

# GEORGE MASON HIGH SCHOOL FEASIBILITY STUDY

Falls Church, Virginia



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## SIZE

296,000 sf

## SERVICES

Feasibility  
Study, Planning

## CLIENT

Falls Church City  
Public Schools

Perkins Eastman conducted a planning study commissioned by the City of Falls Church and Falls Church City Public Schools (FCCPS) to establish a vision for the design and construction of a renewed George Mason High School. The context, site, building, program, Educational Specifications, and peer school districts were analyzed to help FCCPS establish a set of principles that reflect their values. Two renovation/addition options and four replacement school options were developed for the various stakeholder groups to review. Several meetings with the School Board, City Council, and Community led to the selection of the “Community School” concept. The selected design was further developed and documentation provided in a feasibility report. This work helped FCCPS procure the funding through a bond referendum and proceed with the next phase of design. After the analysis and an iterative, collaborative design process, Perkins Eastman produced a preferred, new-construction option: “The Community School” that:



- Successfully accommodates the Educational Specification in a 296,000 SF building while minimizing its footprint on the site;
- Provides opportunities to share facilities with the adjacent Mary Ellen Henderson Middle School as well as potential programmatic linkages to the adjacent Virginia Tech and/or UVA campuses;
- Provides a flexible, 21st Century learning environment and central “heart” of the school;
- Fosters active community use;
- Creates safe routes to school; and
- Places an emphasis on sustainable strategies and creates a healthy high performance place to learn by emphasizing building orientation, appropriate daylight, acoustics, thermal comfort, and alternate modes of transportation to and from the site.

The Community School meets the needs of the educational program and the Falls Church community by implementing the design principles and demonstrating the feasibility of a vertical campus on a condensed site.

# GEORGE MASON HIGH SCHOOL FEASIBILITY STUDY

continued ....

While the design will continue to evolve with further engagement of students, teachers, administrators and parents, the preferred option oriented the Academic wing to promote interdisciplinary collaboration among the core departments on every floor. The HY-C program is celebrated as an integral part of the interdisciplinary programs (including the Library), which are stacked within the Academic bar to create a multi-story Learning Commons. It shares a relationship with the “Heart of the School,” which provides flexible space where extended learning and social interactions take shape. In addition, the “Heart of the School” acts as a unifying space for GMHS and further extends itself to MEHMS and the rest of the community.

While the Academic building is oriented to save energy and provide the best daylight for a learning environment, the Commons building is oriented to engage the community. The wide and welcoming front entry gives the school a civic presence that GMHS currently lacks. An extension of this entry is the school’s multipurpose field, which also serves to benefit the community and supplement the future economic development. It is both a physical buffer between the school and the new development and a unifying element that promotes safety and walkability around the school campus and beyond.



Andrea addressing the community during the GMHS Study

The Community School option only requires one phase of construction for the whole building and the majority of the site. Its estimated construction time is the lowest of any of the options that were explored earlier in the study, which ultimately equates to a lower cost. Furthermore, the preferred option is designed to leave 10 acres of the existing site for the construction of a mixed use development.

