

FEBRUARY 23, 2016

ABINGDON ELEMENTARY SCHOOL

FCA LISTENING SESSION

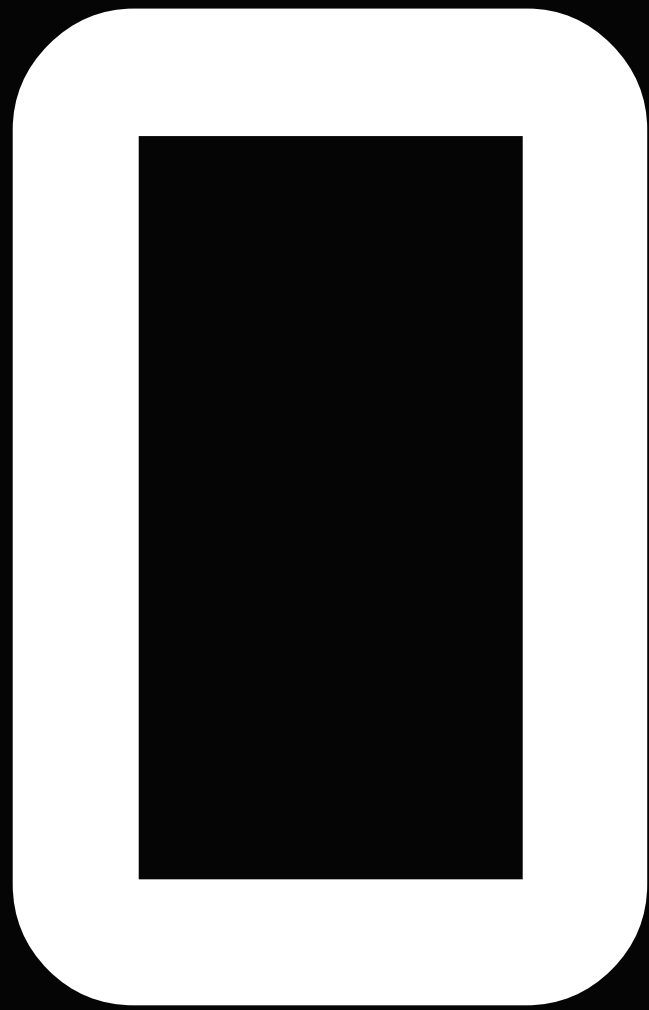


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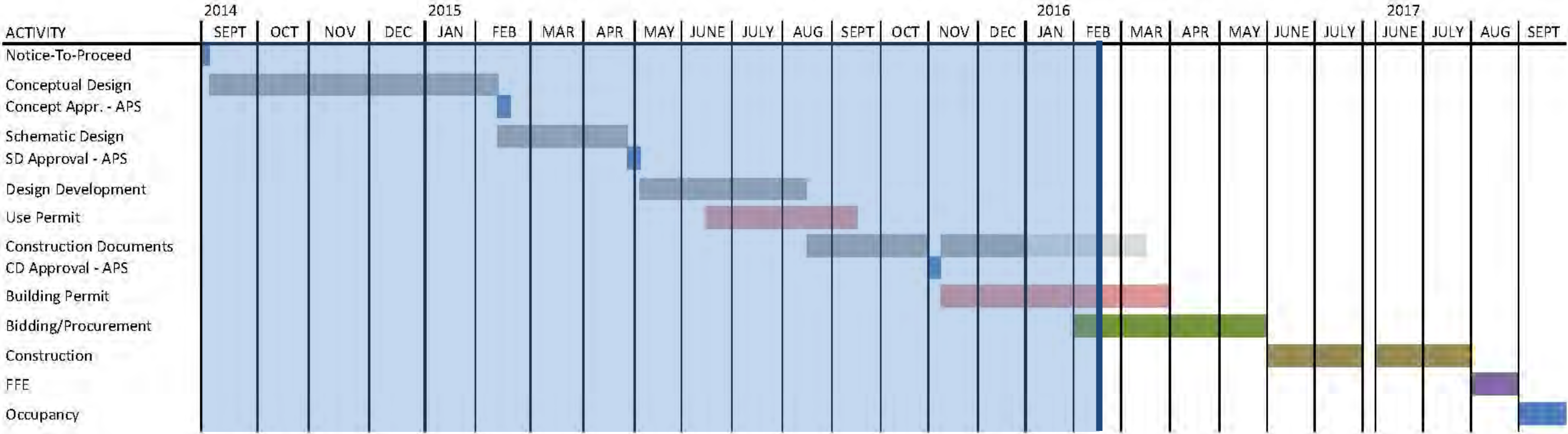


Agenda

- 01 Project Updates
- 02 Budget
- 03 Project Summary
- 04 Phasing Plans
- 05 Foundation Monitoring



PROJECT UPDATES



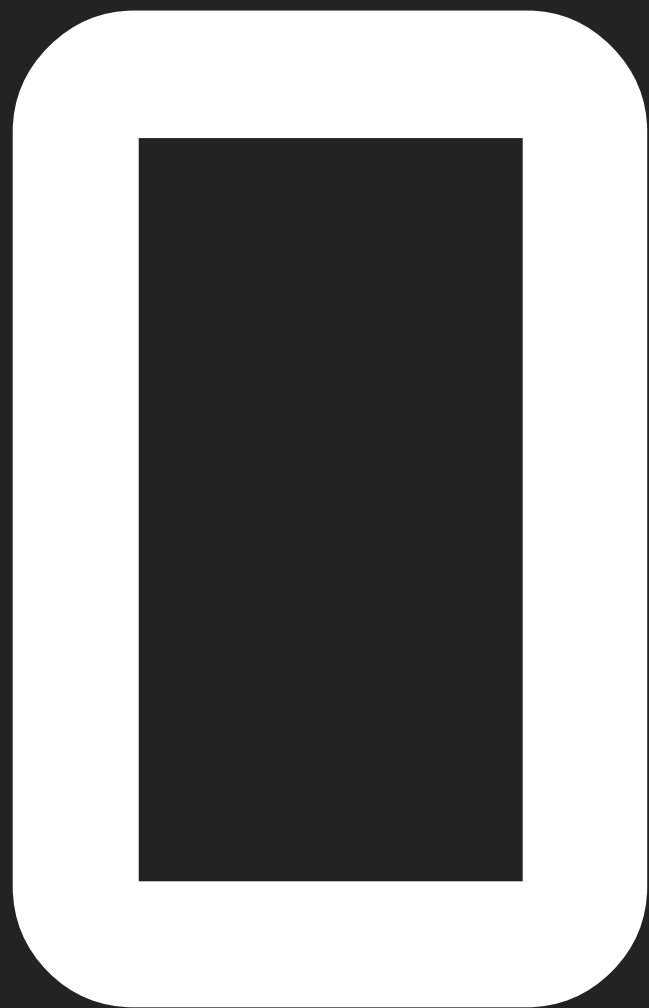
PROJECT MILESTONES:

