

MAY 26, 2016

ABINGDON ELEMENTARY SCHOOL

PRE CONSTRUCTION COMMUNITY
MEETING





Agenda

1. Project Overview & Updates

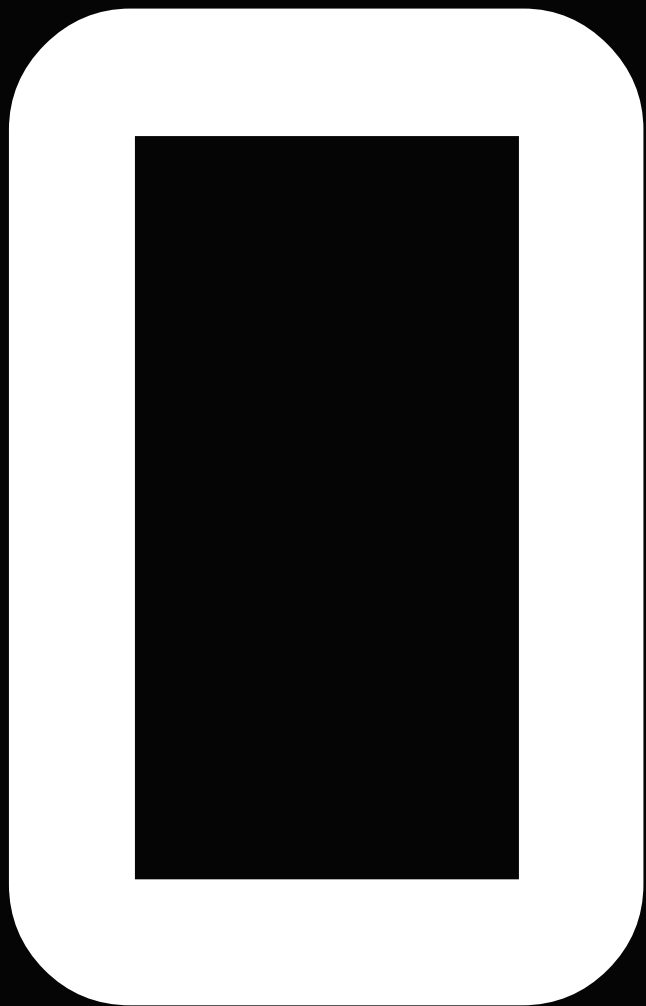
2. Civil Engineering Plan Elements: Storm Water Management

3. Construction Vehicle Routing Plan & Location of construction worker parking

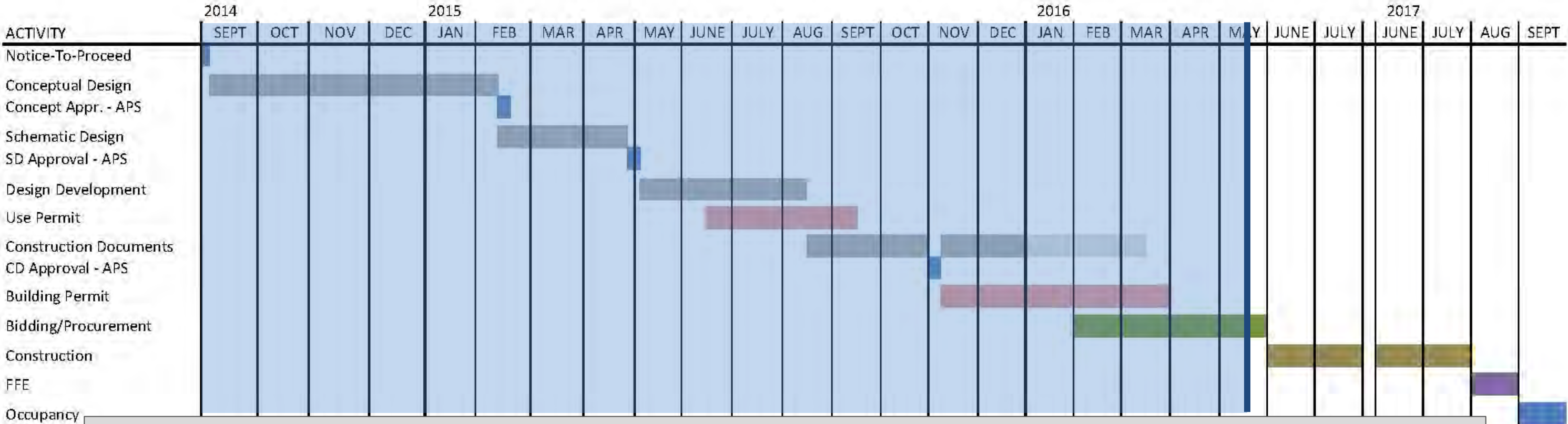
4. Construction Phasing & Foundation Monitoring

5. Relocatables & Temporary Pedestrian and Vehicular circulation

6. Community Liaison & Hours and overall schedule



PROJECT OVERVIEW & UPDATES



PROJECT MILESTONES:

- **Contractor Pre-qualification** – March 7, 2016
- **Final Design Submission to APS Board - Information** – February 18, 2016
- **Final Design Submission to APS Board – Approval** – March 3, 2016
- **Invitation for Bid** – March 24, 2016
- **Bids Received** – April 25, 2016
- **APS Board Award of Contract** – May 19, 2016
- **Building Permits Received**– May / June 2016
- **Building packing and moving** – June 27, 2016
- **Start of Construction** – July 1, 2016
- **Building Occupancy** – September 2017 (Last Phase - December 2017)



ABINGDON - CONSTRUCTION

- **Project design continues to satisfy Use Permit conditions via the Civil Engineering Plan Approval and Building permit Approval processes.**
- **Off-set construction worker parking: In final negotiation:**
 - Presbyterian Church parking lot
- **Civil Engineering Plan Approved**
- **Building Permit approval expected second week in June**
- **Loss of playing field: Occurred in Spring 2016**



ABINGDON ELEMENTARY SCHOOL: PROJECT SCOPE OVERVIEW

- **Expanded Enrollment Capacity:**
 - 589 – current capacity (building only)
 - 729 – projected capacity
 - 140 additional seats
- **27,000 SF Addition**
 - 12 new classrooms & Support spaces
 - Gymnasium
 - Kitchen
- **Address existing space needs:**
 - Media center & multi-purpose
 - Administration
- **Building systems improvements**
- **Site improvements**
 - Multi-modal transportation & Pedestrian access
 - Improve site
 - Address traffic, drop-off/pick-up and parking
- *Phased construction keeping school fully operational*
- **Project Budget = \$31,976,530**





FINAL DESIGN BUDGET What's in the budget....

- Additional classroom capacity
- Improved site circulation / new bus loop & parent drop-off
- Increased and improved parking
- Re-graded play field and new track
- New playgrounds
- Larger gymnasium with capacity for school functions
- New kitchen with 2 serving lines
- Improved library acoustics
- Improved entrance visibility / centralized administration
- Exterior windows in all fully occupied classrooms
- New roof = better insulation
- New ceilings in all spaces = improved acoustics
- Renovated toilet rooms
- More toilet rooms
- Garden
- New Library carpet



VISIONING



"GREATEST HOPES -
PROJECT CONCERNS"

from whiteboard session to
consensus





SITE PLAN

Temporary
Parking (7)

Parking

Commemorative
Community Trees

Relocated Track



Play
Field

Play Equip.

Garden

Existing Walk

Dumpsters

Gym

Car Drop-Off

Bus Drop-off/Service

Building Entrance

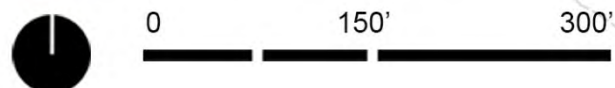
Outdoor Classroom

Paved Play Area /
Fire turnaround

Play Equip.

Cafeteria/
Loading Area

- Commemorative Community Trees 7
- Buses Queuing On-Site 10
- Cars Queuing On-Site 32



S. Abingdon St.

30th Road

Existing Walk
from 31st St.

- Additions
- Pedestrian Paving
- Parking/Drives/
Paved Play Area
- Play Area
- Play Field
- Existing Garden
- Outdoor Learning
- Storm Water Management
- Drop - Off
- Existing trees
- Proposed trees
- Transplanted trees

