

APRIL 6, 2016

# ABINGDON ELEMENTARY SCHOOL

## FCA LISTENING SESSION



**hord | coplan | macht**



# Agenda

01 Project Updates

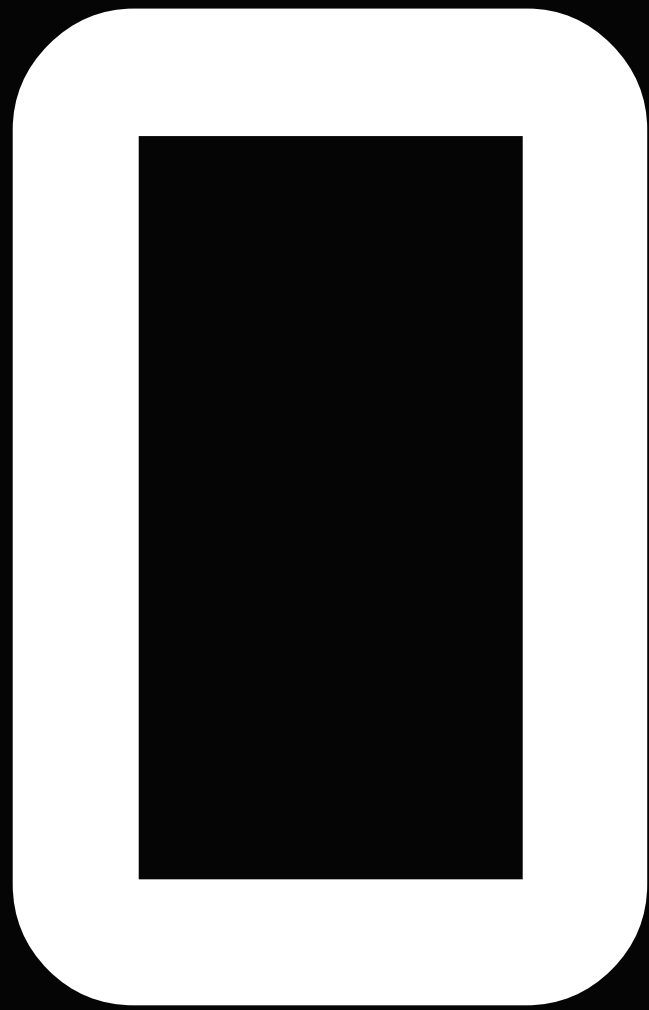
02 Budget

03 Project Summary

04 Phasing Plans

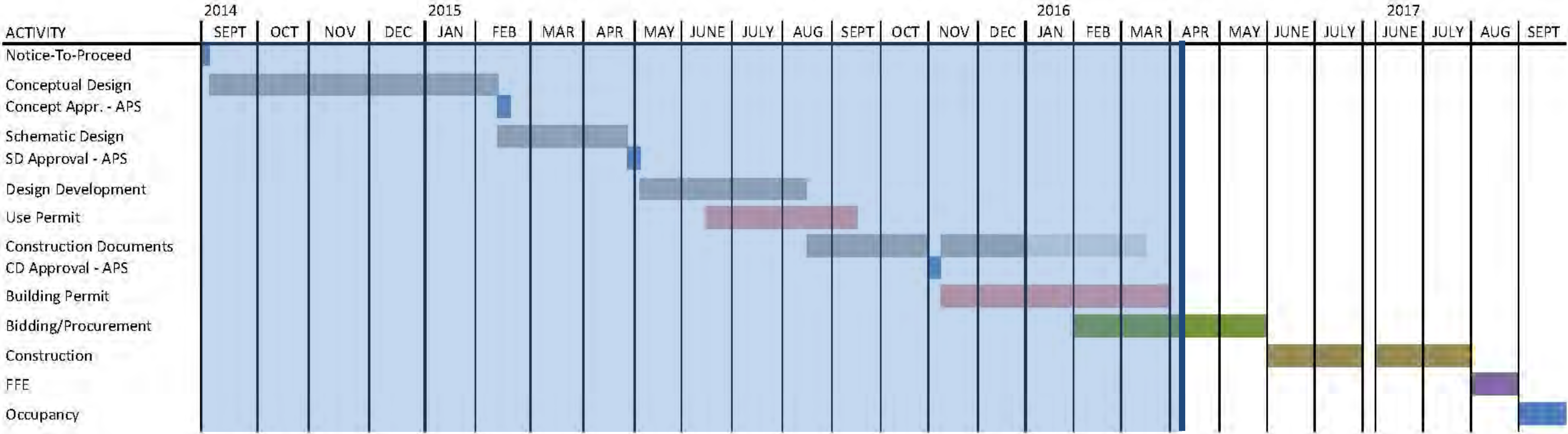
05 Foundation Monitoring

06 Stormwater & Tree Removal  
Recap



PROJECT UPDATES





**PROJECT MILESTONES:**

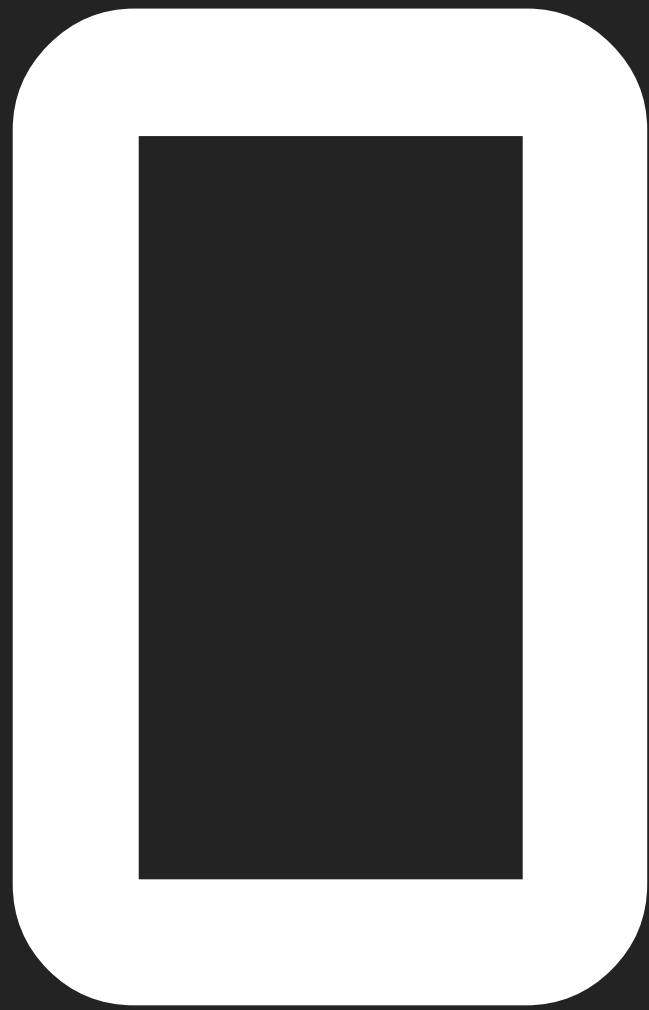
- **Contractor Pre-qualification** – March 7, 2016
- **Final Design Submission to APS Board - Information** – February 18, 2016
- **Final Design Submission to APS Board – Approval** – March 3, 2016
- **Invitation for Bid** – March 24, 2016
- **Bids Received** – April 25, 2016
- **APS Board Award of Contract** – May 5, 2016
- **Building Permit Received**– May / June 2016
- **Building packing and moving** – June 27, 2016
- **Start of Construction** – July 1, 2016
- **Building Occupancy** – September 2017 (Last Phase - December 2017)





## ABINGDON - CONSTRUCTION

- **Off-set construction worker parking: Under Consideration:**
  - Shirlington villages parking garage
  - NOVA parking garage
  - Presbyterian Church parking lot
- **Pre-construction meeting**
  - Will be held with abutting neighbors and Civic Association members
  - To be held between May & Early June
  - Community liaison will be identified
- **Project website will be updated monthly**
- **Project updates will be emailed to Civic and Condo Associations**
- **Loss of playing field: March / Early Spring 2016**
- **Phasing – 9 phases**



BUDGET



# ABINGDON ELEMENTARY SCHOOL: PROJECT SCOPE OVERVIEW

- **Expanded Enrollment Capacity:**
  - 589 – current capacity (building only)
  - 729 – projected capacity
  - 140 additional seats
- **27,000 SF Addition**
  - 12 new classrooms & Support spaces
  - Gymnasium
  - Kitchen
- **Address existing space needs:**
  - Media center & multi-purpose
  - Administration
- **Building systems improvements**
- **Site improvements**
  - Multi-modal transportation & Pedestrian access
  - Improve site
  - Address traffic, drop-off/pick-up and parking
- *Phased construction keeping school fully operational*
- **Project Budget = \$32,441,550**







## FINAL DESIGN BUDGET    What's in the budget....

- Improved site circulation / new bus loop & parent drop-off
- Increased and improved parking
- Re-graded play field and new track
- New playgrounds
- Larger gymnasium with capacity for school functions
- New kitchen with 2 serving lines
- Improved library acoustics
- Improved entrance visibility / centralized administration
- Exterior windows in all fully occupied classrooms
- New roof = better insulation
- New ceilings in all spaces = improved acoustics
- Renovated toilet rooms
- More toilet rooms
  
- Garden (included as add alternate)
- New Library carpet (included as an add alternate)



