



Fleet Elementary School

Community Newsletter (March 2019)

This is the March 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 February 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 – substantially 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
- Building structure – complete
- Structural wood ceiling/roof structure over the gym and library – complete
- Roofing underlayment and standing seam metal roof installation – 75% complete.
- Spray Fireproofing of Structural Steel – substantially complete
- Exterior wall construction – 95% complete
- Spray foam insulation/air barrier – 50% complete
- Temporary window closures – to allow for moisture and temperature control of the building interior
- Permanent Glazing – 30% complete
- Interior wall construction – 90% complete
- Mechanical, Electrical, and Plumbing (MEP) rough-ins – 70% complete
- Wall close-in inspections – complete on 2nd, 3rd, and 4th floors, 1st floor to occur in April
- 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 completion of electrical service ductbank
- Geothermal heating and cooling system – well fields and horizontal piping connecting building to well field is complete and has been flushed and purged. Geothermal pump

room is nearing completion, and all geothermal mains are installed within the building. Taps off of the main to specific equipment is occurring as the equipment is installed.

- 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:

- Roofing underlayment and standing seam metal roofing
- Exterior wall framing and sheathing
- Installation of clips for attachment of exterior facade cladding
- Exterior spray foam insulation/air barrier installation
- Window/glazing installation
- Masonry veneer installation
- Commencement of façade cladding other than masonry veneer (terracotta panels and fiber cement siding)
- Interior wall construction
- Mechanical, electrical, and plumbing (MEP) rough-ins
- Miscellaneous site utility work
- Completion and activation of primary electrical service

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.



COMPLETION OF STRUCTURAL WOOD ROOF AND CONSTRUCTION OF EXTERIOR WALLS AT FAÇADE ADJACENT TO S OLD GLEBE RD



PROGRESS AT EXTERIOR FAÇADE ON SOUTH SIDE OF BUILDING



INSTALLATION OF SPRAY FOAM/AIR BARRIER ON EAST SIDE OF BUILDING



INSTALLATION OF SPRAY FOAM/AIR BARRIER ON EAST SIDE OF BUILDING



INSTALLED SPRAY FOAM/AIR BARRIER ON FAÇADE ABOVE GARAGE ENTRY



INSTALLED FAÇADE CLADDING NAILERS ON TOP OF SPRAY FOAM/AIR BARRIER AT FAÇADE ABOVE GARAGE ENTRY



INSTALLATION OF WINDOWS AT NORTH SIDE FAÇADE



OVERALL PROGRESS OF NORTH SIDE FAÇADE



COMMENCEMENT OF MASONRY VENEER INSTALLATION AT NORTH SIDE FACADE



INSTALLATION OF MASONRY VENEER AT NORTH SIDE FACADE



COMMENCEMENT OF MASONRY VENEER INSTALLATION AT WEST SIDE FACADE



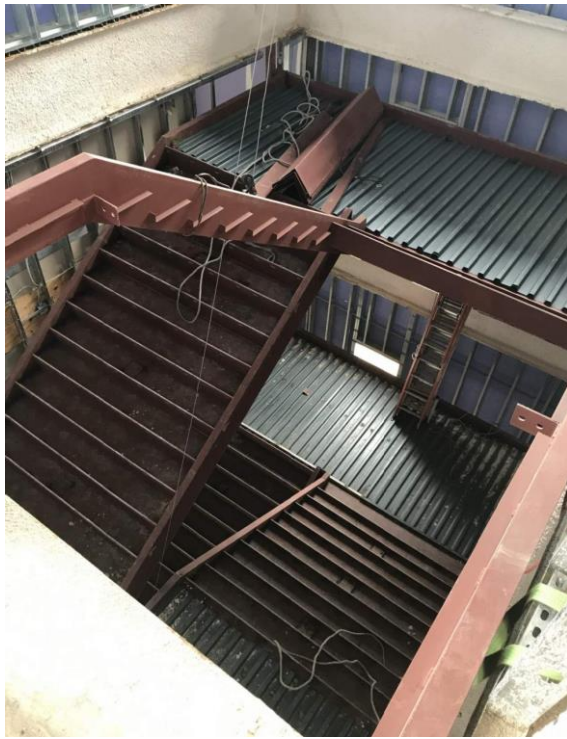
PROGRESS OF WALL CLOSE-INS ON 2ND FLOOR



PRIME PAINTING OF CLASSROOM SPACES ON 4TH FLOOR



PLUMBING ROUGH-INS AT STUDENT BATHROOM ON 1ST FLOOR



INSTALLATION OF STAIR #1 FRAMING



SETTING OF INDIVIDUAL CLASSROOM WATER SOURCE HEAT PUMPS



CENTRAL BUILDING OUTSIDE AIR UNIT SET



PRIMARY ELECTRICAL SERVICE CONDUIT AND PULL BOX

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

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