83 parking spaces+15 shared = 98

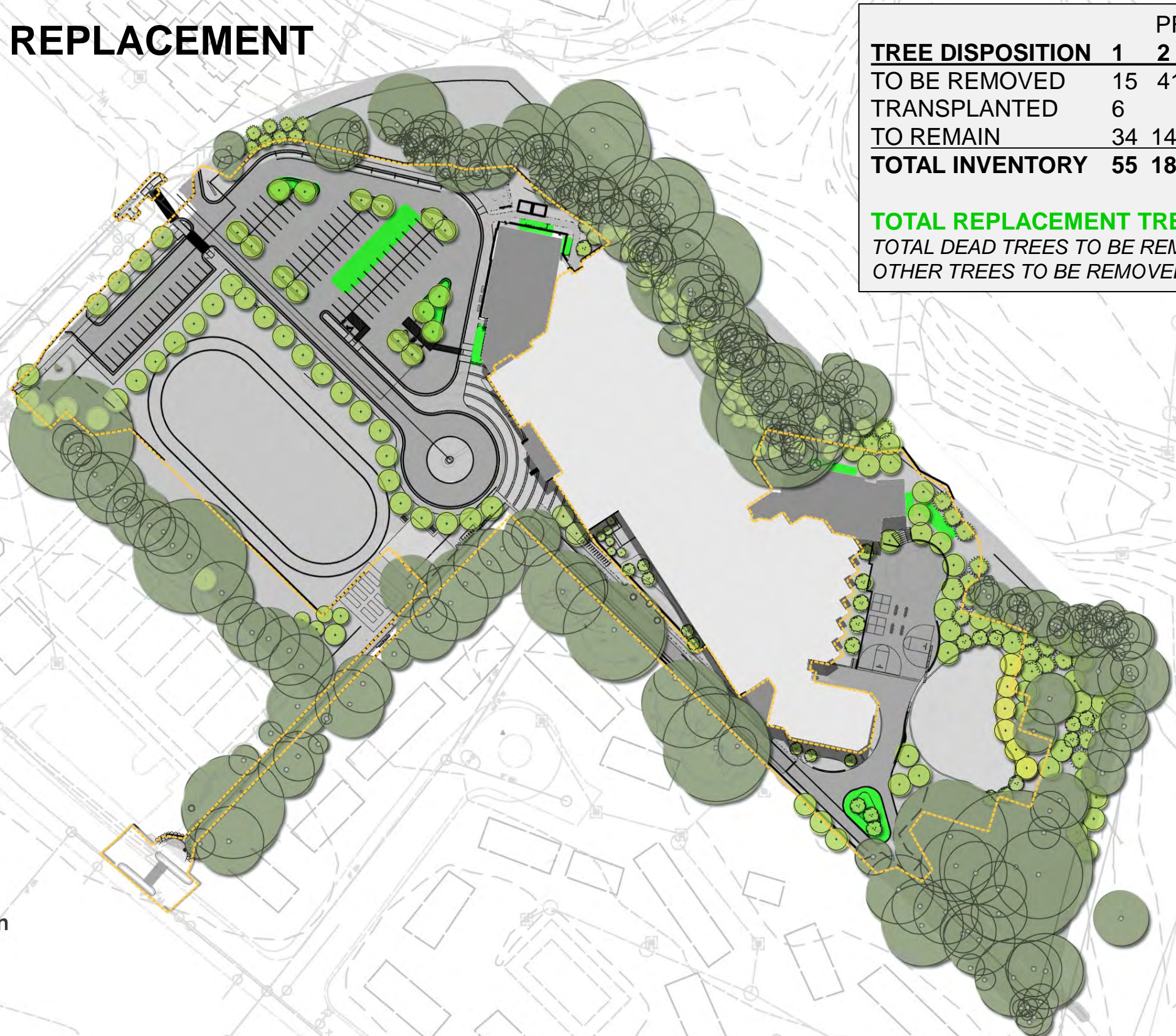
TREE IMPACT AND REPLACEMENT

- 1 – Tree worthy of special efforts for protection. Typically good condition or unique cultural or environmental value
- 2 – Average tree worthy of protection. Protect if possible.
- 3 – Not a priority for protection. Typically fair to poor condition, possibly less desired species.
- 4 – Not recommended for protection. Poor to dead condition, often invasive species. Generally recommended for removal regardless of potential construction impacts.

LEGEND

- Bio-Retention areas
- Proposed trees
- Transplanted trees
- Existing trees to remain

11 Limit of disturbance



TREE DISPOSITION	PRIORITY				TOTAL
	1	2	3	4	
TO BE REMOVED	15	41	80	10	146
TRANSPLANTED	6				6
TO REMAIN	34	148	124	20	326
TOTAL INVENTORY	55	189	204	30	478
TOTAL REPLACEMENT TREES =					147
TOTAL DEAD TREES TO BE REMOVED =					18
OTHER TREES TO BE REMOVED =					128