03

PROJECT SUMMARY



# VISIONING



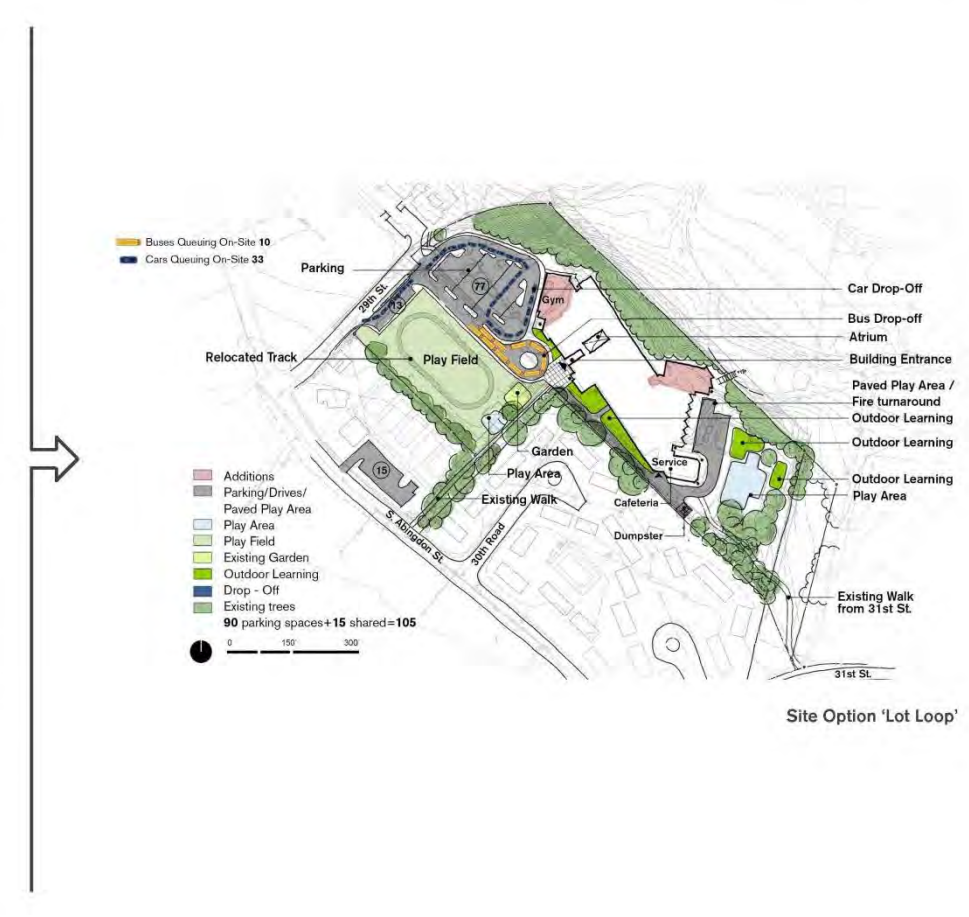
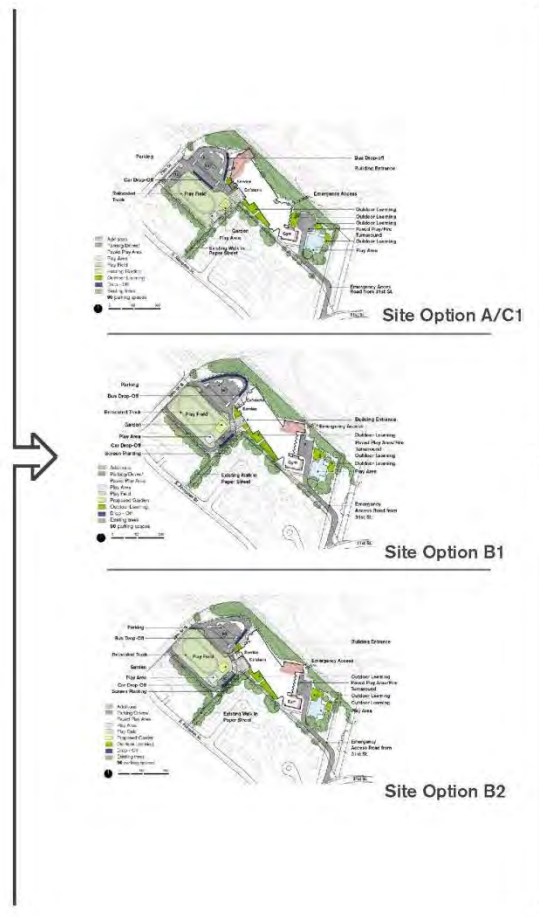
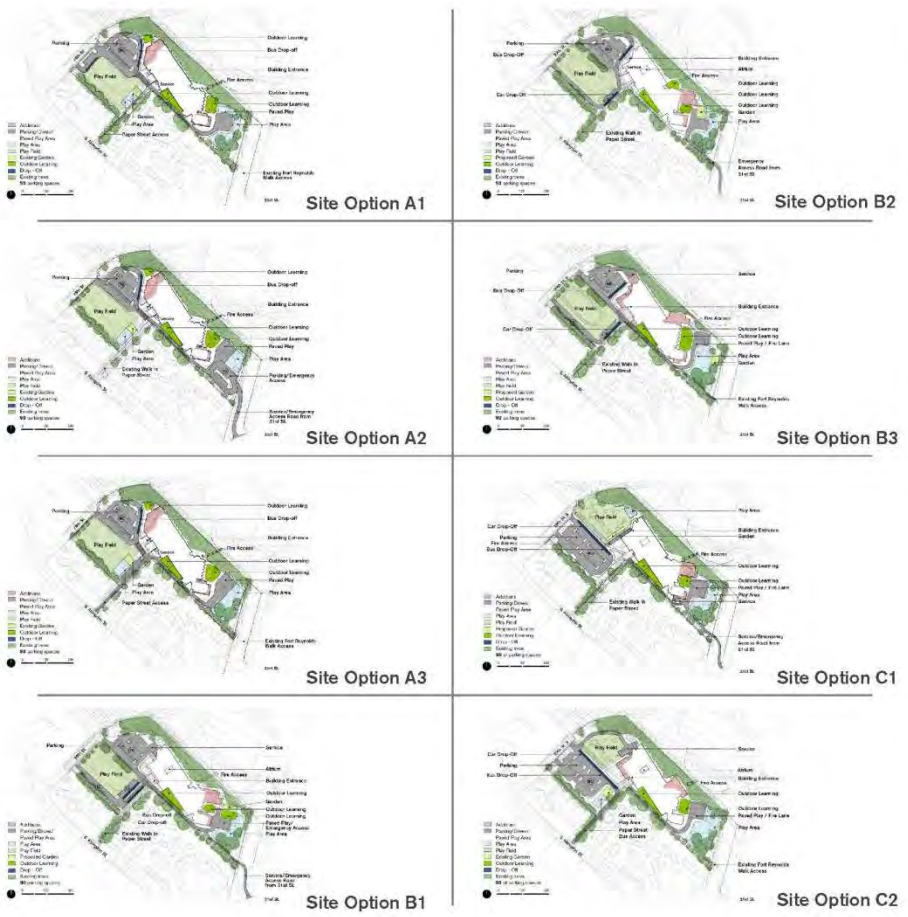
"GREATEST HOPES - PROJECT CONCERNS"

from whiteboard session to consensus





# SITE PLAN PROCESS







# SITE PLAN

Temporary  
Parking (7)  
Parking

Dumpsters

Commemorative  
Community Trees  
Relocated Track

Car Drop-Off  
Bus Drop-off/Service  
Building Entrance

29th St.

Gym

Play Field

Outdoor Classroom  
Paved Play Area /  
Fire turnaround



Play Equip.

Play Equip.  
Cafeteria/  
Loading Area

S. Abingdon St.

Garden

Existing Walk

- Commemorative Community Trees 7
- Buses Queuing On-Site 10
- Cars Queuing On-Site 32

- Additions
- Pedestrian Paving
- Parking/Drives/  
Paved Play Area
- Play Area
- Play Field
- Existing Garden
- Outdoor Learning
- Storm Water Management
- Drop - Off
- Existing trees
- Proposed trees
- Transplanted trees



30th Road

Existing Walk  
from 31st St.






83 parking spaces+15 shared = 98



# TREE IMPACT AND REPLACEMENT

- 1 – Tree worthy of special efforts for protection. Typically good condition or unique cultural or environmental value
- 2 – Average tree worthy of protection. Protect if possible.
- 3 – Not a priority for protection. Typically fair to poor condition, possibly less desired species.
- 4 – Not recommended for protection. Poor to dead condition, often invasive species. Generally recommended for removal regardless of potential construction impacts.

## LEGEND

-  Bio-Retention areas
-  Proposed trees
-  Transplanted trees
-  Existing trees to remain
-  13 Limit of disturbance



TREE DISPOSITION	PRIORITY				TOTAL
	1	2	3	4	
TO BE REMOVED	15	41	80	10	146
TRANSPLANTED	6				6
TO REMAIN	34	148	124	20	326
<b>TOTAL INVENTORY</b>	<b>55</b>	<b>189</b>	<b>204</b>	<b>30</b>	<b>478</b>
<b>TOTAL REPLACEMENT TREES =</b>					<b>147</b>
TOTAL DEAD TREES TO BE REMOVED =					18
OTHER TREES TO BE REMOVED =					128

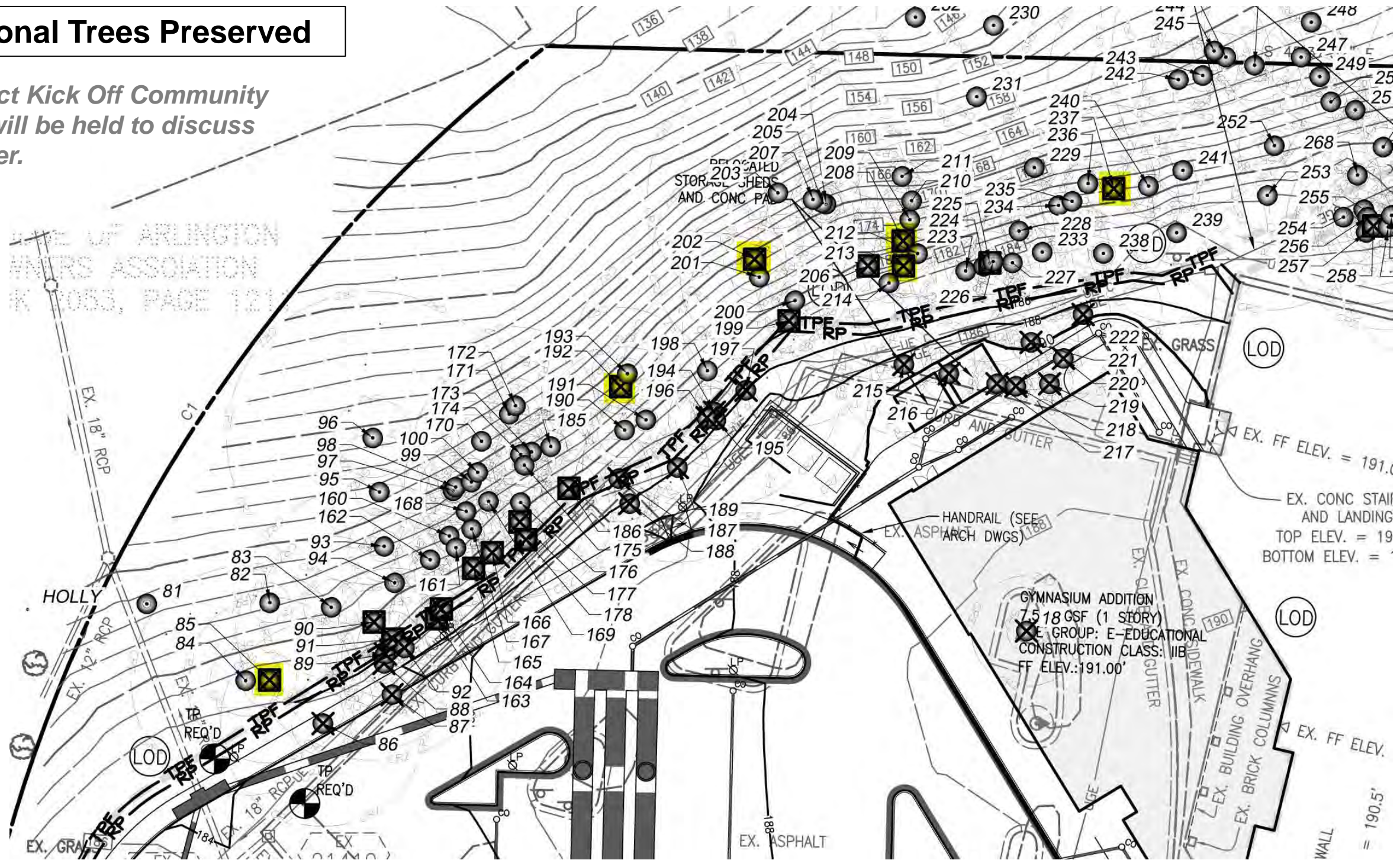




# ADDITIONAL TREE PRESERVATION

## 6 Additional Trees Preserved

The project Kick Off Community meeting will be held to discuss stormwater.



