

JULY 6, 2017

FLEET ELEMENTARY SCHOOL

PRE-CONSTRUCTION MEETING WITH ADJACENT NEIGHBORS AND ASSOCIATED CIVIC ASSOCIATIONS

Owner - Arlington Public Schools

Project Architect - VMDO Architects

Contractor - Whiting-Turner

Construction Manager - MBP

Kay Jackson – Construction Manager, MBP, Inc.
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Will Ritmiller – Project Manager, Whiting-Turner
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Steve Stricker – Project Manager, Arlington Public Schools
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Cell phone: 571.220.0048

Project Information on APS Website

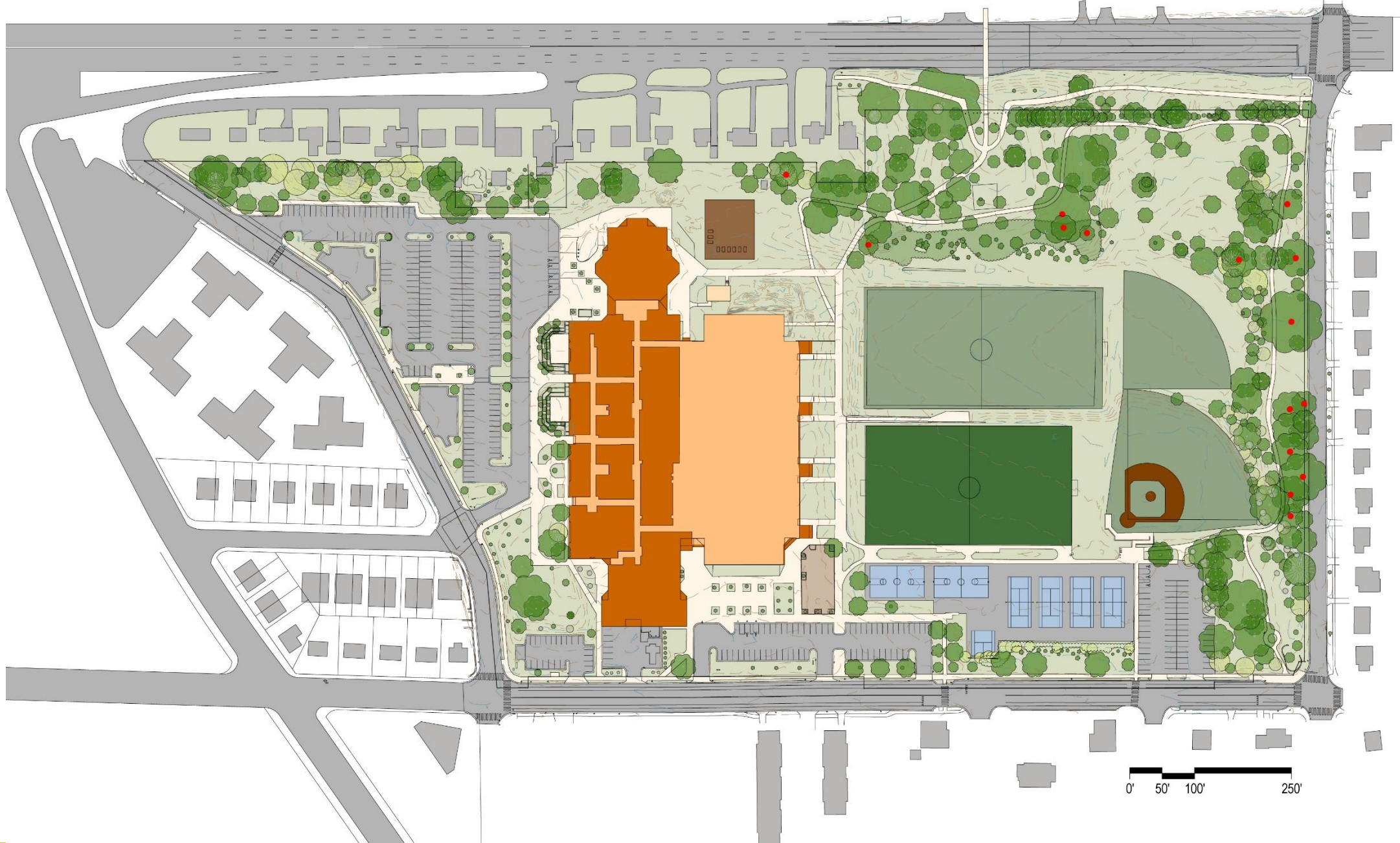
- <https://www.apsva.us/design-and-construction/new-elementary-school-jefferson-site/>

Monthly Construction Updates

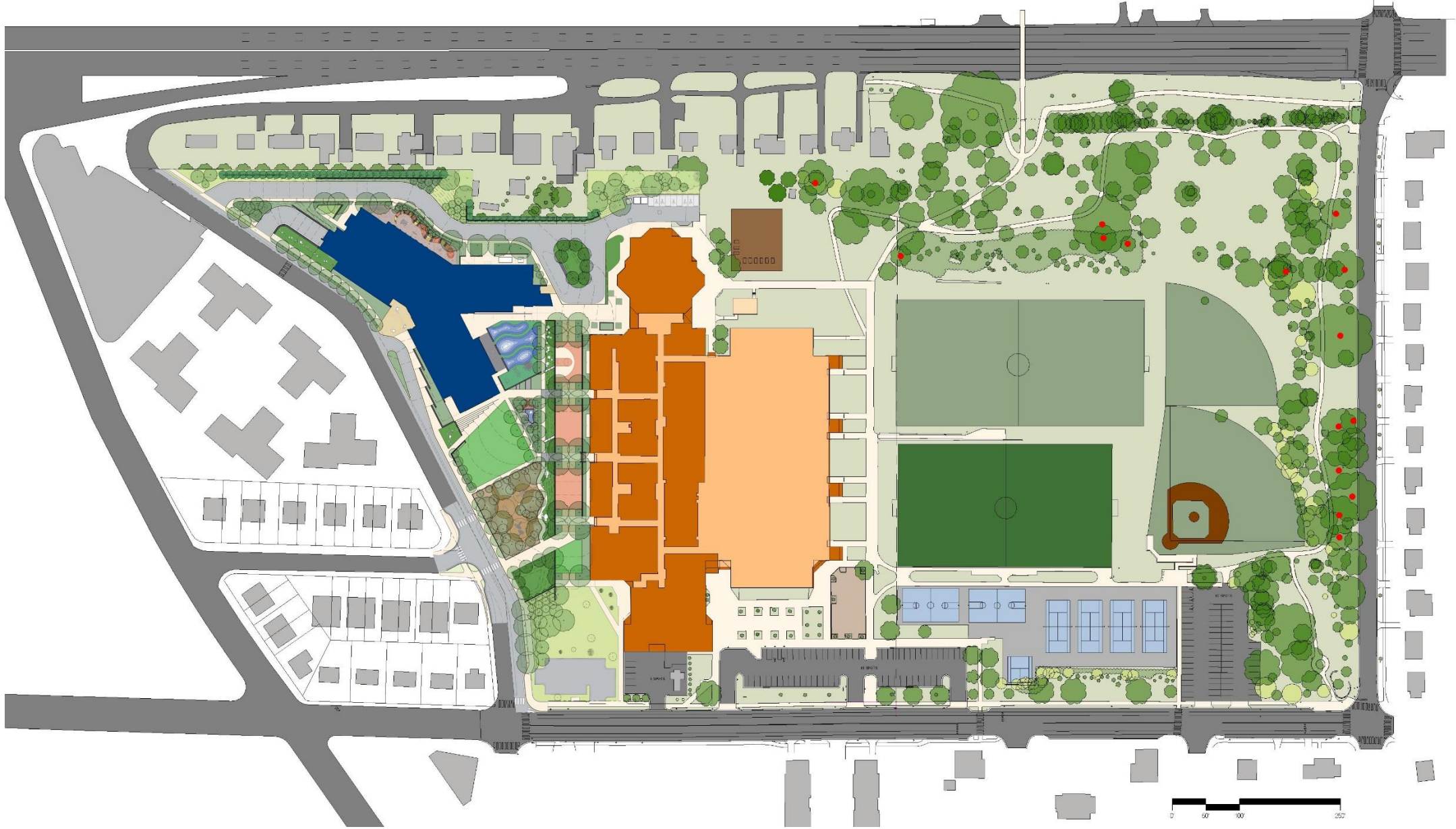
- Will be issued via email
- Please contact APS if you want to be copied

- New Elementary School for the Henry Community
- Support APS Strategic Plan Goal #4 – Provide Optimal Learning Environments
- Address capacity by providing at least 725 seats
- Open by start of school 2019
- Multi-story building in northwest corner of site
- Structured parking
- Project cost \$59 million

October 2012	FY 2013-2022 CIP identifies Kenmore site as the location of a new elementary school
June 2014	FY 2015-2024 CIP identifies Jefferson site as preferred location for a new elementary school
September 2014	County Board appointed TJWG begins
January 2015	TJWG issues Final Report and County Board decides “not now” to a new elementary at the Jefferson site
June 2015	School Board appointed SAWG begins
November 2015	SAWG issues Final Report including a preference to build a new elementary school for Henry at Jefferson
December 2015	School and County Board approves Jefferson as the site for a new elementary school
March 2016	School Board approves first three preferences of the SAWG
April to September 2016	BLPC & PFRC input during Concept and Schematic Design phases
November 2016	Use Permit submission
April 2017	Use Permit approval
July 2017	Estimated start of construction
September 2019	School Opening



0' 50' 100' 250'