FLOOR PLAN PROCESS





FLOOR PLAN



Third Level

Lower Level

Main Level & Second Level

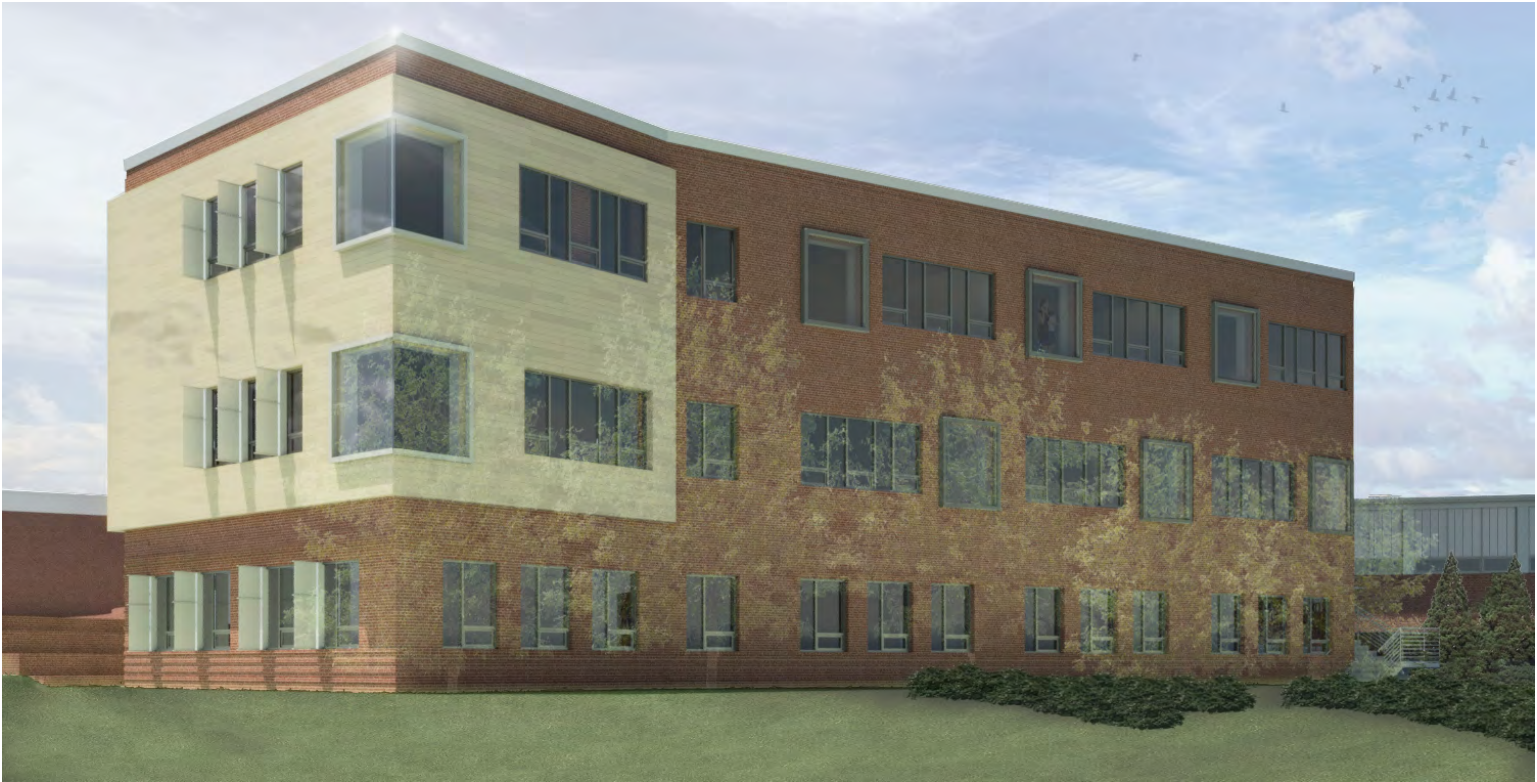


EXTERIOR PERSPECTIVE





EXTERIOR PERSPECTIVE





INTERIOR PERSPECTIVES



MAIN ENTRY ADDITION

GYMNASIUM ADDITION



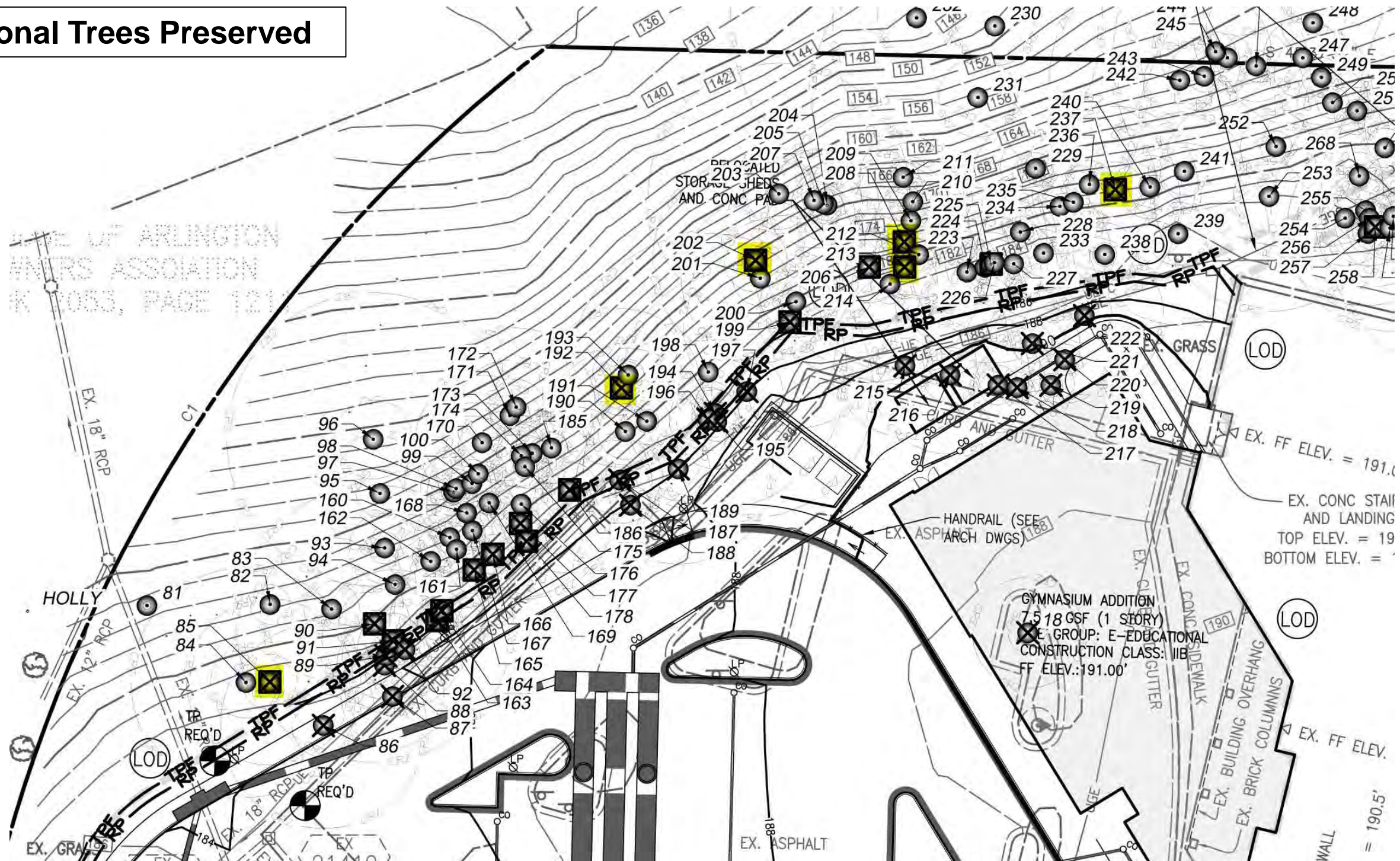
LIBRARY RENOVATION



STORMWATER & TREE RECAP



6 Additional Trees Preserved





CEP PLAN: STORMWATER MANAGEMENT & TREE REMOVAL RECAP

- The following slides are a recap of the slides presented to the County Board hearing for the project in September 2015.
- Storm water improvements are designed as outlined in the Use Permit submission.
- Tree removal in specific areas on the site has been done in conformance with the Use Permit.