MAP OF ARLINGTON  
WATERS ASSOCIATION  
K 1053, PAGE 12





# STORMWATER MANAGEMENT

*The project Kick Off Community meeting will be held to discuss stormwater.*

UNDERGROUND  
DETENTION

PERMEABLE SURFACE

URBAN  
PLANTER

URBAN PLANTER

URBAN PLANTER

UNDERGROUND  
DETENTION

PERMEABLE  
SURFACE

BIORETENTION

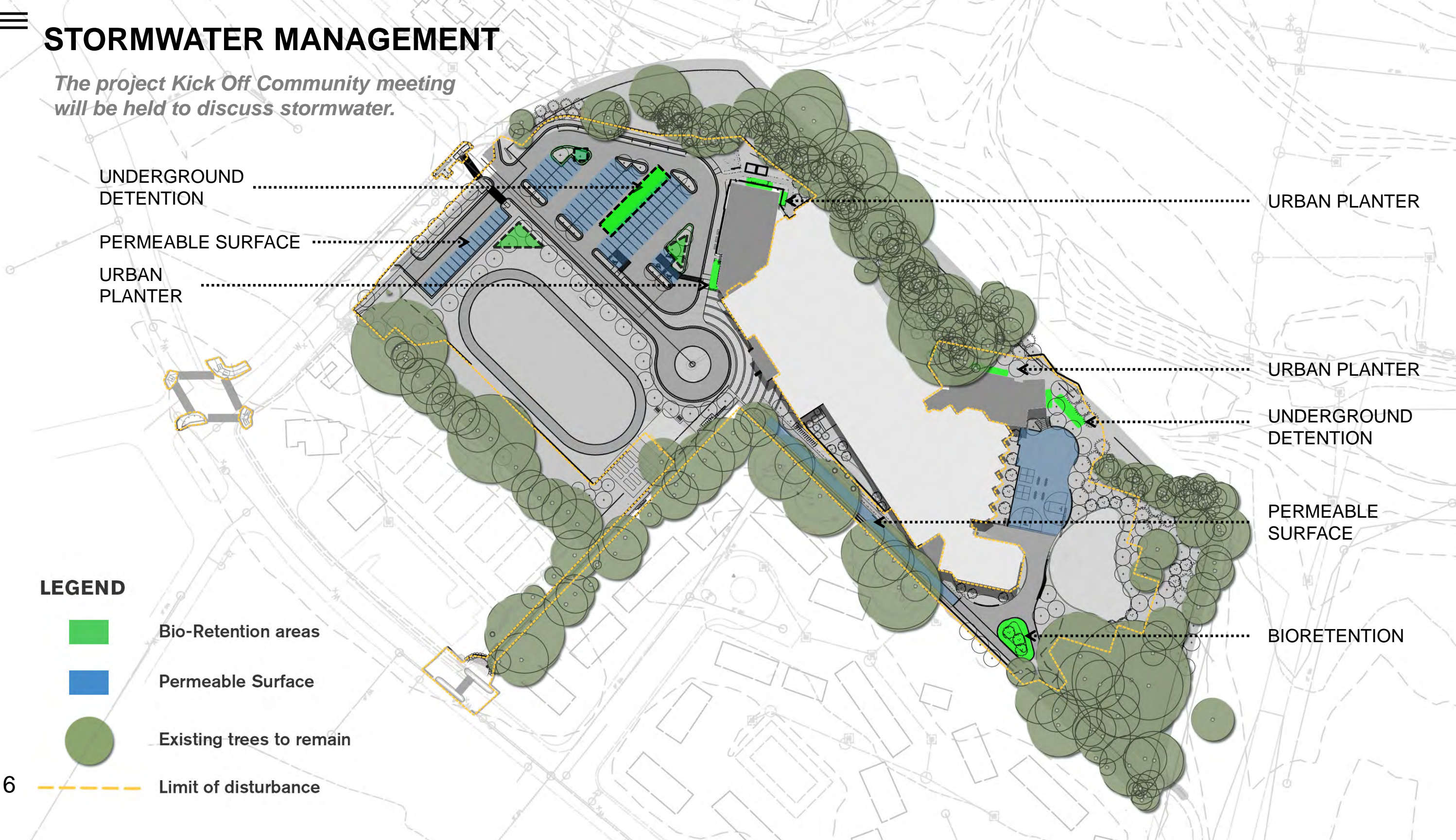
## LEGEND

 Bio-Retention areas

 Permeable Surface

 Existing trees to remain

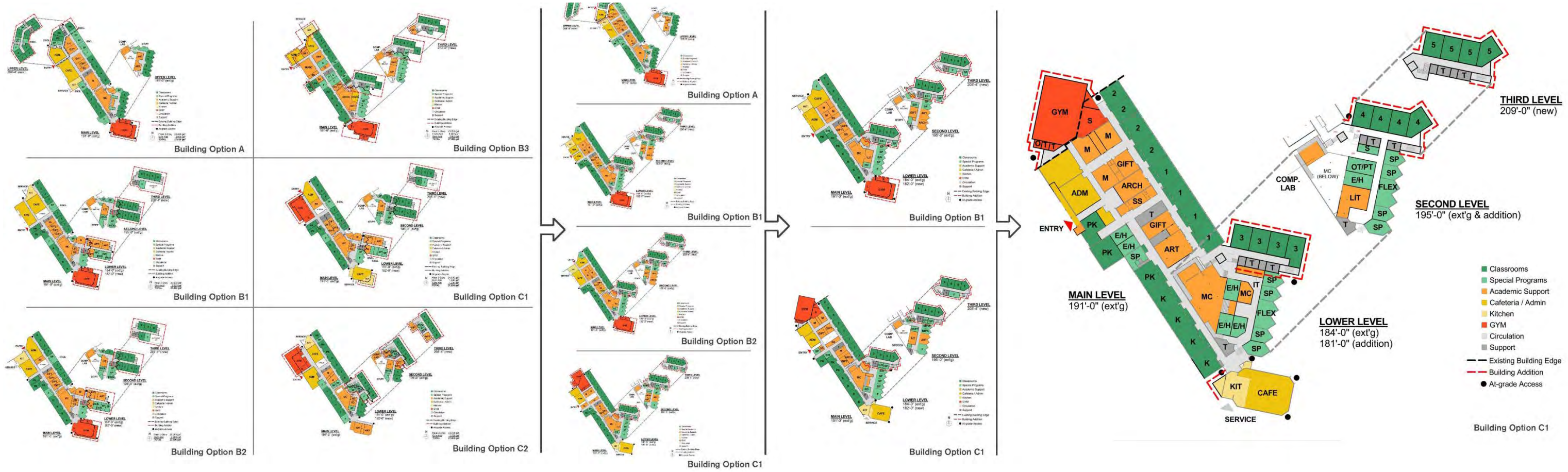
 Limit of disturbance







# FLOOR PLAN PROCESS







# FLOOR PLAN



18 FINAL DESIGN

Lower Level

Main Level & Second Level

Third Level







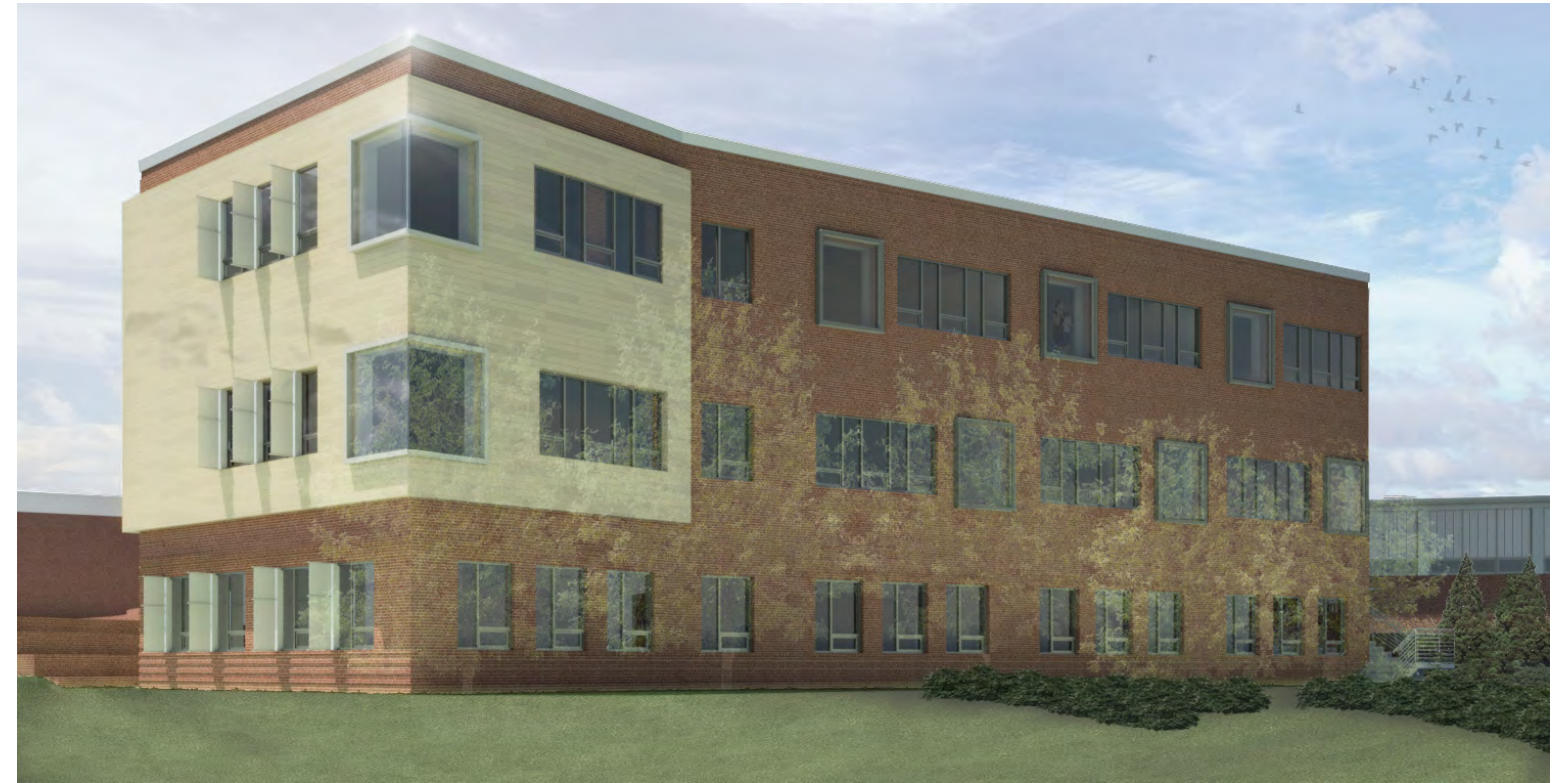
# EXTERIOR PERSPECTIVE







# EXTERIOR PERSPECTIVE



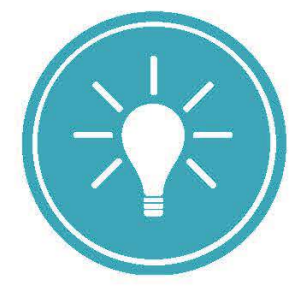
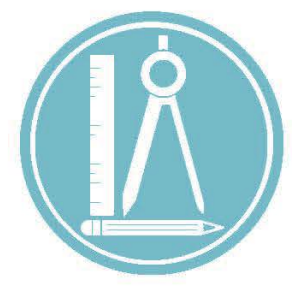
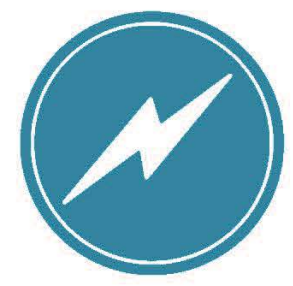
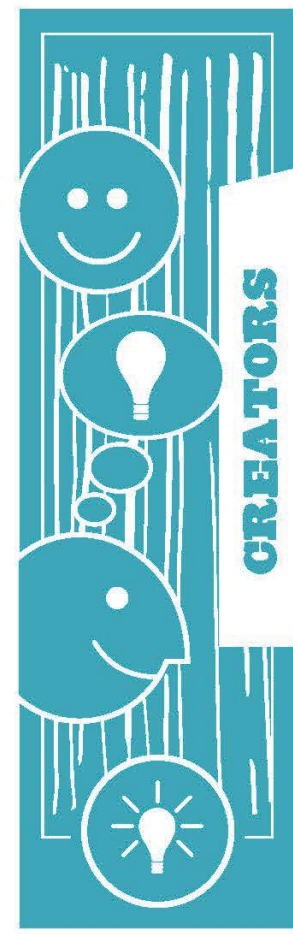
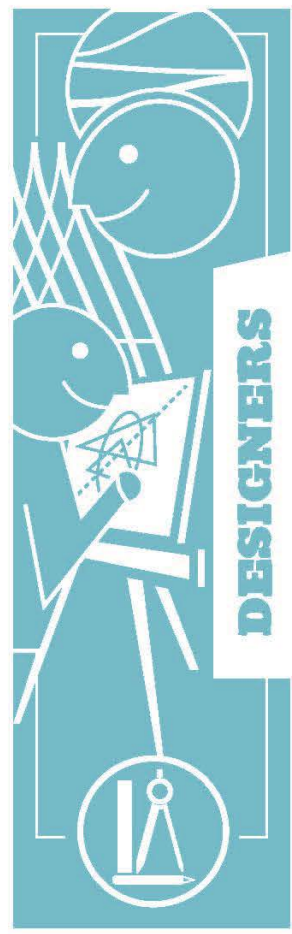
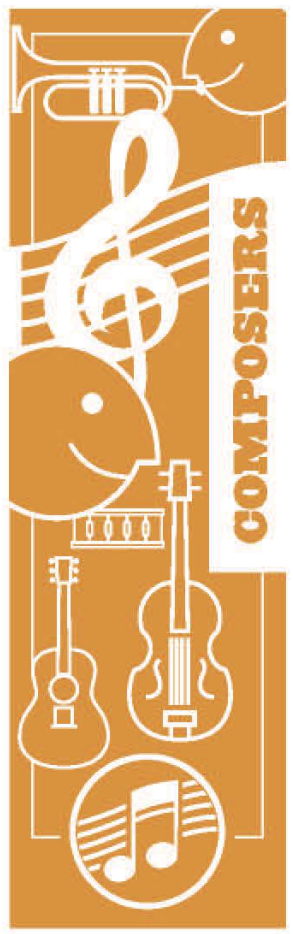
20 PROJECT SUMMARY

CAFETERIA + CLASSROOM ADDITION





# GRAPHIC PANELS



*Graphic panels are preliminary and additional refinements are anticipated during further coordination with APS staff.*





# INTERIOR PERSPECTIVES

## GYMNASIUM ADDITION



MAIN ENTRY ADDITION



LIBRARY RENOVATION





# INTERIOR PERSPECTIVES



CAFETERIA RENOVATION



CLASSROOM

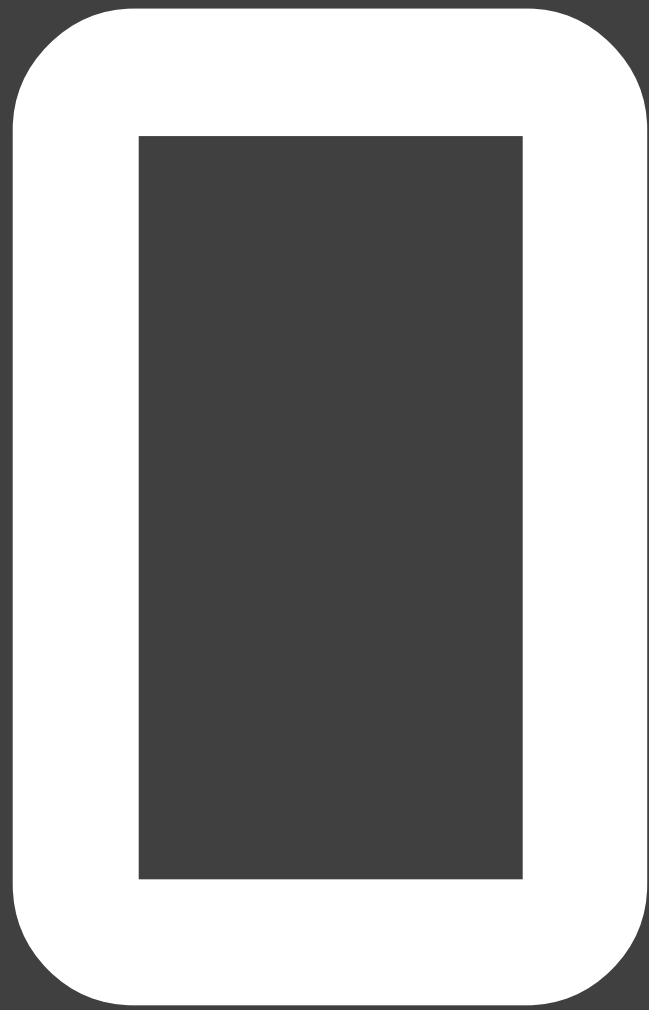


CORRIDOR



STAIR

