

RFDP NO. 0730-15GMHS-PPEA - APPENDIX C

SCOPE OF WORK

1. Falls Church City Public Schools (“FCCPS”) and The City of Falls Church (“City”) desires to contract with an experienced and qualified Private Entity under the Public Private Education Facilities and Infrastructure Act (PPEA) for the design and construction of a new George Mason High School, design and construction of additions & renovations for the existing Mary Ellen Henderson Middle School, and the design and construction of sports facilities as necessary to accommodate the new facilities located at 7124 & 7130 Leesburg Pike, Falls Church VA 22043.
2. The Contract Cost Limit will be limited to a total of \$112,000,000.00 (one hundred twelve million dollars). Proposals must be submitted for a maximum total cost of \$112,000,000.00. Any variations in the project requirements necessary to meet the project budget must be clearly indicated in the proposal. The order of precedence for project requirements is Programs, Education Specifications, and Level of Quality Guide Specifications. Any deviations in project requirements for cost savings in excess of meeting the project budget will be addressed during the design phase a proposed Value Engineering suggestions.
3. It is anticipated that the revised scope of work and Contract Cost Limit will not preserve 10 acres for Commercial Development. Preference will be given to proposals that maximize the remaining space available for Commercial Development.
4. **GEORGE MASON HIGH SCHOOL** - The Project includes the design and construction services to meet the Building Program and requirements contained in the Education Specification, Requirements for Grade 9-12 High School and High School Level of Quality and Guide Specifications for the construction of a new George Mason High School. The Project includes all associated utilities, stormwater management, landscaping, tree preservation, floodplain verification, parking, and any other site improvements necessary to meet permit requirements.
 - a. Attachments for the George Mason High School scope of work includes the following:
 - George Mason High School Program (Appendix C – Attachment 1)
 - Education Specification, Requirements for Grade 9-12 High School (Appendix C – Attachment 2)
 - High School Level of Quality and Guide Specification (Appendix C – Attachment 3)

- b. FCCPS encourages the submission of High School designs that illustrate an innovative design approach that promotes the development of student critical thinking on a global scale, solving real-world problems. An example would be each of the departments arranged in a “learning pod” where classroom spaces adjoin with community learning spaces. The community spaces should be integral to the classroom activities to promote collaborative learning and design thinking. The purpose is to create a learning environment that fosters independent learners, innovators, and problem solvers through hands-on application of curriculum and learning reinforcement through student interaction, presentation, and creation.
- c. The project design and construction shall obtain, at a minimum, the U.S. Green Building Council LEED Silver certification. Provide an add alternate to obtain LEED Gold certification. Owner will provide Enhanced Commissioning for required systems.
- d. Preference will be given to proposals that provide a physical connection between the existing Mary Ellen Henderson Middle School and new George Mason High School. While the facilities will operate independently and the intent is to maintain a separation between the Middle School and High School, the sharing of building support facilities (Kitchen, Mechanical & Electrical Systems) is encouraged. Students should be able to traverse with ease from one building to the other, in order to access a course or space in either building.
- e. Preference will be given to proposals that provide a main High School academic structure of 4-6 stories. The proposal should provide a strategy for the future expansion of the High School academic structure, should the school continue to enroll beyond the projected 1,500 as outlined in this RFP. Provide a strategy for a future pool facility if parking is relocated and/or structured parking if built.
- f. Preference will be given to proposals that provide STEAM Classrooms with easy access to outdoor classroom space for learning (i.e. Installation of a roll-up door that opens a classroom wall to an outdoor classroom space, creating one indoor/outdoor classroom).