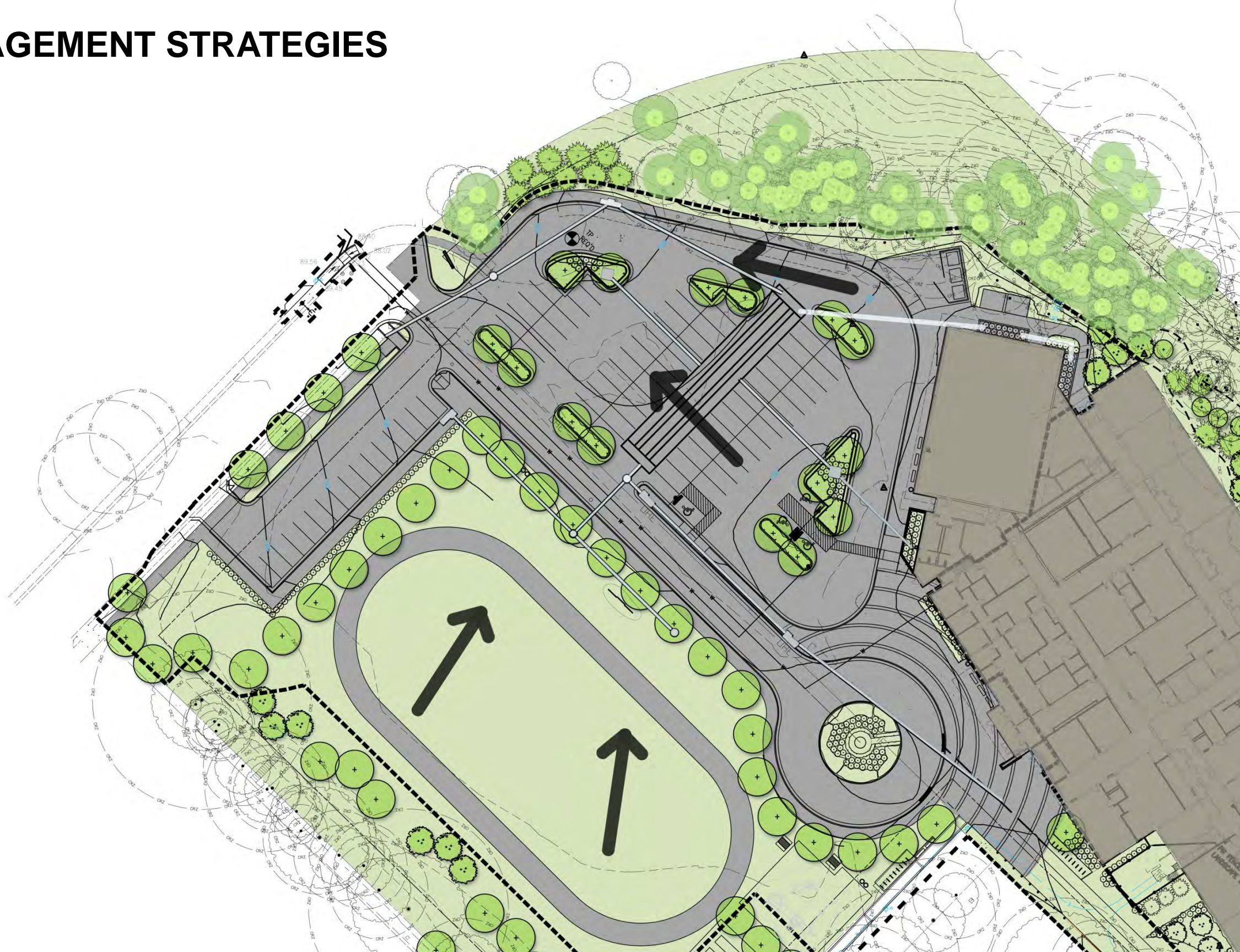




STORMWATER MANAGEMENT STRATEGIES

1

IMPROVED GRADING





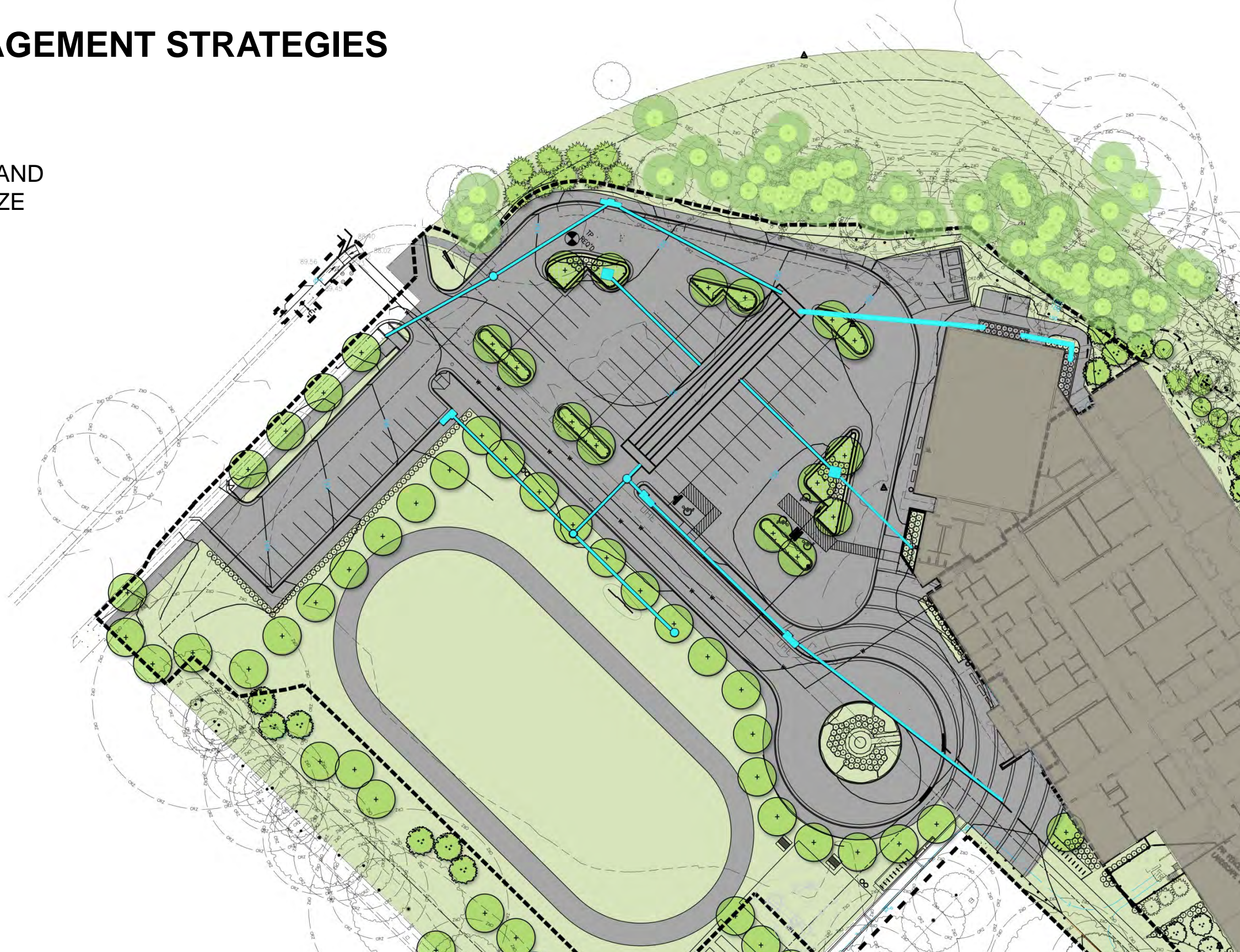
STORMWATER MANAGEMENT STRATEGIES

1

IMPROVED GRADING

2

NEW STORMWATER PIPING AND
INLETS, INCREASED PIPE SIZE





STORMWATER MANAGEMENT STRATEGIES

1

IMPROVED GRADING

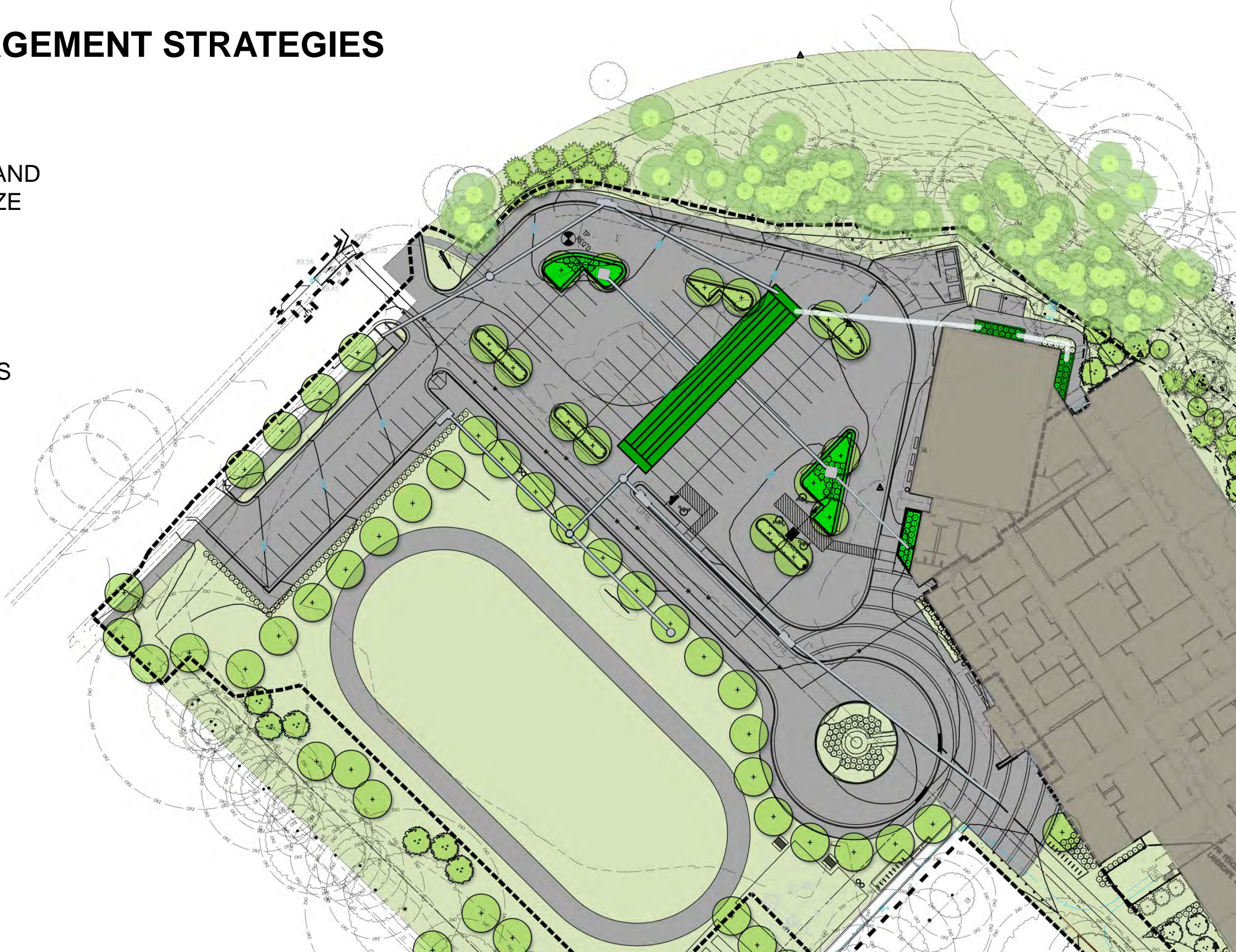
2

NEW STORMWATER PIPING AND
INLETS, INCREASED PIPE SIZE

3

NEW UNDERGROUND
DETENTION

BIORETENTION IN PARKING
ISLANDS + URBAN PLANTERS
ALONG BUILDING FAÇADE





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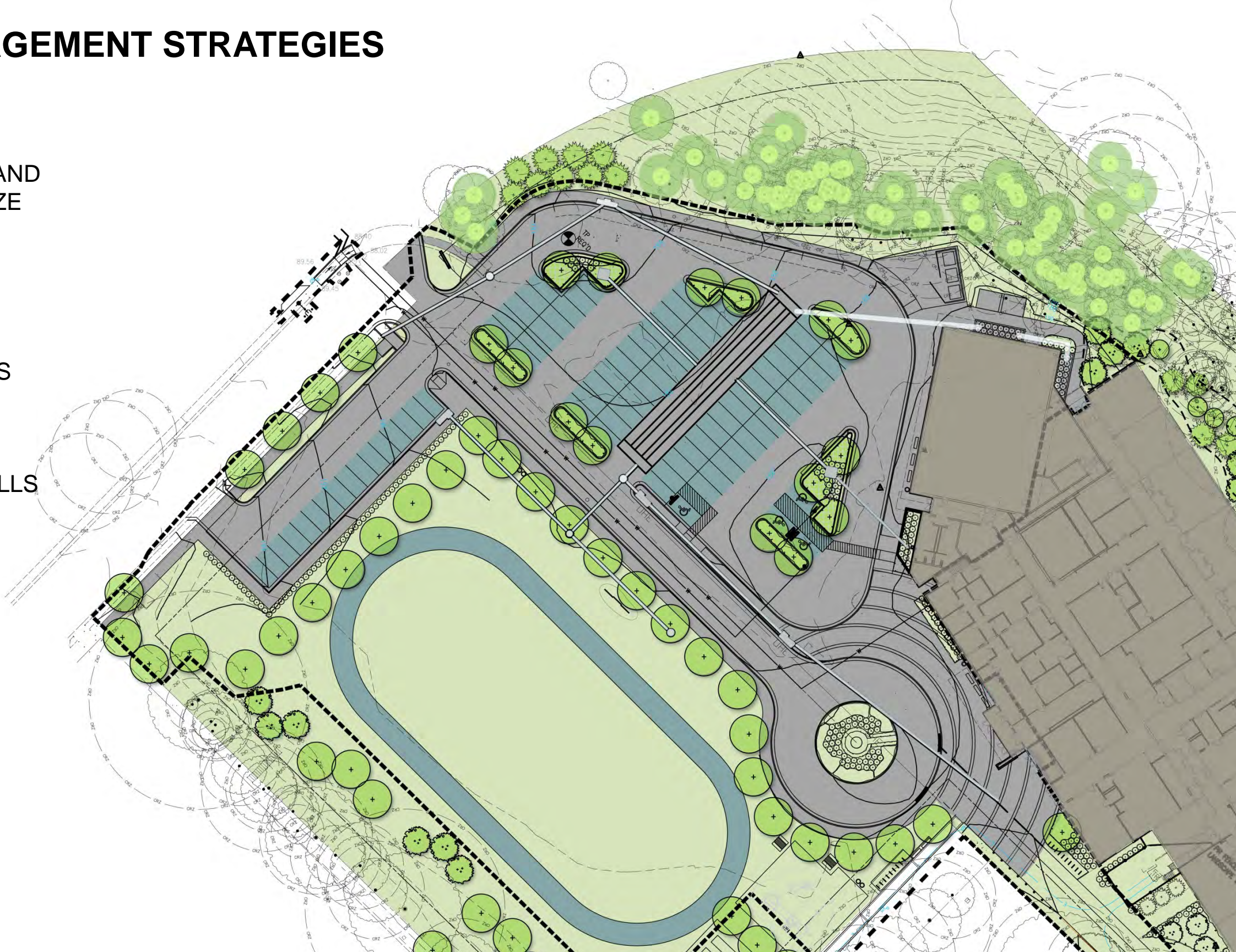
3

