

VB *City of*
Virginia Beach



SCHOOLS FOR THE **FUTURE**

Design-Build PPEA Proposal for
Virginia Beach City Public Schools

**SUPPLEMENTAL MATERIAL SUBMISSION
TO UNSOLICITED CONCEPTUAL PHASE PROPOSAL
BASED ON PPEA RFP #5083 ISSUED OCTOBER 20, 2021**

ORIGINAL COPY
DECEMBER 20, 2021



S.B. Ballard Construction Company
2828 Shipps Corner Road
Virginia Beach, VA 23453
757.440.5555



S.B. BALLARD CONSTRUCTION COMPANY

December 20, 2021

via hand-deliver

David Sandloop
Virginia Beach City Public Schools
Office of Purchasing Services, Room 210
2512 George Mason Drive
Virginia Beach, Virginia 23456

Re: Supplemental Material Submission to Unsolicited Conceptual Phase Proposal submitted on May 28, 2021, based on PPEA RFP #5083 Requirements issued on Oct. 20, 2021.

Dear Mr. Sandloop,

S.B. Ballard Construction Company (SBBCC), in association with HBA Architecture & Interior Design, Inc. (HBA) and RRMM Architects (RRMM) with support from The Livas Group (Livas) is pleased to submit supplemental materials to enhance our previously submitted unsolicited Public-Private Education Facilities Act (PPEA) Proposal and meet the requirements set forth PPEA RFP #5083 to the Virginia Beach City Public Schools (VBCPS) for the development, design, and construction of three CIP replacement school projects within the City of Virginia Beach; consisting of the replacement of two high schools (Princess Anne High School and Bayside High School), grades 9-12, and one elementary school, grades 4-6 & PK (B. F. Williams 4-5/Bayside 6 Campus).

We are very excited at the prospect of being able to design and build three new much-needed replacement facilities for VBCPS and the City, with comprehensive educational programming that will meet the need of the current student population and be designed with flexibility for future student populations.

In an effort to comply with the requirements listed in PPEA RFP #5083 issued on October 20, 2021, we have prepared our Supplemental Material submission to include our revisions separated into four (4) tabs:

- **RFP #5083 Documents**
- **Volume I Supplemental Materials**
- **Volume II Supplemental Materials**
- **Volume III Supplemental Materials**

RFP #5083 DOCUMENTS TAB includes:

- Executed and Signed Section from RFP #5083
- Addendum 1 Acknowledgement

VOLUME I TAB includes:

- Addition of Team Members:
 - BrainSpaces Inc. (BSI) – educational facility planner to facilitate the development of division-wide educational specifications that reflect the VBCPS 2025 Vision and commitment to all students
 - Sustainable Building Partners (SBP) – full service sustainable design consulting and full U.S. Green Building Council – LEED project administration
- Other revisions to language based on Requirements

www.sballard.com

2828 Shipp's Corner Rd. • Virginia Beach, VA 23453 • (757) 440-5555 Fax (757) 451-2873

VOLUME II TAB includes: (Proprietary | Confidential)

- Program and Drawings Enhancements
- Other revisions to language based on Requirements

The information included in Volume II, in its entirety, is confidential and shall be excluded from public inspection per § 2.2-3705.6 of the Virginia Freedom of Information Act. We ask that the City of Virginia Beach agree to accept these materials in confidence, exclude them from public inspection and release, and take appropriate action to protect them from disclosure.

VOLUME III TAB includes:

- Additional Team Member Experience and Qualifications

We have enclosed one original and eleven (11) copies of this submission to revise and replace the designated pages to SBBCC's unsolicited conceptual proposal submission on May 28, 2021, to meet RFP requirements for your review and distribution under cover of this letter.

Any enhancements that need to be made within the content and/or pages of our original submission have been denoted within this supplemental material submission by:

- Page Number highlighted on middle center of each page;
Example - Page 9 Revised Per RFP #5083 Requirements
- Revisions and Enhancements to text are indicated with red font color

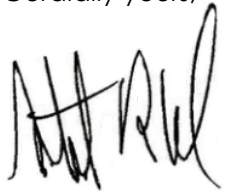
All modifications and enhancements within our submission are to ensure we are in compliance with and meet the minimum requirements of RFP #5083. We have not made any changes/alterations to our proposed pricing or schedule included in our original unsolicited proposal submission.

We look forward to the next step in this review process and are ready to devote all necessary resources required to immediately partner with VBCPS/the City on this exciting and transformational new building program. All members of our team will be available to address your questions and comments, or to assist in any additional ways possible that you may require.

Please feel free to contact me directly at:

Cell: 757.647.5555 | Office: 757.440.5555 | Office Direct Line: 757.689.5459 | Email: steve@sbballard.com

Cordially yours,

A handwritten signature in black ink, appearing to read 'Stephen B. Ballard', with a stylized, flowing script.

Stephen B. Ballard
CEO | President

PUT STUDENTS
FIRST

BASED ON RFP #5083 ISSUED OCT. 20, 2021

SUPPLEMENTAL MATERIALS

RFP DOCUMENTS



VIRGINIA BEACH CITY PUBLIC SCHOOLS
CHARTING THE COURSE

PPEA REQUEST FOR CONCEPTUAL PROPOSALS #5083

Office of Purchasing Services
2512 George Mason Drive
Virginia Beach, Virginia 23456
Phone (757) 263-1175

Attention of Offeror is invited to the Code of Virginia, Virginia Public Procurement Act,
Sections 2.2-4367 thru 2.2-4377 (conflict of interest)

**THE SCHOOL BOARD OF THE CITY OF VIRGINIA BEACH DOES NOT
DISCRIMINATE AGAINST FAITH BASED ORGANIZATIONS**

ISSUE DATE:	October 20, 2021	,
RFP ITEM NO:	5083	
CLOSING DATE:	December 20, 2021	,
CLOSING TIME:	2:00 PM	
PROCUREMENT OFFICER:	David Sandloop	

REQUEST FOR CONCEPTUAL PROPOSALS

THIS DOCUMENT CONSTITUTES A FORMAL NOTICE THAT VBCPS HAS ACCEPTED AN
UNSOLICITED PROPOSAL FROM S.B. BALLARD AND REQUESTS COMPETING
CONCEPTUAL PROPOSALS FOR SAME.

THE FOLLOWING SECTION MUST BE EXECUTED AND SIGNED BY AN AUTHORIZED
REPRESENTATIVE OF YOUR COMPANY.

Company Name: **S.B. Ballard Construction Company** Federal I. D. #: **54-1624392**

Address: **2828 Shipps Corner Rd** Phone Number: **757-440-5555**

Virginia Beach, Virginia 23453 Fax Number: **757.451.2873**

Person Quoting: **Stephen B. Ballard, President & CEO** Date: **December 20, 2021**

(printed or typed)

Signature:  Email : **steve@sballard.com**

TYPE OF OWNERSHIP					
If Offeror is a Minority Business, please indicate the type of classification below – Check all that apply					
	Yes	No		Yes	No
African American Owned			Female Owned		
Aleutian Owned			Hispanic American Owned		
American Indian Owned			Service Disabled Veteran Owned		
Asian American Owned			Small Business	X	
Eskimo Owned			Other		



VIRGINIA BEACH CITY PUBLIC SCHOOLS
CHARTING THE COURSE

November 4, 2021

NOTICE OF ADDENDUM #1
PPEA CONCEPTUAL PROPOSALS #5083 –
DESIGN & CONSTRUCTION OF THREE (3) CIP
REPLACEMENT SCHOOL PROJECTS

In reference to the above noted solicitation please include the following clarifications and information from questions presented to VBCPS on 10/27/2021:

Q: Could you kindly provide the division-wide Special Education Services that are currently located in Princess Anne High School that will need to be included for the New Princess Anne High School? (Ref page 3 of the RFP – 1.1.1 Princess Anne High School Replacement listing).

A: Answer: ***The PAHS West Building has students served in adapted academic foundations (AAF) and functional academic foundations (FAF) classes.***

Q: Could you kindly provide a list of the spaces that compose the Health Sciences Academy that is to be located within Bayside High School? (Ref. page 4 of the RFP – 1.1.2 Bayside High School Replacement listing).

A: Answer: ***The existing Bayside H.S. facility houses four dedicated science labs that are used as medical science classes in support of the Health Sciences Academy. VBCPS is looking for Conceptual Proposals for the new facility and as such Offerors are expected to provide their proposed conceptual solution.***

Please acknowledge receipt of this addendum in your proposal response.

If you have any questions relative to this Addendum, you may contact David Sandloop at David.sandloop@vbschools.com.