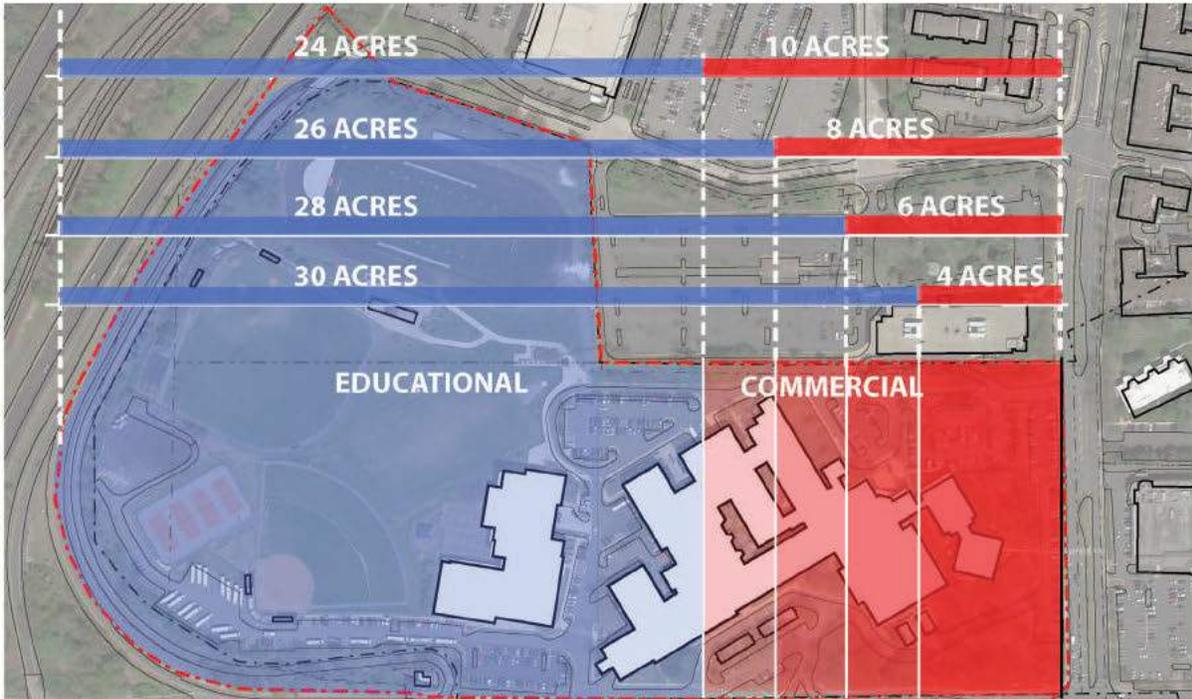


Sean addressing the community during the ULI TAP

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## PROJECT RELEVANCE

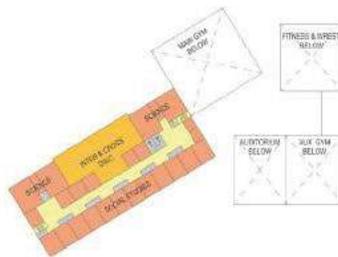
- Your project!
  - 21st Century Learning Environments
  - Actively Engaged Community
  - Sustainable, High Performance Design
  - Designed to be Built around Existing Occupied Schools
  - Enables Maximum Value for Mixed Use Development
  - Establishes a New Civic Presence
-



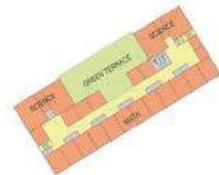
**FCCPS: GEORGE MASON HIGH SCHOOL: FEASIBILITY STUDY**  
 COMMUNITY SCHOOL | FLOOR PLANS



FIRST FLOOR PLAN



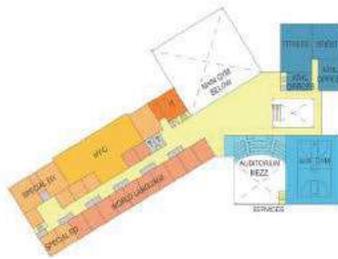
THIRD FLOOR PLAN



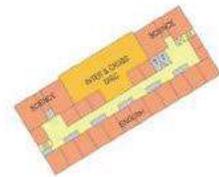
FIFTH FLOOR PLAN



LOWER FLOOR PLAN



SECOND FLOOR PLAN



FOURTH FLOOR PLAN

## PAST PROJECTS – ARCHITECT/ENGINEER

(For **each** cited project, the Proposer shall use a separate copy of this form to provide details of projects that are most similar in size and scope)

1. Architect Name: Perkins Eastman  
If Architect Name is not the same as Proposer's name, state relationship (i.e. parent company, subsidiary, JV etc.): \_\_\_\_\_  
Project Manager: Andrea Shaw AIA, LEED AP
  
2. Project Name: George Mason High School Feasibility Study  
Facility Name: Falls Church City Public Schools: George Mason High School  
Project Location: 7124 Leesburg Pike  
Falls Church, VA 22043  
Contract # RFP 03-17-17-GMHSFS Project # RFP 03-17-17-GMHSFS  
Project Delivery System: Feasibility Study
  
3. Owner: City of Falls Church  
Address: 300 Park Ave, Suite 300E  
Falls Church, VA 22046  
  
Contact Person: Jim Wise  
Contact Title, Phone Number, and Email Address Purchasing Agent, 703.248.5007, jwise@fallschurchva.gov
  
