AGENDA

1. Project Overview
2. Educational Specifications (Ed Specs) Overview
3. Site-specific Ed Specs for the Arlington Career Center Expansion:
   - Development Process
   - Proposed Ed Specs
4. Next Steps
PROJECT OVERVIEW

Two projects included in the FY2019-28 Capital Improvement Plan (CIP):

1. Career Center / Arlington Tech
   • Expand capacity of Arlington Tech to 600-seats as soon as possible

2. Career Center Project
   • Field and Parking Garage in 2023
   • 800 seats addition and performing arts in 2025

APS Website:

https://www.apsva.us/design-and-construction/arlington-career-center/
800+ additional seats for ACC option programs

Expansion of Arlington Tech to 600 seats
(As soon as possible)

High School-sized gym/assembly space

Performing Arts Center, Comprising Theater, Black Box Theater and Music classrooms

Cafeteria/ Multi-use space

Multi-use outdoor synthetic turf field with bleachers

450 to 500 space parking garage below grade, or other parking scenarios
(to be developed in collaboration with Arlington County staff)

Columbia Pike Library to remain in place
(unless or until a suitable new location is found)

Replacement, enhancement and/or expansion of all special facilities for existing Career Technical Education (CTE) programs that are demolished or altered as part of the project

Future phases of expansion to allow as many different options as possible for phasing, instructional programs and outdoor athletic facilities, including possible neighborhood High School seats
(as and when needed in the future)
PROJECT SCHEDULE

2020
Q3 Q4 Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4

2021
Q3 Q4 Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4

2022
Q3 Q4 Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4

2023
Q3 Q4 Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4

2024
Q3 Q4 Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4

2025
Q3 Q4 Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4

2026
Q3 Q4 Q1 Q2 Q3 Q4

CONCEPT
09/19
06/20
03/20
Public Engagement via BLPOPRC Process

SCHOOL BOARD APPROVAL OF CONCEPT DESIGN

SD
04/20
08/20
09/20

SCHOOL BOARD APPROVAL OF SCHEMATIC DESIGN

DD, CD, BIDDING
10/20
11/21
03/21

COUNTY BOARD APPROVAL OF USE PERMIT

SCHOOL BOARD APPROVAL OF FINAL DESIGN AND CONSTRUCTION CONTRACT

PHASE 1 CONSTRUCTION
Athletic Field and Parking Garage
01/22
09/23

PHASE 2 CONSTRUCTION
500 new HS seats, plus Performing Arts Facility
10/23
09/26

Legend: SD - Schematic Design
DD - Design Development
CD - Construction Documentation

SCHOOL BOARD INFORMATION ITEM

OCTOBER 17, 2019
### ED SPECS

#### OVERVIEW

<table>
<thead>
<tr>
<th>PROGRAM AREA DESCRIPTION</th>
<th>NSF / Space</th>
<th>CTE</th>
<th>Art. Tech</th>
<th>Acad. MIST</th>
<th>PEP</th>
<th>Total Spaces</th>
<th>NSF Ext'd</th>
<th>TS</th>
<th>NOTES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Core Instruction</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Core Courses</td>
<td>1,400</td>
<td>12</td>
<td>2</td>
<td>14</td>
<td>1</td>
<td>150</td>
<td>14</td>
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<tr>
<td>General Lab/Science</td>
<td>400</td>
<td>1</td>
<td>1</td>
<td>3</td>
<td>1</td>
<td>400</td>
<td>1</td>
<td></td>
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<tr>
<td>Chemical/Img</td>
<td>100</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>100</td>
<td>1</td>
<td></td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>55,300</strong></td>
<td><strong>58</strong></td>
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<td></td>
<td></td>
<td><strong>55,300</strong></td>
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<tr>
<td>Special Education</td>
<td></td>
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<td></td>
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<tr>
<td>Special Needs Classroom</td>
<td>700</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>700</td>
<td>1</td>
<td></td>
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<tr>
<td>Life Skills Lab</td>
<td>1,500</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>1,500</td>
<td>1</td>
<td></td>
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</tr>
<tr>
<td>Toilet / Changing Rooms</td>
<td>100</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>100</td>
<td>1</td>
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<td><strong>3,300</strong></td>
<td><strong>2</strong></td>
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<td></td>
<td><strong>3,300</strong></td>
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</tr>
</tbody>
</table>

**NOTES:**
- NSF Ext'd: Number of square feet extended beyond the standard space.
- TS: Total square footage.

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**SCHOOL BOARD INFORMATION ITEM**

**OCTOBER 17, 2019**
EDUCATIONAL SPECIFICATIONS OVERVIEW

1. Educational Specifications (Ed Specs) provide criteria critical for project success including:
   a. Planning parameters
   b. Framework for expansion
   c. Square footage allocations for program spaces
   d. Space types
   e. Principles of school planning and design

