

27 September 2017

MEETING NOTES

**RE: STRATFORD COMMUNITY PRE-CONSTRUCTION MEETING
ARLINGTON, VIRGINIA
QEA # 31406600**

Meeting Date & Time: September 26, 2017
7 pm



2121 WARD PLACE, NW, 4TH FLOOR
WASHINGTON, DC 20036
202 298 6700

Meeting Minutes:

This meeting was the pre-construction community meeting for the Stratford Middle School Renovation and Addition project as required by Condition 13B of Use Permit: U-3470-16-1.

The sign-in sheet is attached to this meeting minutes.

1. INTRODUCTION

- a. Benjamin Burgin (APS) introduced the meeting.
- b. Bill Herring (APS) introduced the team – APS, Turner Construction (TC) and Quinn Evans Architects (QEA)
- c. Bill Herring (APS) identified the Community Liasons and provided relevant contact info. The liaisons are Bill Herring of APS and Akilah Miles of TC.
- d. Bill reviewed basic project info and how the community can receive updates on construction.

2. SITE AND BUILDING DESIGN UPDATE

- a. Atara Margolies (QEA) reviewed the major and minor site improvements including sidewalks, pedestrian paths, site accessibility, trees and parking.
- b. Atara Margolies (QEA) reviewed the building program of the addition and renovation projects.

3. UPDATE ON STRATFORD PARK – DPR

- a. Diane Probus of Department of Parks and Recreation provided a construction update on Stratford Park which is adjacent to Stratford.
 - i. Construction began on Sept 18
 - ii. Construction is projected to be 180 days, concluding in March 2018, so should not interfere with start of Stratford project
 - iii. DPR and APS will be coordinating throughout the duration of the Stratford Park project to ensure the project does not conflict with either current school operation or the addition/renovation project.

4. SCHEDULE AND LOGISTICS

- a. Bill Herring (APS) reviewed key project milestones
- b. Joe Swanson (TC) and Akilah Miles (TC) presented the overall construction schedule and the phased approach that will allow school to remain in session. They reviewed five (5) phases of construction that included the following topics:
 - i. Construction is to begin in March of 2018 and will be completed in August 2019 in time for school to open in September 2019.
 - ii. Construction entrance for equipment off Old Dominion Drive. Communication has been initiated with VDOT; the construction

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- entrance permit will be obtained after the building permit has been obtained.
- iii. Contractor personal vehicle temporary drive at the south of the playing field
 - iv. The new Vacation Lane parking lot will be among the first site elements completed so that the school can use it during the 2018-2019 school year as the addition is going to be built on existing parking spaces.
 - v. Staging area on the field that will be used for materials while a portion of the field remains accessible for student use during the school year 2018-2019
 - vi. Construction worker parking:
 - 1. Some parking will be on the field in a limited area.
 - 2. During the summers, construction workers will be allowed to park in the school lots.
 - 3. During the school year, any overflow parking will be off-site and there will be a shuttle.
 - 4. TC will be offering carpool incentives to encourage fewer contractor vehicles on site.
 - 5. Construction workers will not be allowed to park on the street. TC includes this in the contract language.
 - vii. There is some sitework along Vacation Lane, and at the intersections of Vacation and 23rd and Vacation and Military. This work will largely be done in the summer when school traffic is lighter.
 - viii. During the school year an effort will be made to coordinate site deliveries with school rush hour time. In response to a community comment, APS will also look into the other buses that travel on Vacation Lane in the morning to be sure delivery times are avoiding those schedules as well.
 - ix. Construction office will be in one of the relocatables that is currently in the courtyard. There will be no need for temporary classrooms as the Stratford program will not be in the building during the 2018-2019 school year.
 - x. There will be a covered walkway around the school along the exterior to protect students and to allow them a safe way out of the building without ever having to cross a construction site.
 - xi. No renovation work will be done inside the existing building during the school year – it will all be completed during the summers.
- c. Hours of construction for weekdays and weekends was reviewed.
 - d. TC informed the community as to how they will notify them about utility interruptions and street closures that are more than 1 hour, as required by the conditions of the Use Permit.

5. CONCLUSION

- a. APS will post the presentation and it will be publicly accessible on the website.
- b. APS will make publicly available additional documentation about the work on Vacation Lane and 23rd St.

END OF MEETING MINUTES