S. B. Ballard Construction Company acknowledges receipt of Addendum 1 dated November 4, 2021
Stephen B. Ballard, President & CEO _____

DO GREAT WORK
TOGETHER

BASED ON RFP #5083 ISSUED OCT. 20, 2021

SUPPLEMENTAL MATERIALS

VOLUME I

Group, VHB, WPL, Speight Marshall Francis, Lynch Mykins, and Thompson Consulting Engineers to develop a comprehensive and unique design for each proposed school facility. **GET Solutions** will perform Geotechnical Engineering, Special Inspections, and Testing Services for this project and **GeoEnvironmental Resources** will perform hazardous materials services.

The **Miles Agency** will develop a robust community engagement plan to ensure all stakeholders have an opportunity to provide input and feedback throughout the project.

SBP is our team's holistic sustainable design strategist and coordinator. SBP is a key player in each project's LEED certification, energy and daylight modeling, life cycle cost and carbon footprint analysis. SBP will lead each project in the "Net Zero Energy" goal, should VBCPS choose that path.

BSI as educational facility planner, will facilitate the development of division-wide educational specifications that reflect the VBCPS Compass to 2025 Strategic Framework Goals and Strategies and commitment to all students.

Our team's regional experience in K-12 educational facility design and construction coupled with our design-build PPEA delivery experience is unmatched. SBBCC has worked with each company representing the consortium of firms on prior K-12 projects. Further, there will not be a learning curve to begin the **Schools for the Future** project as each of the firms on our team has worked with VBCPS. We know your personnel, your processes and procedures. Our combined experience and project history will give VBCPS/the City the confidence that you are selecting a team with a proven track record in the design and construction of safe, high-quality educational facilities, completed on-time and within budget.

Our Design-Build Team has proven time and time again that, not only are we excellent stewards of our community, we are businesses/contractors local to the City of Virginia Beach. We take pride in our City and are invested in our School System. An example of our commitments rests in projects we have delivered to VBCPS. For SBBCC these projects include the recently completed Floyd E. Kellam High School Replacement, Linkhorn Elementary, and Bayside Elementary. Additionally, the firms that comprise our Design-Build Team have successfully delivered hundreds of projects to VBCPS. Please see *Volume III, TAB 1 QUALIFICATIONS AND EXPERIENCE, b. Experience* for our team's extensive experience with VBCPS.

Our ability to manage the **Schools for the Future** project to successful completion derives from our team's knowledge, experience, and commitment. Our collective knowledge of projects delivered through using the design-build delivery method has resulted in our successful completion records and success with countless facilities like the three (3) new **Schools for the Future** that we are proposing for you.

As the Design-Build prime contractor, SBBCC will have full financial responsibility for this project. The PPEA Design-Build delivery process ensures cost, schedule, and a high-quality finished product are our responsibility. And, if you look anywhere around the Hampton Roads region you can see where each firm of our proposed team has delivered state-of-the-art facilities to our community.

VALUE TO VBCPS

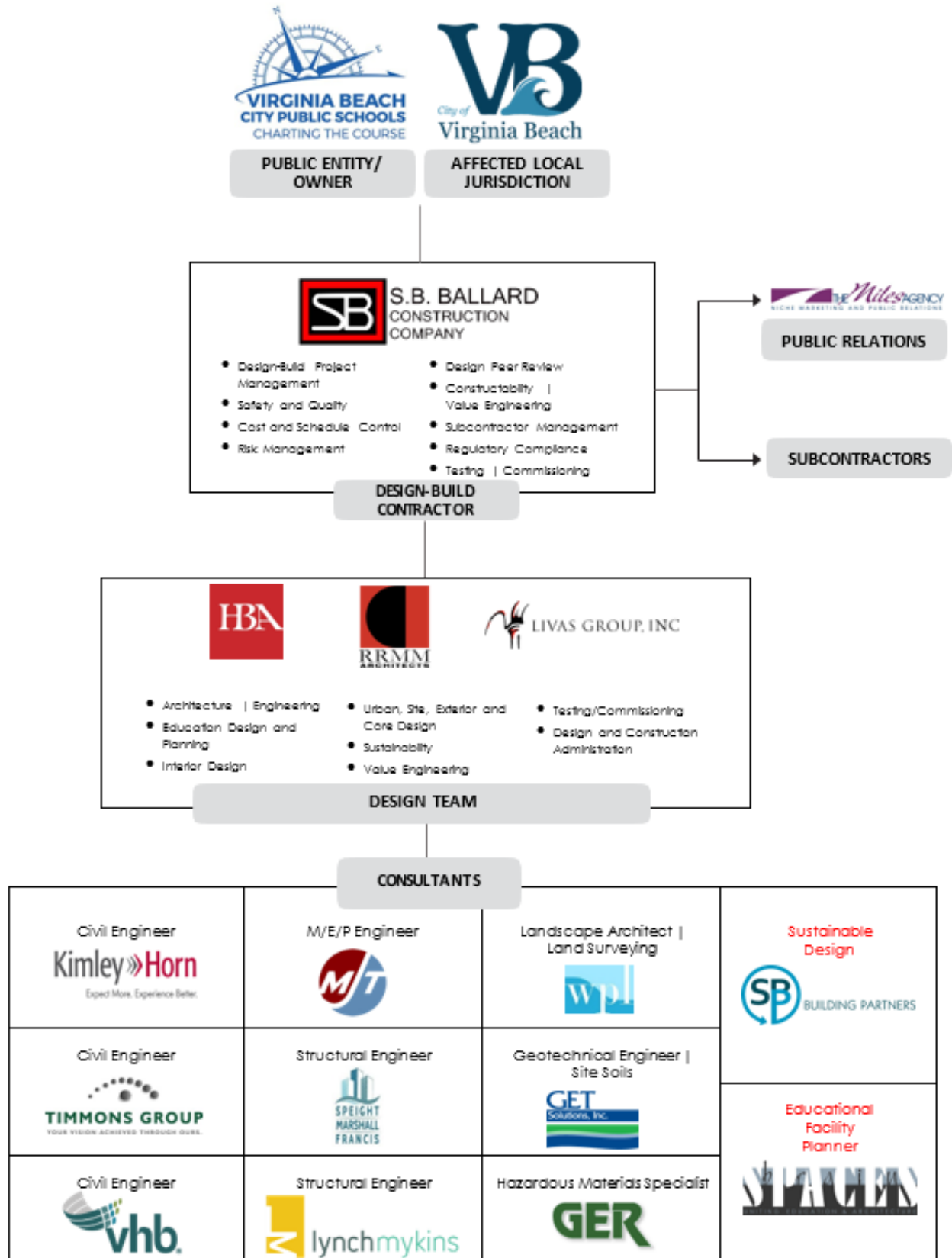
To serve as a review fee as contemplated in the PPEA, our team is willing to submit up to a \$500,000 deposit to VBCPS/the City in order to guarantee your reimbursement for the cost of retaining consultants and advisors involved in ensuring proper documentation, public participation, school system participation, financial analyses, construction cost analyses and other aspects of reviewing and evaluating our detailed proposal and/or negotiating an Interim Agreement and proceeding with the work items required thereunder. This review-fee deposit may be applied to any such out-of-pocket expenses incurred by VBCPS/the City.

As part of the interim agreement VBCPS/the City will have full access to all design progress drawings, design meetings, and the biweekly update on drawings. Once work under the interim agreement is complete, VBCPS/the City will be the owner of all documents.

- **HBA Architecture & Interior Design, Inc. (HBA) + RRMM Architects (RRMM)** will manage the design team efforts to include:
 - **Livas Group, Inc. (Livas or LGI)** will offer design and construction administration services as an associate design firm, working with HBA + RRMM.
 - **Speight, Marshall & Francis P.C. (SMF)** and **Lynch Mykins Structural Engineers, PC (Lynch Mykins)** will provide structural engineering services working directly with the Design Team.
 - **Thompson Consulting Engineers (MJT)** will provide mechanical, electrical and plumbing (M/E/P) services working directly with the Design Team.
 - Site work, civil engineering services, and environmental services will be provided by **Kimley-Horn and Associates, Inc. (Kimley-Horn)**, **Timmons Group (Timmons)** and **Vanasse Hangen Brustlin, Inc. (VHB)**. These firms will work directly with the Design Team.
 - **W.P. Large, Inc. (WPL)** landscape services and land surveying will work directly with the Design Team.
 - **GeoEnvironmental Resources, Inc. (GER)** will provide hazardous materials services and will work directly with the Design Team.
 - **GET Solutions, Inc., A Terracon Company (GET Solutions)** will be performing Geotechnical Engineering, Special Inspections and Testing Services for this project and will work directly with the Design Team.
- **The Miles Agency** will provide community outreach and public relations services.
- **Sustainable Building Partners (SBP)** will provide sustainable design consulting and LEED project administration and work directly with the Design and Construction Teams.
- **BrainSpaces Inc. (BSI)** will facilitate the development of division-wide educational specifications and collaborate with the school communities of Princess Anne High School, Bayside High School, and Bettie F. Williams Elementary and Bayside Middle School's 6th Grade Campus to tailor the division-wide ed specs to support the site-specific needs, enrollments, and unique educational programs of each school. During design, they will work with the Design Team to promote effective alignment of design decisions with the ed specs and educational visions. Once construction is complete, they will lead the Educational Commissioning processes for all three schools to offer occupants the knowledge and understanding for optimal use of facilities for teaching and learning.

