PROCESS
STAKEHOLDER COLLABORATION

• 22 BLPC meetings
• 12 PFRC meetings
• 5 HALRB/DRC meetings/work sessions
• 2 Gallery Walks / Open House
• Additional meetings with community leaders, Department of Parks and Recreation, VDOT, Arlington County, and School Board Members.
APPROVED CONCEPT - 11/5/15
WEST ADDITION WITH DRIVEWAY CONNECTION
• 35,000 sf minimum west addition
• Exit only driveway connection onto Old Dominion Drive from Vacation Lane
• Expanded surface parking off Vacation Lane to replace 50 spaces lost
• 144 parking spaces
• No driveway connection between Vacation Lane and Old Dominion Drive
• Provided in the event that VDOT and/or Arlington County does not approve a vehicular exit at Old Dominion
## APPROVED PROJECT COST AND FUNDING - 11/5/15

**PROJECT COST (IN MILLIONS)**

<table>
<thead>
<tr>
<th>Component</th>
<th>Cost (Millions)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Work (Recommended Site Option)</td>
<td>$6.38</td>
</tr>
<tr>
<td>Addition (35,000 GSF)</td>
<td>$17.56</td>
</tr>
<tr>
<td>Renovation</td>
<td>$6.77</td>
</tr>
<tr>
<td>APS Staff</td>
<td>$0.55</td>
</tr>
<tr>
<td><strong>Total Project Cost</strong></td>
<td><strong>$31.26</strong></td>
</tr>
</tbody>
</table>

**PROJECT FUNDING (IN MILLIONS)**

<table>
<thead>
<tr>
<th>Source</th>
<th>APS</th>
<th>County</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bonds</td>
<td>$26.76</td>
<td>$0.00</td>
<td>$26.76</td>
</tr>
<tr>
<td>Other</td>
<td>$0.80</td>
<td>$0.00</td>
<td>$0.80</td>
</tr>
<tr>
<td>Joint Fund</td>
<td>$1.85</td>
<td>$1.85</td>
<td>$3.70</td>
</tr>
<tr>
<td><strong>Total Funding</strong></td>
<td><strong>$29.41</strong></td>
<td><strong>$1.85</strong></td>
<td><strong>$31.26</strong></td>
</tr>
</tbody>
</table>

Note: Figures may not sum to totals due to rounding error.
• Total funding available for the project to range from a minimum of $31.26 million to a maximum of $36.3 million.

• Additional costs beyond the $31.26 million maximum must be justified by the BLPC and APS staff.

• Up to $250,000 of additional funding to be made available to provide commemorative artwork/interpretation and signage regarding the historic significance of the Stratford Building.
SCHEMATIC DESIGN
SITE AERIAL VIEW

- 40,000 sf addition
- Exit only driveway connection from Vacation Lane to Old Dominion Drive
- Expanded surface parking off Vacation Lane
- Renovation of existing building to accommodate new program
- 144 parking spaces
DESIGN PRINCIPLES

- Accommodates program and provides quality learning environments
- Creates opportunity for new “heart of school”
- Connects to existing building circulation network
- Leaves existing historic building intact while interior renovations provide a unified Middle School
- Preserves views of historic south facades of existing building
- Maintains flow from classroom wing to field
- Improves site circulation and accessibility for vehicles, bicycles and all pedestrians
- Provides a safer pedestrian experience with improvements to Vacation Lane
- Minimizes impact to Stratford Park renovation plan and schedule
SITE PLAN
DRIVEWAY CONNECTION TO OLD DOMINION
ALTERNATE SITE PLAN

NO DRIVEWAY CONNECTION TO OLD DOMINION
VIEW FROM OLD DOMINION
HEART OF SCHOOL

COMMONS

NEW ENTRY

CONNECT TO EXISTING BUILDING

TO AUX. GYM

CORE/SCIENCE

LIBRARY

CORE/SCIENCE

NEW ENTRY
HEART OF SCHOOL

MEDIA CENTER

NEW ENTRY

CONNECT TO EXISTING BUILDING

NEW ENTRY

CORE/SCIENCE

CORE/SCIENCE

TO

AUX. GYM

LIBRARY

COMMONS

QUINN EVANS ARCHITECTS

Arlington Public Schools
Stratford Middle School - 23
ED SPEC - PROGRAM BLOCKS - APPROVED CONCEPT