2. Most recent division-wide Ed Specs were developed in 2004.
   https://www.apsva.us/design-and-construction/educational-and-technical-specifications/
SITE-SPECIFIC ED SPECS FOR THE ACC EXPANSION
SITE-SPECIFIC ED SPECS

1. For every project staff develops site-specific Ed Specs that, at a minimum, include a schedule of program spaces with required square footage allocations

2. A more detailed Ed Specs document may be developed for projects involving nonstandard programs/spaces; recent examples are The Heights Building and Education Center Reuse

3. Site-specific Ed Specs are developed concurrent with the Concept Design phase and are completed prior to the conclusion of the Schematic Design phase

4. The criteria included in site-specific Ed Specs form the baseline for all design submissions
SITE-SPECIFIC ED SPECS

5. Site-specific Ed Specs allow staff to refine design requirements based on:
   a. Alignment with the current Strategic Plan
   b. Alignment with current Department of Teaching and Learning practice and initiatives
   c. Updated guidance from the Virginia Department of Education
   d. Current best design practices for High Performance Learning Environments
   e. Lessons learned from recent projects

6. School Board has typically approved site-specific Ed Specs and/or schedule of program spaces with the Schematic Design and Final Design of all recent projects

7. School Board approved site-specific Ed Specs for the Education Center Reuse project independent of design approval
ED SPECS FOR THE ACC EXPANSION

1. Developed through a series of collaborative meetings with representatives from Department of Teaching and Learning, Arlington Career Center and Facilities and Operations

2. Reflect APS and ACC pedagogy

3. Are adaptable to future instructional changes
FRAMEWORK FOR EXPANSION

Three pillars as foundational elements for the future expansion of the Arlington Career Center, reflecting several qualities identified by the Ed Specs Committee:

- Community
- Connected
- Change

The Arlington Career Center is central to the Columbia Pike community and the many neighborhoods that surround it. Its influence also extends further, as ACC provides unique learning experiences for students throughout the county, including work-based learning opportunities. ACC is very much a part of the community, serving and relies upon strong relationships with school, business and higher education partners to fulfill its mission.

The campus has undergone rapid growth over the past several years and with it, many physical changes to the facility. ACC is on the path of transformation from the inside-out, where “not so precious,” easily adaptable, multi-functional and community-oriented learning spaces will continue to define its campus.

Just as ACC is a vital member of its broader community, so too are the students and staff at ACC connected to common purpose and meaning. The culture of ACC is enriched by its diversity of learners, whose unique needs, interests and identities are respected and celebrated. At ACC, despite the many differences among instructional programs and students, all are united – connected – as a community of learners.
PLANNING PARAMETERS

1. Planning parameters are aligned with school, APS and DOE strategic initiatives

2. Program and capacity analysis for the following instructional programs inform facility requirements in these Ed Specs:

<table>
<thead>
<tr>
<th>Program</th>
<th>Planned Enrollment (min.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Arlington Tech</td>
<td>600</td>
</tr>
<tr>
<td>TBD¹</td>
<td>800</td>
</tr>
<tr>
<td>CTE (from neighborhood HS)²</td>
<td>300</td>
</tr>
<tr>
<td>Academic Academy</td>
<td>60</td>
</tr>
<tr>
<td>EL (formerly HILT)</td>
<td>70</td>
</tr>
<tr>
<td>PEP</td>
<td>70</td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>1,900</strong></td>
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</table>

1. Ed. Specs. assume the space requirements and facility needs are similar to those of the Arlington Tech program.
2. Provides capability of serving up to 900 students each day; 300 students in each of three blocks.
CAPACITY SUMMARY

<table>
<thead>
<tr>
<th>PROGRAM/DEPT.</th>
<th>TEACHING SPACES</th>
<th>TSR</th>
<th>TSR WITH UTILIZATION</th>
<th>CAPACITY</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>ACADEMIC</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Classrooms</td>
<td>36</td>
<td>26</td>
<td>X 22</td>
<td>792</td>
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<tr>
<td>Science Labs</td>
<td>10</td>
<td>15</td>
<td>X 13</td>
<td>130</td>
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<tr>
<td>Special Needs</td>
<td>12</td>
<td>24</td>
<td>X 20</td>
<td>240</td>
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<tr>
<td>Software</td>
<td>12</td>
<td>10</td>
<td>X 8</td>
<td>96</td>
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<tr>
<td><strong>TECHNICAL</strong></td>
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<td></td>
<td></td>
<td></td>
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<tr>
<td>CTE Labs</td>
<td>26</td>
<td>20</td>
<td>X 17</td>
<td>442</td>
</tr>
<tr>
<td>CTE Classrooms</td>
<td>18</td>
<td>20</td>
<td>X 17</td>
<td>306</td>
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<tr>
<td><strong>ATHLETICS</strong></td>
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<td></td>
<td></td>
<td></td>
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<tr>
<td>P.E.</td>
<td>4</td>
<td>28</td>
<td>X 24</td>
<td>96</td>
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<tr>
<td><strong>VISUAL/PERFORMING ARTS</strong></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Labs</td>
<td>2</td>
<td>26</td>
<td>X 22</td>
<td>44</td>
</tr>
<tr>
<td>Choir/Band</td>
<td>2</td>
<td>28</td>
<td>X 24</td>
<td>48</td>
</tr>
</tbody>
</table>

1) TSR - Teacher Student Ratio
2) Utilization factor is .85

122 TEACHING SPACES

2194 STUDENTS
1. Using Career Center historical data, current enrollments and teacher-student ratios, the number of sections anticipated for each instructional program was determined.