*Not only do these firms bring their individual strengths, but we also are building off of the long-standing relationships SBBCC has built with each of these firms. **SBBCC and HBA have partnered for over 15 years and SBBCC and RRMM have partnered for well over 20 years.** Additionally, HBA and RRMM are well versed in working in a partnership, as **the two firms have worked in a similar capacity** on previous projects.*

ORGANIZATIONAL STRUCTURE



BENEFITS TO VIRGINIA BEACH

With our team led by one builder, we are singularly accountable to Virginia Beach for all phases of the work; concerns or responsibilities won't be shifted to any other entity.



**Geotechnical Engineer
| Site Soils**



**Hazardous Material
Services**

GET Solutions will be performing Geotechnical Engineering, Special Inspections and Quality Control Testing Services for this project.

GER will provide technical and engineering services to support the following activities for each school project: Phase I Environmental Site Assessments (ESAs). The inspection, bulk sampling and laboratory analysis required to identify suspect hazardous materials associated with the existing school buildings. This will include asbestos- containing materials (ACM), lead based paint (LBP), lead containing paint, PCBs, and mercury containing components. Preparation of hazardous material design documents such as technical specifications for the management of the various hazardous materials and design drawings. And, construction administration services such as submittal review and attending pre- construction meetings associated with hazardous material disturbance.



The Miles Agency will develop a robust community engagement plan to ensure all stakeholders have an opportunity to weigh in throughout the project. We will use such tools as the school district's existing communication resources – vbschools.com project page for announcements and updates; e-newsletters; the respective schools' websites and their respective PTA communiques. We will plan and facilitate public meetings; form school advisory councils to help disseminate information and share feedback from the community; and online surveys/questionnaires. The Miles Agency will share community feedback with the project team so any design adjustments can be made accordingly.



**Sustainable Design
Coordinator
LEED Administration**

SBP will provide holistic sustainable design strategy to support, guide and create solutions throughout the entire life cycle of the buildings. They will help guide the design to deliver efficient, reliable, durable and sustainable energy performance while promoting health, comfort and cost savings for end-users and their communities.



**Educational Facility
Planner**

BSI will facilitate the development of division-wide educational specifications that reflect the VBCPS Compass to 2025 Strategic Framework Goals and Strategies and commitment to all students. In addition, they will collaborate with the school communities of Princess Anne High School, Bayside High School, and Bettie F. Williams Elementary and Bayside Middle School's 6th Grade Campus to tailor the division-wide ed specs to support the site-specific needs, enrollments, and unique educational programs of each school. They will promote effective alignment of design decisions with the ed specs and educational visions. They will lead the Educational Commissioning processes for all three schools to offer occupants the knowledge and understanding for optimal use of facilities for teaching and learning.

The Final Chapter for the Norfolk Public Schools Building the Future Initiative

The final chapter closed in the "Building the Future Initiative" to construct five new schools for Norfolk children at the dedication ceremony for the new Camp Allen Elementary School. A collaboration between the City and Norfolk Public Schools that included S.B.

Ballard Construction Company for the construction for five new elementary schools through PPEA delivery for the Norfolk school division. This effort including the following proposed team members: RRMM Architects | MJT | Kimley-Horn | Livas | SMF



a. Project Description

Provide a description of the project, including the conceptual design. Describe the proposed project in sufficient detail so that type and intent of the project, the location, and the communities that may be affected are clearly identified.

DESIGNED TO SUPPORT THE NEED FOR YOUR SCHOOLS FOR THE FUTURE:

Our Team's proposal provides VBCPS with three (3) new state-of-the-art, high-performance school facilities to replace four (4) aging school buildings– Princess Anne HS; B.F. Williams 4-5/Bayside 6 Campus; and Bayside HS. These school facility replacements are currently identified as the next three new construction projects in your CIP Plan with the last project, Bayside HS Replacement, projected to achieve completion in the year 2033.

Throughout this PPEA proposal, we demonstrate the numerous benefits our proposed conceptual plan for school replacements offer versus the traditional public construction bidding process. The turnkey solution our experienced team has outlined provides VBCPS/the City an economical, effective, and time efficient solution to meeting the critically pressing need for new schools to replace aging facilities.

OUR EDUCATIONAL PROGRAM ASSUMPTIONS

Our proposed **Schools for the Future** are based on the following Educational Program assumptions:

PRINCESS ANNE HIGH SCHOOL REPLACEMENT:

- Optimal Capacity: 1,800 Students / 80 Teaching Stations (includes NJROTC)
- Comprehensive High School with an IB Academy (School within a School).
- Designed to support the **International Baccalaureate Diploma Program**, providing students an advanced, comprehensive program of international study, offering an integrated approach to learning across the disciplines. This rigorous, broad and balanced curriculum emphasizes critical thinking, and students are exposed to a variety of international perspectives and points of view to value cultural differences and understanding and to promote responsibility in our changing world.
(source: VBSchools.com website).
- The PAHS Campus will include replacement of the Special Education Center (round building) which supports division-wide Special Needs Programs.
- The new Princess Anne HS building design is a 4-story composition that is compatible with the urban character of the adjacent Town Center Area and also provides a gateway architecture element for the approach into Town Center from the east.

BAYSIDE HIGH SCHOOL REPLACEMENT: (PROTOTYPE FOR THE FUTURE)

- Optimal Capacity: 1,900 Students / 87 Teaching Stations
- Comprehensive High School with an Academy (School within a School).
- Designed to house the **Health Sciences Academy**, an innovative program completely immersed in the medical sciences. This unique program offers students a myriad of opportunities to choose the curriculum that suits their interests and needs. All students receive a strong college preparatory education as they work toward an advanced studies diploma. (source: VBSchools.com website).
- The new Bayside HS building design is provided as a new **Virginia Beach High School Prototype** which may be used to replace Kempsville HS, First Colonial HS, and possibly Green Run HS in the future.

B.F. WILLIAMS 4-5 / BAYSIDE 6 CAMPUS REPLACEMENT:

- Optimal Capacity: 950 Students / 47 Teaching Stations
- Combines B. F. William Intermediate (4th & 5th Grades) School with the Bayside 6th Grade Campus students who are currently housed in the original Aragona Elementary School building.
- This project will complete the **Bayside Learning Campus** which includes Diamond Springs ES (Grades K-1), Newtown Road ES (Grades 2-3), Bayside MS (Grades 7-8) and the Williams Farm Community Recreation Center.

DESIGNED TO SUPPORT THE VBCPS COMPASS TO 2025 STRATEGIC FRAMEWORK

The SBBCC | HBA + RRMM Team proposes to provide 3 replacement **Schools for the Future** that have been planned and designed to support **Compass to 2025 Strategic Framework** Goals and Strategies. Specific VBCPS strategies that our proposed new school facilities will support include the following:

GOAL 1 :: Educational Excellence

Strategy 6. Ensure there are explicit connections within the curriculum to the 5Cs and the attributes in the division's Graduate Profile and use the curriculum in all areas of study to support students' acquisition of these skills and attributes.

GOAL 2 :: Student Well-Being

Strategy 1. Provide a safe, welcoming, and inclusive learning environment that is conducive to student learning.

GOAL 3 :: Student Ownership of Learning

Strategy 1. Partner with students to create inquiry-based and experiential learning opportunities with an emphasis on global, cross-curricular and real-world connections.

Strategy 4. Expand upon the effective and efficient use of technology to meet students' individual needs and provide them with the tools for accessing, creating, and sharing knowledge.

Reduced Owner Risk:

Under this scenario the risks involved with design and document deficiencies are completely assumed by the Design-Build team, not VBPCS or the City. Your occupancy dates and final prices are assured before the designs are completed.

Long Term Economic Growth:

The City's commitment to the future well-being of their school system should translate into a higher level of confidence and optimism among its citizens, including the business community, generating increased private development and an expansion of the tax base.

