



## Fleet Elementary School

### Community Newsletter (October 2018)

This is the October 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/>

As reported in the September update, project delays to date have been addressed in a Recovery schedule to ensure the project achieves the original delivery target of occupancy for the Fall 2019 school year. This Recovery schedule is the basis for the new milestone completion dates. The Recovery schedule incorporates re-sequencing of activities and securing of additional current and future resources in order to mitigate the delay. The project is currently on schedule in accord with the Recovery schedule.

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

## **Schedule Update:**

- Recovery schedule milestone dates:
  - Topping out of Structure: 11/2/18 (achieved/complete)
  - Garage Early Occupancy: 11/30/18
  - 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:**

- Garage structure - complete
- Garage entry ramp snow melt system – in process, scheduled to complete this month
- Garage entry ramp concrete – in process, scheduled to complete this month
- Installation of waterproofing for garage foundation walls – substantially complete
- Garage mechanical, electrical, and plumbing (MEP) – in process, scheduled to complete this month
- Structural Steel Erection –The Recovery schedule milestone date referenced above for “Topping out of Structure” refers to the 4 story sections of the building, and these areas are now complete as noted above. Remaining structural steel erection is for the columns and beams that will support the wood ceiling/roof structure over the gym. This work is in process and scheduled to complete this month.
- Elevated concrete deck pours – largely complete, scheduled to complete this month
- Roofing underlayment installation – in process, complete at high roof. This activity is important as it dries in the structure for activities noted below that are taking place on the floors below the roof.
- Spray Fireproofing of Structural Steel – ongoing
- Exterior wall construction – ongoing
- Interior wall construction - ongoing
- Mechanical, Electrical, and Plumbing (MEP) rough-ins – ongoing
- Site Utilities – water meter vault installation is complete, the water meter is scheduled to be set this month, and the water service to the building activated
- 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.

- 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 work is substantially complete, and 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:**

- Occupancy of garage for construction worker parking
- Gym ceiling/roof structure erection
- Start installation of standing seam metal roofing on top of roofing underlayment
- Spray fireproofing of structural steel
- Exterior wall construction
- Exterior spray foam insulation and air/vapor barrier installation
- Interior wall construction
- MEP rough-ins
- Completion of punchlist for TJMS Stair and Façade renovation 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 late 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.



**GARAGE RAMP WALL AND RAMP PREP**



**GARAGE MECHANICAL, ELECTRICAL, PLUMBING WORK**





**STRUCTURAL STEEL ERECTION**



**INSTALLATION OF METAL DECK ON ROOF JOISTS**



**STRUCTURAL STEEL ERECTION AT THE GYM**



**PREPARATION OF ELEVATED DECK FOR CONCRETE POUR**

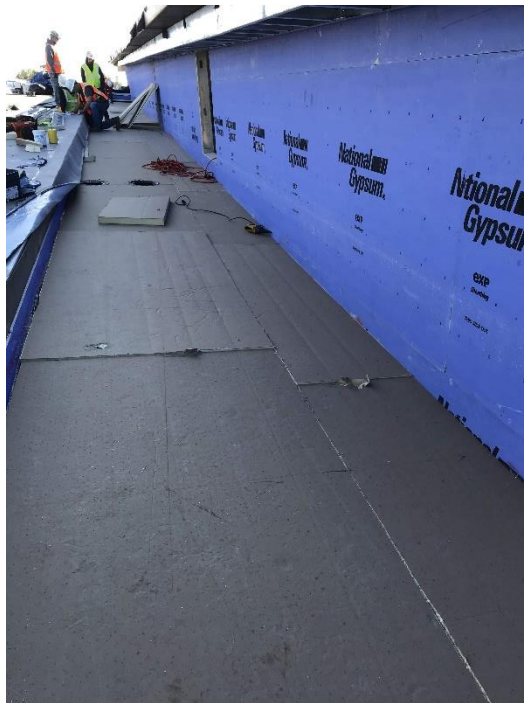




**CONCRETE FINISHING AT ELEVATED DECK POUR**



**ROOFING UNDERLAYMENT INSTALLATION**



**ROOFING UNDERLAYMENT INSTALLATION**



**SPRAY FIREPROOFING OF STRUCTURAL STEEL**





**SPRAY FIREPROOFING OF STRUCTURAL STEEL**



**EXTERIOR WALL FRAMING**



**EXTERIOR WALL FRAMING**



**SHEATHING OF EXTERIOR WALLS**



**SHEATHING OF EXTERIOR WALLS**



**INTERIOR WALL FRAMING**





**MECHANICAL, ELECTRICAL, PLUMBING ROUGH-IN INSTALLATION**



**MECHANICAL, ELECTRICAL, PLUMBING ROUGH-IN INSTALLATION**



**SETTING OF WATER METER VAULT**



**TJMS STAIRWELL INTERIOR**



**TJMS EXTERIOR STAIRWELL ENTRYWAY**

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

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