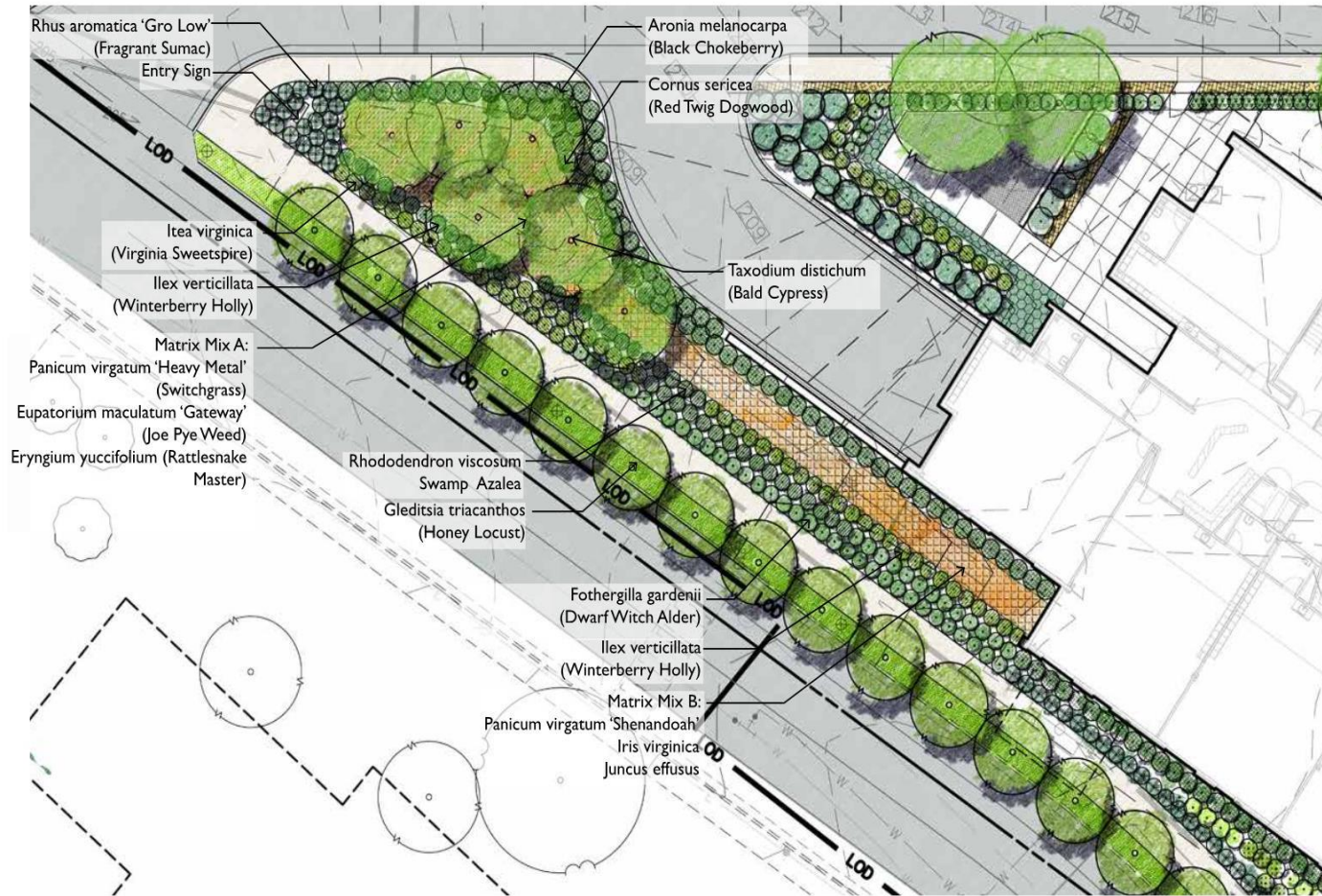
Proposed site plan



Overall Existing site plan



Overall Final site plan



SUPPLEMENTAL INFORMATION FOR USE PERMIT

SCALE:

VMDO

VMDO Architects
200 E. Market Street
Charlottesville, VA 22903
434.276.3584
vmdo.com

NEW ELEMENTARY SCHOOL AT THOMAS JEFFERSON MIDDLE SCHOOL

125 South Old Glebe Rd
Arlington, VA 22204

VMDO Proj. No.: 1152

Drawn By:
Date:

2
Author
03/29/17



Along SOG



North of theater

GEOTHERMAL WELL FIELD

Two-thirds of the south soccer field's length has a well field below it. Prior to building the soccer field, 70 wells were drilled 500 feet into the earth. These wells are spaced 20 feet apart and contain a closed-loop pipe for moving water through earth. The water is always contained within the pipe, but in the process of circulating through the 70,000 linear feet of underground piping, heat is transferred between the water and the earth through the pipe's walls.

When it's cold outside, Discovery's heat pumps take heat from the water and use it to warm the school's inside air. The water is now cooler and it is sent back to the earth to be warmed up. When it's hot outside, the heat pumps pull heat from the school and discharge it into the water. The water is now warmer and it is sent back to the earth to be cooled down.

Two permanent wells already drilled down to 560 feet with conductivity results as expected.

70 more wells will be drilled during construction when the site is fenced off and in full site construction mode.

This is one of the largest energy saving aspects of the project. This also prevents the need for noisy exterior cooling towers, which often draw complaints in the summer

Example of construction signage

Proposed Final Design

Existing condition

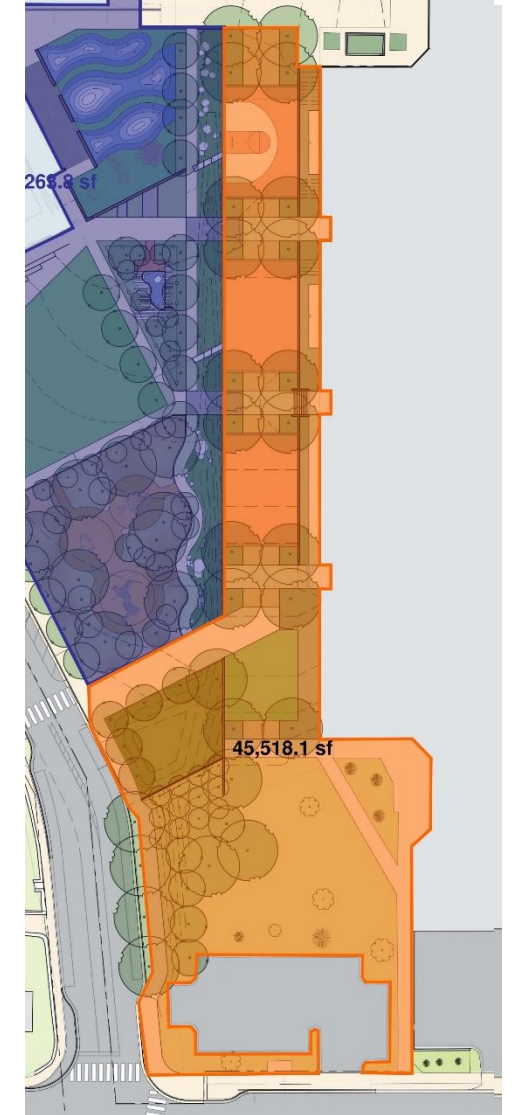
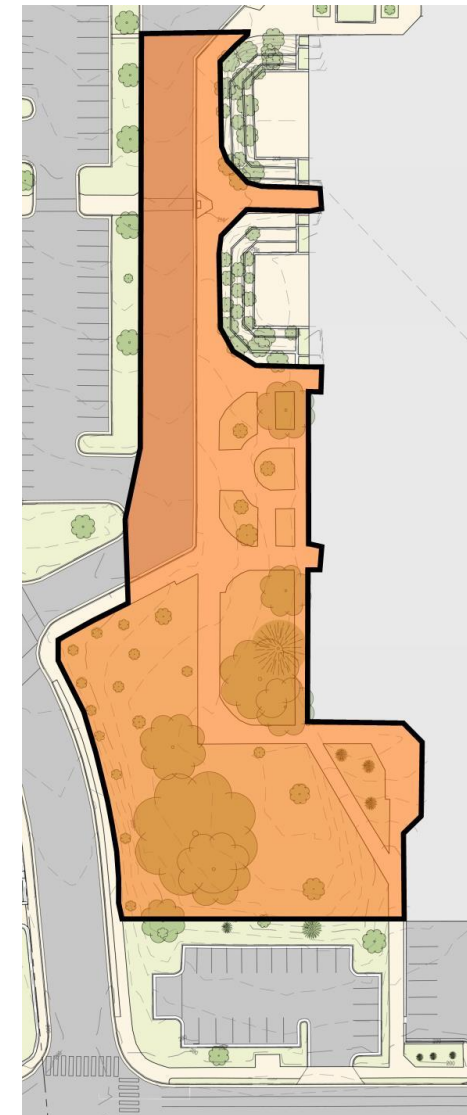
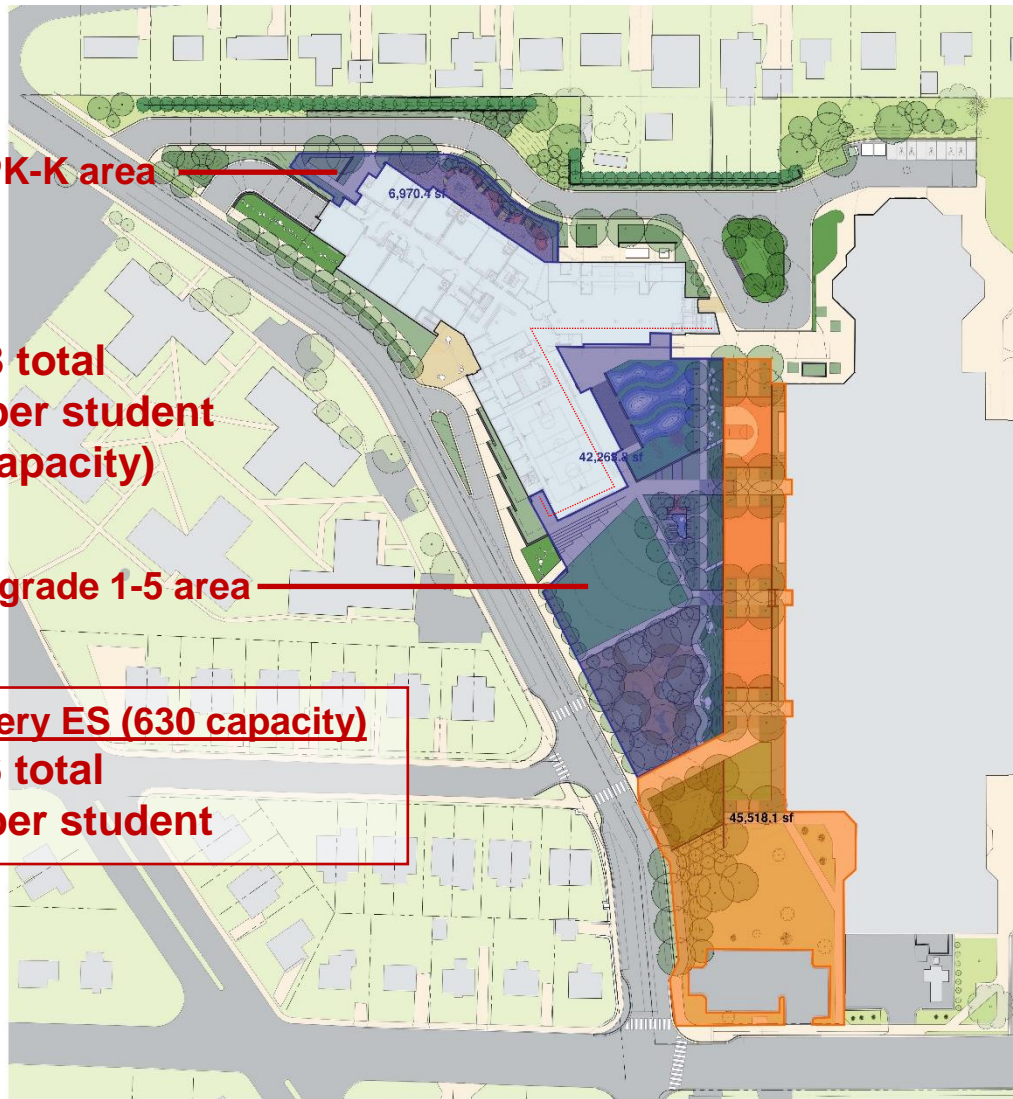
Proposed Final Design