- **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 9, 2016
- **Bids Received** – April 7, 2016
- **APS Board Award of Contract** – April 21, 2016
- **Building Permit Received**– May / June 2016
- **Building packing and moving** – June 27, 2016
- **Start of Construction** – July 4, 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 April & Early June
 - Community liaison will be identified
- **Project website will be updated monthly**
- **Project updates will be emailed**
- **Loss of playing field: March / Early Spring 2016**
- **Phasing – 7+ phases**



BUDGET



ABINGDON ELEMENTARY SCHOOL: PROJECT SCOPE OVERVIEW

- **Expanded Enrollment Capacity:**
 - 589 – current capacity (building only)
 - 725 – projected capacity
 - 136 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

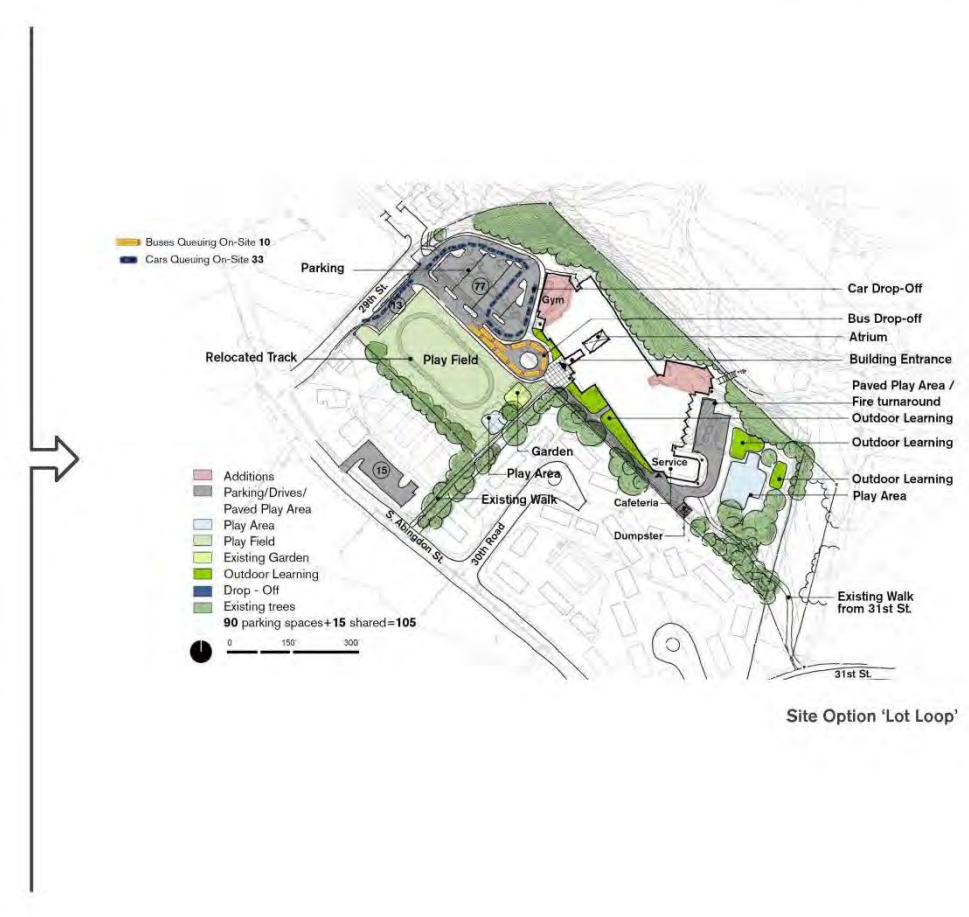
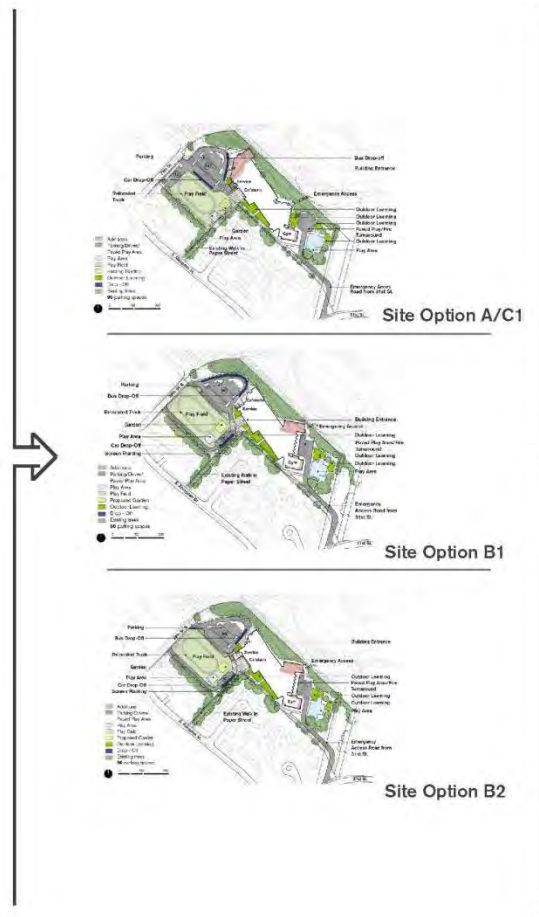
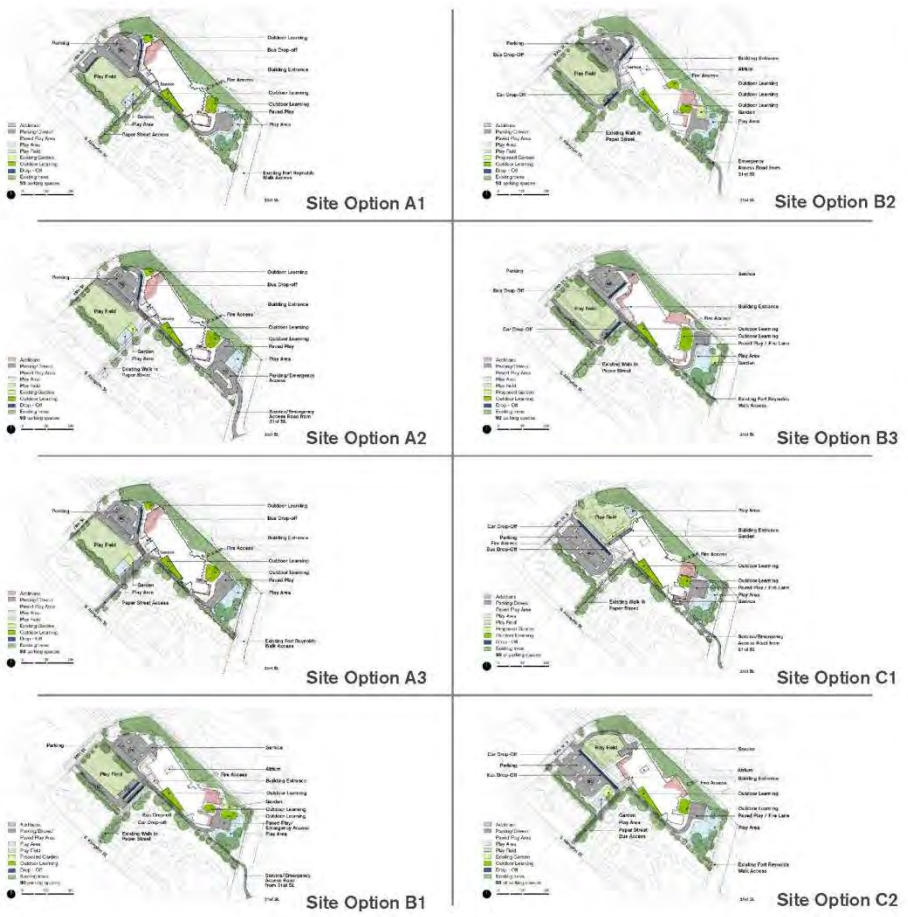


