



**Arlington
Public
Schools**

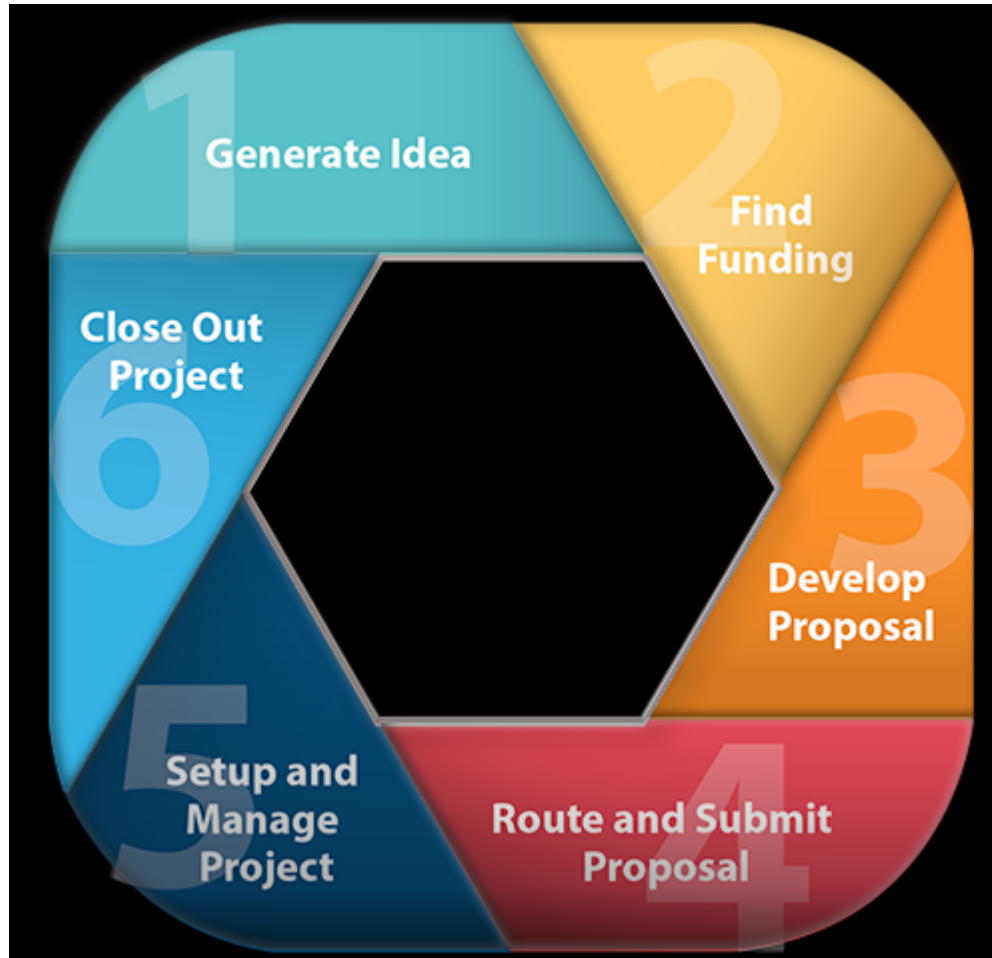


Career Center Working Group Project Lifecycle and Phasing

April 30, 2018

Project Life Cycle

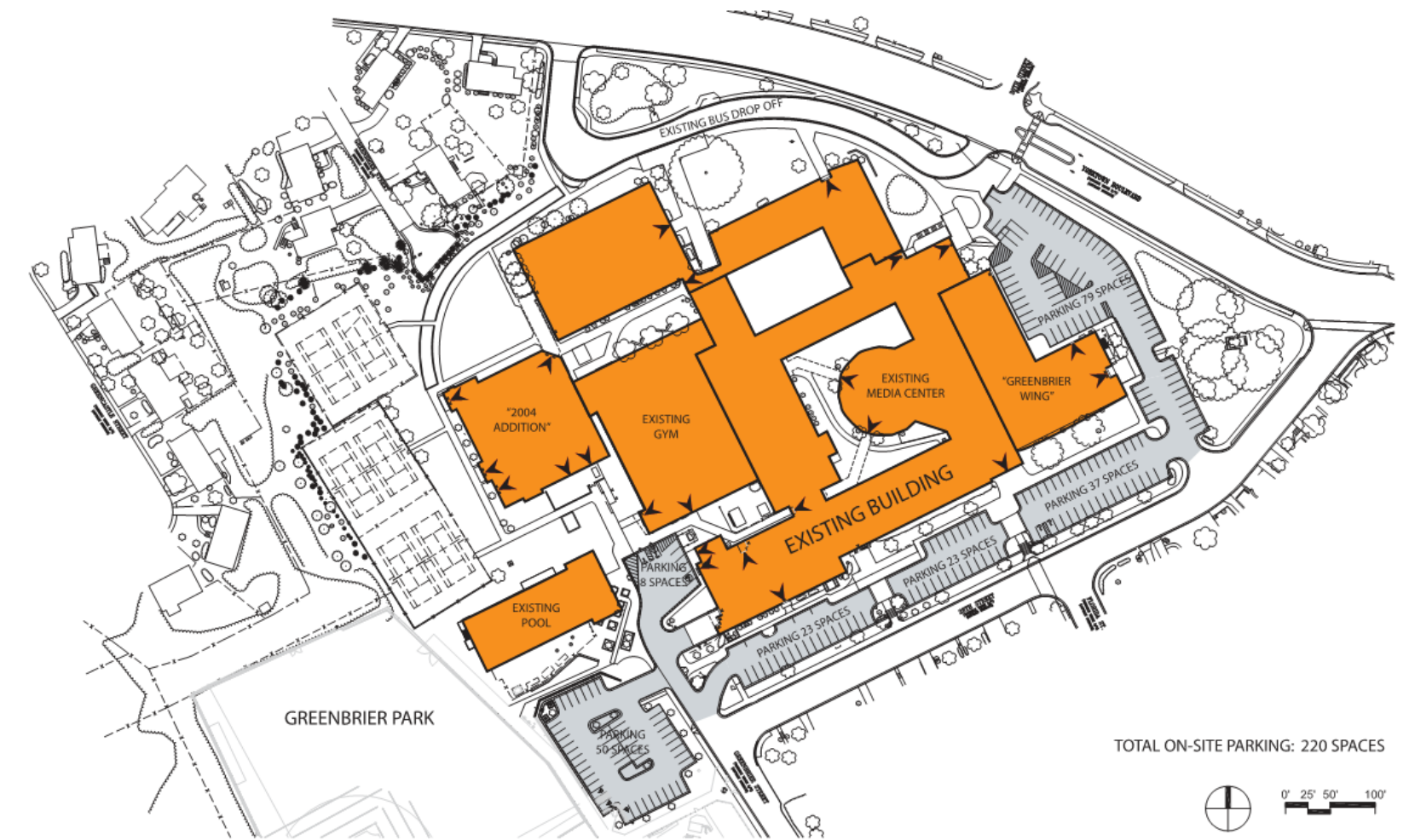
- Step 1 Generate Idea – CCWG Vision



