

TAB A

Executive Summary



*New George Mason High School
PPEA Design and Construction*

TAB A. Executive Summary

OUR UNDERSTANDING OF YOUR PROJECT

The City of Falls Church and Falls Church City Public Schools are widely known for educational excellence and innovative planning for facilities designed to deliver high quality educational services, cultural activities, business development, and appealing surroundings to the residents and businesses they serve. The vision for the new George Mason High School, developed over a period of several years, encompasses these distinctive attributes and more. In addition to providing the foundation for a 21st Century learning experience, the new facility will need to serve the current population while allowing expansion for future growth, provide support for community activities, foster a continuum of education for learning at all ages, support economic development, serve as an example of sustainable high-performance design, and most importantly, provide a safe and supportive learning environment where teachers love to teach and students love to learn.

It is the Grunley Samaha Team's goal to provide a first-class building that supports and encourages educational success while including space adaptability for teaching, learning, and community usage; cutting-edge technology; environmental sustainability; and economic development. We have successfully achieved similar goals during previous projects at Fairmont Heights High School, Fairfax High School, Gaithersburg High School, Walter Johnson High School, Carl Sandburg Middle School, Silver Creek Middle School, and at a number of other K-12 public schools.

The following narrative is a condensed highlight of our Grunley Samaha Team's strengths.

A PROVEN TEAM

Winning the new George Mason High School would be Grunley and Samaha's third design-build project together focused on educational facilities and our second design-build project for the City of Falls Church. We are currently providing design and construction services for renovations and additions to the Mount Daniel Elementary School for the City of Falls Church under a PPEA contract. Under a design/build contract with the U.S. Army Corps of Engineers (USACE), Grunley and Samaha designed and constructed a new 51,000 SF Child Development Center (CDC). Our two firms are accustomed to working together and would bring this strong level of comfort and synergy to this significant George Mason High School project.

In addition, Grunley and Samaha are providing an integrated, multi-discipline project team to work collaboratively throughout the life of the project. We have selected consultants with extensive public school design experience (including work in the City of Falls Church, Virginia), many of whom we have worked with in the past, and who have demonstrated the ability to work together to meet milestones, achieve a high level of quality, and communicate throughout the design and delivery process.



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The Grunley Samaha Team includes:

OUR TEAM	
• Design/Build Contractor	Grunley Construction Company, Inc.
• Architecture & LEED • Interior Design and FF&E	Samaha Associates, LLC
• Commercial Design Consultant	Design Collective, Inc.
• Civil Engineering	ADTEK Engineers, Inc.
• Landscape Architecture • Arborist	Norton Land Design
• Topo and Boundary Survey	GRS
• Utility Location	Accumark
• Structural Engineering	Ehlert/Bryan Engineers
• Mechanical (inc. Net Zero) • Electrical • Plumbing • Commissioning • Fire Protection • Communications and Security • A/V Consulting	CMTA, Inc.
• Food Service Consultant	Foodservice Consultants Studio
• Acoustical & Theater Consulting	Polysonics, Inc.
• Geotechnical Engineering • Hazmat	Professional Services Inc. (PSI)

OUR PUBLIC SCHOOL CONSTRUCTION EXPERIENCE

Over the past 15 years, Grunley has successfully modernized and/or constructed over 2.5 million square feet of educational, administrative and extracurricular activity spaces in 19 public schools including four on-going projects. Our experience on public school construction has taught us that there is little room for schedule delays; school calendars are non-negotiable and therefore we must complete the facility in time for student and faculty move-in. We recently constructed an \$80.6M public high school replacement project in Prince George’s County (Fairmont Heights High School) very similar to the New George Mason High School project and we are currently modernizing and expanding Herndon High School in Fairfax County, adding over 128,000 SF to the school to provide a total of 420,000 SF of educational space. We will bring the expertise gained on these projects, as well as our past 20 years of public school construction, to the new George Mason High School project. Grunley’s relevant projects, detailed in *Tab G: Past Projects - Contractor*, include:

- Fairmont Heights High School Replacement - \$80.6M, new construction
- Fairfax High School - \$45.1M, major renovation and additions
- Sandburg Middle School - \$36.4M, major renovation and additions
- Herndon High School Renovation and Additions - \$83.9M, major renovation

Samaha is one of only a few firms in Northern Virginia with a portfolio of more than 100 completed school projects. Educational facility design has been a mainstay of their practice for decades, reflecting our commitment to creating high performance environments that inspire learning and creativity. Samaha’s professional team includes a Recognized Educational Facility Planner and an active member of Association for Learning Environments. Many of their projects have earned design awards from state school board associations and state departments of education. Samaha’s relevant projects, detailed in *Tab H: Past Projects - Designer*, include:

- Gaithersburg High School - \$96M, new construction
- George C. Marshall High School - \$56.7M, major renovation and additions
- Silver Creek Middle School - \$50.1, new construction
- Walter Johnson High School - \$78.6M, modernization and additions

A STRONG STAFF TO BUILD YOUR SCHOOL

A successful construction project begins with the right team. For the new George Mason High School project, we have selected a solid team of designers and constructors, all of whom have public school construction experience. Our staff is accustomed to meeting the strict standards for educational design, sustainability, safety, quality, schedule and budget required when performing design and construction for public schools. They have performed projects in and around occupied and operating public schools and within schools that have been closed for the summer or shut down entirely for major reconstruction.

