



Dorothy Hamm Middle School Community Newsletter (November 2019)

Introduction

We are seventeen (17) months into the project, with students, faculty and staff settling into the renovated school areas. Within the renovated school space, the final project punch list was created with steps towards final completion taken. New technology has been hung, rooms painted, and landscaping planted. At the addition, we have seen temperatures begin to drop, but work has continued none-the-less. The major changes this month can be seen throughout the building: at the exterior of the building, there is a new air barrier installed; throughout the interior of the building the wall stud framing is nearly complete and building plumbing, HVAC, and electrical components are being installed daily; and, at the roof the new base roofing membrane is being installed to help make the new structure weather tight.

Addition

As noted, the Addition has a variety of work going throughout the space. On the exterior of the building, the new building air barrier has been installed on the North and South sides as well as the connections points of the new curtain walls on the East and West sides of the building. Less visible, the is the new roof being installed on the addition which will open the building to even more trades once complete.

On the interior of the building, the monumental staircase steel and associated landings have been erected and are ready for concrete. This staircase connects all three floors of the addition. Further progress has also been made on installing the interior framing including metal stud walls on the second and third floors for the new library, classrooms and conference rooms as well as the new CMU walls on the first floor for the gym, locker rooms, and bathrooms located there. Our mechanical, electrical, and plumbing contractors continue to work throughout each floor installing overhead ductwork, piping, and conduit.

In addition to the new building, the team nearly completed the new plaza area in front of the school which allows emergency vehicles to access all parts of the school more expeditiously. On the rear of the building, twenty-six (26) new bike racks and a new access sidewalk were installed for the students to use. Finally, the team has also started the installation of the permanent streetlights along the new drive aisle.

Though the addition work has had limited weather interruptions, the adverse weather encountered earlier in the project has resulted in the addition completion trailing into April/May 2020. The Construction Team is continuing to evaluate multiple options to accelerate construction with the assistance of the designers including the addition of more crews and alternative design methods to allow multiple trades working in the same space to name a few.

Renovation

Since the spaces in the renovation are occupied, the Construction Team has crews working at night to complete the remaining items through the renovated spaces. Due to the complexity and scope of some of the items remaining, work on certain areas is being deferred until the upcoming winter break. Though some items have been deferred, work on installing new operable door partitions; repainting classrooms; installing new TVs, screens, and projectors; and the installation of the new elevator have continued during this time. Crews will continue to work within the renovation, at night, through the completion of winter break.

Jeffrey D. Chambers, NCARB, AIA, Director of Design & Construction

Completed and ongoing tasks:

Addition

- Exterior framing and sheathing of the exterior are complete;
- Setting of roof top equipment has been completed;
- Installation of roof metal decking at the new gym is complete;
- Forming and pouring of second and third floor structural concrete slabs complete;
- Installation of the building exterior air barrier and water-proofing ongoing;
- Monumental stair steel installation, is complete;
- Installation of the 1st floor glazed CMU locker room and bathroom walls is ongoing;
- Metal stud walls on 2nd and 3rd floors are nearly complete;
- Overhead mechanical, electrical, and plumbing work is ongoing;
- Roof system installation is ongoing; and
- Curtain wall installation is ongoing.

Renovation

- Work on the classrooms in infilled stairwell near the addition are ongoing;
- Installation of the new elevator ongoing;
- Installation of brick façade on west, rear side of building, is ongoing;
- Work on the new counseling suite of rooms is ongoing; and
- Interior punch list work is ongoing.

Site Improvements

- Construction of lighting for the drop-off road street and sidewalk is ongoing;
- Coordination for the Vacation Lane and Old Dominion off-site street work is ongoing with Dominion Energy and Arlington County;
- Construction of exterior building bio retention structures ongoing;
- Installation of the emergency access plaza at the front of the school is nearly complete;
- Installation of trees, plants, and shrubs is ongoing; and
- Installation of some bicycle stands and benches as been completed.

Construction activities planned next month:

- Completion of the roof;
- Installation of air and vapor barrier around exterior of addition;
- Erection of exterior metal cladding and pre-cast concrete panels;
- Installation of remaining concrete on 1st floor vestibule area;
- Completion of the Dominion Energy designs for the Intersection and Vacation Lane improvements;
- Build out of spaces in the stair 7 area;
- Walls framed up on all floors;
- Installation of overhead and in-wall mechanical, electrical, and plumbing;
- Installation of the street lights along the new drive lane.