4. Contractor: In a Cost Estimating capacity, DAVIS Construction  
Address: 12530 Parklawn Drive  
Rockville, MD 20852  
  
Contact Person: Chris Hartzler  
Contact Title, Phone Number, and Email Address Project Executive, 301.881.2990, chartzler@davisconstruction.com
  
5. Construction Manager (if any): N/A  
Address: \_\_\_\_\_  
  
Contact Person: \_\_\_\_\_  
Contact Title, Phone Number, and Email Address \_\_\_\_\_

**PAST PROJECTS – ARCHITECT/ENGINEER**

6. Contract Dates (completion dates should reflect substantial completion - if not indicate)

Notice to Proceed: April 17, 2017  
Contractual Completion: July 2, 2017  
Actual Completion: July 2, 2017

7. Description of Project: Feasibility study with community engagement for the new George Mason High School; space to accommodate a future addition to the existing Mary Ellen Henderson Middle School; sports facilities; and parking facilities to support the new development.

8. Original Contract Value: \$ 56,600.00  
Final Contract Value: \$ 56,600.00  
Value of Change Orders to Date: \$ N/A  
Value of Owner Change Orders  
To Date: \$ N/A  
Outstanding Claims to Date: \$ N/A

9. Additional Comments (Attach if needed) Please see attached project sheet for additional information about the project.

# DUNBAR SENIOR HIGH SCHOOL

Washington, District of Columbia



## SIZE

280,000 sf

## SERVICES

Programming,  
Architecture,  
Interior Design

## CLIENT

DC Department of  
General Services

## AWARDS ETC

Best Civic Building,  
Congress for New  
Urbanism Charter  
Award, 2014;  
Grand Prize Award,  
Learning by Design,  
Excellence in Educational  
Facility Design, 2014;  
Vision Award, The  
Committee of 100 on the  
Federal City, 2014.

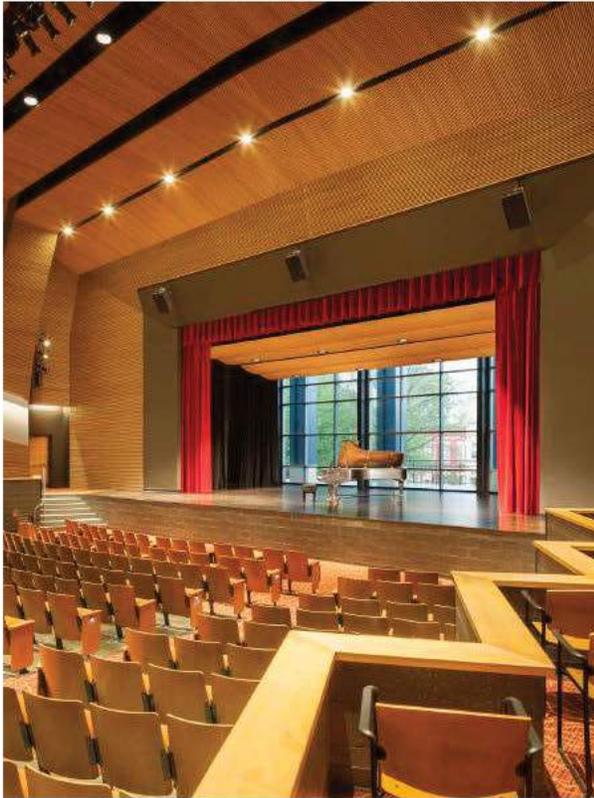


The new Dunbar High School is inspired by the cherished 1917 building that served the school before its demolition in the 1970's, while also looking forward to the future by providing 21st-century learning environments. The new 280,000 sf (26,000 sm) building's entry plaza can be seen from across the Dunbar Recreation Center. Students, visitors, and staff are welcomed into the plaza designed to affirm the purpose of the institution. The adjacent academic wing is characterized by bay windows and towers, reminiscent of the previous school building.

The armory of the historic Dunbar provides the foundation for the primary organizing element of the school's interior: **a new atrium like armory that has become the "heart of the school"** connecting the academic wing, sports fields, gym, pool, auditorium, and cafeteria seating areas. The academic wing provides state-of-the-art flexible learning environments that accommodate four distinct academies, breaking down the scale of the 1,100-student school. The faculty offices integrated into each level ensure positive interaction between students throughout the school.

The design team worked side by side with DGS to manage a very complex approvals process - including scope that was not part of the original project such as rezoning the site and reopening O Street - without any schedule impact and to hone the **fast-tracked design, permitting, and construction** to make sure it that conforms to your budget and schedule while achieving your goals for design excellence.

