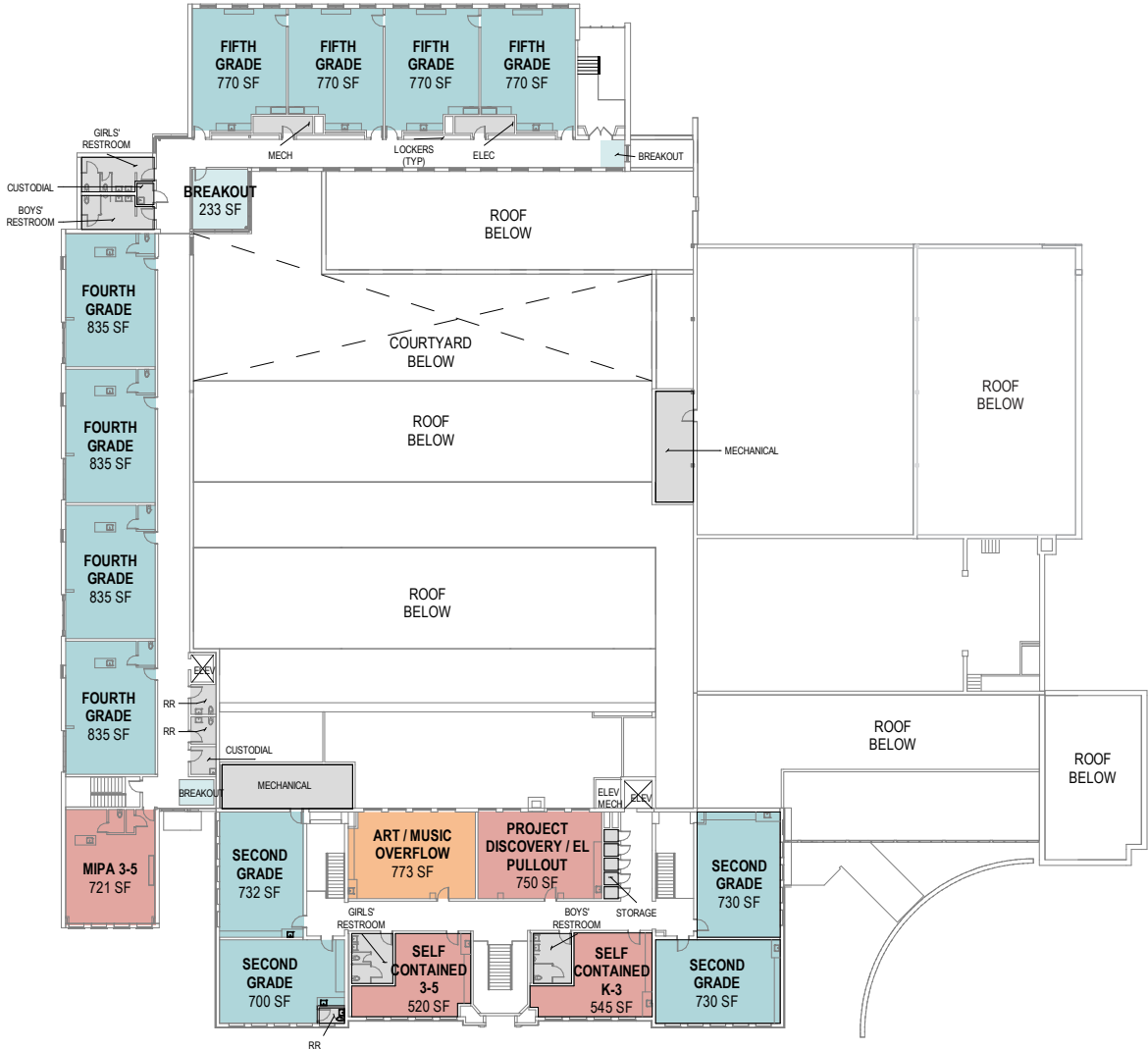
EXISTING FLOOR PLANS

BASEMENT AND FIRST FLOORS



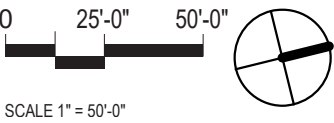
EXISTING FLOOR PLANS

SECOND FLOOR



LEGEND

- CLASSROOMS
- RESOURCE
- ADMIN / GUIDANCE
- ARTS
- SPECIAL PROGRAMS
- SHARED LEARNING
- ATHLETICS
- BUILDING SUPPORT



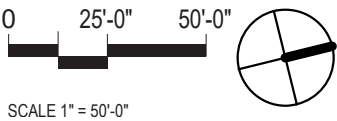
EXISTING STRUCTURAL BEARING WALLS

FIRST FLOOR

This diagram illustrates load bearing walls and columns that are difficult to remove without extensive structural modifications and costs.



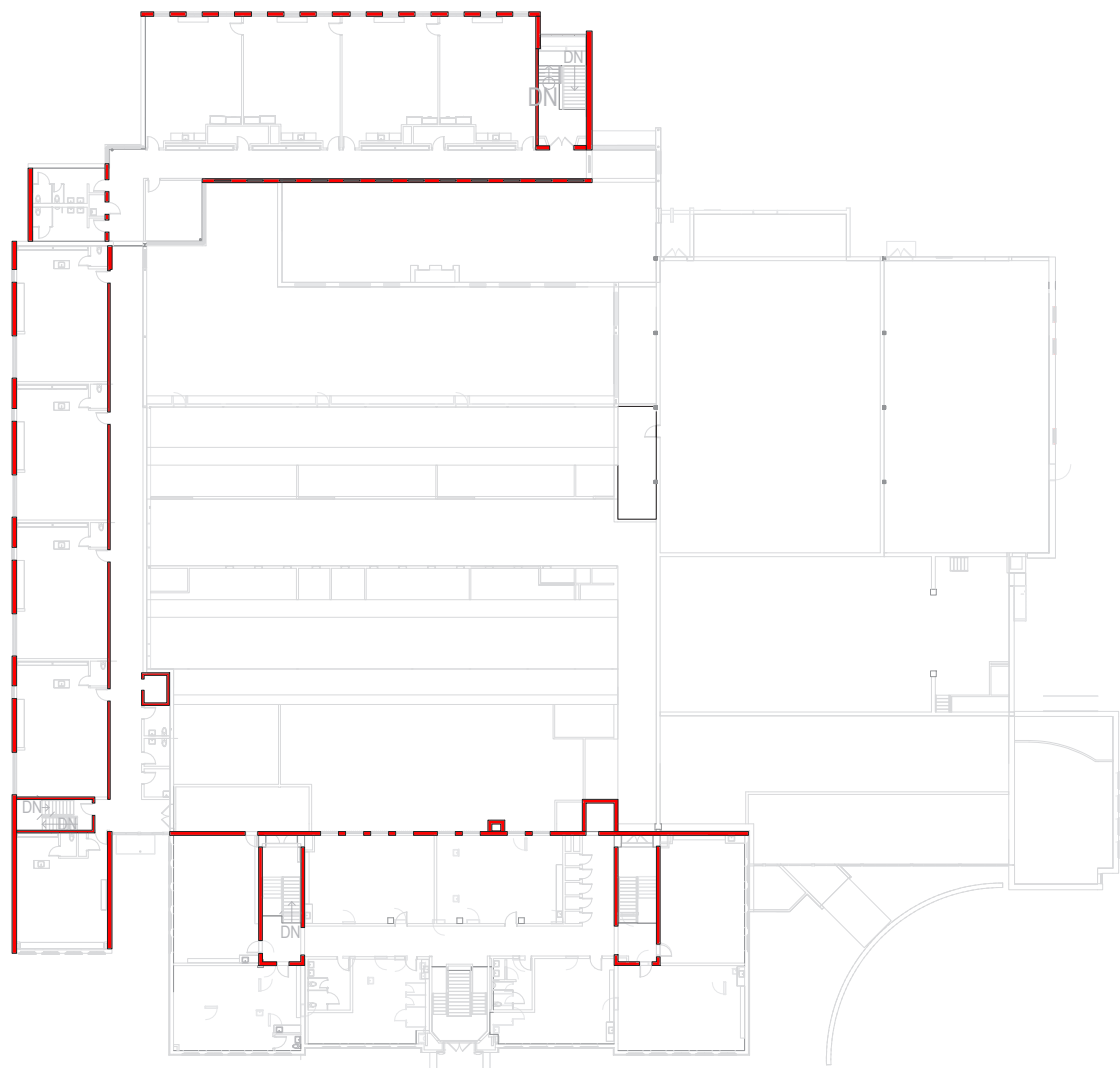
- LEGEND**
- LOAD BEARING WALL
 - STRUCTURAL COLUMN



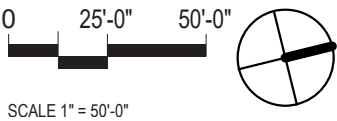
EXISTING STRUCTURAL BEARING WALLS

SECOND FLOOR

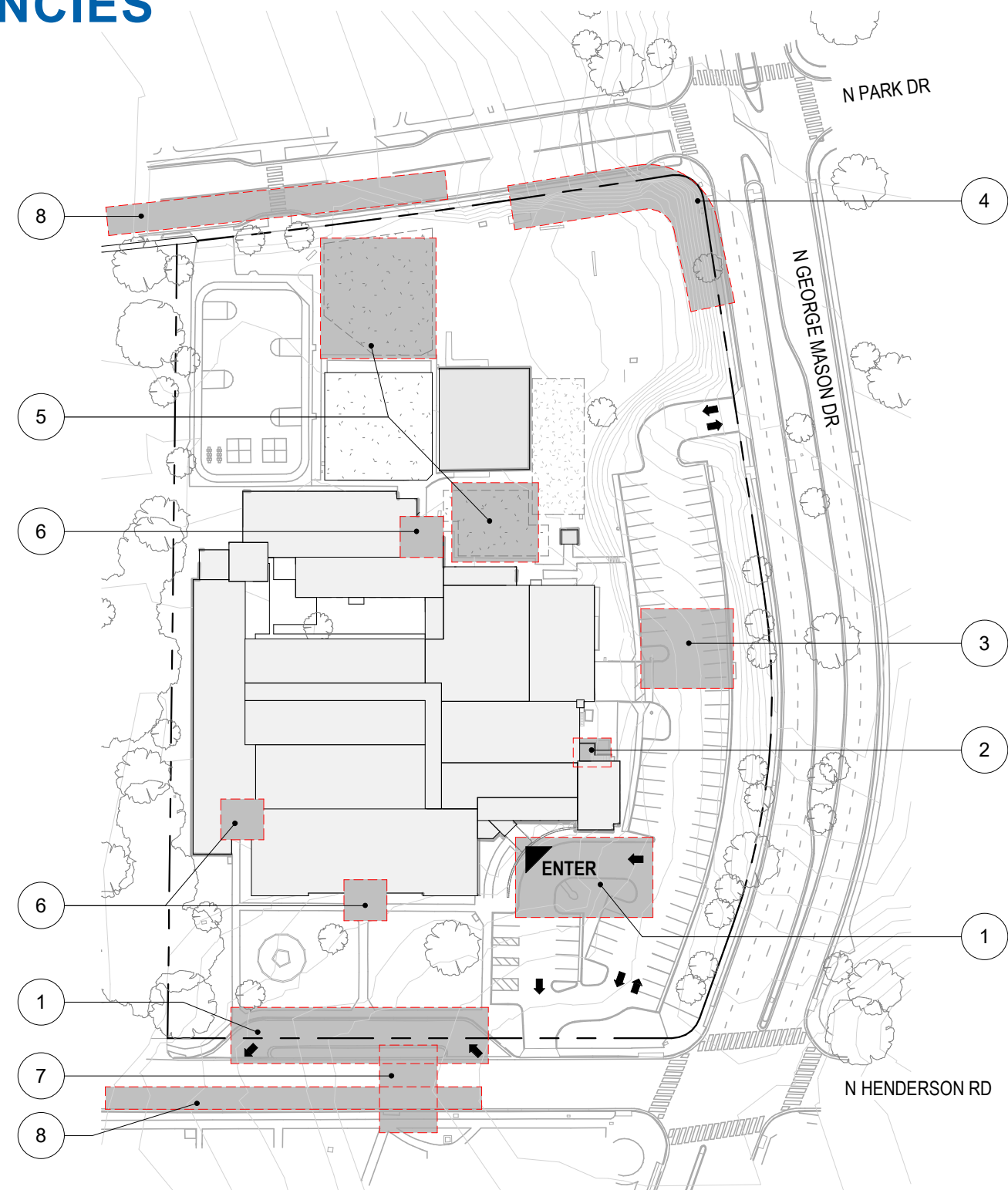
This diagram illustrates load bearing walls and columns that are difficult to remove without extensive structural modifications and costs.



- LEGEND**
- LOAD BEARING WALL
 - STRUCTURAL COLUMN



EXISTING SITE DEFICIENCIES



LEGEND

1

TRAFFIC FLOW ISSUES - SEPEARATION OF BUSES, CARS, PEDESTRIANS

2

EXTERIOR CONCEALMENT SECURITY CONCERN

3

INSUFFICIENT PARKING

4

DOES NOT MEET SITE RUNOFF REGULATIONS

5

REPLACE EQUIPMENT AND RESURFACE PLAYGROUND

6

SECONDARY ENTRY SECURITY RISK

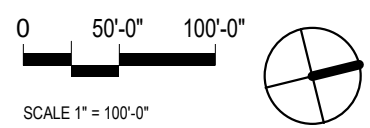
7

UNPROTECTED CROSSING

8

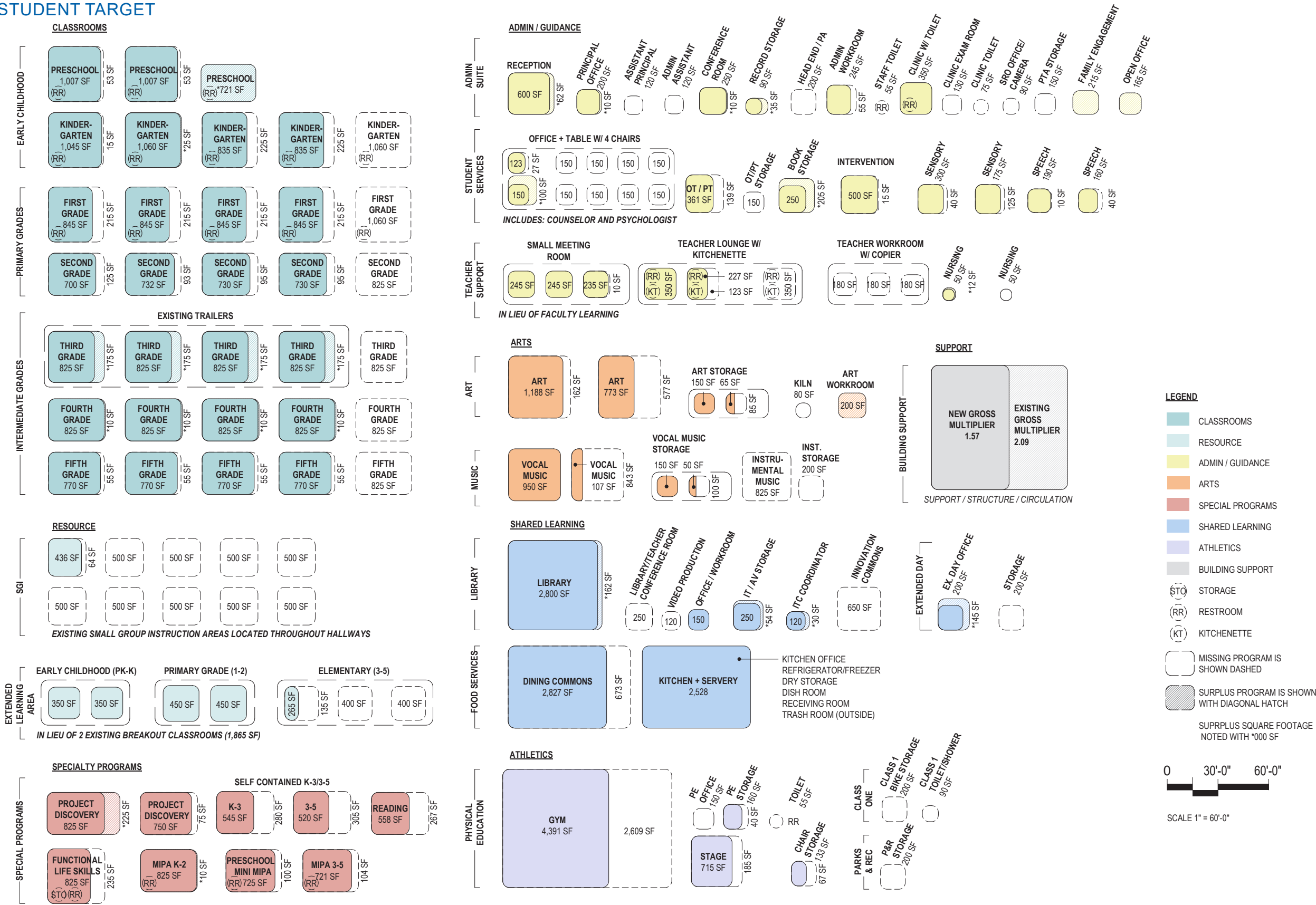
UNDESIGNATED DROPOFF / PICKUP

* NEEDS FOR EXTERIOR LIGHTING AND RENEWABLE ENERGY SOURCES NOT SHOWN GRAPHICALLY



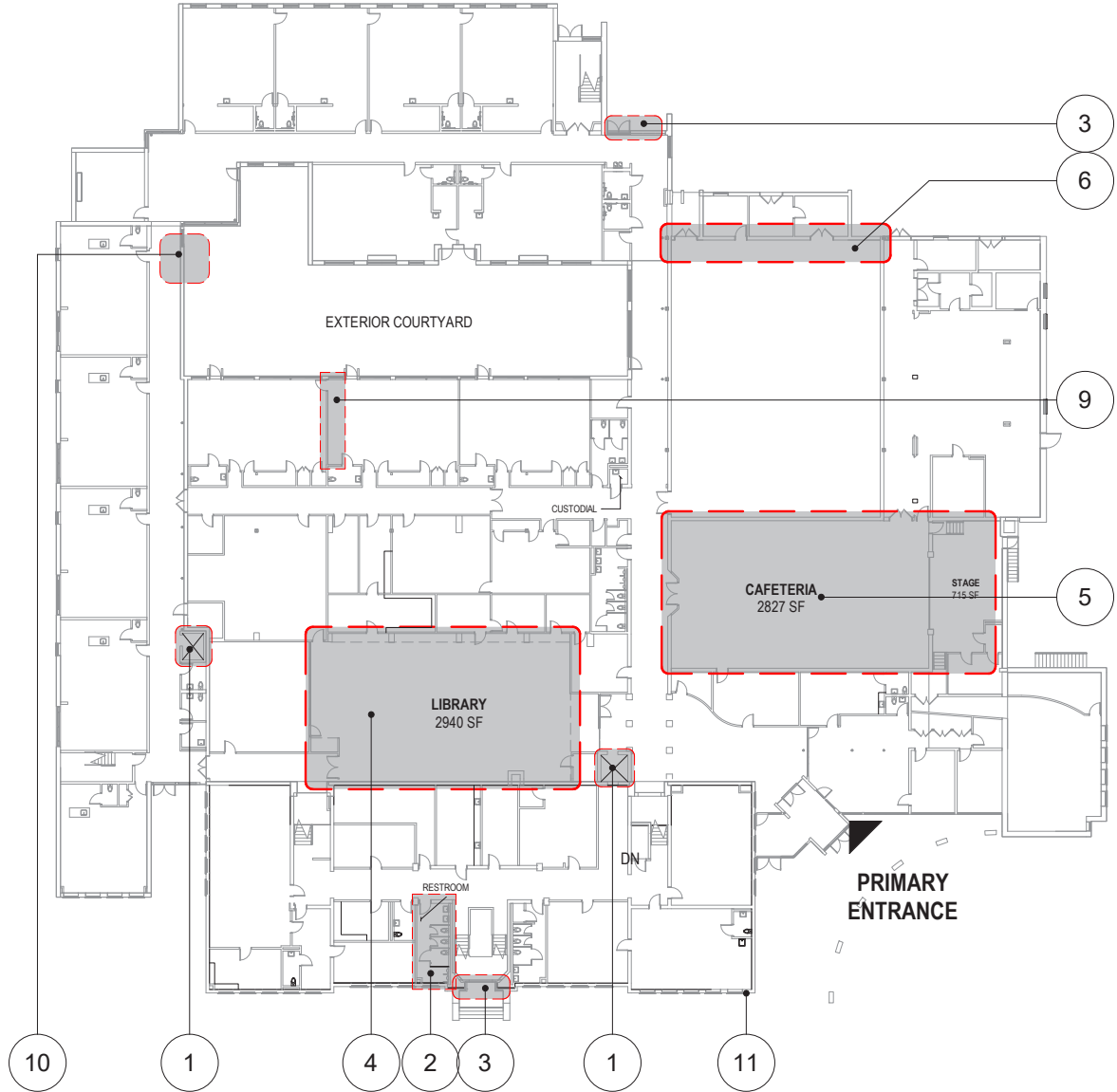
EXISTING PROGRAM DEFICIENCIES

COMPARED TO 750 STUDENT TARGET



EXISTING BUILDING DEFICIENCIES

FIRST FLOOR



LEGEND

1

MODERNIZE ELEVATORS

2

BATHROOM ADA UPGRADES THROUGHOUT - VERTICAL BARS, ACCESSIBILITY

3

SECURITY CONCERNS WITH SECONDARY ENTRANCES

4

REPLACE LIBRARY ROOFING

5

INSUFFICIENT CAFETERIA CAPACITY AND VENTILATION - ADD STAGE LIGHTING

6

CRACKS IN STRUCTURAL EXTERNAL WALL OF GYM

7

WINDOWLESS CLASSROOMS

8

MECHANICAL LOFT 'DOOR TO NOWHERE'

9

CASEWORK IN POOR CONDITION THROUGHOUT

10

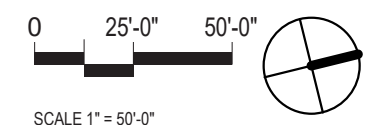
CRACKING IN CORRIDOR FLOORING

11

GRIND MORTAR AND REPOINT BRICK ON FACADE THROUGHOUT

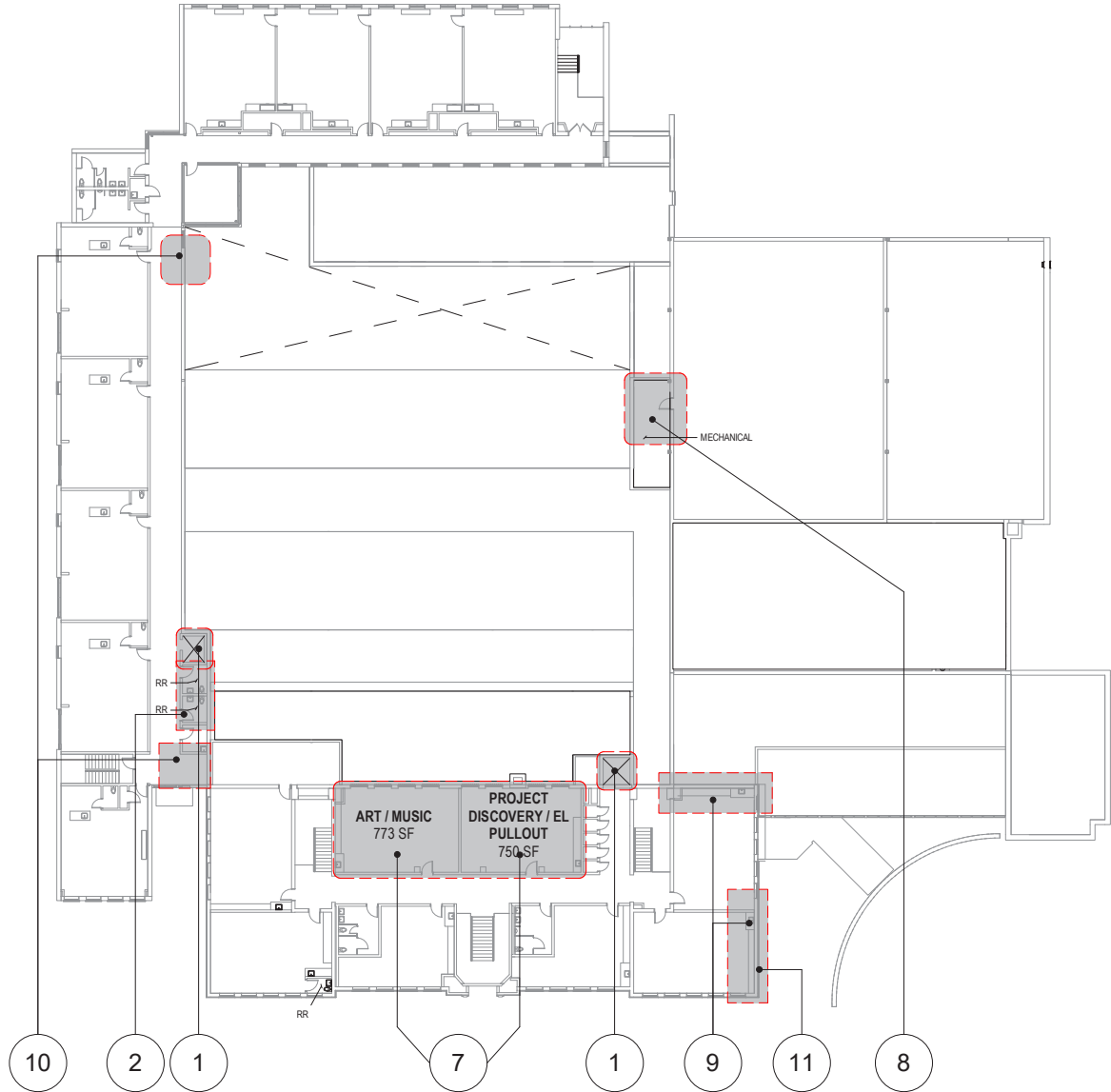
* BUILDING VENTILATION AND LIGHTING NEEDS NOT SHOWN GRAPHICALLY

* KITCHEN INSUFFICIENCIES NOT SHOWN DUE TO CURRENT RENOVATION

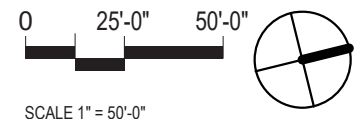


EXISTING BUILDING DEFICIENCIES

SECOND FLOOR

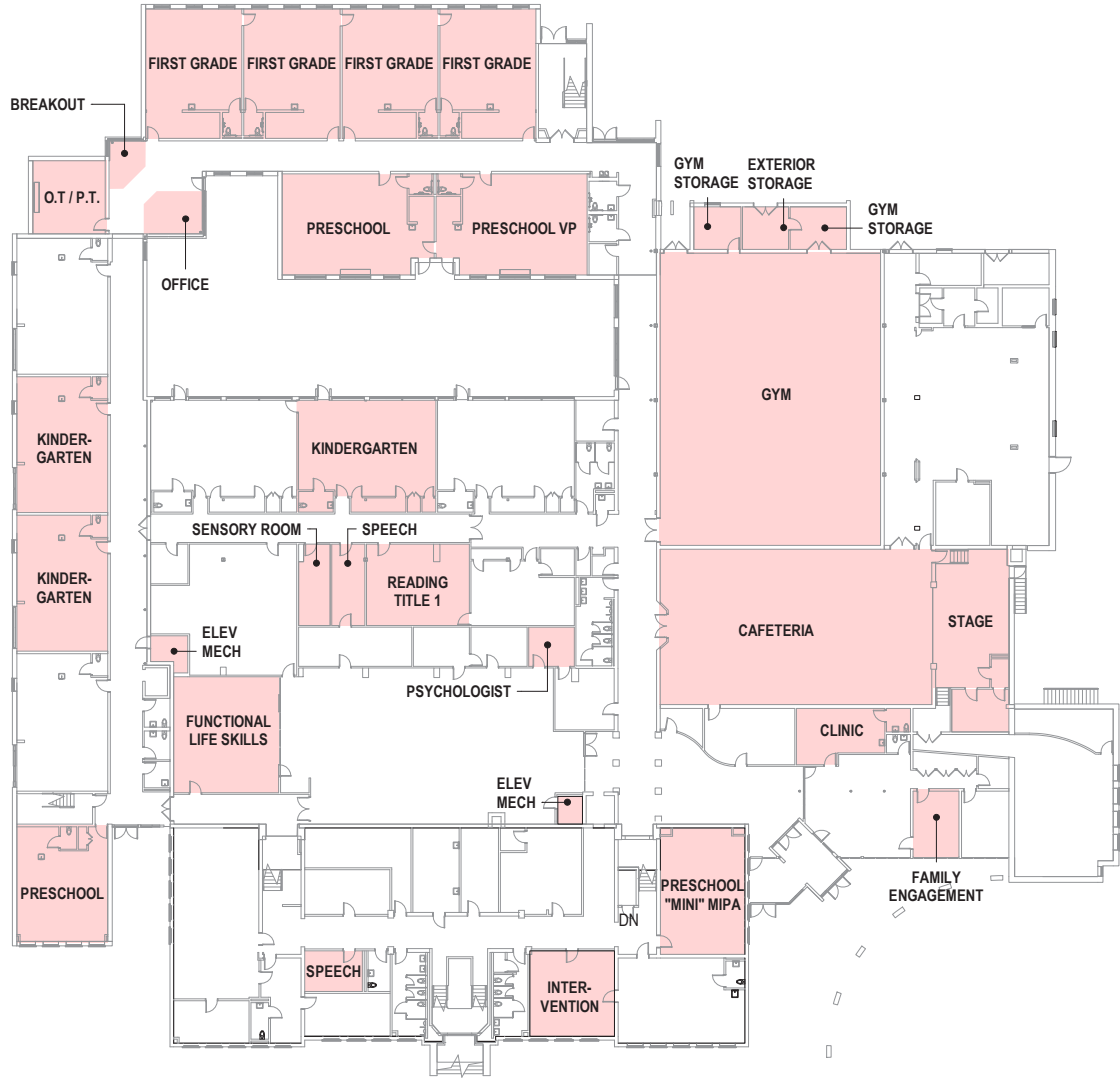


- LEGEND**
- 1 MODERNIZE ELEVATORS
 - 2 BATHROOM ADA UPGRADES THROUGHOUT - VERTICAL BARS, ACCESSIBILITY
 - 3 SECURITY CONCERNS WITH SECONDARY ENTRANCES
 - 4 REPLACE LIBRARY ROOFING
 - 5 INSUFFICIENT CAFETERIA CAPACITY AND VENTILATION - ADD STAGE LIGHTING
 - 6 CRACKS IN STRUCTURAL EXTERNAL WALL OF GYM
 - 7 WINDOWLESS CLASSROOMS
 - 8 MECHANICAL LOFT 'DOOR TO NOWHERE'
 - 9 CASEWORK IN POOR CONDITION THROUGHOUT
 - 10 CRACKING IN CORRIDOR FLOORING
 - 11 GRIND MORTAR AND REPOINT BRICK ON FACADE THROUGHOUT
- * BUILDING VENTILATION AND LIGHTING NEEDS NOT SHOWN GRAPHICALLY
- * KITCHEN INSUFFICIENCIES NOT SHOWN DUE TO CURRENT RENOVATION



