C.3

DESIGN/BUILD TEAM EXPERIENCE

Mary Ellen Henderson Middle School

C.3 DESIGN/BUILD TEAM EXPERIENCE

RFP Language: "Design/Build Team Experience including the following: Successful completion on at least one (1) design/build project similar in scope to the Project in this RFP. Preference will be given to school construction projects and design/build teams that have completed a project together."

Based on the experience as the Clark/Moseley Team, we feel that we are best aligned to perform design/build services for the new George Mason High School. As noted in this section, we have highlighted two design/build jobs that Clark and Moseley have performed together, **South County High School and Mary Ellen Henderson Middle School**.

We have also included additional, relevant design/build projects of similar scope, size and value. The additional projects are:

- University of Maryland – Prince Frederick Hall
- University of Maryland – Oakland Hall
- George Mason University Long & Kimmy Nguyen Engineering Building
- Trinity Washington University Payden Academic Center

"Mary Ellen Henderson Middle School was delivered before the scheduled delivery date, under budget, and, in addition, met or exceeded the program and design standards set-out at the beginning of the project ... [Clark] helped guide us through the complex tasks of establishing educational specifications for the new school, establishing a concept and a budget."

– Lois F. Berlin, Ed.D., Former Superintendent, Falls Church City Public Schools

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RELEVANCIES/FEATURES

Adjacent to George Mason High School

Clark/Moseley Design/Build Partnership

Urban Setting

PPEA

Middle School

MARY ELLEN HENDERSON MIDDLE SCHOOL

Falls Chuch, VA

PPEA / Design/Build
Delivery Method

$30,056,000*
Final Value

April 2004
Start Date

August 2005
Completion Date

Educational K-12
Building Type

*Value escalated to today's value, assuming a 4% increase per year

In a public-private partnership with Clark, its affilate Edgemoor Infrastructure & Real Estate LLC, Moseley Architects and the Falls Church City Public Schools (FCCPS), Clark provided construction services for the turnkey delivery of this 136,000 GSF middle school. Clark worked with Falls Church City Public Schools to determine the most viable site location and program and proposed alternative financing structures to reduce project costs. The school features technologically advanced flexible-learning environments. A steel structure with a concrete foundation of retaining walls and spread footings supports the façade, which consists of brick, split faced block, corrugated metal panels and operable windows. In addition to classrooms, a cafeteria/auditorium, gymnasium, art lab, library, science and computer rooms and media production area are included in the program. The project foundation consisted of geo-piers and spread footing. This project was the first Public-Private Partnership project awarded in Virginia to build an educational facility using the "Public Private Educational Facility & Infrastructure Act of 2002".

Moseley Architects evaluated the current and future needs of the school system based on educational specifications. The community and school board provided input through charrettes and meetings.

The building houses a unique grade configuration of 5th, 6th and 7th grade students in a facility which is directly adjacent to the existing George Mason High School. The proximity of the two schools allows the students, teachers and administrators to share the resources of both facilities.

The architectural concept of the building plan reinforces small learning communities and gives each of the three grades a unique identity. Classrooms are configured around a common area. The dining/auditorium expands into the band room to accommodate large groups for performances.

Clark's construction team was integrally involved in the entire design process to ensure the most cost effective design was implemented while maintaining the high quality standards required by our client. During design, the client actively compared developing plans to programmatic guidelines and sketches at regular intervals. The client was also involved in informal reviews and design decisions throughout the design process. The integration of our construction team with the design team facilitated the implementation of several creative design solutions, allowing for savings to be returned to the client.

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From the outset, Clark developed and managed a very detailed design, permitting and construction schedule that was used effectively as a management tool by the client, the design team, Clark, and other interested parties. Through Clark's management of the design schedule, the team was able to identify several subcontractor bid packages that, if procured early, would provide benefit to the client and the project. For example, the project was designed and permitted such that the demolition, earthwork, utilities and other infrastructure work could be provided ahead of full construction operations. This early work allowed for better coordination of site logistics at the start of full construction.

Clark, the FCCPS, Moseley Architects and the design team, and key subcontractors formed a strong relationship. All members of the team were committed to working together in a collaborative manner, resolving issues amicably, respectfully and quickly, and working together to find the best comprehensive solutions to problems. This commitment to team building and partnering has yielded an exceptional relationship between all parties.

RELEVANCIES/FEATURES

High School

Clark/Moseley Design/Build Partnership

PPEA

Athletic Facilities

SOUTH COUNTY HIGH SCHOOL

Lorton, VA

Public Private Partnership / Design/Build
Delivery Method

$81,455,000*
Final Value

June 2003
Start Date

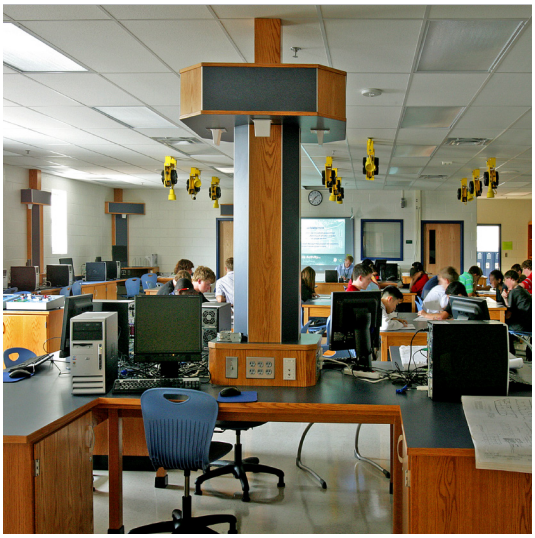
August 2005
Completion Date

Educational K-12
Building Type

*Value escalated to today's value, assuming a 4% increase per year

Clark provided turnkey design/build/finance services for the delivery of this 386,000 GSF, state-of-the-art high school, featuring a two-story media center, state-of-the-art classrooms, and a gymnasium that seats 2,500 spectators. The site plan covers approximately 80 acres and includes development of eight fields, parking, and roads. Field Houses, storage areas, and spectator stands were built around the football, softball, and baseball fields.