6,970 PK-K area

49,238 total
65 sf per student
(752 capacity)

42,268 grade 1-5 area

Discovery ES (630 capacity)
42,306 total
67 sf per student

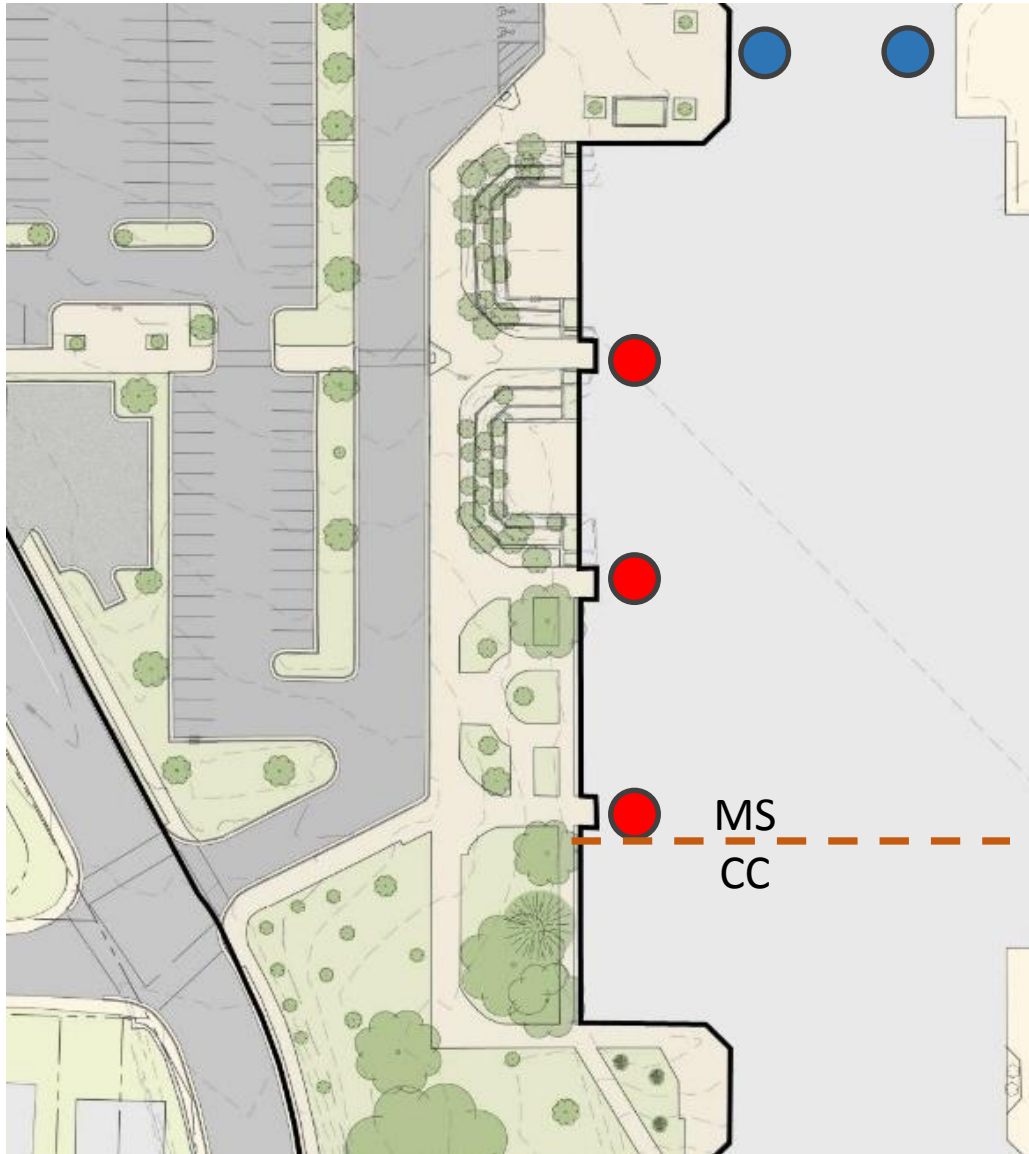


49,238 sf Elementary | 45,518 sf Middle

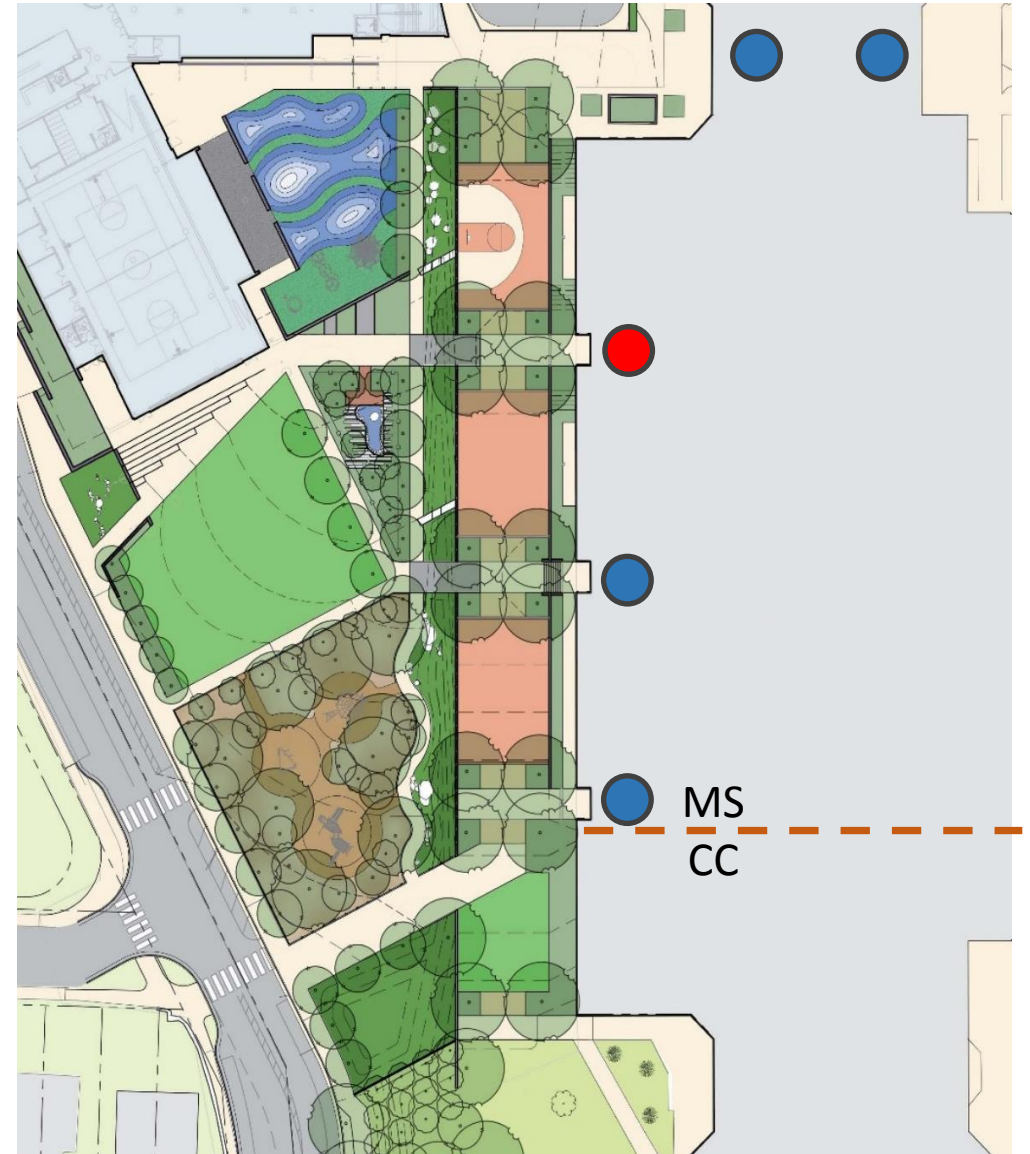
45,439 sf

45,518 sf

Existing condition



Final Design



Middle school entries