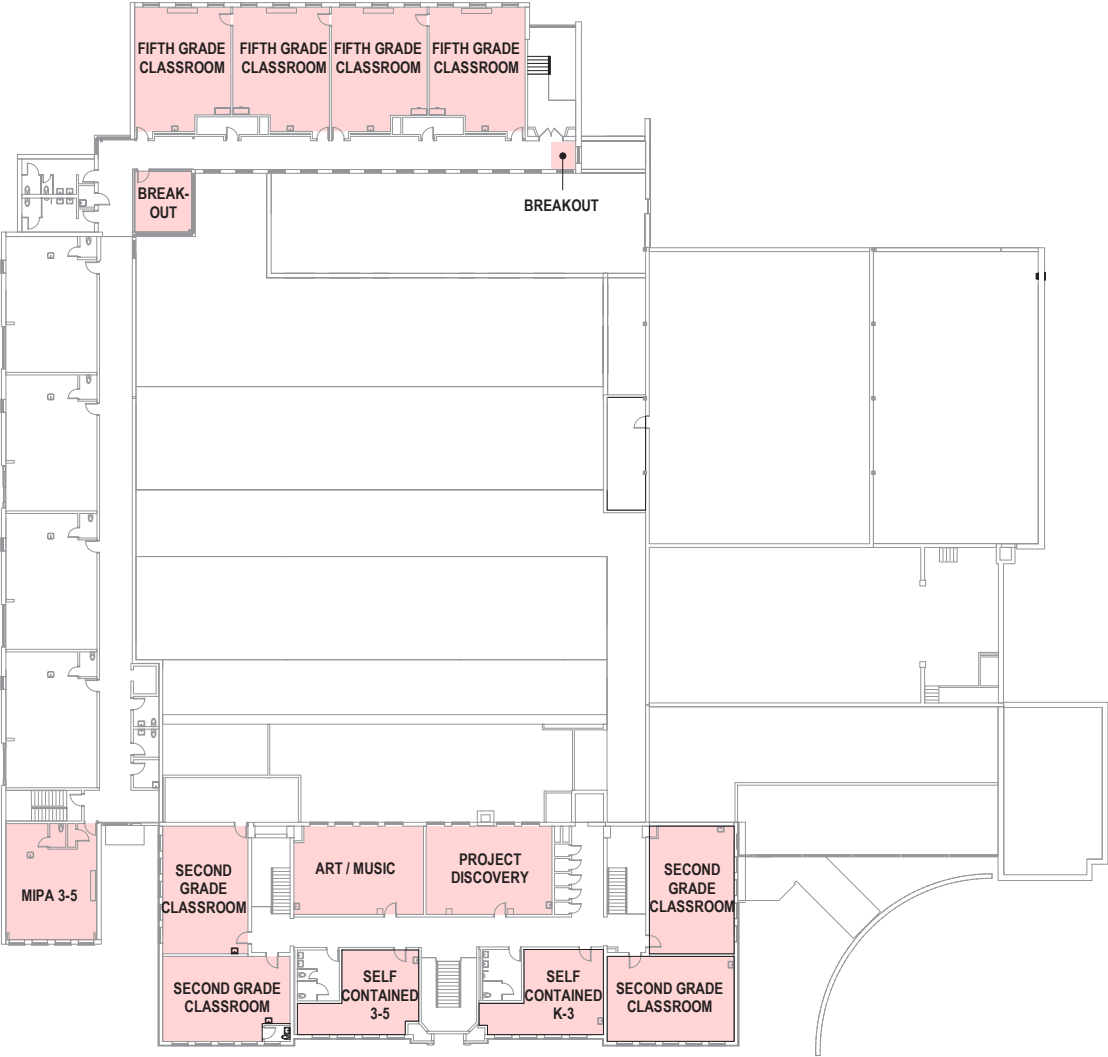
EXISTING SIZE DEFICIENCIES

FIRST FLOOR

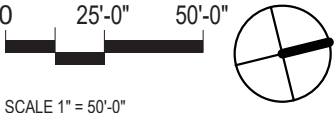


EXISTING SIZE DEFICIENCIES

SECOND FLOOR

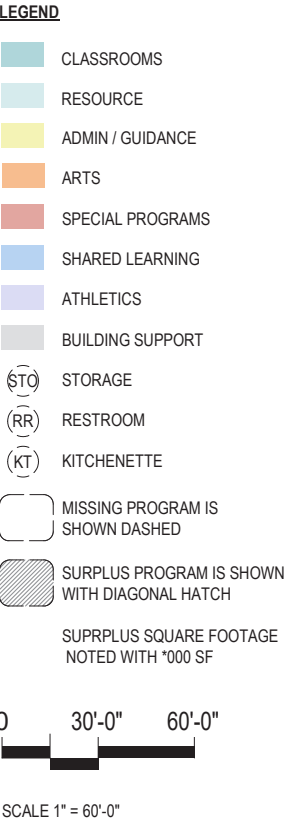
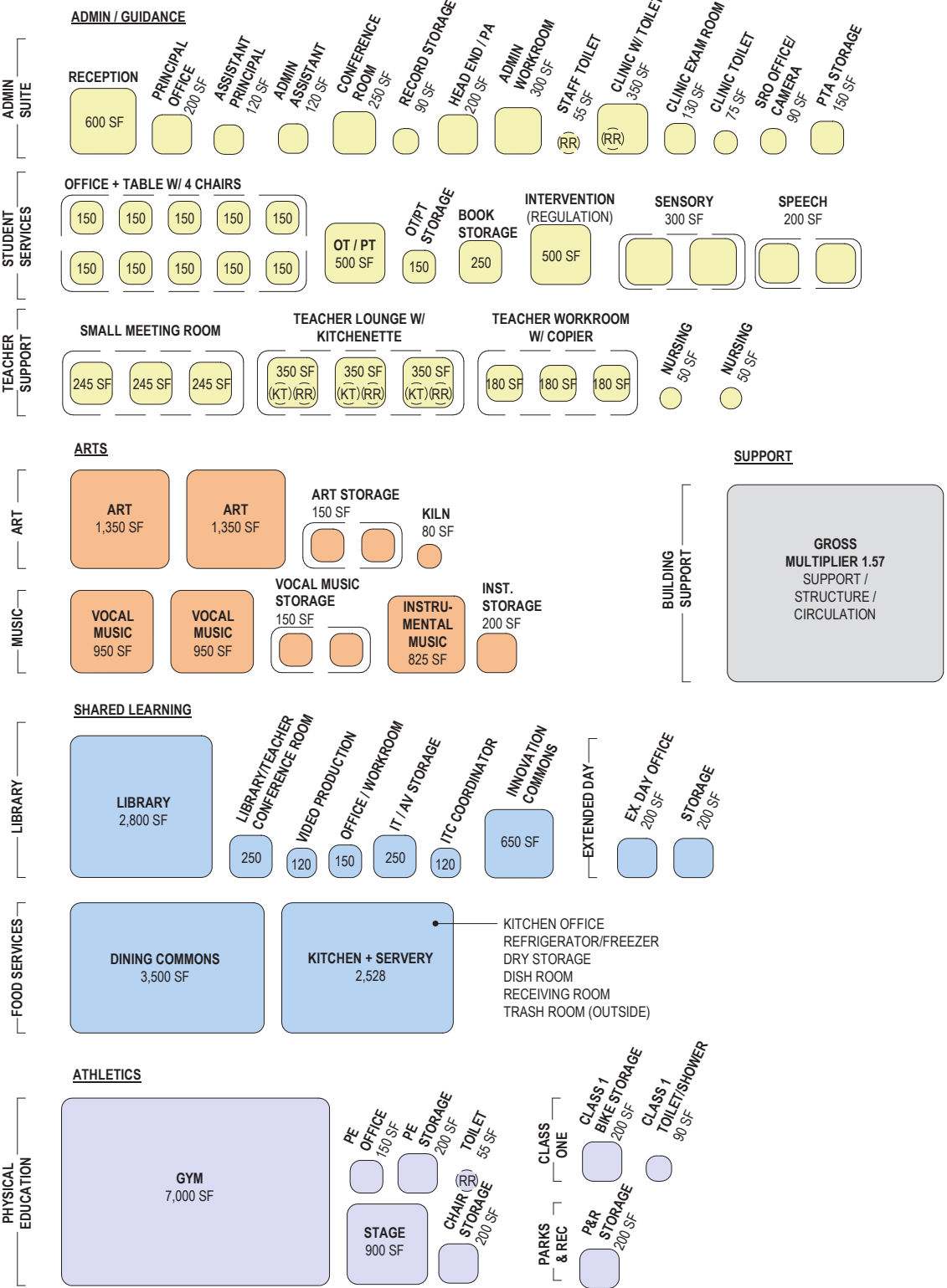
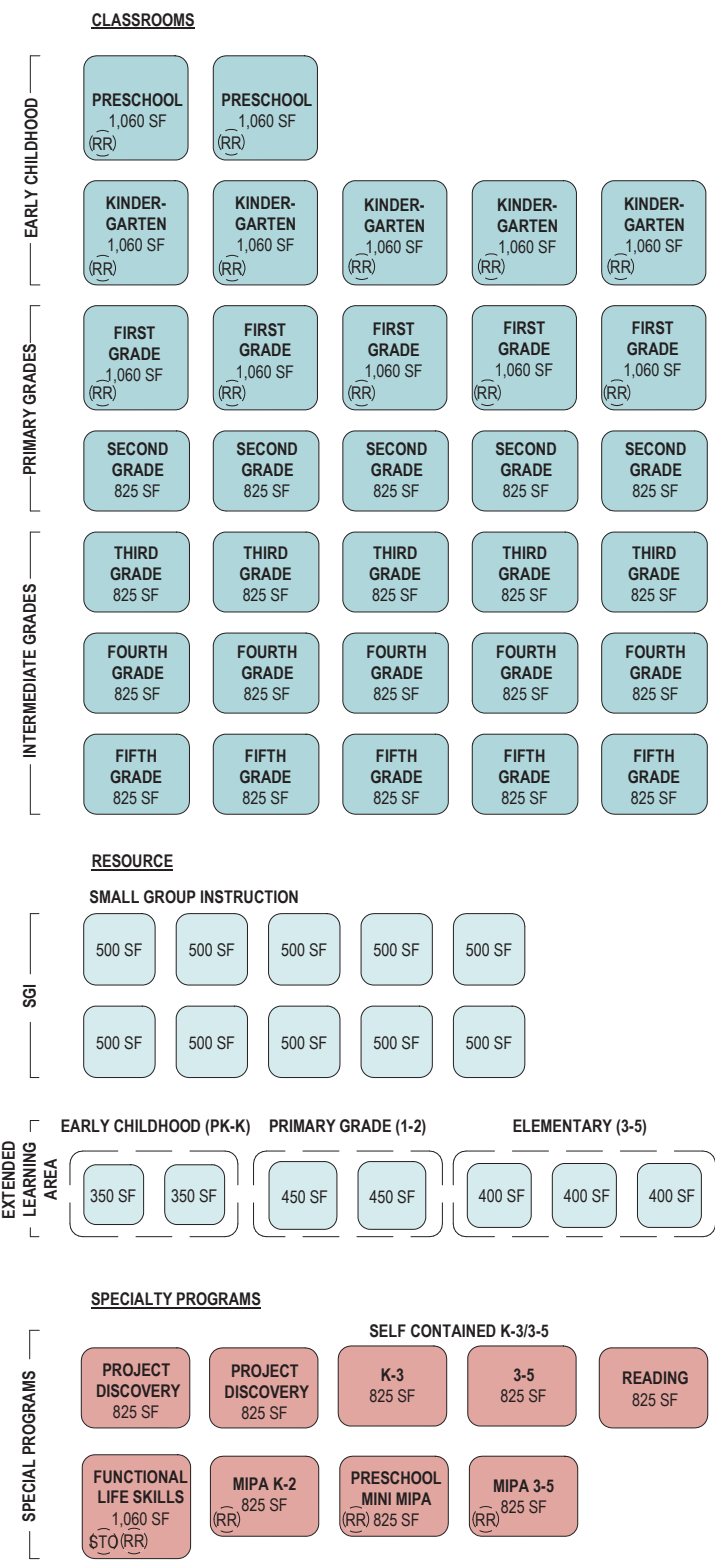


LEGEND
DOES NOT MEET



EDUCATIONAL SPECIFICATIONS PROGRAM

750 STUDENTS



SUMMARY OF OPTIONS



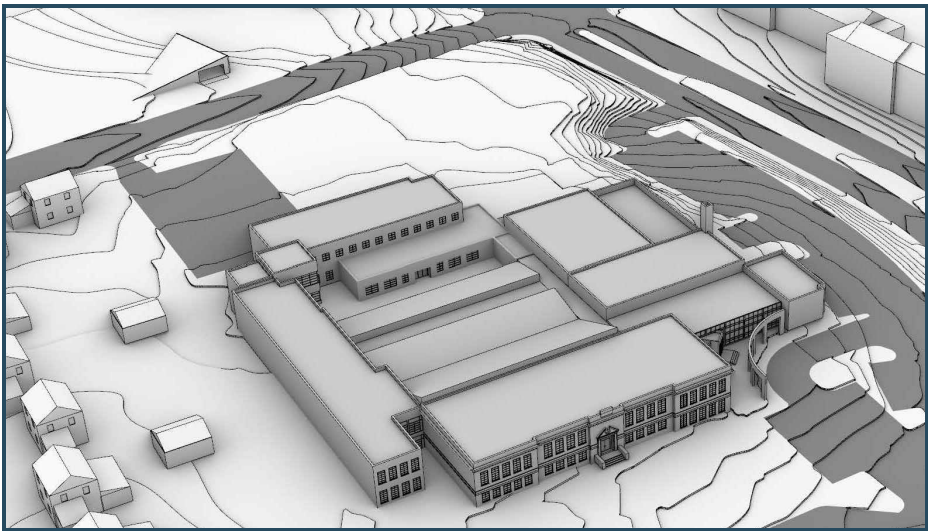
RENOVATION
Existing building



PHASE 1 AND 2
ADDITION for 550 STUDENT CAPACITY

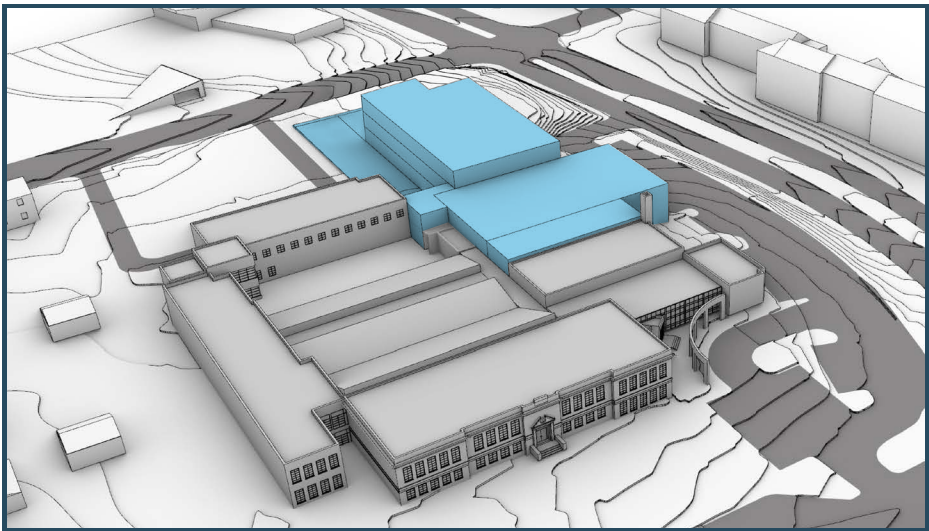


PHASE 3
ADDITION for 750 STUDENT CAPACITY



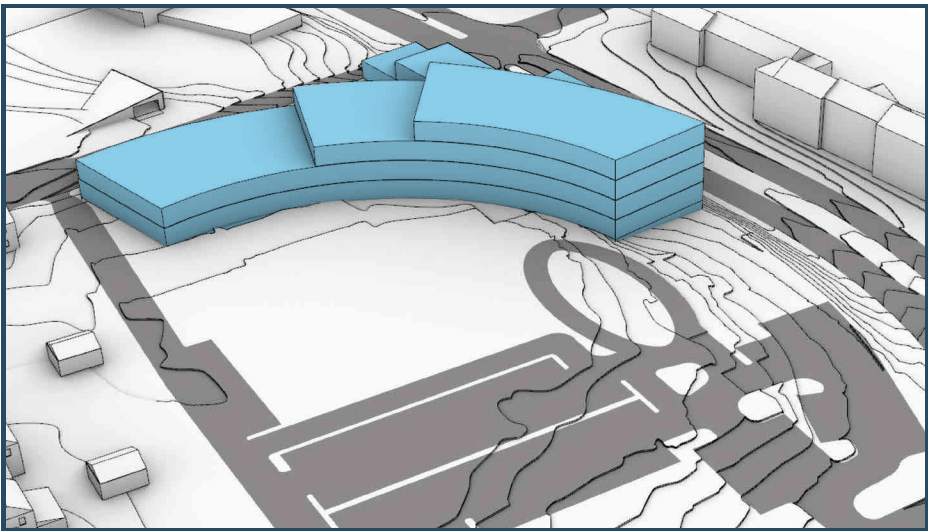
OPTION 1: RENOVATION

SQUARE FOOTAGE (SF)	77,170 SF
CAPACITY	350 STUDENTS
ESTIMATED COST (2027)	\$51,969,869
COST PER SQUARE FOOT	\$673



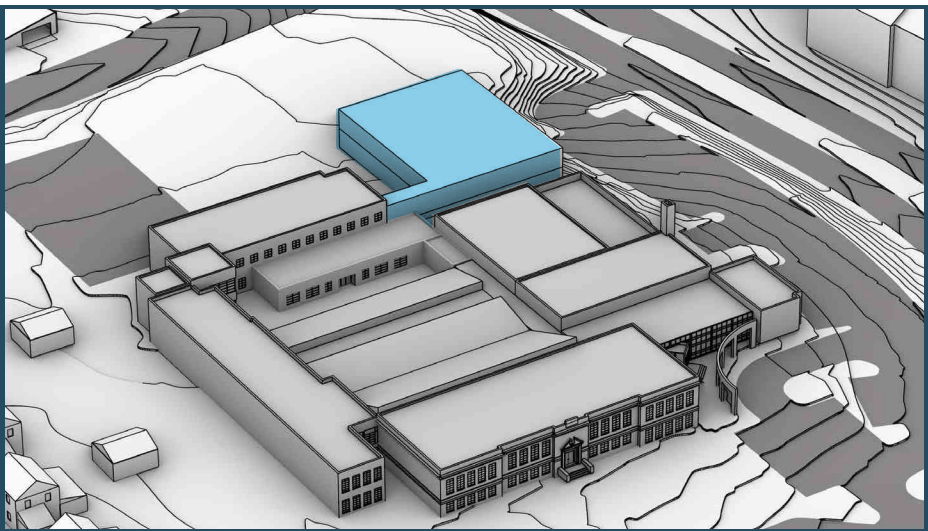
OPTION 2: RENOVATION + ADDITION - PHASES 1 AND 2

SQUARE FOOTAGE (SF)	130,909 SF
CAPACITY	550 STUDENTS
ESTIMATED COST (2027)	\$88,403,221
COST PER SQUARE FOOT	\$675



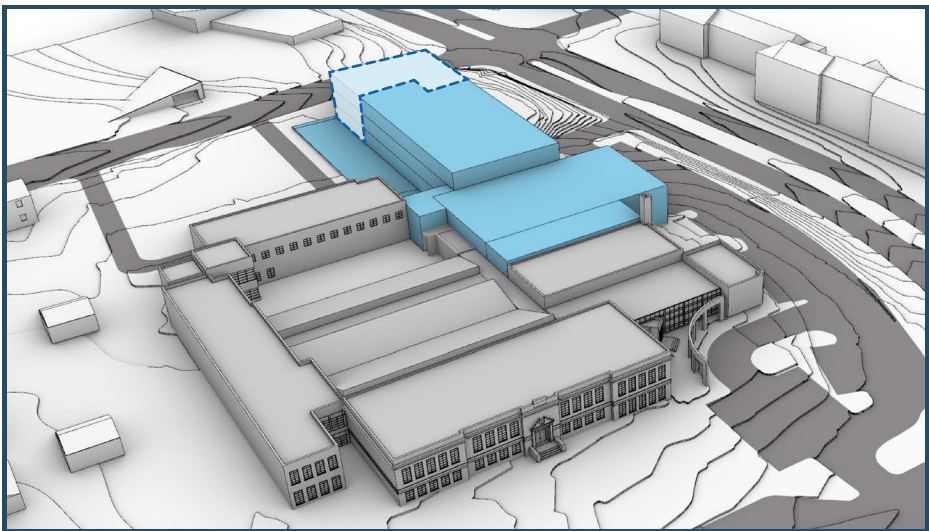
OPTION 3: NEW BUILDING - PHASES 1 AND 2

SQUARE FOOTAGE (SF)	105,697 SF
CAPACITY	550 STUDENTS
ESTIMATED COST (2027)	\$100,400,889
COST PER SQUARE FOOT	\$949



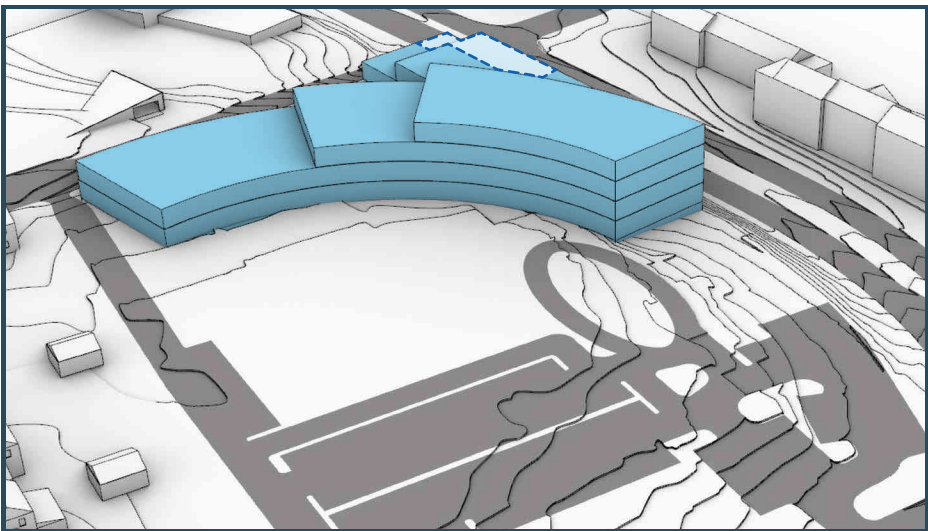
OPTION 1A: RENOVATION + ADDITION

SQUARE FOOTAGE (SF)	117,605 SF
CAPACITY	550 STUDENTS
ESTIMATED COST (2027)	\$76,864,820
COST PER SQUARE FOOT	\$653



OPTION 2A: RENOVATION + ADDITION - PHASE 3

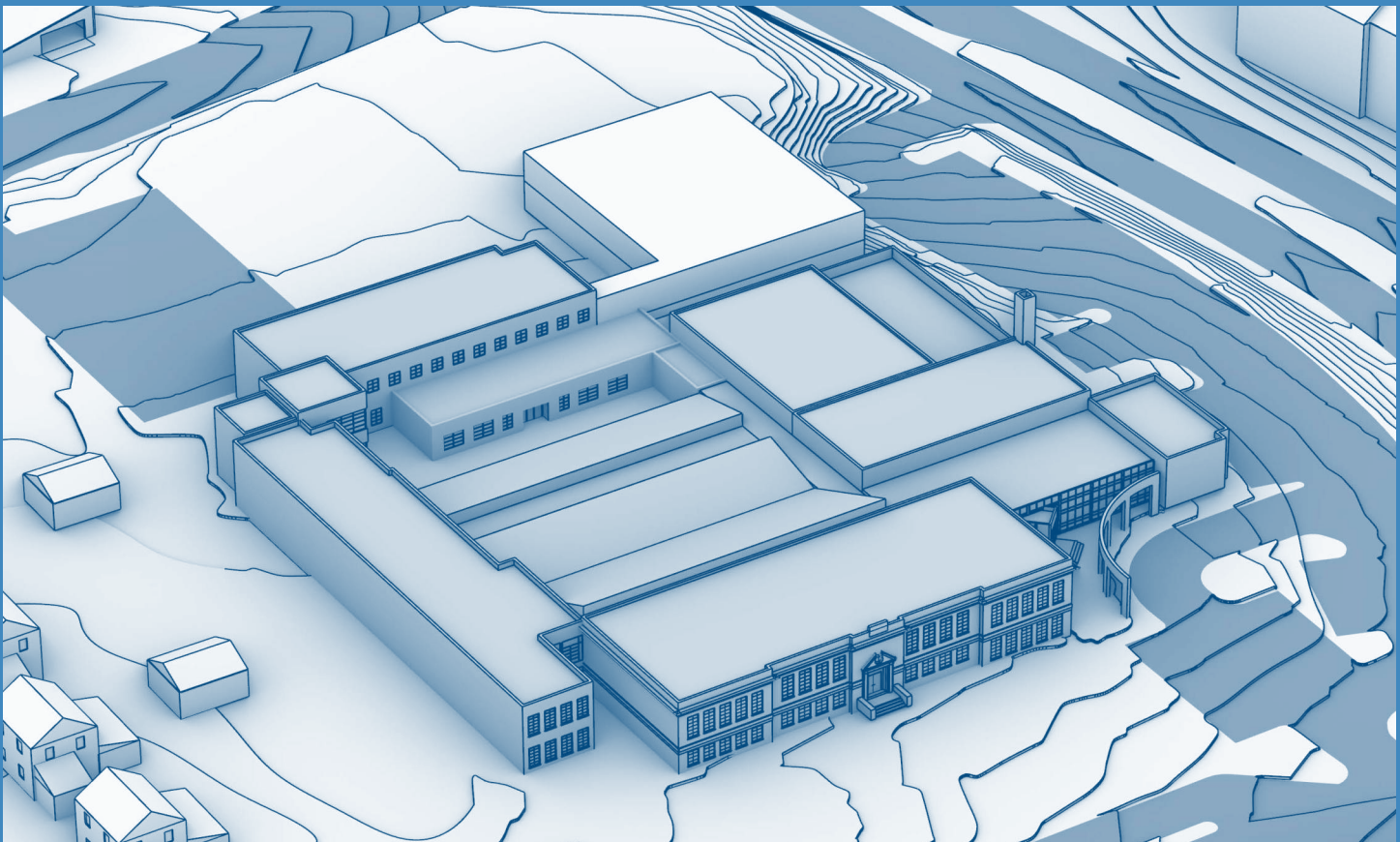
SQUARE FOOTAGE (SF)	152,898 SF
CAPACITY	750 STUDENTS
ESTIMATED COST (2027)	\$104,577,578
COST PER SQUARE FOOT	\$683