**Certified as LEED for Schools Platinum**, Dunbar is the highest scoring ("Greenest") new school in the world. Among its notable sustainable design features is **DC's largest ground source heat pump (geothermal) system**, a 482kW photovoltaic array, two 20,000 gallon cisterns for reusing rainwater, enhanced acoustics, low VOC materials, and plentiful daylight and views.



Awarded the highest number of points for a school certified under USGBC's LEED for Schools New Construction system to date.



**PROJECT RELEVANCE**

- ☑ \$122 Million High School
- ☑ Design/Build Project with Smoot
- ☑ Built on Compact Site Around Existing School
- ☑ Actively Engaged Community
- ☑ Jointly Used by Community
- ☑ Highest Scoring LEED-S Project in the World



## PAST PROJECTS – ARCHITECT/ENGINEER

(For **each** cited project, the Proposer shall use a separate copy of this form to provide details of projects that are most similar in size and scope)

1. Architect Name: Perkins Eastman  
If Architect Name is not the same as Proposer's name, state relationship (i.e. parent company, subsidiary, JV etc.): \_\_\_\_\_  
Project Manager: Abigail Cronin (currently at Smoot Construction, and proposed project manager for the pursuit)
  
2. Project Name: Dunbar High School  
Facility Name: Dunbar High School  
Project Location: 101 N Street NW  
Washington, DC 20001  
Contract # GM-11-M-0531-FM Project # GM-11-M-0531-FM  
Project Delivery System: Modified Design-Build
  
3. Owner: Office of Public Education Facilities (currently DC Department of General Services)  
Address: 2000 14th Street, NW, 8th Floor  
Washington, DC 20009  
  
Contact Person: Teddy Gebremichael  
Contact Title, Phone Number, and Email Address former Project Manager, 202.359.1224, teddyg@mckissackdc.com
  
4. Contractor: Smoot/Gilbane, a Joint Venture  
Address: 5335 Wisconsin Ave. NW  
Suite 940  
Washington, DC 20015  
Contact Person: Paul Mueller  
Contact Title, Phone Number, and Email Address Superintendent, 202.729.0096, pmueller@srsmoot.com
  
5. Construction Manager (if any): \_\_\_\_\_  
Address: \_\_\_\_\_  
  
Contact Person: \_\_\_\_\_  
Contact Title, Phone Number, and Email Address \_\_\_\_\_

**PAST PROJECTS – ARCHITECT/ENGINEER**

6. Contract Dates (completion dates should reflect substantial completion - if not indicate)

Notice to Proceed: 2011  
Contractual Completion: 2014  
Actual Completion: 2014

7. Description of Project: The new Dunbar High School is inspired by the cherished 1917 building that served the school before its demolition in the 1970's, while also looking forward to the future by providing 21st-century learning environments. (See Attached Project Sheet.)

8. Original Contract Value: \$ 122,000,000  
Final Contract Value: \$ 128,000,000  
Value of Change Orders to Date: \$ 487,943  
Value of Owner Change Orders To Date: \$ 487,943  
Outstanding Claims to Date: \$ --

\* Change Orders are due to owner initiated programming

9. Additional Comments (Attach if needed) Please see attached project sheet for additional information about the project.

# THEODORE ROOSEVELT SENIOR HIGH SCHOOL

Washington, District of Columbia



## SIZE

327,870 sf

## SERVICES

Architecture,  
Interior Design

## CLIENT

DC Department of  
General Services

## AWARDS ETC

Committee of 100 on  
the Federal City Vision  
Award, 2016;  
ENR Regional Best: Mid-  
Atlantic, Renovation/  
Restoration: Award  
of Merit, 2016;  
Association General  
Contractors of DC  
Outstanding Renovation  
& Restoration, 2016



The renewed Roosevelt campus is centered around an enclosed central atrium that serves as the “heart” of the modernized school. The project involved demolishing 30,000 gsf of additions from the late 1970s that had degraded the quality of the learning environment. During this process, two historic frescoes, once commissioned in 1934 as part of the New Deal initiatives, were discovered beneath decades of paint. The artwork has since been restored back to its original condition and is prominently displayed at the top of the grand stairs. The design also includes a new 3,200 sf Pavilion that provides a dedicated entrance to the community and promotes joint use of the facility with other District educational and recreational programs.