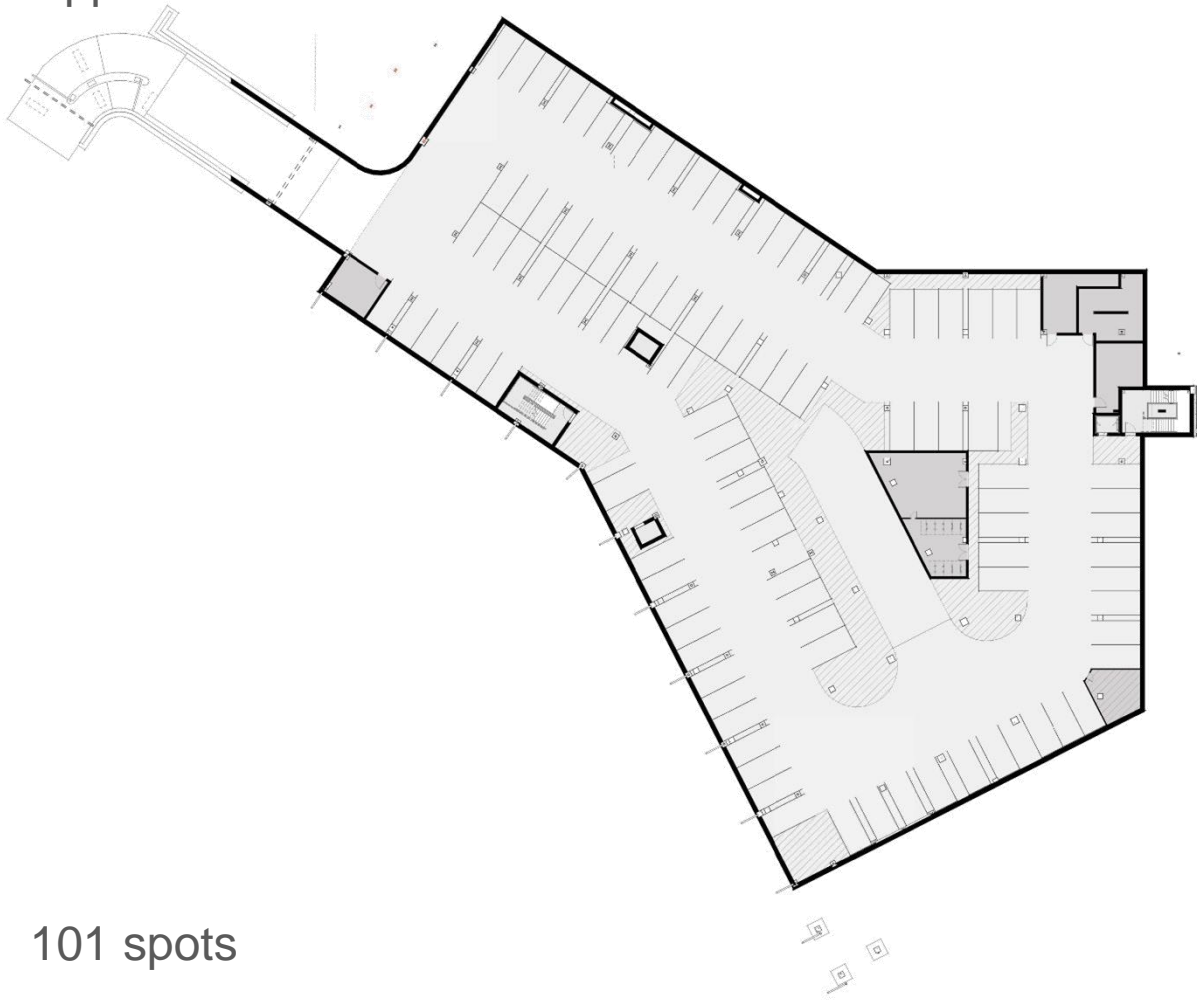


= non-accessible entrance



= accessible entrance

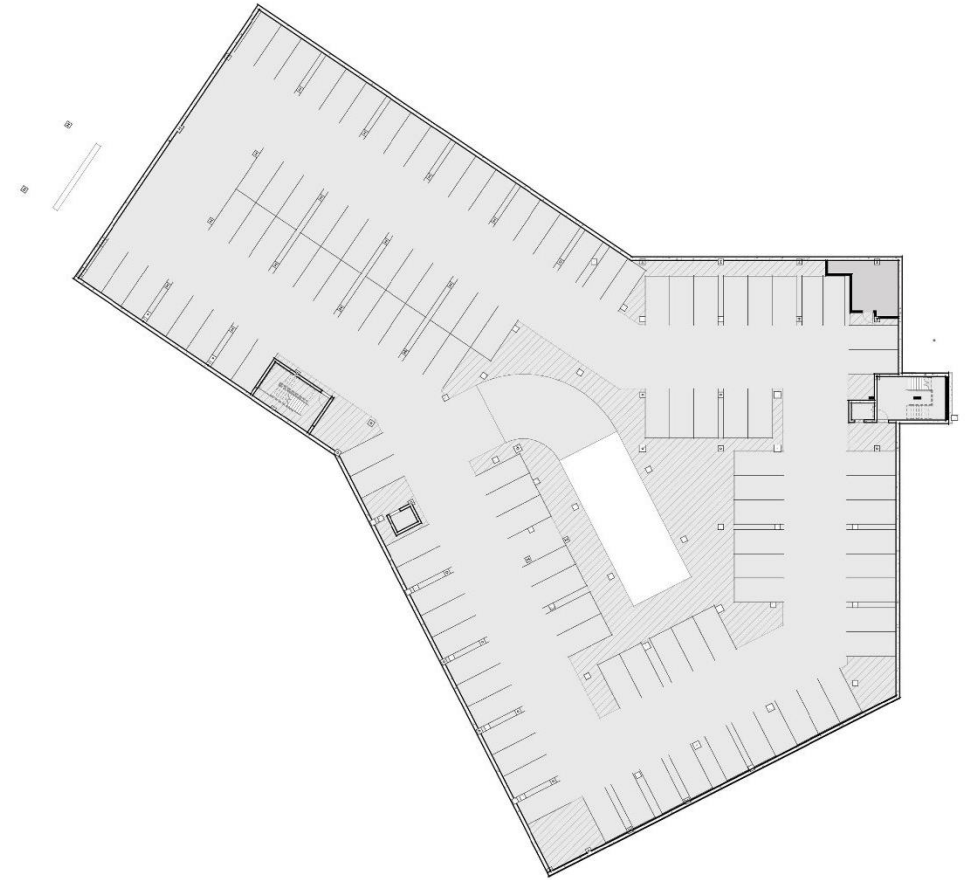
Upper level



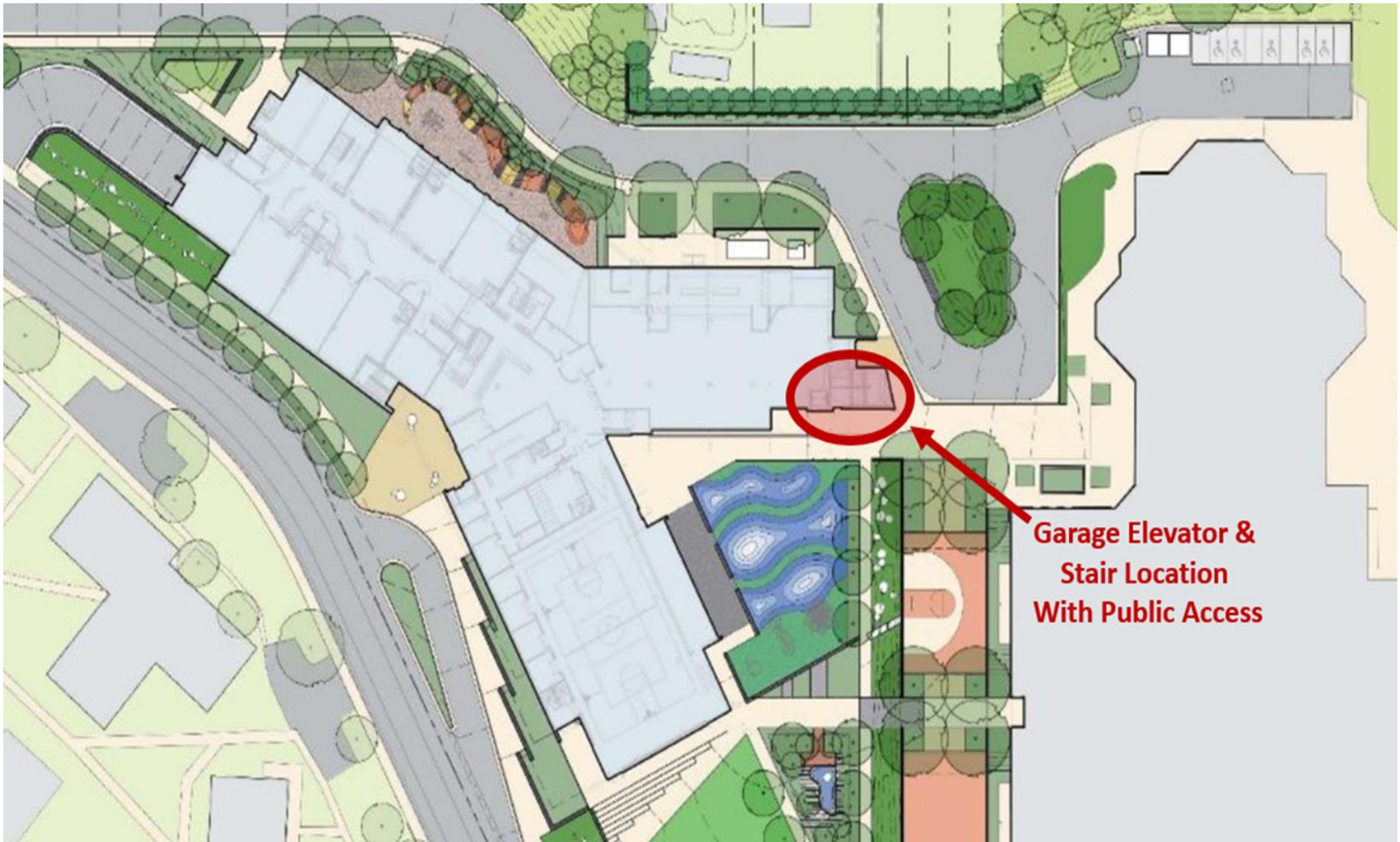
101 spots

214 spots in garage v/s 213 spots in current west lot

Lower level



113 spots



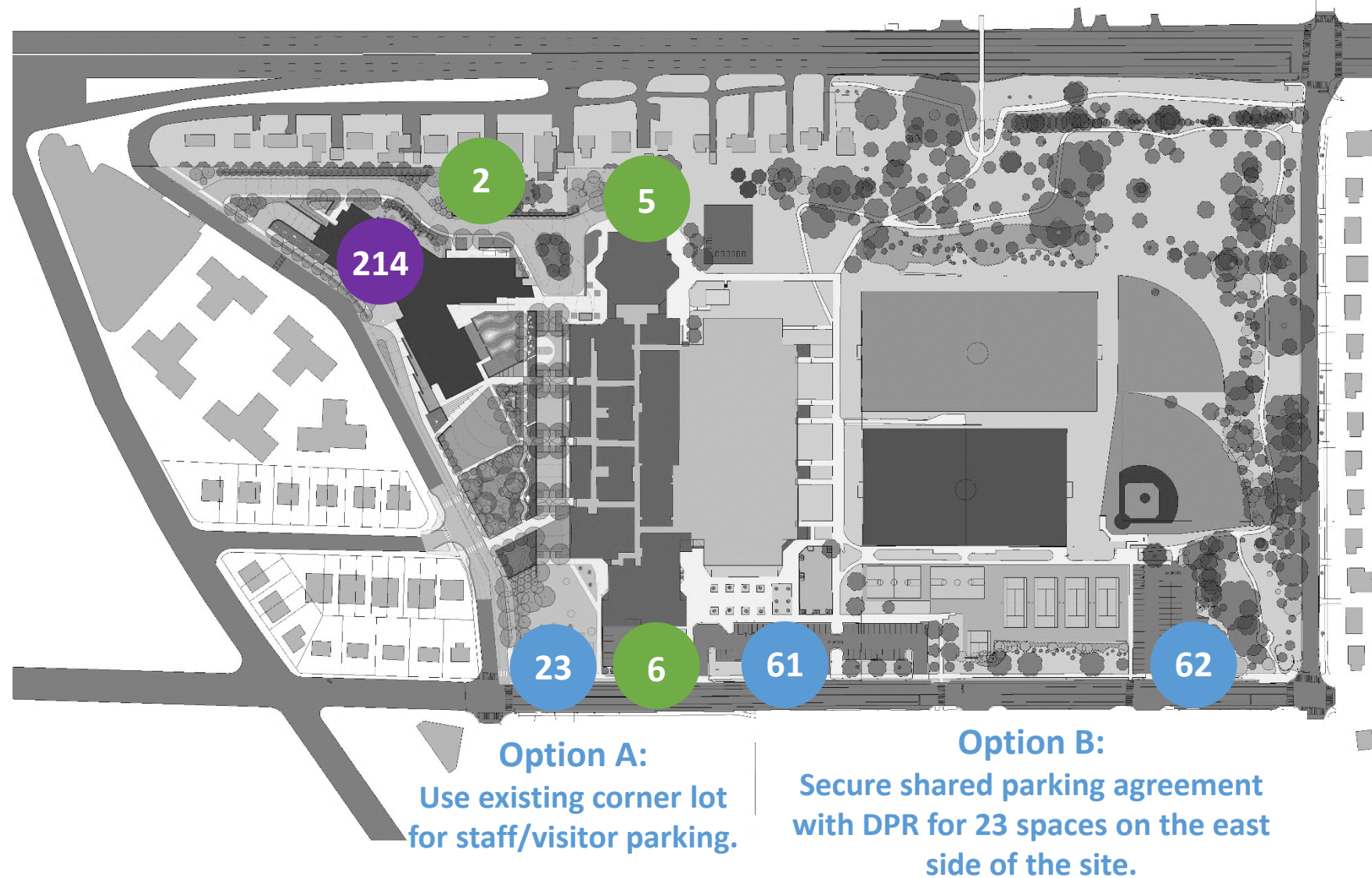
**Garage Elevator &
Stair Location
With Public Access**