VISIONING





SITE PLAN PROCESS










SITE PLAN



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



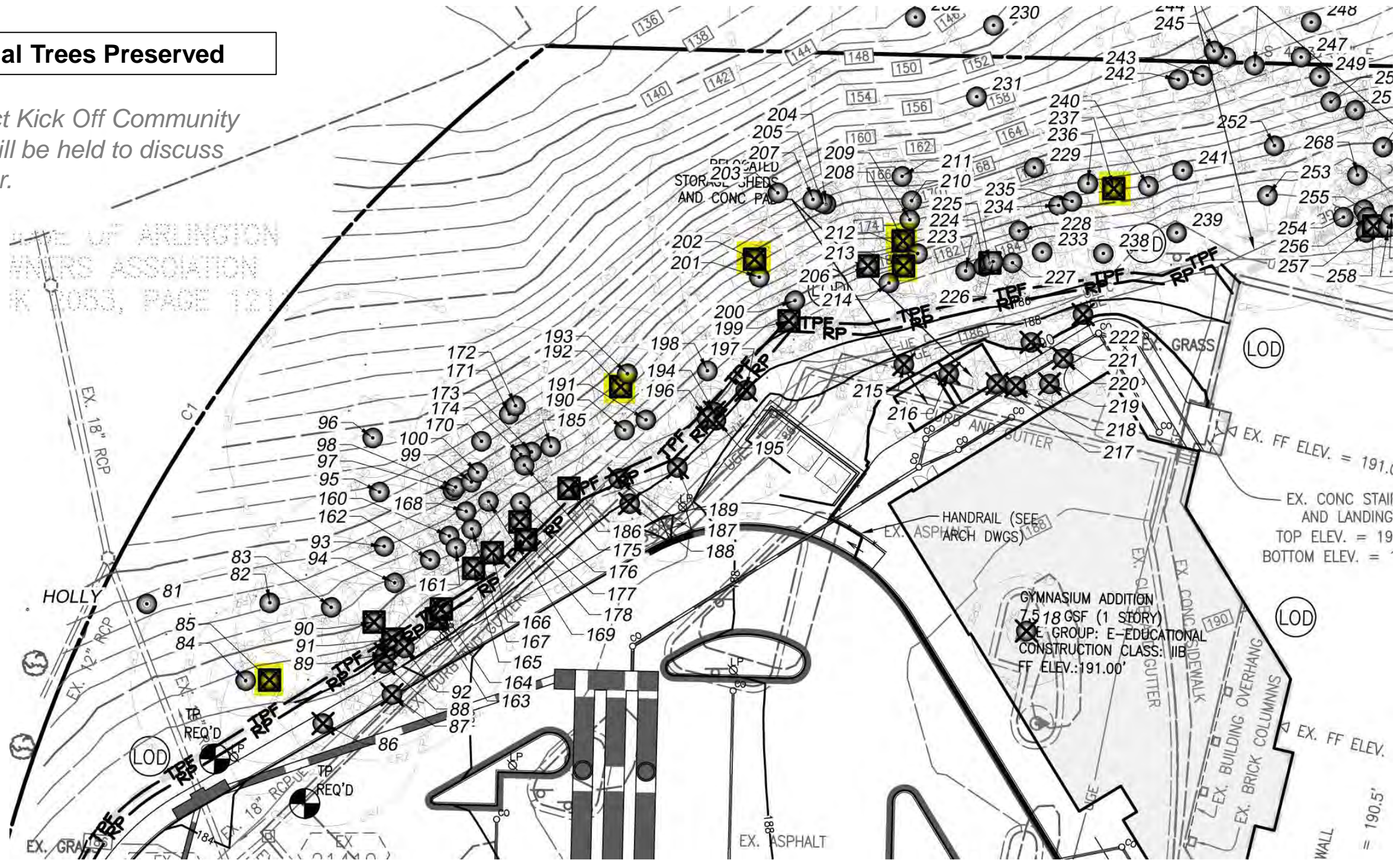
TREE DISPOSITION	PRIORITY				TOTAL
	1	2	3	4	
TO BE REMOVED	15	41	80	10	146
TRANSPLANTED	6				6
TO REMAIN	34	148	124	20	326
TOTAL INVENTORY	55	189	204	30	478
TOTAL REPLACEMENT TREES =					147
TOTAL DEAD TREES TO BE REMOVED =					18
OTHER TREES TO BE REMOVED =					128