POSITIVE ENVIRONMENTAL IMPACTS**Sustainable Design | LEED Silver Certification:**

Our **Schools for the Future** project will benefit from our team members' collective and significant expertise with Sustainable Design Strategies, Energy Star Design, and LEED Certification guidelines. The incorporation of these principles will ensure that the schools are designed and built to be energy-efficient and sustainable and is a further indicator of the overall quality of the end product. This provides an assurance to both VBCPS/the City that their new schools can be operated at lower comparative costs throughout their life cycle. **Our new school facilities will be designed to achieve a minimum of LEED Silver Certification, and fulfillment of the LEED process is included in our proposal.**

Stormwater Management:

The school sites will be designed to comply with all Local and State stormwater management requirements. To protect downstream waters from pollution, phosphorus loading leaving the sites will be decreased by 20% through the use of on-site best management practices. To prevent erosion and reduce flooding impacts to the City, the peak runoff rates will be reduced through on-site attenuation and infiltration. **Each of the sites will be designed to reuse and/or infiltrate a 10-year design storm through a series of cisterns providing rainwater for the building, tanks and ponds storing water for reuse through irrigation, and underground infiltration.** By reducing the pollutant loading from the site and the peak stormwater runoff, the sites will benefit receiving waters and downstream properties.

Erosion and Sediment Control:

Care will be taken during construction to mitigate erosion and sediment release from the site during construction. An Erosion and Sediment Control Plan will be developed in accordance with the Virginia Erosion and Sediment Control Handbook. The plan will include physical Erosion and Sediment controls such as silt fence and inlet protection, as well as procedural controls such as phasing the land disturbance and minimizing dust through the application of water. A stormwater pollution prevention plan will be prepared and maintained on site throughout construction.

Sea Level Rise:

Per the City's Comprehensive Plan, development in suburban areas which includes Bayside HS and B.F. Williams 4-5/Bayside 6 Campus, should strive to "Promote sustainability and responsive to changes in our environment (e.g., sea level rise)" In Strategic Growth Areas, such as Princess Anne High School's site, development should "Plan for sea level rise and recurrent flooding." To plan for sea level rise and safeguard against flooding, all three sites will **account for 1.5 feet of sea-level rise, 20% increase in annual rainfall and all facilities will be elevated above the** 100-year storm surge and flood elevations.

DO GREAT WORK
TOGETHER

BASED ON RFP #5083 ISSUED OCT. 20, 2021

SUPPLEMENTAL MATERIALS

VOLUME III

b. Experience

Describe the experience of the entities making the proposal, the key principals and project managers involved in the proposed project including experience with projects of comparable size and complexity, including prior experience bringing similar projects to completion on budget and in compliance with design, land use, service and other standards. Describe past safety performance and current safety capabilities. Describe the past technical performance history on recent projects of comparable size and complexity, including disclosure of any legal claims relating to such projects. Describe the length of time in business, business experience, public sector experience, and other engagements. Include the identity of any firms that will provide design, construction and completion guarantees and warranties, and a description of such guarantees and warranties.

This section includes the following information:

- Combined Experience on K-12 Projects of the Consortium of Firms
- Design-Build Contractor – SBBCC Experience
 - Safety Performance and Capabilities
 - Guarantees and Warranties
 - Legal Claims
- Architect - HBA Experience
- Architect - RRMM Experience
- Associate Architect - Livas Experience
- Civil Engineer - Kimley-Horn Experience
- Civil Engineer - Timmons Experience
- Civil Engineer – VHB Experience
- Landscape Architect - WPL Experience
- Structural Engineer - SMF Experience
- Structural Engineer – Lynch Mykins Experience
- M/E/P Engineer - MJT Experience
- Hazardous Materials Services - GER Experience
- Geotechnical Engineer - GET Solutions Experience
- Public Relations Firm - The Miles Agency
- Sustainable Design – Sustainable Building Partners
- Educational Facility Engineer – BrainSpaces, Inc.



TAB 1 | QUALIFICATIONS AND EXPERIENCE

b. Experience:
SBP



Sustainable Building Partners | SUSTAINABLE DESIGN CONSULTANT

Sustainable Building Partners (SBP) is committed to advancing the art and science of high-performance building and design. Our team collaborates with partners and clients offering support, guidance and creative solutions throughout the entire life cycle of the building. We look at projects from a dynamic and elevated view to deliver efficiency, reliability, durability and sustained energy performance while promoting health, comfort and cost savings for end-users and communities. We're committed to delivering superior work through planning and approval, design, permitting, construction administration, measuring performance and auditing. Our comprehensive suite of solutions enables us to thoughtfully design forward-thinking, seamlessly-operating workspaces across the country.

SERVICES

The firm has extensive experience in the following professional services: feasibility studies, project development, comprehensive architectural design services that include schematic design, design development, construction documents, bidding and negotiation, construction administration, interior design, landscape design, project management, post-construction services, and Leadership in Energy and Environmental Design (LEED).

Sustainable Program Consulting: SBP provides full service sustainable design consulting and full U.S. Green Building Council - Leadership in Energy and Environmental Design (LEED) project administration. SBP will take your LEED project from pen to plaque. SBP prides itself on offering streamlined program management, consultant organization, credit calculations, reviews, and timely client response. SBP has a comprehensive background in the technical aspects of all LEED programs, NGBS, Enterprise Green Communities, IgCC, versions, and the submission processes.

Building Energy Modeling: SBP utilizes energy modeling as an investment grade design tool to help stimulate the integrated design approach evaluating architectural concepts, HVAC, lighting, and controls alternatives, and will recommend measures to meet and/or exceed your performance goals without compromising quality. SBP has extensive experience in providing timely & comprehensive whole building energy simulations in support of a multitude of different projects.

Building Energy Auditing: SBP offers clients walk-thru and comprehensive investment grade energy audits for existing facilities. SBP will identify tailored energy efficiency solutions that will work to reduce annual operational expenses & energy usage while enhancing occupant comfort.

**PROVEN
PARTNER TO
VBCPS**



1,200 +
completed projects



**COMPLETED
PROJECTS
FOR VBCPS**

140m +
Square feet in
completed projects

2021
Sustainable Business
of the year

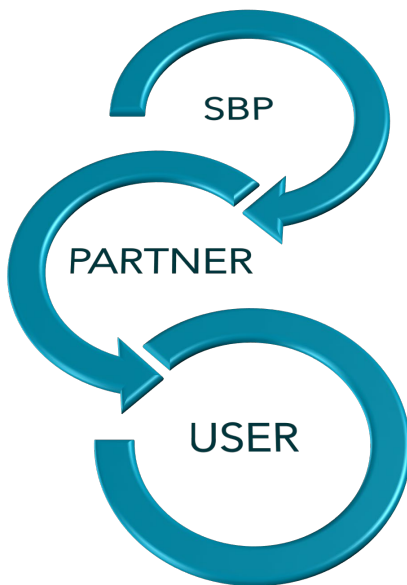
13
States and US
Territory with
completed projects

SBP | SUSTAINABLE DESIGN CONSULTANT – EXPERIENCE

Building Commissioning: Building commissioning (Cx) is a critical component to help ensure the delivery, and sustained operation of high-performance buildings expected by facility owners. SBP provides full building commissioning services in support of LEED Certification with a skilled eye for energy performance.

Testing & Verification: SBP offers clients full T&V services include blower door, duct blast, pre and post drywall inspections for residential projects in support of LEED for Homes, ENERGY STAR and other residential (multifamily) green building programs. SBP has skilled staff in residential design and construction included BPI Certified, HERS raters, and Green Raters.

At Sustainable Building Partners, we fully integrate with your design and construction teams to provide meaningful input on the energy efficiency and sustainability of your project. We present our engineering-grade analyses in a clear format that can help building owners and developers make informed decisions on energy using systems and other sustainable building elements. We strive to provide our clients with peace of mind through the Certification process. Our clients hire us to bring an in-depth knowledge of the sustainable program to their project and act as liaison on behalf of the Design and Construction Team. We provide coordination of team members, guidance for compliance, presentation of sustainable approaches. We not only identify and predict potential problems or conflicts within the program, we identify manageable solutions.



