



Fleet Elementary School

Community Newsletter (February 2019)

This is the February 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 January 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)
 - Wall close-in Inspections: 4/9/19
 - Ceiling close-in inspections: 5/14/19
 - Utilities services: 5/22/19
 - Envelope complete: 5/29/19
 - Occupancy inspection: 7/22/19
 - Staff occupancy: 8/19/19
 - Student occupancy: 9/3/19

Completed and ongoing tasks:

- Garage structure and entry ramp - complete
- Installation of waterproofing for garage foundation walls – 95% complete
- Garage mechanical, electrical, and plumbing (MEP) – complete for early occupancy for construction worker parking, MEP not related to early occupancy is ongoing
- Early occupancy of garage for construction worker parking – occupancy commenced during the month of December 2018
- Structural Steel Erection – complete
- Elevated concrete deck pours – complete
- Structural wood ceiling/roof structure over the gym and library – 95% complete, completion scheduled for early March
- Roofing underlayment installation – 80% complete.
- Spray Fireproofing of Structural Steel – 95% complete
- Exterior wall construction – 90% complete
- Spray foam insulation/air barrier – 25% complete
- Temporary window closures – to allow for moisture and temperature control of the building interior
- Interior wall construction – 80% complete
- Mechanical, Electrical, and Plumbing (MEP) rough-ins – ongoing
- Wall close-in inspections – complete on 3rd and 4th floor, 2nd floor scheduled for completion by mid-March
- Site Utilities – domestic water and fire service to the building was activated in early December. Other site utility activities include ongoing install of storm and sanitary sewer structures and piping, and start of electrical service ductbank

- Geothermal heating and cooling system – horizontal piping that connects the geothermal well field to the building is 95% complete and scheduled to complete in early March. Geothermal pump room in garage is currently under construction.
- 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. The garage entry ramp is currently tied into the bus loop for construction worker access to the garage.
- Thomas Jefferson Middle School (TJMS) Stair and Façade renovations – complete, 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/air barrier installation
- Curtainwall installation
- Window installation
- Interior wall construction
- Mechanical, electrical, and plumbing (MEP) rough-ins
- 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 county inspection services and is now being used.
- Quarterly meetings – quarterly meetings to address construction issues/concerns were requested by local neighbors and Civic Associations. Future meeting dates are: 5/15/19, and 8/14/19. Meeting time is 7pm-8:30pm, meeting location is the TJMS library.



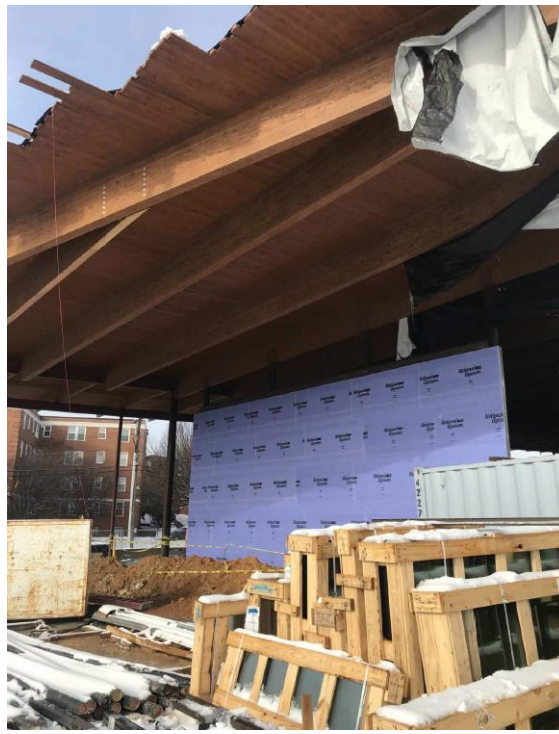
EXTERIOR WALL FRAMING AND SHEATHING COMPLETE AT FAÇADE ABOVE GARAGE ENTRY



COMPLETION OF STRUCTURAL WOOD ROOF AT FAÇADE ADJACENT TO S OLD GLEBE RD



FRAMING AND SHEATHING OF GYM WALL ADJACENT TO S OLD GLEBE RD



FRAMING AND EXERTIOR SHEATHING AT SOUTH WALL OF GYM



STAIR #3 CURTAINWALL GLAZING INSTALLATION



STAIR #3 CURTAINWALL GLAZING COMPLETE



INSTALLATION OF FAÇADE CLADDING CLIPS AT NORTH FACADE



SPRAY FOAM INSULATION/AIR BARRIER MATERIAL AT NORTH FACADE



INSTALL OF SPRAY FOAM INSULATION/AIR BARRIER MATERIAL AT NORTH FACADE



INSTALLATION OF ROOF SUBSTRATE AT ART ROOM EXTERIOR PORCH



EXTERIOR WALL THERMAL INSULATION



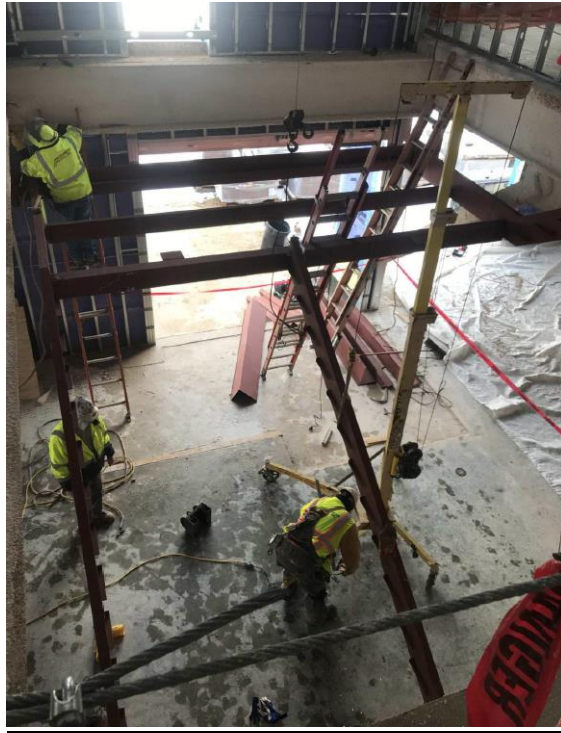
EXTERIOR WALL THERMAL INSULATION



INTERIOR PARTITION WALL SOUND INSULATION



PROGRESS OF 1ST FLOOR WALL FRAMING



INSTALLATION OF STAIR #1 FRAMING



DEMOLITION OF RETAINING WALL ADJACENT TO TJMS



INSTALLED STORM DRAIN FOR NEW AREAWAY OUTSIDE OF TJMS

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

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