ADDITIONAL TREE PRESERVATION

6 Additional Trees Preserved

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





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

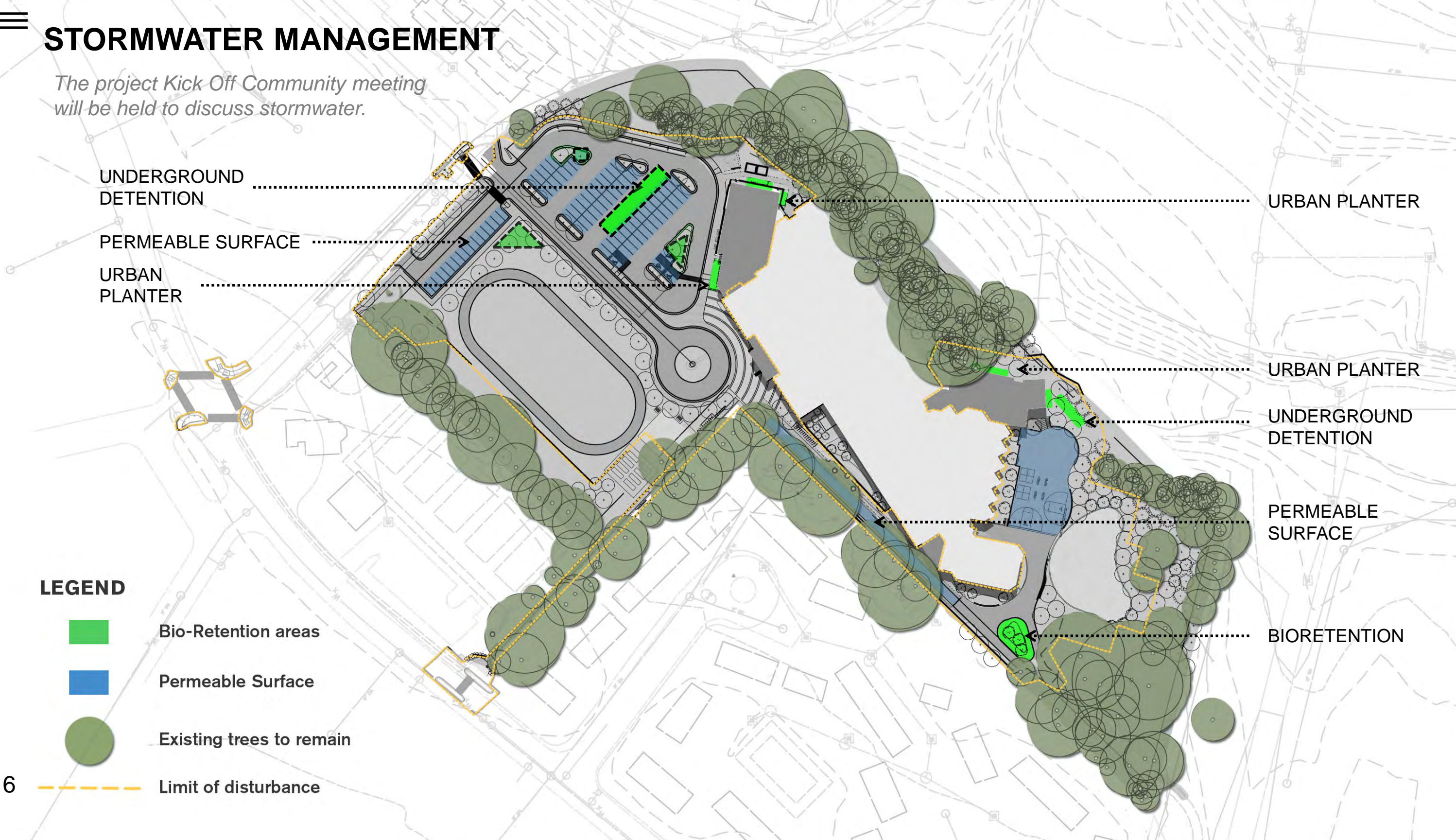
LEGEND

Bio-Retention areas

Permeable Surface

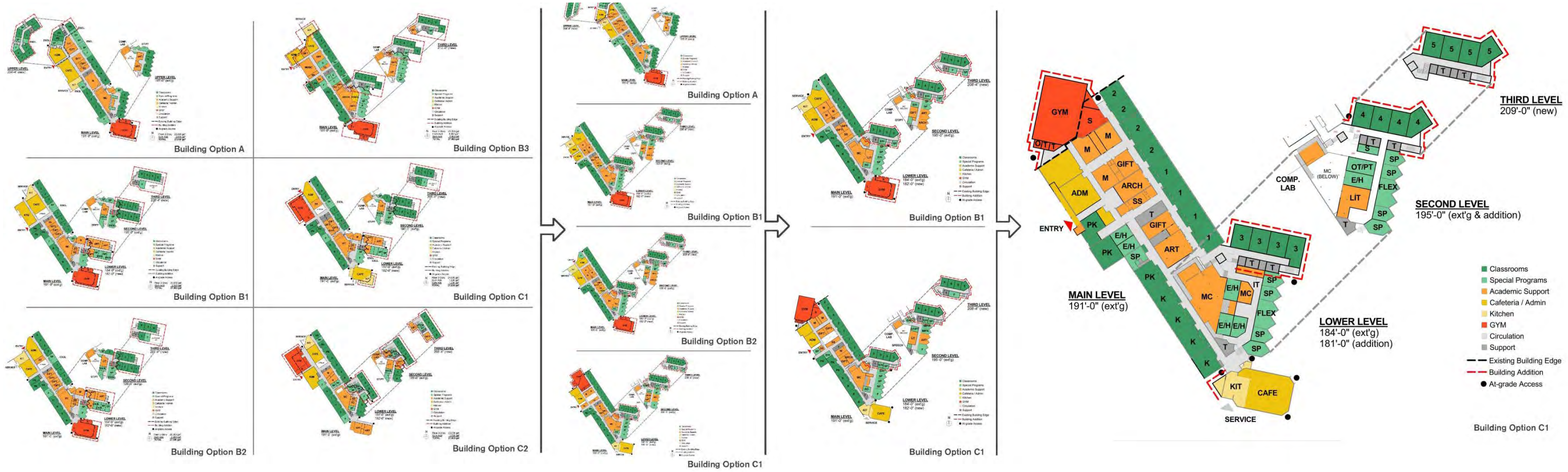
Existing trees to remain

Limit of disturbance





FLOOR PLAN PROCESS





FLOOR PLAN



18 FINAL DESIGN

Lower Level

Main Level & Second Level

Third Level





EXTERIOR PERSPECTIVE

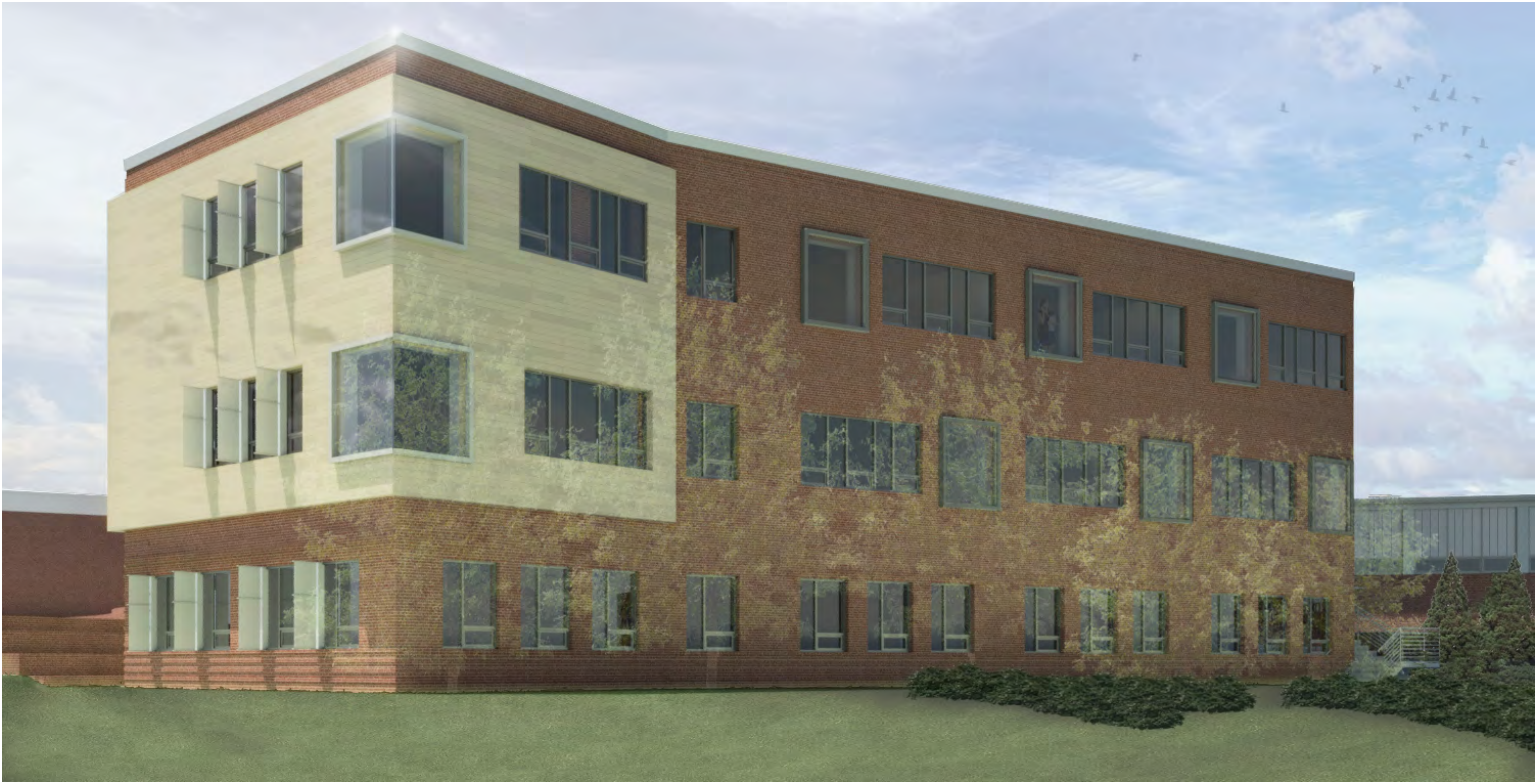




EXTERIOR PERSPECTIVE



20 PROJECT SUMMARY



CAFETERIA + CLASSROOM ADDITION



INTERIOR FINISHES



[ACCENT COLORS FOR TEACHING WALL AND CLASSROOM ENTRY ONLY]



[CORRIDOR AND CLASSROOM FIELD COLOR FOR FLOOR] [CORRIDOR FLOOR ACCENT COLORS]



[CARPET] [CORRIDOR WAINSCOT]

It is of the utmost importance that we recognize and nurture all of the varied human intelligences, and all of the combinations of intelligences.