24 FINAL DESIGN



PHASING PLANS

## **PHASING OVERVIEW: DRAFT PHASING PLANS**

**May 6<sup>th</sup> 2016: Anticipated Notice to Proceed (NTP) for the Project as a whole**

**Phase 1:** Pre-mobilization by the Contractor, work to be completed by APS.

**Phase 2A:** Work to commence on **July 1, 2016**.  
Substantially Complete by **August 22, 2016**  
Final Completion by September 23, 2016.

**Phase 2B:** Work to commence on **July 1, 2016**.  
Substantially Complete by **December 22, 2016**  
Final Completion by January 23, 2017.

**Phase 2C:** Work to commence on **July 1, 2016**.  
Substantially Complete by **April 28, 2017**  
Final Completion by May 29, 2017.

**Phase 2D:** Work to commence on **July 1, 2016**  
Substantially Complete by **August 3, 2017**  
Final Completion by September 4, 2017.

**Phase 3:** Work to commence on **January 3, 2017**  
Substantially Complete by **August 3, 2017**  
Final Completion by September 4, 2017.

**Phase 4:** Work to commence on **May 2, 2017**  
Substantially Complete by **August 25, 2017**  
Final Completion by September 26, 2017

**Phase 5:** Work to commence on **July 3, 2017**  
Substantially Complete by **November 17, 2017**  
Final Completion by December 18, 2017

**Phase 6:** Work to start on or before, **July 3, 2017**  
Substantially Complete by **November 17, 2017**  
Final Completion by December 18, 2017