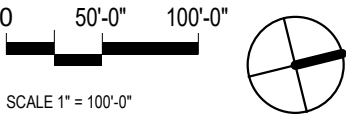
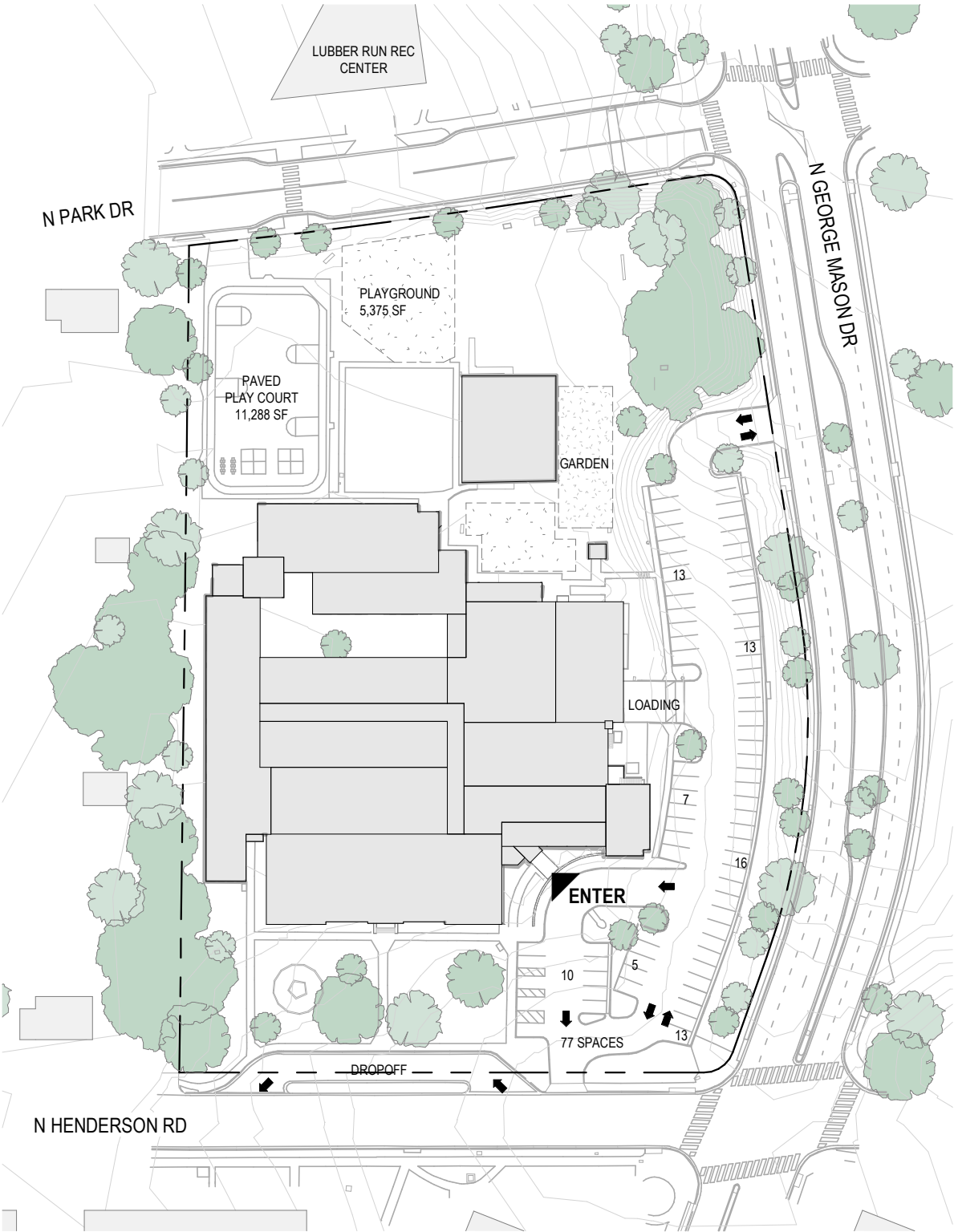
OPTION 3A: NEW BUILDING - PHASE 3

SQUARE FOOTAGE (SF)	118,393 SF
CAPACITY	750 STUDENTS
ESTIMATED COST (2027)	\$106,869,333
COST PER SQUARE FOOT	\$902

OPTION 1 + 1A: RENOVATION + ADDITION

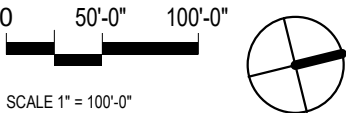
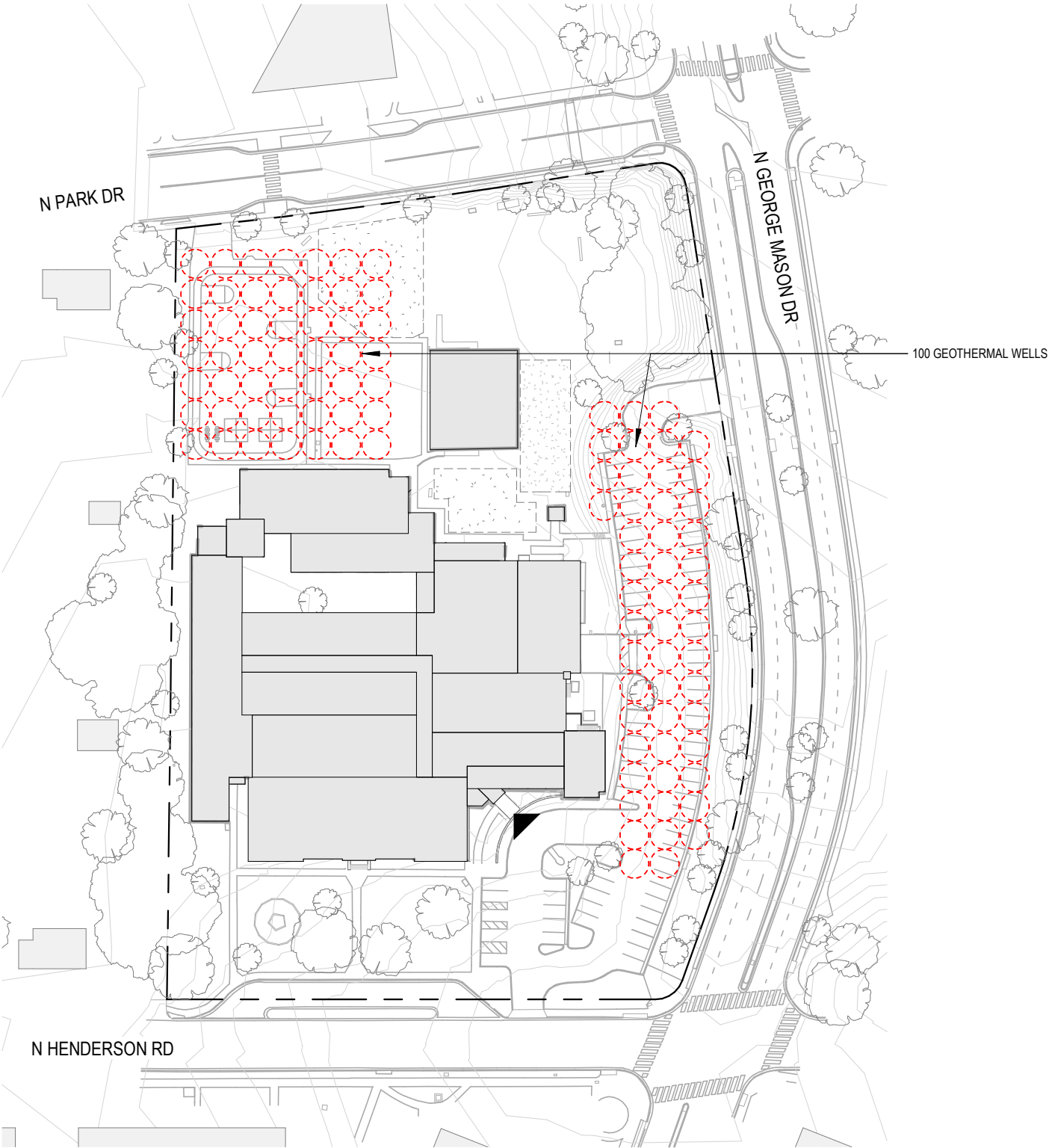


SITE PLAN: EXISTING

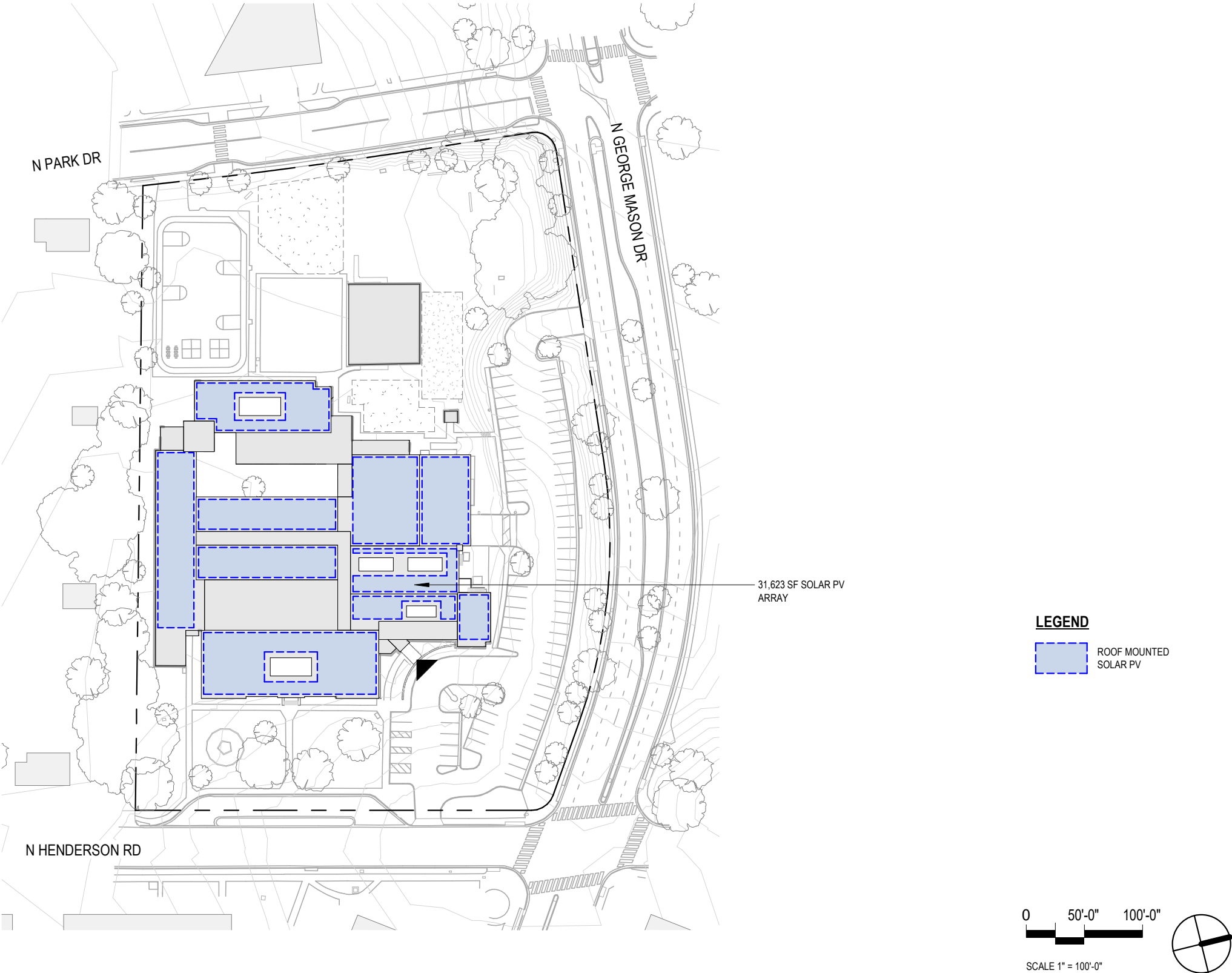


GEOTHERMAL WELL LOCATIONS

100 WELLS

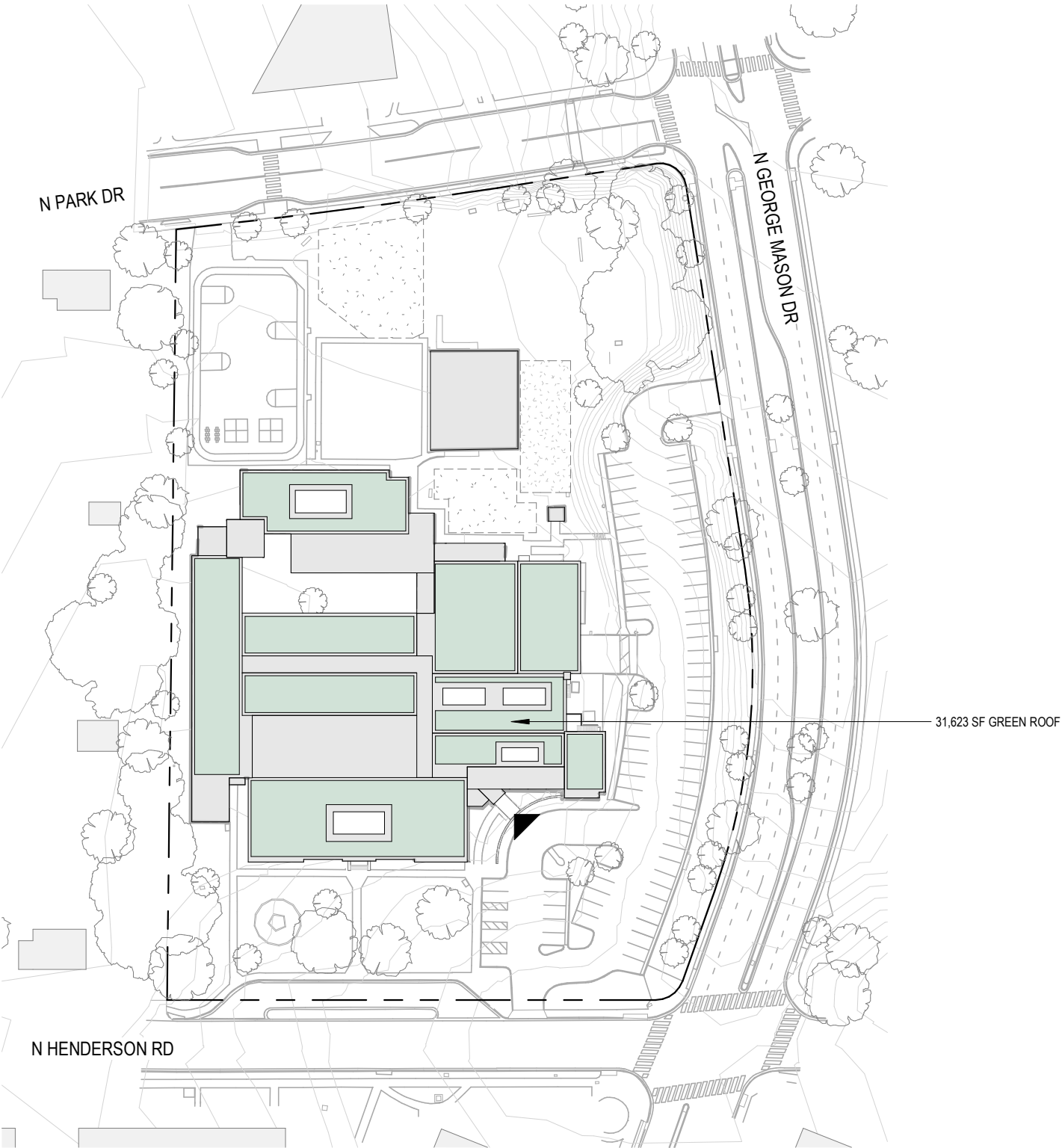


SOLAR READY DESIGN
LOCATIONS FOR FUTURE PANELS TO ACHIEVE NET-ZERO
31,623 SF



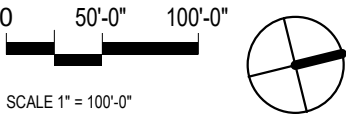
GREEN ROOF LOCATIONS

31,623 SF



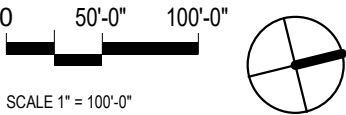
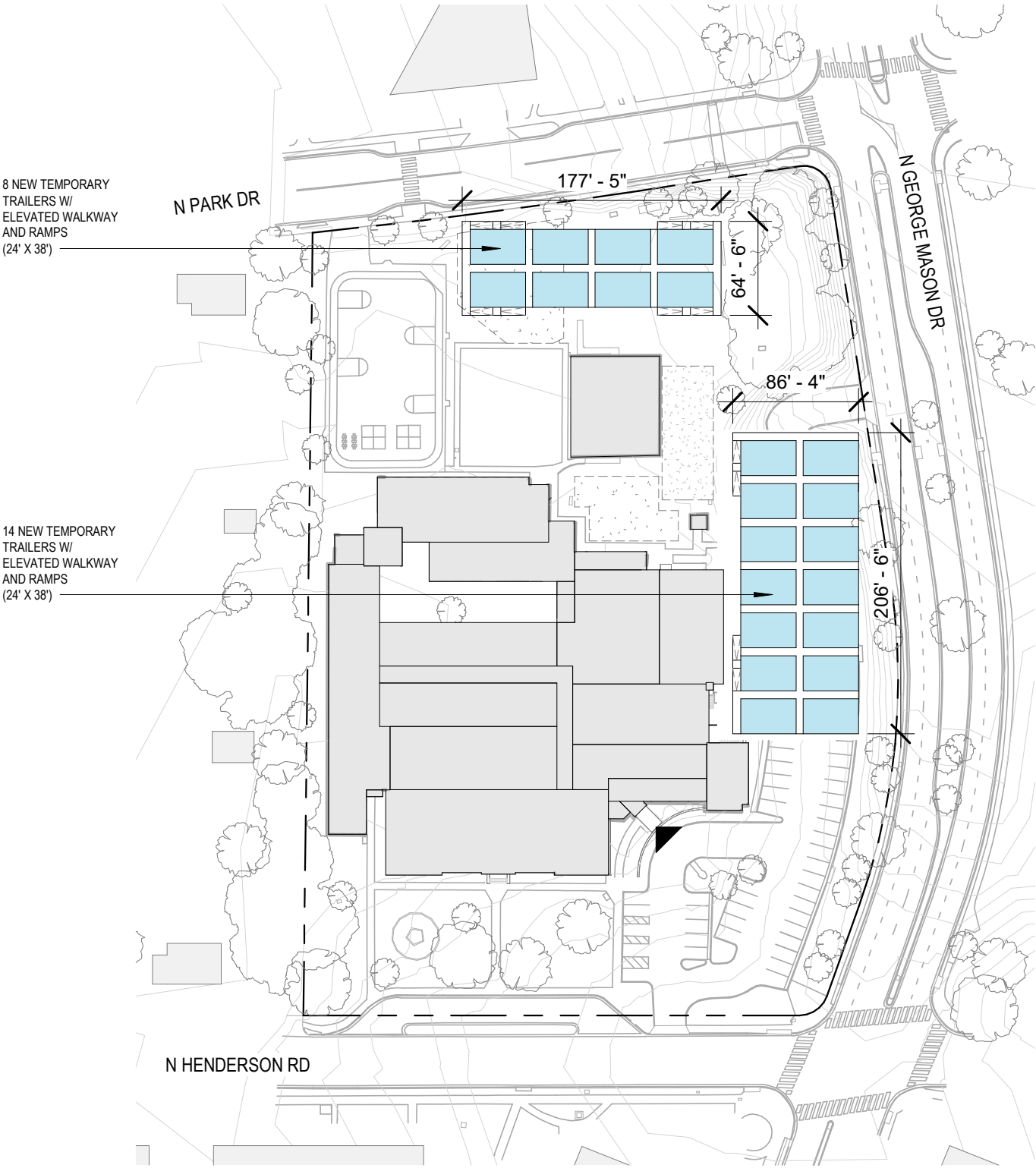
LEGEND

GREEN ROOF

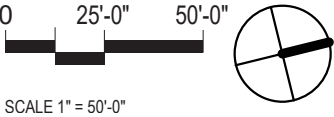
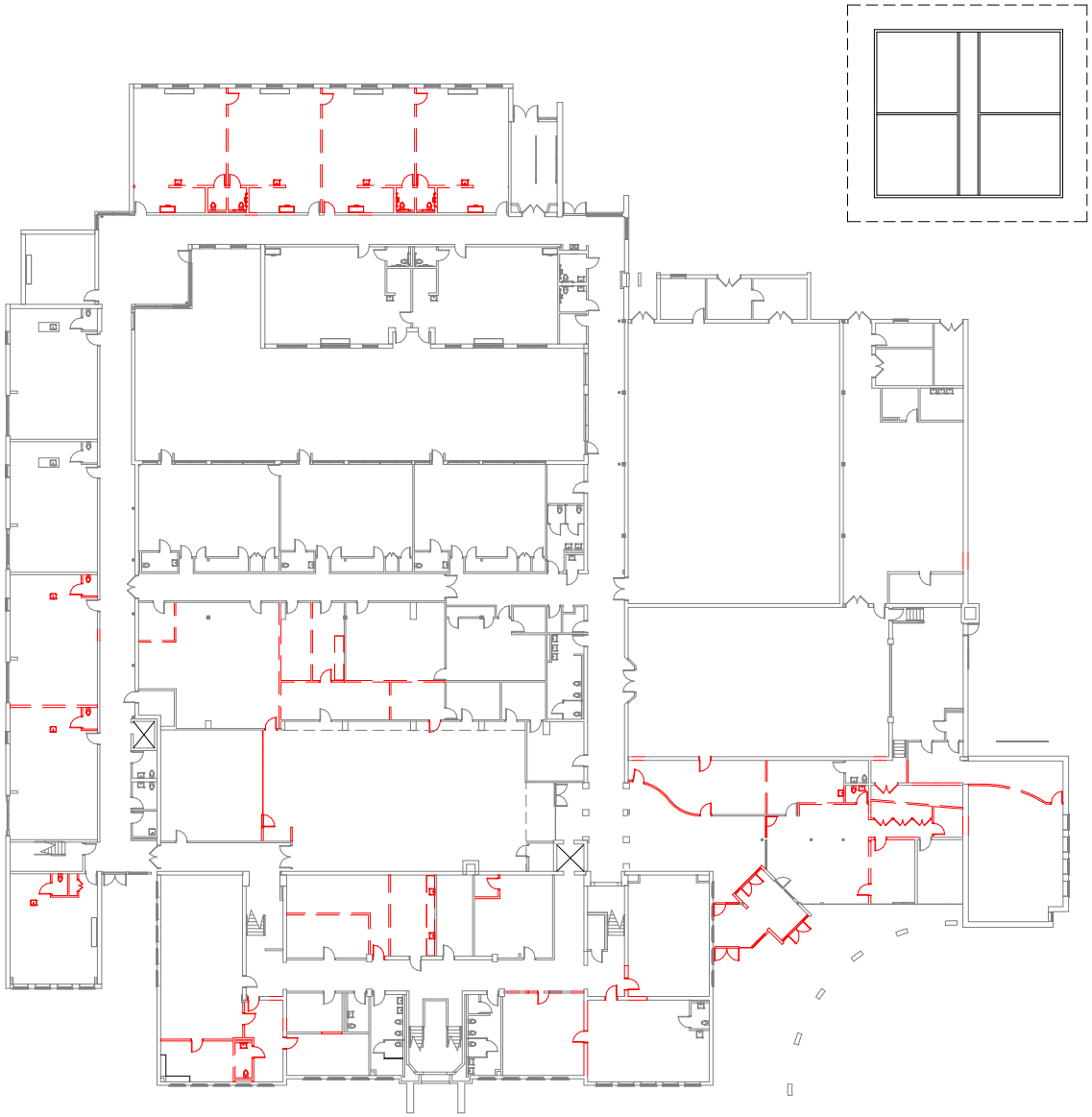


TRAILER LOCATIONS

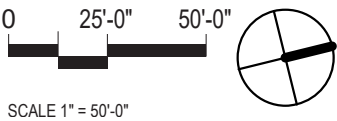
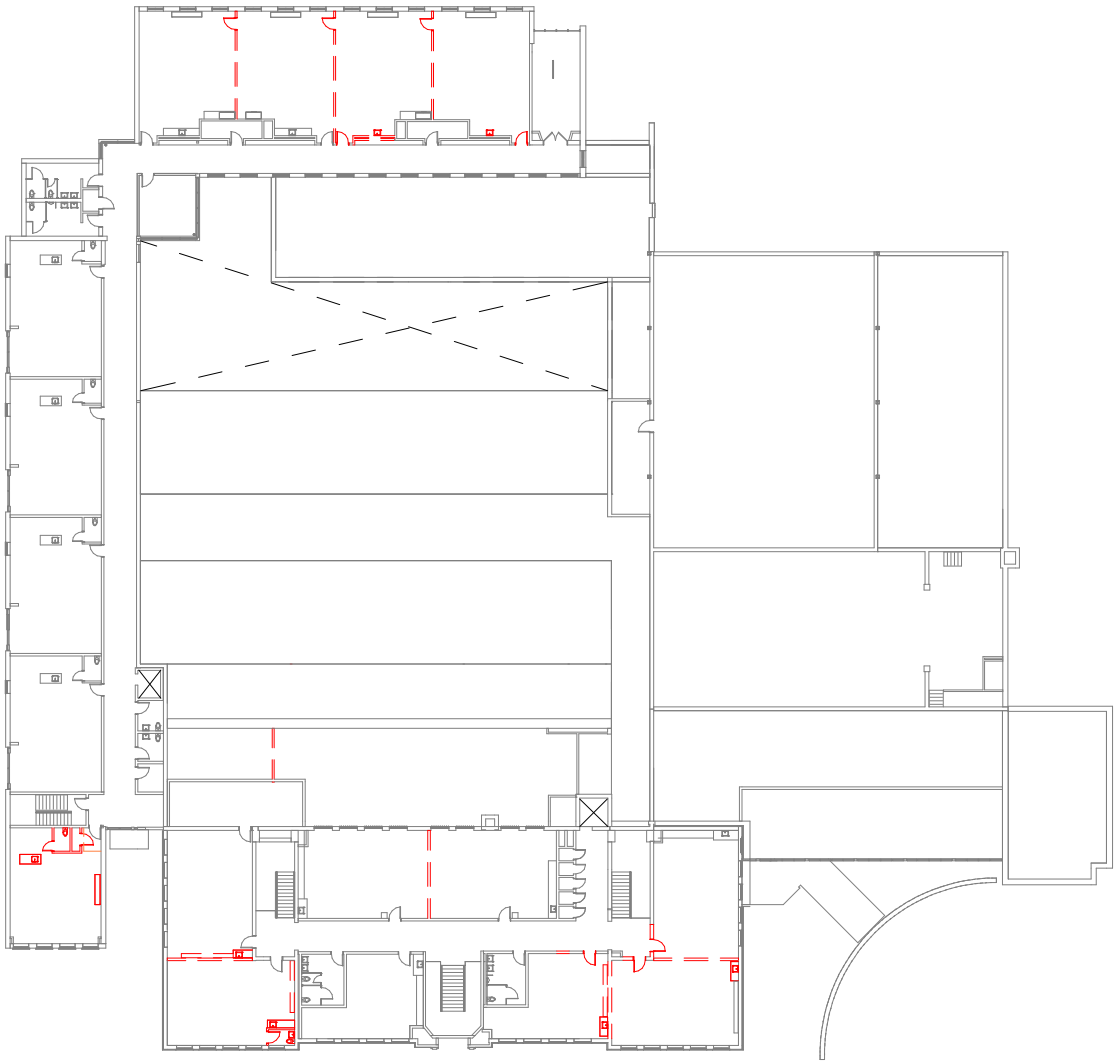
22 NEW TEMPORARY TRAILERS | 24' X 38'



DEMOLITION
FIRST FLOOR

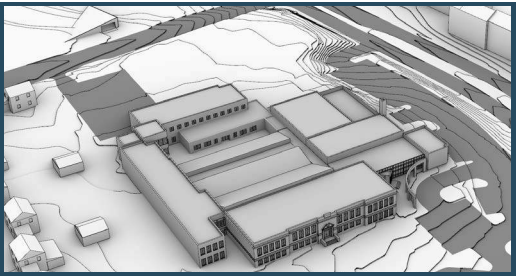


DEMOLITION
SECOND FLOOR



FLOOR PLANS

FIRST FLOOR

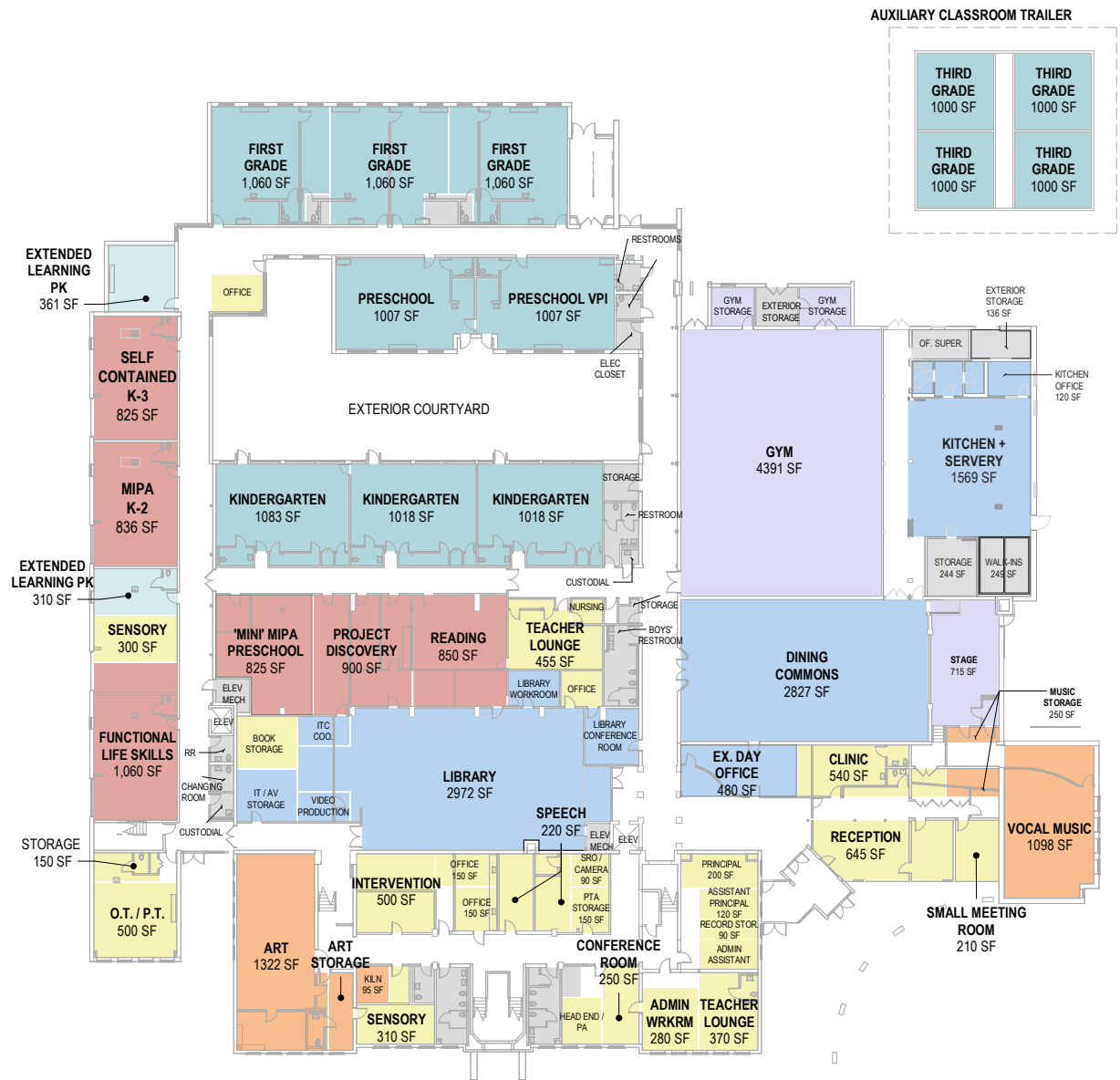


OPTION 1, 1A: RENOVATION

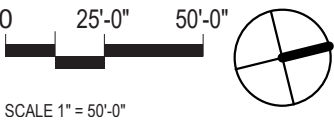
Option 1 explores the renovation of the existing structure to meet the requirements of Arlington’s educational specifications. With current enrollment at 550 students, a reconfiguration of the building interiors to meet the educational specifications would reduce student capacity to 350. The building would still retain a gymnasium and cafeteria, but these existing spaces fall about 50% short of educational specification recommendations.