The modernization of the building succeeds in creating a great 21st-century school for Roosevelt’s students, staff, and community in the following ways:

- Provides technology-enhanced classrooms and laboratories;
- Nurtures a sense of civic pride in the students by renovating and re-opening the historic, prominent 13th Street main entrance;
- Promotes proactive and subtle security;
- Reduces the perceived scale of the school by streamlining the circulations throughout
- The building and creating “neighborhoods” of classrooms and support spaces;
- Enables active community use of the gym, pool natatorium, and health clinic by zoning the facility for after school use; and
- Creates a “high performance” school that both conserves resources and creates an environment conducive to learning.

The centerpiece of the design is a new library located in the new atrium and on axis with the front door. As the school transitions to an IB program, this central and public place becomes a vibrant hub of formal and informal academic activity.

The project resulted in the creation of a 21st century academic facility, while retaining the historic character of a treasured community resource.



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#### PROJECT RELEVANCE

- ☑ \$127 Million High School
  - ☑ Design/Build project with Smoot
  - ☑ Actively Engaged Community
  - ☑ Jointly Used by the Community
  - ☑ Sustainable, High Performance Design
-

## PAST PROJECTS – ARCHITECT/ENGINEER

(For **each** cited project, the Proposer shall use a separate copy of this form to provide details of projects that are most similar in size and scope)

1. Architect Name: Perkins Eastman  
If Architect Name is not the same as Proposer's name, state relationship (i.e. parent company, subsidiary, JV etc.): \_\_\_\_\_  
Project Manager: Mary Rankin AIA, LEED AP  
Project Architect: Abigail Cronin (now with Smoot Construction, and proposed PM for this pursuit)
  
2. Project Name: Roosevelt High School  
Facility Name: Roosevelt High School  
Project Location: 4301 13th Street NW  
Washington, DC 20011  
Contract # DCAM-13-AE-0062B Project # DCAM-13-AE-0062B  
Project Delivery System: Design-Build
  
3. Owner: DC Department of General Services  
Address: 2000 14th Street, NW, 8th Floor  
Washington, DC 20009  
  
Contact Person: \_\_\_\_\_  
Contact Title, Phone Number, and Email Address \_\_\_\_\_
  
4. Contractor: Smoot/Gilbane, a Joint Venture  
Address: 5335 Wisconsin Ave. NW  
Suite 940  
Washington, DC 20015  
Contact Person: Paul Mueller  
Contact Title, Phone Number, and Email Address Superintendent, 202.729.0096, pmueller@srsmoor.com
  
5. Construction Manager (if any): N/A  
Address: \_\_\_\_\_  
  
Contact Person: \_\_\_\_\_  
Contact Title, Phone Number, and Email Address \_\_\_\_\_

**PAST PROJECTS – ARCHITECT/ENGINEER**

6. Contract Dates (completion dates should reflect substantial completion - if not indicate)

Notice to Proceed: August 23, 2013  
Contractual Completion: September 25, 2016  
Actual Completion: September 25, 2016

7. Description of Project: Smoot and Perkins Eastman provided construction manager at-risk/design-build services for Roosevelt High School. The project includes historic renovation, modernization and expansion of the 331,900 SF high school on an occupied and active urban campus. The modernization involved upgrading all building systems and components to new condition and modifying space to meet programmatic requirements.

8. Original Contract Value: \$ 124,000,000  
Final Contract Value: \$ 127,711,733  
Value of Change Orders to Date: \$ 3,711,733\*  
Value of Owner Change Orders  
To Date: \$ 3,711,733  
Outstanding Claims to Date: \$ N/A

9. Additional Comments (Attach if needed) Please see attached project sheet for additional information about the project.

\* Change orders were due to the unexpected removal of significant hazardous materials associated with the excavation.

# LANGLEY HIGH SCHOOL

McLean, Virginia



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## SIZE

338,000 sf

## SERVICES

Planning, Architecture

## CLIENT

Fairfax County  
Public Schools

Located along a scenic byway, on a **compact and well-protected site**, Langley High School's 1960's building had become functionally obsolete and physically worn. After analyzing the site, the existing building, the program and the school's culture, the team developed a design for the modernization and expansion of the school that builds upon the best attributes of the existing building. By fully engaging an impressive existing courtyard as the heart of the school, and facilitating connections between that heart and the various program elements, this modernization will transform the institutional character of the existing building into a more inviting and collegiate setting.