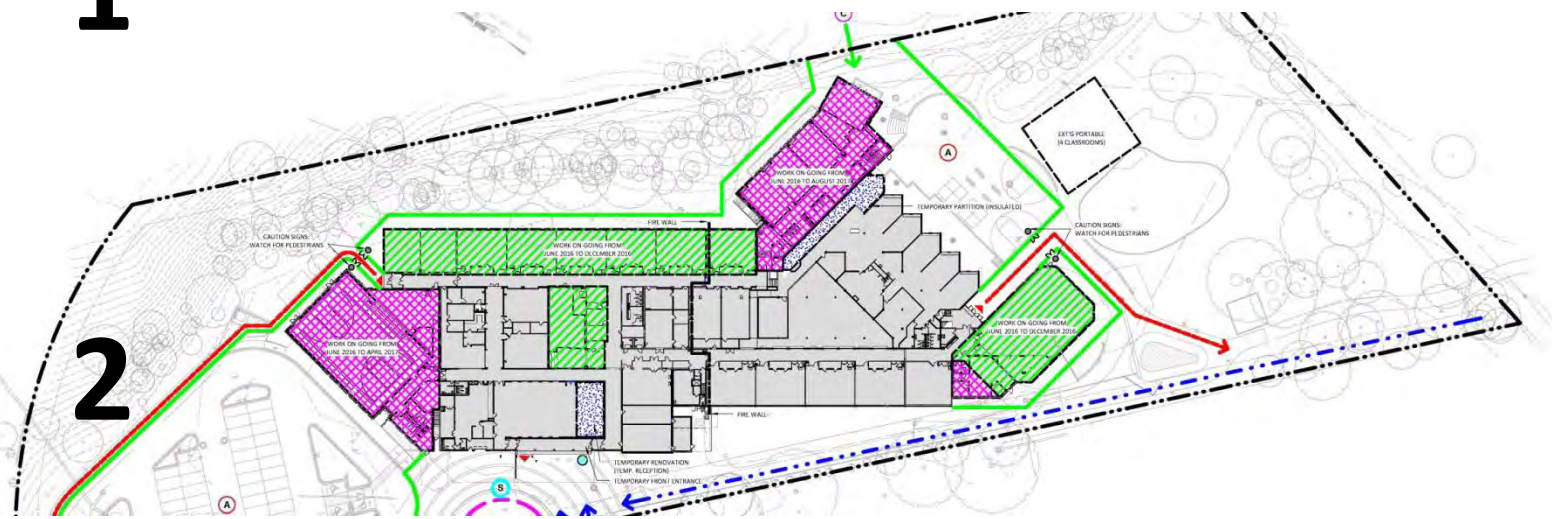
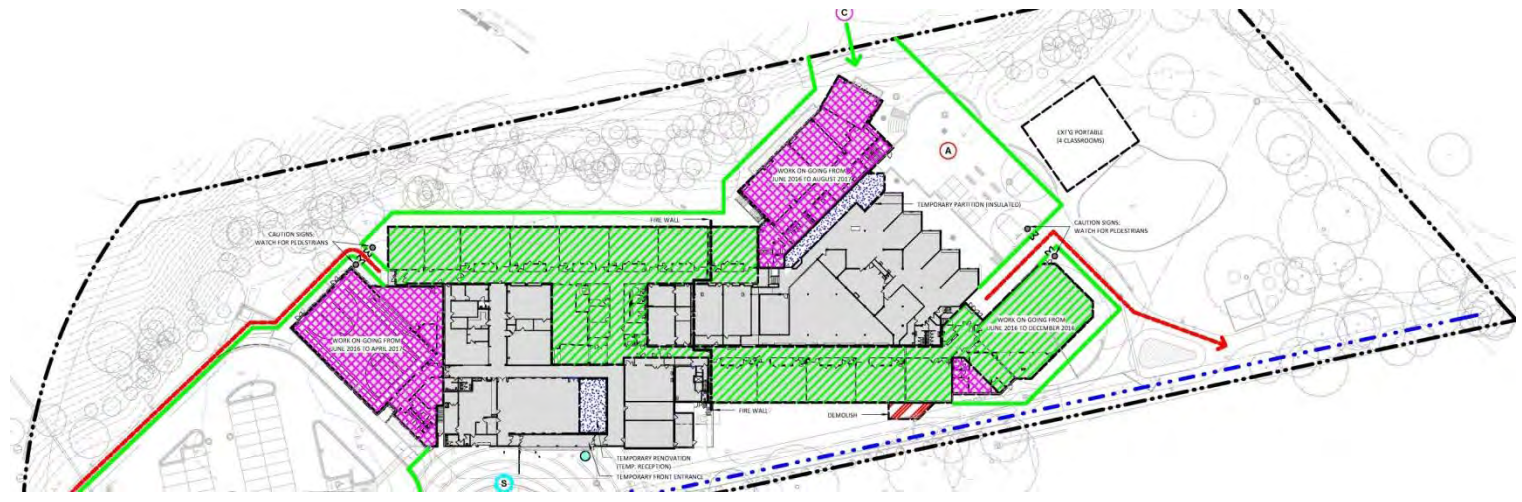


# TEMPORARY PARKING AND RELOCTABLES: MARCH / SPRING 2016





# PHASING PLANS







FOUNDATION MONITORING



## FOUNDATION IMPACT CONCERNS

APS has committed to documenting existing foundation conditions at appropriate adjacent properties prior to construction and to monitor foundation conditions during construction generally as described below:

- Based on typical engineering practices identify the adjacent properties at which it will document existing foundation conditions prior to construction and to monitor foundation conditions during construction
- **Conduct a pre-construction survey of the identified properties by using high resolution photography to document existing foundation conditions**
- **Document foundation conditions at the properties identified at the mid-point of construction by using high resolution photography**
- **Document foundation conditions at the properties identified upon completion of construction by using high resolution photography**
- Determine if any damage has occurred
- Determine if the construction activities have caused the damage
- In the unlikely event that damage has occurred due to construction activities, develop a course of action for and complete the repairs

**The specifics of the above procedure will be provided after the design team of Arlington Public Schools has finalized its recommendations**



- **APS has consulted and finalized the process with its consultants.**
- **ECS-Mid Atlantic to be appointed to undertake the conditional assessment survey.**
- **The assessment proposal goes to the School Board on April 7<sup>th</sup> 2016.**
- **Residents have been sent letters from APS to permit access to their properties for the pre-existing survey to be done.**
- **An approximate total of 80 residences have been identified.**
- **Target survey completion date is extended to May 15<sup>th</sup> 2016.**
- **A specific community meeting for residents to be held prior to the start of the assessment survey to occur within 2-4 weeks.**





# HIGH RESOLUTION PHOTOGRAPHY – EXISTING RESIDENTIAL FOUNDATIONS

Conventional Shallow Foundation System  
Depth Varies = 3'-0" to 8'-0"  
• Gymnasium / Kitchen  
**8'-0" Offset Shown**

Intermediate Foundation System / Helical Piers  
Depth Varies = 10'-0" to 20'-0"  
• Entry Vestibule  
**20'-0" Offset Shown**

Deep Foundation System / Auger Cast Piles  
Depth Varies = 35'-0" to 40'-0"  
• 3-Story Classroom Addition  
**40'-0" Offset Shown**





## ≡ ADDITIONAL INSURANCE

- APS usually requires a minimum of \$1M/\$2M of General Liability Insurance coverage for a contract of this nature and dollar amount.
- Additional coverage will be added to this project required in the amount of \$5M/\$10M to ensure that any potential damage to adjacent properties by the construction process are more than adequately covered.

*Note: This does increase the cost of the contract.*







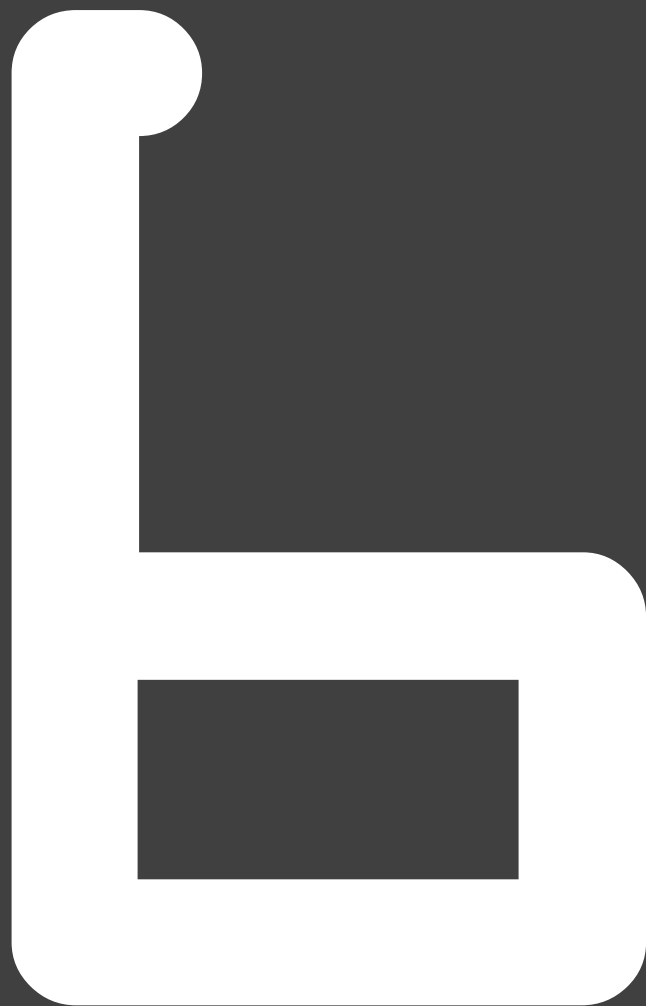
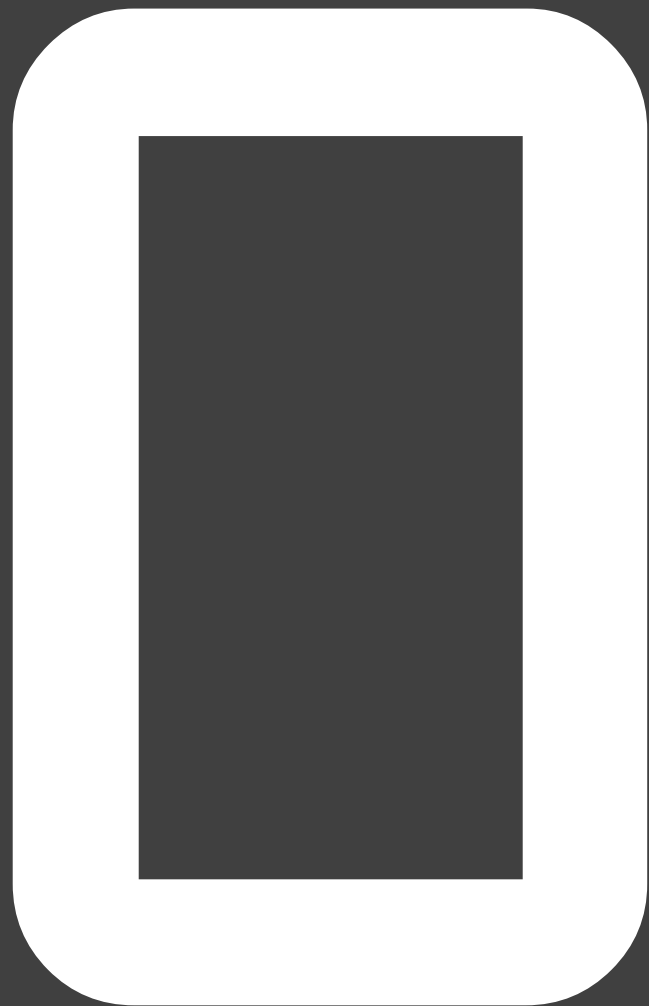
## Next Steps...

**Community meeting with survey residents: 2-4 weeks**

**Pre-Existing Survey**

**Community meeting: May – Early June**





STORMWATER & TREE  
RECAP

# STORMWATER & TREE RECAP

*These slides are an addition to the initial presentation to help provide additional clarity to comments received.*

- The following slides are a recap of the slides presented to the County Board hearing for the project in September.
- Storm water improvements are indicated in detail as well as the tree removal in specific areas beside the new parking lot on the project.
- This should clarify any contrary or confusing information on the stormwater systems and tree removal that has taken place.