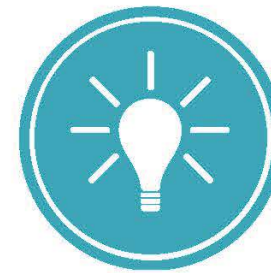
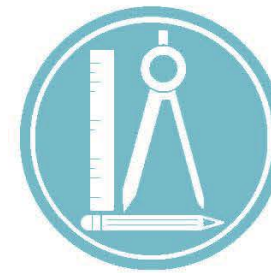
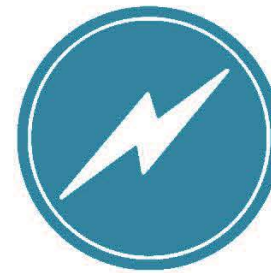
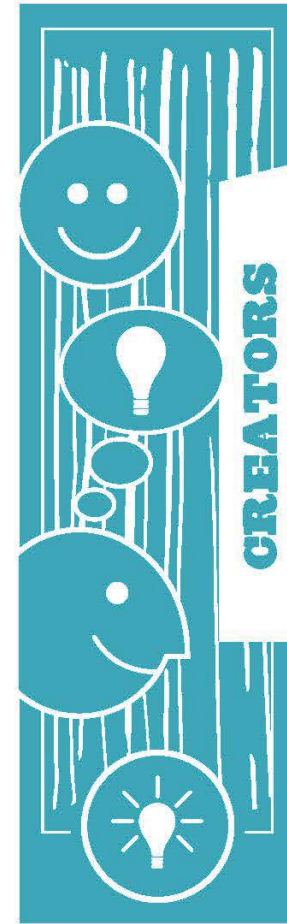
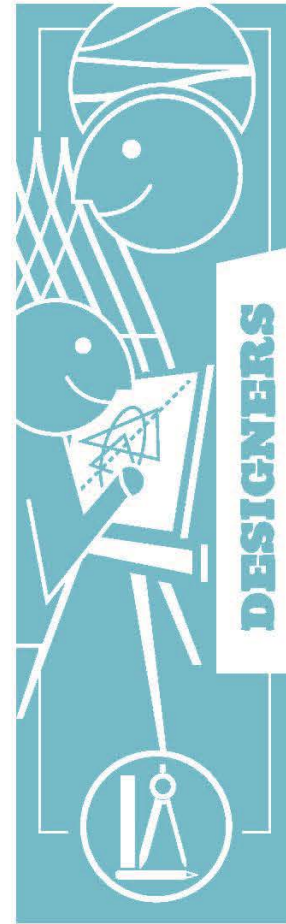
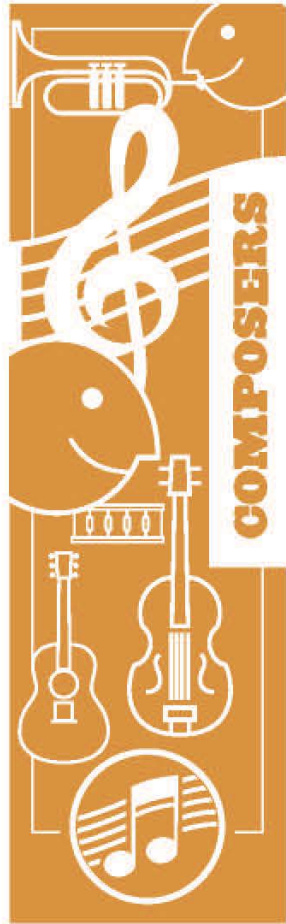
~ Howard Gardner



Colors shown in corridor are representative of accent finishes. Refer to interior renderings for specific location.