Generate Idea - Initiation

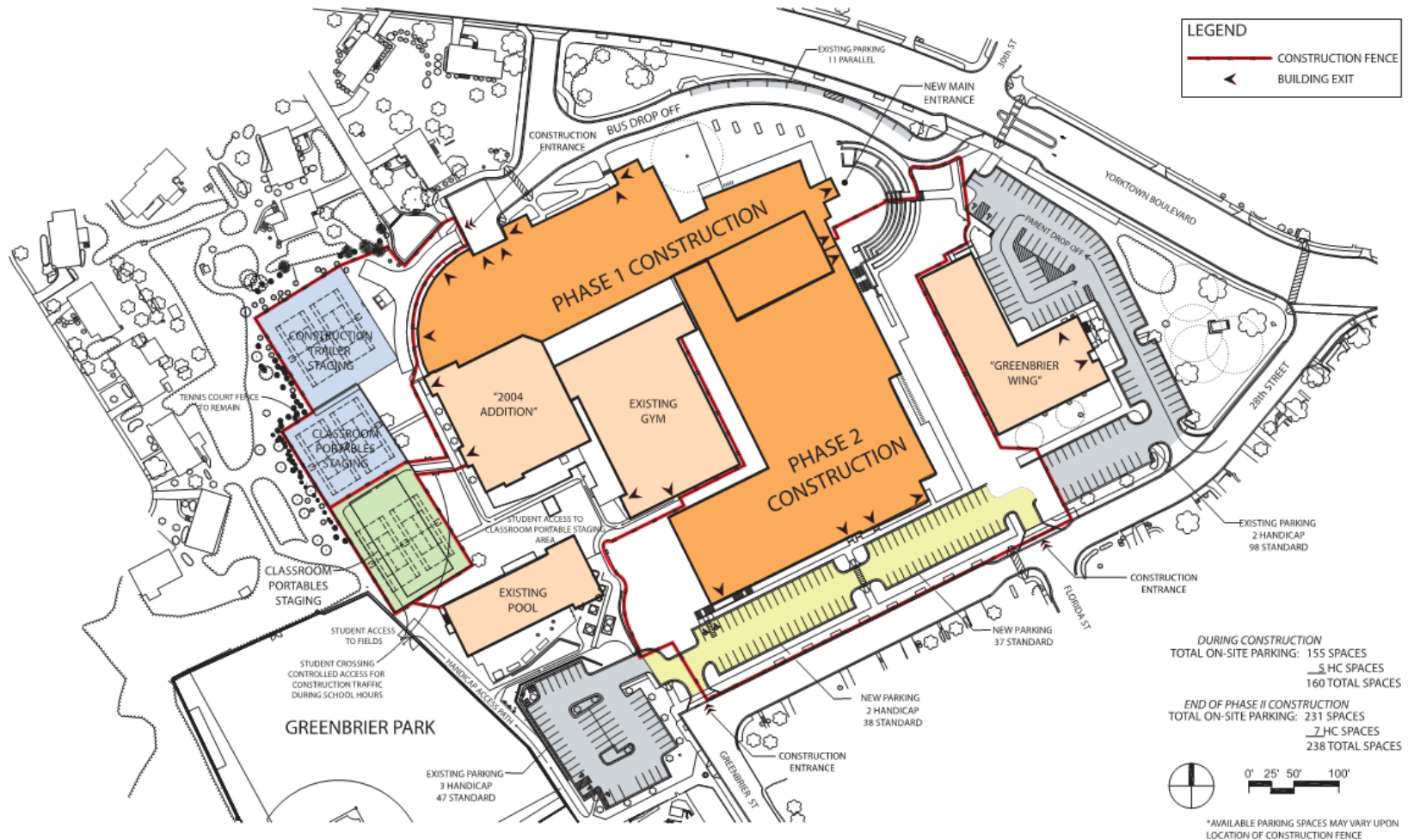
- Research the opportunities of the site
- *Review examples and lessons learned*
- Identify alternative solutions available
- Identify any risks and issues
- Provide a recommendation

