



Fleet Elementary School

Community Newsletter (April 2019)

This is the April 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 March 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 (achieved/complete)
 - 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 and building structure, including wood roof over gym/library - 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
- Roofing underlayment and standing seam metal roof installation – 80% complete.
- Spray Fireproofing of Structural Steel – complete
- Exterior wall construction – complete, and exterior cladding finishes have commenced
- Spray foam insulation/air barrier – 80% complete
- Permanent Glazing – 60% complete
- Interior wall construction – 95% complete
- Mechanical, Electrical, and Plumbing (MEP) rough-ins – 80% complete
- Wall close-in inspections – complete
- Ceiling close-in inspections – complete on 3rd and 4th floors
- Site Utilities – domestic water/fire service to the building was activated in early December. Electrical service and communications underground ductbanks are complete. Other site utility activities include ongoing install of storm and sanitary sewer structures and piping.
- 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 complete, 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.

- Site retaining walls – retaining walls adjacent to TJMS are nearing completion, and the walls north of the bus loop are under construction.
- 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 over the gym/library roof
- Installation of clips for attachment of exterior facade cladding
- Exterior spray foam insulation/air barrier installation
- Window/glazing installation
- Installation of exterior cladding finishes, including masonry veneer, terracotta panels, and fiber cement siding
- Interior wall construction
- Mechanical, electrical, and plumbing (MEP) rough-ins
- Interior painting
- Casework installation
- Miscellaneous storm and sanitary system structure and piping installation
- Site retaining walls
- 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.



STARTING INSTALLATION OF TERRACOTTA PANELS AT EAST FACADE



PROGRESS OF GLAZING AND MASONRY VENEER AT NORTH FACADE



START OF FIBER CEMENT SIDING INSTALL AT NORTH FAÇADE



FIBER CEMENT SIDING INSTALL AT NORTH FAÇADE ABOVE GARAGE ENTRY



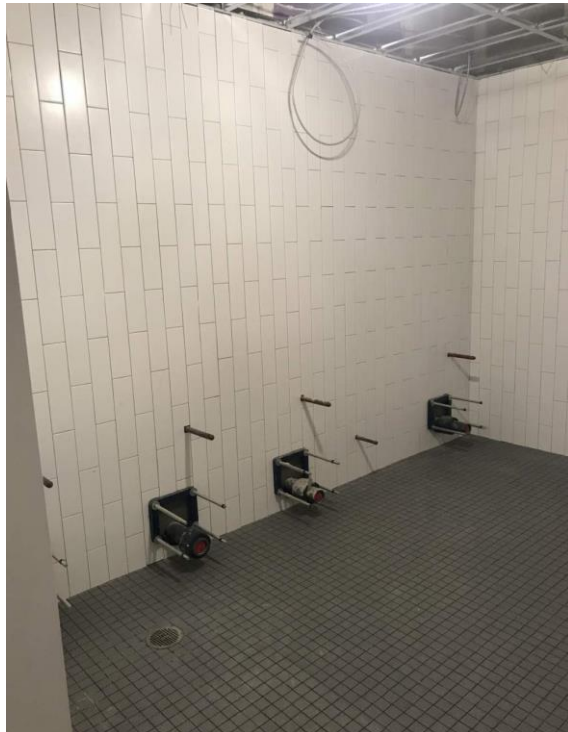
SPRAY FOAM AIR BARRIER ABOVE ROOF AT NORTH FACADE



INSTALL OF FAÇADE CLADDING ATTACHMENT CLIPS AT SOUTH FACADE



PAINING OF EXPOSED COLUMNS AND BEAMS AT GYM EXTERIOR CANOPY



FLOOR AND WALL TILE AT STUDENT BATHROOMS ON 4TH FLOOR



INSTALL OF CASEWORK IN HALLWAYS ON 4TH FLOOR



FINISH PAINTING AND INSTALL OF CASEWORK IN CLASSROOMS ON 4TH FLOOR



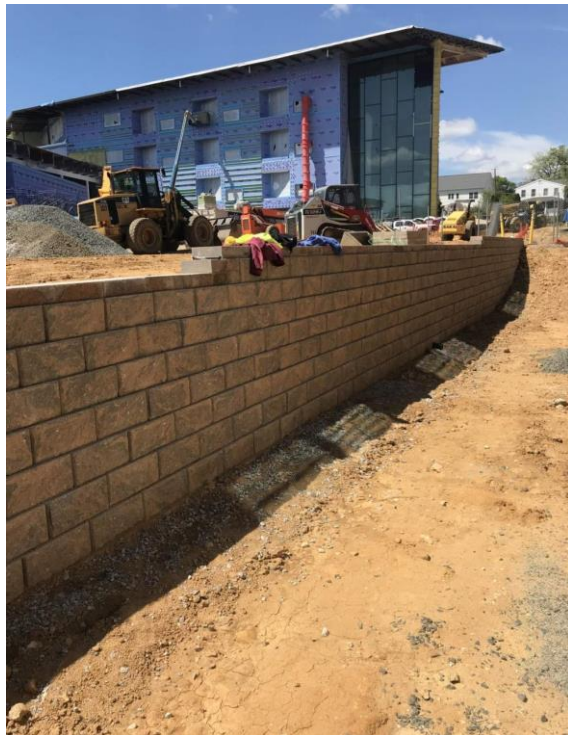
INSTALL OF CLASSROOM HEAT PUMPS ON 3RD FLOOR



CEILING FRAMING ON 3RD FLOOR



START OF SITE RETAINING WALLS ADJACENT TO TJ MIDDLE SCHOOL



RETAINING WALL PROGRESS

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

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