NEW UNDERGROUND
DETENTION

BIORETENTION IN PARKING
ISLANDS + URBAN PLANTERS
ALONG BUILDING FAÇADE

4

PERMEABLE PAVEMENT AT
TRACK AND IN PARKING STALLS





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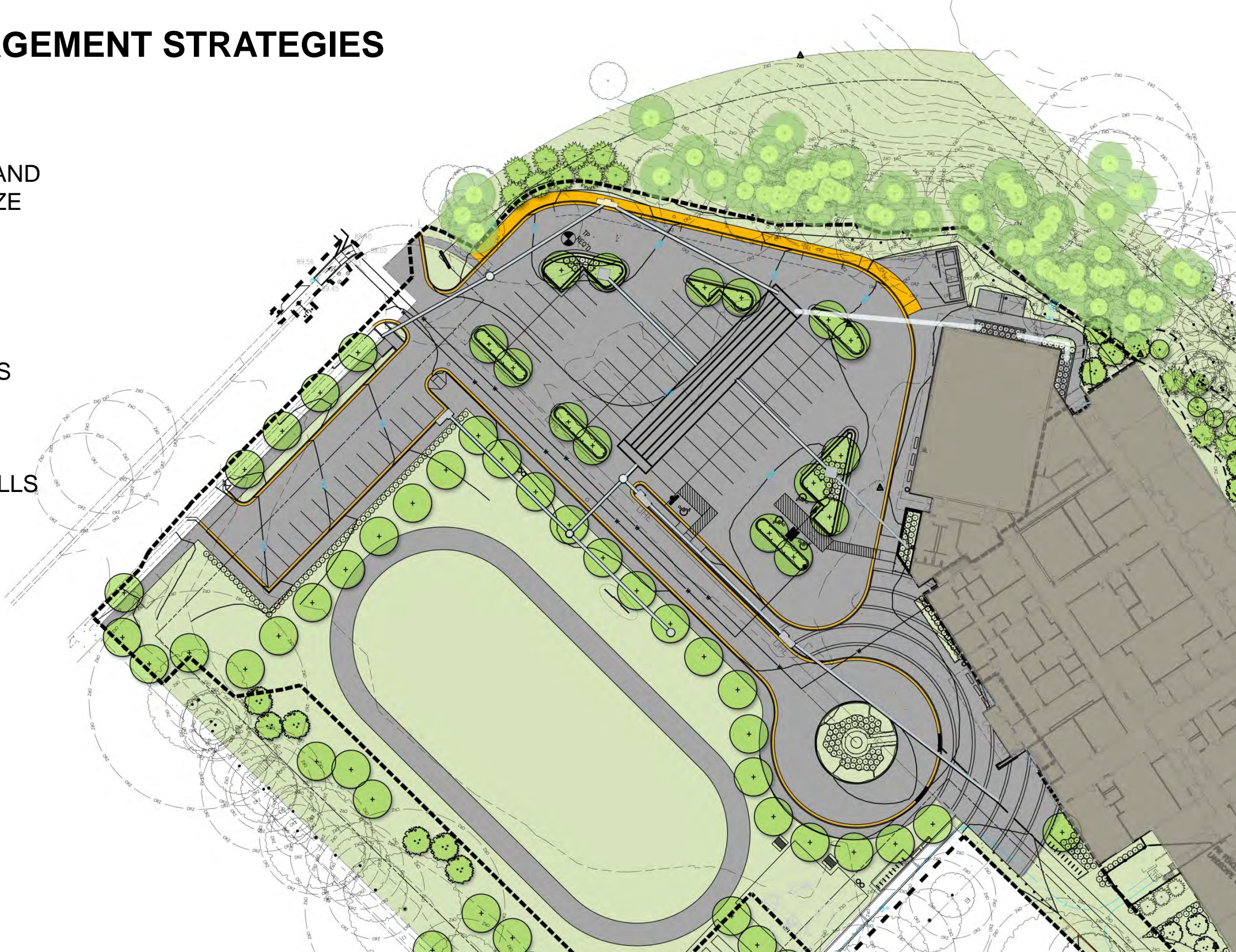
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PERMEABLE PAVEMENT AT
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5

NEW CURB AND GUTTER +
SIDEWALK ALONG HILLSIDE





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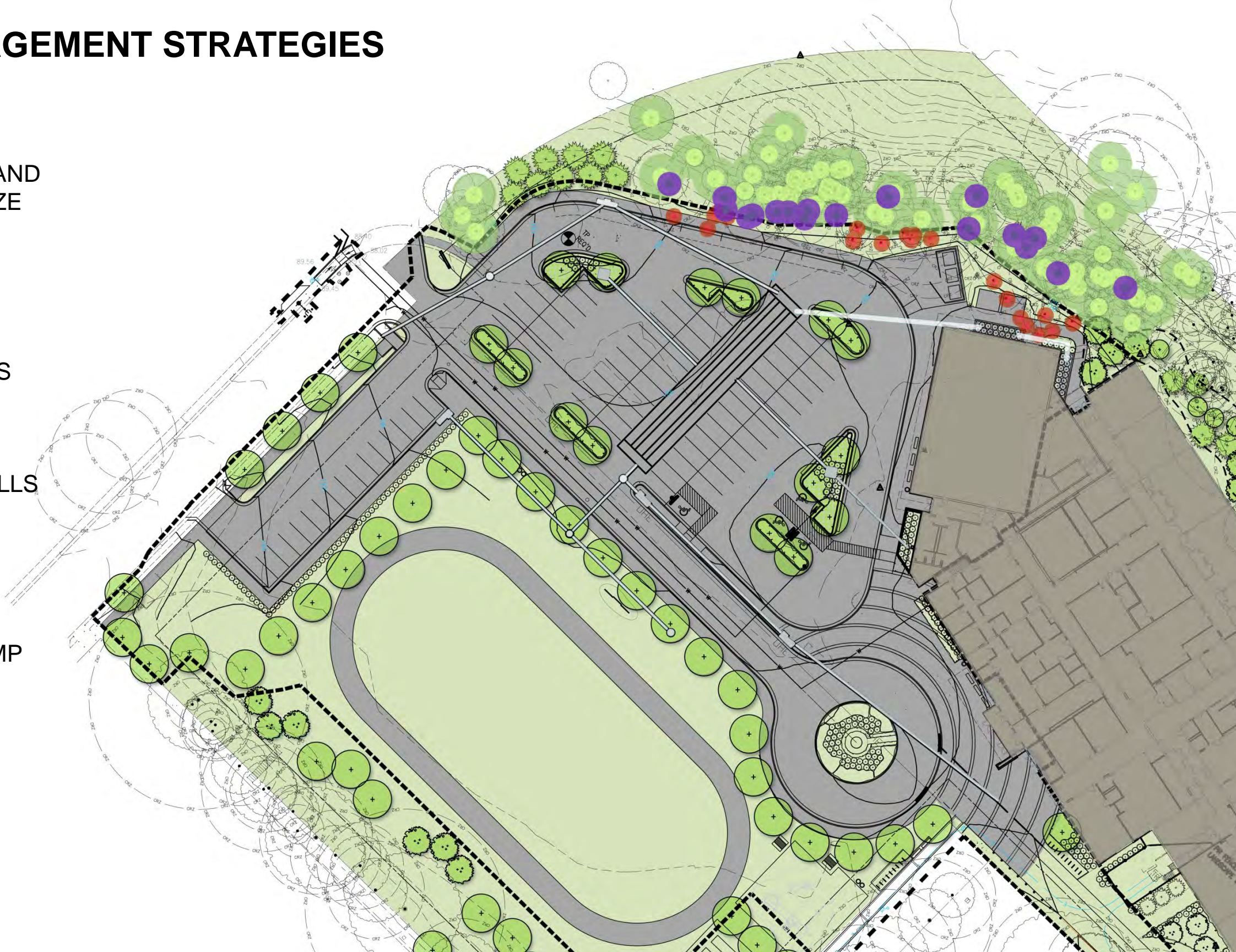
NEW CURB AND GUTTER +
SIDEWALK ALONG HILLSIDE

6A

TREES TO BE REMOVED
OUTSIDE L.O.D. - TREE STUMP
TO REMAIN

6B

TREES TO BE REMOVED



STORMWATER MANAGEMENT STRATEGIES

1 IMPROVED GRADING

2 NEW STORMWATER PIPING AND INLETS, INCREASED PIPE SIZE

3 NEW UNDERGROUND DETENTION

BIORETENTION IN PARKING ISLANDS + URBAN PLANTERS ALONG BUILDING FAÇADE

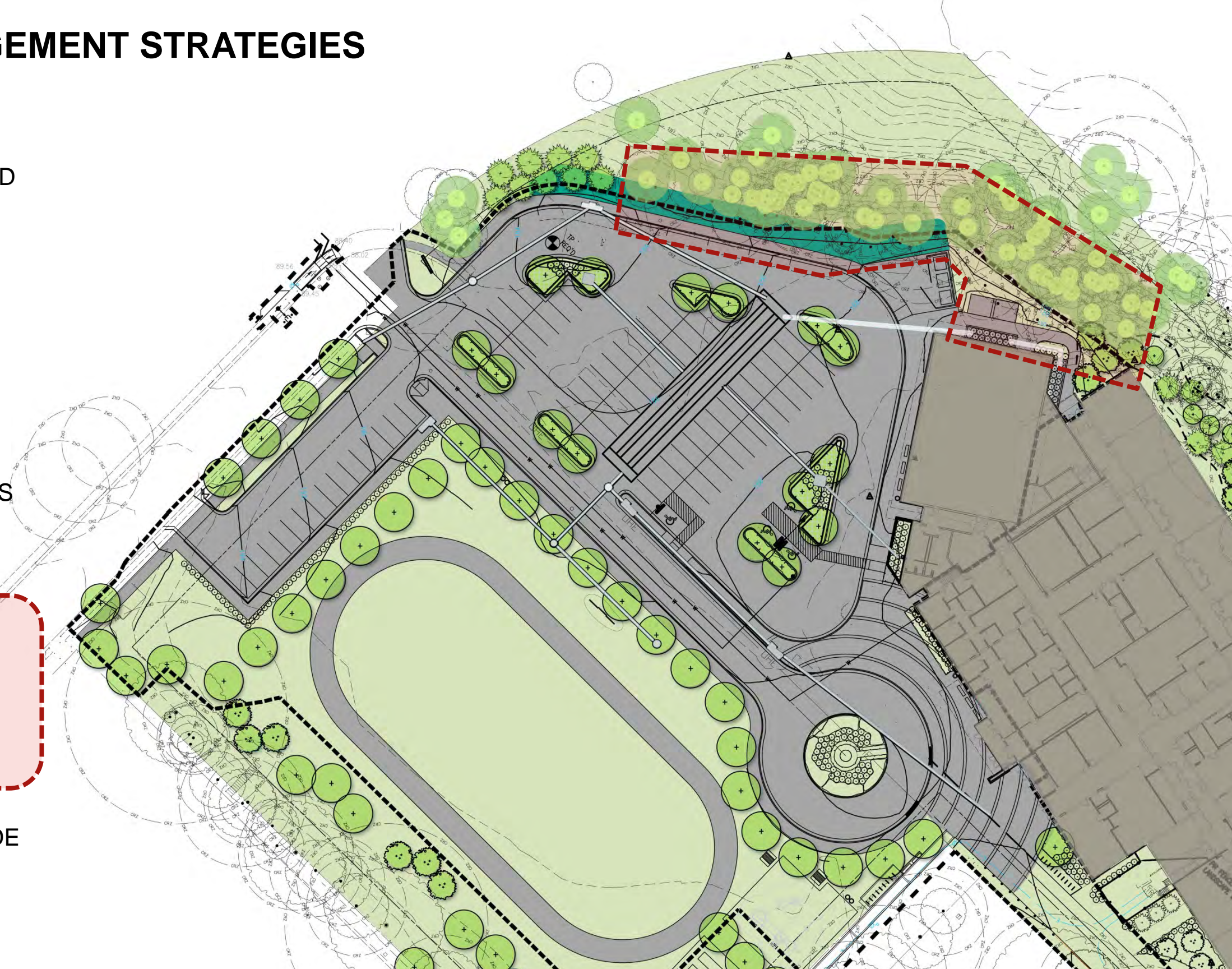
4 PERMEABLE PAVEMENT AT TRACK AND IN PARKING STALLS

