



Fleet Elementary School

Community Newsletter (November 2018)

This is the November 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 October 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: 12/12/18
 - 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 stairs - complete
- Garage entry ramp snow melt system – completion scheduled for early December
- Garage entry ramp concrete – completion scheduled for early December
- Installation of waterproofing for garage foundation walls – substantially complete
- Garage mechanical, electrical, and plumbing (MEP) – completion scheduled for early December
- Early occupancy of garage for construction worker parking – the above activities are leading to occupancy inspections the week of 12/10/18 for use of the garage for construction worker parking.
- 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 structural wood ceiling/roof structure over the gym, and this work is also complete at this time
- Elevated concrete deck pours – complete
- Roofing underlayment installation – complete at high roof, in process at the lower roofs.
- Spray Fireproofing of Structural Steel – ongoing
- Exterior wall construction – ongoing
- Temporary window closures – to allow for moisture and temperature control of the building interior
- Interior wall construction - ongoing
- Mechanical, Electrical, and Plumbing (MEP) rough-ins – ongoing

- Site Utilities – water service to the building is scheduled to be activated in early December. Other site activities include tie-in of building storm water piping to underground mains.
- 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 – complete except for the punchlist, 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:

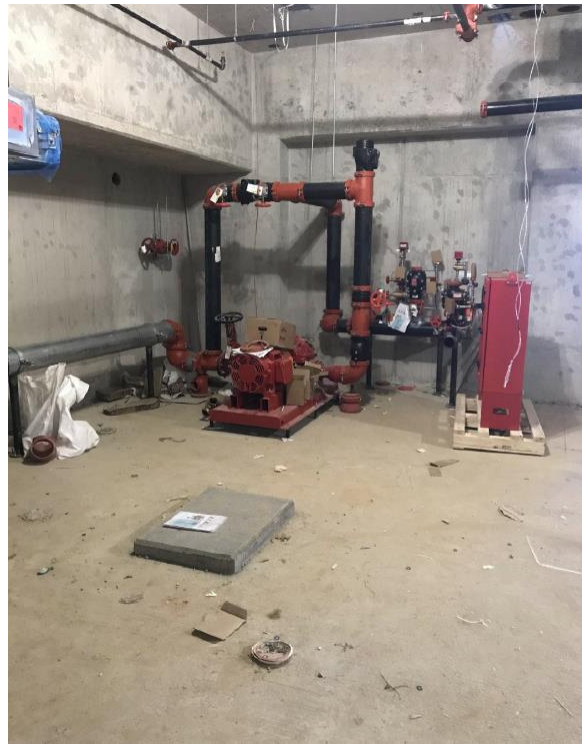
- Gym ceiling/roof structure erection
- Start installation of standing seam metal roofing on top of roofing underlayment
- Spray fireproofing of structural steel
- Exterior wall construction
- Installation of clips for attachment of exterior facade cladding
- Exterior spray foam insulation and air/vapor barrier installation
- Interior wall construction
- MEP rough-ins
- Completion of punchlist for TJMS Stair and Façade renovation work
- Miscellaneous site utility 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 trade, life safety, and building inspections for the garage are approved the week of 12/10.
- Quarterly meetings – quarterly meetings to address construction issues/concerns were requested by local neighbors and Civic Associations. Future meeting dates are: 2/13/19, 5/15/19, and 8/14/19. Meeting time is 7pm-8:30pm, meeting location is the TJMS library.