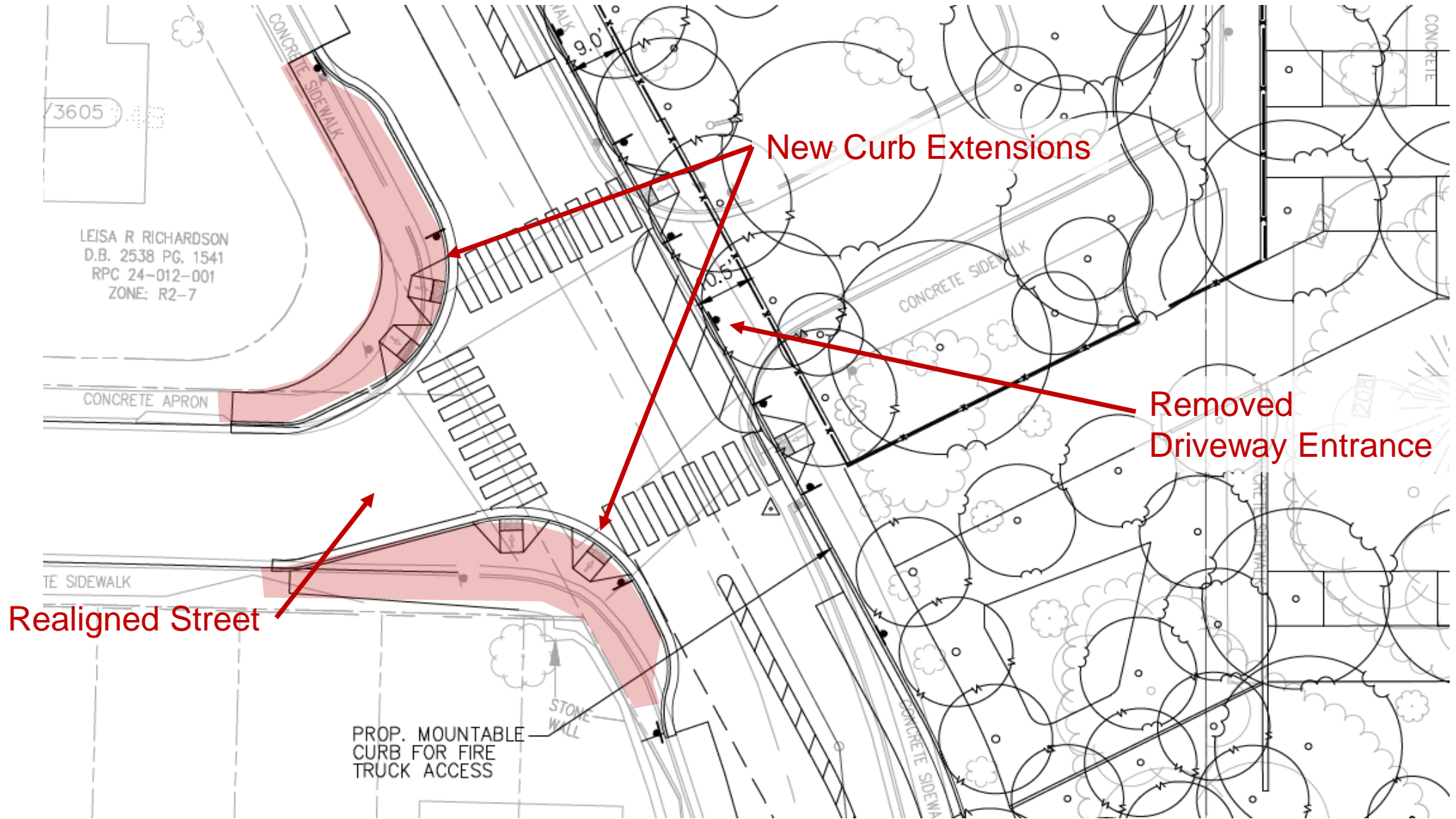
Access to Shared Garage

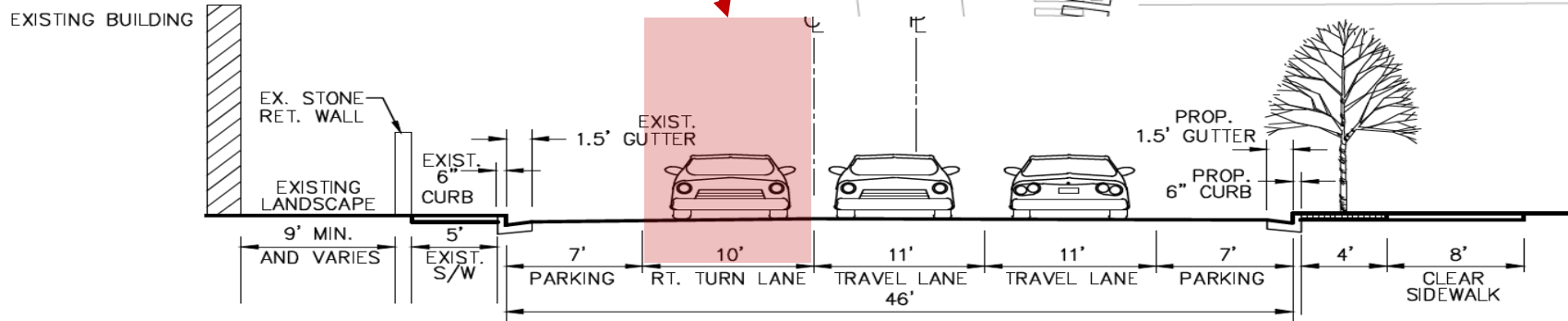
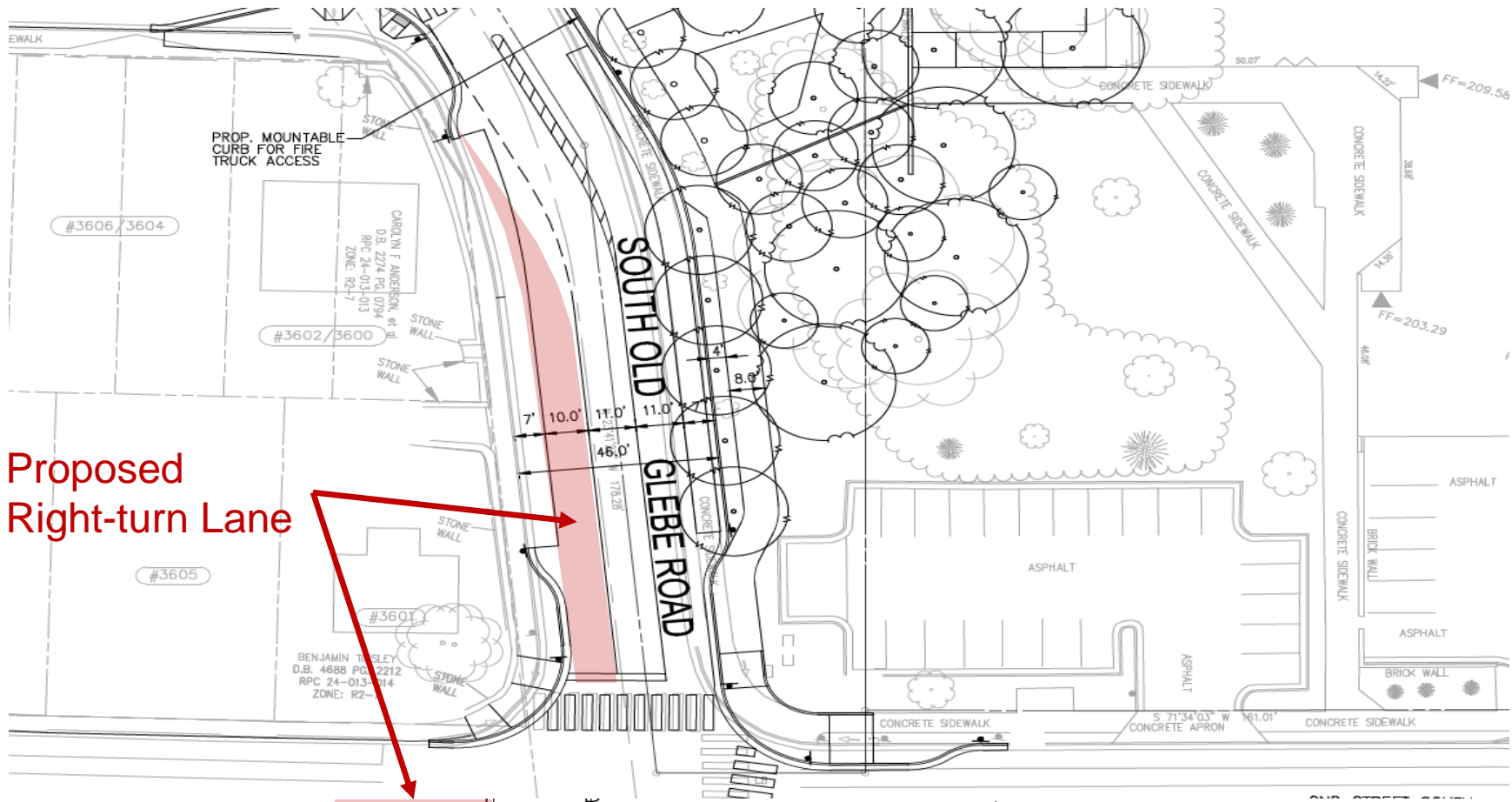
APS Parking Demand:
250 spaces

APS Proposed Parking
Supply & Occupancy:

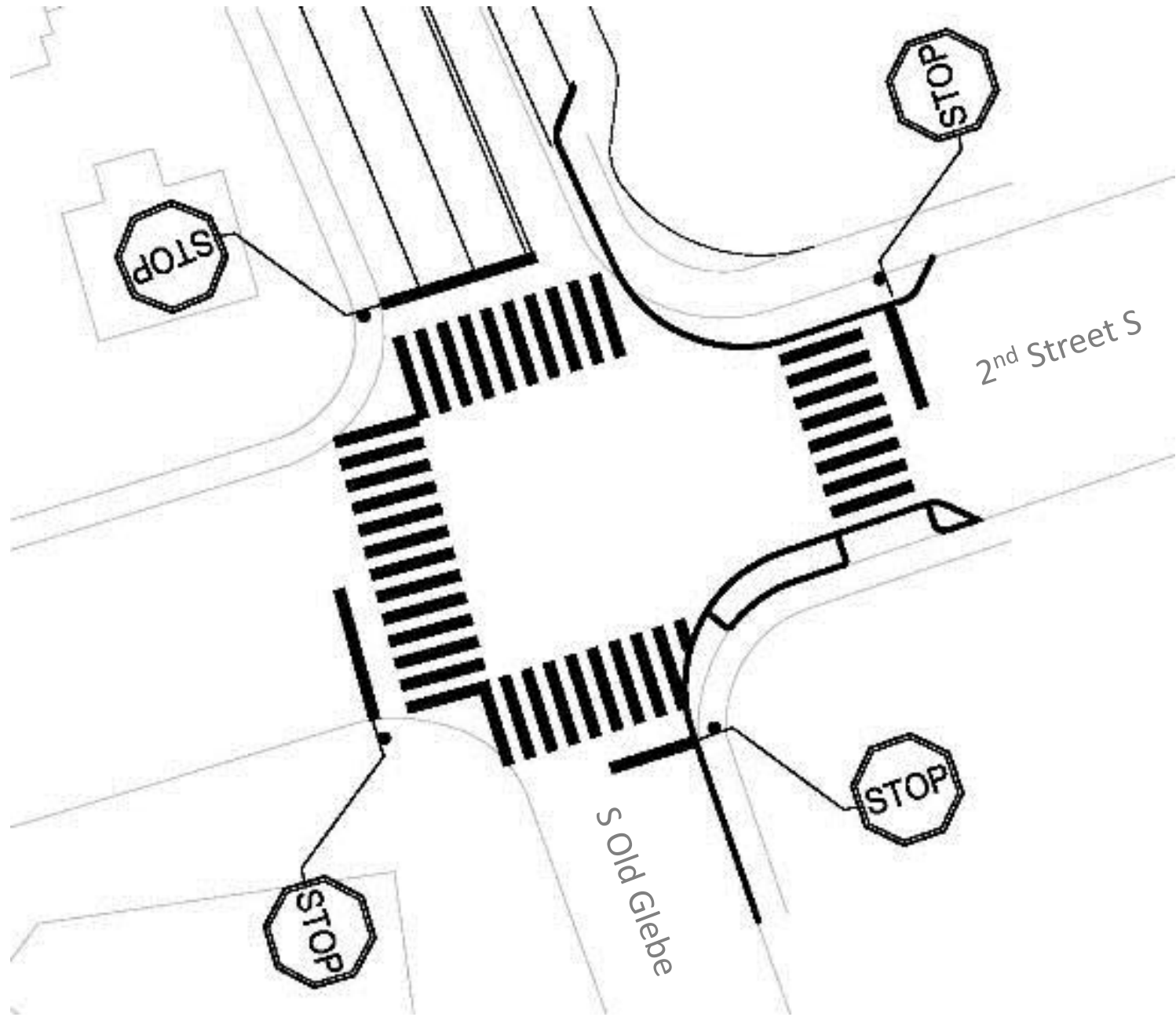
214 garage
+
13 surface
+
23 existing
(option A or B)
=
250 spaces







New Southbound Right-Turn



New 4 way stop at 2nd Rd S and S Old Glebe

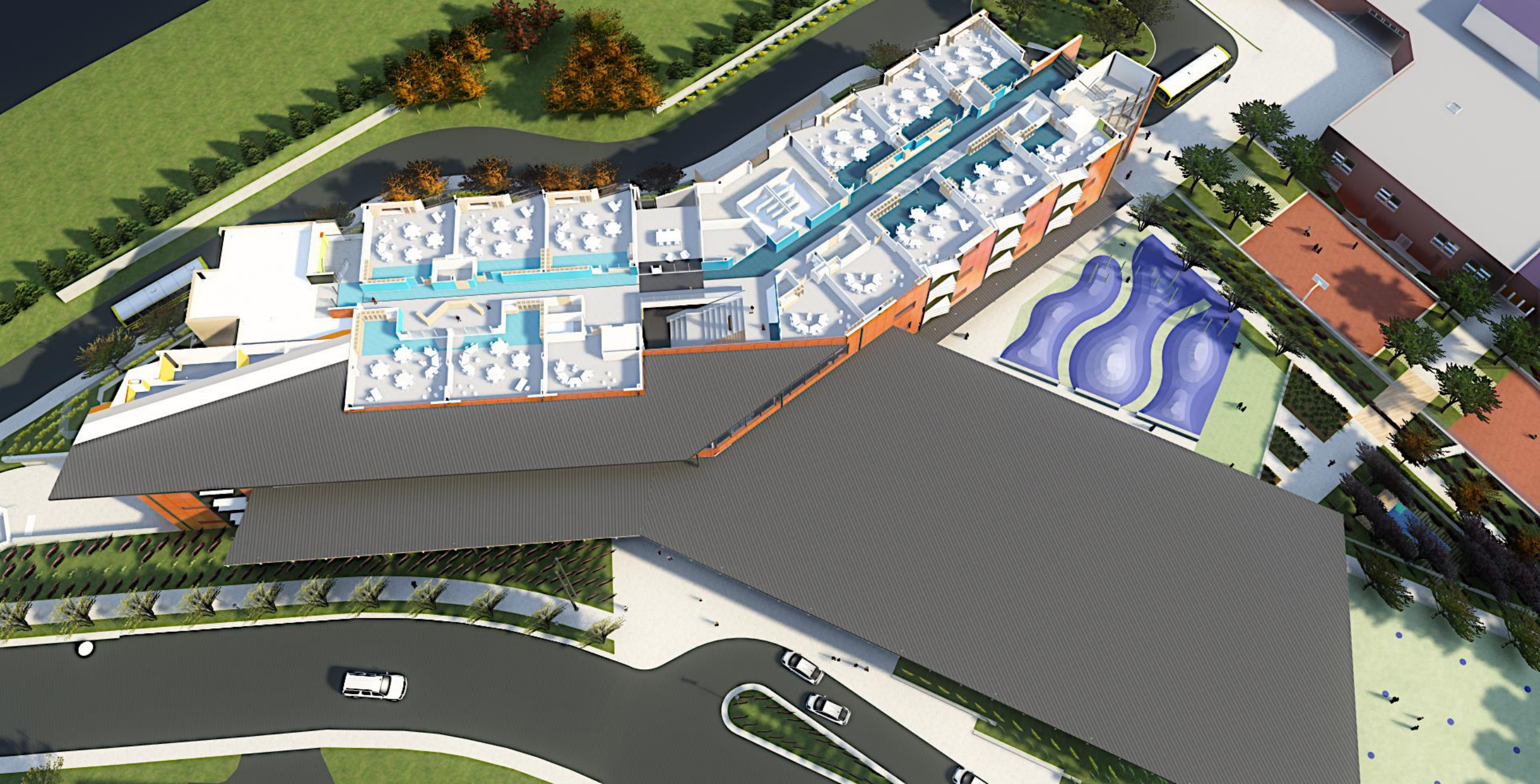
- New sidewalk along entire site frontage
- Removing curb cuts along South Old Glebe Road
- Adding Street trees along South Old Glebe Road
- Widening South Old Glebe Road to support either on-street parking or student drop-off and pick up
- Sidewalk improvements to the west side of South Old Glebe Road