GRAPHIC PANELS





INTERIOR PERSPECTIVES

GYMNASIUM ADDITION



MAIN ENTRY ADDITION



LIBRARY RENOVATION



INTERIOR PERSPECTIVES



CAFETERIA RENOVATION



CLASSROOM

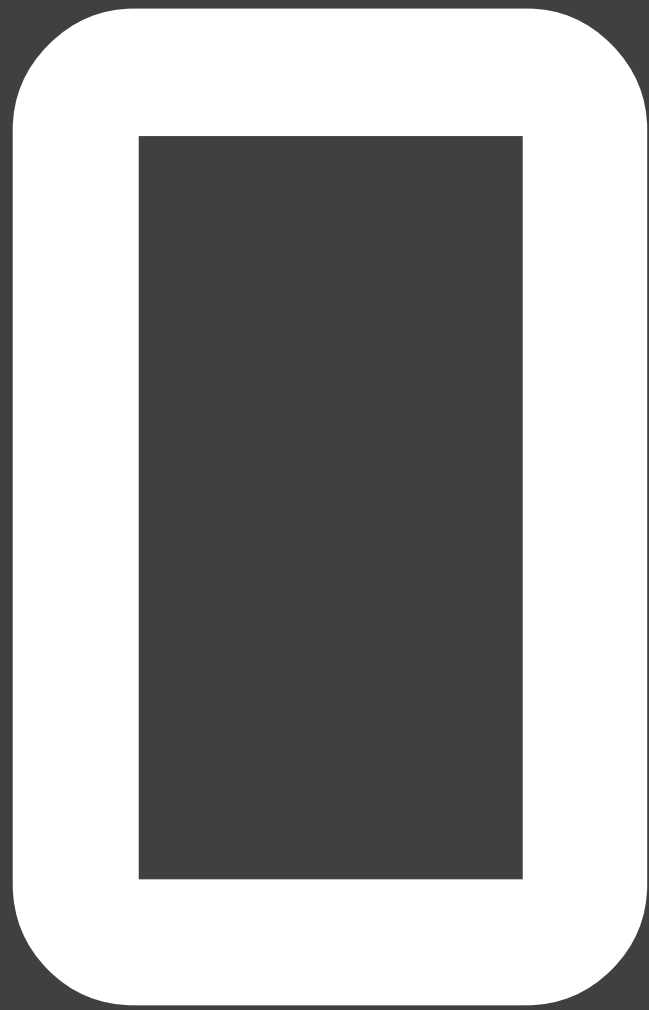