Example – YHS 2009-2013 Existing Conditions 2008



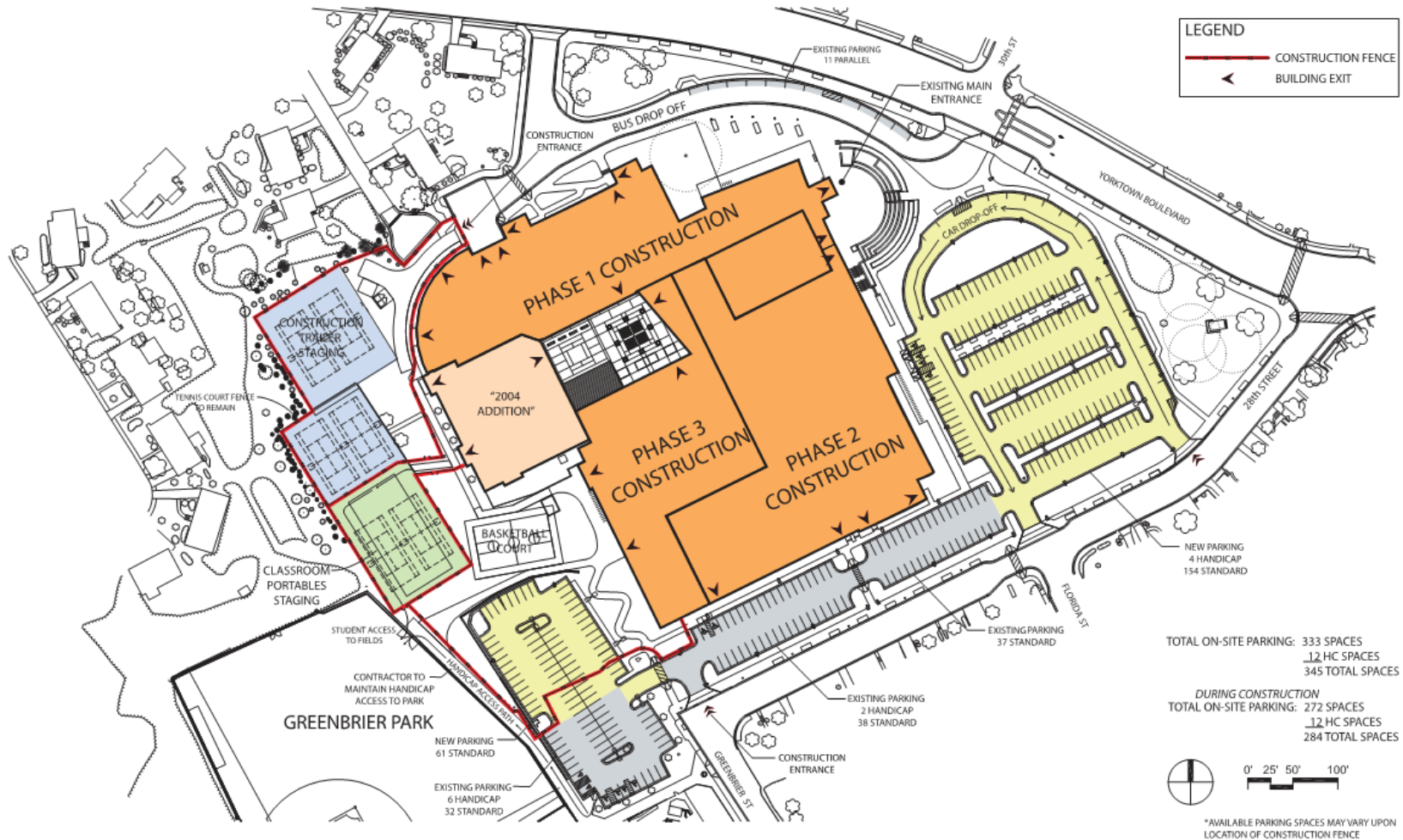
Example – YHS 2009-2013

Phase 2



Example – YHS 2009-2013

Phase 3



Example – YHS 2009-2013

Lessons Learned



- Delivery routes during phasing critical to crane set up and steel erection
- Regular community updates key to the success of the project
- Saving the parking lot to the last phase permitted for staging areas, storage of materials, and swing space

Example – Abingdon ES Phase 2



PHASING LEGEND

-  NEW CONSTRUCTION
-  DEMOLISH STRUCTURE
-  TEMPORARY RENOVATION
-  CURRENT RENOVATION
-  NO WORK IN THIS AREA

PHASING LEGEND (continued)

-  TEMPORARY MAIN BUILDING ENTRY/EXIT BUILDING EXIT
-  VEHICULAR ROUTE
-  PEDESTRIAN ROUTE
-  EMERGENCY ROUTE
-  CONSTRUCTION PHASE
-  CONSTRUCTION LADDER
-  CONSTRUCTION ENTRANCE
-  HAZARD DROP-OFF/PICK-UP
-  SCHOOL BUS DROP-OFF
-  FIRE WALL

PHASING SUMMARY

1. PHASING PLAN DIAGRAMS ARE SUGGESTED. FINAL PHASING TO BE REVIEWED AND APPROVED. CONTRACTOR TO EVALUATE SEQUENCE AND SCORE IN EACH PHASE AND PROVIDE ANY PROPOSED MODIFICATIONS FOR REVIEW. THE DURATION OF EACH PHASE TO BE MAINTAINED.

2. AGREEMENT TO BE INCLUDED IN EACH PHASE.

3. BUILDING IS OCCUPIED UNLESS NOTED OTHERWISE. HAZARD/FALL GORGE AND LIFE SAFETY REQUIREMENTS.

4. PROVIDE TEMPORARY PARTITIONS WITH ACCESS TO RECESS TO PROTECT OCCUPANTS FROM ADJACENT CONSTRUCTION DURING OCCUPIED PHASES.