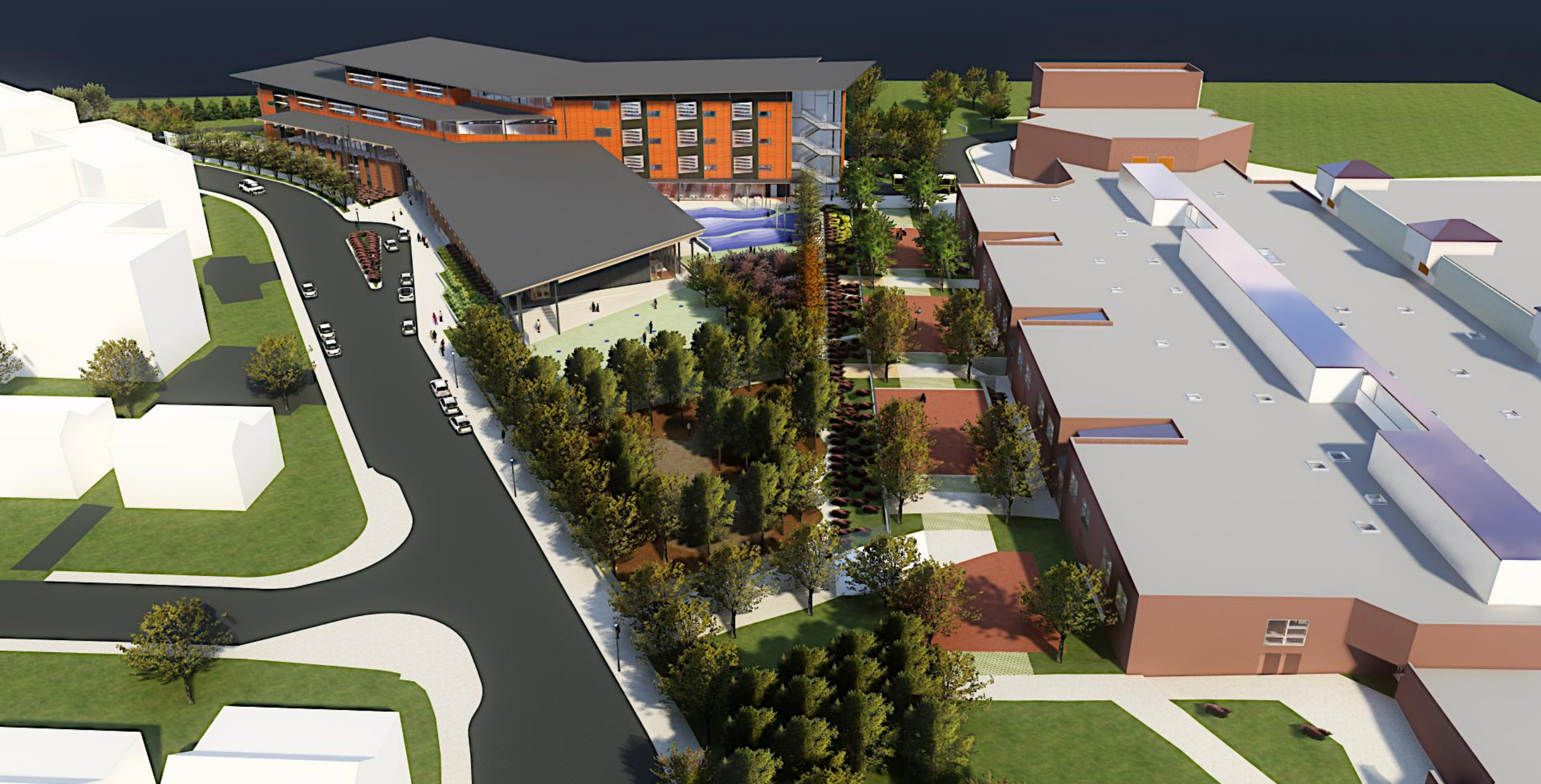


Third floor plan

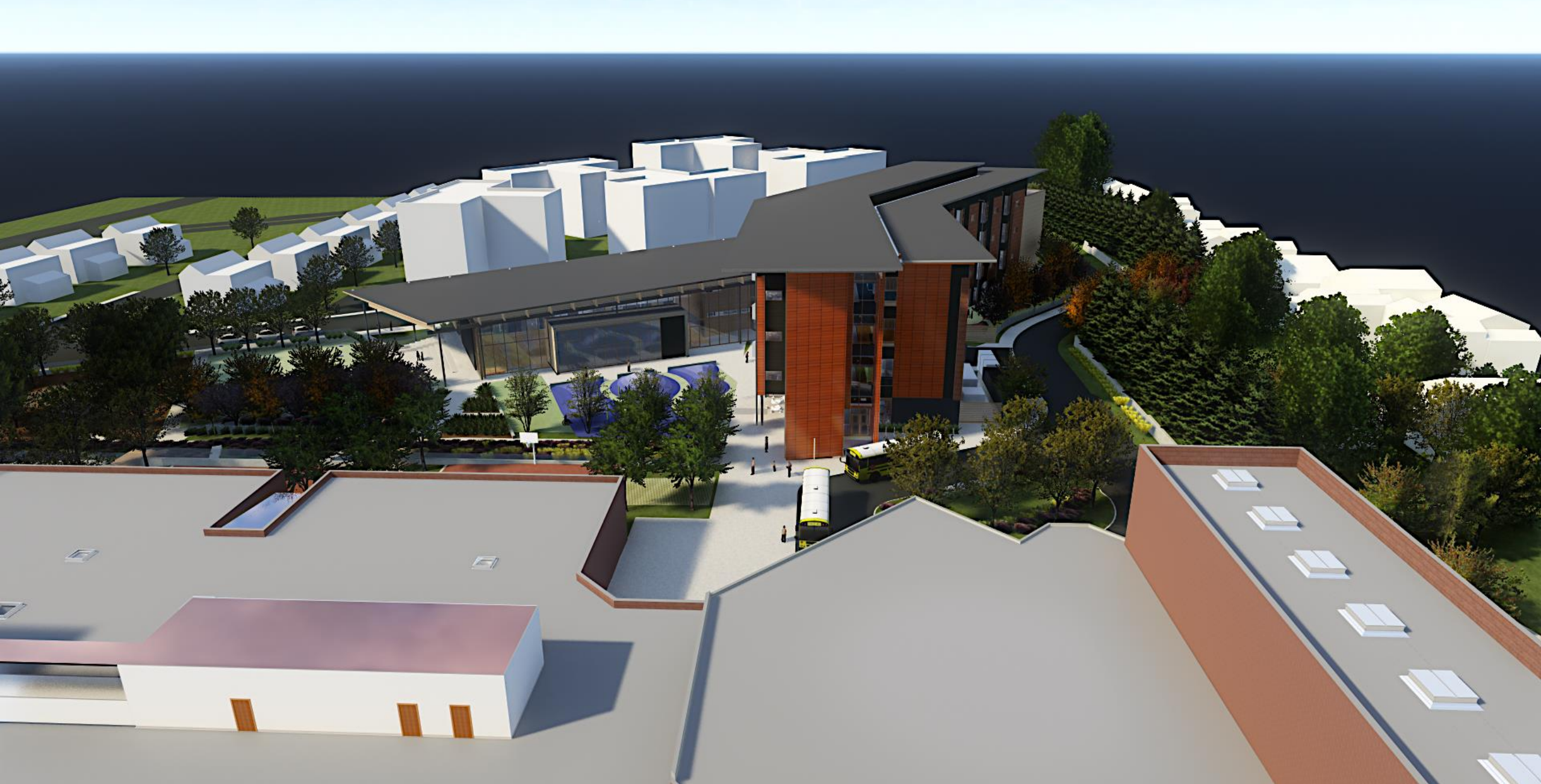


Fourth floor plan





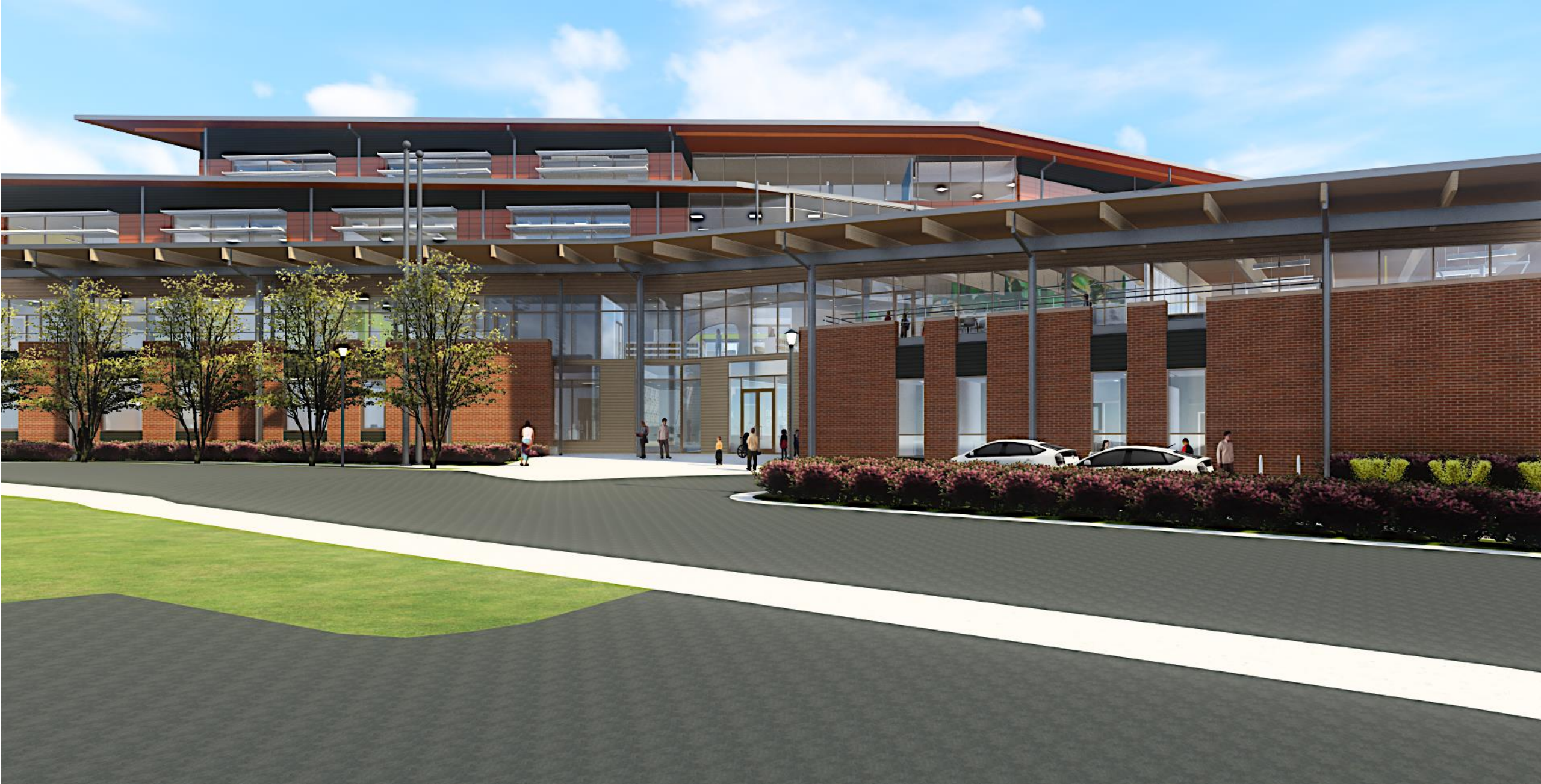












COMMUNITY MEETING 32 Perspective view of building from Arbors parking lot







Perspective view of courtyard elevation

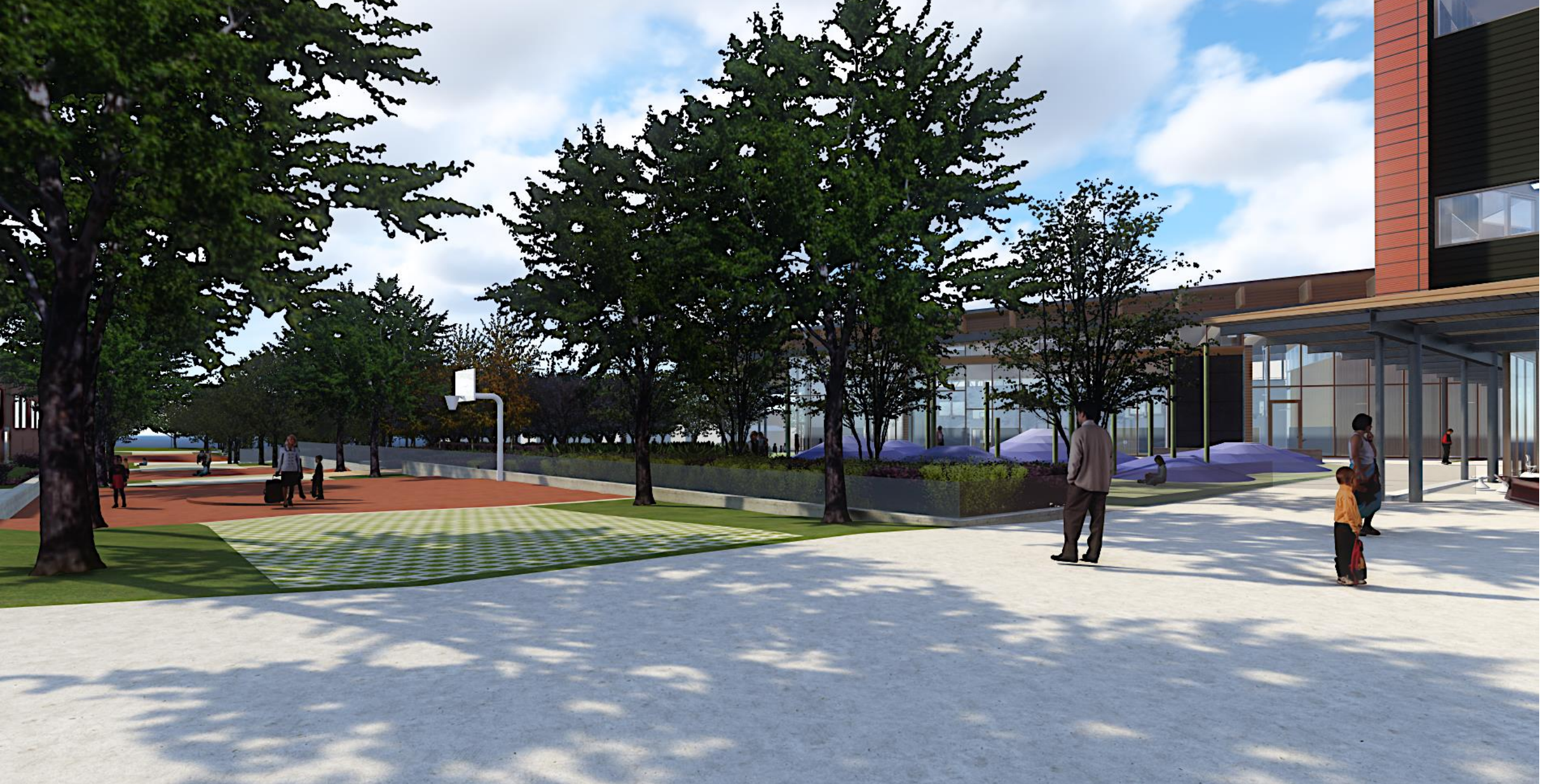


Perspective view of gym from MS

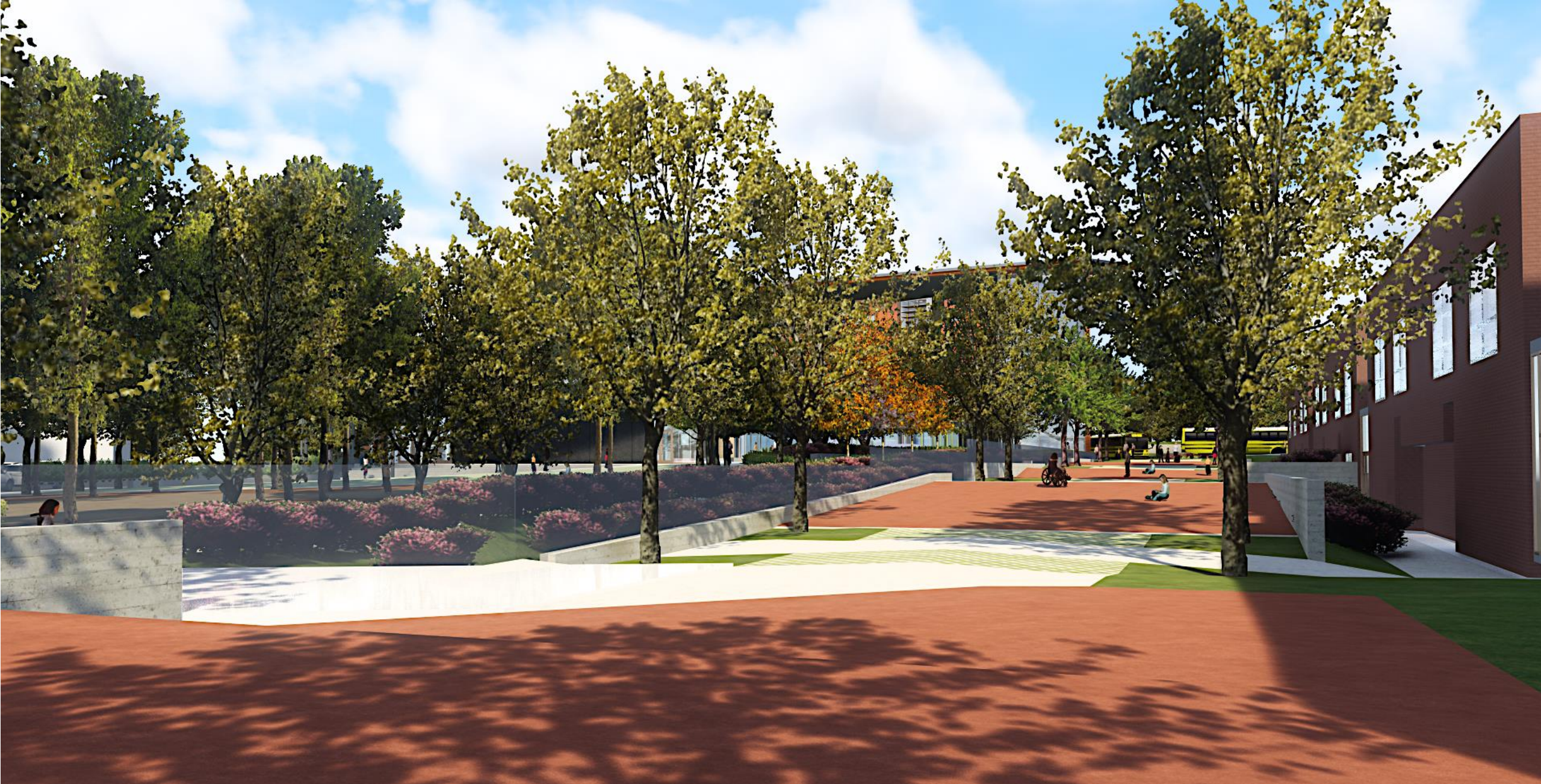


COMMUNITY MEETING 37 Perspective view of ES courtyard





Perspective view of MS play areas

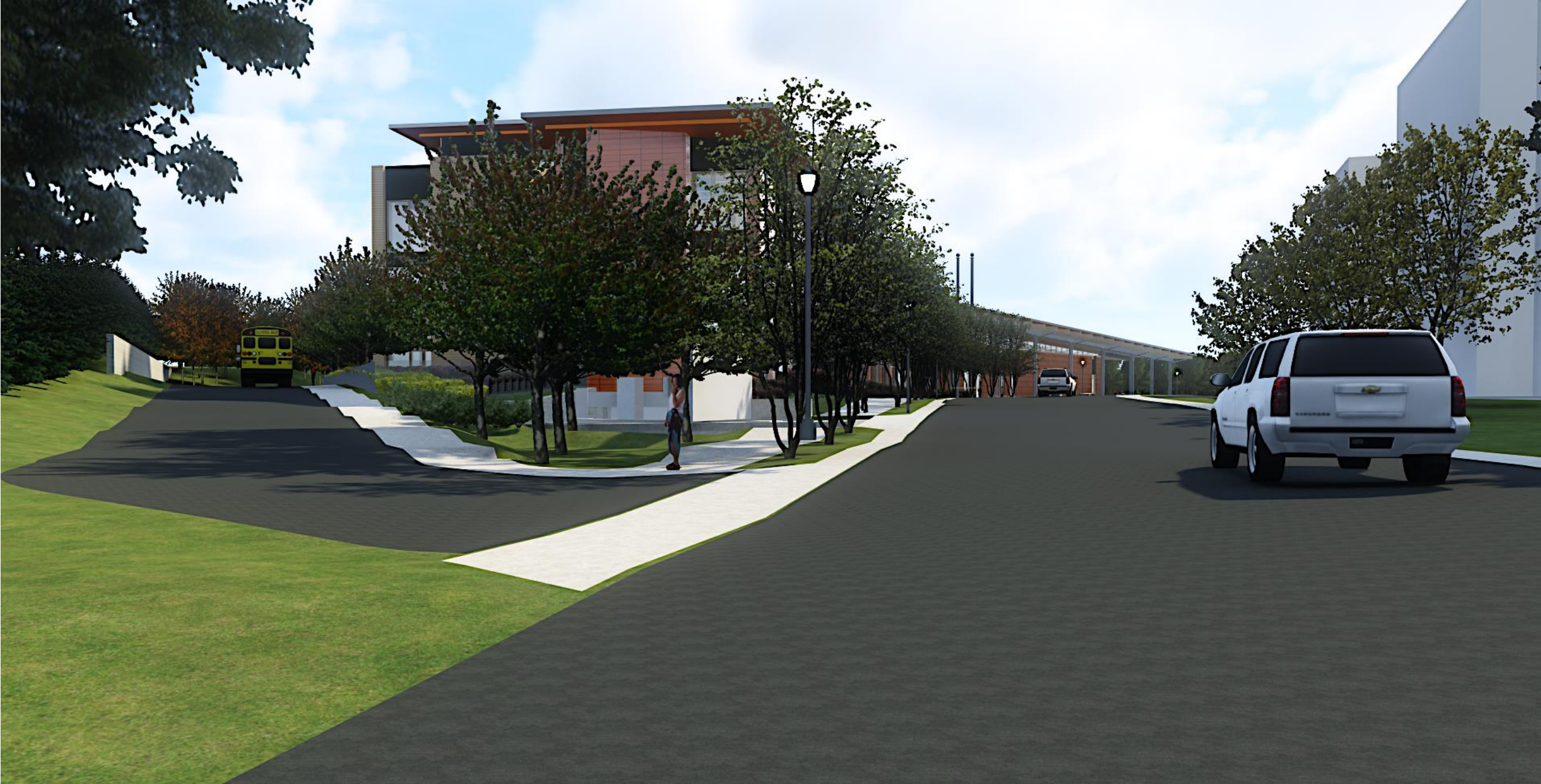


Perspective view of MS play areas looking north





Perspective view of north elevation at bus drive











COMMUNITY MEETING 47 Perspective view of cafeteria looking west

- Mobilization on site – early to mid-July 2017
- Excavation, Sheeting & Shoring, and Geothermal Well field construction – July 2017 to November 2017
- Garage Structure – November 2017 to March 2018
- School Structure – March 2018 to August 2018
- Building Envelope – August 2018 to November 2018
- Interior Buildout – July 2018 to June 2019
- Sitework – January 2019 to June 2019
- Project Substantial Completion – June 2019
- First Day of School – early September 2019

On-site Work

- 7:00 a.m. to 6:30 p.m., Monday through Friday, except for construction worker arrival to the construction site and indoor construction activity
- 10:00 a.m. to 6:30 p.m., Weekends and Holidays
- Indoor construction activity until midnight

