



Dorothy Hamm Middle School Community Newsletter (January 2020)

Introduction

We are nineteen (19) months into the project, with students, faculty and staff starting their second semester in the renovated school areas. Within the renovated school space, the final project punch list continues to be worked off with steps towards final completion taken. Spaces throughout the school continue to come online including the new closets throughout the school, hallway lighting, and gym renovations. At the addition, weather continues to cause some challenges; however, work has continued. The major changes this month can be seen throughout the building: at the exterior of the building, there were window mockups were installed and approved along with more curtain wall erection; throughout the interior of the building the walls continue to take shape with new wall partitions being installed and building plumbing, HVAC, and electrical components brought online daily; and, at the auxiliary gym room, the parapet wall and access hatch are ongoing.

Addition

As noted, the Addition continues to be a site of ongoing change throughout the space. On the exterior of the building, the new building curtain wall erection continued at the West elevation as well as new installation beginning at the East elevation. The re-installation of window mockups on the North and South elevations were completed and approved. Along with the mockups, installation of the auxiliary gym parapet wall, roof drains, and access hatch continued this month. The roof work has been focused on the auxiliary gym; however, the roof main roof has seen some changes with new ductwork as well as the structure for the new stair access being installed.

On the interior of the building, installation of the remainder of the new staircases has been substantially completed. These staircases provide emergency access to all the floors and auxiliary gym. More 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. Since the framing began on the third floor, that floor is more complete than the other floors. On the first floor, the new health room and gym offices have been framed out

and have new storefront systems installed. Our mechanical, electrical, and plumbing contractors continue to work throughout each floor installing overhead ductwork, piping, and conduit. This month the storm water pipes have been insulated and the fire sprinkler pipes have been installed in the stairwells and throughout the second floor. The individual classroom climate control units have been delivered to the project and are installed in multiple places throughout the third floor.

In addition to the new building, the team completed the ADA and traffic control improvements at the intersection of Military Road and Vacation Lane on the third or four corners. The team is working on one corner at a time and will be relocating existing utilities as well as installed new sidewalks and ramps during the work. The team has also completed the installation of the first phase of new streetlights along the new student drop off/pick up lane. Finally, the project team received the approved Dry Utility Plan and beginning to implement the revised plan.

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. The team has implemented some measures, including the temporary heating and tenting off the addition space this month.

Renovation

Since the spaces in the renovation are occupied, the Construction Team has crews working off hours to complete the remaining items throughout the renovated spaces. Along with the increased focus by the contractor on the punch list for the project, work has progressed on the southern façade of the school with the roof parapet and vapor barrier installation. The team has also been working to bring the new elevator online with significant work being completed on this item. Finally, the team is scheduled to complete the installed of the upgraded fire alarm monitoring system throughout the renovation by the end of the month.

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

Completed and ongoing tasks:

Addition

- Installation of the 1st floor glazed CMU locker room and bathroom walls are nearly complete;
- Partition wall installation on the 3rd floors is nearly complete;
- Partition wall installation on the 1st and 2nd floors is ongoing;
- Installation of Stair “I,” is nearly complete;
- Installation of Stair “H,” is nearly complete;
- Installation of exterior windows is ongoing;
- Installation of the mockup classroom space in the addition is nearly complete;
- Overhead mechanical, electrical, and plumbing work is ongoing;
- Roof system installation is ongoing;
- Auxiliary roof system installation is ongoing; and
- Curtain wall installation is ongoing.

Renovation

- Work on the classrooms in infilled stairwell near the addition is ongoing;
- Installation of the new elevator nearly complete;
- 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 the first phase of lighting for the drop-off road street and sidewalk is complete;
- Coordination for the Vacation Lane and Old Dominion off-site street work is ongoing with Dominion Energy and Arlington County;
- Work at the Southwest corner of the Military Road and Vacation Lane intersection is complete;
- Construction of exterior building bio retention structures is ongoing;
- Installation of the emergency access plaza at the front of the school is complete;
- Installation of trees, plants, and shrubs is ongoing; and
- Design and fabrication of the historical trail memorial path is ongoing.

Construction activities planned next month:

- Completion of the main 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 at 1st floor vestibule area;
- Completion of the Dominion Energy designs for the new traffic signal;
- Build out of spaces in the stair 7 area;
- Installation of overhead and in-wall mechanical, electrical, and plumbing;
- Installation of new interior, emergency access staircases;
- Installation of new windows and façade at South elevation of the renovation; and
- Final approval of historical path exhibits.