During the renovation the entire student population would be relocated to classroom trailers located on site. The renovation of the school is expected to last 18 months with temporary trailers in use for 16 of those 18 months. On site parking and play space would be significantly reduced during renovation activities to accommodate trailer placement.

Option 1A is an addition to raise capacity to 550 students.

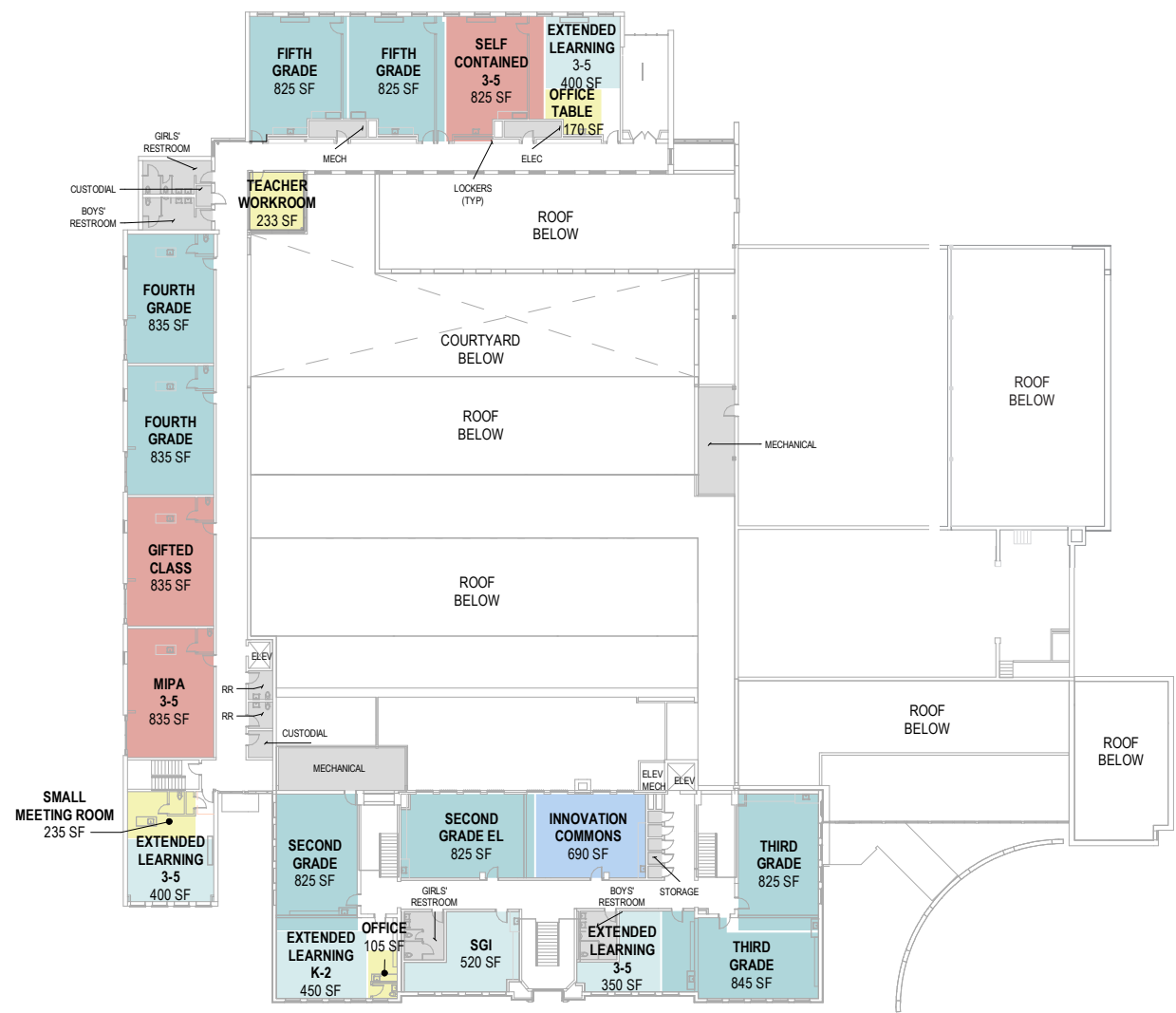


- LEGEND**
- CLASSROOMS
 - RESOURCE
 - ADMIN / GUIDANCE
 - ARTS
 - SPECIAL PROGRAMS
 - SHARED LEARNING
 - ATHLETICS
 - BUILDING SUPPORT



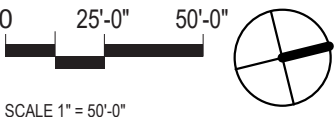
FLOOR PLANS

SECOND FLOOR



LEGEND

- CLASSROOMS
- RESOURCE
- ADMIN / GUIDANCE
- ARTS
- SPECIAL PROGRAMS
- SHARED LEARNING
- ATHLETICS
- BUILDING SUPPORT



FLOOR PLANS

FIRST FLOOR
45,066 SF RENOVATION
8,057 SF ADDITION

PHASE 2
ADDITION FOR 550
STUDENT CAPACITY

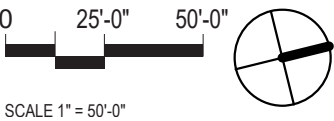
PHASE 1
RENOVATION OF
EXISTING BUILDING

PHASE 2
ADDITION FOR 550
STUDENT CAPACITY

PHASE 1
RENOVATION OF
EXISTING BUILDING



- LEGEND
- CLASSROOMS
 - RESOURCE
 - ADMIN / GUIDANCE
 - ARTS
 - SPECIAL PROGRAMS
 - SHARED LEARNING
 - ATHLETICS
 - BUILDING SUPPORT



FLOOR PLANS

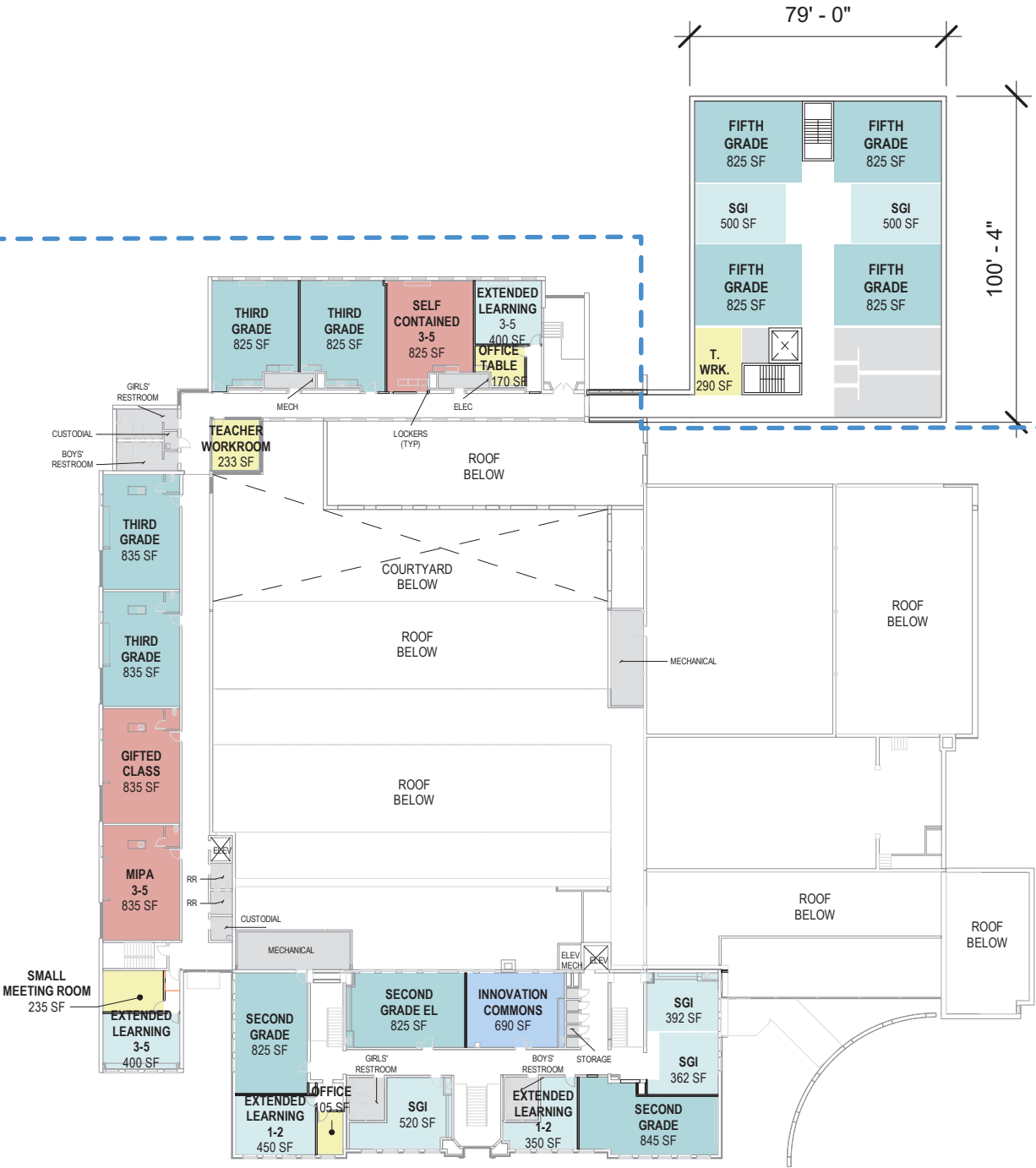
SECOND FLOOR
21,583 SF RENOVATION
8,057 SF ADDITION

PHASE 2
ADDITION FOR 550
STUDENT CAPACITY

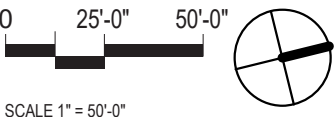
PHASE 1
RENOVATION OF
EXISTING BUILDING

PHASE 2
ADDITION FOR 550
STUDENT CAPACITY

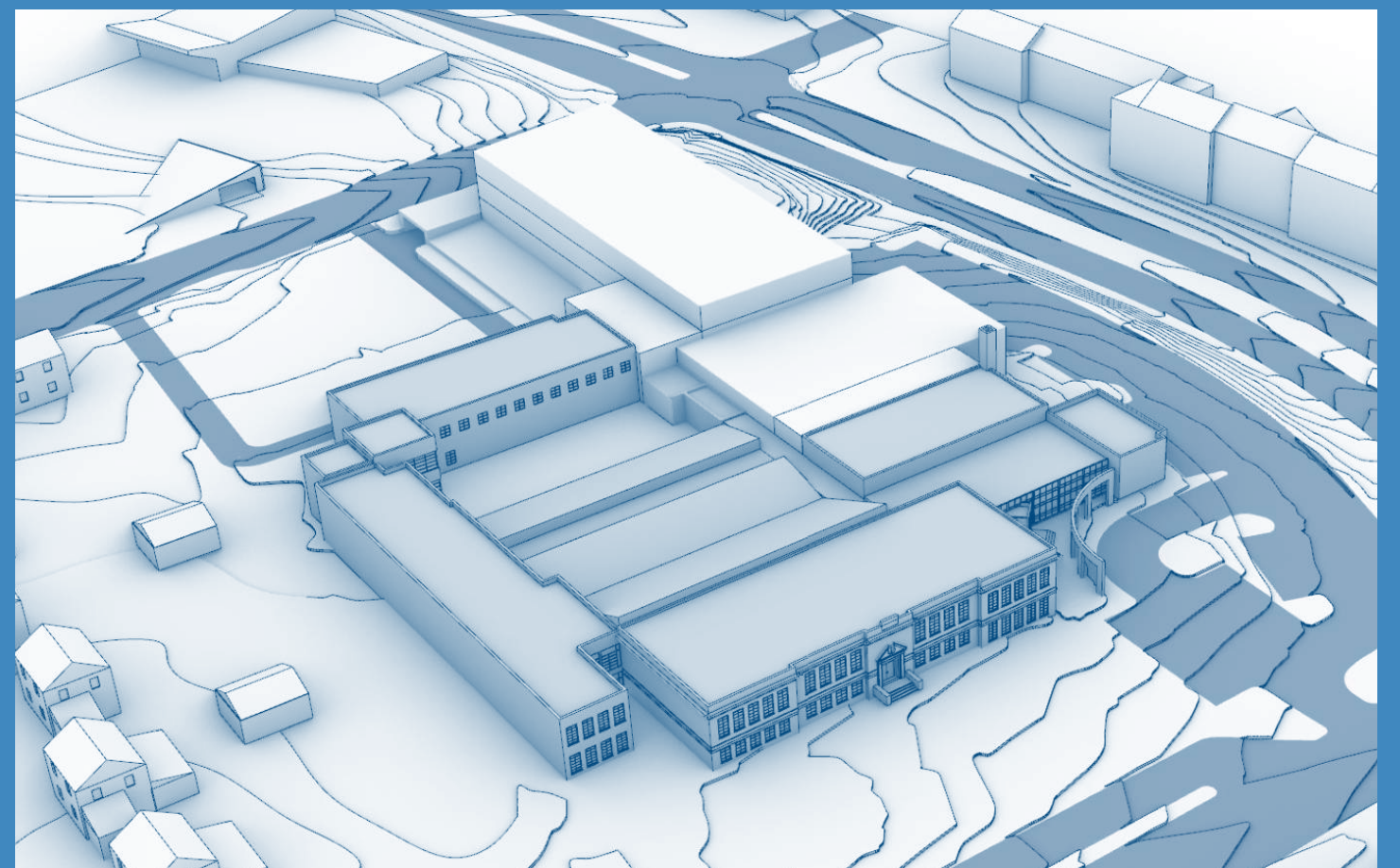
PHASE 1
RENOVATION OF
EXISTING BUILDING



- LEGEND**
- CLASSROOMS
 - RESOURCE
 - ADMIN / GUIDANCE
 - ARTS
 - SPECIAL PROGRAMS
 - SHARED LEARNING
 - ATHLETICS
 - BUILDING SUPPORT

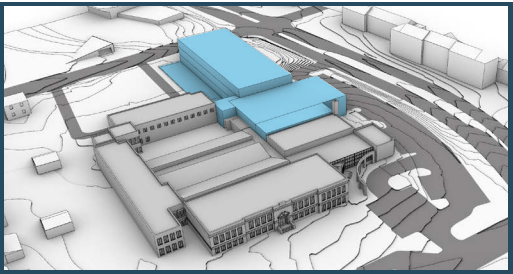


OPTION 2 + 2A: RENOVATION + ADDITION



FLOOR PLANS

GROUND FLOOR
24,321 SF ADDITION (ONE LEVEL GARAGE)
54 NEW COVERED PARKING SPACES

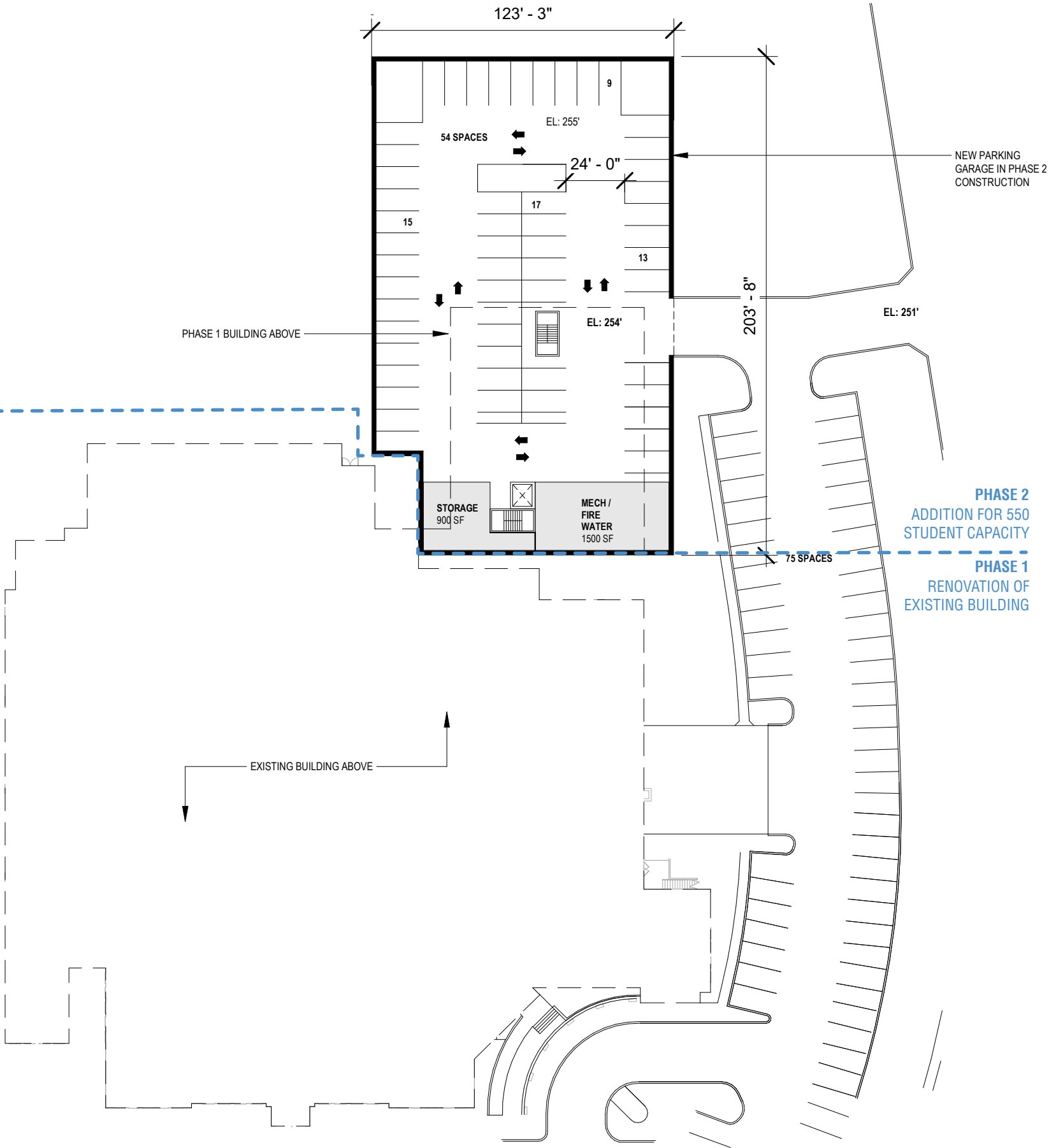


OPTION 2, 2A: RENOVATION + ADDITION

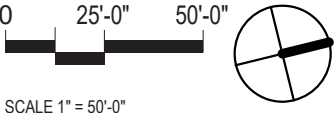
Option 2 proposes a renovation of the existing building and a new addition to maintain an enrollment capacity of 550 students. The addition in this option can be expanded to accommodate up to 750 students. This option demolishes the existing gymnasium and cafeteria and provides new, correct-sized gymnasium and cafeteria in the addition. The addition includes a parking garage of 60 spaces, entered from grade.

Construction would occur in two phases: renovation and addition. During renovation, all students would be temporarily relocated to on-site trailers. Once complete, 350 students would return to the building, while the remaining 200 would remain in trailers for an additional year during construction of the addition. This option also includes costs for structured parking.

PHASE 2
ADDITION FOR 550
STUDENT CAPACITY
PHASE 1
RENOVATION OF
EXISTING BUILDING



- LEGEND
- CLASSROOMS
 - RESOURCE
 - ADMIN / GUIDANCE
 - ARTS
 - SPECIAL PROGRAMS
 - SHARED LEARNING
 - ATHLETICS
 - BUILDING SUPPORT

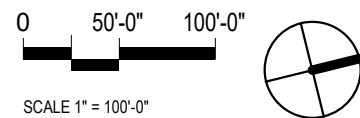
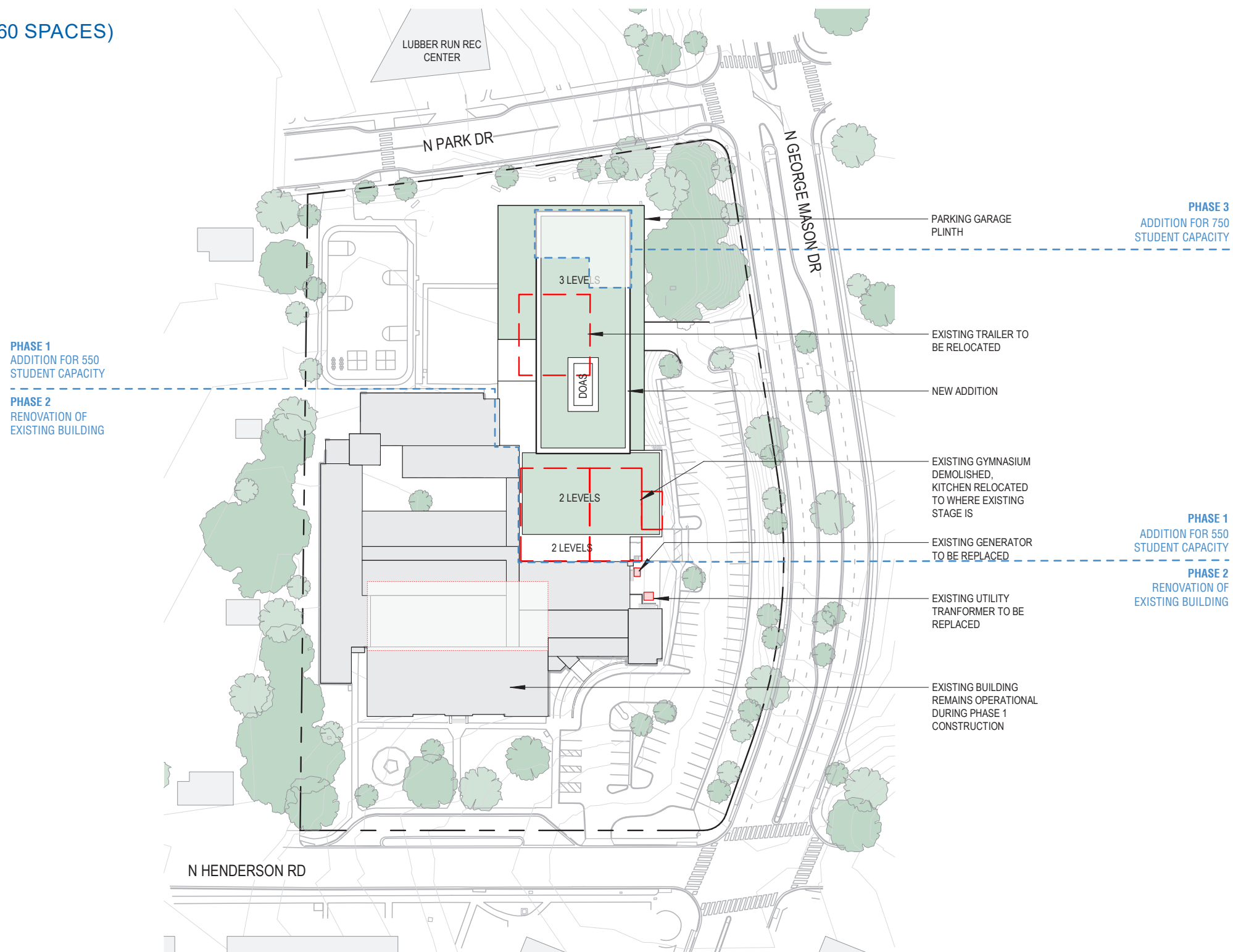


SITE PLAN: PHASE 1

DEMOLITION OF EXISTING GYMNASIUM AND CAFETERIA

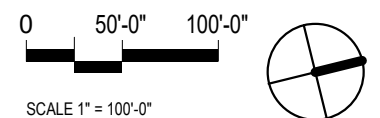
45,066 SF NEW ADDITION

25,027 SF PARKING GARAGE (60 SPACES)



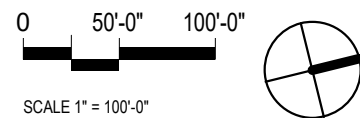
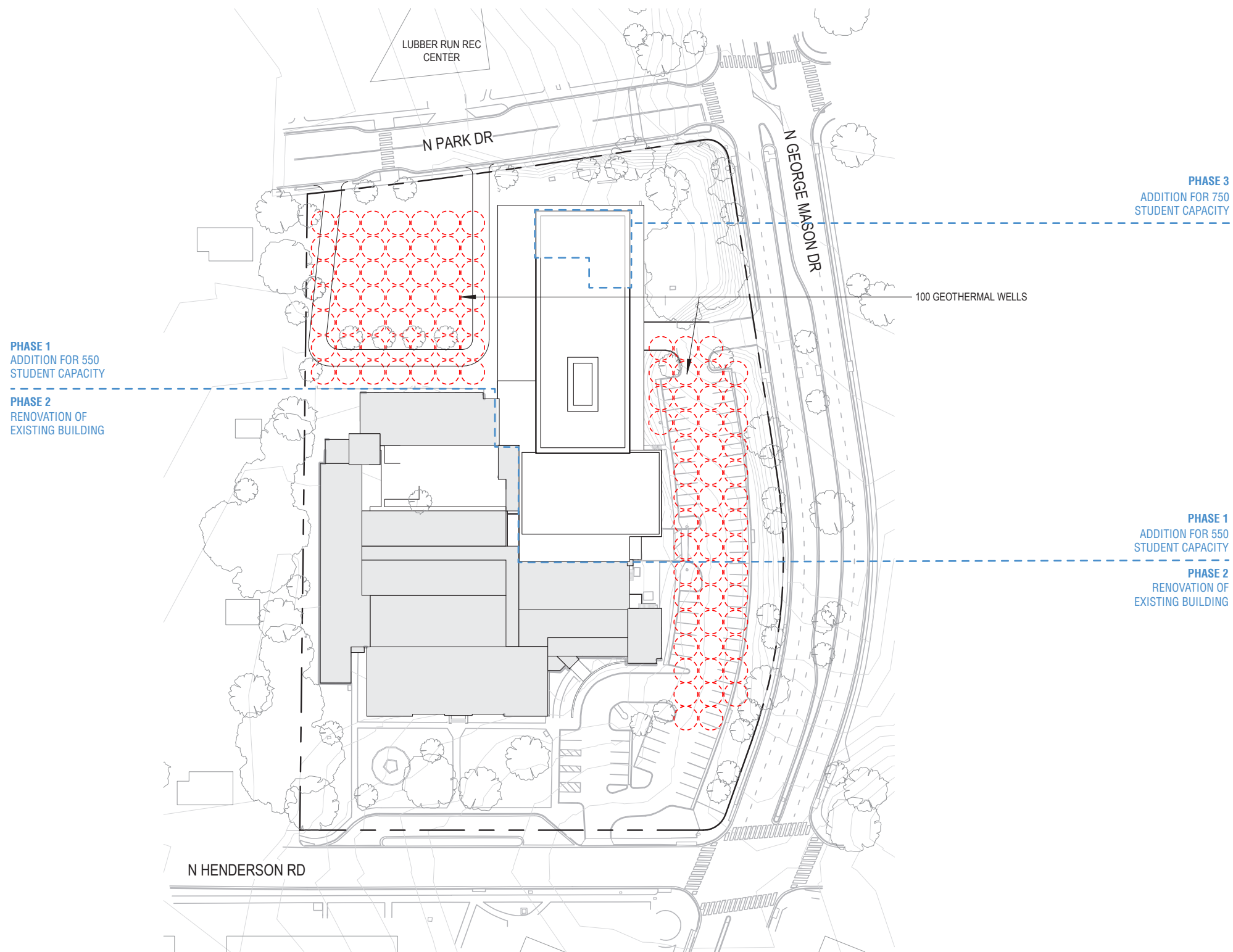
SITE WORK + RENOVATION OF EXISTING BUILDING (61,147 SF)