SBP | SUSTAINABLE DESIGN CONSULTANT – EXPERIENCE

K-12 RELEVANT and RECENT EXPERIENCE

PROJECT NAME	STATE	AREA
Thoroughgood Elementary	VA	90,000
Princess Anne Middle School	VA	240,000
Anacostia High School	DC	205,000
Baltimore Design School	MD	115,700
Candlewood Elementary School	MD	85,000
Camp Allen Elementary School	VA	150,000
Campostella Elementary School	VA	185,000
Capital City Public Charter	DC	150,000
Cardozo High School	DC	250,000
Coolidge High School	DC	359,000
Clover Hill Academy	VA	210,000
District Real Estate Services – Public Schools	DC	865,500
Fairmont High School	MD	180,000
Fallston High School	MD	230,000
Flint Hill School	VA	50,000
Friendship Technology Charter School	DC	60,041
Gaithersburg High School	MD	382,400
Georgetown Day School	DC	137,000
Greenstreet Academy	MD	159,000
IDEA Public Charter School	DC	29,000
James K. Polk Elementary	VA	68,000
John Adams Elementary	VA	142,300
Johnson Elementary School	WV	64,500
KIPP DC: Hamilton Campus	DC	100,000
KIPP DC: Webb Campus	DC	100,000
Maryvale Sandberg	MD	177,000
Paul Public Charter School	DC	30,600
Riverside Elementary	MD	57,000
Rocketship DC Charter School	DC	57,000
Two Rivers Public Charter School	DC	55,000
Meridian Public Charter School	DC	61,900

Please see the following pages for the SBP Team:

- | | |
|------------------------------------|---------------|
| • Managing Partner | Mike Babcock |
| • Director of Building Performance | Justin Aruck |
| • Building Performance Manager | Jake Torok |
| • Sustainable Program Manager | Rachel Nicely |

SBP | SUSTAINABLE DESIGN CONSULTANT – RESUMES



MIKE BABCOCK, CEM, LEED AP
Managing Partner

Mike has been in the energy efficiency and green-building consulting arena for over seventeen years. With a background in mechanical engineering and a passion for holistic building design, Mike looks to find creative solutions that balance long-term performance and environmental impact with cost, health, comfort, durability, and return on investment. Mike is committed to advancing the art and science of high performing buildings through collaborative workflow, technical agility, and meaningful dialogue. Mike has an in-depth working knowledge of building systems and can translate highly technical subjects into straightforward concepts and actionable information.

Since forming SBP, Mike has collaborated on over 125 million square feet of new and existing buildings. Overall, he has worked on several hundred LEED projects (active or aspiring) covering LEED-NC, CS, ID, Schools and EBOM in various capacities including extensive experience in whole building energy analysis and modeling, energy modeling peer review, LEED process management and administration, daylighting analysis, measurement & verification, life cycle analysis and others. Mike also has experience evaluating designs and energy performance for local municipality sustainable compliance programs. Mike also speaks on a variety of energy and sustainability topics to all disciplines of building professionals. He is a Certified Energy Manager and LEED AP BD+C and O+M accredited professional. He is an active volunteer in the sustainable community; serving on the Board of Directors for the USGBC – NCR Chapter. SBP draws from extensive project experience to provide cost effective and timely solutions tailored to meet the needs of each individual project and client.

EDUCATION

B.S. Mechanical Engineering,
Virginia Polytechnic Institute
& State University, 2002

EXPERIENCE

20+ Years

**PROFESSIONAL
AFFILIATIONS**

- USGBC – National Capital Region (NCR) Chapter - 2009-2013
- NAIOP Northern Virginia - Associate Member
- Association of Energy Engineers – Senior Member
- Association of Energy Engineers – Certified Energy Manager
- ASHRAE Assoc. Member

OUTREACH & ENGAGEMENT

- Green Building Density Incentive: Virginia Tech Masters Global Sustainability
- Advent of Performance Based Energy Code; City of Alexandria
- Master Class Sessions: Green Cleaning Programs; USGBC NCR
- Cutting Edge Sustainability, Meets 21st Century Workplace
- ASHRAE Baltimore: Energy Modeling
- Association of School Business Officials: Maximize Utility Rebate Opportunities
- AIA Emerging Architects: Mentoring Workshop; Alternative Career Paths
- Green Retrofits of Multifamily Affordable Housing
- Design DC 2014: The Changing Science of Energy Efficiency
- Davis, Carter, Scott: LEED 2012, Green Building Codes
- USGBC National Capital Chapter: Tool for Integrated High Performance Design
- Hord Coplan Macht: Whole Building Analysis: Codes, 2030 Challenge, ASHRAE
- ASHRAE/AIA Baltimore: Integrated Design For High Performance Buildings
- Presented the 2010 Awards of Excellence on behalf of the USGBC NCR Chapter
- General Dynamics 2010 Energy Summit: LEED Energy Criteria & Performance
- NAOIP: Got Green? A Virtual Tour of Four LEED Certified Projects
- Hord Coplan Macht: LEED version 3 Energy & Atmosphere Training
- ASHRAE Region III CR Conference "Daylighting: An Engineering Perspective"
- USGBC: "Whole Building Integrated Design & the Role of Energy Modeling"
- Howard County, Maryland: LEED Training for Code Officials
- Sustainability at the Museum of Art

SBP | SUSTAINABLE DESIGN CONSULTANT – RESUMES



JUSTIN ARUCK, CEM, BEMP, LEED AP

Director of Building Performance

Justin Aruck joined Sustainable Building Partners as Director of Building Performance in August of 2010. SB Partners is a full-service energy efficiency and sustainable consulting firm serving the commercial and residential markets. Mr. Aruck has been in the energy efficiency consulting business for over twelve years. He is responsible for developing and overseeing work related to building energy efficiency and performance with an emphasis on energy modeling solutions.

Justin is also involved in audit projects (ASHRAE Level I and III), building commissioning, utility/government incentive and/or rebate programs, and educational programs. Justin holds credentials including ASHRAE Building Energy Modeling Professional, AEE Certified Energy Manager, BPI Multifamily Analyst, LEED-AP BD+C, LEED Homes Green Rater.

Justin is a member USGBC National Capital Chapter, an Associate Member of the American Society and Heating, Refrigeration and Air Conditioning Engineers, and the USA chapter of the International Building Performance Simulation Association.

EDUCATION

B.S. Integrated Science
and Technology
James Madison University
2002

EXPERIENCE

±15 Years

CERTIFICATIONS

- ASHRAE Building Energy Modeling Professional
- AEE Certified Energy Manager
- LEED-AP BD+C
- BPI – Multifamily Analyst
- LEED-Homes Green Rater
- IBPSA-USA – Member

PROFESSIONAL AFFILIATIONS

- USGBC – Company Member
- Association of Energy Engineers – Certified Energy Manager
- ASHRAE Associate Member
- Modeling Professional
- BPI

PROJECT CREDENTIALS

Justin has and/or is working on an over 200 LEED projects (active or aspiring) covering LEED-NC, CS, Schools, EBOM, and Homes over the last twelve years in various capacities including extensive experience in whole building energy analysis and modeling and energy modeling peer review, measurement & verification, life cycle analysis and others.

Of these projects:

- Over 50 projects in LEED version 2
- Over 100 projects in LEED v3
- LEED-Homes Green Rater for over 500 units of completed or under construction housing stock in the greater Washington, DC area
- Modeling experience includes offices, schools, retail, laboratories, fire & life safety, recreation & community centers, hospitals, multi-family, courthouses, libraries, dormitories, hotels and mixed-use facilities.
- No modeling projects have had to go to appeal or were rejected and Justin has helped other project teams correct/modify their model so as to comply with ASHRAE 90.1 Appendix G protocol, best practices and LRT clarifying questions
- Developed DOE-2.2 energy models, performed basic PM tasks, and provided general sustainable design assistance and project participation for Leadership in Energy & Environmental Design (LEED® ver. 1.0, 2.0, 2.1, and 2.2, 3.0).
- Developed DOE-2.2 energy models, performed basic PM tasks, and provided general sustainable design assistance for multiple utility incentive programs (NYSEDA, BG&E, DCSEU, SMECO, Pepco, Delmarva Power)
- Developed Design Energy Cost (DEC) and Appendix G baseline models using ASHRAE 90.1- 2004, 2007, 2010, 2013) for LEED® projects: including cost/sf per end-use and resource, developed energy conservation measures and return-on-investment.
- Performed Energy Cost Budget (Section 11) models for demonstrating code compliance for ASHRAE 90.1-2007, 2012, and 2015)

SBP | SUSTAINABLE DESIGN CONSULTANT – RESUMES



JAKE TOROK, LEED AP, BEMP
Building Performance Manager

Jake Torok joined Sustainable Building Partners as Building Performance Analyst in May of 2011. SBP is a full service energy efficiency and sustainable consulting firm serving the commercial and residential markets. Jake is responsible for developing and overseeing work related to building energy efficiency and performance with an emphasis on energy modeling solutions. He holds credentials including the ASHRAE Building Energy Modeling Professional (BEMP), LEED-AP BD&C, as well as the FE/EIT.