Schedule Milestone Dated (weather pending):

- Erection of exterior metal cladding and pre-cast concrete panels (December 2019);
- Completion of envelop/building enclosure (December 2019);
- Permanent Power – Addition (December 2019);

- Renovation Main Scope Final Completion – (November 22, 2019);
- Above ceiling close-in inspection – Addition (January 2020);
- Wall close in inspection – Addition (February 2020);
- Staff & Student occupancy – Addition (April/May 2020);

Process related activities:

- Construction activities will continue between 7am to 5pm on weekdays for the Addition and 3pm to 1am for the Renovation areas. Saturday work is being performed as needed for both the Renovation and Addition scopes of work.

Progress Photos:



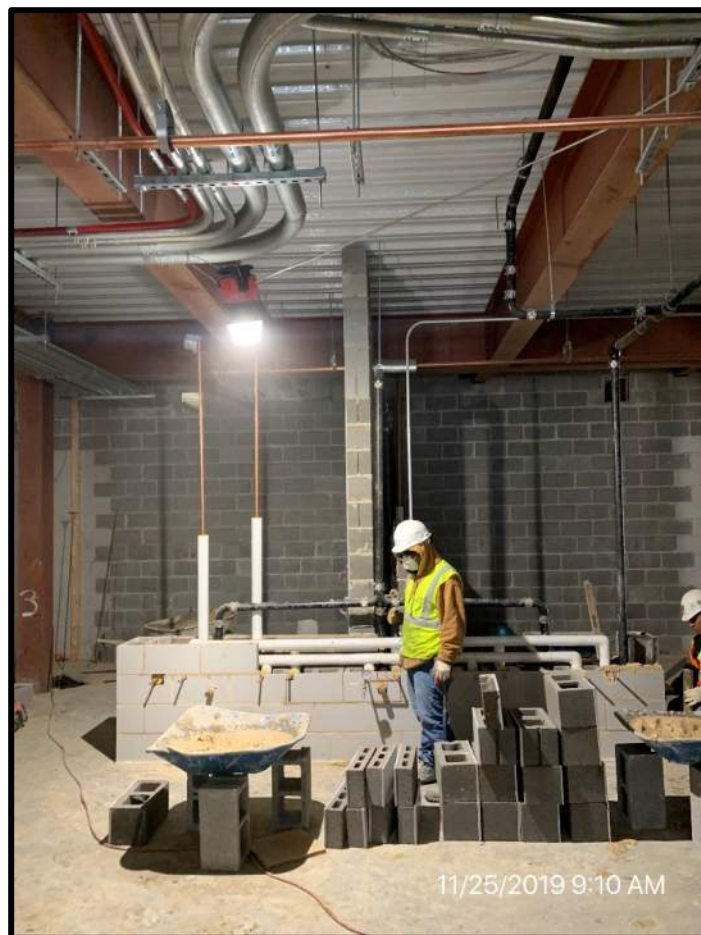
Current state of landscaping and athletic field at the rear of the school



Current status of the auxiliary gym



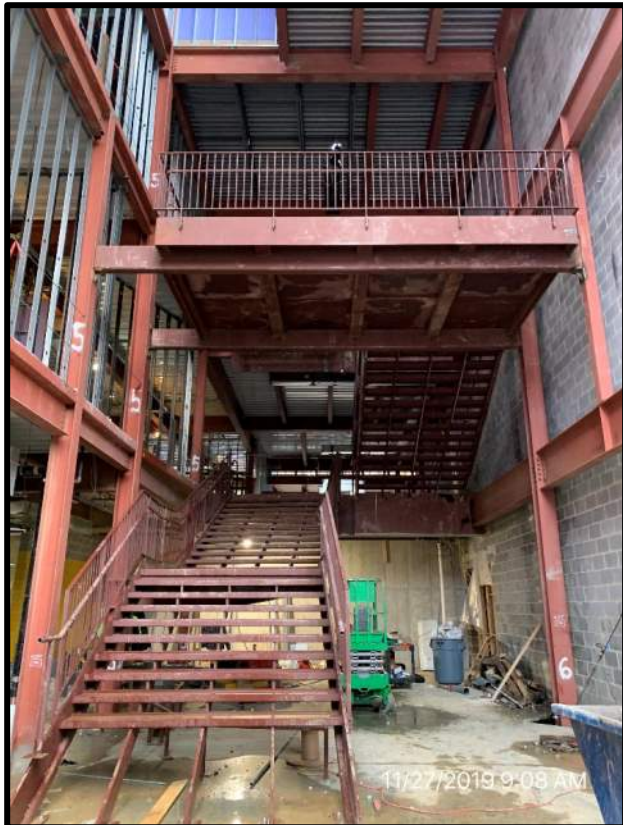
First floor locker room block walls



First floor block wall for new sink



East face of exterior framing and sheathing installation



Monumental stair steel staircase current status



Level 2 new bathroom room rough ins and stud wall



New classroom stud walls and mechanical ductwork status



PVC roof installation current status



South face of the building current status including retaining walls.