1,000 STUDENTS: EXISTING + 35,000 SF ADDITION

- Reduction of 10,000 gsf / 7,000 sf of program
- Renovated existing Media Center in place
- Reduced Locker Rooms
- Reduced PE Storage and Offices
ED SPEC - PROGRAM BLOCKS - SCHEMATIC DESIGN

1,000 STUDENTS: EXISTING + 40,000 SF ADDITION

- Increase of 5,000 gsf / 3,000 sf of program
- New Media Center and Student Commons
- Added Health Classroom
- Refinement to Ed Spec
- Added Special Ed Classroom
COST ANALYSIS
SCHEMATIC DESIGN COST ESTIMATE:

### PROJECT COST ($ MILLIONS)

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost ($ Millions)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Work (Driveway Option)</td>
<td>$ 8.15</td>
</tr>
<tr>
<td>Addition (40,000 SF)</td>
<td>$ 20.14</td>
</tr>
<tr>
<td>Renovation</td>
<td>$ 7.12</td>
</tr>
<tr>
<td>APS Staff</td>
<td>$ 0.55</td>
</tr>
<tr>
<td><strong>Total Project Cost</strong></td>
<td><strong>$ 35.96</strong></td>
</tr>
<tr>
<td>Commemorative</td>
<td>$ 0.25</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$ 36.21</strong></td>
</tr>
</tbody>
</table>

### PROJECT FUNDING ($ MILLIONS)

<table>
<thead>
<tr>
<th>Description</th>
<th>APS</th>
<th>County</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bonds</td>
<td>$ 30.95</td>
<td>$ 0.00</td>
<td>$ 30.95</td>
</tr>
<tr>
<td>Other</td>
<td>$ 0.80</td>
<td>$ 0.00</td>
<td>$ 0.80</td>
</tr>
<tr>
<td>Joint Fund</td>
<td>$ 2.11</td>
<td>$ 2.11</td>
<td>$ 4.21</td>
</tr>
<tr>
<td><strong>Total Funding</strong></td>
<td><strong>$ 33.86</strong></td>
<td><strong>$ 2.11</strong></td>
<td><strong>$ 35.96</strong></td>
</tr>
</tbody>
</table>

Note: Funding chart does not include commemorative budget.
CONCEPT VS. SCHEMATIC BUDGET:

Library and Physical Education Programs + Heart of School = + 2.58 M

Added site costs = + 1.77 M

Additional accessibility improvements in new addition = + 0.35 M

Total additional cost: + $4.7 M

$ 0.3 M remaining of $5 M conditional additional funding
### SCHEMATIC DESIGN ALTERNATES

#### POTENTIAL DEDUCT ALTERNATES

<table>
<thead>
<tr>
<th>POTENTIAL DEDUCT ALTERNATES (IN MILLIONS)</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>IMPLEMENT ALTERNATE (NO DRIVEWAY) SITE PLAN</td>
<td>- $ 0.23</td>
</tr>
<tr>
<td>NO NEW ELEVATOR AT EAST END OF THE BUILDING</td>
<td>- $ 0.35</td>
</tr>
<tr>
<td>PRE-FINISHED ALUM. PANEL / CEMENTITIOUS PANEL INSTEAD OF PRE-PATINATED COPPER</td>
<td>- $ 0.11</td>
</tr>
</tbody>
</table>

The BLPC affirmed that these elements should remain in the project.
### SCHEMATIC DESIGN ALTERNATES

#### POTENTIAL ADD ALTERNATES

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost (in millions)</th>
</tr>
</thead>
<tbody>
<tr>
<td>REPLACE EXISTING CEILINGS AND LIGHTING IN EXISTING INSTRUCTIONAL SPACES</td>
<td>$ 1.30</td>
</tr>
<tr>
<td>ADD PHOTOVOLTAIC (PV) ARRAY TO AUXILIARY GYM ROOF</td>
<td>$ 0.30</td>
</tr>
<tr>
<td>ADD GREEN ROOF TO AUXILIARY GYM ROOF</td>
<td>$ 0.17</td>
</tr>
<tr>
<td>REPLACE ELEVATOR AT WEST END OF THE BUILDING</td>
<td>$ 0.19</td>
</tr>
<tr>
<td>RESTORE GLASS BLOCK AT EXISTING CLASSROOMS (NOT INCLUDING HVAC)</td>
<td>$ 0.51</td>
</tr>
<tr>
<td>GREYWATER SYSTEM</td>
<td>$ 0.18</td>
</tr>
</tbody>
</table>

The BLPC identified the highlighted item as the priority for spending remaining $$ within the funding available.