5. COORDINATE ROOFING WORK WITH INTERIOR SCORE. NO WORK ABOVE ROOF SHALL OCCUR OVER OCCUPIED WORK.

6. COORDINATE RENOVATION OF MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION SYSTEMS WITH SCORE OF PHASE. PROVIDE TEMPORARY SYSTEMS AS NEEDED TO MAINTAIN CODE REQUIREMENTS.

7. EXISTING NUMBER OF CLASSROOMS, SMALL GROUP INSTRUCTION AND OFFICES SHALL BE MAINTAINED AND ADEQUATE IN EACH OCCUPIED PHASE.

8. GYMNASIUM, LIBRARY, AND CAFETERIA/KITCHEN SUBJECT PHASING OPERATIONAL DURING OCCUPIED PHASES. NEW TO USE PORTABLE OR X ARE TO BE PROVIDED OR OBTAIN DURING PHASE 2-4.

9. OWNER TO PROVIDE THE FOLLOWING PORTABLES:

- (1) EXISTING PORTABLE - 4 CLASSROOMS
- (1) NEW PORTABLE - 8 CLASSROOMS
- (1) NEW PORTABLE - 8 CLASSROOMS
- (1) NEW PORTABLE - 8 CLASSROOMS
- (1) MULTIPURPOSE PORTABLE

10. EXISTING NUMBER OF CLASSROOMS, SMALL GROUP INSTRUCTION AND OFFICES SHALL BE MAINTAINED AND ADEQUATE IN EACH OCCUPIED PHASE.

11. GYMNASIUM, LIBRARY, AND CAFETERIA/KITCHEN SUBJECT PHASING OPERATIONAL DURING OCCUPIED PHASES. NEW TO USE PORTABLE OR X ARE TO BE PROVIDED OR OBTAIN DURING PHASE 2-4.

12. OWNER TO PROVIDE THE FOLLOWING PORTABLES:

- (1) EXISTING PORTABLE - 4 CLASSROOMS
- (1) NEW PORTABLE - 8 CLASSROOMS
- (1) NEW PORTABLE - 8 CLASSROOMS
- (1) MULTIPURPOSE PORTABLE

13. GYMNASIUM, LIBRARY, AND CAFETERIA/KITCHEN SUBJECT PHASING OPERATIONAL DURING OCCUPIED PHASES. NEW TO USE PORTABLE OR X ARE TO BE PROVIDED OR OBTAIN DURING PHASE 2-4.