2. The number of Teaching Stations is calculated by dividing total number of sections by 8 instructional periods available in A/B block schedule.

3. Capacity is calculated by multiplying the total number of teaching stations by teacher-student-ratio.

4. .85 utilization factor is applied to account for the operationally unrealistic condition of scheduling every seat of every space every period.
Space Program is organized by type:

**ACADEMIC**

Includes (not limited to):
- Classrooms
- Low Intensity Labs
- High Intensity Labs
- Collaboration Areas

**PROGRAM AREA TOTAL: 155,900 NSF**

Note: NSF – Net Square Footage
SPACE PROGRAM AT-A-GLANCE

Space Program is organized by type:

ARTS & AUDITORIUM

Includes (not limited to):
• Performing Arts Center
• Black Box Theatre
• Fixed Seating Theatre
• Visual and Fine Arts Labs

PROGRAM AREA TOTAL: 23,150 NSF

Note: NSF – Net Square Footage
SPACE PROGRAM AT-A-GLANCE

Space Program in these Ed. Specs. is organized by type:

ATHLETICS

Includes (not limited to):
- Competition Gymnasium
- Auxiliary Gymnasium
- P.E. and Team Lockers
- Staff Offices

PROGRAM AREA TOTAL: 42,350 NSF

Note: NSF – Net Square Footage
SPACE PROGRAM AT-A-GLANCE

Space Program is organized by type:

**AUXILIARY**

Includes (not limited to):
- Library and Media Services
- Student Dining
- Food Services

**PROGRAM AREA TOTAL: 19,000 NSF**

Note: NSF – Net Square Footage
SPACE PROGRAM AT-A-GLANCE

Space Program is organized by type:

ADMINISTRATIVE

Includes (not limited to):
• Offices
• Counseling Rooms
• Health Service

PROGRAM AREA TOTAL: 8,870 NSF

Note: NSF – Net Square Footage
SPACE PROGRAM AT-A-GLANCE

Space Program is organized by type:

ANCILLARY

Includes (not limited to):
• Technology Services
• Building Services

PROGRAM AREA TOTAL: 13,200 NSF

Note: NSF – Net Square Footage
SPACE PROGRAM AT-A-GLANCE

Space Program is organized by type:

**TEEN PARENTING PROGRAM**

Includes (not limited to):
- Classrooms
- Indoor Play Area

**PROGRAM AREA TOTAL: 4,010 NSF**

Notes:
1. NSF – Net Square Footage
2. Teen Parenting Program provides space that also supports the ACC Pre-school
SPACE PROGRAM AT-A-GLANCE

Note: GSF – Gross Square Footage
## COMPARATIVE SUMMARY

<table>
<thead>
<tr>
<th></th>
<th>ACC Expansion</th>
<th>Wakefield</th>
<th>Washington-Liberty</th>
<th>Yorktown</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gross Square Feet (GSF)</td>
<td>370,832</td>
<td>403,940</td>
<td>378,068</td>
<td>355,887</td>
</tr>
<tr>
<td>Building Capacity (students)</td>
<td>2,194</td>
<td>2,203</td>
<td>2,208</td>
<td>2,189</td>
</tr>
<tr>
<td>GSF/Student</td>
<td>169</td>
<td>183</td>
<td>171</td>
<td>163</td>
</tr>
</tbody>
</table>

Notes:

1. GSF for existing high schools from APS Facility Inventory
2. Building Capacity for existing high schools from 2019 AFSAP
SPACE TYPES

1. Used to consider the activity of a particular space as primary, and to identify other programmed spaces that support similar activities.

2. Offer suggestions for how each Space Type might be realized to meet the requirements of multiple program areas.

“...quit talking, begin doing.” - Walt Disney
SPACE TYPES

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2. Offer suggestions for how each Space Type might be realized to meet the requirements of multiple program areas.
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NEXT STEPS

1. November 7, 2019 – School Board action on Ed Specs

2. November 2019 to February 2020 – Concept Design phase BLPC/PFRC meetings
   - Ed Specs refinement is expected during the phase as design options are developed

3. March 2020 – School Board information and action on proposed Concept Design

RECOMMENDATION

• Approve the Arlington Career Center Expansion Educational Specifications document attached to this presentation.

• Direct staff to provide an update on the Ed Specs (highlighting any refinements) concurrent with the proposed Concept Design in March 2020.