21,989 SF ADDITION TO NEW BUILDING TO REACH 750 STUDENT CAPACITY



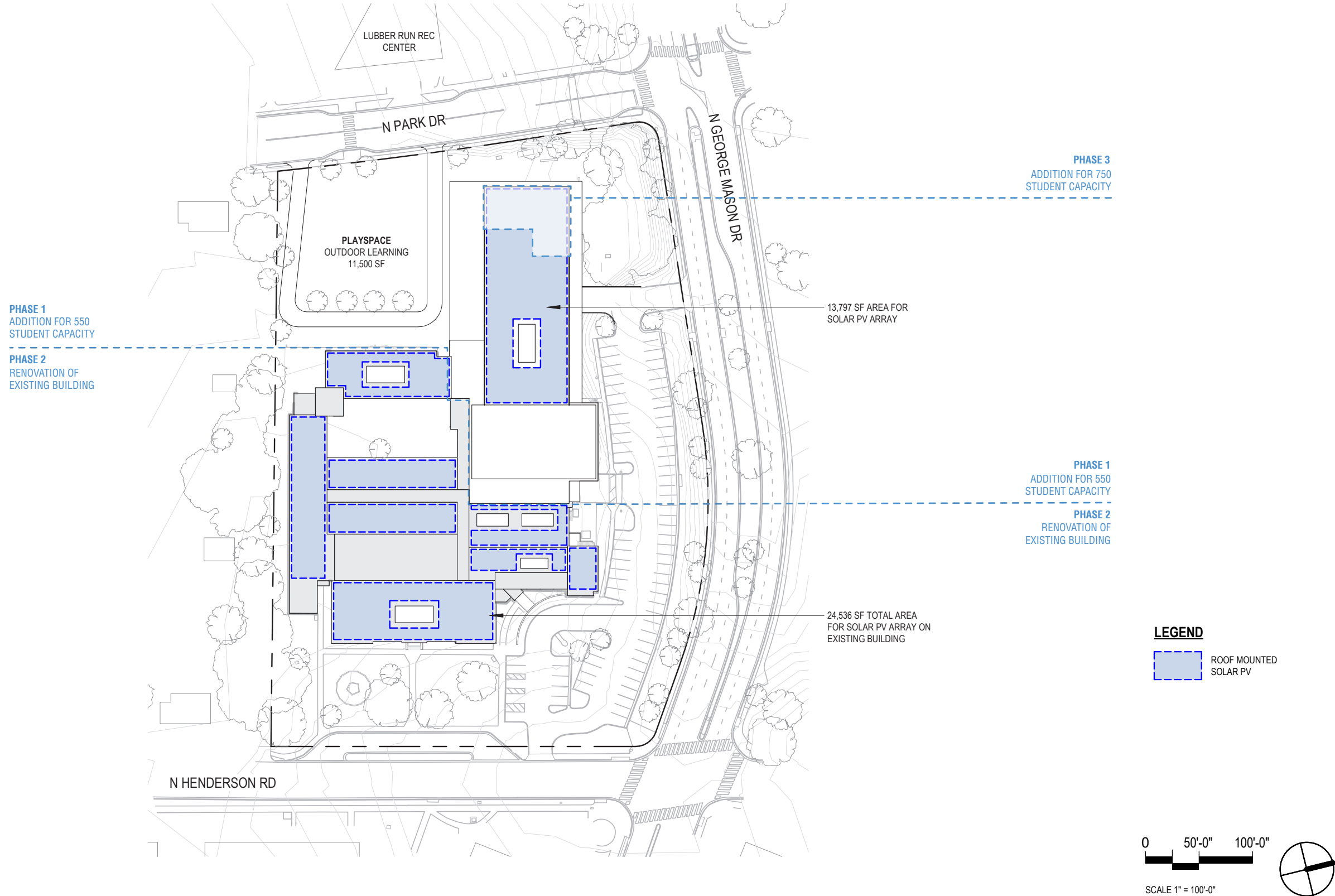
GEOTHERMAL WELL LOCATIONS

100 WELLS



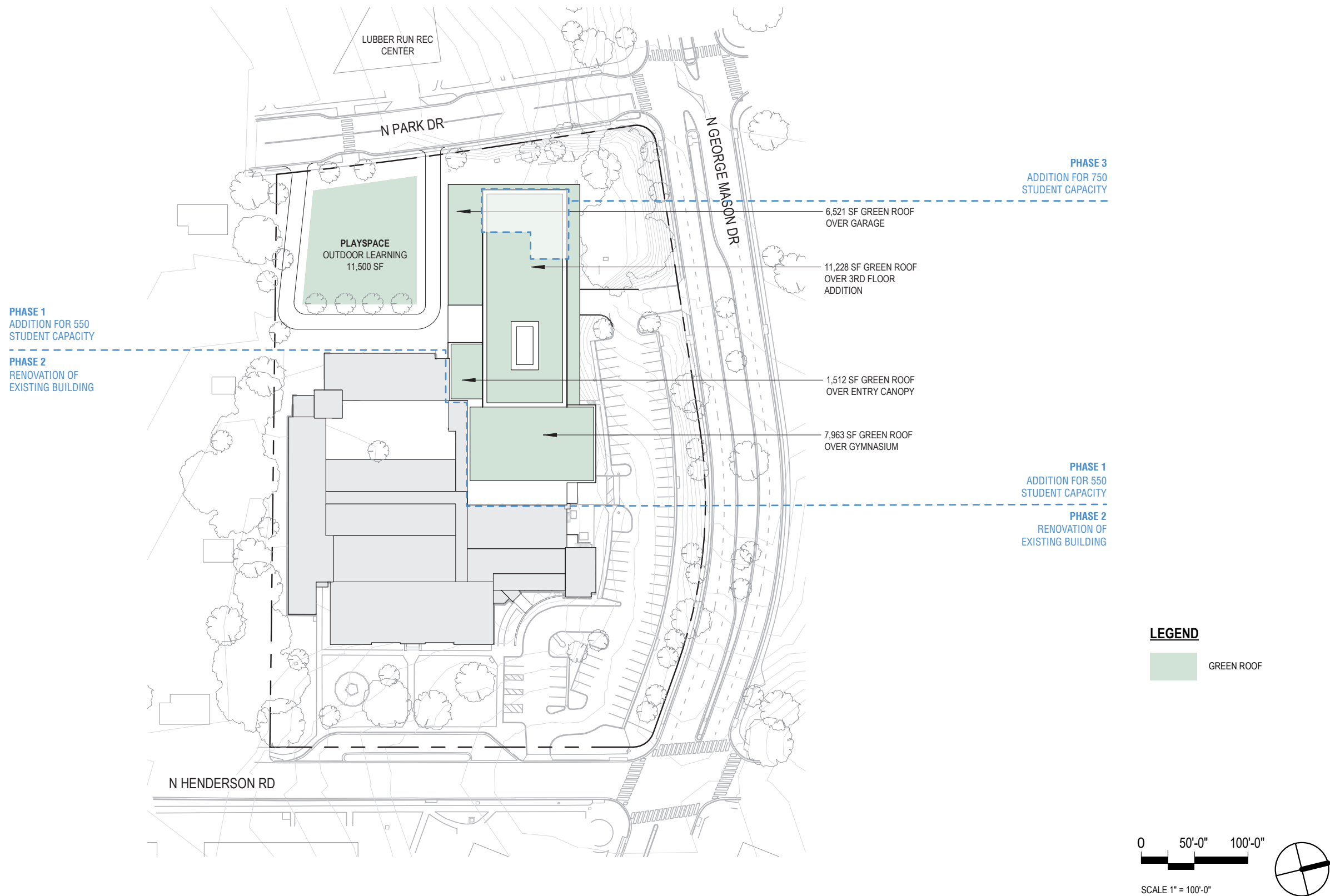
SOLAR READY DESIGN

LOCATIONS FOR FUTURE PANELS TO ACHIEVE NET-ZERO
38,333 SF



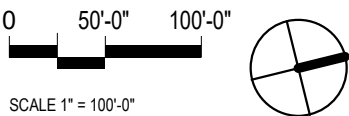
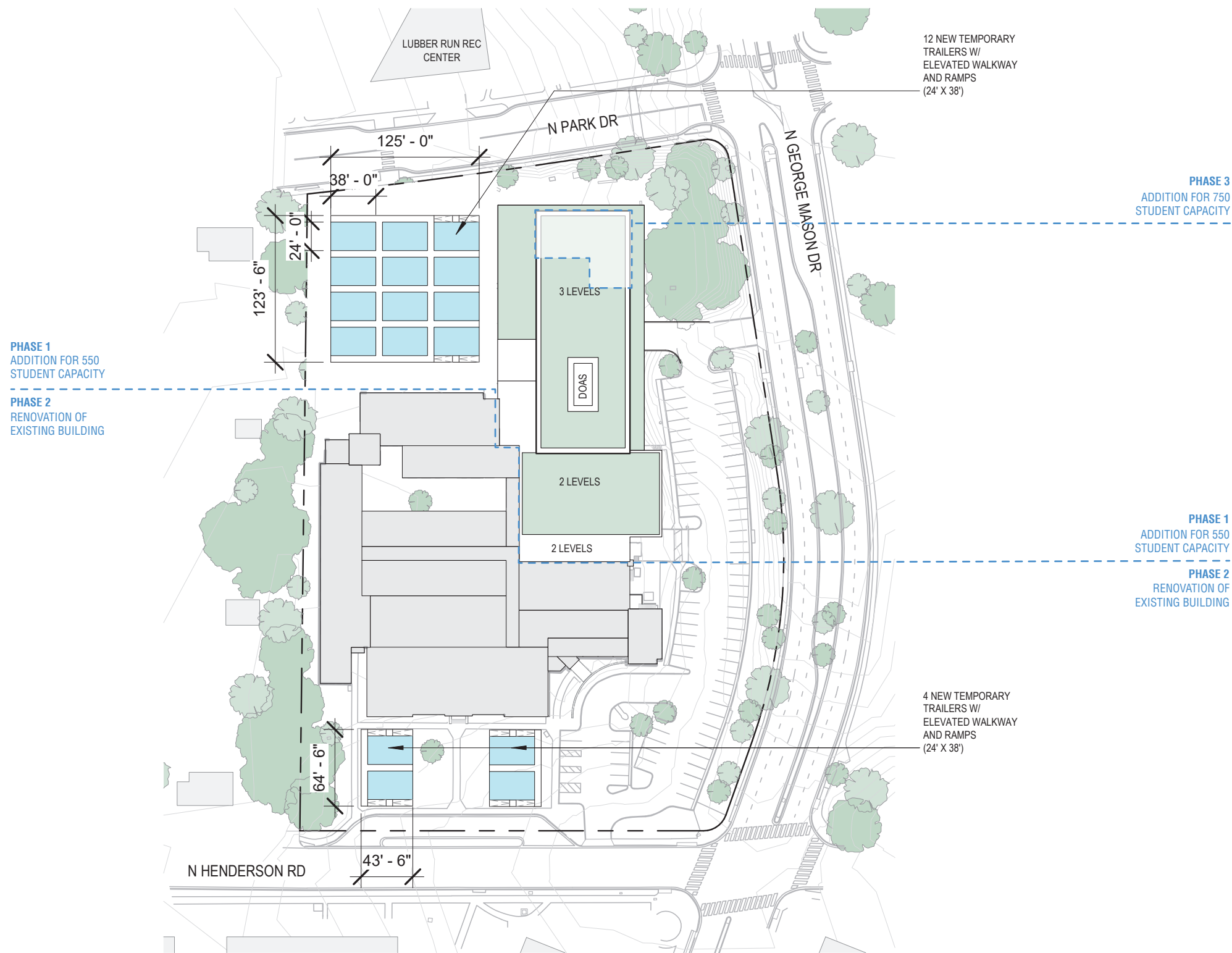
GREEN ROOF LOCATIONS

29,874 SF



TRAILER LOCATIONS

22 NEW TEMPORARY TRAILERS | 24' X 38'



DEMOLITION
FIRST FLOOR

PHASE 1
ADDITION FOR 550
STUDENT CAPACITY

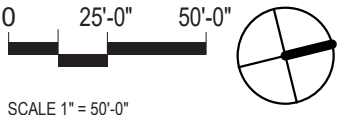
PHASE 2
RENOVATION OF
EXISTING BUILDING

OUTLINE OF PHASE 1
ADDITION

PHASE 1 PARKING
GARAGE FOUNDATION
WALLS NEXT TO
EXISTING BUILDING
THIS LOCATION, SEE
PARKING GARAGE PLAN

PHASE 1
ADDITION FOR 550
STUDENT CAPACITY

PHASE 2
RENOVATION OF
EXISTING BUILDING



DEMOLITION
SECOND FLOOR

PHASE 1
ADDITION FOR 550
STUDENT CAPACITY

PHASE 2
RENOVATION OF
EXISTING BUILDING

OUTLINE OF PHASE 1
ADDITION

CONNECTING BRIDGE
BETWEEN EXISTING AND
NEW ADDITION

EXISTING CLASSROOMS
REMOVED TO ALLOW FOR
SECURE PLAYGROUND

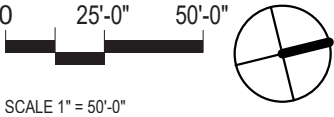
DEMO FLOOR SLAB
THIS LOCATION TO
ALLOW FOR
DOUBLE HEIGHT AT
CENTRAL HUB
BELOW

DEMO SPLIT LEVEL
STAIRS AND
EXTEND SLAB
THIS SIDE

PHASE 1
ADDITION FOR 550
STUDENT CAPACITY

PHASE 2
RENOVATION OF
EXISTING BUILDING

DEMOLITION
SECOND LEVEL

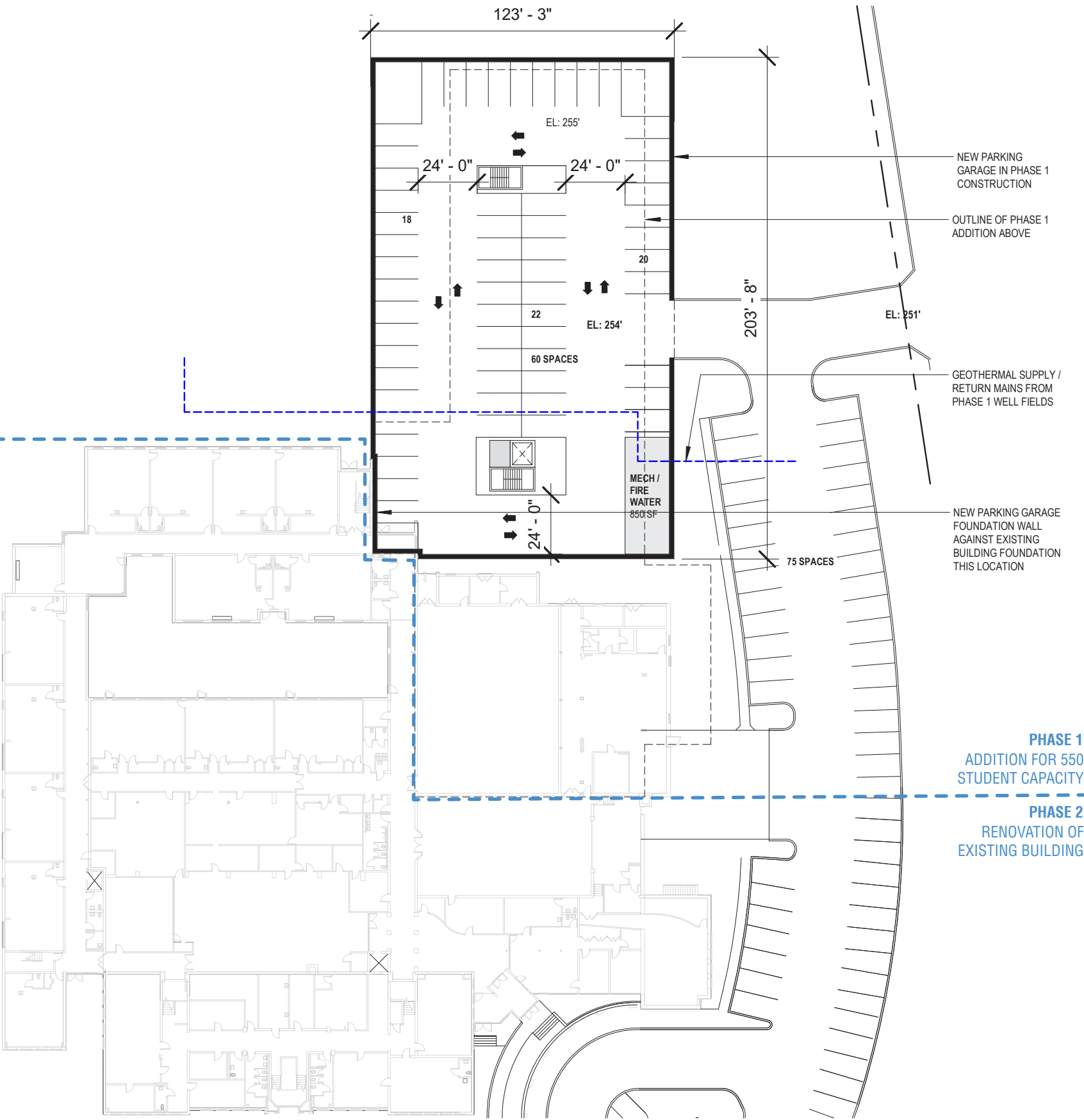


FLOOR PLANS

GROUND FLOOR
25,027 SF ADDITION (ONE LEVEL GARAGE)
60 NEW COVERED PARKING SPACES

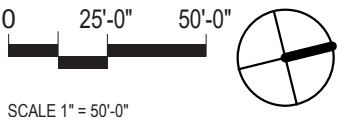
PHASE 1
ADDITION FOR 550
STUDENT CAPACITY

PHASE 2
RENOVATION OF
EXISTING BUILDING



PHASE 1
ADDITION FOR 550
STUDENT CAPACITY

PHASE 2
RENOVATION OF
EXISTING BUILDING



FLOOR PLANS

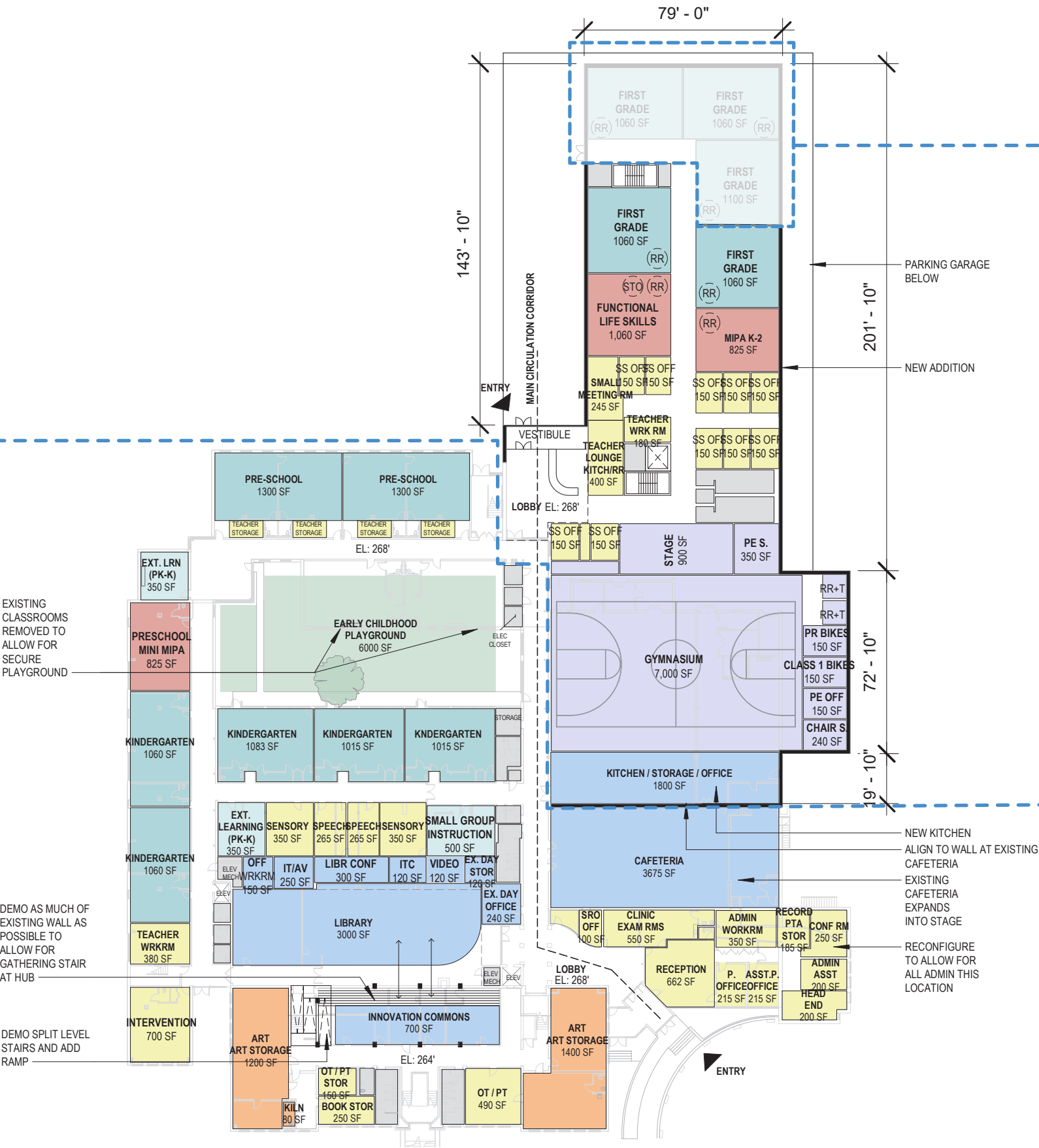
FIRST FLOOR
45,066 SF RENOVATION
35,475 SF ADDITION

PHASE 1
ADDITION FOR 550
STUDENT CAPACITY

PHASE 2
RENOVATION OF
EXISTING BUILDING

PHASE 3
ADDITION FOR 750
STUDENT CAPACITY

The addition increasing the capacity of the building from 550 to 750 students would likely involve reassignment of classrooms in the existing school. For example, a grouping of classrooms for one grade may be relocated to another location to best take advantage of new adjacencies in the expanded building. Such decisions would be made by school staff at that point in time and are not shown on these plans.



FLOOR PLANS

THIRD FLOOR
23,391 SF ADDITION

PHASE 1
ADDITION FOR 550
STUDENT CAPACITY

PHASE 2
RENOVATION OF
EXISTING BUILDING

PHASE 3

ADDITION FOR 750
STUDENT CAPACITY

The addition increasing the capacity of the building from 550 to 750 students would likely involve reassignment of classrooms in the existing school. For example, a grouping of classrooms for one grade may be relocated to another location to best take advantage of new adjacencies in the expanded building. Such decisions would be made by school staff at that point in time and are not shown on these plans.

NEW ADDITION WING FOR
PRIMARY GRADES

NEW ENTRY CANOPY BELOW
EXISTING CLASSROOMS
REMOVED TO ALLOW FOR
SECURE PLAYGROUND

POSSIBLE ROOF TOP
PLAYSPACE OVER NEW
GYMNASIUM

ROOF BELOW

POSSIBLE ROOF TOP
PLAYSPACE
8000 SF

ROOF BELOW

NEW AHU

NEW AHU

NEW DOAS

EXISTING RTU

NEW DOAS

EXISTING RTU

EXISTING RTU

EXISTING RTU

EXISTING RTU

NEW DOAS

EXISTING RTU

FIFTH GRADE
825 SF

FIFTH GRADE
825 SF

EXT LRN
ELEM (3-5)
500 SF

FOURTH GRADE
830 SF

FOURTH GRADE
830 SF

FIFTH GRADE
830 SF

SMALL GROUP
INSTRUCTION
500 SF

SMALL GROUP
INSTRUCTION
500 SF

FOURTH GRADE
830 SF

FIFTH GRADE
830 SF

SMALL
MEETING
RM
300 SF

TEACHER
WRK RM
200 SF

FIFTH GRADE
830 SF

TEACHER
LOUNGE
KITCHEN
400 SF

BREAK
OUT
EL: 292'

EXT LRN
ELEM (3-5)
550 SF

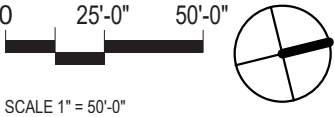
FOURTH GRADE
830 SF

STORAGE

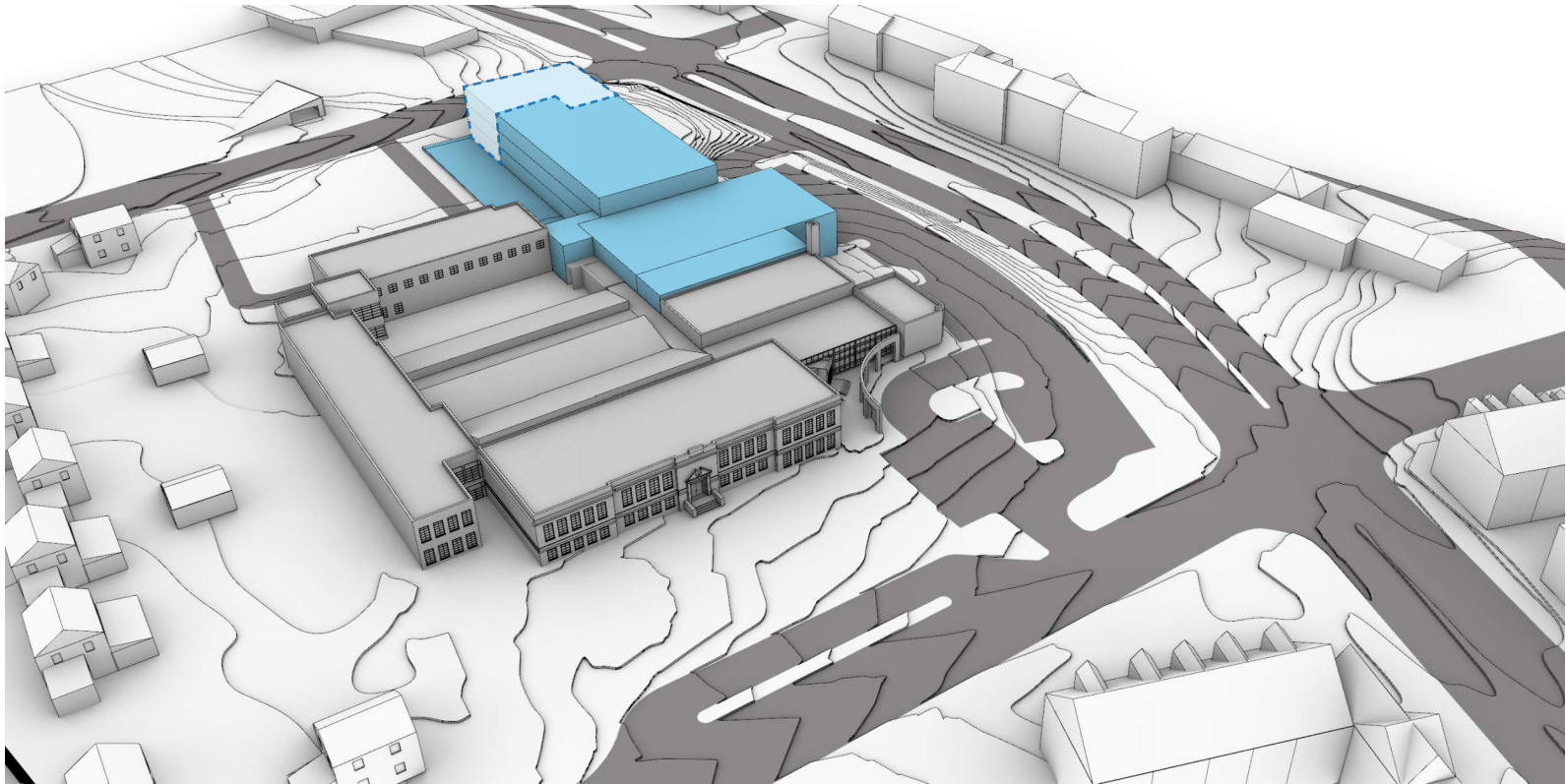
SMALL GROUP
INSTRUCTION
600 SF

LEGEND

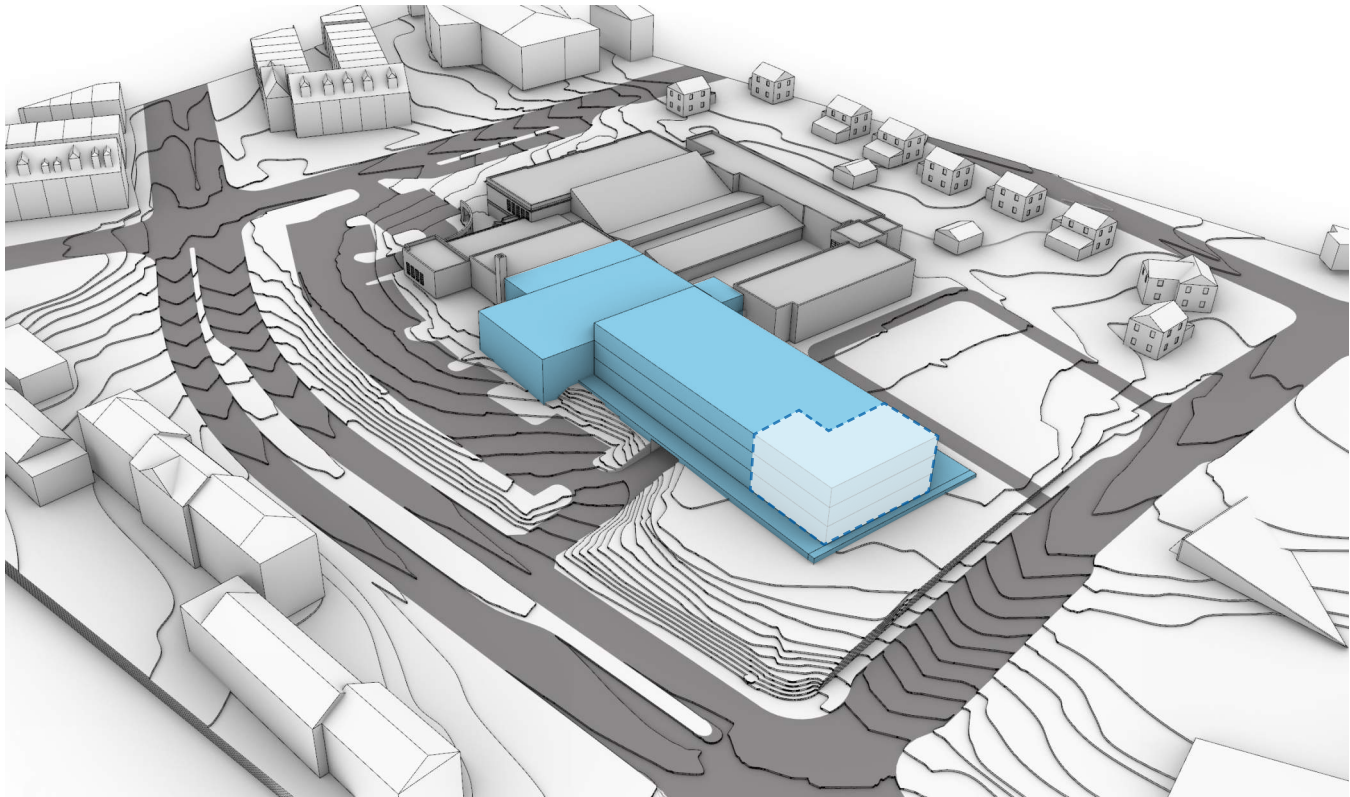
- CLASSROOMS
- RESOURCE
- ADMIN / GUIDANCE
- ARTS
- SPECIAL PROGRAMS
- SHARED LEARNING
- ATHLETICS
- BUILDING SUPPORT



