



Dorothy Hamm Middle School Community Newsletter (February 2020)

Introduction

We are twenty (20) 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 kiln room, new locker mock-up, and the installation of seventeen (17) new smart panels. In the addition, weather continues to cause some challenges; however, work has continued. At the exterior of the building, nearly all the windows on the North and South facades have been installed. Additional curtain wall sections have also been installed on both the East and West elevations. Throughout the interior of the building the walls and ceilings continue to take shape – the third floor’s educational spaces have been nearly completed with framing, and the second floor is following behind closely. Every floor has seen the additional installation of building plumbing, HVAC, and electrical components. On the first floor, the auxiliary gym roof has been installed along with the major mechanical ductwork in that space.

Addition

As noted, the addition continues to be in a state of positive flux daily. On the exterior of the building, the new building curtain wall erection continued at the West and East elevations. The East elevation was nearly completed – save two (2) panes of glass. Since the approval of the window mockups, nearly all the windows on the North and South façades of the building have been installed. Since the installation of the windows, the structural façade framing has also begun to be installed. Since January, the auxiliary gym roof has nearly been completed. The main roof is still not complete; however, has seen positive progress along the areas that connect the addition and renovation roofs.

On the interior of the building, the new staircases are ready for concrete to be installed in the treads and landings. On the third floor, the interior framing continues to progress towards completion with ceiling grid, window details, hard ceiling, and paint being installed in the main academic spaces. The three (3) new science

classrooms have their utilities installed along the walls and are ready for the new casework to be installed. On the second floor, the library and academic rooms have taken shape including the installation of the interactive student wall. On the first floor, paint and ceiling grid have been installed throughout the new locker rooms. The mechanical, electrical, and plumbing contractors continue to work throughout each floor installing overhead ductwork, piping, and conduit. This month the electricians have made great strides in hanging the new lights throughout the floors. The plumbers and HVAC technicians have been able to secure inspections which has allowed them to close in the new bathrooms as well as the new shaft walls. With the end of the project nearing, commissioning work has started and will continue through project completion.

In addition to the new building, the team continued to work through permitting and existing condition reviews for the site upgrades along the Vacation Lane corridor. At the Military Road and Vacation Lane intersection, work on the final corner was delayed. As the start of the work along the Vacation Lane corridor nears, APS will begin to notify teachers, students, and neighbors about specific impacts to the existing pedestrian and vehicular pathways.

As weather continues to be unpredictable, the adverse weather encountered earlier in the project has resulted in the addition substantial 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.

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 new windows will be set in their final locations and the build out in the new counseling suite has continued. The team completed the installation of the new elevator which saw its first school passenger on 02/25/2020. The team was able to substantially complete the installation of the upgraded fire alarm monitoring system throughout the renovation as well. Along with the building upgrades came the installation of seventeen (17) new SMART panels throughout the school.

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 2nd and 3rd floors is complete for the academic spaces and ongoing in common areas;
- Partition wall installation on the 1st floor 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;
- Installation of permanent light fixtures is ongoing;
- Roof system installation is ongoing;
- Permanent power was brought into the addition;
- Auxiliary roof system is nearly complete; and
- Curtain wall installation is ongoing.

Renovation

- Work on the classrooms in infilled stairwell near the addition is ongoing;
- Installation of the new elevator is completed;
- 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

- 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 is ongoing;
- 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 monumental stair treads;
- Completion of mock-up classroom; and
- Installation of new windows and façade at South elevation of the renovation.

Schedule Milestone Dated (weather pending):

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

- Renovation Main Scope Final Completion – (April 2020);
- Above ceiling close-in inspection – Addition (March 2020);
- Wall close in inspection – Addition (March 2020); and
- 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:



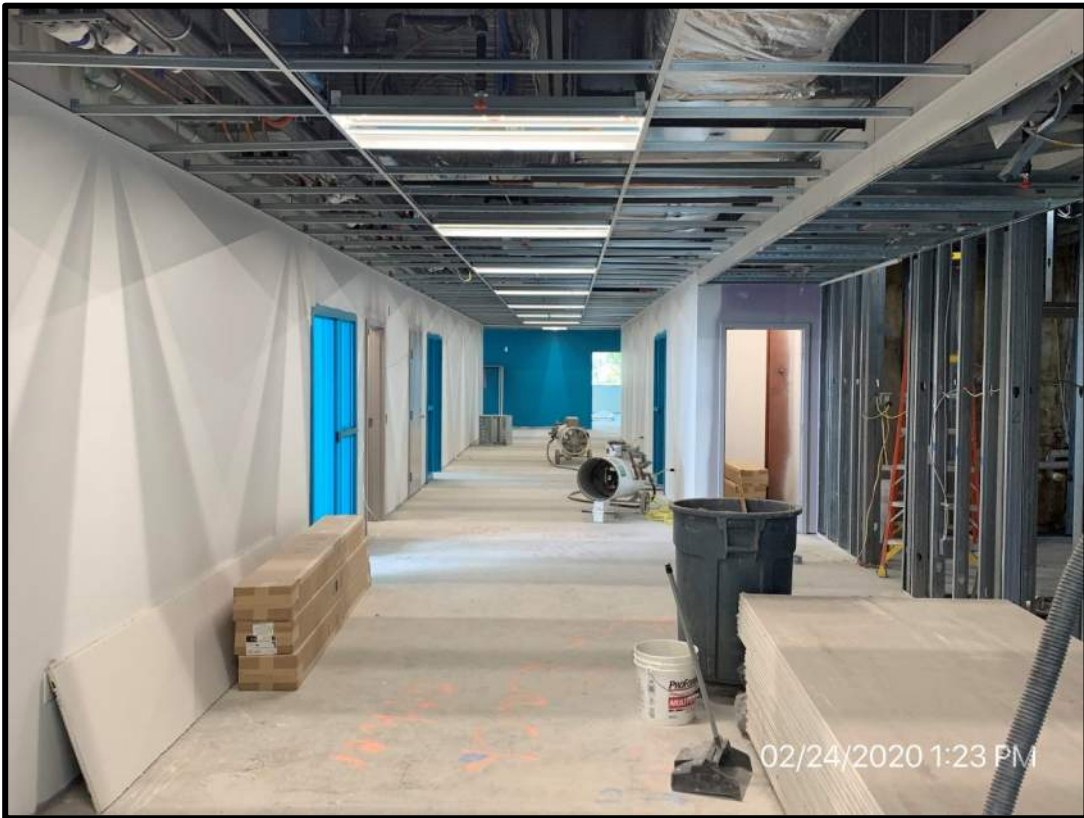
Current state of landscaping and athletic field at the rear of the school



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 site work around new historic trail



South elevation of building with mock-up windows installed



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



Auxiliary gym current status



Library and library office current status