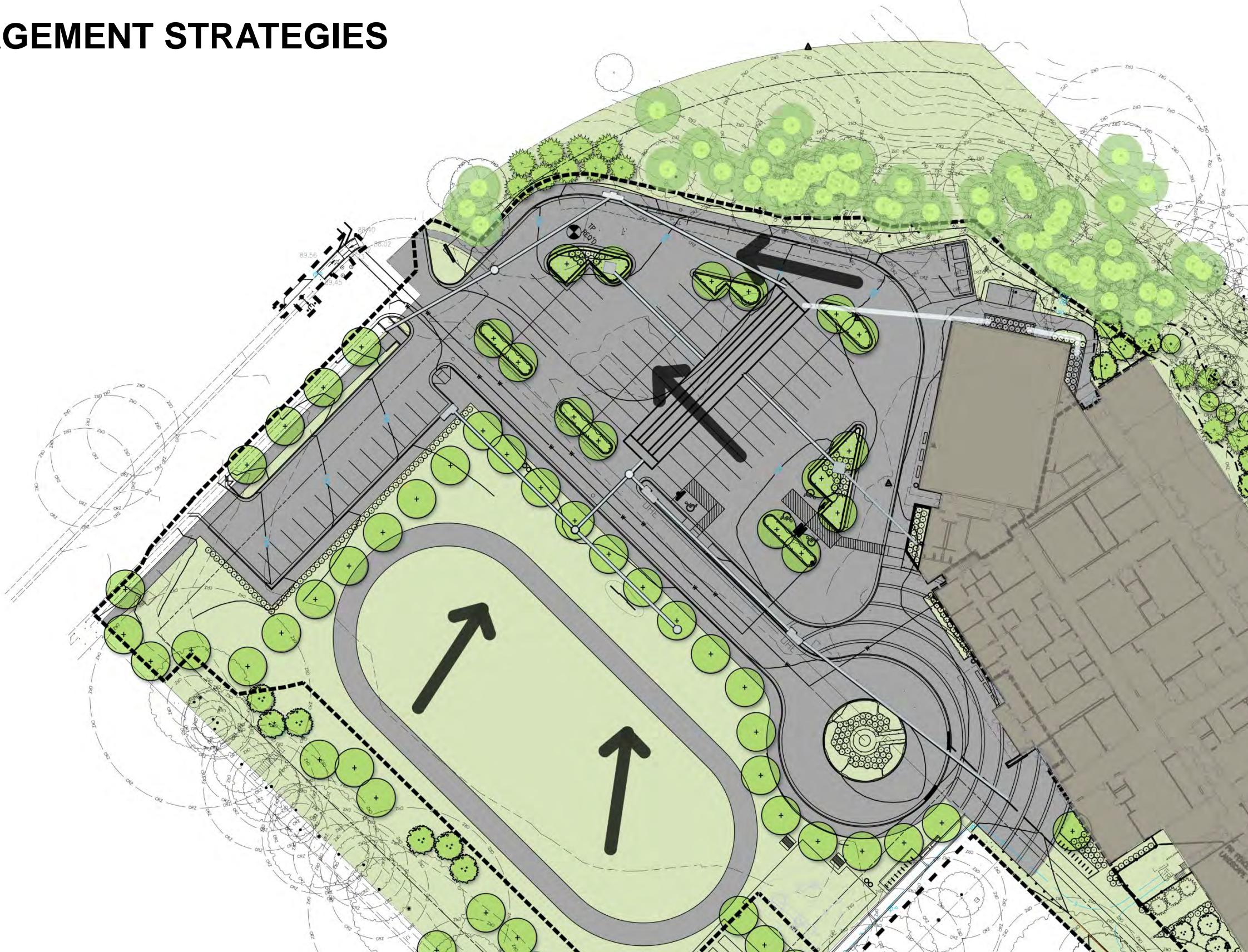




# STORMWATER MANAGEMENT STRATEGIES

1

IMPROVED GRADING







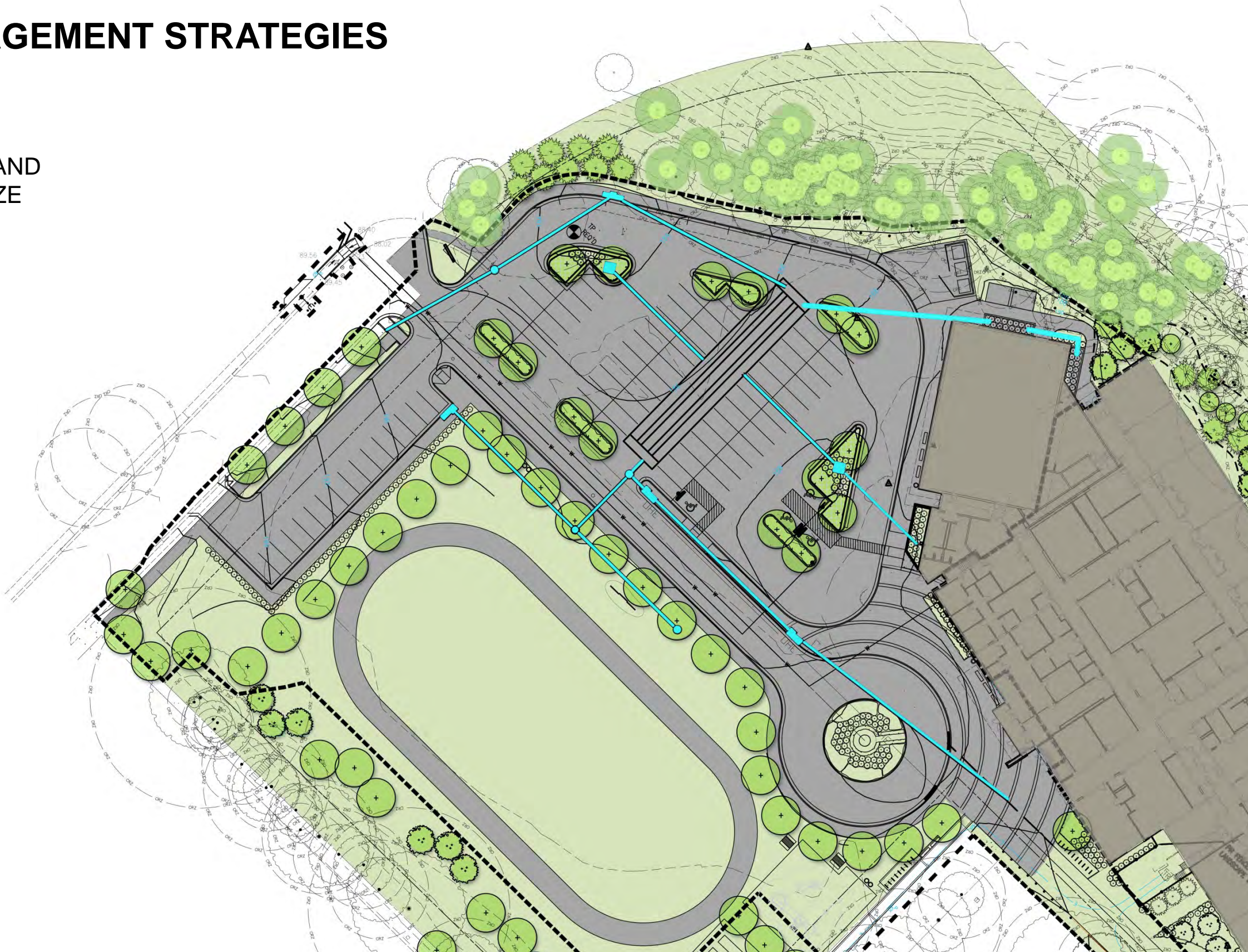
# STORMWATER MANAGEMENT STRATEGIES

1

IMPROVED GRADING

2

NEW STORMWATER PIPING AND INLETS, INCREASED PIPE SIZE

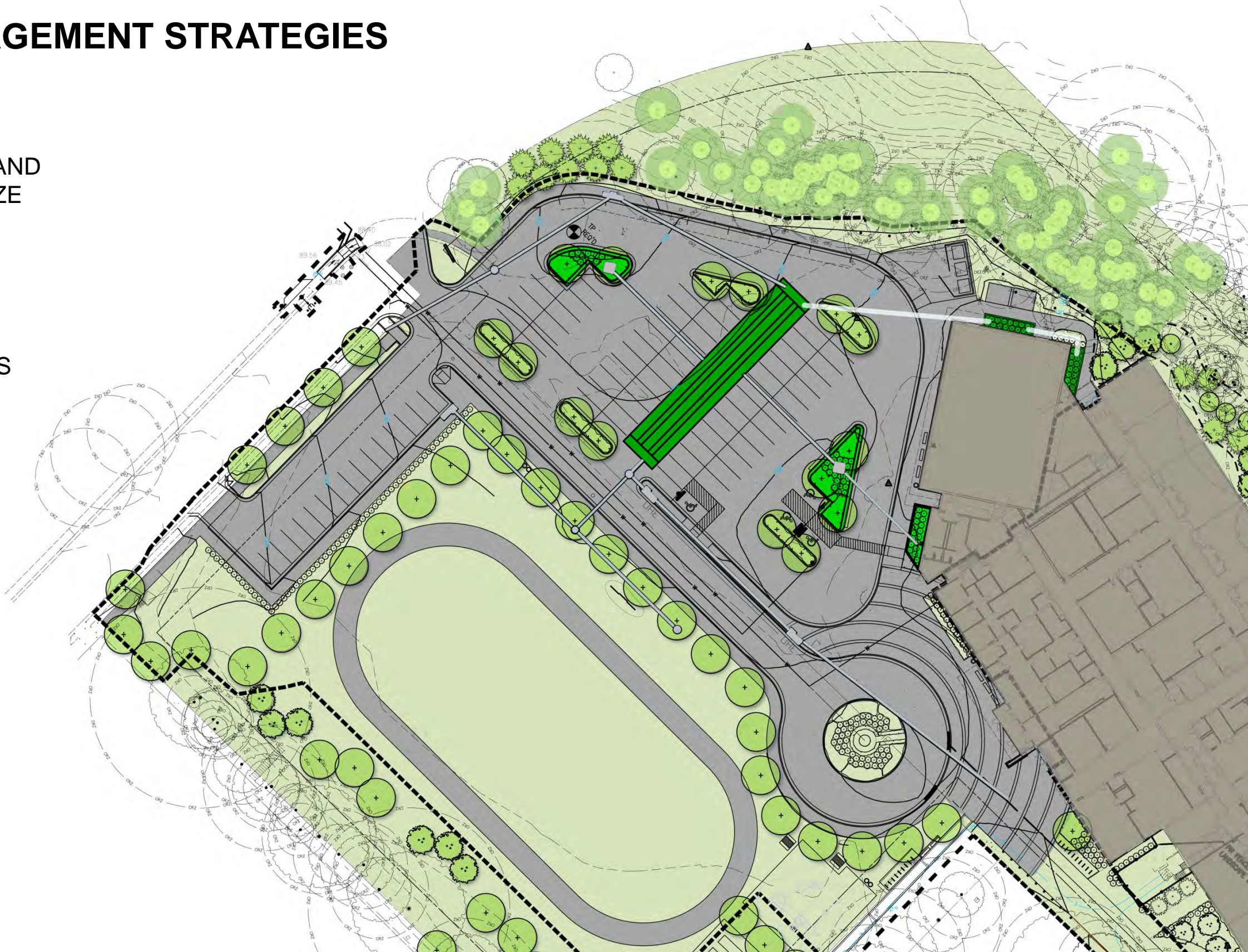




# STORMWATER MANAGEMENT STRATEGIES

- 1 IMPROVED GRADING
- 2 NEW STORMWATER PIPING AND INLETS, INCREASED PIPE SIZE
- 3 NEW UNDERGROUND DETENTION

BIORETENTION IN PARKING ISLANDS + URBAN PLANTERS ALONG BUILDING FAÇADE







# STORMWATER MANAGEMENT STRATEGIES

1

IMPROVED GRADING

2