EDUCATION

B.S. Integrated Science
and Technology
James Madison University
2009

EXPERIENCE

+ 10 Years

CERTIFICATIONS

- LEED Accredited Professional
- ASHRAE - Building Energy Modeling Professional (BEMP)
- Engineering in Training (Fundamentals of Engineer)
- IBPSA -Member

PROJECT CREDENTIALS

Jake has been actively involved in excess of 150 LEED projects in various capacities including considerable experience in whole building energy simulations, general design review, life cycle cost analyses, on-site renewable energy calculations, and energy modeling peer review. His experience extends to all building types including schools, multifamily/mixed-use, dormitories, offices, data centers, laboratories, grocery stores, movie theaters, museums, etc. The following highlights this experience:

- Developed over 150 energy simulation models used to satisfy LEED® Energy & Atmosphere Credit 1 and Prerequisite 2
- Over 50 successfully approved LEED EA Credit 1 and Prerequisite 2 Submittals
- Successfully completed submissions under LEED-NC, CS, Schools, CI, and LEED for Homes-Midrise
- Performed on-site renewable energy calculations and projections in compliance of LEED EA Credit 6
- Developed energy model simulations and provided general sustainable design guidance for multiple utility incentive programs (BGE, DCSEU, Pepco, PECO)
- Conducted 5+ onsite energy audits inspecting all aspects of the energy systems as well as developing Energy Conservation Measures to reduce energy consumption at the facility
- Developed Design Energy Cost (DEC) and Appendix G baseline models using ASHRAE 90.1 for LEED® projects as well as developing energy conservation measures
- Performed Energy Cost Budget (Section 11) models for demonstrating code compliance for ASHRAE 90.1-2007, 2013, and 2015
- Performed COMCheck analyses for demonstrating code compliance for ASHRAE 90.1-2007, 2013, and 2015 and 2009, 2012, and 2015 IECC
- Performed several detailed Life Cycle Cost Assessments to assist design teams in making investment grade decisions regarding large-scale master plans
- Provided Energy Policy Act 2005 Section 109 compliance analyses
- Managed training of new employees in eQuest & OpenStudio simulation software

SBP | SUSTAINABLE DESIGN CONSULTANT – RESUMES



EDUCATION

M.E. Environmental
Engineering
Old Dominion University
2007

B.S. Integrated Science
and Technology
James Madison University
2004

EXPERIENCE

+10 Years

CERTIFICATIONS | PROFESIONAL AFFILIATIONS

- LEED AP BD+C
- LEED AP O+M
- Fitwel Ambassador
- USGBC Company Member
- USGBC National Capital Region Chapter – Member
- Association of Energy Engineers

RACHEL NICELY, LEED AP, BEMP

Sustainable Program Manager - Sustainable Building Partners

Rachel Nicely joined Sustainable Building Partners as Sustainable Program Specialist in February of 2011. SBP is a full-service energy efficiency and sustainable consulting firm serving the commercial and residential markets. Mrs. Nicely has been in the sustainable consulting business for over eight years. She is responsible for developing and coordinating work related to building sustainability for the USGBC LEED certification program. Rachel closely follows the design and construction team, continuously providing guidance at important project decision milestones. Rachel is also involved in existing building LEED certification, navigating property managers toward sustainable operational decisions. Rachel's expertise in LEED consulting is illustrated through many successful high-level certified projects. Rachel has achieved multiple LEED Gold certifications and one LEED Platinum certification – the highest esteem for green building.

PROJECT CREDENTIALS

Rachel has and/or is working on an over 120 LEED projects (active or aspiring) covering LEED-NC, CS, CI, Schools, Homes and EBOM over the last eight years in various capacities including extensive experience in LEED consulting. Of these projects:

- 37 achieved LEED Certification (as of April 2011) from the USGBC and GBCI
- Of the 37 LEED certified projects, three are Platinum certified
- Of the 37 LEED certified projects, 27 are Gold certified
- LEED consulting experience includes offices, schools, laboratories, data centers, hospitals, multi-family, dormitories, hotels and mixed- use facilities

PROJECT EXPERTISE

- Provided project coordination guidance for LEED submittal documentation through team meetings and regular correspondence with the project team.
- Performed detailed project drawing reviews for compliance verification and provide recommendations for improvements in sustainable design elements.
- Performed a thorough review of all team member documentation prior to final LEED submission.
- Performed Waste Audit on two federal facilities in support of Executive Order 13423 / 13514.
- Developed DOE-2.2 energy models, and provided general sustainable design assistance and project participation for Leadership in Energy & Environmental Design (LEED® ver. 2.0 and 2.2).
- Developed LEED submittals for credit compliance documentation. Rachel has previously provide credit completion services for the following credits, but not limited to:
 - SS Credit 2 – Development Density & Community Connectivity
 - SS Credit 3 – Brownfield Redevelopment
 - SS Credit 4 – Alternative Transportation
 - SS C 5.1 & 5.2 – Site Development: Restore Habitat & Maximize Open Space
 - SS Credit 7.1 & 7.2 – Heat Island Reduction: Roof & Non-Roof
 - SS Credit 8 – Light Pollution Reduction
 - SS Credit 9 – Tenant Design and Construction Guidelines
 - WE Prerequisite 1 & Credit 3– Water Use Reduction
 - WE Credit 1 – Water Efficient Landscaping



TAB 1 | QUALIFICATIONS AND EXPERIENCE

b. Experience:
BSI



BrainSpaces, Inc. (BSI) | EDUCATIONAL FACILITY PLANNER

Founded in 2004 to bridge the gap between education and physical learning environments, **BrainSpaces, Inc. (BSI)** is a consulting firm offering collaborative visioning, programming and planning expertise for public and independent institutions throughout the country and abroad. Our range of clients stretch across the globe, as we develop strategies for alignment between their clients' educational visions and their physical facilities.

We plan schools for today and tomorrow that inspire meaningful learning opportunities for all students. Our work recognizes the balance among wide ranging aspects of education including brain-based research, student achievement, curriculum, assessments & standards, school leadership, operations & management, staffing, technology, safety, community building, public support, facilities, and the rapidly changing global environment. Our process includes strategies for decision-making that help allocate resources where they will yield the maximum educational value. Engaging the expertise of students, educators, and communities, research and theory is combined with real-life best practices from across the country and around the world. Together we explore options, generate compelling ideas and provide tailored solutions, which result in school facilities programs, plans and designs to transform your educational goals into real spaces. Spaces that truly support learning.

WHO WE ARE

BSI is a consulting firm promoting best practices and brain-based considerations in the planning and design of learning environments of all kinds. We are a collaboration of architects and educators who seek, explore, design and enhance links between learning & the physical environments in which it takes place.

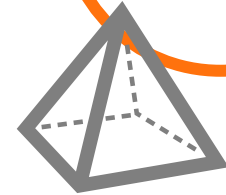
WHAT WE DO

BSI maintains a collaborative organization where fresh ideas are combined with hands-on experience to develop tailored solutions for each of our clients. We engage the expertise of students, educators, and communities, and we apply research and theory with real-life insights from across the country and around the world. Our approach provides our clients with fresh ideas and innovative school facilities that truly support learning.

WHERE WE EXCEL

Integrating architectural expertise and educational perspective is a unique strength of BrainSpaces. Understanding both educators and architects allows for an accurate translation of educational goals and needs into clear and effective direction for our clients' projects. We seamlessly assimilate both educational and physical components of schools into a comprehensive, coordinated and accurate set of tools for implementation by school districts and design teams.

DEFINING
ENVIRONMENTS
FOR A NEW
GENERATION OF
LEARNERS



1,000,000+

Learners Attend
BSI Schools
Worldwide

200+

Completed
Educational
Specifications

1

New School in
Virginia Beach;
Princess Anne
Middle School
(with RRMM)

100+

Speaking
Engagements

17+

Years in Business

8

Years
Teaching

BRAINSAPACES | EDUCATIONAL FACILITY PLANNER – EXPERIENCE

WHAT IS OUR PASSION

At BSI, we are passionate about learning. Together with the communities we serve, we explore options, generate new ideas, and provide tailored solutions, which result in school facilities programs, plans and designs to transform your educational vision into physical facilities.



As Educational Facility Planner, **BSI** will facilitate the development of division-wide educational specifications that reflect the VBCPS 2025 Vision and commitment to all students. In addition, we will collaborate with the school communities of Princess Anne High School, Bayside High School, and BF Williams Elementary and Bayside Middle School's 6th Grade Campus to tailor the division-wide ed specs to support the site-specific needs, enrollments, and unique educational programs of each school. During design, BSI will work with the Design Team to promote effective alignment of design decisions with the ed specs and educational visions. Once construction is complete, we will lead the Educational Commissioning processes for all three schools to offer occupants the knowledge and understanding for optimal use of facilities for teaching and learning.

