

# APM

## CLIENT

Episcopal High School  
Mr. Richard Yarborough  
703.933.4061

## ARCHITECT

Graham Gund Architects  
Mr. Stephen Dadagian  
617.577.9600

## GENERAL CONTRACTOR

Forrester Construction  
Mr. Rick Forrester  
301.255.0350

**\$8.5 MILLION**  
CONSTRUCTION BUDGET

**13 MONTHS OF**  
CONSTRUCTION

**30,700 GSF**  
SCIENCE LABS, LECTURE  
HALL, GREENHOUSE  
ADMINISTRATIVE OFFICES

**125-ACRE SITEWORK**



## Science Building at Episcopal High School Alexandria, Virginia

Episcopal High School is located in the City of Alexandria, Virginia. The new Science Building consists of approximately 30,700 SF of new construction, which includes eight science lab rooms, four lab prep rooms, lecture and seminar rooms, faculty offices, a central Rotunda, and a greenhouse. Additionally, there is associated sitework, including an underground stormwater storage tank, extension of the parking lot, hardscape, landscape, and site utilities.

- When APM was selected as the PM/CM, the project was at the 80% CD's and was being designed to meet the LEED Green Building Rating System of the US Green Building Council (USGBC). Based on budgetary constraints, APM developed an 'a la carte' menu of value engineering items for the Owner and design team to review and approve.
- Adding to the complexity of reducing the construction cost when the documents were near complete, was the predicament that certain building systems could not be reduced as they were a necessity in order to meet LEED requirements. APM successfully managed to reduce the construction cost by \$1.0 million, while still having the ability to achieve LEED Certified.
- APM re-evaluated the preliminary schedule and reorganized the construction approach to reduce the construction duration, thus limiting the impact on the campus. Due to the new building being located on the occupied campus, APM prepared a phasing and staging plan that minimized the intrusion of construction traffic in the heart of the campus.
- **Under the management of APM, the Science Building successfully achieved a rating of Certified on the LEED-NC v2.1 rating system.**



*LEED Certified Science Building*



"We are deeply appreciative of your leadership and hard work in bringing the Science Building, Hummel Renovations, and Robertson conversion in on time and within budget. It is very clear to me that we would not have accomplished this without your professionalism and attention to detail."

- Mr. Rob Hershey, Headmaster, Episcopal High School