A key to success for this project was the financial structure proposed by Edgemoor Real Estate Services, a Clark affiliate. This structure allowed the school to be built three years ahead of its previous schedule without delaying or diverting resources from other school projects that had been budgeted in Fairfax County School's Capital Improvement Program. The development proposal also called for the monetization of unused Fairfax County land assets, thereby lowering the overall net



cost of the school project to the County. Another component to this proposal was the accelerated development by three to five years of a senior housing community and a public golf course on contiguous land parcels.

This public-private venture received extensive praise from Fairfax County Supervisors and Fairfax County School Board members for its imaginative approach, achievement of design, record-time of permit approval, and cost/time savings in comparison to conventional design-bid-build projects.

"Clark's project team remained positive, with a 'can-do' attitude when faced with new challenges. They [Clark] exceeded our expectations."

— Charles E. Bolen, AIA, Design Coordinator and Construction Manager, South County Secondary School Project

RELEVANCIES/FEATURES

Higher Education Facility

LEED

Design/Build

UNIVERSITY OF MARYLAND PRINCE FREDERICK HALL

College Park, Maryland

Design/Build
Delivery Method

$68,362,627
Final Value

May 2012
Start Date

May 2014
Completion Date

Higher Education Residence Hall
Building Type

Clark provided design/build services with WDG for the construction of the 186,000 GSF Prince Frederick Hall dormitory. The seven-story, "L-shaped" building features 464 beds in 215 dorm rooms and semi-suites. The new residence hall consists of offices, workrooms, seminar rooms, conference rooms, and multi-purpose rooms on the below-grade level, as well as the first floor. Dormitory units are suite-style with restrooms in the west wing of the building and traditional style with community bathrooms in the east wing. Each floor features laundry facilities and a study lounge. Prince Frederick Hall has a cast-in-place concrete structure rising above a geopier and concrete footing foundation system. The façade is comprised of brick, metal panels, punch windows, and curtain wall on floors 2-6, and features larger masonry units on the first floor. The project team was also responsible for the relocation of Preinkert Drive, a main traffic artery on the campus, as well as construction of a Satellite Central Utility Building (SCUB) on the basement level. The

SCUB generates and distributes chilled water and steam to Prince Frederick Hall, as well as several existing and to-be-constructed buildings. The project surpassed the goal of LEED Silver certification, achieving LEED Platinum Certification.

Clark was the lead throughout the design process alongside the project designer. Clark's team worked through the schematic design to develop Prince Frederick Hall from UMD's project program to the budget set forth by UMD in the RFP. Clark revised the budget with each drawing issuance: Schematic Design, Design Development, 50% CDs, and 80% CDs. After each drawing issuance, the UMD team would review the documents and make comments, an official round-table discussion would be held to review the comments, and the drawings would be updated to respond to the client's needs. Clark identified VE options through the last few stages of budgeting and at bid time to allow UMD to maintain their budget.

RELEVANCIES/FEATURES

Higher Education Facility

LEED

Design/Build

UNIVERSITY OF MARYLAND OAKLAND HALL

College Park, Maryland

Design/Build
Delivery Method

$72,663,879
Final Value

August 2009
Start Date

April 2011
Completion Date

Higher Education Residence Hall
Building Type

Clark, together with its design partner, provided design/build services for the construction of Oakland Hall, the first dormitory built on the university's College Park campus in more than 25 years. The eight-story cast-in-place concrete structure provides 706 additional beds for undergraduates. The dorm's layout primarily consists of four-person units in a double-duplex configuration, with double-occupancy bedrooms sharing a bathroom. Each floor has two student lounges, two study rooms, and a laundry room. Oakland Hall also includes a multipurpose room with an outdoor patio, open lobby, and interior bicycle storage. An expansive lobby features a grand staircase, which connects the lobby to the terrace level gallery and multi-purpose room, and an interactive touch-screen LED wall that educates residents and visitors on the building's sustainable features and water usage. A satellite central utility building, located in Oakland Hall's basement, provides chilled water for the building, as well as six existing high-rise dorms, two dining halls, a daycare center,

and a future residential facilities office complex. To unify the building with the surrounding dorms, Oakland Hall's façade incorporates elements of the campus' iconic aesthetic: brick and punched aluminum windows with cast stone accents and prominent vertical window walls. The satellite central utility building (SCUB), located in Oakland Hall's basement provides chilled water of 1,800 tons of cooling with provisions for an additional 2,000 tons of future cooling.

Oakland Hall earned LEED Gold certification. Cooling towers are located on the roof and are hidden by tall screen walls. Other sustainable features include cisterns for capturing storm water, a white reflective roof, low-flow plumbing, efficient lighting, and recycling stations on every floor.

"Clark minimized disruption to ongoing campus activities, managed heavy volumes of pedestrian and vehicular traffic, and incorporated the diverse interests of a number of stakeholders, including facilities, faculty, students, and alumni."

— Robert C. Keane, AIA, WDG Architecture, PLLC