



Fleet Elementary School

Community Newsletter (December 2018)

This is the December 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 November 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 (achieved/complete)
 - 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 – complete
- Garage entry ramp concrete – complete
- Installation of waterproofing for garage foundation walls – substantially complete
- Garage mechanical, electrical, and plumbing (MEP) – complete for early occupancy for construction worker parking, MEP not related to occupancy is ongoing
- Early occupancy of garage for construction worker parking – occupancy commenced during the month of December
- Structural Steel Erection – complete
- Elevated concrete deck pours – complete
- Structural wood ceiling/roof structure over the gym and library – 75% complete
- Roofing underlayment installation – 50% complete.
- Spray Fireproofing of Structural Steel – 75% complete
- Exterior wall construction – 60% complete
- Temporary window closures – to allow for moisture and temperature control of the building interior
- Interior wall construction – 40% complete
- Mechanical, Electrical, and Plumbing (MEP) rough-ins – ongoing
- Site Utilities – water service to the building was activated in early December. Other site activities include tie-in of building storm water piping to underground mains, and setting of various site storm structures and piping
- 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:

- Completion of Gym/library structural wood ceiling/roof
- Continue installation of standing seam metal roofing on top of roofing underlayment
- Completion of spray fireproofing of structural steel
- Exterior wall framing and sheathing
- Installation of clips for attachment of exterior facade cladding
- Exterior spray foam insulation and air/vapor barrier installation
- Interior wall construction
- Mechanical, electrical, and plumbing (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 – garage upper level occupancy for construction worker parking ONLY has been approved by the county inspection services and is now available for use
- 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 AND RAILING COMPLETE



GARAGE CONCRETE RAMP POURED (VIEW FROM INSIDE GARAGE)



FRAMING OF STRUCTURAL WOOD CEILING/ROOF OVER GYM AND LIBRARY



FRAMING OF STRUCTURAL WOOD CEILING/ROOF VIEW FROM 2ND FLOOR



STRUCTURAL WOOD CEILING/ROOF FRAMING OVER GYM SPACE



INSTALLATION OF STRUCTURAL WOOD DECKING OVER GYM



WATERPROOFING MEMBRANE IN PLACE OVER GYM STRUCTURAL WOOD DECK



VIEW OF STRUCTURAL WOOD ROOF/CEILING OVER GYM AND LIBRARY



DETAIL OF STRUCTURAL WOOD CEILING OVER GYM AND LIBRARY



SOUTH FAÇADE PROGRESS, INCLUDING STRUCTURAL WOOD ROOF OVER GYM



ROOFING UNDERLAYMENT INSTALLATION



STANDING SEAM METAL ROOF INSTALLATION ON UPPER ROOF



EXTERIOR WALL FRAMING AT NORTH FACADE



EXTERIOR WALL FRAMING AND SHEATHING AT 4TH FLOOR OUTDOOR CLASSROOM



COMPLETION OF EXTERIOR WALL SHEATHING AT THE EAST FAÇADE



NORTH SIDE ELEVATION FRAMING AND SHEATHING PROGRESS



NORTH SIDE ELEVATION FRAMING AND SHEATHING PROGRESS AND VIEW OF POURED GARAGE RAMP CONNECTING TO BUS LOOP COMPACTED STONE BASE



INSTALLATION OF CLIPS ON EXTERIOR SHEATHING FOR ATTACHMENT OF EXTERIOR FAÇADE CLADDING



TEMPORARY WINDOW CLOSURES TO ALLOW FOR INTERIOR WORK



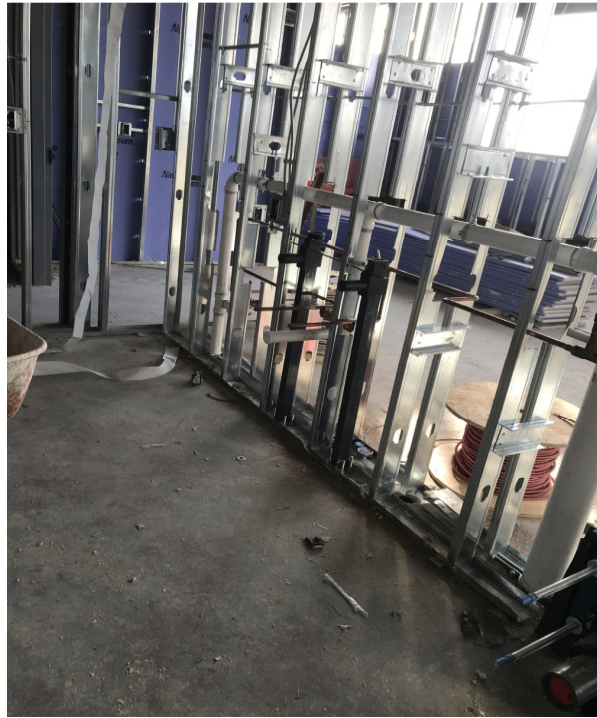
EXTERIOR CLADDING MATERIAL STOCKED ON SITE



INTERIOR PLUMBING ROUGH-INS



INTERIOR WALL FRAMING



MECHANICAL, ELECTRICAL, PLUMBING ROUGH-IN INSTALLATION



SITE STORMWATER PIPING AND STRUCTURE EXCAVATION



INSTALL OF CURB STORMWATER INLET STRUCTURE AT BUS LOOP

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

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