5. **MARY ELLEN HENDERSON MIDDLE SCHOOL** - The Project includes the design and construction services to meet the Building Program and requirements contained in the Education Specification, Requirements for Grade 6-8 Middle School and Middle School Level of Quality and Guide Specifications for the construction of an addition to the existing Mary Ellen Henderson Middle School. The Project includes all associated utilities, stormwater Management, landscaping, tree preservation, floodplain verification, parking, and any other site improvements necessary to meet permit requirements. The addition shall be compatible architecturally with the existing facility.
- a. Attachments for the Mary Ellen Henderson Middle School scope of work includes the following:
 - Mary Ellen Henderson Middle School Program (Appendix C - Attachment 4)
 - Existing Middle School Floor Plans (Appendix C - Attachment 5)
 - Education Specification, Requirements for Grade 6-8 Middle School (Appendix C - Attachment 6)
 - Middle School Level of Quality and Guide Specification (Appendix C - Attachment 7)
 - b. Mary Ellen Henderson Middle School is currently organized with the classrooms of each grade grouped together with a central core space. The eighth grade is located on the second floor and the sixth & seventh grades on the third floor. Preference will be given to proposals that provide the addition classroom spaces grouped with the existing grade classroom spaces. Re-assignment of existing spaces is an option to facilitate the classroom grouping.
 - c. The project design and construction shall obtain, at a minimum, the U.S. Green Building Council LEED Silver certification. The Mary Ellen Henderson Middle School addition construction shall be built to LEED Silver requirements even if the addition is ineligible for LEED Silver certification.
6. **OUTDOOR SPORTS FACILITIES** - The Project includes the design and construction services to meet the Sports Facilities Program and as indicated below. Undisturbed existing sports facilities may remain “as-is” to fulfill that specific facility Sports Facilities Program requirement. The Contract Cost Limit will include a \$1,000,000.00 (one million dollar) allowance for upgrades to existing facilities for use by FCCPS. Sports facilities must provide protection for Route 66 as required by the entity having jurisdiction (No additional protection for Route 66 is anticipated if the existing Baseball Field remains in the current location).
- a. Attachments for the Sports Facilities scope of work includes the following:
 - Sports Facility Program (Appendix C - Attachment 8)

- b. **FOOTBALL / LACROSSE FIELD / STADIUM** – It is anticipated that the existing Football Stadium and Running Track will remain in their current location but may be relocated. If relocated, scope includes design and construction of a synthetic turf combination football & lacrosse field. Consideration will be given to synthetic turf alternatives to crumb rubber infill. Football field shall be constructed and sized in accordance with NFHS Standards. Lacrosse field shall be constructed and sized in accordance with U.S. Lacrosse Standards for both men’s and women’s play. Stadium includes field lighting, goals, scoreboard, fencing, aluminum bleachers seating 2000, concessions, broadcast booth, ticket booth, and public toilets.
- c. **SOCCER / FIELD HOCKEY FIELD** – Scope includes the design and construction of a synthetic turf combination soccer & field hockey field. Consideration will be given to synthetic turf alternatives to crumb rubber infill. Soccer field shall be constructed and sized in accordance with NFHS Standards. Field Hockey field shall be constructed and sized in accordance with NFHS Standards. Field includes field lighting, goals, scoreboard, fencing, and aluminum bleachers seating 500.
- d. **RUNNING TRACK / TRACK & FIELD** – It is anticipated that the existing Running Track and Track & Field facilities will remain at the Football Stadium but may be relocated. If relocated, include the Running Track and Track & Field facilities with the design and construction of the new soccer & field hockey field. Running track shall be constructed of all-weather material in accordance with NFHS Standards, and must include competition layout for all field events (shot put, discus, high jump, long jump, triple jump, pole vault).
- e. **BASEBALL FIELD** – It is anticipated that the existing Baseball Field will remain in the current location but may be relocated. If relocated, scope includes design and construction of a baseball field in accordance with NFHS Standards, and shall have a minimum distance from home plate to left/right field foul poles of 305 feet, and a minimum distance from home plate to center field fence of 350 feet. Field should be oriented with center line running from southwest to northeast, with home plate in southwest corner. Field cannot be oriented with center line running due east to due west. Baseball field includes field lighting, fencing, team dugouts, backstop, press box, scoreboard, aluminum bleachers seating 150, batting cages (2), home & visitor’s bullpens, and irrigation system.
- f. **SOFTBALL FIELD** – It is anticipated that the existing Softball Field will remain in the current location but may be relocated. If relocated, scope includes design and construction of a softball field in accordance with NFHS Standards, and shall have a minimum distance from home plate to left/right field foul poles of 275 feet, and a minimum distance from home plate to center field fence of 275 feet. Field should

be oriented with center line running from southwest to northeast, with home plate in southwest corner. Field cannot be oriented with center line running due east to due west. Softball field includes field lighting, fencing, team dugouts, backstop, press box, scoreboard, aluminum bleachers seating 150, batting cages (2), and irrigation system.

g. **TENNIS COURTS** – It is anticipated that the existing (4) Tennis Courts will remain in their current location but may be relocated. Design and construction of (2) additional Tennis Courts in accordance with USTA Standards. Tennis Courts include fencing, wind barrier, posts & nets, lighting, and exterior aluminum bleachers seating 100.

h. **SITE CIRCULATION** – Improvements to site circulation will be performed under the allowance for upgrades to existing facilities to remain. Provide internal pedestrian site circulation that allows controlled access to each sports facility. Provide vehicle access to each sports facility for maintenance (wide pedestrian walkways and gates is acceptable). Each sports facility shall be located such that public toilets and concessions facilities are accessible from spectator seating areas. All Sports Facilities require emergency & facility maintenance vehicular access to the playing surface without crossing another Sports Facility playing surface. Design shall include “nature areas” in green spaces not utilized for sports facilities.