The improvements include replacement of the Media Center, Administrative offices, Fine Arts department and the Performing Arts instructional spaces, as well as the creation of a new STEM-oriented component, with Biology/Chemistry Labs, Geology/Physics labs, Industrial Technology Labs, and mathematics classrooms. Increased classroom sizes throughout, greater access to daylight, and enhanced places for students to gather informally combines to create a new first impression and provide the resources and the inspiration for students to succeed.

This **\$60M multi-phase, complex, occupied renovation** includes 27,000 sf of building demolition, 213,000 sf of renovation, and 125,000 sf of new construction. Construction of new tennis courts and parking lots was phased in order to accommodate the school's parking needs and athletic program.



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### PROJECT RELEVANCE

- ✓ \$60 Million High School
  - ✓ 21st Century Learning Environments
  - ✓ Phased Construction while Occupied
  - ✓ Complex, Compact Site
  - ✓ Sustainable, High Performance Design
  - ✓ Delivered Under-Budget
- 



## PAST PROJECTS – ARCHITECT/ENGINEER

(For **each** cited project, the Proposer shall use a separate copy of this form to provide details of projects that are most similar in size and scope)

1. Architect Name: Perkins Eastman  
If Architect Name is not the same as Proposer's name, state relationship (i.e. parent company, subsidiary, JV etc.): \_\_\_\_\_  
Project Manager: Andrea Shaw AIA, LEED AP
  
2. Project Name: Langley High School - Renovations and Additions  
Facility Name: Langley High School  
Project Location: 6520 Georgetown Pike  
McLean, VA 22101  
Contract # 0131-11-AE-020 Project # 0131-11-AE-020  
Project Delivery System: Design-Bid-Build
  
3. Owner: Fairfax County Public Schools  
Address: 8115 Gatehouse Road  
Suite 3500  
Falls Church, VA 22042  
Contact Person: Kevin Sneed  
Contact Title, Phone Number, and Email Address Director, Design & Construction Services, 571.423.2280  
kmsneed@fcps.edu
  
4. Contractor: Dustin Construction  
Address: 2510 Urbana Pike  
Suite 201  
Ijamsville, Maryland 21754  
Contact Person: Todd Cummings  
Contact Title, Phone Number, and Email Address President, 301.810.4320,  
tcummings@dustinconstruction.com
  
5. Construction Manager (if any): N/A  
Address: \_\_\_\_\_  
\_\_\_\_\_  
Contact Person: \_\_\_\_\_  
Contact Title, Phone Number, and Email Address \_\_\_\_\_

**PAST PROJECTS – ARCHITECT/ENGINEER**

6. Contract Dates (completion dates should reflect substantial completion - if not indicate)

Notice to Proceed: April 26, 2011  
Contractual Completion: April 22, 2018  
Actual Completion: tbd

7. Description of Project: Comprehensive 213,000 sf modernization and multiple additions totaling 125,000sf to a 2,100-student high school on a compact inner-suburban site. The project includes replacement of the Media Center, administrative suites, fine arts and performing arts instructional spaces, as well as the creation of a new STEM-oriented expansion and transformation of the entire facility into an inspiring 21st century learning environment.

8. Original Contract Value: \$ 59,772,000  
Final Contract Value: \$ 59,392,000 (to date)  
Value of Change Orders to Date: \$ (390,000) anticipating \$1.5M credit at completion  
Value of Owner Change Orders  
To Date: \$ 0  
Outstanding Claims to Date: \$ 0

9. Additional Comments (Attach if needed) Please see attached project sheet for additional information about the project.

# DR. MARTIN LUTHER KING, JR. SCHOOL

Cambridge, Massachusetts



## SIZE

167,530 sf

## SERVICES

Architecture

## CLIENT

City of Cambridge,  
Massachusetts

## AWARDS

Learning By Design,  
Annual Design  
Showcase, Grand  
Prize, 2017

USGBC Massachusetts,  
Green Building of the  
Year, 2017

In support of Cambridge Public Schools' pursuit of academic excellence and commitment to promoting an environment of social justice, international design and architecture firm Perkins Eastman designed a 21st-century technology-rich environment that will be the center of its community. At 167,530 sf, the complex accommodates 740 students in three schools: Dr. Martin Luther King, Jr. School for children in grades JK-5; Putnam Avenue Upper School for children in grades 6-8; and preschool, after-school, and community school programs by the Department of Human Services.