14. OWNER TO PROVIDE THE FOLLOWING PORTABLES:

- (1) EXISTING PORTABLE - 4 CLASSROOMS
- (1) NEW PORTABLE - 8 CLASSROOMS
- (1) NEW PORTABLE - 8 CLASSROOMS
- (1) MULTIPURPOSE PORTABLE

15. GYMNASIUM, LIBRARY, AND CAFETERIA/KITCHEN SUBJECT PHASING OPERATIONAL DURING OCCUPIED PHASES. NEW TO USE PORTABLE OR X ARE TO BE PROVIDED OR OBTAIN DURING PHASE 2-4.

16. OWNER TO PROVIDE THE FOLLOWING PORTABLES:

- (1) EXISTING PORTABLE - 4 CLASSROOMS
- (1) NEW PORTABLE - 8 CLASSROOMS
- (1) NEW PORTABLE - 8 CLASSROOMS
- (1) MULTIPURPOSE PORTABLE

PHASING SCHEDULE

PHASE 1: MAY 2016 - JUNE 2016

SITE MOBILIZATION ONLY, NO BUILDING PHASING

PHASE 2: JUNE 2016 - AUGUST 2016

BUILDING NOT OCCUPIED

PHASE 3: AUGUST 2016 - DECEMBER 2016

15 CLASSROOMS (DISPLACED)

8 SMALL GROUP (WITH DISPLACEMENT)

8 OFFICES (DISPLACED)

PHASE 4: DECEMBER 2016 - APRIL 2017

Example – Abingdon ES Phase 3



Example – Abingdon ES Phase 4



PHASE LEGEND

-  NEW CONSTRUCTION
-  DEMOLISH STRUCTURE
-  TEMPORARY RENOVATION
-  CURRENT RENOVATION
-  NO WORK IN THIS AREA

-  TEMPORARY MAIN BUILDING ENTRY/EXIT BUILDING EXIT
-  ADA ROUTE
-  VEHICULAR ROUTE
-  PEDESTRIAN ROUTE
-  EMERGENCY ROUTE
-  CONSTRUCTION PHASE
-  CONSTRUCTION ENTRANCE
-  MAINSTAY DROP-OFF/PICK-UP
-  SCHOOL BUS DROP-OFF
-  FIRE WALL

PARKING SUMMARY

1. PARKING PLAN DIAGRAMS ARE SUGGESTED. FINAL PLANS TO BE SUBMITTED AND COORDINATED. CONTRACTOR TO EVALUATE SEQUENCE AND SCORE IN EACH PHASE AND PROVIDE ANY PROPOSED MODIFICATIONS FOR REVIEW. THE DURATION OF EACH MUST BE MAINTAINED.

2. AGREEMENT TO BE INCLUDED IN EACH PHASE.
3. BUILDING IS OCCUPIED UNLESS NOTED OTHERWISE. HAZARDOUS WASTE AND LIFE SAFETY REQUIREMENTS.
4. PROVIDE TEMPORARY PARTITIONS WITH ACCESS TO RECESS TO PROTECT OCCUPANTS FROM ADJACENT CONSTRUCTION DURING OCCUPIED PHASES.
5. COORDINATE ROOFING WORK WITH INTERIOR SCORE. NO WORK ABOVE ROOF SHALL OCCUR OVER OCCUPIED WORK.
6. COORDINATE RENOVATION OF MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION SYSTEMS WITH SCORE OF PHASE. PROVIDE TEMPORARY SYSTEMS AS NEEDED TO MAINTAIN CODE REQUIREMENTS.
7. EXISTING NUMBER OF CLASSROOMS, SMALL GROUP INSTRUCTION AND OFFICES MUST BE MAINTAINED AND ADEQUATE IN EACH OCCUPIED PHASE.
 - (X) EXISTING CLASSROOMS
 - (B) EXISTING SMALL GROUP INSTR.
 - (O) EXISTING OFFICES
8. GYMNASIUM, LIBRARY, AND CATERINA/ITCHEN MUST REMAIN OPERATIONAL DURING OCCUPIED PHASES. ADA TO USE PORTABLE OR X ARE TO BE PROVIDED OR CHANGING DURING PHASES 2-4.
9. OWNER TO PROVIDE THE FOLLOWING PORTABLES:
 - (X) EXISTING PORTABLE - 4 CLASSROOMS
 - (O) NEW PORTABLE - 8 CLASSROOMS
 - (B) NEW PORTABLE - 8 CLASSROOMS
 - (I) NEW PORTABLE - 8 CLASSROOMS
 - (O) MULTIFUN PORTABLE

PHASE SCHEDULE

- PHASE 1: MAY 2016 - JUNE 2016
SITE MOBILIZATION ONLY, NO BUILDING PHASES
- PHASE 2: JUNE 2016 - AUGUST 2016
BUILDING NOT OCCUPIED
- PHASE 3: AUGUST 2016 - DECEMBER 2016
15 CLASSROOMS (DISPLACED)
8 SMALL GROUP INSTR. (DISPLACED)
8 OFFICES (DISPLACED)
- PHASE 4: DECEMBER 2016 - APRIL 2017