Work Within Public Right-of-Way

- 9:00 a.m. to 3:30 p.m., Monday through Friday
- 10:00 a.m. to 6:00 p.m., Weekends and Holidays

New Services to New Elementary School

- Electric service, Telephone and Fiber Optic service, Water service and Storm & Sanitary Sewer

Affected Jefferson Middle School Services - none

Affected Residential Services

- Electric service, Water service

Lane Closures (7 Days Notice)

Utility Outages (5 Days Notice)

On-Site parking

- Within the construction perimeter fencing

Off-site parking

- Ethiopian Community Development Council (ECDC) parking garage @ 901 S. Highland St.
- ECDC garage will provide up to 150 spaces
- Workers will be shuttled between ECDC garage and the worksite

Logistics Plan Legend

- ① Middle School/Theater Main Point of Entry
- ② Middle School Main Delivery Entrance
- ③ Theater Main Delivery Entrance
- ④ ADA Entrance for Middle School/Theater
- ⑤ Parent Dropoff/Pickup Zone

- ⑥ Existing to Remain Bike Racks
- ⑦ (30) Additional Bike Racks
- 4' Pedestrian Lane for emergency egress from West side of TJMS
- Fire Department Access (16' wide)
- Construction Trailers ("1" - primary location; "2" - alternate)
- Middle School Staff/Visitor Parking (# of spaces)

- Construction Site Fencing
- CE Construction Entrance
- Construction Haul/Delivery Routes
- Middle School/Theater Access Pathways
- Closed Parking Lot during Bus Dropoff/Pickup
- Bus Dropoff/Pickup Zone



Questions