MASSING



AERIAL VIEW LOOKING NORTHWEST

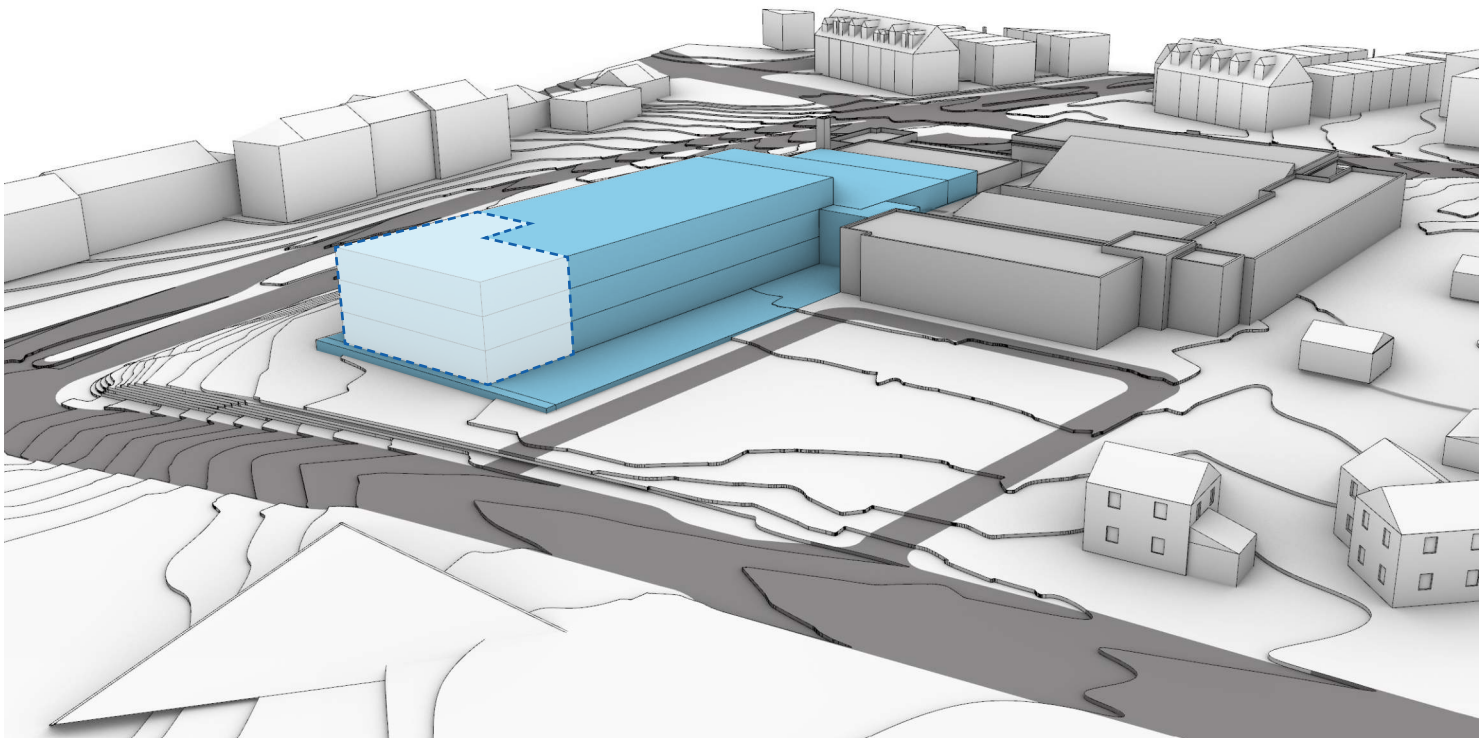


AERIAL VIEW LOOKING SOUTHEAST

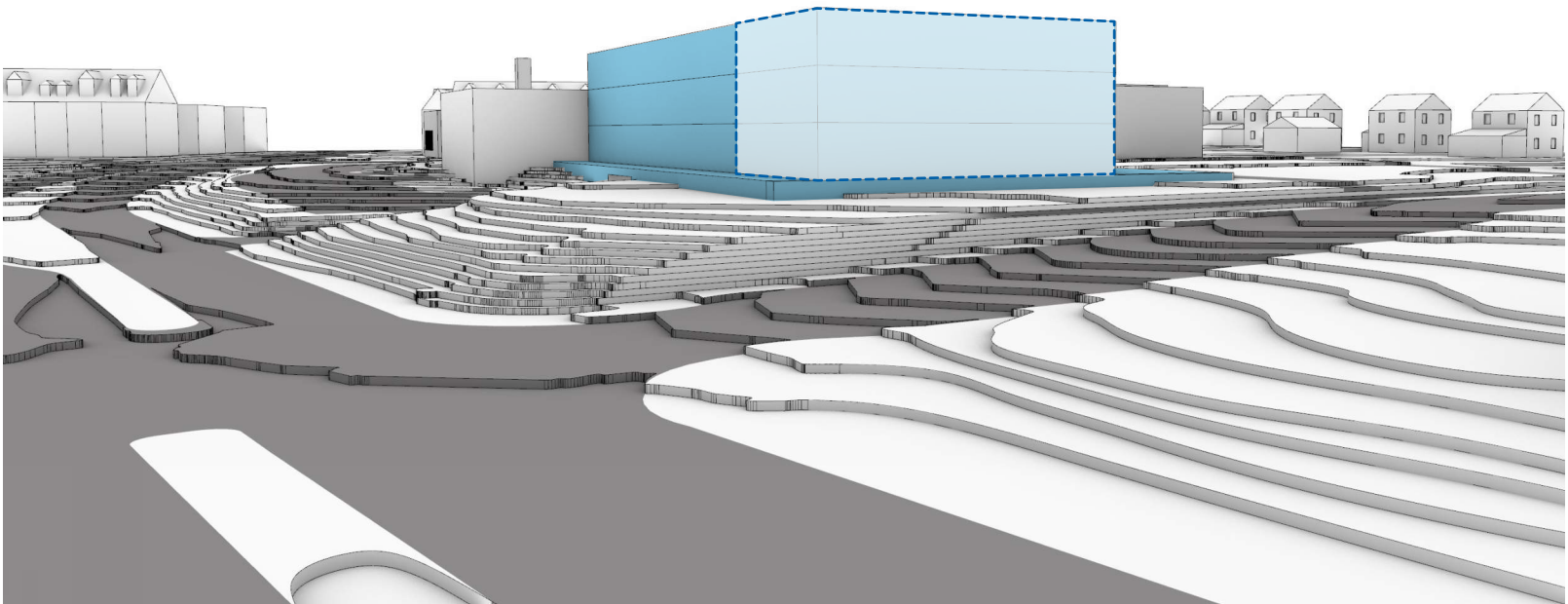
- PHASE 1**
ADDITION FOR 550 STUDENT CAPACITY
- PHASE 2**
RENOVATION OF EXISTING BUILDING
- PHASE 3**
ADDITION FOR 750 STUDENT CAPACITY



MASSING



AERIAL VIEW LOOKING EAST

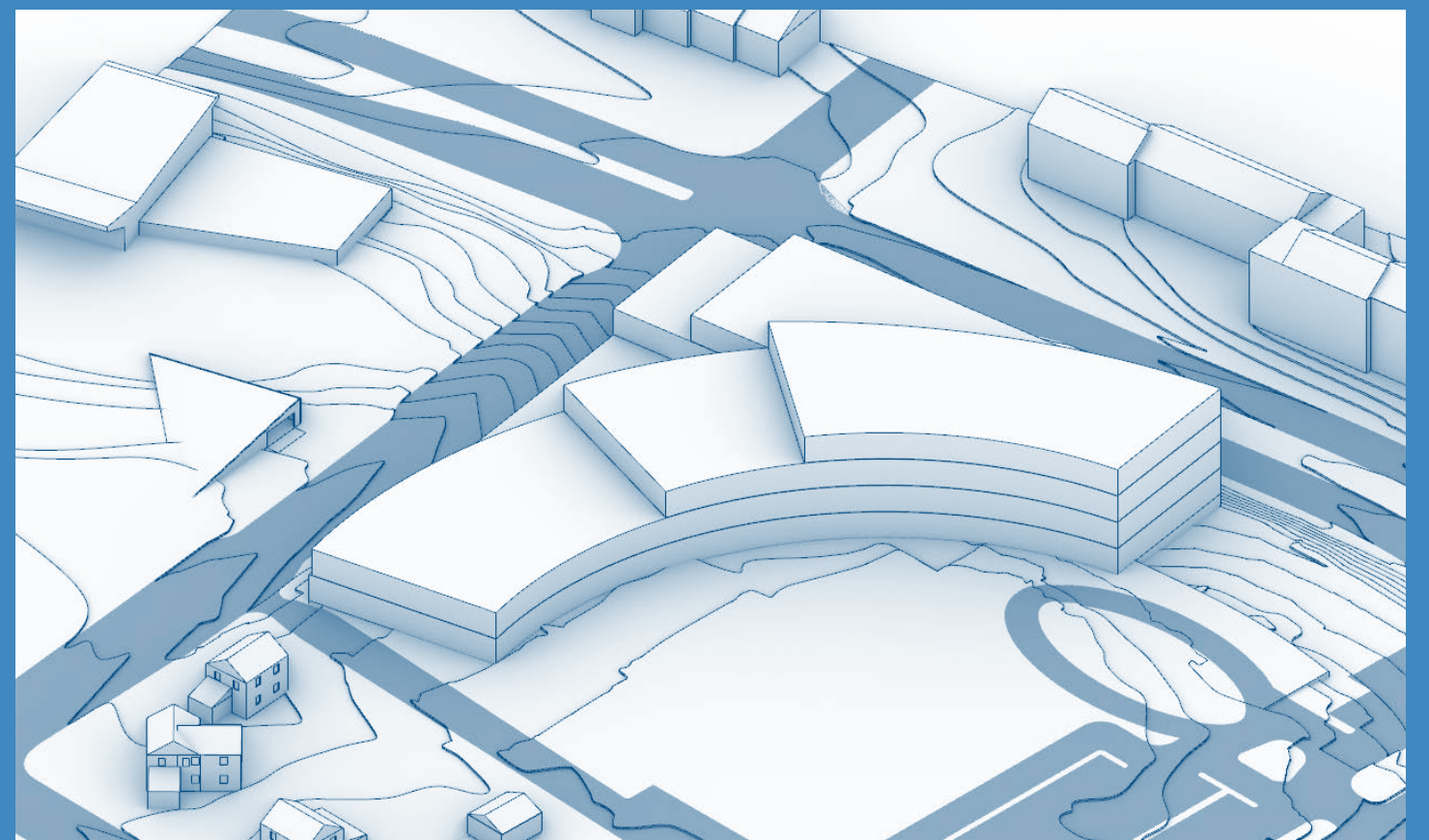


STREET VIEW FROM LUBBER RUN PARK + GEORGE MASON DRIVE

- PHASE 1**
ADDITION FOR 550 STUDENT CAPACITY
- PHASE 2**
RENOVATION OF EXISTING BUILDING
- PHASE 3**
ADDITION FOR 750 STUDENT CAPACITY



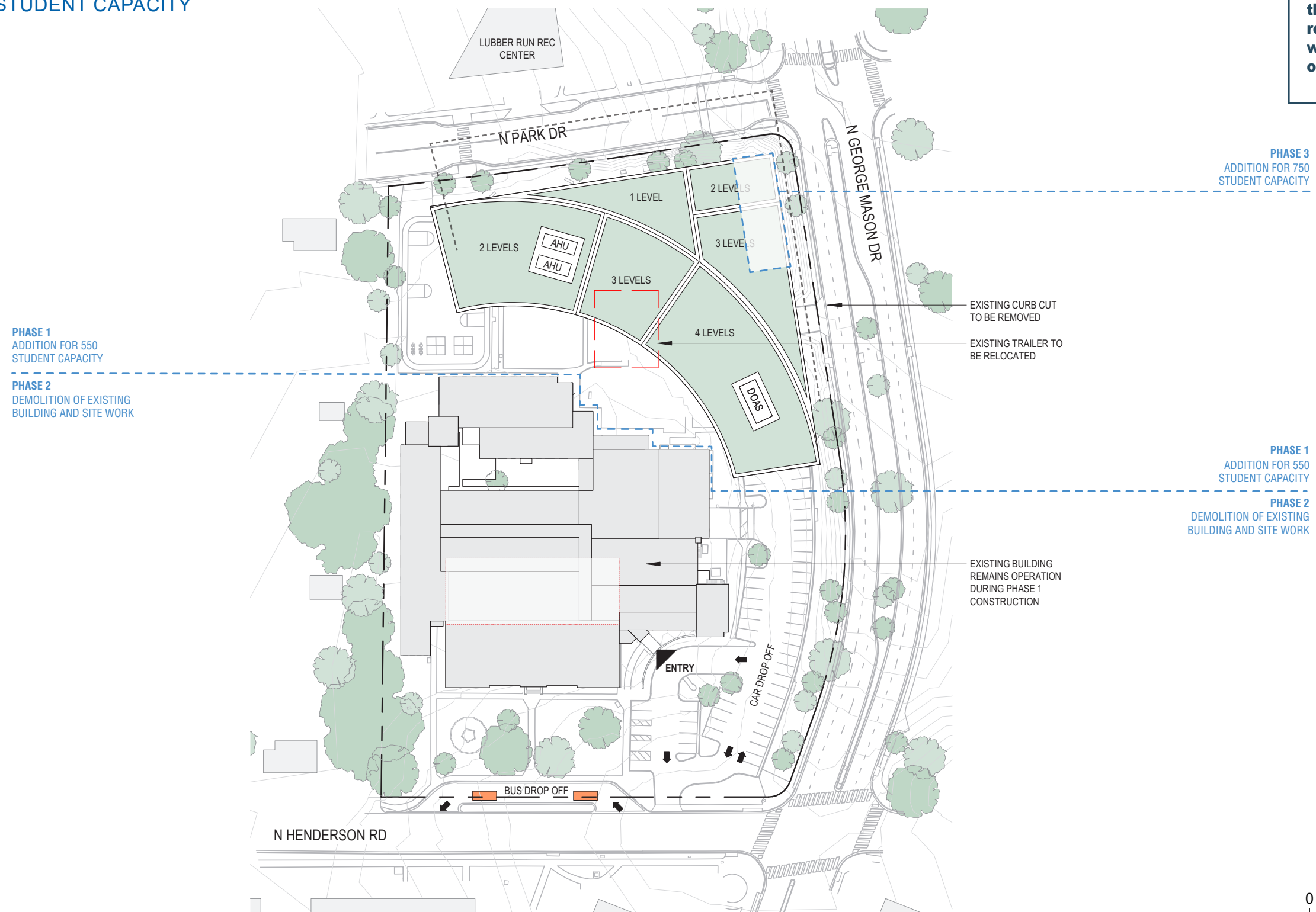
OPTION 3 + 3A: NEW BUILDING



NEW BUILDING
105,697 SF FOR 550 STUDENT CAPACITY

105,697 SF FOR 550 STUDENT CAPACITY

The curved design of the new building allows the existing building to remain fully functional while new construction occurs.



0 50'-0" 100'-0"

SCALE 1" = 100'-0"

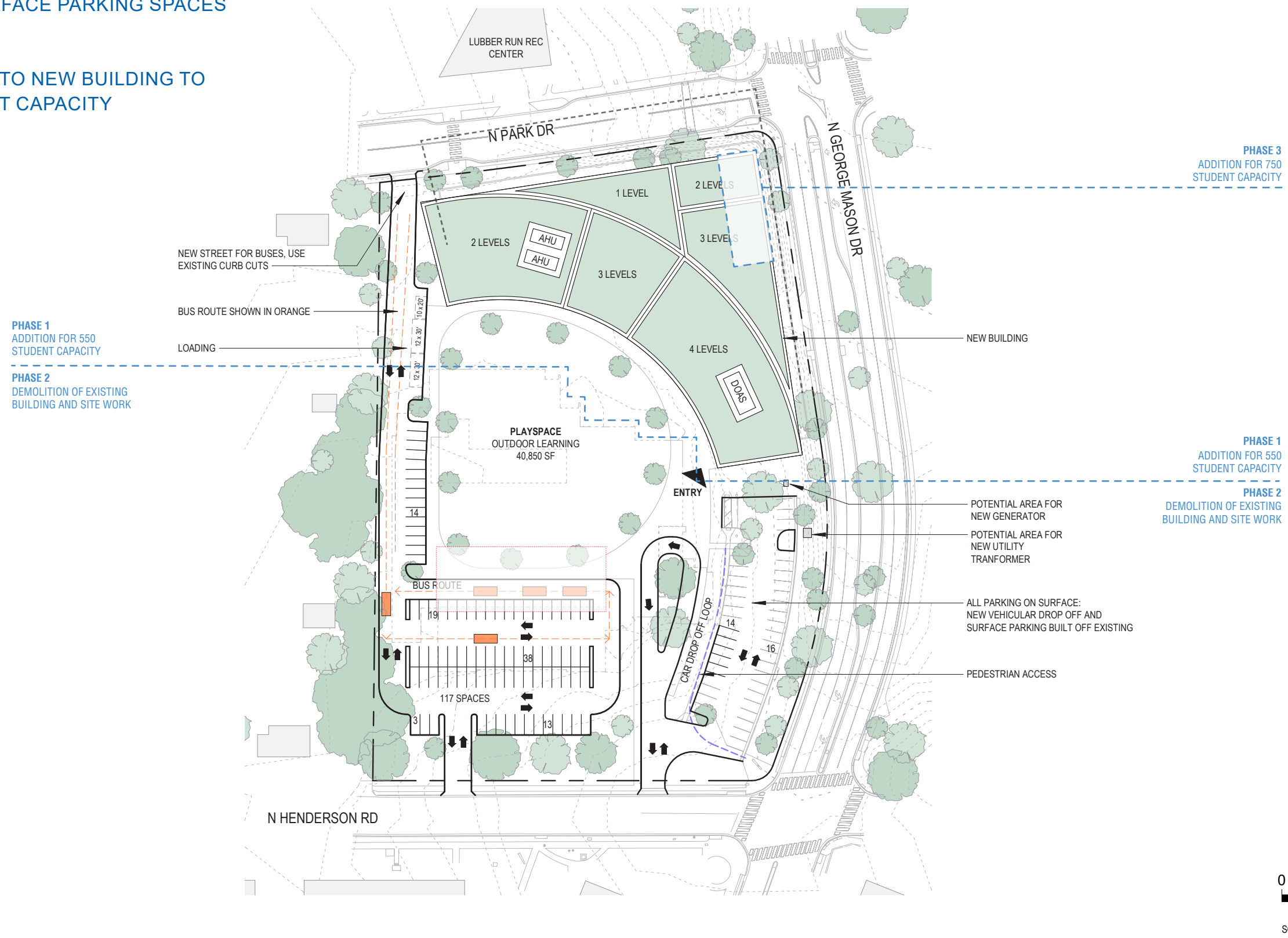
A circular north arrow with a crosshair, pointing towards the top right of the page.



SITE PLAN: PHASES 2 AND 3

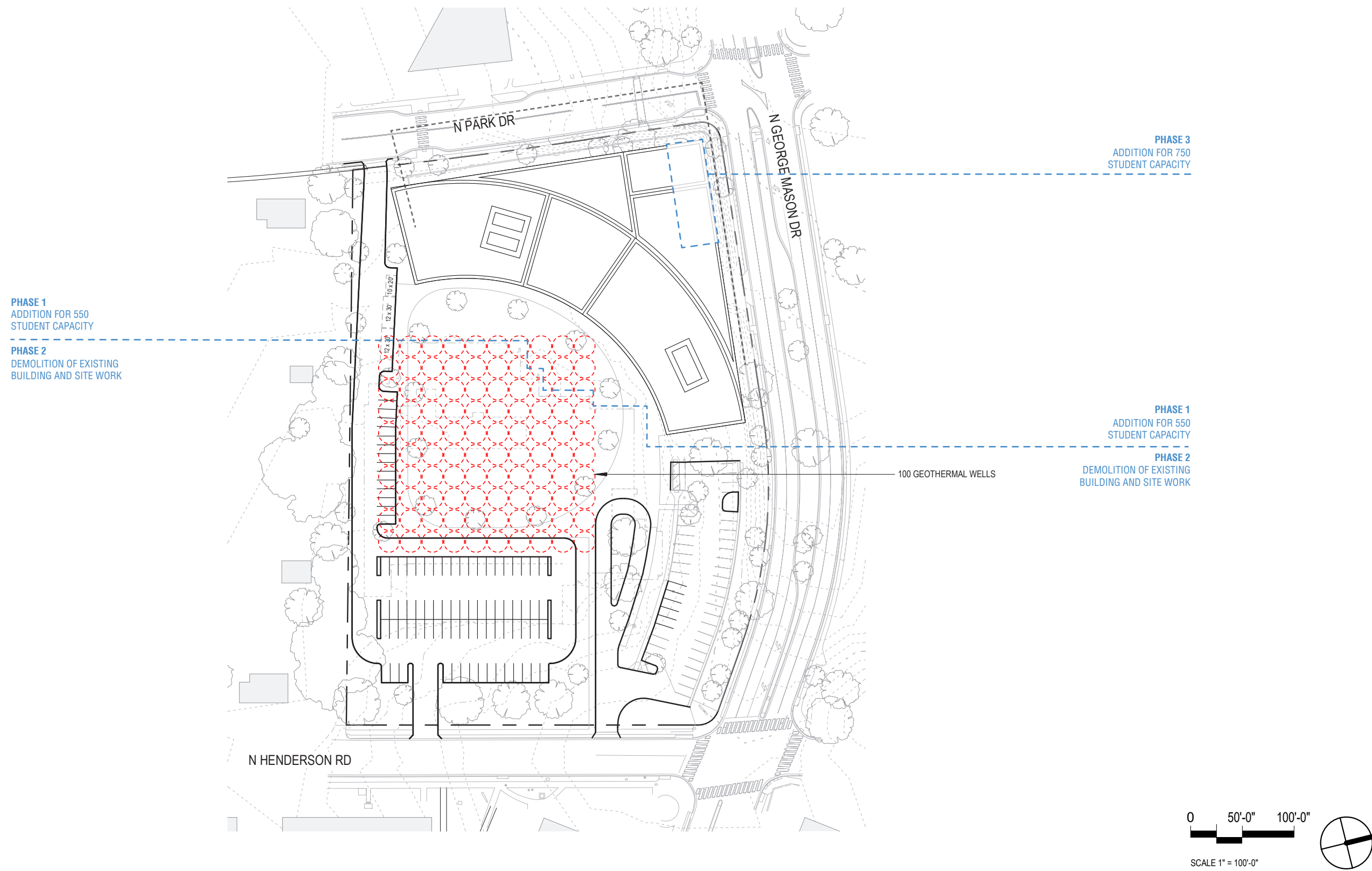
SITE WORK + DEMOLITION OF EXISTING BUILDING
117 TOTAL NEW SURFACE PARKING SPACES