Example – Abingdon ES Phase 5



PHASE LEGEND

-  NEW CONSTRUCTION
-  DEMOLISH STRUCTURE
-  TEMPORARY RENOVATION
-  CURRENT RENOVATION
-  NO WORK IN THIS AREA

-  TEMPORARY MAIN BUILDING ENTRY/EXIT BUILDING EXIT
-  ADA ROUTE
-  VEHICULAR ROUTE
-  PEDESTRIAN ROUTE
-  EMERGENCY ROUTE
-  CONSTRUCTION PHASE
-  CONSTRUCTION LADDER
-  CONSTRUCTION ENTRANCE
-  HAZARD STOP-CHOP-CHOP
-  SCHOOL BUILD-UP/CHOP
-  FIRE WALL

PARKING SUMMARY

1. PARKING PLAN DIAGRAMS ARE SUGGESTED. FINAL PLANS TO BE SUBMITTED AND COMPARED. CONTRACTOR TO EVALUATE SEQUENCE AND SCORE IN EACH PHASE AND PROVIDE ANY PROPOSED MODIFICATIONS FOR REVIEW. THE DURATION OF EACH PHASE IS MAINTAINED.

2. AGREEMENT TO BE INCLUDED IN EACH PHASE.

3. BUILDING IS OCCUPIED UNLESS NOTED OTHERWISE. HAZARD/FALL GROSS AND LIFE SAFETY REQUIREMENTS.

4. PROVIDE TEMPORARY PARTITIONS WITH ACCESS TO READER TO PROTECT OCCUPANTS FROM INTERIOR CONSTRUCTION DURING OCCUPIED PHASES.

5. COORDINATE ROOFING WORK WITH INTERIOR SCORE. NO WORK ABOVE ROOF SHALL OCCUR OVER OCCUPIED WORK.

6. COORDINATE RENOVATION OF MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION SYSTEMS WITH SCORE OF PHASE. PROVIDE TEMPORARY SYSTEMS AS NEEDED TO MAINTAIN CODE REQUIREMENTS.

7. EXISTING NUMBER OF CLASSROOMS, SMALL GROUP INSTRUCTION AND OFFICES SHALL BE MAINTAINED AND ADEQUATE IN EACH OCCUPIED PHASE.

- (X) EXISTING CLASSROOMS
- (Y) EXISTING SMALL GROUP INSTR.
- (Z) EXISTING OFFICES

8. GYMNASIUM, LIBRARY, AND CATERINA/ITCHEN SUBJECT PHASES OPERATIONAL DURING OCCUPIED PHASES. NEW TO USE PORTABLE OR Y. ARE TO BE PROVIDED OR OBTAIN DURING PHASES 2-4.

9. OWNER TO PROVIDE THE FOLLOWING PORTABLES:

- (1) EXISTING PORTABLE - 4 CLASSROOMS
- (2) NEW PORTABLE - 8 CLASSROOMS
- (3) NEW PORTABLE - 8 CLASSROOMS
- (4) NEW PORTABLE - 8 CLASSROOMS
- (5) MULTIPURPOSE PORTABLE