CORRIDOR



STAIR

24 FINAL DESIGN

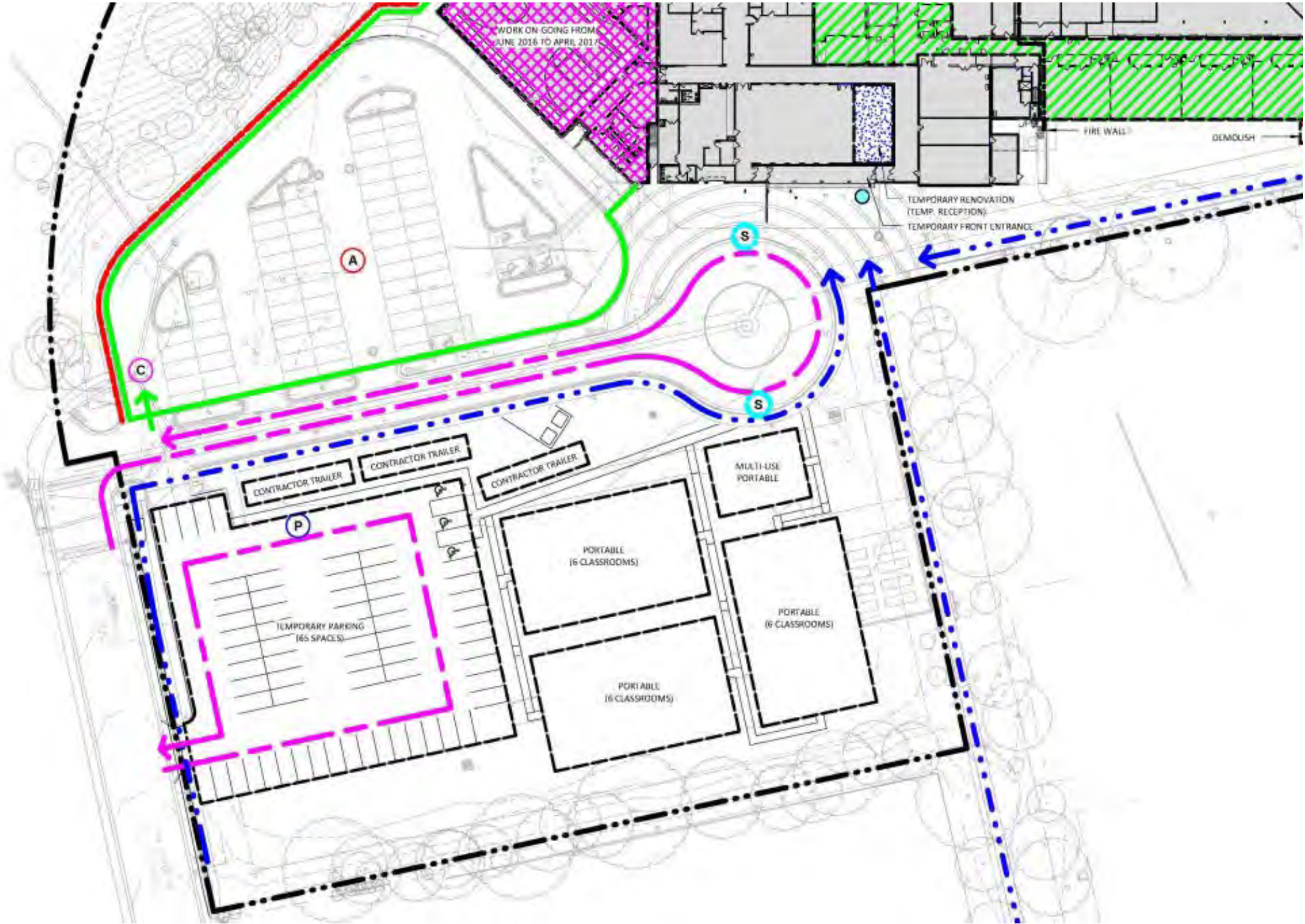


PHASING PLANS

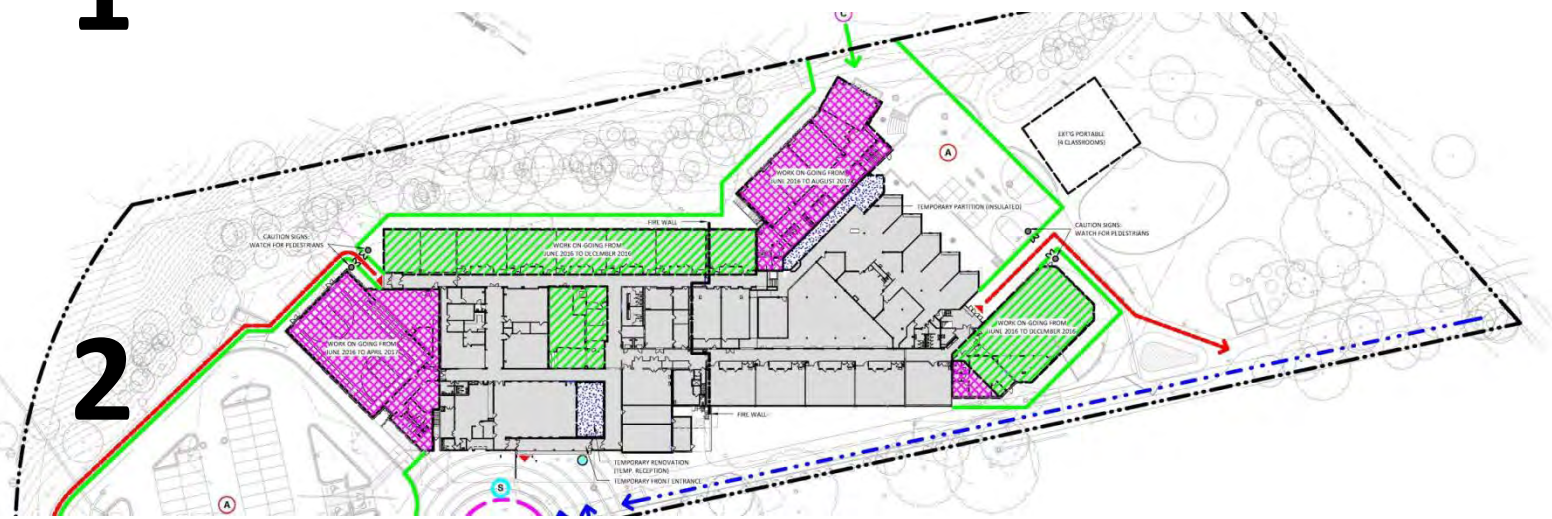
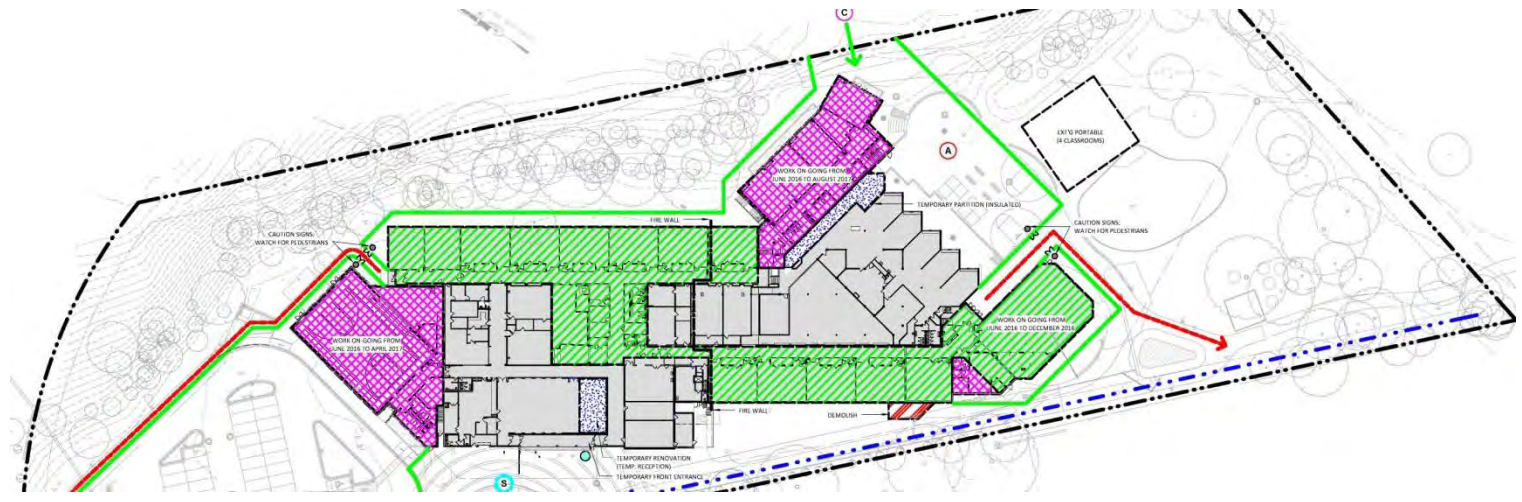
PHASING OVERVIEW: DRAFT PHASING PLANS

