



Arlington
Public
Schools



Fleet Elementary School Project Quarterly Construction Meeting

February 13, 2019

Quarterly Meeting Information



- Dates: future meetings will take place on each of the following Wednesdays: 5/15/19, 8/14/19.
- Time: 7:00pm – 8:30pm
- Location: TJMS library

- A Recovery Schedule has been submitted by the contractor in order to mitigate the delays realized early in the project due to unforeseen conditions.
- Schedule recovery is achieved by:
 - 1) Resequencing the schedule to start selected work earlier than originally envisioned and to work multiple areas concurrently (e.g. early structural steel start, working steel erection concurrent with garage concrete)
 - 2) Acceleration of the schedule by means of additional man hours (e.g. overtime hours, weekend/holiday work, additional crew size)
 - 3) Revised Substantial Completion Milestone from June 15, 2019 to August 10, 2019

Recovery schedule milestone dates:

- Topping out of Structure: 11/2/18 (complete)
- Garage Early Occupancy: 11/30/18 (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
- Substantial Completion: 8/10/19
- Staff occupancy: 8/19/19
- Student occupancy: 9/3/19

- Given the above, the project is on schedule in accordance with the Recovery Schedule and for occupancy for the Fall 2019 school year.
- Reminder of modified construction work hours, per the Amendment to the Use Permit that was approved by the County Board on June 16, 2018:
- *On-site construction activity, including, by way of illustration and not limitation, delivery of materials and equipment, except for construction worker arrival to the site and indoor construction activity, shall commence no earlier than 7:00am and end by 9:00pm on weekdays, and shall commence no earlier than 9:00am and end by 9:00pm on Saturdays, Sundays, and holidays.*
- Goal is to use the extended hours judiciously and not continuously, however, we will increase use of weekend hours until completion.



- Garage structure is substantially complete, and garage mechanical, electrical, plumbing, and life safety systems are in place to support construction worker parking
- Building structure is nearing completion, the last portion of building structure to be completed is the structural wood roof over the gym and library, which is scheduled to complete by end of next week.
- Other items in progress
 - 1) Spray fireproofing of structural steel is nearing completion
 - 2) Building envelope (roof and exterior wall) construction
 - 3) Interior partition walls
 - 4) Mechanical, electrical, and plumbing rough-ins
- TJMS façade and stairwell work is substantially complete, with a small punchlist to finish

- LEED (Leadership in Energy and Environmental Design) Silver certification
- LEED is a world wide green building certification program administered by the US Green Building Council (USGBC)
- Arlington County mandates new school construction to achieve LEED Silver certification or greater
- Currently we are tracking LEED Gold certification

Sustainability Goals

D	1			Credit	Advanced Energy Metering	1	CMTA
D	1		1	Credit	Demand Response	2	CMTA
D	3			Credit	Renewable Energy Production	3	CMTA
D	1			Credit	Enhanced Refrigerant Management	1	CMTA / EIS / Reitano
D	2			Credit	Green Power and Carbon Offsets	2	CMTA
3 5 0 0 Materials and Resources 13							
D	Y			Prereq	Storage and Collection of Recyclables	Required	VMDO / APS
C	Y			Prereq	Construction and Demolition Waste Management Planning	Required	Whiting-Turner / VMDO
D	1			Credit	Building Life-Cycle Impact Reduction	5	VMDO / CMTA
D	1	1		Credit	Building Product Disclosure and Optimization - Environmental Product Declarations	2	VMDO
D	2			Credit	Building Product Disclosure and Optimization - Sourcing of Raw Materials	2	VMDO
D	2			Credit	Building Product Disclosure and Optimization - Material Ingredients	2	VMDO
C	2			Credit	Construction and Demolition Waste Management	2	Whiting-Turner / VMDO
13 2 1 0 Indoor Environmental Quality 16							
D	Y			Prereq	Minimum Indoor Air Quality Performance	Required	CMTA
D	Y			Prereq	Environmental Tobacco Smoke Control	Required	VMDO / APS
D	1	1		Credit	Enhanced Indoor Air Quality Strategies	2	VMDO / CMTA
C	3			Credit	Low-Emitting Materials	3	VMDO / Whiting-Turner
C	1			Credit	Construction Indoor Air Quality Management Plan	1	Whiting-Turner
C	2			Credit	Indoor Air Quality Assessment	2	Whiting-Turner / Reynolds?
D	1			Credit	Thermal Comfort	1	CMTA
D	1	1		Credit	Interior Lighting	2	CMTA / VMDO
D	3			Credit	Daylight	3	VMDO
D			1 0	Credit	Quality Views	1	VMDO
D	1			Credit	Acoustic Performance	1	VMDO / CMTA
4 2 0 0 Innovation 6							
D&C	3	2		Credit	Innovation	5	
D&C	1			Credit	LEED Accredited Professional	1	VMDO
2 4 0 0 Regional Priority 4							
	1	1		Credit	Regional Priority Optimize Energy Performance	1	CMTA
	1	1		Credit	Regional Priority Renewable Energy Production	1	CMTA
	1			Credit	Regional Priority: Specific Credit	1	
	1			Credit	Regional Priority: Specific Credit	1	
71 28 4 2 TOTALS Possible Points: 110							
Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110							

Sustainability Goals

- Net Zero Energy Facility – over the course of a year, the building produces as much energy as it uses
- Energy Production – 500 kW solar photovoltaic panel array, rooftop mounted
- Energy Use – very low building EUI (Energy Use Intensity), which measures the energy use per square foot of a building.
- Low EUI is achieved by:
 - 1) Well sealed and insulated building envelope
 - 2) Passive solar shading – large overhangs, window shading devices on southern exposure, fritted glass in key locations
 - 3) High efficiency HVAC equipment
 - 4) Geothermal heating and cooling
 - 5) All LED light fixtures
 - 6) Building is all electric (no gas service is run to the building)

Sustainability Goals



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- Other questions or concerns?

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