NEW STORMWATER PIPING AND INLETS, INCREASED PIPE SIZE

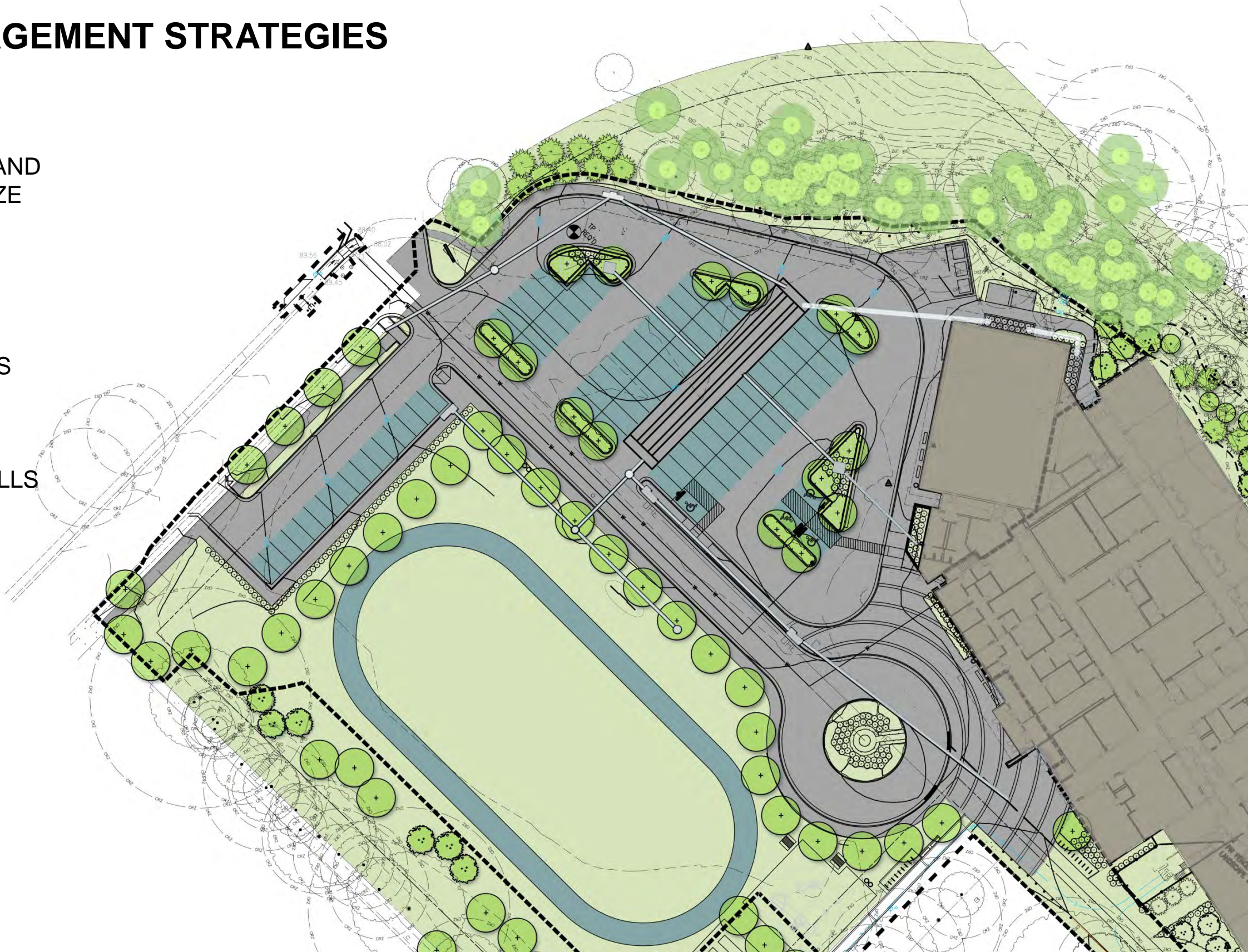
3

NEW UNDERGROUND DETENTION

BIORETENTION IN PARKING ISLANDS + URBAN PLANTERS ALONG BUILDING FAÇADE

4

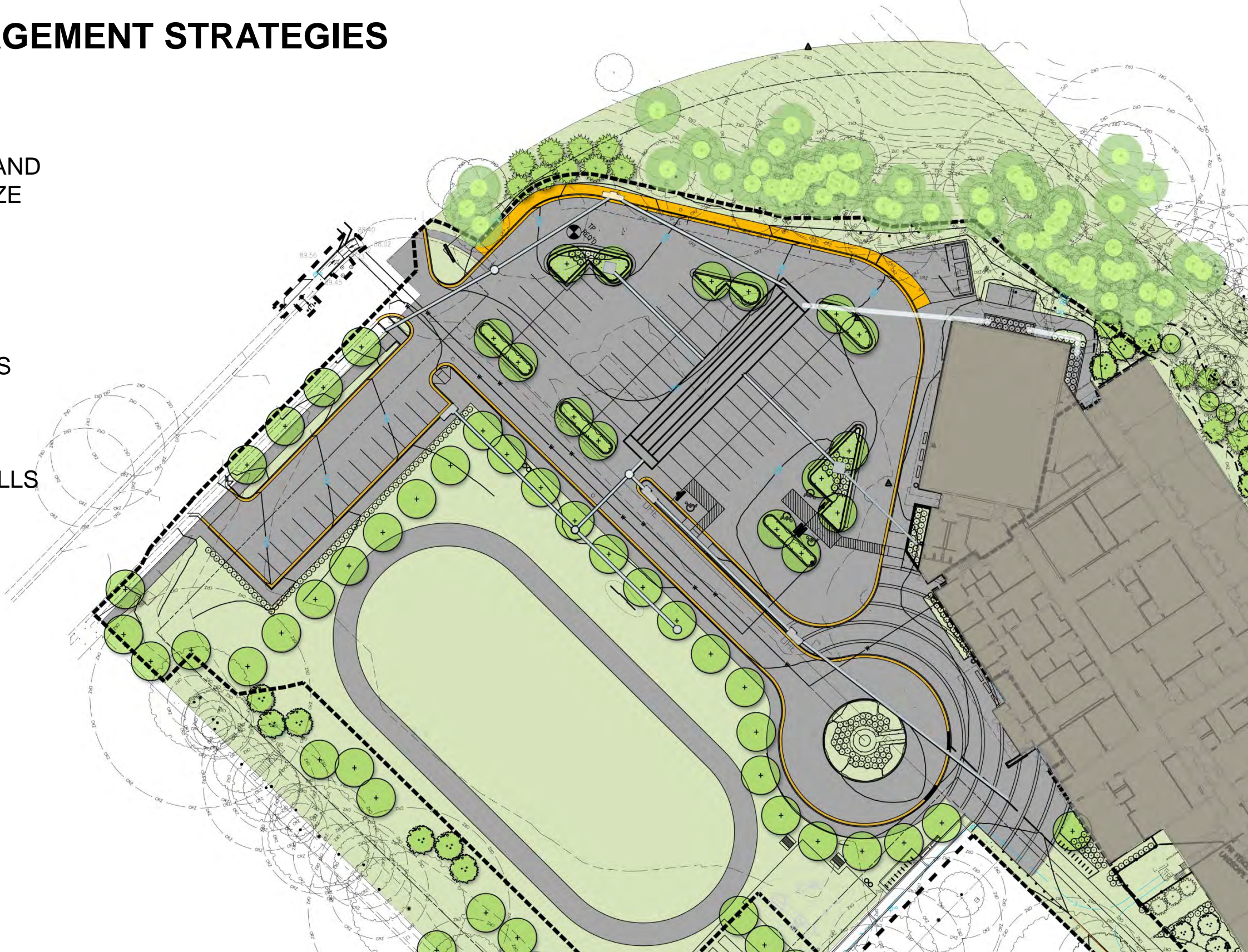
PERMEABLE PAVEMENT AT TRACK AND IN PARKING STALLS





# STORMWATER MANAGEMENT STRATEGIES

- 1 IMPROVED GRADING
- 2 NEW STORMWATER PIPING AND INLETS, INCREASED PIPE SIZE
- 3 NEW UNDERGROUND DETENTION
- 4 BIORETENTION IN PARKING ISLANDS + URBAN PLANTERS ALONG BUILDING FAÇADE
- 5 PERMEABLE PAVEMENT AT TRACK AND IN PARKING STALLS
- NEW CURB AND GUTTER + SIDEWALK ALONG HILLSIDE