Schedule Milestone Dated (weather pending):

- Erection of exterior metal cladding and pre-cast concrete panels (February 2020);
- Completion of envelop/building enclosure (February 2020);

- Permanent Power – Addition (February 2020);
- Renovation Main Scope Final Completion – (February 2020);
- Above ceiling close-in inspection – Addition (March 2020);
- Wall close in inspection – Addition (March 2020);
- Staff & Student occupancy – Addition (May 2020);

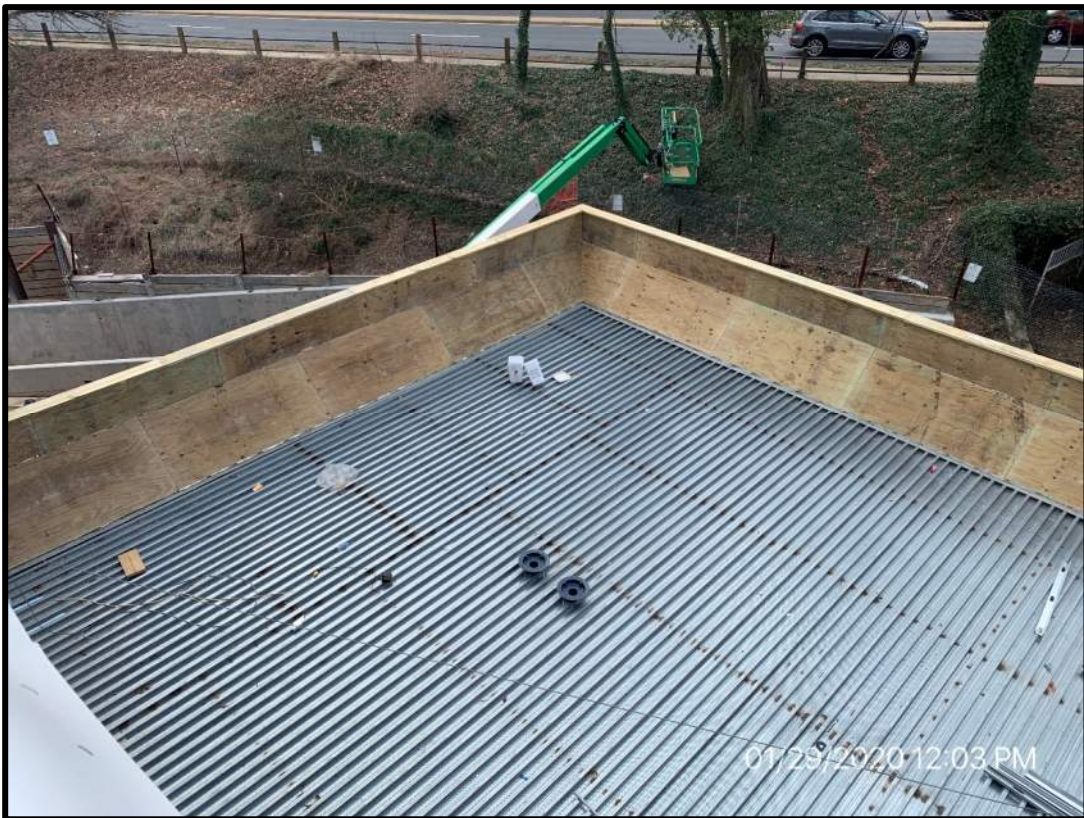
Process related activities:

- 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. The site work for the improvements along Vacation Lane will cause disruptions to traffic. Those disruptions/changes will be shared with the community, in more detail, closer to their anticipated occurrence.

Progress Photos:



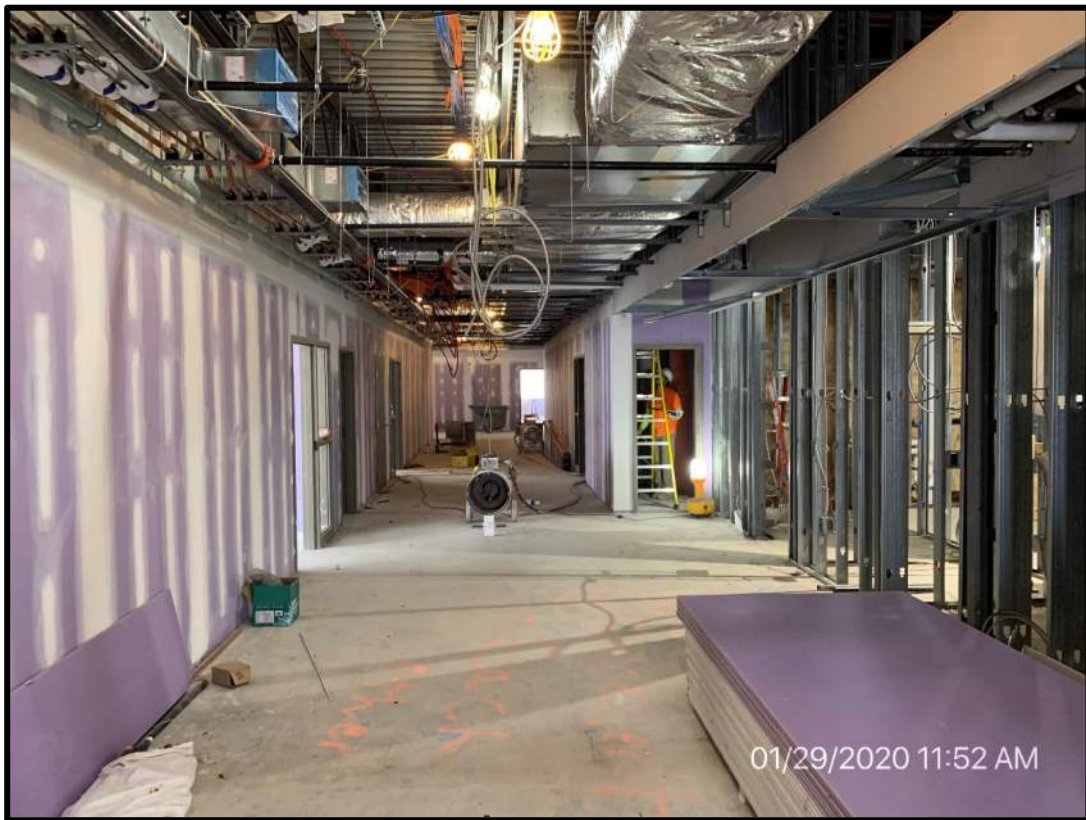
Current state of landscaping and athletic field at the rear of the school



Current status of the auxiliary gym parapet wall



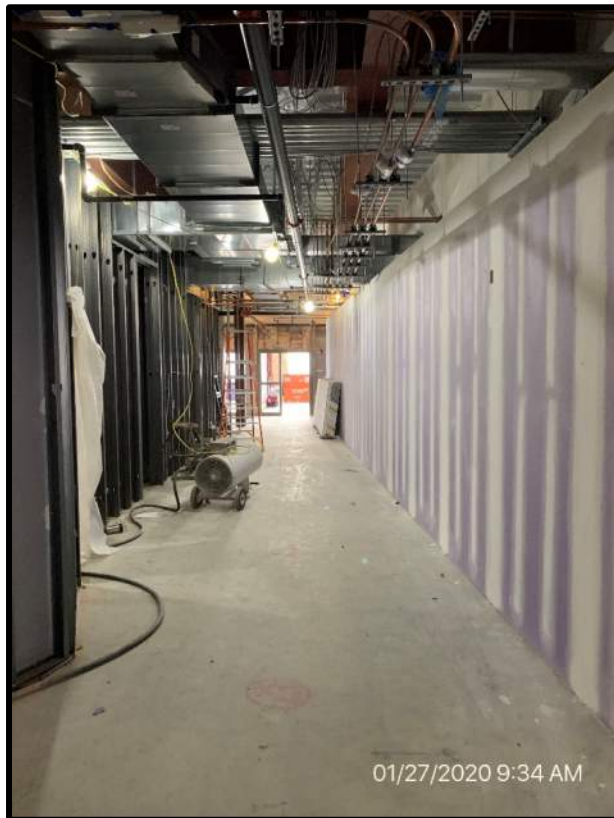
Current status of mock up classroom



Third floor main corridor status (looking North)



West elevation of building with curtain wall, auxiliary gym, and site works



View of second floor main cooridor current status (looking South)



PVC roof installation current status (Main Roof)



East elevation including new curtain wall



North face of the building current status with mock-up windows installed



Current status of work at Military Road and Vacation Lane



South elevation of building with mock-up windows installed



South elevation of renovation façade where new gray brick façade is to be installed