

## **Design & Construction – FAC Update**

10/13/2023

### **Cardinal Elementary School:**

- **ITEMS:**
  - Cafeteria roof leak update:
    - We will be carrying out an infrared study of the two other roofs today to ensure we do not have further issues to address.
    - Further testing is being set up to determine the extent of the repairs needed on the roof.
    - Our roof warranty remains intact.
    - We will be working with the manufacturer and installer to get the repairs done within 2-3 weeks.
  - The installation of the Pre-K upper playground to start next week.

### **Cardinal Phase 2: County Stormwater Project:**

- **ITEMS:**
  - The Baseball field players' benches are still expected on site, the new delivery date is next week.
  - The flow monitoring stations require some adjustments as some sensors have been dislodged by recent storms. Contractor, Gilbane to address this next week.
  - Ornamental fencing installation has started, planning for completion next week.

### **Education Center Reuse**

- **ITEMS:**
  - October 2023: Record Set was not received from design team. Gave a deadline of 10/13/2023. TBD
  - Power Meter monitoring is unable to be coordinated within our BAS system. CMTA to manually modify unit in the field to bypass the proprietary logic.
    - September 2023: No forward progress. Jeff Chambers escalated with executive level staff at CMTA.

## **Escuela Key Elementary**

- **ITEMS:**
  - Contractor has submitted O&Ms (Operation and Maintenance manuals) and warranties – 2 O&Ms and 1 Warranty are Revise and Resubmit
  - Freezer door heat trace – Wiring and window will need to be replaced, as soon as the window is received, other accessories are in hand.
  - Final record set of as-builts received from project architect and uploaded.

## **Fleet ES ADA improvements**

- **ITEMS:**
  - Final painting at elevator lobby at both garage levels – complete. Need to install corner guards, cove base, and elevator controller panels.
  - Plaza elevator lobby wall finishes – scheduled to be completed by 10/13, pending approval of close-in inspection at plaza elevator lobby.
  - Final county inspections for MEP, sprinkler, fire alarm, and building – will be scheduled when finishes are complete.
  - Elevator card access reader – roughed in, card reader device ready to be set once plaza elevator wall finishes are completed.

## **The Heights Building Phase 1**

- **ITEMS**
  - Working with County to complete tree pit installation along Wilson.
  - PA System Corrections – Replacement PA Rack work complete! School staff retraining to be completed next week.

## **The Heights Building Phase 2**

- **ITEMS:**
  - Construction Schedule – Due to permitting delays the schedule was extended from an August 2024 opening to a January 2025 opening.
    - Construction Start – June 2023.
    - Substantial Completion – December 2024.
    - Opening of Garage / Certificate of Occupancy – January 2025.
    - Final Completion – February 2025.
    - Master Certificate of Occupancy – August 2025.
  - Support of Excavation (SOE)
    - North, East, and South side is complete with lagging and rakers.

- Heel blocks are being poured 10/12
  - 75% of the site is at finished garage elevation.
- Received revised Schedule of Values and CPM Schedule. Currently in review by CMA and A/E.



### **Entrance Vestibule Projects Summer 2023 (Williamsburg, Taylor)**

- **Williamsburg**
  - **ITEMS:**
    - Working with the Special Inspector and the Structural Engineer to finalize the SSI forms for submission to the County.
- **Taylor**
  - **ITEMS:**
    - None Noted

### **Career Center New Building**

- **ITEMS:**
  - Continue monthly project coordination meetings with Arlington County Complete Streets project.
  - **Complete Streets work procurement** – review of draft MOA with County took place on 10/5, awaiting revised county draft MOA for APS review.
  - **MPSA play area relocation.**
    - Contractor work complete, except for ongoing maintenance of new grass field and trees, which will continue until end of October
    - Parking lot striping and signage – will be completed within 2 weeks by APS Grounds
  - **New ACC test pitting** – PO approved; work scheduled for 10/20

- Pick up/Drop off signage for ACC and MPSA on S Highland St – temporary signage set by county DES, awaiting permanent signage.
- **Fenwick Demo** schedule – building envelope demo started on 9/29. Substantial completion targeting 12/4