5 NEW CURB AND GUTTER + SIDEWALK ALONG HILLSIDE

6A TREES TO BE REMOVED
OUTSIDE L.O.D. - TREE STUMP
TO REMAIN

6B TREES TO BE REMOVED

7 15' OF SOD AND STAKE FROM
NEW SIDEWALK DOWN HILLSIDE



STORMWATER MANAGEMENT STRATEGIES

1 IMPROVED GRADING

2 NEW STORMWATER PIPING AND INLETS, INCREASED PIPE SIZE

3 NEW UNDERGROUND DETENTION

BIORETENTION IN PARKING ISLANDS + URBAN PLANTERS ALONG BUILDING FAÇADE

4 PERMEABLE PAVEMENT AT TRACK AND IN PARKING STALLS

5 NEW CURB AND GUTTER + SIDEWALK ALONG HILLSIDE

6A TREES TO BE REMOVED OUTSIDE L.O.D. - TREE STUMP TO REMAIN

6B TREES TO BE REMOVED

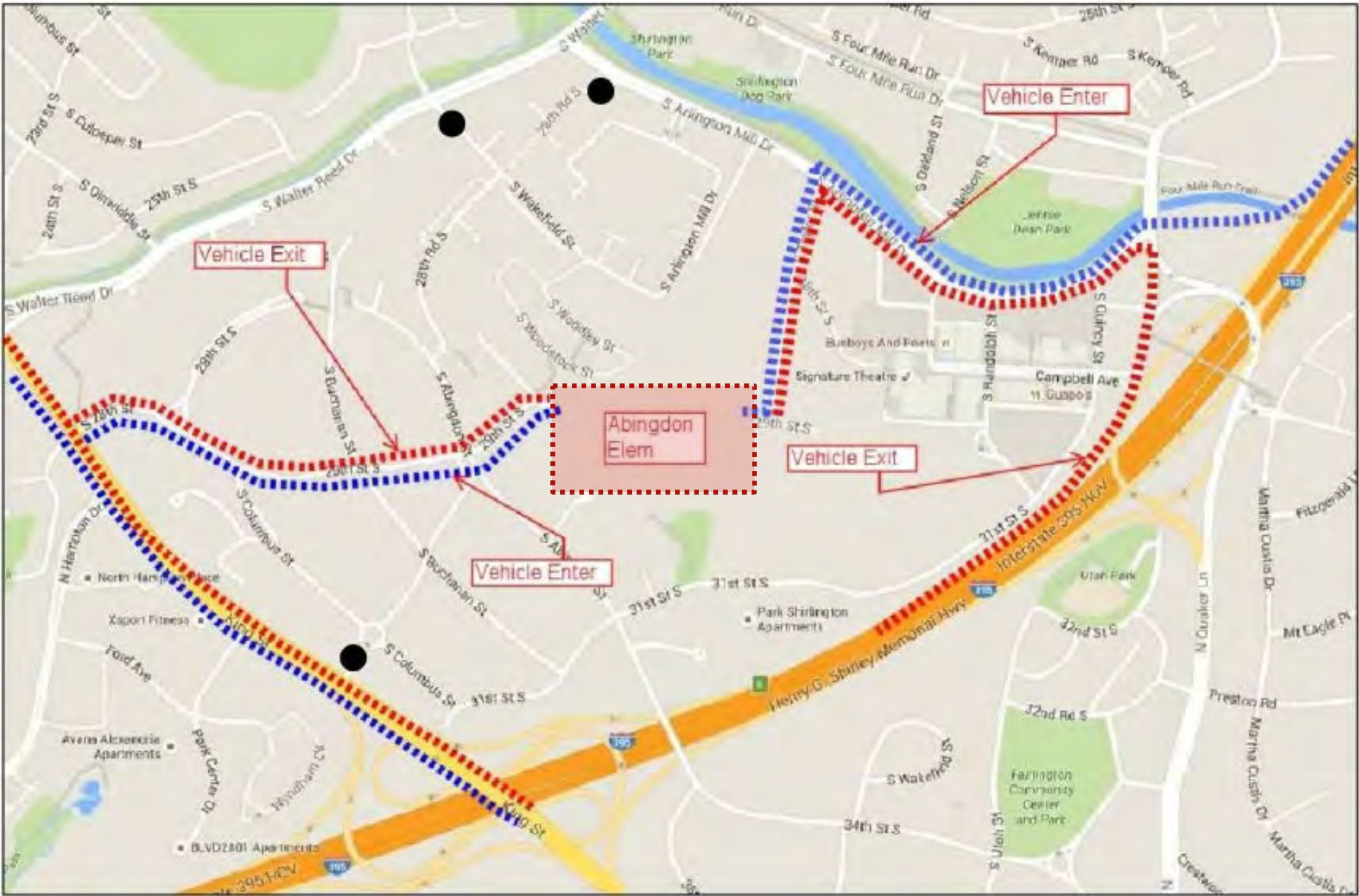
7 15' OF SOD AND STAKE FROM NEW SIDEWALK DOWN HILLSIDE





- Construction Vehicle Routing Plan
- Location of Construction Worker Parking

CONSTRUCTION VEHICULAR ROUTES



TWO MEANS OF ACCESS AND EGRESS FOR CONSTRUCTION:

- 29TH STREET FROM S. ABINGDON ROAD
- S. TAYLOR STREET TRADE CENTER COMPLEX

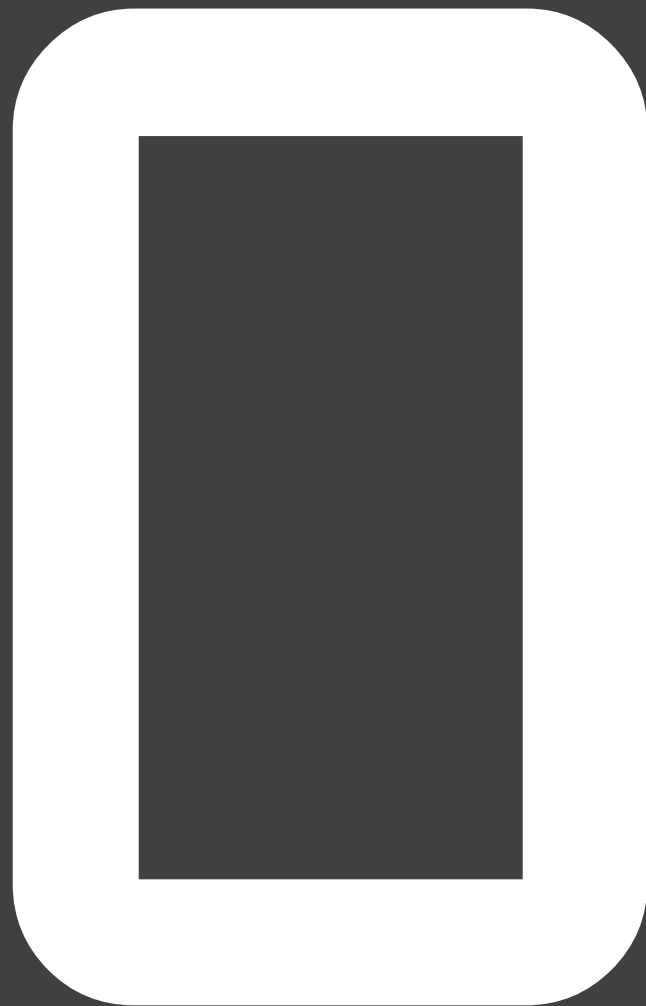
CONSTRUCTION VEHICLE ROUTE
SCALE: N.T.S.

CONSTRUCTION WORKER PARKING:



- 50 PARKING SPACES LEASED AT THE **FAIRLINGTON PRESBYTERIAN CHURCH - ALEXANDRIA** FOR THE DURATION OF THE PROJECT.
- CONTRACTOR PARKING IS 0.7 MILES FROM SITE.
- WORKERS WILL BE SHUTTLED TO AND FROM THE SITE.
- PARKING PROHIBITED ON STREETS AROUND SCHOOL.

** Negotiations are in Final Stage*



Construction Phasing
Foundation Monitoring

PHASING OVERVIEW: MAJOR SCOPE

May 27th 2016: Anticipated Notice to Proceed (NTP) for the Project as a whole

Phase 1: Pre-mobilization by the Contractor, work to be completed by APS (Tree removal, Relocatables).

