



## Fleet Elementary School

### Community Newsletter (September 2018)

This is the September update on the status and progress of construction for the project. All monthly updates will also be posted to the project website and can be accessed via the following link:

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

We are approximately half way through the project with about eleven months remaining until the school is occupied in the fall of 2019. There is still much work to be accomplished before we move into the building. With this report, we are sharing the project schedule milestones with the community to keep you fully informed. Future updates will include any adjustments to the schedule. You will note in this newsletter that we have had some early delays, but the contractor has worked with APS to implement a recovery schedule (adjusting construction activities) to maintain project milestone dates leading to the planned fall 2019 occupancy.

Jeffrey D. Chambers, NCARB, AIA  
Director of Design & Construction

## **Schedule Update:**

- Delays: The project has experienced delays due to the following 2 reasons:
  1. Presence of insufficient bearing soils at the garage footing level in many locations requiring remediation
  2. The inability to obtain swing easements for the proposed tower crane resulted in the alternative option of using multiple mobile cranes instead.
- Recovery schedule: The delays experienced were to a degree that require development of a Recovery schedule by the project team in order to ensure the project achieved the original delivery target of occupancy for the Fall 2019 school year. The Recovery schedule was received in August and becomes the basis for the new milestone completion dates. The Recovery schedule incorporated re-sequencing of activities and securing of additional current and future resources in order to mitigate the delay.
- Recovery schedule milestone dates:
  - Garage Early Occupancy: 11/12/18
  - Topping out of Structure: 11/2/18
  - Envelope complete: 4/10/19
  - Utilities services: 5/7/19
  - Wall close-in Inspections: 4/9/19
  - Ceiling close-in inspections: 5/14/19
  - Occupancy inspection: 7/15/19
  - Staff occupancy: 8/19/19
  - Student occupancy: 9/3/19

## **Completed and ongoing tasks:**

- Concrete slab at roof of garage (ground floor of school) - complete
- Garage structure - complete
- Garage entry ramp retaining wall footings – complete
- Garage entry ramp retaining walls - complete
- Installation of waterproofing for garage foundation walls – ongoing and soon to complete
- Backfill around garage structure – ongoing and soon to be complete
- Garage mechanical, electrical, and plumbing (MEP) rough-ins - ongoing
- Future bus loop - has been put on grade and stone sub-base installed in order to stabilize the grade. The loop is serving as an access road for construction vehicles within the site during construction, and for emergency vehicle access to Jefferson Middle School.

- Structural Steel Erection - while the garage is an all concrete structure, the 4-story building above is of steel frame construction. Structural steel erection for the 1<sup>st</sup> 4-story sequence is complete, and erection of the 2<sup>nd</sup> 4-story sequence is in progress.
- Thomas Jefferson Middle School (TJMS) Stair and Façade renovations – This work entailed demolishing 2 existing stairwells at TJMS and reconfiguring them so that the new entries allow for on-grade access to the lower level of TJMS with a single stair for access to the upper level. At this time, the stairwell interiors are complete except for installation of the finish flooring material. The stairwell exteriors are complete except for installation of the finished standing seam metal roof and the permanent gutters and downspouts. The stairwells are currently being used as a travel path for occupants between floors, and for emergency egress out of the building
- Temporary egress pathway from TJMS stairwells – during construction, and prior to completion of the permanent egress path on the west side of TJMS, a temporary egress path has been constructed and is currently in use.

#### **Construction activities next month:**

- Installation of entry ramp to garage
- Backfill around garage structure
- Installation of garage MEP rough-ins
- Structural steel erection
- Start installation of roofing underlayment
- Pour elevated concrete decks at 1<sup>st</sup> 4-story section of building
- Start spray fireproofing at steel
- Start MEP rough-ins at 1<sup>st</sup> 4-story section of building
- Completion of TJMS Stair and Façade renovations work

#### **Process related activities:**

- Modified construction work hours - (7am-9pm on weekdays, and 9am-9pm on weekends and holidays) are being judiciously used in order to improve the project schedule when possible.
- Construction worker parking – we are planning to use the upper level of the garage for construction worker parking once the steel structure above is complete and garage life safety systems are installed, with a target date for use in early November.
- Quarterly meetings – quarterly meetings to address construction issues/concerns were requested by local neighbors and Civic Associations. Future meeting dates are: 11/14/18, 2/13/19, 5/15/19, and 8/14/19. Meeting time is 7pm-8:30pm, meeting location is the TJMS library.



**LAST CONCRETE SLAB POUR AT GROUND FLOOR LEVEL DECK**



**FOOTING INSTALLATION FOR GARAGE ENTRY RAMP RETAINING WALLS**





**INSTALLATION OF FORMWORK FOR GARAGE ENTRY RAMP RETAINING WALLS**



**INSTALLED GARAGE ENTRY RAMP CONCRETE RETAINING WALLS**



**STEEL FRAMING THROUGH 3<sup>RD</sup> FLOOR DECK FOR 1<sup>ST</sup> 4-STORY ERECTION SEQUENCE**



**FRAMING OF 4TH FLOOR STEEL DECK**



**FRAMING OF ROOF STEEL**



**PROGRESSION OF STEEL FRAMING AND LATERAL BRACING FOR 1<sup>ST</sup> ERECTION SEQUENCE**





**STEEL ERECTION STARTING ON 2<sup>ND</sup> 4-STORY SEQUENCE**



**INTERIOR OF RECONFIGURED TJMS STAIRWELL**





**EXTERIOR OF STAIRWELL WITH NEW ENTRY DOORS IN PLACE**



**EXTERIOR OF STAIRWELL WITH SIDING IN PLACE, READY FOR ROOFING**



**TEMPORARY EGRESS PATHWAY FROM RECONFIGURED TJMS STAIRWELLS AND TEMPORARY CONSTRUCTION ACCESS ROAD BETWEEN TJMS AND THE NEW BUILDING**

Please contact me with any questions you may have regarding this update.

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