BRAINSAPACES APPROACH FOR ED SPECS AND EDUCATIONAL COMMISSIONING



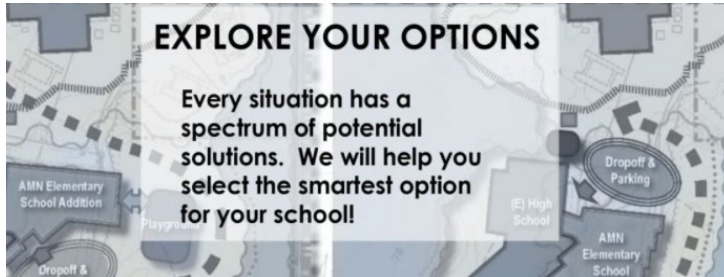
Your Vision as a Catalyst for Ed Specs: Educational specifications (ed specs) include a thorough documentation of the physical factors necessary to support effective, even aspirational, teaching and learning. At BrainSpaces, the core of our practice is educational specifications (ed specs). Our ed specs serve to help a school community envision its future by linking its key purpose to its educational practices and then defining the physical parameters for its facilities to help achieve that future. Nearly all of our projects include ed specs, and many also include applying those ed specs to facilities both singly and system/district-wide.



VBCPS is at an important milestone in planning for the future of its facilities. Our team believes that responsive school environments are not created by rigidly defined square-footage budgets; more importantly, they make thoughtful connections between learning and facilities.

Today, developing environments for learning offers a remarkable opportunity. More so now than any other time, there exists greater understanding about the human brain, how people learn, and the variety of impacts physical space can have on teaching and learning.

BRAINSACES | EDUCATIONAL FACILITY PLANNER – EXPERIENCE



Our team will work with you to tailor each ed spec document to define facilities that reflect your strategic vision while also recognizing the many ways that physical environments impact brain development, teaching and learning, and communities. We recommend strategies for facilities themselves to stimulate development, inspire learning, and offer opportunities for exploration. We call these BrainSpaces!

Creating space guidelines that reflect your vision will be transformational, and we look forward to combining our expertise with yours to collaboratively define school facilities guidelines that align with your district-wide aspirations, and then tailoring these guidelines for each of the three specific school sites.

STEPS IN OUR ED SPECS PROCESS:

STEP 1 DISCOVERY / PREPARATIONS

- Fine-tune the game-plan, participants, schedule and logistics
- Gather and digest current data, reports, plans, project “givens”, what's important
- Awareness Sessions (interviews) with VCBPS directors

STEP 2 FACILITIES VISIONING

- Review precedents and exemplars (tours, virtual tours, and other resources)
- Translate the district's vision into guiding principles for district-wide facilities
- Establish priorities for use and application throughout the district
- Tailor principles and priorities for each of the specific programs to be included in the **Schools for the Future** project

STEP 3 SYNTHESIS (SPACE PROGRAMMING)

- Synthesize insights gathered to date into cohesive direction for review and approvals
- Explore options that translate the guiding principles into space benchmarks for each type of facility
- Evaluate findings for consistency, continuity, equity and a pK-12+ continuum

At its essence, Space Programming is a translation of needs into spaces that accommodate those needs. Not unlike the ingredients of a recipe, the types, sizes and quantities of spaces to be included in the finished project are defined.

While it may seem to be a relatively straightforward task, developing a space program is a complex process with many factors to consider, a multitude of variables, subjective interpretations, and nuances. Programming must consider both current contexts and projected needs for a largely unknowable future.

Programming must accommodate fluctuations in educational programs and delivery methods, operational strategies, demographics, user groups, seasonal activities, community needs, partnerships, code requirements, security needs, national mandates, state and local regulations, and funding - to name a few. Additionally, a space program must clearly and accurately communicate the required physical parameters to the design team of architects, engineers, and builders who will create your school facility.

We believe that a program of space requirements should inspire creativity and innovation during the design and construction phases in addition to inspiring the occupants of the finished product.

STEP 4 EDUCATIONAL SPECIFICATIONS

- Document qualitative, quantitative and organizational parameters for each grade level configuration
- Check benchmarks against applicable codes, regulations, and funding parameters
- Define guidelines for specific unique programs such as IB and academy programs
- Define guidelines for acceptable deviations as benchmarks are applied to specific sites
- Create supplemental (tailored) ed specs for each project

BRAINSPACES | EDUCATIONAL FACILITY PLANNER – EXPERIENCE

STEP 5 PRE-DESIGN & ED SPECS VERIFICATION

- Use the site-specific ed specs to develop conceptual designs for each school site
- During the use of site-specific ed specs, apply any “lessons learned” to the district-wide ed specs for future use

Dynamic and Organized Participation: We admire the aspirations defined in your strategic vision, and appreciate the successes the division has achieved implementing it so far. We will continue to gather and review efforts you've already completed to avoid ground that is already covered and ensure time we request of you and your stakeholders is well-spent.

The process should be participatory, as student, staff and community involvement generate great value during the process and help ensure a successful outcome for each step. Mutual benefits will be emphasized, and insights will be solicited in a variety of venues and formats. Once these critical stakeholders are engaged, it is expected that they will continue to inform the direction of Schools for the Future projects with knowledge and enthusiasm as they progress to subsequent phases of design and implementation. The District's stakeholder groups should be adequately represented to collaborate in the definition of both broad and specific needs. Our team will work with VBCPS to determine the most effective approach(es) for inviting and engaging your stakeholders. The following list includes some typical topics, however each system and school is expected and encouraged to be unique:

Students

- Recognize the unique developmental needs of students to be served
- Understand the specific demographics of the designated student bodies
- Overlay the additional challenges unique to students within specific site areas
- Include considerations for current and future specific programs and special needs

Schools

- Define attributes of school facilities and grounds that support teaching and learning
- Engage community resources that can support the new school (potential business partnerships)
- Consider strategies to allow the facility to evolve in alignment with changing needs

Communities

- Explore community issues and concerns
- Recognize mutual benefits
- Explore arts & cultural connections
- Engage Parents / Guardians

VBCPS

- Provide learning environments that truly support 21st century learning
- Provide equitable opportunities for all students
- Provide safe, efficient and effective facilities throughout the district

OUR MOST RECENT AND RELEVANT K-12 RELEVANT EXPERIENCE

- Virginia Beach City School District, Princess Anne Middle School, VA (in collaboration with RRMM)
- Sunset Ridge School District 29: Sunset Ridge NET ZERO Elementary & Middle School, Northfield, IL
- Anchorage School District; Districtwide Elementary, Middle & High School Educational Specifications, AK
- Central Kitsap School District: Olympic High School Renovation & Additions, WA
- Clark County School District; Districtwide Elementary & Middle School Ed Specs; Las Vegas, NV
- Elk Grove Unified School District, pK-12+ Educational Specifications, Elk Grove (Sacramento Area), CA
- Hamilton Southeastern Schools, Districtwide Educational Specs for K-4 schools, IN
- Laramie County School District #1: Districtwide High School Educational Specifications, Cheyenne, WY
- Metropolitan School District of Washington Township, Districtwide pK-12 Educational Specs, IN
- Santa Monica-Malibu School District: Santa Monica High School Exploration Building, CA
- State College Area School District: State College Area High School, State College, PA
- Washoe County Public Schools: Transformation of Hug HS into a Career Innovation HS, Reno, NV
- Wellspring Center for Professional Futures (9-12 Regional Career Education Center), Tupelo, MS

BRAINSAPACES | EDUCATIONAL FACILITY PLANNER – RESUME



AMY YURKO, AIA, ALEP FACULTY

Lead Educational Facility Planner

Amy Yurko, AIA, is the founder and President of BrainSpaces, Inc., an educational planning firm that has led planning efforts for public and private, domestic, and international educational environments, which collectively serve over a million learners worldwide. As a licensed architect, educator, and life-long learner, she applies brain-focused strategies to the planning and design of environments. Incorporating a growing body of research, her firm's unique approach blends learning and architecture, promoting the allocation of physical resources where they will yield the maximum educational value.

An internationally recognized expert, Amy currently serves on the faculty of the A4LE Advanced Academy through San Diego State University. Her course focuses on developing educational specifications as critical to a project's development. By successfully completing the Advance Academy, professional learners achieve the credential of "Accredited Learning Environment Professional" (ALEP).