PHASE SCHEDULE

PHASE 1: MAY 2016 - JUNE 2016

SITE MOBILIZATION ONLY, NO BUILDING PHASES

PHASE 2: JUNE 2016 - AUGUST 2016

BUILDING NOT OCCUPIED

PHASE 3: AUGUST 2016 - DECEMBER 2016

15 CLASSROOMS (DISPLACED)

8 SMALL GROUP (WITH DISPLACEMENT)

8 OFFICES (DISPLACED)

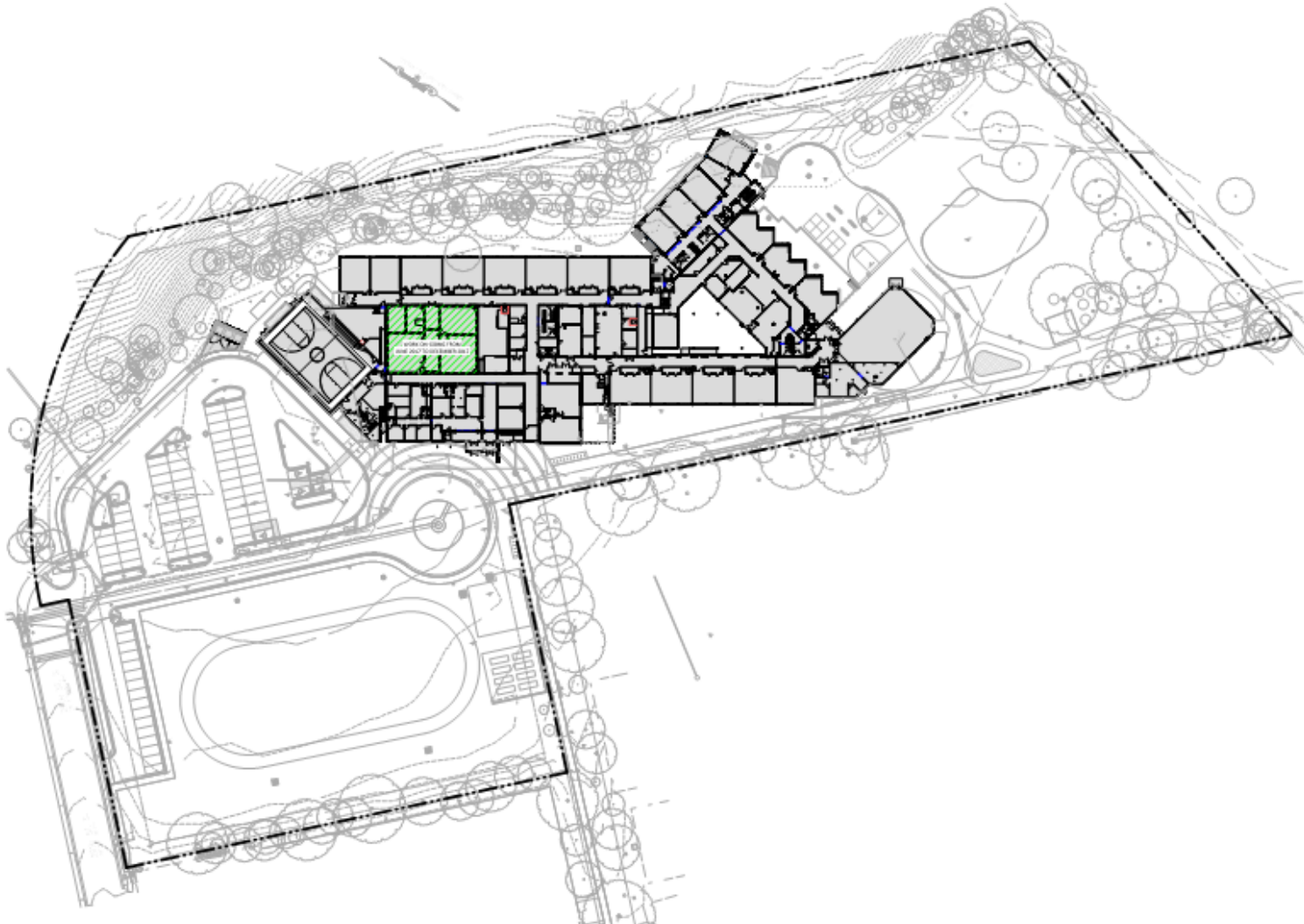
PHASE 4: DECEMBER 2016 - APRIL 2017

Example – Abingdon ES Phase 6



- PHASING LEGEND**
-  NEW CONSTRUCTION
 -  DEMOLISH STRUCTURE
 -  TEMPORARY RENOVATION
 -  CURRENT RENOVATION
 -  NO WORK IN THIS AREA
- PHASING SUMMARY**
1. PARKING PLAN DIAGRAMS ARE SUGGESTED. FINAL PARKING TO BE DETERMINED AND COORDINATED. CONTRACTOR TO EVALUATE SEQUENCE AND SCORE IN EACH PHASE AND PROVIDE ANY PROPOSED MODIFICATIONS FOR REVIEW. THE DURATION OF EACH PHASE TO BE MAINTAINED.
 2. AGREEMENT TO BE INCLUDED IN EACH PHASE.
 3. BUILDING IS OCCUPIED UNLESS NOTED OTHERWISE. HAZARDOUS WASTE AND LIFE SAFETY REQUIREMENTS.
 4. PROVIDE TEMPORARY PARTITIONS WITH ACCESS TO READER TO PROTECT OCCUPANTS FROM INTERIOR CONSTRUCTION DURING OCCUPIED PHASES.
 5. COORDINATE ROOFING WORK WITH INTERIOR SCORE. NO WORK ABOVE ROOF SHALL OCCUR OVER OCCUPIED WORK.
 6. COORDINATE RENOVATION OF MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION SYSTEMS WITH SCORE OF PHASE. PROVIDE TEMPORARY SYSTEMS AS NEEDED TO MAINTAIN CODE REQUIREMENTS.
 7. EXISTING NUMBER OF CLASSROOMS, SMALL GROUP INSTRUCTION AND OFFICES MUST BE MAINTAINED AND ADEQUATE IN EACH OCCUPIED PHASE.
 - (X) EXISTING CLASSROOMS
 - (Y) EXISTING SMALL GROUP INSTR.
 - (Z) EXISTING OFFICES
 8. GYMNASIUM, LIBRARY, AND CATERINA/ITCHEN MUST REMAIN OPERATIONAL DURING OCCUPIED PHASES. MEA TO USE PORTABLE OR Y. AND TO BE PROVIDED OR OUPIN DURING PHASE 2-4.
 9. OWNER TO PROVIDE THE FOLLOWING PORTABLES:
 - (E) EXISTING PORTABLE - 4 CLASSROOMS
 - (F) NEW PORTABLE - 8 CLASSROOMS
 - (G) NEW PORTABLE - 8 CLASSROOMS
 - (H) NEW PORTABLE - 8 CLASSROOMS
 - (I) MULTIFUN PORTABLE
- PHASING SCHEDULE**
- PHASE 1: MAY 2016 – JUNE 2016
SITE MOBILIZATION ONLY, NO BUILDING PHASING
- PHASE 2: JUNE 2016 – AUGUST 2016
BUILDING NOT OCCUPIED
- PHASE 3: AUGUST 2016 – DECEMBER 2016
15 CLASSROOMS (DISPLACED)
8 SMALL GROUP INSTR. (DISPLACED)
8 OFFICES (DISPLACED)
- PHASE 4: DECEMBER 2016 – APRIL 2017