- **Staff parking** during construction – 50 additional spaces will be leased from ECDC for the duration of construction. Lease agreement is being finalized.
- **Construction worker parking** – Use Permit requires contractor to procure and police. County has offered 3108 Columbia Pike, and they will provide a draft license for our review.
- Use Permit – approved at 6/10 county board meeting. Final County Board report and Use Permit conditions received. A/E has submitted post-CB Use Permit submission, which has now been approved. **Use Permit Matrix** for tracking progress on condition submissions has been provided by county liaison.
- **Property boundary adjustments** – Vacations/dedications/easements related to the ACC property reviewed with county Real Estate Bureau (REB). Monthly meetings with REB to ensure process is proceeding in a timely manner commenced on 7/11, last meeting was 9/12, next meeting is 10/18
- **GC pre-qualification** – RFQ issued on 9/11, submissions received from interested contractors on 10/10. 7 GCs submitted – Clark, W-T, Manhattan, Hess, MCN, Consigli, and Rooney Holdings. Submissions currently being reviewed.
- **Schedule** – current project schedule has invitation for bid issued in late December, with bids due in early February. Construction starts is Spring 2024. A revised schedule will result in summer 2026 move-in to new ACC facility. Jeff provided a memo to the school board with budget and schedule update.
- **Code Modification request** – A/E has submitted code mod requests via the county portal, awaiting county review comments.
- **Wet Utilities** for new ACC – county DES have stubbed out new water service inside the curb line as designated during our site visit with them in mid-July. Change over to new water line for existing ACC to occur during the month of October, per county DES.
- **Dry Utilities** for new ACC – have met with Connect Arlington, Comcast, Verizon and Dominion Energy (DEV) onsite to review service drop poles and service runs

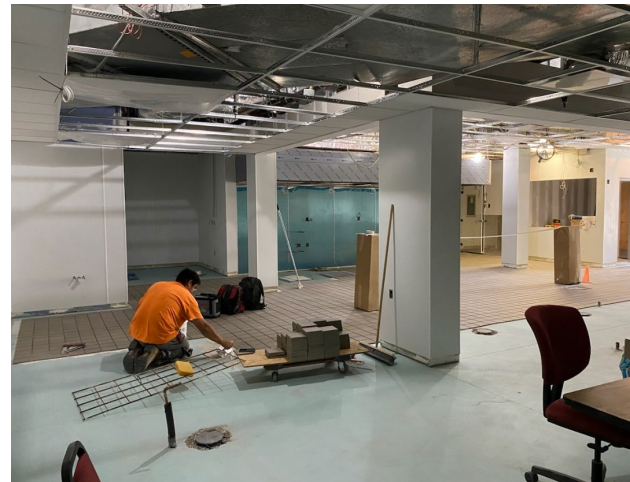
into the primary 1<sup>st</sup> floor data closet. Drop pole for CA, Comcast, and Verizon will be on S Walter Reed. Awaiting response from DEV on 7<sup>th</sup> St drop pole.

- **65% CD document review & cost estimate** – in process, estimates received, and being reconciled.
- **Building permit submission** – targeting week of 10/23
- **Facility naming** – request to start process for naming of new facility to be sent to Superintendent as per policy & PIP.

## **Swanson Kitchen/Entrance Renovation**

- **ITEMS:**

- Phase 1 – Main Office
  - Main Office Interior – Achieved Building Finals 08/15/23
  - Main Office Exterior Vestibule and Ramp – Delayed due to non-compliant
    - 10/3: New completion date forecasted for 10/26/23
- Phase 2 – Kitchen – APS forecasting mid-October at the earliest, TBD.
  - New completion date forecasted for 10/26/23. Next steps include kitchen staff training, food deliveries, and projected kitchen reopening 11/03/2023.



## **Campbell ES Kitchen/Entrance Renovation**

- **ITEMS:**

- Floor slabs were poured last week.
- Masonry foundation walls have been completed. Walls continuing above slab

- The contractor has submitted a recovery schedule that indicates the addition will be completed in December.
- Punch list items at the main office have been addressed by the contractor. A few minor items remain.