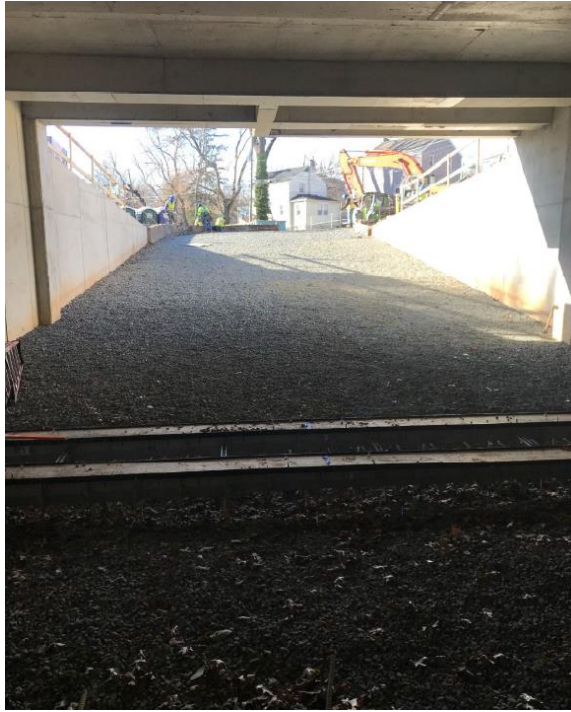
GARAGE STAIRS POURED



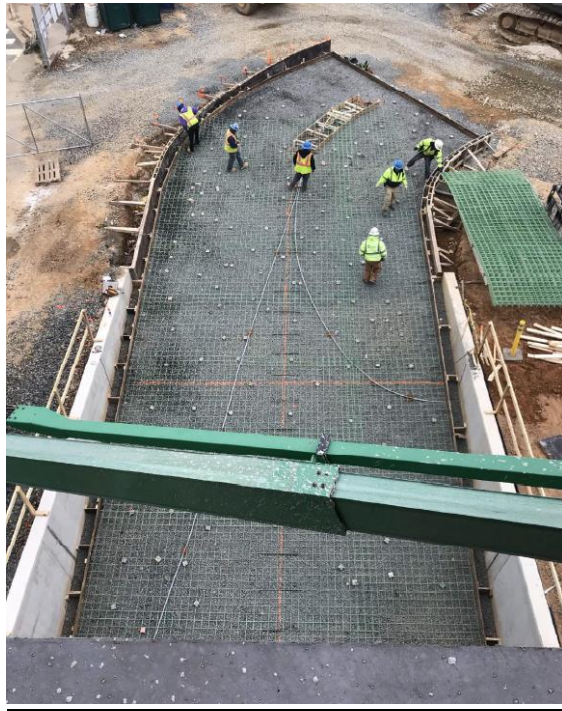
FIRE PUMP INSTALLATION IN GARAGE FOR BUILDING SPRINKLER SYSTEM



GARAGE MECHANICAL, ELECTRICAL, PLUMBING WORK



GARAGE ENTRY RAMP PREPARATION (VIEW FROM INSIDE GARAGE)



GARAGE ENTRY RAMP PREPARATION (EXTERIOR VIEW FROM BUILDING ABOVE)



STRUCTURAL STEEL ERECTION COMPLETED AT 4-STORY SECTION OF BUILDING



STRUCTURAL STEEL AT GYM READY FOR STRUCTURAL WOOD ROOF INSTALLATION



START OF STRUCTURAL WOOD ROOF INSTALLATION AT GYM



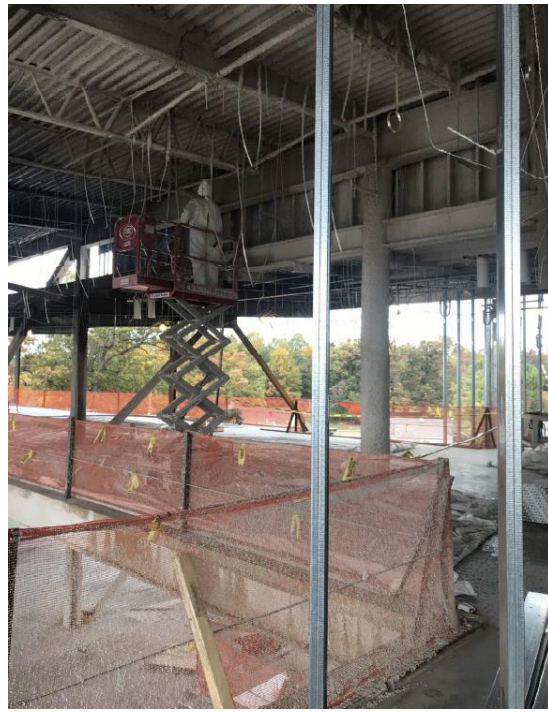
ROOFING UNDERLAYMENT INSTALLATION



ROOFING UNDERLAYMENT INSTALLATION



SPRAY FIREPROOFING OF STRUCTURAL STEEL



SPRAY FIREPROOFING OF STRUCTURAL STEEL



EXTERIOR WALL FRAMING



SHEATHING OF EXTERIOR WALLS



SHEATHING OF EXTERIOR WALLS



SHEATHING OF EXTERIOR WALLS



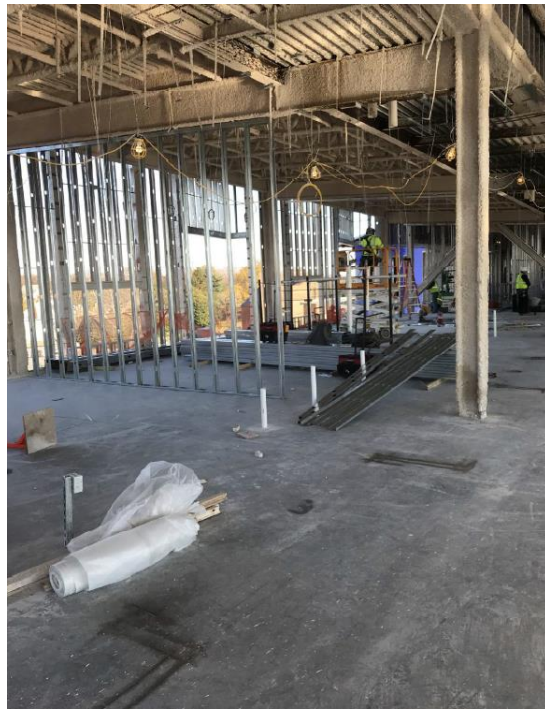
TEMPORARY CLOSE-IN OF WINDOWS



INSTALLATION OF CLIPS FOR ATTACHMENT OF EXTERIOR FAÇADE CLADDING



INSTALLATION OF SPRAY FOAM INSULATION/AIR & VAPOR BARRIER ON EXTERIOR SHEATHING



FRAMING OF INTERIOR PARTITION WALLS



MECHANICAL, ELECTRICAL, PLUMBING ROUGH-IN INSTALLATION



MECHANICAL, ELECTRICAL, PLUMBING ROUGH-IN INSTALLATION



EXTERIOR SITE STORM WATER CONNECTIONS

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

Steve Stricker
Senior Project Manager
Arlington Public Schools
Design & Construction Services
O 703-228-7749
C 571-220-0048
steven.stricker@apsva.us