Phase 1	Phase 2A	Phase 2B	Phase 2C	Phase 2D	Phase 3	Phase 4	Phase 5	Phase 6
May 16 - June 16	June 16 - August 16	June 16 - December 16	June 16 - August 17	June 16 - April - 17	December 16 - August 17	April / May 17 - August 17	June 17- October 17	Sept 17- Dec 17
	Final Comp	Final Comp	Final Comp	Final Comp	Final Comp	Final Comp	Final Comp	Final Comp
	September 20, 2016	January 23, 2017	September 19, 2017	May 31, 2017	September 19, 2017	September 19, 2017	November 19, 2017	*12/31/2017
Duration	2 months	6 months	14 months	10 months	9 months	4 months	5 months	4 months
SITWORK								

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.



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



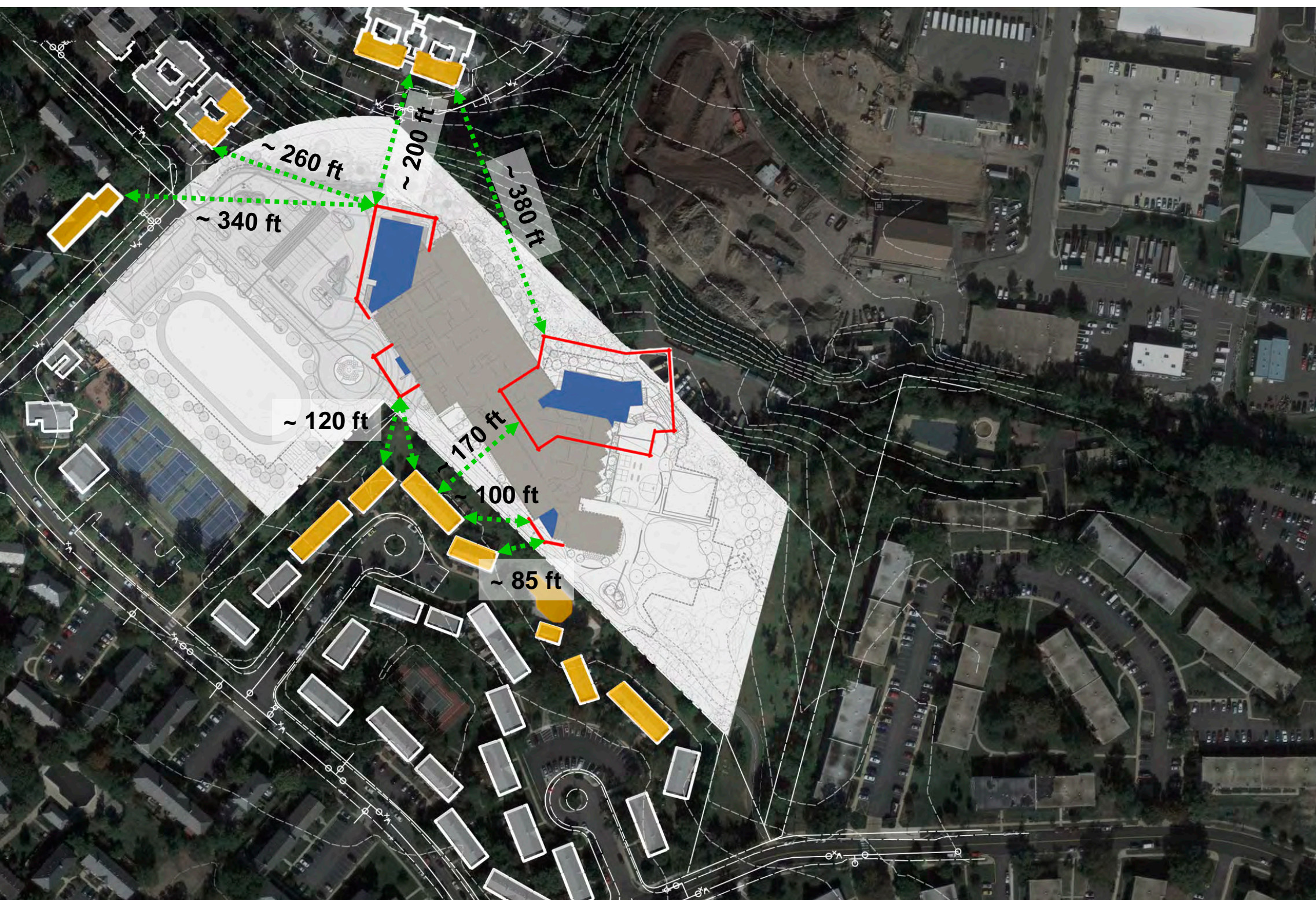


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Deep Foundation System / Auger Cast Piles
 Depth Varies = 35'-0" to 40'-0"
 • 3-Story Classroom Addition
 40'-0" Offset Shown



≡ 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...

Final Design to School Board for Action -
March 3

Community meeting: April - Early June



Thank You

Questions