7. **SCHOOL BOARD ADMINISTRATION** - The Project includes the design and construction services to meet the Building Program for School Board Administration. School Board Administration can be located in the High School or in the commercial development at no cost to FCCPS. If located in the High School, provide a separate entrance off the main lobby or separate elevator. School Board Administration can be constructed to typical office build-out standards with the exception of drywall walls extending up to structure for the mitigation of sound transmission.

a. Attachments for the School Board Administration scope of work includes the following:

- School Board Administration Program (Appendix C - Attachment 9)
- School Board Administration Ed Spec (Appendix C - Attachment 10)

8. **PARKING** – The current George Mason High School and Mary Ellen Henderson Middle School campus contains 500 parking spaces. Maintain 500 dedicated parking spaces for school only use in the proposed project. It is anticipated that all parking will remain surface parking.

a. Preference will be given to parking strategies that provide additional shared parking available to FCCPS for school events. If a shared structure for school and

commercial parking is proposed, school parking must be segregated from commercial parking.

b. FCCPS encourages cooperative parking strategies with the adjoining properties.

9. **BUS PARKING** – It is anticipated that the Bus Parking will remain on-site in its current location and the “Bus Office” space will remain in the Middle School. FCCPS will consider the relocation of the Bus Parking to an alternate site owned by the City. If relocated, Design and Construct Bus Parking for 20 buses & 10 cars on the alternate site. Include electric for plug-in block heaters and a “Bus Office” with (2) 150 SF offices, (1) 700 SF Training Classroom, and (1) Staff Toilet. Work includes stormwater and other site improvements necessary to obtain permits.

10. **CITY MULCH FACILITY** – FCCPS will consider the relocation of the City Mulch Facility to an alternate site owned by the City. Provide 15,000 SF of paved area for mulch operations. Work includes stormwater and other site improvements necessary to obtain permits.

11. Facility Designs should meet the following minimum criteria:

- a. Guidelines for School Facilities in Virginia’s Public Schools dated June 2010, revised September 2013, by the Virginia Department of Education. If not a Virginia Department of Education requirement (mandatory), the minimum criteria in the RFP will govern.
- b. George Mason High School Program (Appendix C - Attachment 1)
- c. Education Specification, Requirements for Grade 9-12 High School (Appendix C - Attachment 2).
- d. High School Level of Quality and Guide Specifications (Appendix C - Attachment 3)
- e. Mary Ellen Henderson Middle School Program (Appendix C - Attachment 4)
- f. Mary Ellen Henderson existing floor plans (Appendix C - Attachment 5)
- g. Education Specification, Requirements for Grade 6-8 Middle School (Appendix C - Attachment 6).
- h. Middle School Level of Quality and Guide Specifications (Appendix C - Attachment 7).
- i. Sports Facilities Program (Appendix C - Attachment 8).
- j. School Board Administration Program (Appendix C - Attachment 9).
- k. School Board Administration Ed Spec (Appendix C - Attachment 10)
- l. Gain the approval of the FCCPS School Board and City of Falls Church.

12. The existing George Mason High School and Mary Ellen Henderson Middle School facilities will remain in operation during the entire design and construction process. The project will require phasing during construction to maintain continual operation of the facilities. Provide any necessary temporary facilities (i.e. trailers) to maintain full school

operations. Sports Facilities may be taken out of service during construction activities as necessary. A safety plan will be required to insure safe egress of students, parents, and staff during construction.

13. It should be assumed that structures will require deep foundations. During the construction of the Mary Ellen Henderson Middle School, buried debris and unsuitable soils were encountered that required the structure being placed on geo-pier deep foundations. This condition is expected to be found under the Softball Field, Baseball Field, and Tennis Courts/City Mulch Yard but may extend further into the site.
14. Project costs shall be submitted using the Contract Cost Limit Worksheet (Appendix C – Attachment 11).
15. Draft Design and Construction General Conditions are included in the Design and Construction Agreement (Appendix C – Attachment 12).
16. Draft Design Guidelines are included in the Design and Construction Agreement Exhibit K (Appendix C – Attachment 13).