PHASE 3
12,696 SF ADDITION TO NEW BUILDING TO
REACH 750 STUDENT CAPACITY



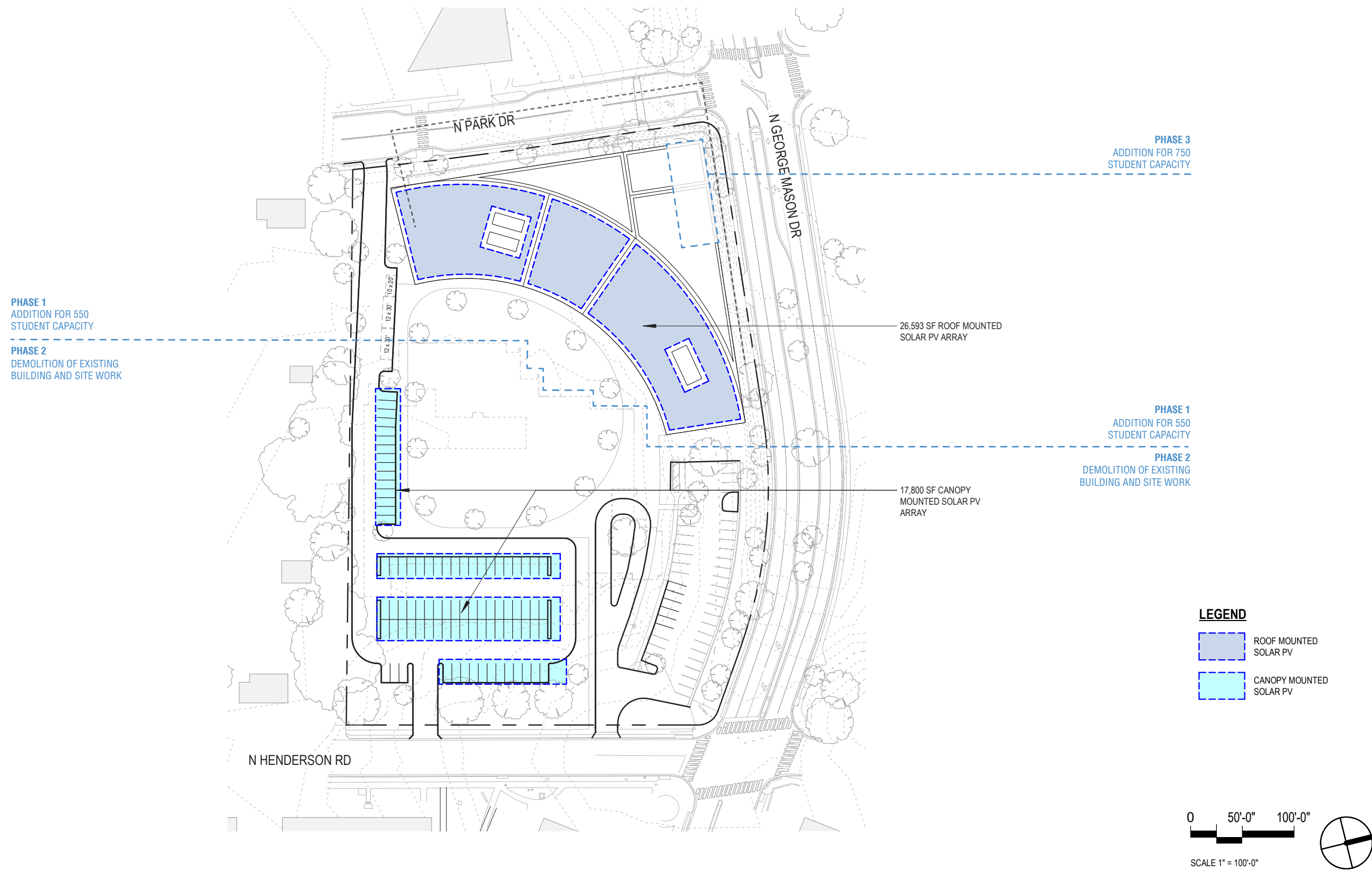
GEOTHERMAL WELL LOCATIONS

100 WELLS



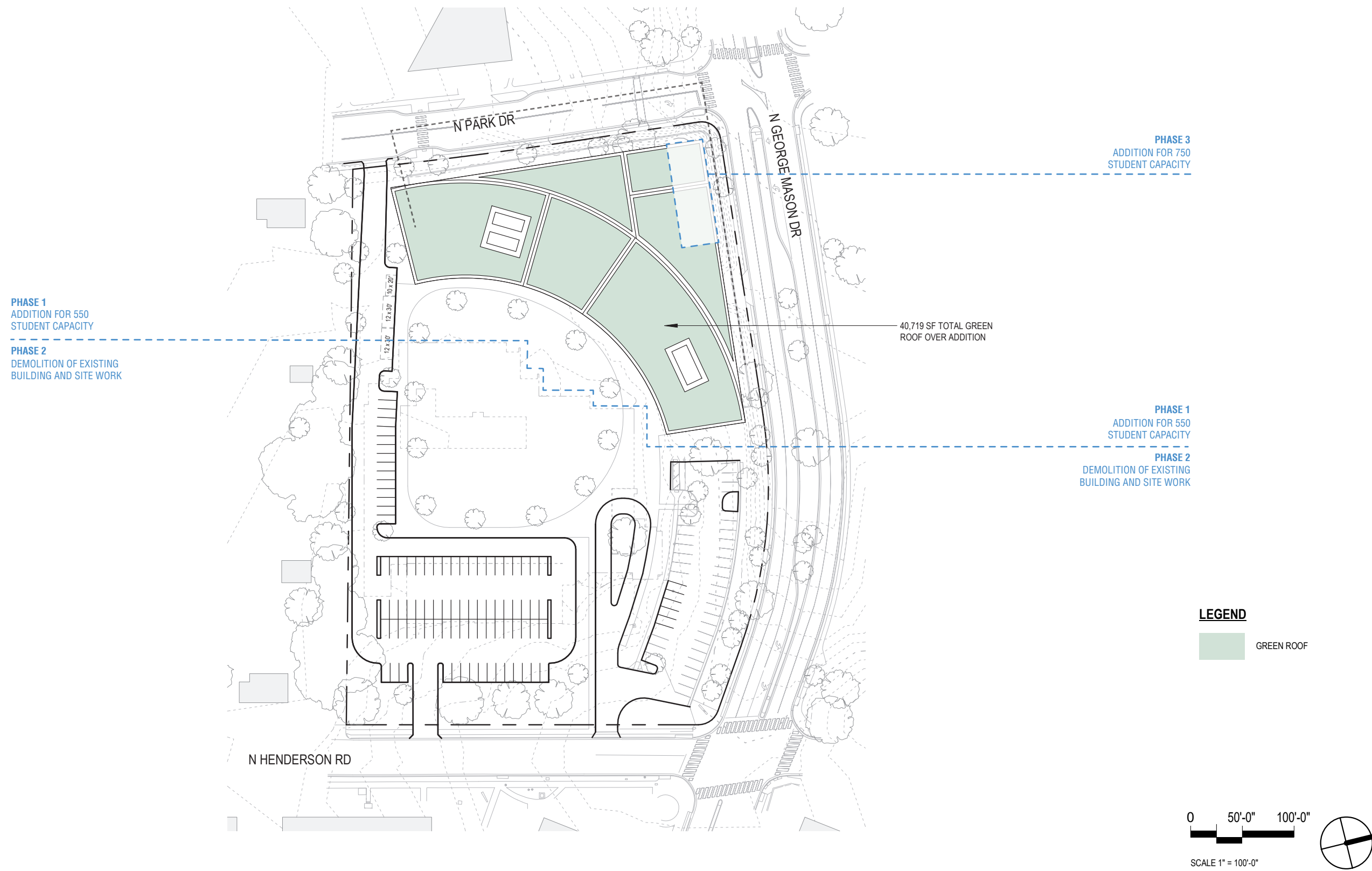
SOLAR READY DESIGN

LOCATIONS FOR FUTURE PANELS TO ACHIEVE NET-ZERO
44,393 SF



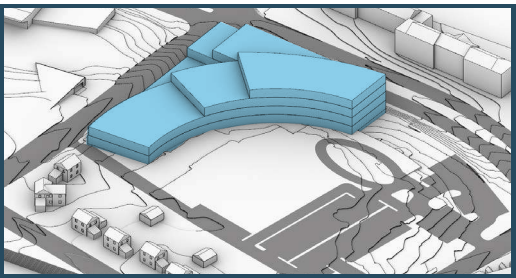
GREEN ROOF LOCATIONS

40,719 SF



FLOOR PLANS

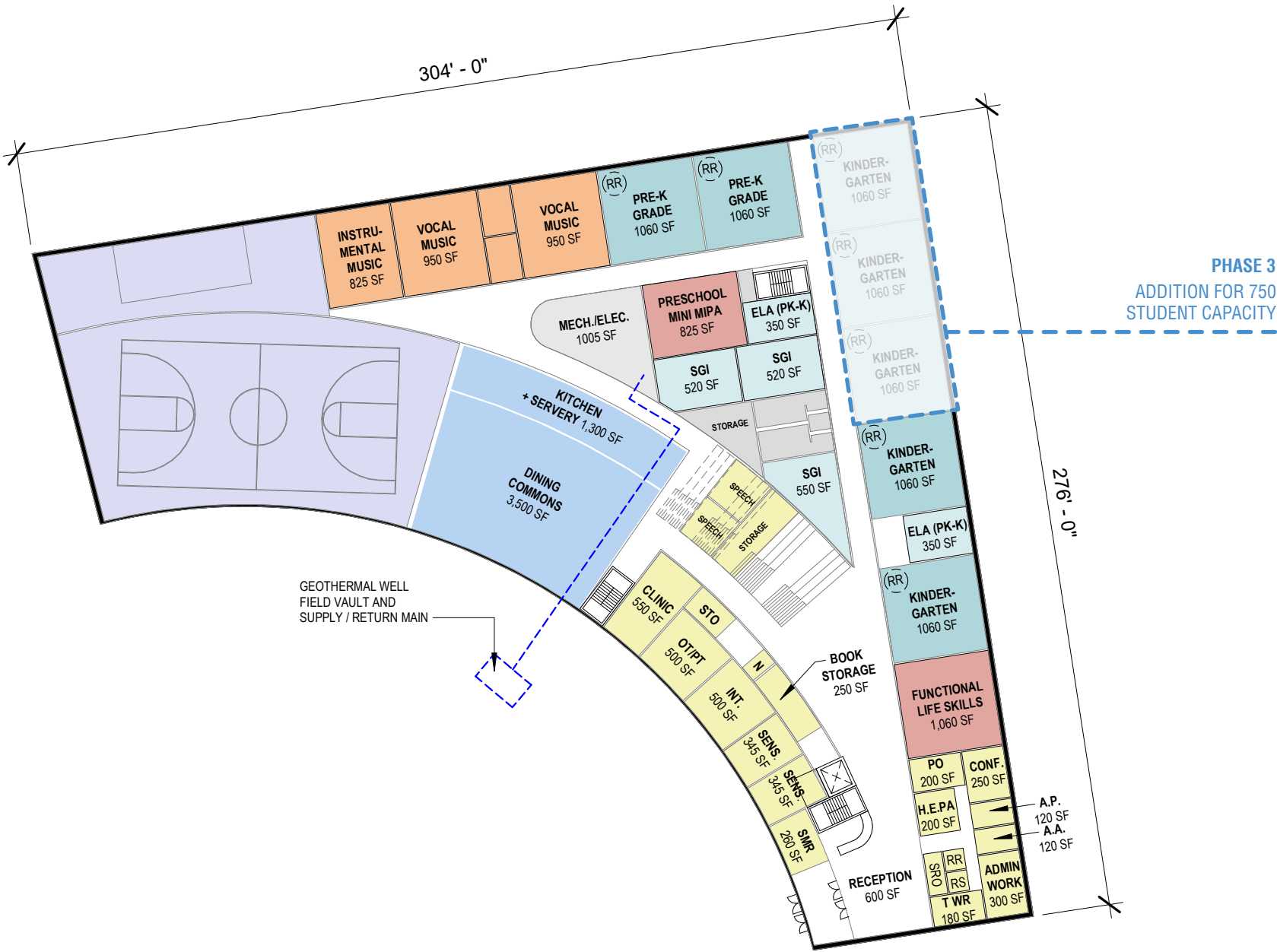
FIRST FLOOR
50,539 SF



OPTION 3, 3A:
NEW BUILDING

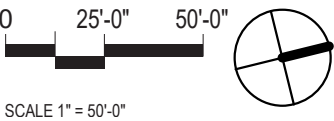
Option 3 replaces the existing school with a completely new building. The new building is situated on the site to allow new construction to occur without interfering with operations of the existing school. The new building would accommodate current student enrollment of 550 with the ability to be expanded to 750 students.

During construction the entire student population would remain in the existing building and would be relocated to the new building when construction is completed. The existing building would then be demolished. There would be no trailer costs in this scheme. Surface parking and areas for outdoor play would be increased by 50% above existing conditions. This option also allows for on-site car and bus drop-off, something that the current Barrett school does not have in place.



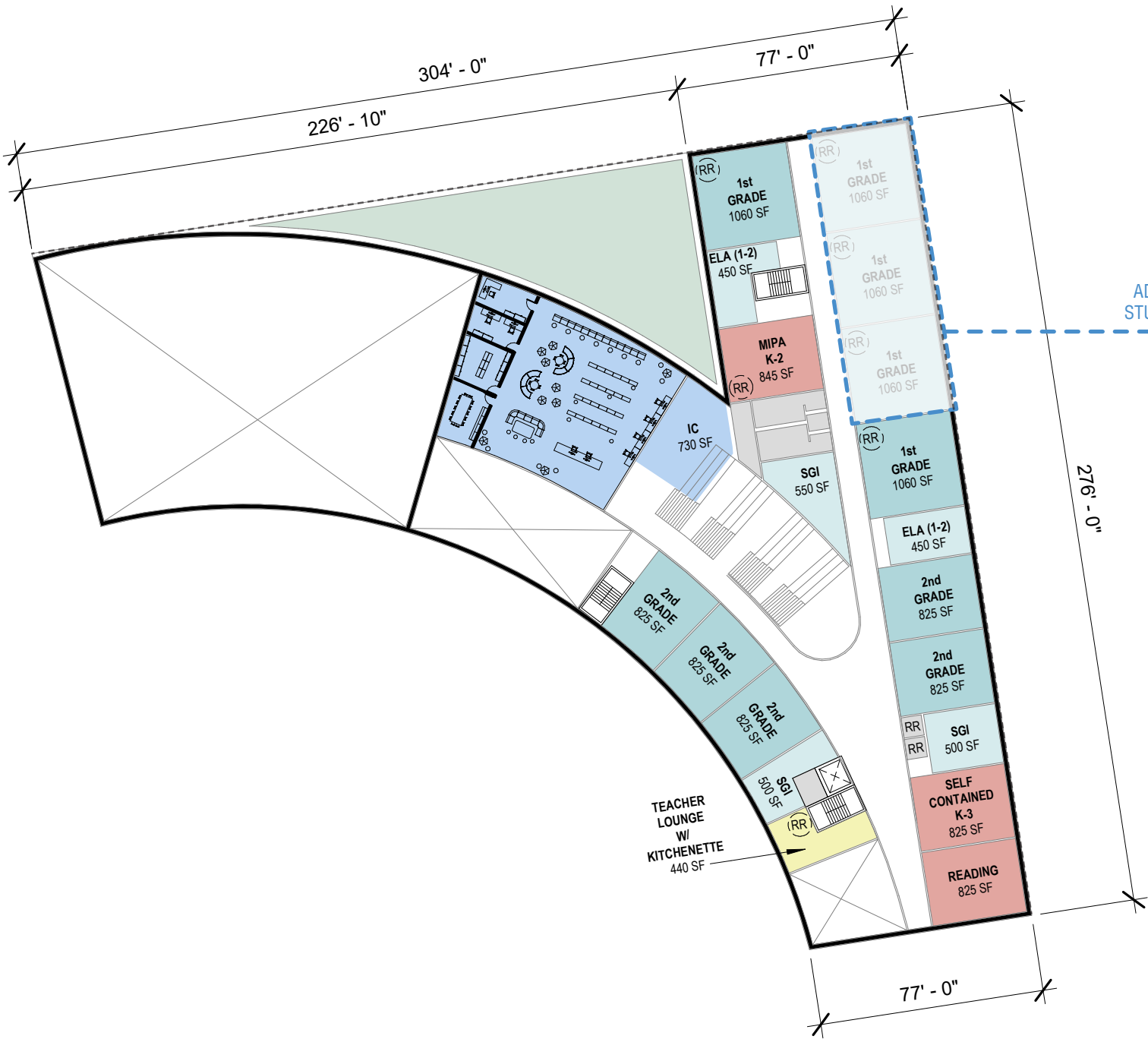
The addition increasing the capacity of the building from 550 to 750 students would likely involve reassignment of classrooms in the existing school. For example, a grouping of classrooms for one grade may be relocated to another location to best take advantage of new adjacencies in the expanded building. Such decisions would be made by school staff at that point in time and are not shown on these plans.

- LEGEND
- CLASSROOMS
 - RESOURCE
 - ADMIN / GUIDANCE
 - ARTS
 - SPECIAL PROGRAMS
 - SHARED LEARNING
 - ATHLETICS
 - BUILDING SUPPORT



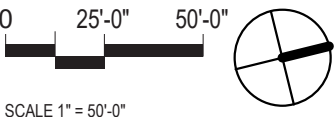
FLOOR PLANS

SECOND FLOOR
30,597 SF



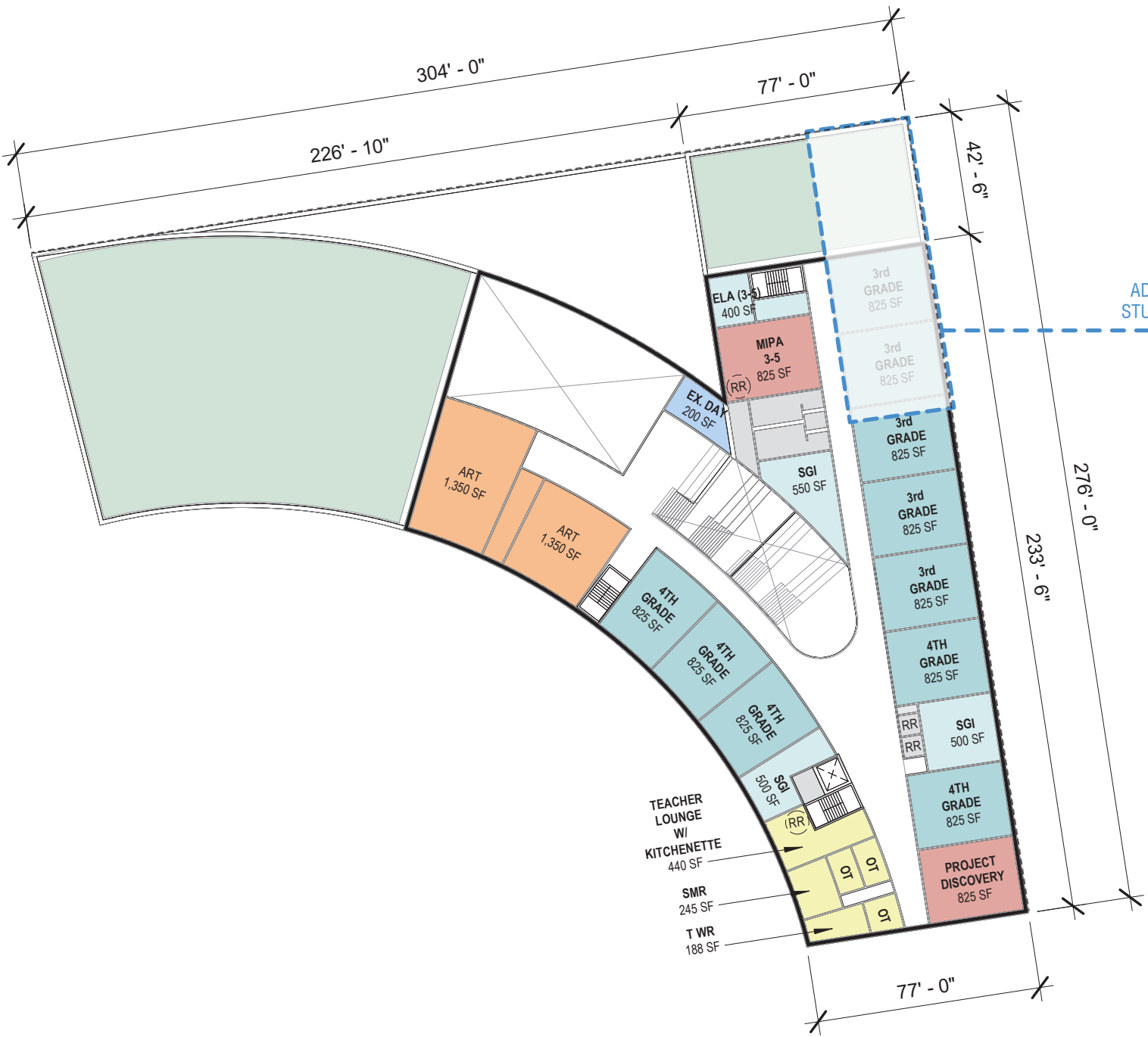
The addition increasing the capacity of the building from 550 to 750 students would likely involve reassignment of classrooms in the existing school. For example, a grouping of classrooms for one grade may be relocated to another location to best take advantage of new adjacencies in the expanded building. Such decisions would be made by school staff at that point in time and are not shown on these plans.

- LEGEND**
- CLASSROOMS
 - RESOURCE
 - ADMIN / GUIDANCE
 - ARTS
 - SPECIAL PROGRAMS
 - SHARED LEARNING
 - ATHLETICS
 - BUILDING SUPPORT



FLOOR PLANS

THIRD FLOOR
24,561 SF

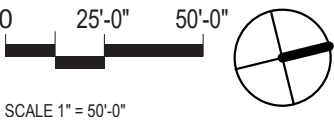


PHASE 3
ADDITION FOR 750
STUDENT CAPACITY

The addition increasing the capacity of the building from 550 to 750 students would likely involve reassignment of classrooms in the existing school. For example, a grouping of classrooms for one grade may be relocated to another location to best take advantage of new adjacencies in the expanded building. Such decisions would be made by school staff at that point in time and are not shown on these plans.

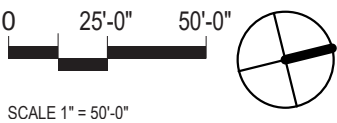
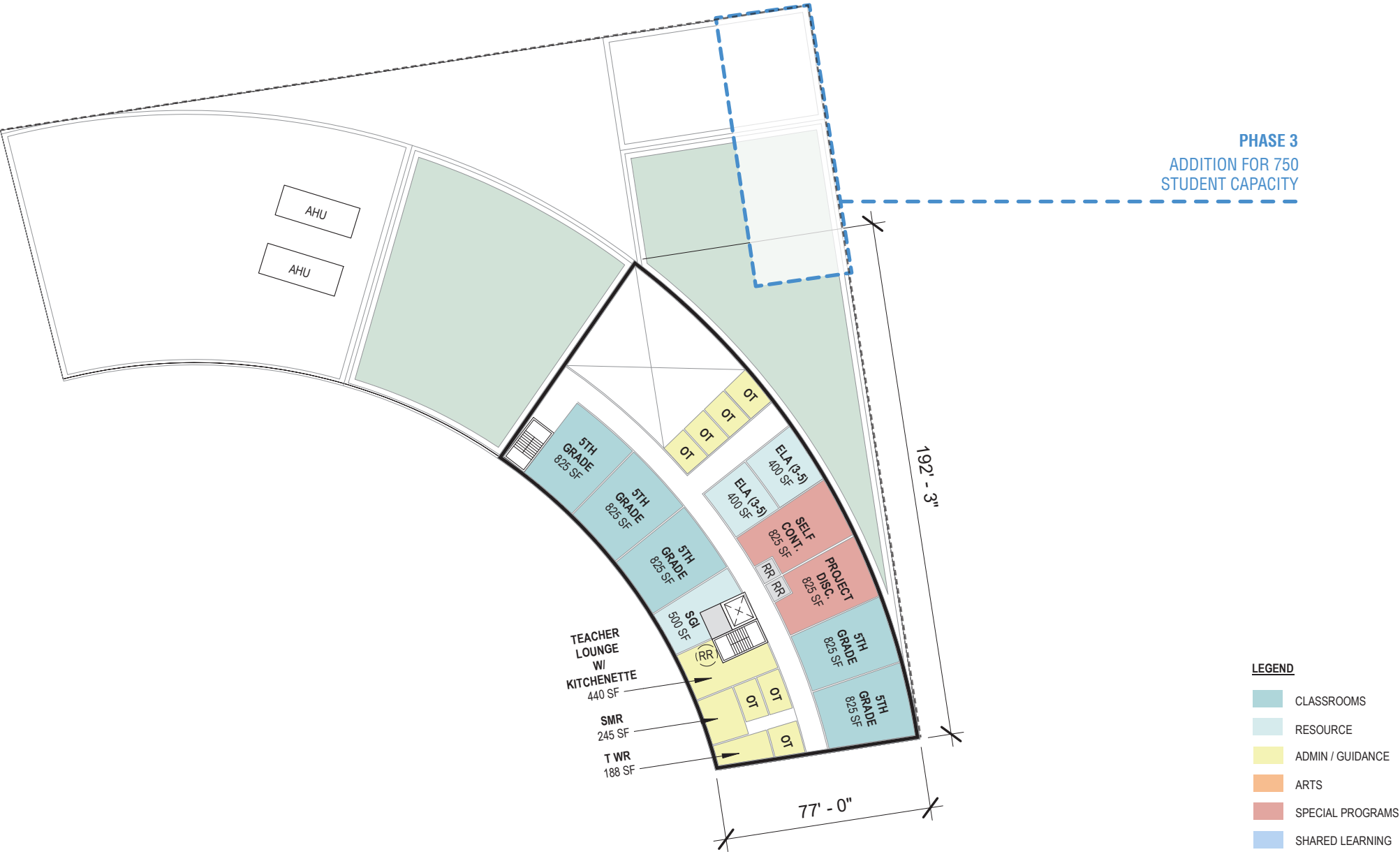
LEGEND

- CLASSROOMS
- RESOURCE
- ADMIN / GUIDANCE
- ARTS
- SPECIAL PROGRAMS
- SHARED LEARNING
- ATHLETICS
- BUILDING SUPPORT

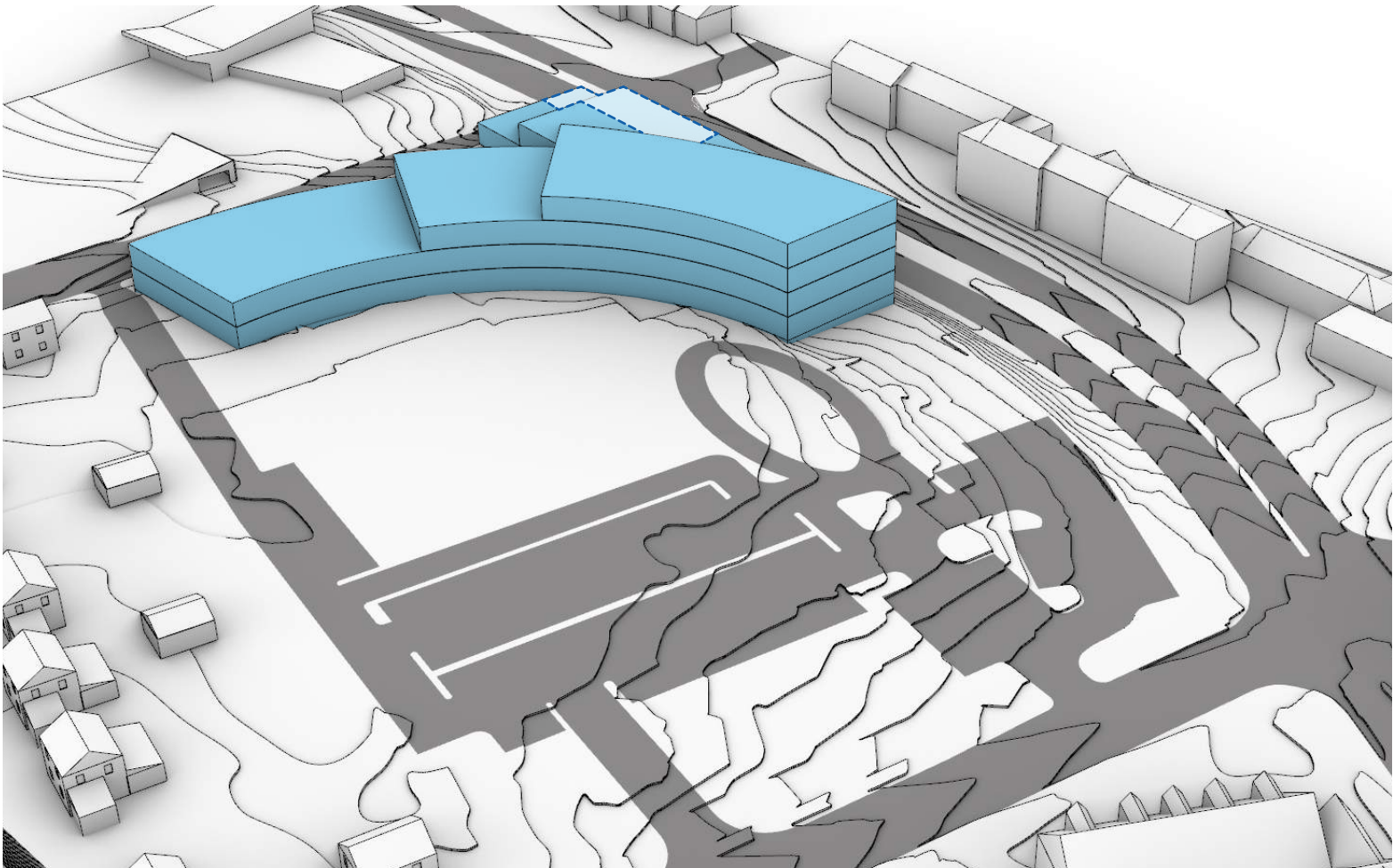


FLOOR PLANS

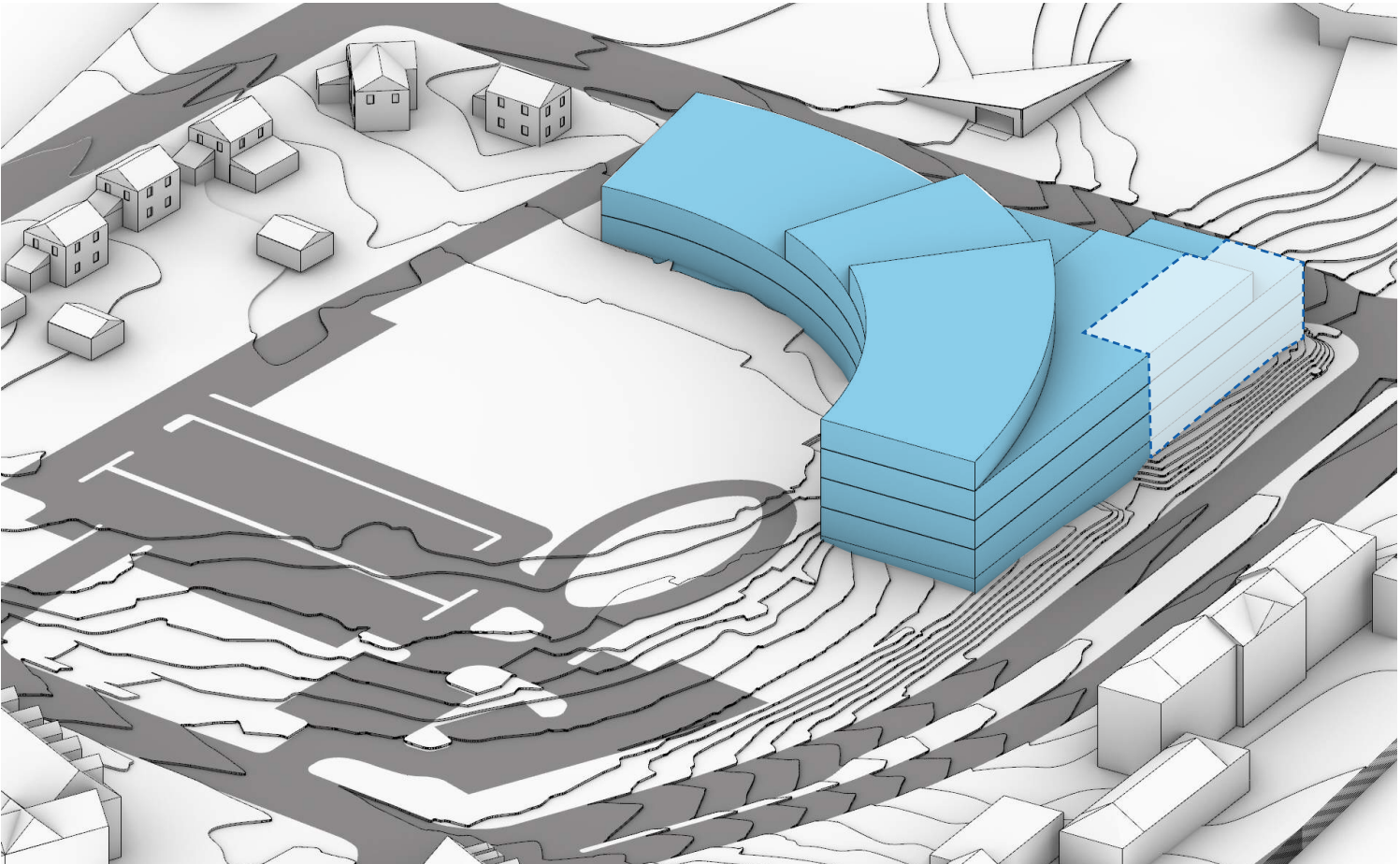
FOURTH FLOOR
12,696 SF



MASSING



AERIAL VIEW LOOKING NORTHWEST

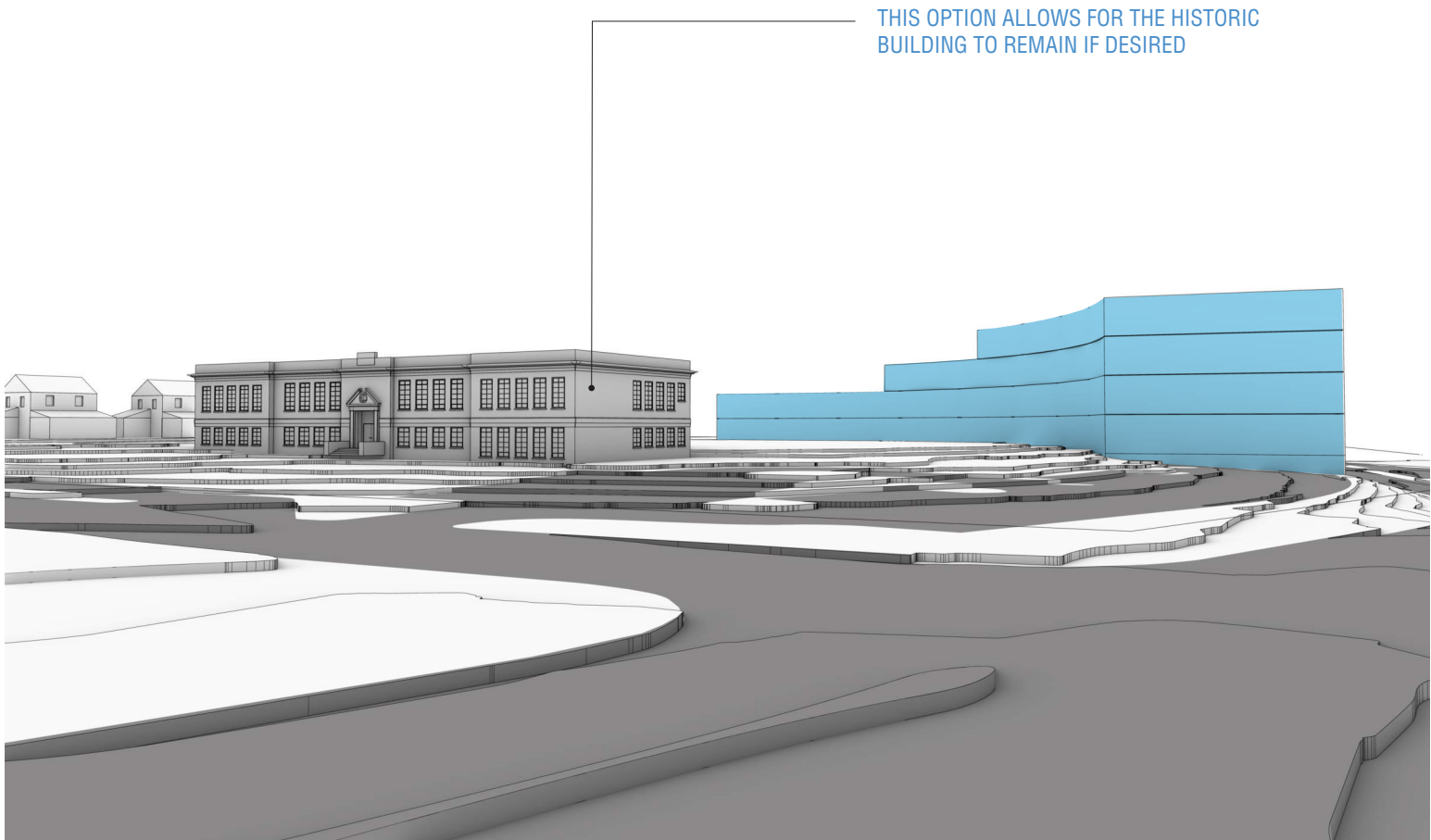


AERIAL VIEW LOOKING WEST

- PHASE 1**
ADDITION FOR 550 STUDENT CAPACITY
- PHASE 2**
DEMOLITION OF EXISTING BUILDING
- PHASE 3**
ADDITION FOR 750 STUDENT CAPACITY