EDUCATION	<ul style="list-style-type: none"> Massachusetts Institute of Technology, Continuing Studies, PhD Program: Leadership in Organizational Change Master of Architecture, Washington University in St. Louis, St. Louis, MO Bachelor of Arts, Architecture, Washington University in St. Louis, St. Louis, MO
EXPERIENCE	<ul style="list-style-type: none"> 30+ Years Industry 17+ Years with BrainSpaces 8+ Years Teaching
REGISTRATION	Licensed Architect: 1990
MEMBERSHIPS / LEADERSHIP	<ul style="list-style-type: none"> American Institute of Architects (AIA) Reimagine America's Schools, Fellow Association for Learning Environments (A4LE) National AIA Continuing Education Committee, Chair National AIA Board Knowledge Committee Schools for the Children of the World (NGO), Board Member American Architectural Foundation (AAF)
TEACHING EXPERIENCE	<ul style="list-style-type: none"> Association for Learning Environments (A4LE) Advanced Course for ALEP Certification (Focus: Pre-Design & Ed Specs) Chicago Public Schools, Drummond Middle School PBL Choices Program Illinois Institute of Technology, College of Architecture, Adjunct Professor University of Southern California, College of Architecture, Visiting Professor Harvard University, Graduate School of Design, Visiting Instructor, Continuing Education

BRAINSPACES | EDUCATIONAL FACILITY PLANNER – RESUME

SELECTED RELEVANT PROJECT EXPERIENCE

<p>K-12 & SYSTEM-WIDE ED SPECS</p>	<ul style="list-style-type: none"> • Anchorage School District; Districtwide Elementary, Middle and High School Educational Specifications, AK • Clark County School District; Districtwide Elementary & Middle School Educational Specifications; Las Vegas, NV • Denver Public Schools; Districtwide standards for Calculating School Capacities, Denver, CO • Elk Grove Unified School District, pK-12+ Educational Specifications, Elk Grove / Sacramento, CA • Hamilton Southeastern Schools, Districtwide Educational Specs for K-4 schools, IN • Laramie County School District #1, Summit on Middle Level Education, Cheyenne, WY • Laramie County School District #1: Districtwide High School Ed Specs, Cheyenne, WY • Metropolitan School District of Washington Township, Districtwide pK-12 Ed Specs, IN • University of Western States, Programming & Master Plan for Health Occupations-focused University Campus, Portland, OR
<p>HIGH SCHOOLS - SITE-SPECIFIC PLANNING & ED SPECS</p>	<ul style="list-style-type: none"> • Anchorage School District: West High School Ed Specs & Renovation, Anchorage, AK • Anchorage School District: The Whaley Center (6-12 alt.school), Anchorage, AK • Boulder Valley School District, New Vista High School, Boulder, CO • Campbell County School District #1: South High School Renovation, Gillette, WY • Central Kitsap School District: New Alternative School Campus, WA • Central Kitsap School District: Olympic High School Renovation & Additions, WA • Campbell County School District #1: Westwood Alternative High School, Gillette, • Cleveland Heights/University Heights High School: Cleveland Heights, OH • Laramie County School District 1: Central High School Renovation, Cheyenne, WY • Laramie County School District 1: East High School Renovation, Cheyenne, WY • Laramie County School District 1: New South School, Cheyenne, WY • Marysville School District: Marysville-Getchell High School; Marysville, WA • Matanuska-Susitna Borough School District: Susitna Valley 7-12 School; Talkeetna, AK • Missoula City Schools: Hellgate High School Renewal, Missoula, MT • Missoula City Schools: Sentinel High School Renewal, Missoula, MT • Natrona County School District: Kelley Walsh High School, Casper, WY • New Trier Township High School: Renovations & Additions, Winnetka, IL • Northwest School, 6-12 Campus Educational Specifications, Seattle, WA • Poudre School District: 2 New 7-12 School Campuses, Fort Collins, CO • Pueblo School District: 2 New 9-12 High Schools, Pueblo, CO • Round Rock ISD: Success (Alternative) High School, Round Rock, TX • Santa Monica-Malibu School District: Santa Monica High School Exploration Bldg, CA • State College Area School District: State College Area High School, State College, PA • Southwest Allen County Schools: Homestead High School, Fort Wayne, IN • Washoe County Public Schools: Transformation of Hug HS into a Career Innovation Center, Reno, NV • Wellspring Center for Professional Futures (9-12 Career Education Center), Tupelo, MS
<p>ELEMENTARY & MIDDLE SCHOOLS - SITE-SPECIFIC PLANNING & ED SPECS</p>	<ul style="list-style-type: none"> • Virginia Beach City Public Schools: New Princess Anne Middle School, Virginia Beach, VA (with RRMM Architects) • Anchorage School District: Airport Heights Community Elementary School, Anchorage, AK • Anchorage School District: Clark Middle School, Anchorage, AK • Anchorage School District: Romig Middle School & West High School, Anchorage, AK • Anchorage School District: Mt. Iliamna Elementary School (k-6 alternative school), Anchorage, AK • Aquarian Charter Elementary School, Anchorage, AK • Carmel Clay Schools: 2 New Elementary Schools, Carmel, IN • Cleveland Public Schools: New Sunbeam (Skyline) Special Needs Elementary School, Cleveland, OH

BRAINSAPACES | EDUCATIONAL FACILITY PLANNER – RESUME

- Community Unit School District 300: Districtwide Elementary STEM learning environments, Algonquin, IL
- Fairbanks North Star Borough School District: Barnette k-8 Exploratory Magnet School, Fairbanks, AK
- Fairbanks North Star Borough School District: Ryan Middle School, Fairbanks, AK
- Fairbanks North Star Borough School District: Knik Elementary, Fairbanks, AK
- Harrisonburg City Schools: Middle School Planning & Facilitation, Harrisonburg, VA
- Joplin Public Schools: New Early Childhood Center, Joplin, MO
- Joplin Public Schools: New Soaring Heights Elementary School, Joplin, MO
- Joplin Public Schools: East Middle School replacement, Joplin, MO
- Laramie County School District 1: Prairie Wind Elementary School, Cheyenne, WY
- Metropolitan School District of Washington Township: 2 New Elementary Schools, IN
- Monroe County Community Schools: Tri-N replacement Middle School, Bloomington, IN
- Neal Math and Science Academy: North Chicago, IL
- Norfolk Public Schools: Campostella K-8 S.T.E.M. School, Norfolk, VA
- Peck K-8 Expeditionary Learning School, Guilford County Schools, NC
- Pine Bluff Elementary Replacement School: Pine Bluff, WY
- Pueblo School District 60: 2 New Elementary Schools, Pueblo, CO
- Pueblo School District 60: New pK-8 School, Pueblo, CO
- Punahou School: Punahou Primary School, Honolulu, HI
- Putnam City Schools: New Middle School Visioning, Warr Acres/Oklahoma City, OK
- Schiller Park School District 81: New Lincoln Middle School; Schiller Park, IL
- Sublette County School District #9: Big Piney Elementary School, Visioning & Educational Specs, WY
- Sunset Ridge School District 29: Sunset Ridge Elementary & Middle School, Northfield, IL (with Wight & Co.) NET ZERO

A FEW ENDORSEMENTS

"By having a firm grasp of the essential and necessary elements required to provide a 21st century educational facility and being able to effectively communicate those concepts to varied audiences speaks to a depth-of-knowledge not only of her craft, but also the phenomenal ability to describe the concept in terms understandable to the less informed folks in a community ... a basic requirement to bring together the enthusiastic support of the local folks and inspiration that propels a project forward."

-Wally Diller, Wyoming School Facilities Department

"Amy came into a group of school staff and faculty who had negative experiences with prior design processes, and she changed their outlook on planning. She listens to all stakeholders, asks questions until she understands who we are, and fights for what is best for students and staff. She is easily accessible and quick to respond to our questions. It has been a breath of fresh air to work with BrainSpaces and Amy Yurko."

- Catherine Baxter, Dean of Students, Santa Monica High School

"Amy has done an extraordinary job of listening, creating, revising, and designing for our needs. She is very adept at soliciting feedback from people with competing ideas in a way that allows for participation, but not domination."

- Carol Comeau, Superintendent [retired], Anchorage School District

"Amy's outstanding and innovative work on educational facilities has established her as one of the most creative educational architects practicing today"

– Esther Cox, co-author of *Breaking Ranks, Changing an American Institution*.

"When I look around the school and see students exploring their ideas with the same curiosity as they explore the building, I find myself saying out loud the same thing I say when I see a bolt of lightning in the sky. 'Wow, did you see that?!'"

– Brian Amsler, Assistant Principal, Lincoln Middle School