Leading our team will be Doug Cruce as the Project Executive bringing 26 years of construction experience on primary and secondary educational facilities. Our Design/Build Project Manager, Mark Laudo, AIA, brings over 31 years of progressive experience which has included all aspects of design and construction including Design Architect and Construction Project Manager for numerous design/build projects. Mark’s range of experience and de-

tailed knowledge enhance his management of the design and preconstruction process to ensure the best value for the customer in terms of cost, schedule and constructibility. With over 29 years of professional experience, our Design Principal-in-Charge, F. Thomas Lee, has served as a principal during all phases of the architectural design process for an array of educational facilities. His work with schools spans his career and enables our team to offer creative, cost effective, and environmentally sound design solutions for your project. As our Educational Facility Planner, Paul Falkenbury will provide oversight throughout the project and will lead the effort in an open collaborative discussion throughout the concept design, schematic design, and community outreach process. Paul, who has 29 years of experience, is a Recognized Education Facility Planner who has designed numerous award winning schools. Tom Bizzarri, our Senior Project Manager, has 11 years of extensive public school construction experience including 61 facilities which involved either complete replacement, major renovations, systems upgrades, or various minor repairs. Additional integral staff are detailed in *Section D.5. Key Personnel and Staffing.*

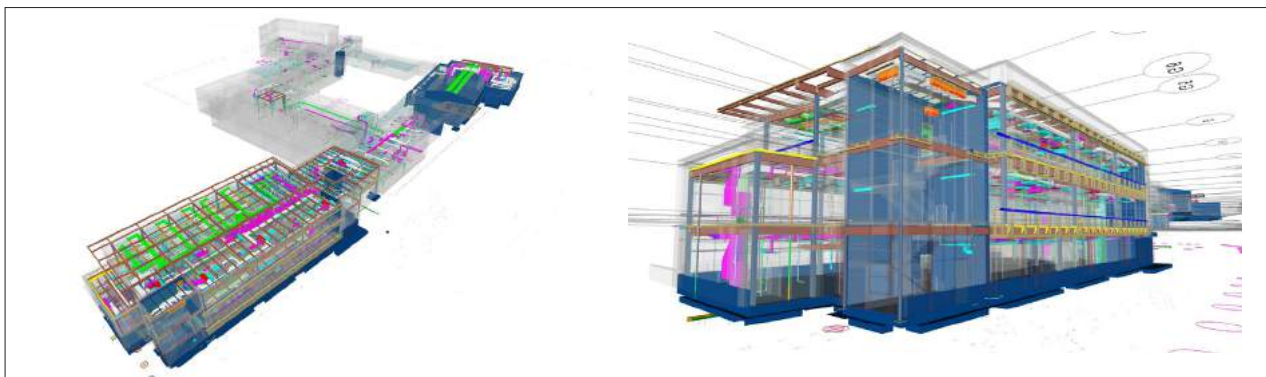
BUILDING A SUSTAINABLE ENVIRONMENT

Both Grunley and Samaha have been involved with sustainability since the inception of the U.S. Green Building Council (USGBC) in 1993. With 25 years of green building construction, sustainability has become part of our way of doing business. We continually evaluate projects, whether they seek LEED® certification or not, to improve upon initial cost, life cycle cost, sustainable design, energy consumption, energy savings, resource conservation, stormwater management, environmental site design, renewable energy, environmentally sensitive materials

and site development. Collectively, our firms have over 40 LEED® Accredited Professionals on staff. Samaha has designed 19 LEED® projects and ore than 30 additional projects incorporating sustainable features. Grunley has constructed 30 LEED® certified projects, including projects achieving LEED® Platinum, Gold, Silver and Certified status, and currently has 19 LEED® projects that are still under construction. Collectively, our sustainable projects represent over 15 million square feet of construction with an aggregate construction cost of over \$2.5 billion. Additionally, our team includes CMTA Consulting, the nation’s leader in designing Net Zero Energy (NZE) projects. CMTA has designed or consulted on 16 NZE projects in nine states, including the first NZE School in the U.S. Nine of their projects are now operational and seven are currently in construction or design.

USING BIM TO TELL THE STORY

At the outset of a construction project, careful planning is essential. To facilitate the planning stage, the Grunley Samaha Team integrates Building Information Management (BIM) into the design and construction process as part of a highly collaborative business culture. BIM allows us to generate and manage digital representations of physical and functional characteristics of the facilities. With BIM, the Owner, project team, and end-user can visualize the construction sequence in three dimension and identify and address logistical challenges well in advance of actual construction. BIM also enables us to engage stakeholders in a discussion of logistical options and affected business operations in a meaningful way. Over the past 12 years, Grunley and Samaha have used BIM during design and/or construction on 60 projects valued at nearly \$1.8 billion, including more than 30 public schools.



During the modernization of Ashlawn Elementary School in Arlington, VA, Grunley added a three-story addition to the occupied, fully operational school. BIM modeling included existing systems as well as the new systems installed in the addition to facilitate future maintenance and replacement.

TAB B

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