Phase 2A: Summer 2016

- *Temporary parking lot installed*
- *New Power / Water services*
- *Relocatables installed*
- *New bus loop installed*
- *5 Kindergarten rooms renovated*

Phase 2B: Winter 2016

- *New Kitchen & Cafeteria*
- *Classrooms & office space renovated*

Phase 2C: Spring 2017

- *New Gymnasium completed*
- *Classrooms & office space renovated*

Phase 2D: Summer 2017

- *New 3 story building completed*
- *Classrooms & office space renovated*

Phase 3: Summer 2017

- *New Administration area completed*
- *Classrooms & office space renovated*

Phase 4: Summer 2017

- *Media Center*
- *Classrooms & office space renovated*

Phase 5: Summer / Fall 2017

- *Classrooms & office space renovated*

Phase 6: Fall 2017

- *Relocatables / Temporary Parking removed*
- *New Track and field completed*
- *Site work completed*

Note: Work will continue beyond start of school year

1





HIGH RESOLUTION PHOTOGRAPHY – EXISTING RESIDENTIAL FOUNDATIONS

Conventional Shallow Foundation System

Depth Varies = 3'-0" to 8'-0"

- Gymnasium / Kitchen

8'-0" Offset Shown

Intermediate Foundation System / Helical Piers

Depth Varies = 10'-0" to 20'-0"

- Entry Vestibule

20'-0" Offset Shown

Deep Foundation System / Auger Cast Piles

Depth Varies = 35'-0" to 40'-0"

- 3-Story Classroom Addition

40'-0" Offset Shown



FOUNDATION IMPACT CONCERNS: *Shown at the County Board hearing*

APS has committed to documenting existing foundation conditions at appropriate adjacent properties prior to construction and to monitor foundation conditions during construction generally as described below:

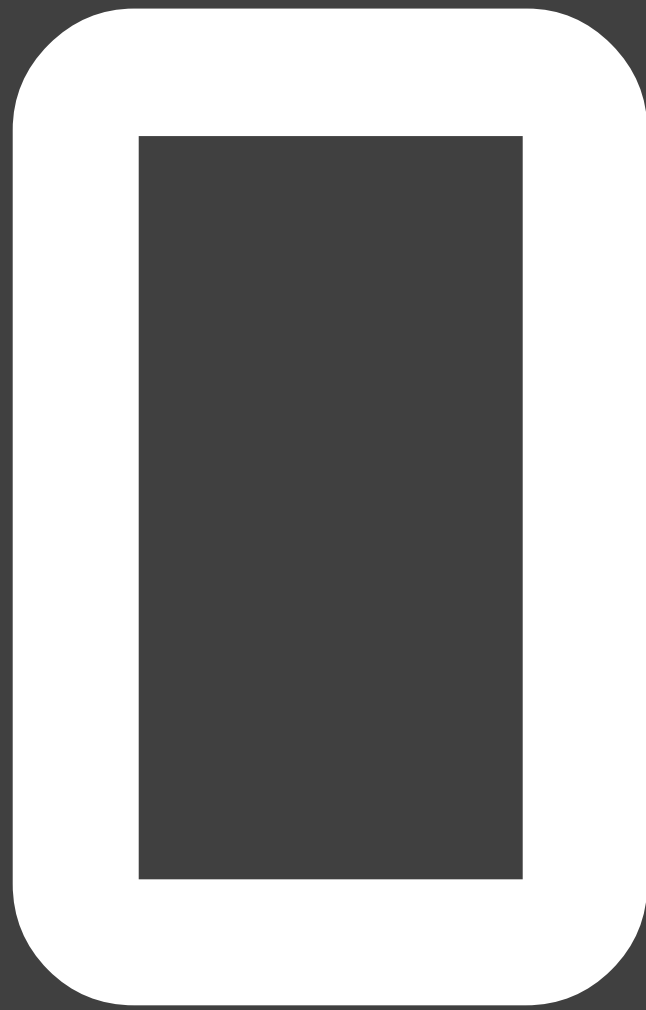
- Based on typical engineering practices identify the adjacent properties at which it will document existing foundation conditions prior to construction and to monitor foundation conditions during construction
- **Conduct a pre-construction survey of the identified properties by using high resolution photography to document existing foundation conditions**
- **Document foundation conditions at the properties identified at the mid-point of construction by using high resolution photography**
- **Document foundation conditions at the properties identified upon completion of construction by using high resolution photography**
- Determine if any damage has occurred
- Determine if the construction activities have caused the damage
- In the unlikely event that damage has occurred due to construction activities, develop a course of action for and complete the repairs

The specifics of the above procedure will be provided after the design team of Arlington Public Schools has finalized its recommendations



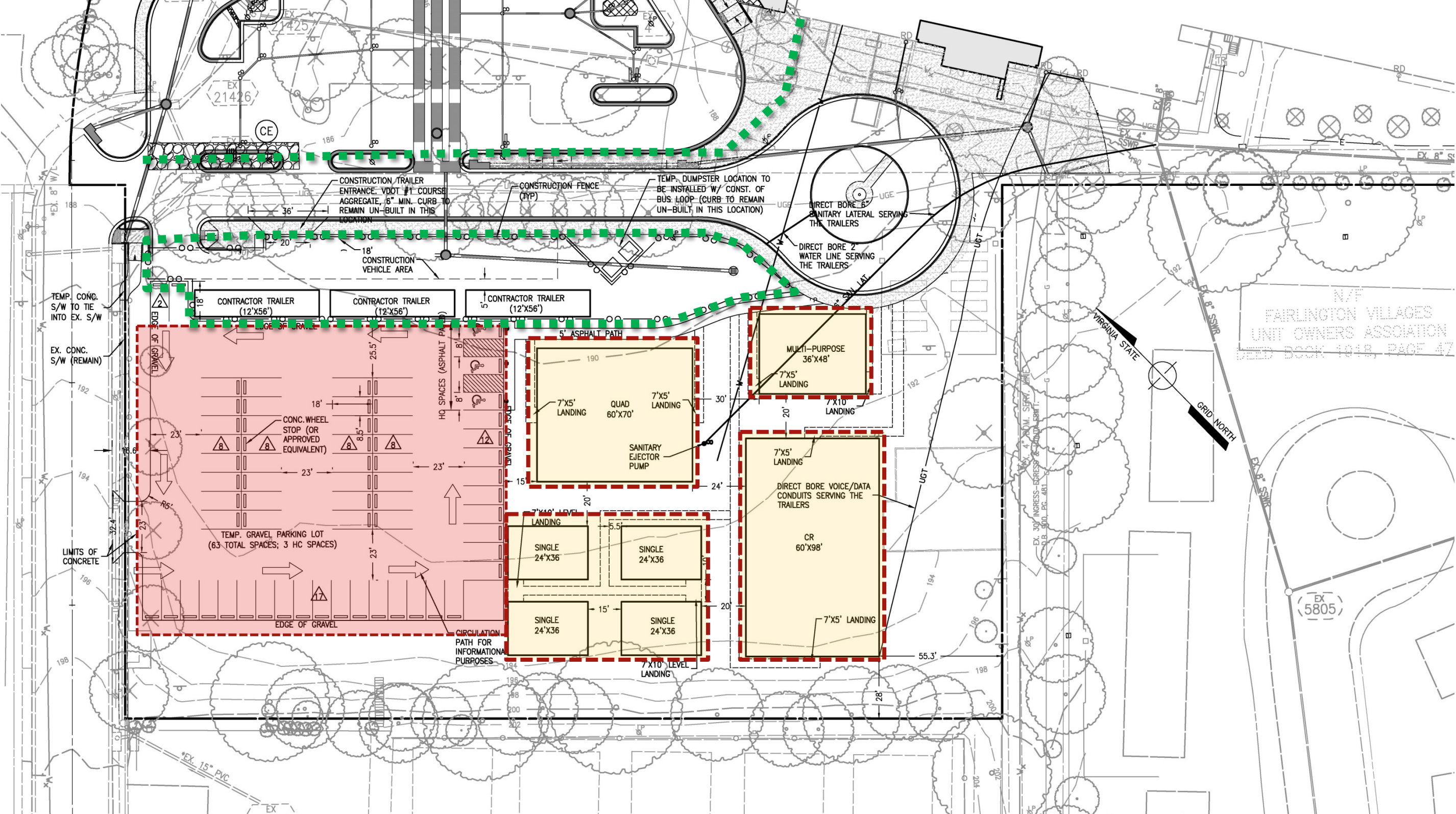
FOUNDATION IMPACT CONCERNS: Update

- **ECS-Mid Atlantic appointed to undertake the conditional assessment survey.**
- **Residents received letters from APS to permit access to their properties for the pre-existing survey to be done.**
- **An approximate total of 80 residences identified.**
- **Majority of residences have been surveyed**
- **A specific community meeting for residents was held provide additional information on the survey.**
- **Residents will be given a link to access their specific residential report. Target date is on or before July 1st 2016**