Example – Abingdon ES Phase 7



PHASE LEGEND

-  NEW CONSTRUCTION
-  DEMOLISH STRUCTURE
-  TEMPORARY RENOVATION
-  CURRENT RENOVATION
-  NO WORK IN THIS AREA

-  TEMPORARY MAIN BUILDING ENTRY/EXIT BUILDING EXIT
-  ADA ROUTE
-  VEHICULAR ROUTE
-  PEDESTRIAN ROUTE
-  EMERGENCY ROUTE
-  CONSTRUCTION FENCE
-  CONSTRUCTION LADDERMAN
-  CONSTRUCTION ENTRANCE
-  HAZARD DROP-OFF/PICK-UP
-  SCHOOL BUS DROP-OFF
-  FIRE WALL

PHASING SUMMARY

1. PHASING PLAN DIAGRAMS ARE SUGGESTED. FINAL PHASING TO BE SUBMITTED AND COORDINATED. CONTRACTOR TO EVALUATE SEQUENCE AND SCORE IN EACH PHASE AND PROVIDE ANY PROPOSED MODIFICATIONS FOR REVIEW. THE DURATION OF EACH PHASE IS MAINTAINABLE.

2. AGREEMENT TO BE INCLUDED IN EACH PHASE.
 3. BUILDING IS OCCUPIED UNLESS NOTED OTHERWISE. MAINTAIN ALL BARRIERS AND LIFE SAFETY REQUIREMENTS.
 4. PROVIDE TEMPORARY PARTITIONS WITH ACCESS TO RECESS TO PROTECT OCCUPANTS FROM INTERIOR CONSTRUCTION DURING OCCUPIED PHASES.
 5. COORDINATE ROOFING WORK WITH INTERIOR SCORE. NO WORK ABOVE ROOF SHALL OCCUR OVER OCCUPIED WORK.
 6. COORDINATE RENOVATION OF MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION SYSTEMS WITH SCORE OF PHASE. PROVIDE TEMPORARY SYSTEMS AS NEEDED TO MAINTAIN CODE REQUIREMENTS.
 7. EXISTING NUMBER OF CLASSROOMS, SMALL GROUP INSTRUCTION AND OFFICES SHALL BE MAINTAINED AND ADEQUATE IN EACH OCCUPIED PHASE.
 - (X) EXISTING CLASSROOMS
 - (Y) EXISTING SMALL GROUP INSTR.
 - (Z) EXISTING OFFICES
 8. GYMNASIUM, LIBRARY, AND CATERINA/TITCHEN SUBJECT PHASING OPERATIONAL DURING OCCUPIED PHASES. NEW TO USE PORTABLE OR Y-WE TO BE PROVIDED OR CHANGING DURING PHASE 2-4.
 9. OWNER TO PROVIDE THE FOLLOWING PORTABLES:
 - (E) EXISTING PORTABLE - 4 CLASSROOMS
 - (F) NEW PORTABLE - 8 CLASSROOMS
 - (G) NEW PORTABLE - 8 CLASSROOMS
 - (H) NEW PORTABLE - 8 CLASSROOMS
 - (I) MULTIFUN PORTABLE
- #### PHASING SCHEDULE
- PHASE 1: MAY 2016 – JUNE 2016
SITE MOBILIZATION ONLY, NO BUILDING PHASES
- PHASE 2: JUNE 2016 – AUGUST 2016
BUILDING NOT OCCUPIED
- PHASE 3: AUGUST 2016 – DECEMBER 2016
15 CLASSROOMS (DISPLACES)
8 SMALL GROUP INSTR. (DISPLACES)
8 OFFICES (DISPLACES)
- PHASE 4: DECEMBER 2016 – APRIL 2017

Topics for Next Meeting

- Research the opportunities of the site
- Review examples and lessons learned
- *Identify alternative solutions available*
- *Identify any risks and issues*
- Provide a recommendation



Abingdon Tour