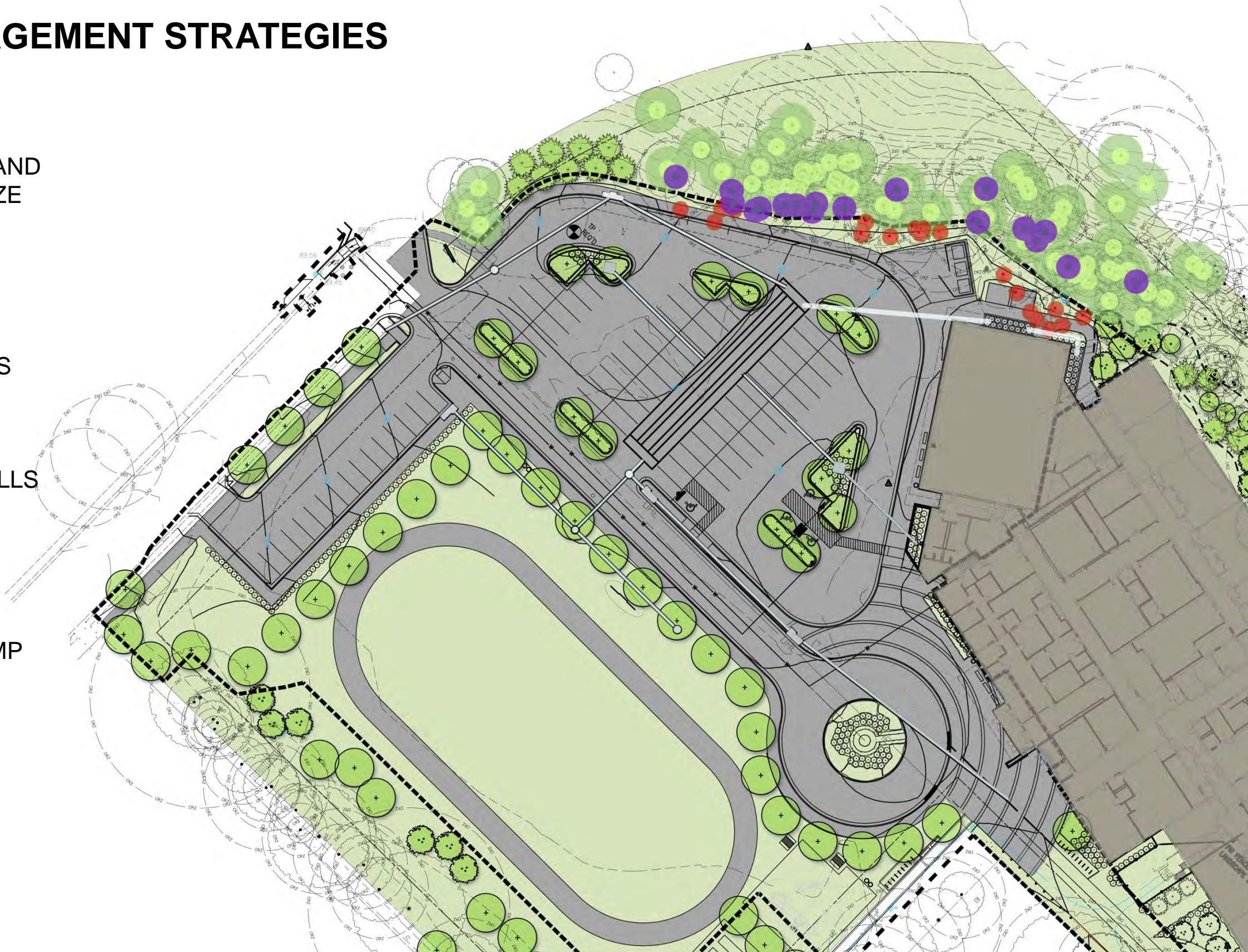






# STORMWATER MANAGEMENT STRATEGIES

- 1 IMPROVED GRADING
- 2 NEW STORMWATER PIPING AND INLETS, INCREASED PIPE SIZE
- 3 NEW UNDERGROUND DETENTION
- BIORETENTION IN PARKING ISLANDS + URBAN PLANTERS ALONG BUILDING FAÇADE
- 4 PERMEABLE PAVEMENT AT TRACK AND IN PARKING STALLS
- 5 NEW CURB AND GUTTER + SIDEWALK ALONG HILLSIDE
- 6A TREES TO BE REMOVED OUTSIDE L.O.D. - TREE STUMP TO REMAIN
- 6B TREES TO BE REMOVED

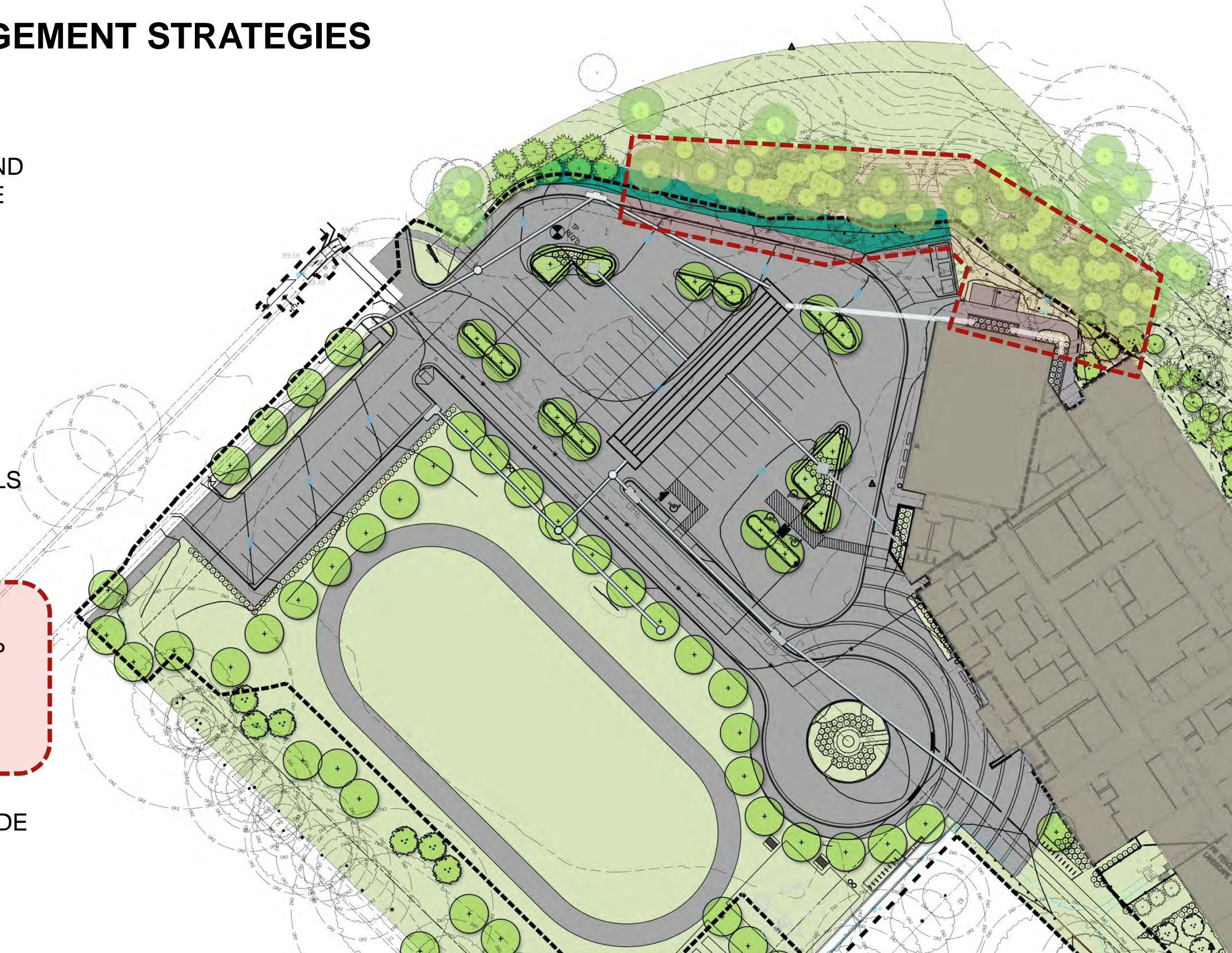






# STORMWATER MANAGEMENT STRATEGIES

- 1 IMPROVED GRADING
- 2 NEW STORMWATER PIPING AND INLETS, INCREASED PIPE SIZE
- 3 NEW UNDERGROUND DETENTION
- 4 BIORETENTION IN PARKING ISLANDS + URBAN PLANTERS ALONG BUILDING FAÇADE
- 5 PERMEABLE PAVEMENT AT TRACK AND IN PARKING STALLS
- 6A TREES TO BE REMOVED OUTSIDE L.O.D. - TREE STUMP TO REMAIN
- 6B TREES TO BE REMOVED
- 7 15' OF SOD AND STAKE FROM NEW SIDEWALK DOWN HILLSIDE

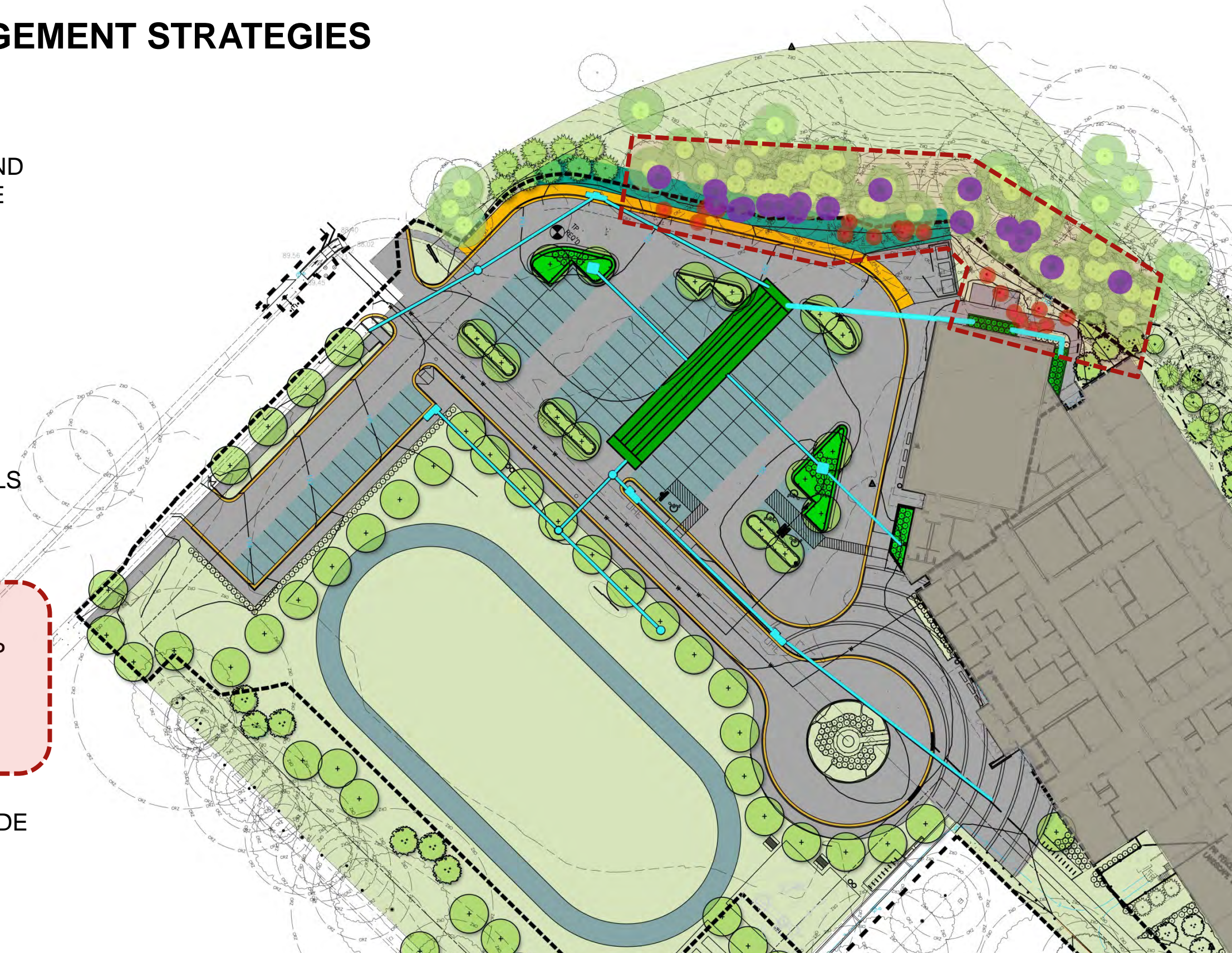






# STORMWATER MANAGEMENT STRATEGIES

- 1 IMPROVED GRADING
- 2 NEW STORMWATER PIPING AND INLETS, INCREASED PIPE SIZE
- 3 NEW UNDERGROUND DETENTION
- 4 BIORETENTION IN PARKING ISLANDS + URBAN PLANTERS ALONG BUILDING FAÇADE
- 5 PERMEABLE PAVEMENT AT TRACK AND IN PARKING STALLS
- 6A TREES TO BE REMOVED OUTSIDE L.O.D. - TREE STUMP TO REMAIN
- 6B TREES TO BE REMOVED
- 7 15' OF SOD AND STAKE FROM NEW SIDEWALK DOWN HILLSIDE







Thank You



Questions