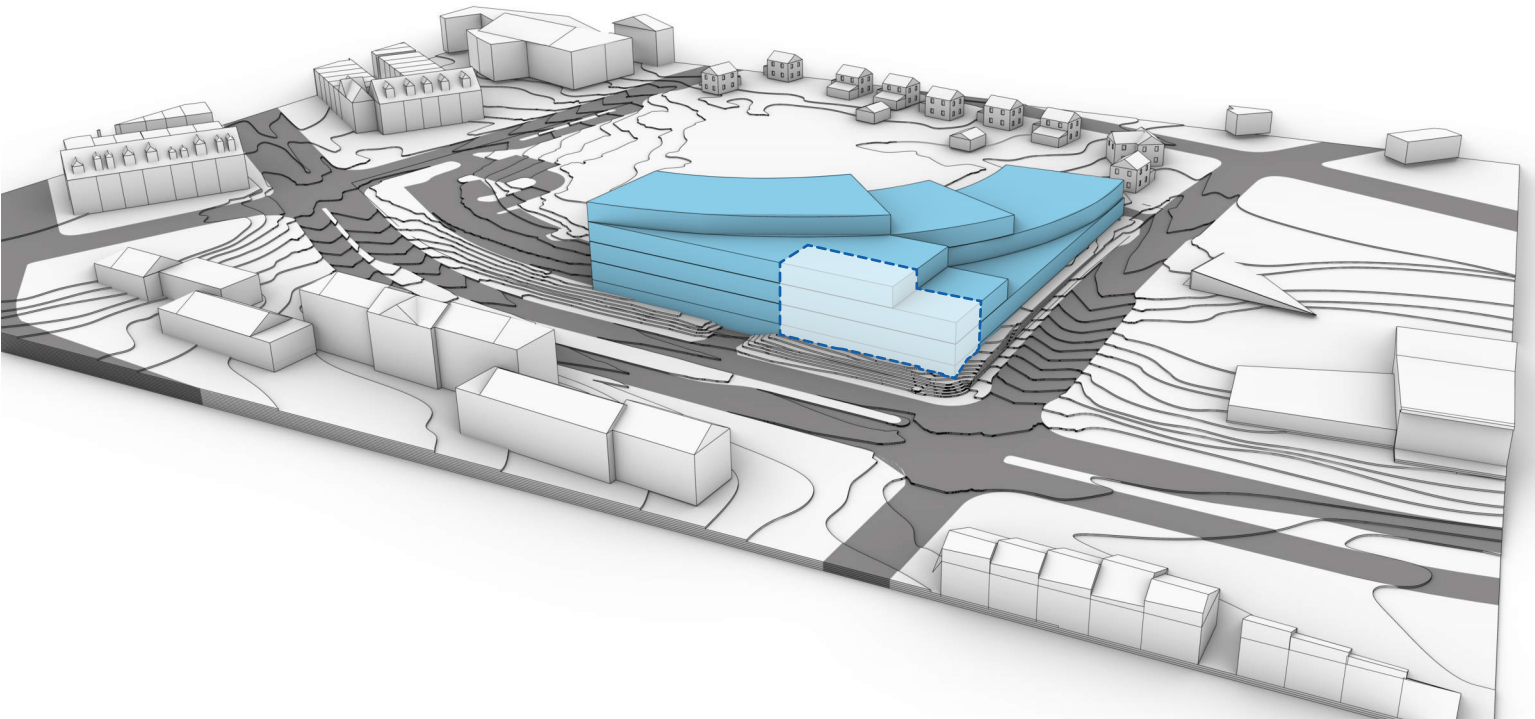


MASSING



THIS OPTION ALLOWS FOR THE HISTORIC BUILDING TO REMAIN IF DESIRED

STREET VIEW FROM NORTH HENDERSON ROAD



AERIAL VIEW LOOKING SOUTHEAST

- PHASE 1**
ADDITION FOR 550 STUDENT CAPACITY
- PHASE 2**
DEMOLITION OF EXISTING BUILDING
- PHASE 3**
ADDITION FOR 750 STUDENT CAPACITY



CONCLUSIONS

SUMMARY FEASIBILITY CONCLUSION

Each option offers different levels of feasibility and impact. Option 1 is the least expensive upfront but reduces student capacity to 350 and does not meet key educational specifications. It also requires full use of on-site trailers, disrupting parking and play areas. Option 2 maintains current capacity and allows future expansion, includes right-sized facilities and structured parking, but involves phased construction and extended trailer use. Option 3, a new replacement school, best meets current and future needs with no trailer use, expanded site amenities, and minimal disruption. Though it has the highest initial cost, it offers the most long-term value, efficiency, and alignment with educational goals.

OPTION 1, 1A: RENOVATION

While renovating the existing building allows for continued use of the current site, it presents significant limitations in capacity and functionality. The reduction in student capacity and compromised common spaces indicate that this option does not fully meet Arlington’s educational specifications and long-term needs.

Key Points:

- Renovation 1 reduces student capacity from 550 to 350, falling short of current enrollment needs. Option 1A is an addition to raise capacity to 550 students.
- Existing gym and cafeteria remain but are approximately 50% smaller than recommended by educational specifications.
- Entire student body would be relocated to on-site trailers for the duration of the renovation.
- Renovation period: 18 months, with trailers in use for 16 months.
- On-site parking and play areas would be significantly reduced during construction due to trailer placement.

OPTION 2, 2A: RENOVATION + ADDITION

Option 2 provides a more comprehensive and scalable solution, aligning with current educational specifications and offering future expansion potential. While more complex in execution, this option addresses capacity, space adequacy, and site limitations more effectively than Option 1A.

Key Points:

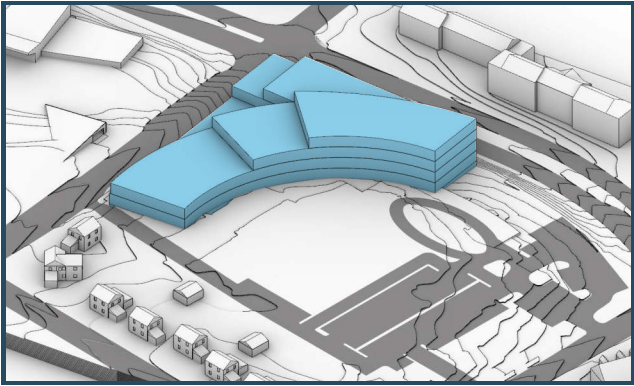
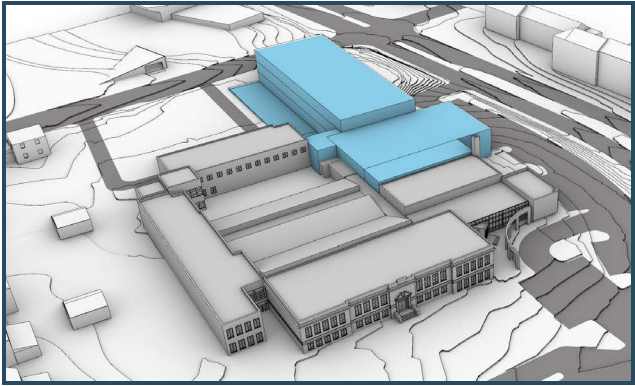
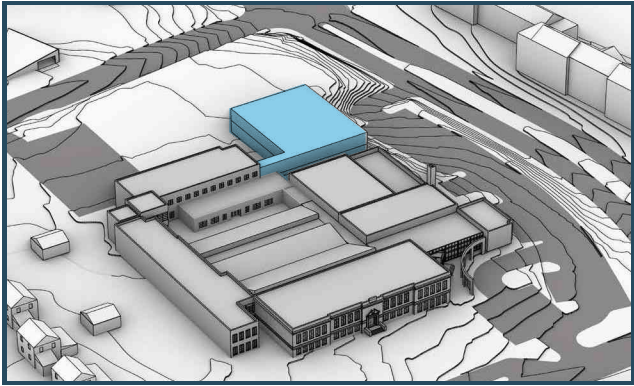
- Maintains enrollment capacity of 550 students, expandable to 750.
- Demolishes existing gym and cafeteria, replacing them with appropriately sized new facilities in the addition.
- Includes a 60-space parking garage, accessed at grade level.
- Construction occurs in two phases: renovation followed by addition.
- During renovation, all students relocated to on-site trailers.
- After renovation, 350 students return to the building; remaining 200 stay in trailers for one additional year during construction of the addition
- Structured parking cost is included in this option.

OPTION 3, 3A: NEW BUILDING

Option 3 presents the most efficient and forward-looking solution, offering long-term value and minimal disruption during construction. It meets current and future capacity needs while improving site functionality and eliminating temporary accommodations.

Key Points:

- New building accommodates 550 students, expandable to 750.
- Construction occurs without disrupting existing school operations.
- Students remain in the existing building during construction; transition to new facility upon completion.
- No trailers required, eliminating temporary relocation costs.
- Existing building demolished after new school is occupied.
- Surface parking and outdoor play areas increased by 50% over current conditions.
- Adds on-site car and bus drop-off, currently lacking at Barrett.





Arlington Public Schools FY 2027-36 Capital Improvement Plan (CIP)

Project **APS Barrett Elementary Renovation OPTION 1**
A/E **Studio 27 Arch.**
Estimator **Turner & Townsend Heery & Forella**
Date **7/23/2025**



COST ESTIMATE OPTION 1

	Description	%	Value
A	Subtotal - Direct Work		\$28,927,248
B	Gen Conditions: Labor Costs only = A x %	6.0%	\$1,735,635
C	General Requirements Materials & Labor = A x %	5.0%	\$1,533,144
D	Bonds & Insurance = (A+B+C) x %	5.0%	\$1,609,801
E	Subtotal - Cost of the Work		\$33,805,828
F	GC Profit (Fee) = E x %	5.0%	\$1,690,291
G	Subtotal		\$35,496,120
H	Design Contingency = G x %	10.0%	\$3,549,612
I	Subtotal - Hard Cost Construction GC Cost		\$39,045,732
J	Owner Hard Cost Construction Contingency = I x %	10.0%	\$3,904,573
K	Subtotal - Total Hard Cost of Construction (J + I)		\$42,950,305
L	Subtotal - Total Owner Soft Costs = K * %	21.0%	\$9,019,564
M	2025 Completion - Total Project Cost = K + L		\$51,969,869

	Escalation Year 1	4.25%	\$2,208,719
2026	Completion - Total Project Cost		\$54,178,588
	Escalation Year 2	4.0%	\$2,167,144
2027	Completion - Total Project Cost		\$56,345,732
	Escalation Year 3	4.0%	\$2,253,829
2028	Completion - Total Project Cost		\$58,599,561
	Escalation Year 4	4.0%	\$2,343,982
2029	Completion - Total Project Cost		\$60,943,544
	Escalation Year 5	4.0%	\$2,437,742
2030	Completion - Total Project Cost		\$63,381,285
	Escalation Year 6	3.5%	\$2,218,345
2031	Completion - Total Project Cost		\$65,599,630
	Escalation Year 7	3.5%	\$2,295,987
2032	Completion - Total Project Cost		\$67,895,617
	Escalation Year 8	3.5%	\$2,376,347
2033	Completion - Total Project Cost		\$70,271,964
	Escalation Year 9	3.5%	\$2,459,519
2034	Completion - Total Project Cost		\$72,731,483
	Esclation Year 10	3.5%	\$2,545,602
2035	Completion - Total Project Cost		\$75,277,085
	Esclation Year 11	3.5%	\$2,634,698
2036	Completion - Total Project Cost		\$77,911,783
	Esclation Year 12	3.5%	\$2,726,912
2037	Completion - Total Project Cost		\$80,638,695
	Esclation Year 13	3.5%	\$2,822,354
2038	Completion - Total Project Cost		\$83,461,049
	Esclation Year 14	3.5%	\$2,921,137
2039	Completion - Total Project Cost		\$86,382,186



Arlington Public Schools FY 2027-36 Capital Improvement Plan (CIP)

Project **APS Barrett Elementary Renovation OPTION 1A**
A/E **Studio 27 Arch.**
Estimator **Turner & Townsend Heery & Forella**
Date **7/23/2025**



COST ESTIMATE OPTION 1A

	Description	%	Value
A	Subtotal - Direct Work		\$42,784,170
B	Gen Conditions: Labor Costs only = A x %	6.0%	\$2,567,050
C	General Requirements Materials & Labor = A x %	5.0%	\$2,267,561
D	Bonds & Insurance = (A+B+C) x %	5.0%	\$2,380,939
E	Subtotal - Cost of the Work		\$49,999,720
F	GC Profit (Fee) = E x %	5.0%	\$2,499,986
G	Subtotal		\$52,499,706
H	Design Contingency = G x %	10.0%	\$5,249,971
I	Subtotal - Hard Cost Construction GC Cost		\$57,749,677
J	Owner Hard Cost Construction Contingency = I x %	10.0%	\$5,774,968
K	Subtotal - Total Hard Cost of Construction (J + I)		\$63,524,645
L	Subtotal - Total Owner Soft Costs = K * %	21.0%	\$13,340,175
M	2025 Completion - Total Project Cost = K + L		\$76,864,820

	Escalation Year 1	4.25%	\$3,266,755
2026	Completion - Total Project Cost		\$80,131,575
	Escalation Year 2	4.0%	\$3,205,263
2027	Completion - Total Project Cost		\$83,336,838
	Escalation Year 3	4.0%	\$3,333,474
2028	Completion - Total Project Cost		\$86,670,311
	Escalation Year 4	4.0%	\$3,466,812
2029	Completion - Total Project Cost		\$90,137,124
	Escalation Year 5	4.0%	\$3,605,485
2030	Completion - Total Project Cost		\$93,742,609
	Escalation Year 6	3.5%	\$3,280,991
2031	Completion - Total Project Cost		\$97,023,600
	Escalation Year 7	3.5%	\$3,395,826
2032	Completion - Total Project Cost		\$100,419,426
	Escalation Year 8	3.5%	\$3,514,680
2033	Completion - Total Project Cost		\$103,934,106
	Escalation Year 9	3.5%	\$3,637,694
2034	Completion - Total Project Cost		\$107,571,800
	Esclation Year 10	3.5%	\$3,765,013
2035	Completion - Total Project Cost		\$111,336,813
	Esclation Year 11	3.5%	\$3,896,788
2036	Completion - Total Project Cost		\$115,233,601
	Esclation Year 12	3.5%	\$4,033,176
2037	Completion - Total Project Cost		\$119,266,777
	Esclation Year 13	3.5%	\$4,174,337
2038	Completion - Total Project Cost		\$123,441,114
	Esclation Year 14	3.5%	\$4,320,439
2039	Completion - Total Project Cost		\$127,761,553



Arlington Public Schools FY 2027-36 Capital Improvement Plan (CIP)

Project **APS Barrett Elementary Renovation OPTION 2**
A/E **Studio 27 Arch.**
Estimator **Turner & Townsend Heery & Forella**
Date **7/23/2025**



COST ESTIMATE OPTION 2

	Description	%	Value
A	Subtotal - Direct Work		\$49,206,626
B	Gen Conditions: Labor Costs only = A x %	6.0%	\$2,952,398
C	General Requirements Materials & Labor = A x %	5.0%	\$2,607,951
D	Bonds & Insurance = (A+B+C) x %	5.0%	\$2,738,349
E	Subtotal - Cost of the Work		\$57,505,323
F	GC Profit (Fee) = E x %	5.0%	\$2,875,266
G	Subtotal		\$60,380,590
H	Design Contingency = G x %	10.0%	\$6,038,059
I	Subtotal - Hard Cost Construction GC Cost		\$66,418,649
J	Owner Hard Cost Construction Contingency = I x %	10.0%	\$6,641,865
K	Subtotal - Total Hard Cost of Construction (J + I)		\$73,060,513
L	Subtotal - Total Owner Soft Costs = K * %	21.0%	\$15,342,708
M	2025 Completion - Total Project Cost = K + L		\$88,403,221

	Escalation Year 1	4.25%	\$3,757,137
2026	Completion - Total Project Cost		\$92,160,358
	Escalation Year 2	4.0%	\$3,686,414
2027	Completion - Total Project Cost		\$95,846,773
	Escalation Year 3	4.0%	\$3,833,871
2028	Completion - Total Project Cost		\$99,680,643
	Escalation Year 4	4.0%	\$3,987,226
2029	Completion - Total Project Cost		\$103,667,869
	Escalation Year 5	4.0%	\$4,146,715
2030	Completion - Total Project Cost		\$107,814,584
	Escalation Year 6	3.5%	\$3,773,510
2031	Completion - Total Project Cost		\$111,588,094
	Escalation Year 7	3.5%	\$3,905,583
2032	Completion - Total Project Cost		\$115,493,678
	Escalation Year 8	3.5%	\$4,042,279
2033	Completion - Total Project Cost		\$119,535,956
	Escalation Year 9	3.5%	\$4,183,758
2034	Completion - Total Project Cost		\$123,719,715
	Esclation Year 10	3.5%	\$4,330,190
2035	Completion - Total Project Cost		\$128,049,905
	Esclation Year 11	3.5%	\$4,481,747
2036	Completion - Total Project Cost		\$132,531,652
	Esclation Year 12	3.5%	\$4,638,608
2037	Completion - Total Project Cost		\$137,170,259
	Esclation Year 13	3.5%	\$4,800,959
2038	Completion - Total Project Cost		\$141,971,218
	Esclation Year 14	3.5%	\$4,968,993
2039	Completion - Total Project Cost		\$146,940,211



Arlington Public Schools FY 2027-36 Capital Improvement Plan (CIP)

Project **APS Barrett Elementary Renovation OPTION 2A**
A/E **Studio 27 Arch.**
Estimator **Turner & Townsend Heery & Forella**
Date **7/23/2025**



COST ESTIMATE OPTION 2A

	Description	%	Value
A	Subtotal - Direct Work		\$58,209,528
B	Gen Conditions: Labor Costs only = A x %	6.0%	\$3,492,572
C	General Requirements Materials & Labor = A x %	5.0%	\$3,085,105
D	Bonds & Insurance = (A+B+C) x %	5.0%	\$3,239,360
E	Subtotal - Cost of the Work		\$68,026,565
F	GC Profit (Fee) = E x %	5.0%	\$3,401,328
G	Subtotal		\$71,427,893
H	Design Contingency = G x %	10.0%	\$7,142,789
I	Subtotal - Hard Cost Construction GC Cost		\$78,570,682
J	Owner Hard Cost Construction Contingency = I x %	10.0%	\$7,857,068
K	Subtotal - Total Hard Cost of Construction (J + I)		\$86,427,751
L	Subtotal - Total Owner Soft Costs = K * %	21.0%	\$18,149,828
M	2025 Completion - Total Project Cost = K + L		\$104,577,578

	Escalation Year 1	4.25%	\$4,444,547
2026	Completion - Total Project Cost		\$109,022,125
	Escalation Year 2	4.0%	\$4,360,885
2027	Completion - Total Project Cost		\$113,383,010
	Escalation Year 3	4.0%	\$4,535,320
2028	Completion - Total Project Cost		\$117,918,331
	Escalation Year 4	4.0%	\$4,716,733
2029	Completion - Total Project Cost		\$122,635,064
	Escalation Year 5	4.0%	\$4,905,403
2030	Completion - Total Project Cost		\$127,540,467
	Escalation Year 6	3.5%	\$4,463,916
2031	Completion - Total Project Cost		\$132,004,383
	Escalation Year 7	3.5%	\$4,620,153
2032	Completion - Total Project Cost		\$136,624,536
	Escalation Year 8	3.5%	\$4,781,859
2033	Completion - Total Project Cost		\$141,406,395
	Escalation Year 9	3.5%	\$4,949,224
2034	Completion - Total Project Cost		\$146,355,619
	Esclation Year 10	3.5%	\$5,122,447
2035	Completion - Total Project Cost		\$151,478,066
	Esclation Year 11	3.5%	\$5,301,732
2036	Completion - Total Project Cost		\$156,779,798
	Esclation Year 12	3.5%	\$5,487,293
2037	Completion - Total Project Cost		\$162,267,091
	Esclation Year 13	3.5%	\$5,679,348
2038	Completion - Total Project Cost		\$167,946,439
	Esclation Year 14	3.5%	\$5,878,125
2039	Completion - Total Project Cost		\$173,824,564



Arlington Public Schools FY 2027-36 Capital Improvement Plan (CIP)

Project **APS Barrett Elementary Renovation OPTION 3**
A/E **Studio 27 Arch.**
Estimator **Turner & Townsend Heery & Forella**
Date **7/23/2025**



COST ESTIMATE OPTION 3

	Description	%	Value
A	Subtotal - Direct Work		\$55,884,717
B	Gen Conditions: Labor Costs only = A x %	6.0%	\$3,353,083
C	General Requirements Materials & Labor = A x %	5.0%	\$2,961,890
D	Bonds & Insurance = (A+B+C) x %	5.0%	\$3,109,985
E	Subtotal - Cost of the Work		\$65,309,675
F	GC Profit (Fee) = E x %	5.0%	\$3,265,484
G	Subtotal		\$68,575,158
H	Design Contingency = G x %	10.0%	\$6,857,516
I	Subtotal - Hard Cost Construction GC Cost		\$75,432,674
J	Owner Hard Cost Construction Contingency = I x %	10.0%	\$7,543,267
K	Subtotal - Total Hard Cost of Construction (J + I)		\$82,975,941
L	Subtotal - Total Owner Soft Costs = K * %	21.0%	\$17,424,948
M	2025 Completion - Total Project Cost = K + L		\$100,400,889

	Escalation Year 1	4.25%	\$4,267,038
2026	Completion - Total Project Cost		\$104,667,927
	Escalation Year 2	4.0%	\$4,186,717
2027	Completion - Total Project Cost		\$108,854,644
	Escalation Year 3	4.0%	\$4,354,186
2028	Completion - Total Project Cost		\$113,208,830
	Escalation Year 4	4.0%	\$4,528,353
2029	Completion - Total Project Cost		\$117,737,183
	Escalation Year 5	4.0%	\$4,709,487
2030	Completion - Total Project Cost		\$122,446,670
	Escalation Year 6	3.5%	\$4,285,633
2031	Completion - Total Project Cost		\$126,732,304
	Escalation Year 7	3.5%	\$4,435,631
2032	Completion - Total Project Cost		\$131,167,934
	Escalation Year 8	3.5%	\$4,590,878
2033	Completion - Total Project Cost		\$135,758,812
	Escalation Year 9	3.5%	\$4,751,558
2034	Completion - Total Project Cost		\$140,510,371
	Escalation Year 10	3.5%	\$4,917,863
2035	Completion - Total Project Cost		\$145,428,234
	Escalation Year 11	3.5%	\$5,089,988
2036	Completion - Total Project Cost		\$150,518,222
	Escalation Year 12	3.5%	\$5,268,138
2037	Completion - Total Project Cost		\$155,786,359
	Escalation Year 13	3.5%	\$5,452,523
2038	Completion - Total Project Cost		\$161,238,882
	Escalation Year 14	3.5%	\$5,643,361
2039	Completion - Total Project Cost		\$166,882,243



Arlington Public Schools FY 2027-36 Capital Improvement Plan (CIP)

Project **APS Barrett Elementary Renovation OPTION 3A**
A/E **Studio 27 Arch.**
Estimator **Turner & Townsend Heery & Forella**
Date **7/23/2025**



COST ESTIMATE OPTION 3A

	Description	%	Value
A	Subtotal - Direct Work		\$59,485,155
B	Gen Conditions: Labor Costs only = A x %	6.0%	\$3,569,109
C	General Requirements Materials & Labor = A x %	5.0%	\$3,152,713
D	Bonds & Insurance = (A+B+C) x %	5.0%	\$3,310,349
E	Subtotal - Cost of the Work		\$69,517,326
F	GC Profit (Fee) = E x %	5.0%	\$3,475,866
G	Subtotal		\$72,993,193
H	Design Contingency = G x %	10.0%	\$7,299,319
I	Subtotal - Hard Cost Construction GC Cost		\$80,292,512
J	Owner Hard Cost Construction Contingency = I x %	10.0%	\$8,029,251
K	Subtotal - Total Hard Cost of Construction (J + I)		\$88,321,763
L	Subtotal - Total Owner Soft Costs = K * %	21.0%	\$18,547,570
M	2025 Completion - Total Project Cost = K + L		\$106,869,333

	Escalation Year 1	4.25%	\$4,541,947
2026	Completion - Total Project Cost		\$111,411,280
	Escalation Year 2	4.0%	\$4,456,451
2027	Completion - Total Project Cost		\$115,867,731
	Escalation Year 3	4.0%	\$4,634,709
2028	Completion - Total Project Cost		\$120,502,441
	Escalation Year 4	4.0%	\$4,820,098
2029	Completion - Total Project Cost		\$125,322,538
	Escalation Year 5	4.0%	\$5,012,902
2030	Completion - Total Project Cost		\$130,335,440
	Escalation Year 6	3.5%	\$4,561,740
2031	Completion - Total Project Cost		\$134,897,180
	Escalation Year 7	3.5%	\$4,721,401
2032	Completion - Total Project Cost		\$139,618,581
	Escalation Year 8	3.5%	\$4,886,650
2033	Completion - Total Project Cost		\$144,505,232
	Escalation Year 9	3.5%	\$5,057,683
2034	Completion - Total Project Cost		\$149,562,915
	Escalation Year 10	3.5%	\$5,234,702
2035	Completion - Total Project Cost		\$154,797,617
	Escalation Year 11	3.5%	\$5,417,917
2036	Completion - Total Project Cost		\$160,215,533
	Escalation Year 12	3.5%	\$5,607,544
2037	Completion - Total Project Cost		\$165,823,077
	Escalation Year 13	3.5%	\$5,803,808
2038	Completion - Total Project Cost		\$171,626,885
	Escalation Year 14	3.5%	\$6,006,941
2039	Completion - Total Project Cost		\$177,633,826