### **Fenwick Building Relocation to 4420 N. Fairfax Drive**

- **HOT ITEMS:**
  - Remaining work to complete:
    - The entire PA System at Fenwick was re-installed/salvaged at 4420. There are (15) speakers in total that were installed for (15) classrooms. Additional speakers for the common areas and office area are to be provided.
    - Working to schedule the installation of the Arlington Community High School letters that were salvaged from Fenwick.

### **Barcroft ES HVAC Renovation**

- **ITEMS:**
  - Need to complete repair on RTU 4 and 7 hot water coil valve, valve actuator, and BAS programming to control actuator.
  - PA system post construction test report revealed a handful of classrooms where speakers were not reinstalled, or the speakers do not work. Contractor forces addressed 90% of issues on 10/5, parts on order for the remainder.
  - Coordinating with the Principal for of hours work to begin the end of October through the end of school including equipment installation in closets built for that purpose last summer.
  - Need GC schedule for phase 2 (summer 2024) work.

## **Randolph Kitchen Renovation Project (Construction Summer 2024)**

- **ITEMS:**
  - Project Schedule
    - 10/9 – Bids Due
    - 12/20 – Contract planned to be issued.
  - Received (3) bids, all lower than the announced budget. TMG is the apparent low bidder. Verifying terms and conditions.

## **Drew Kitchen Renovation Project (Construction Summer 2024)**

- **ITEMS:**
  - Continuing to revise the design schedule to allow for the start of construction in the Summer or Fall of 2024 to be completed in Summer of 2025.
  - We are working with the Architect to design the project to allow for majority of the new addition work to be completed and leave the existing kitchen intact. The goal is to eliminate the need for a temporary kitchen in the cafeteria.

## **Claremont Immersion – Security Vestibule (Construction Spring/Summer 2024)**

- **ITEMS:**
  - **Schedule**
    - 95% of Building Permit drawings have been submitted for County review.
    - Draft Bid/Project Schedule a few weeks to allow design comments to be addressed.
      - ITB Issued: 10/11
      - Pre-Bid Conference: 10/16 at 9:00 am (virtual)
      - Pre-Bid Site Walk: 10/16 at 11:00 am (in person)
      - Bid Questions Due: 10/24
      - Addendum #01: 10/30 **(with the hazmat report)**
      - Bids Due: 11/06
      - Week of 11/13, review bid quals and make School Board materials/recommendation ready by Thursday 11/17.
      - School Board Meeting: 11/30 – For Information
      - School Board Meeting: 12/14 – For Approval
      - Award Contract by 1/5
      - Admin NTP: 1/8
      - Last Day of School: Early release Friday 6/14
      - Final Completion (45 days): 9/29/24
  - Building Permit – Received county’s comments on permit submission. Wetlands will not be an issue or will add scope to the project.

## **APS All facilities conditional assessment report (Fall 2023)**

- **ITEMS:**

- The MTFA team completed the draft report and submitted it to APS for review.
- A presentation on the executive summary was prepared for the D&C Director and Facilities Asst. Superintendent for 2-on-2 meetings with the School Board.
- Facilities staff continue to review the report and data submitted by MTFA.
- The schools with the greatest needs highlighted in the executive summary will be discussed with the School Board and upper management staff for next steps.
- Further studies are expected on a “deep dive” with the identified schools in most need.

## **Winter 2023 – Secure Vestibules for, Jamestown, Nottingham, Science Focus**

- Pricing for all (3) projects have been received and a PO’s approved

## **Syphax – 3<sup>rd</sup> Floor Renovation**

- **HOT ITEMS**

- Schedule
  - 10/10 - Studio 27 submitted the drawings for Arlington County Permit review
  - 10/27 – First review comments back from the County.
  - 11/3 – All comments addressed and re-submitted to County.
  - 11/24 – Assuming all permit comments have been addressed, Building Permit approved. If not, add 3 weeks.
  - 12/4 – Obtain building permit, trade permits, and begin construction.
  - 2/15 – Building Final acquired, and move-ins begin.
- Furniture layout was finalized and Douron is working on the quote.