The building is designed to allow the preschool, cafeteria, gymnasiums, and auditorium to be accessed for after-hours use, while remaining secure and separate from the lower and upper school academic functions. Each school is organized into neighborhoods to provide team-teaching opportunities. In accordance with City's goal to provide a Net Zero Energy (NZE) school, the design team employed an iterative, integrated design process. The design process commenced with a series of intensive workshops, attended by all stakeholders to outline NZE goals, constraints, and opportunities. Each workshop focused on one of the following critical topics: daylighting/lighting, building envelope, HVAC systems, and equipment—AV, IT, and food service.

During this process, the team established an energy budget and reduced demand for energy by working with users to find alternatives to meet their goals. The project has an **energy performance of only 32 KBTU/SF/YR**, which is almost a third of the average school in New England. Photovoltaic panels on-site provide nearly 42 percent of the required energy. The project also features a **ground source heat pump (geothermal) system**.

The project underwent an extensive approvals process with a very engaged neighborhood group. In order to balance the needs of the City, Cambridge Public Schools, and the community, the design team participated in zoning/planning board meetings, and public meetings to address community concerns throughout the process.



Schools within the facility are organized into “neighborhoods” providing academic team teaching opportunities and after-hours use.



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#### PROJECT RELEVANCE

- ✓ \$78 Million School
  - ✓ Pursued Net Zero Energy and Innovation Agenda
  - ✓ Actively Engaged Community
  - ✓ Jointly Used by Community
  - ✓ Sustainable, High Performance Design
  - ✓ Complex, Compact Site
-

## PAST PROJECTS – ARCHITECT/ENGINEER

(For **each** cited project, the Proposer shall use a separate copy of this form to provide details of projects that are most similar in size and scope)

1. Architect Name: Perkins Eastman  
If Architect Name is not the same as Proposer's name, state relationship (i.e. parent company, subsidiary, JV etc.): \_\_\_\_\_  
Project Manager: Alicia Caritano AIA, LEED AP
  
2. Project Name: Martin Luther King Jr. School  
Facility Name: Martin Luther King Jr. School  
Project Location: 102 Putnam Avenue  
Cambridge, MA 02139  
Contract # - \_\_\_\_\_ Project # - \_\_\_\_\_  
Project Delivery System: Construction Manager-at-Risk
  
3. Owner: Cambridge Public Schools  
Address: 159 Thorndike Street  
Cambridge, MA 02141  
  
Contact Person: Michael J. Black  
Contact Title, Phone Number, and Email Address Construction Project Manager, 617.349.4251,  
mblack@cambridgema.gov
  
4. Contractor: Rich-Caulfield MLK Venture  
Address: 29 Crafts Street  
Suite 300  
Newtown, Massachusetts 02458  
Contact Person: Brian Santos LEED AP BD+C  
Contact Title, Phone Number, and Email Address Vice President, 617.467.6010, bsantos@wtrich.com
  
5. Construction Manager (if any): N/A  
Address: \_\_\_\_\_  
  
Contact Person: \_\_\_\_\_  
Contact Title, Phone Number, and Email Address \_\_\_\_\_

**PAST PROJECTS – ARCHITECT/ENGINEER**

6. Contract Dates (completion dates should reflect substantial completion - if not indicate)

Notice to Proceed: March 1, 2012  
Contractual Completion: September 18, 2016  
Actual Completion: September 18, 2016

7. Description of Project: Expected to achieve LEED-Platinum status, the school is projected to have an Energy Use Intensity 60% less than typical educational buildings in New England and will save energy through proper orientation, pervasive natural light, and high-performance roof and wall assemblies. The school also will offset energy demands by producing energy through photovoltaic panels mounted on the roof and south-facing facades.

8. Original Contract Value: \$ 78,000,000  
Final Contract Value: \$ 78,800,000  
Value of Change Orders to Date: \$ 811,796  
Value of Owner Change Orders  
To Date: \$ 811,796  
Outstanding Claims to Date: \$ None

9. Additional Comments (Attach if needed) Please see attached project sheet for additional information about the project.