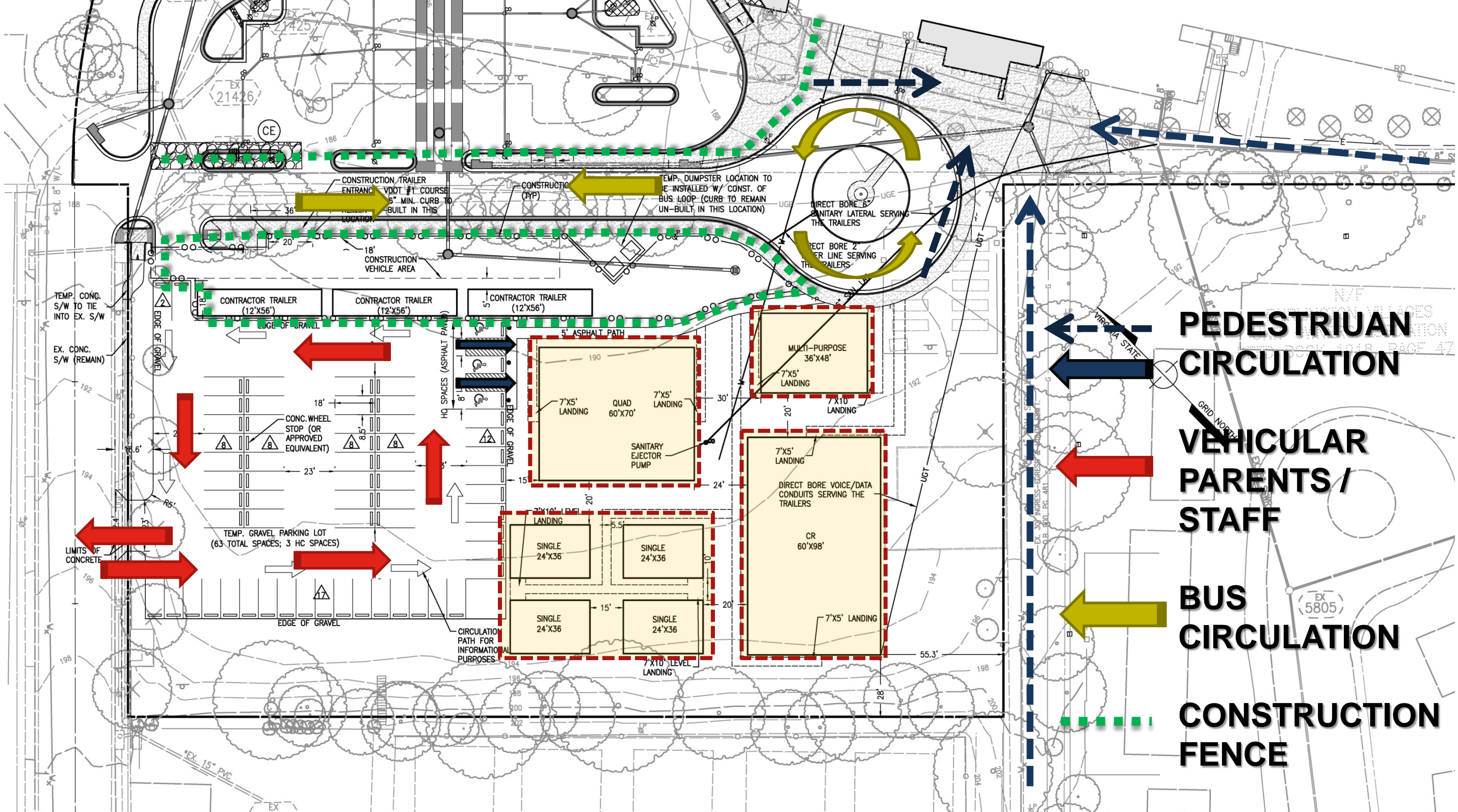


- Relocatables
- Temporary Pedestrian and Vehicular circulation

TEMPORARY PARKING AND RELOCTABLES



VEHICULAR & PEDESTRIAN CIRCULATION



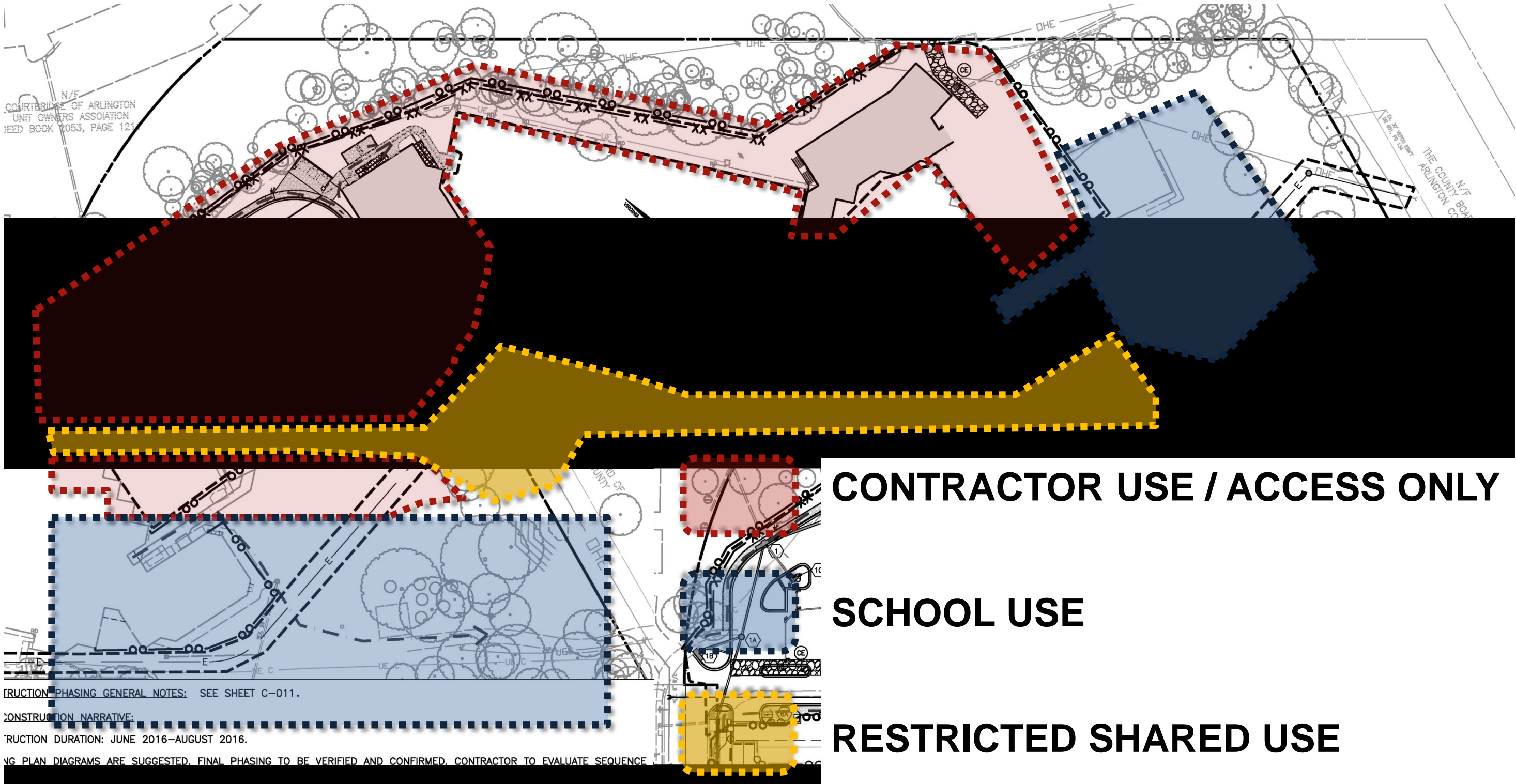
PEDESTRIAN CIRCULATION

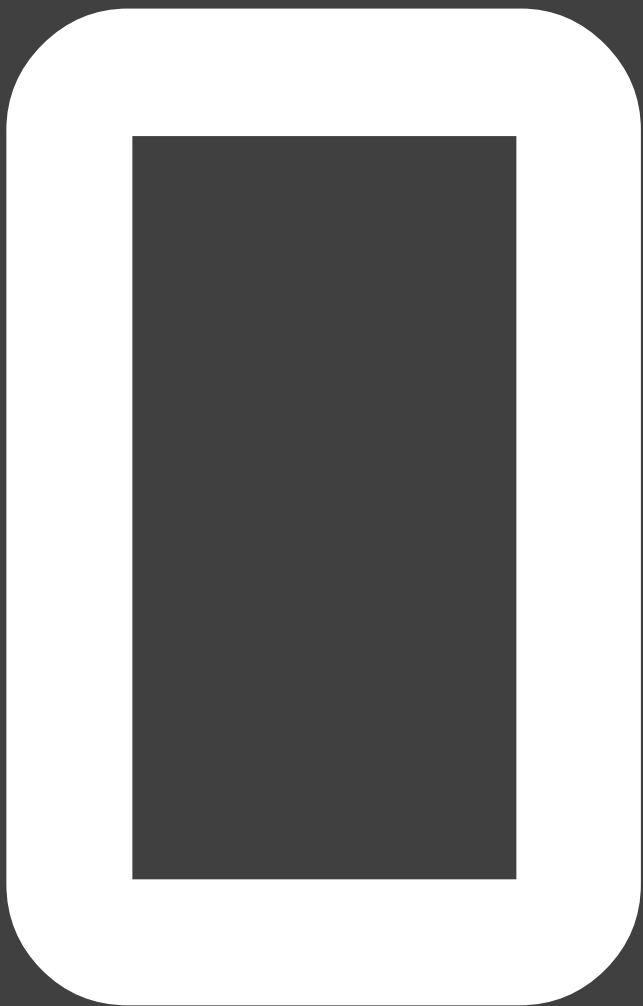
VEHICULAR PARENTS / STAFF

BUS CIRCULATION

CONSTRUCTION FENCE

CONTRACTOR USE / SCHOOL USE SITE AREAS





Community Liaison
Hours and overall
schedule for construction

CONSTRUCTION HOURS & SCHEDULE:

- **On-Site Work Hours:** Normal business working hours
 - 7:00 a.m. to 6:30 p.m., Monday through Friday.
 - Unless by special permissions.
- **Weekend and Holiday Hours:** 10:00 a.m. to 6:30 p.m.
- **Hours for Utility Shutdowns:** As permitted by the Owner
- **Public right of way work:**
 - Between 9:00 a.m. and 3:30 p.m. Monday through Friday
 - Between 10:00 a.m. and 6:00 p.m. on weekends and holidays
- **Public right of way work:**
 - Shall not occur between 6:00 a.m. and 9:00 a.m. or between 3:30 p.m. and 6:30 p.m. Monday through Friday.
 - Unless by special County permission.
- **Community Updates:** To be published monthly on the APS website

CONSTRUCTION TEAM & COMMUNITY LIASON :



hord | coplan | macht



- **Architects: Hord Coplan Macht**
- **General Contractors: HESS Construction + Engineering Services**
- **Construction Manager: HEERY International**
- **Community Liaison:**
 - **Sandra Hagen: Senior Project Manager HEERY International**
 - **Email: shagen@heery.com Tel: 202.740.7874**
 - **Aji Robinson: Project Manager APS**
 - **Email: ajibola.robinson@apsva.us Tel: 703.228.7738**



Next Steps...

Relocatables continue to arrive at the school

New site work start Mid-June

Full Contractor Mobilization July 1st

**Ongoing collaboration with County Staff to comply
with all Use Permit Conditions**



Thank You



Questions