# FRED R K G ASS I H

Lexington, Kentucky



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## SIZE

301,000 sf

## SERVICES

Mechanical, Electrical,  
Plumbing, Zero Energy  
Engineering Design

## CLIENT

Fayette County  
Public Schools

## OPENED

Fall 2017

## ZERO ENERGY STATUS

Zero Energy Ready

**CMTA** provided MEP Engineering and Zero Energy Design for this **\$62 million** project involved the design and construction of a new high school which is being called the prototype high school for 21st Century learning. The 2-story school for 1,800 students was constructed on a 64-acre site. Classrooms, gymnasiums, as well as a media center, cafeteria, kitchen, administrative area, and other supporting functions total 301,000 square feet (187,000 SF 1st floor + 100,000 SF 2nd floor, + 14,000 SF athletic facilities). Athletic fields (football/soccer/track, softball, baseball, tennis courts, one practice field) and related buildings (field house, ticket booths, concessions total 13,000 GSF) are located on campus (728 total parking spaces).

The **HVAC system consists of water source geothermal heat pumps (WSHPs)** and a dedicated outside air unit served by a closed loop ground source well field. The outside air is ducted to variable air volume (VAV) terminal units, which respond to localized ventilation requirements as determined by demand control ventilation (DCV).

The electrical service is 480V/3ph with a 5000A service. All of the lighting, both interior and exterior (except sports field lighting) is LED.

Other energy saving features include insulated concrete form walls and daylighting throughout the building. The school was designed with a bid alternate for photovoltaic panels to offset a portion of the school's energy use with capability to readily install PV panels over the entire roof surface to achieve Zero Energy status in the future.

Planning for a 21st century school includes the use of receptacles with integral USB charging ports to charge wireless devices.



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**PROJECT RELEVANCE**

- \$300,000 gsf High School
  - Net Zero Energy ready
  - Geothermal System
  - PhotoVoltaics bid as Add-Alternate
- 

Auditorium lighting  
is all LED including  
theatrical lighting



## PAST PROJECTS – ARCHITECT/ENGINEER

(For **each** cited project, the Proposer shall use a separate copy of this form to provide details of projects that are most similar in size and scope)

1. Architect Name: MEP Engineer and Zero Energy Designer: CMTA (Perkins + Will/Tate Hill Jacobs)

If Architect Name is not the same as Proposer's name, state relationship (i.e. parent company, subsidiary, JV etc.): \_\_\_\_\_

Project Manager: Susan Hill

2. Project Name: Fayette County Public Schools New High School

Facility Name: Frederick Douglass High School

Project Location: Lexington, Kentucky

Contract # - \_\_\_\_\_ Project # - \_\_\_\_\_

Project Delivery System: Design Bid Build

3. Owner: Fayette County Public Schools

Address: 701 East Main Street, Lexington, Kentucky 40502

Contact Person: Bill Wallace

Contact Title, Phone Number, and Email Address District Architect, 859-381-3829,  
bill.wallace@fayette.kyschool.us

4. Contractor: D.W. Wilburn, Inc.

Address: 153 Blue Sky Parkway, Lexington, Kentucky 40509

Contact Person: Sherry De Hart

Contact Title, Phone Number, and Email Address Project Manager, 859-263-2720, sdehart@dwilburn.com

5. Construction Manager (if any): N/A

Address: \_\_\_\_\_

Contact Person: \_\_\_\_\_

Contact Title, Phone Number, and Email Address \_\_\_\_\_

**PAST PROJECTS – ARCHITECT/ENGINEER**

6. Contract Dates (completion dates should reflect substantial completion - if not indicate)

Notice to Proceed: May 29, 2015

Contractual Completion: July 26, 2017

Actual Completion: July 26, 2017

7. Description of Project: New 21st Century learning high school for 1,800 students. Two-story building located on 64-acre site. Classrooms, gymnasiums, media center, cafeteria, kitchen, administrative area and other supporting functions total 301,000 SF. Athletic fields total 13,000 GSF. Targeted to Zero Energy Ready.

8. Original Contract Value: \$ 42,295,120

Final Contract Value: \$ 43,332,760

Value of Change Orders to Date: \$ 1,068,936

Value of Owner Change Orders

To Date: \$ 486,952

Outstanding Claims to Date: \$ 89,000 awaiting school board approval

9. Additional Comments (Attach if needed) Please see attached project sheet for additional information about the project.

