

Design & Construction – FAC Update
02/8/2024

Cardinal Elementary School:

• **ITEMS:**

- We are continuing to work with the Civil Engineer and the County on stormwater measures needed for the new upper playground and resubmission of the as-built's.



- Solar panel installation is ongoing.

Cardinal Phase 2: County Stormwater Project:

• **ITEMS:**

- The flow monitoring stations adjustments will be done as soon as the materials are on hand.

Education Center Reuse

• **ITEMS:**

- Power Meter monitoring:
 - 1/04/24: CMTA was unable to update the power metering equipment over Winter Break 2023 and we are waiting for their revised date for install.

Escuela Key Elementary

• **ITEMS:**

- Warranty items – contractor repaired convection oven in kitchen on 1/30

Fleet ES ADA Improvements.

• **ITEMS:**

- 3rd party elevator inspection – OTIS scheduled 1/26 Inspection failed for shunt trip breaker issues. Contractor to address by 2/14 and reschedule inspection.

The Heights Building Phase 1

- **ITEMS**
 - Gilbane is requesting Final Payment. APS is tracking missing credits and incomplete scopes of work and have conveyed information to Gilbane and are waiting on their response.
 - The missing tree pit and shrubs along Wilson Blvd have been installed and accepted.

The Heights Building Phase 2

- **ITEMS:**
 - PCO #09 Waterproofing vs. Vapor Barrier
 - Alternative, equal, and more cost-effective product was selected. Waiting on pricing from contractor.
 - The (28) day concrete breaks for (11) structural columns have come up very short in strength (5000 psi vs 8000 psi). Going to core drill for our 3rd party to test in place concrete to confirm strength.
 - 75% of the North and South wall have been poured / 100% of the East wall has been poured / West wall is being framed up this week.



Entrance Vestibule Projects Summer 2023 (Williamsburg, Taylor)

- **Williamsburg**
 - **ITEMS:**
 - Washington Gas received all material and is scheduling the work to upsize gas line.
- **Taylor**
 - **ITEMS**
 - Drywall repairs and changing swing of vestibule door scheduled.

Career Center New Building

- **ITEMS:**

- Complete Streets integration into bid documents - drawings and trade specs will be included as a separate set of bid documents. The front end (Division 0 and 1) will be the same for both projects.
- Existing utility test pitting – design team has recommended boring 25 or so test pits around the property to locate existing utilities for coordination with new utilities. Work started onsite on 2/3 and is projected to finish this week.
- Construction worker parking – Use Permit requires contractor to procure and police. County has offered 3108 Columbia Pike, and they have provided a draft license for our review. APS review comments provided to initial draft and is under review by the county.
- Property boundary adjustments – Vacations/dedications/easements related to the ACC property reviewed with county Real Estate Bureau (REB).
 - Re-subdivision plat is approved and required APS signature.
 - The deed of re-subdivision is in the process of being finalized.
 - School Board placeholder dates for signature of both plat and deed is 2/22 for action and 3/7 for action.
- GC pre-qualification: 6 GCs submitted – Clark, W-T, Manhattan, Hess, MCN, and Consigli. and all 6 GCs have been pre-qualified.
- 3rd floor and 5th floor Horizontal exit reviews – approved by county, will be incorporated into building permit submission.
- Building permit submission – permit 1st round review comments received for all 3 building permit submissions and the A/E team is preparing for 2nd round submission on 2/8
- Phasing plan - Revised phasing plan, County comments were received on 1/19, have been incorporated into the phasing plan, and the plan re-sent to the county for approval.
- CEP plan – Discussed with county reviewers on 1/30. 3rd round submission pending creation of final dry utility plan.
- Landscape plan – Design team is setting up a meeting with reviewers to review comments and potential responses prior to 3rd round submission.
- Facility naming committee – Process has begun with meetings in January, February, and March. The plan is to have a name presented to the board and approved in late April/early May.
- Finishes review meeting – initial meeting took place on 1/31, follow-up meeting will be scheduling the week of 2/12
- ITB issue date – targeting 2/8
- Pre-bid conference/site walkthrough – 2/29
- Bids due – 3/21
- Bid opening date – 3/22
- School Board information for construction contract – 4/11
- School Board action for construction contract – 4/25
- Anticipated NTP – 5/1

Swanson Kitchen/Entrance Renovation

- **ITEMS:**
 - Punchlist items are ongoing. Goal to complete by end of March 2024
 - Commissioning open items are lagging and APS has escalated the issues. There are open items and should only take 1-2 weeks to resolve. TBD
 - 01/24: Two open items remaining. Goal is to complete by February 2024

Campbell ES Kitchen/Entrance Renovation

- **ITEMS:**
 - Food deliveries are scheduled for 2/8.
 - Contractor continues to work on punch list.
 - Roofing coping is in progress.



- Substantial completion was achieved on 2/5.
- The school has started serving out of the new kitchen 2/7.

Fenwick Building Relocation to 4420 N. Fairfax Drive

- **ITEMS:**
 - Remaining work to complete:
 - The entire PA System at Fenwick was re-installed/salvaged at 4420. There are (15) speakers in total. SREM to provide quotes to D&C and we will facilitate the work. - No change in status.
 - Lockdown blind scope has been finalized. Material will arrive mid-April.

Barcroft ES HVAC Renovation

- **ITEMS:**
 - Heat pump closet build out – commenced over winter break. Heat pumps, HP stands, ductwork installation largely complete. Hydronic and electric work in closets to continue over the next several weeks.
 - Selection of mobile casework – casework is being provided for storage for those rooms that have lost square footage due to construction of the new heat pump closets. Initial cost proposal from Douron reviewed with school admin staff and comments sent back to Douro for proposal adjustment. Revised proposal due from Douron today
 - Finishes – met with school admin staff to develop direction around floor and wall finishes. A/E team directed to provide color board and floor plan sketches for final school admin staff review.
 - Mechanical roof screen structural survey – Structural engineer has been onsite to survey existing structure for design of the roof screens. Design due in mid-February.

Randolph Kitchen Renovation Project (Construction Summer 2024)

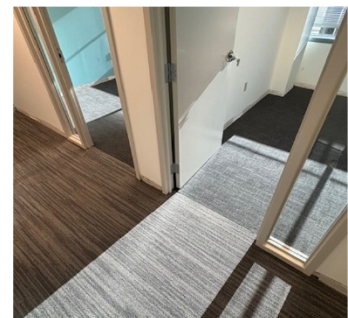
- **ITEMS**
 - APS is implementing a redundant cooling system to the walk-in boxes. Awaiting ASI from Studio 27.
 - Finalizing furniture scope with staff this week.

Drew Kitchen Renovation Project (Construction Summer 2024)

- **ITEMS:**
 - Revised site design which reduces the stormwater management work needed for the project and to save some project costs.
 - Design schedule will allow for the start of construction in the Summer or Fall of 2024 to be completed in Summer of 2025. Allowing for construction over the Winter 2024 and Summer 2025 school breaks to allow for majority of the new addition work to be completed and leave the existing kitchen intact during the school year.

Syphax – 3rd Floor Renovation Project

- **ITEMS:**
 - Flooring contractor mobilized and will be finished 2/8.
 - Furniture installation to begin week of 2/26.
 - Move-in scheduled for March 6th.



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

- **ITEMS:**
 - **Schedule**
 - Admin NTP issued 1/31.

APS Long Term Study: All facilities conditional assessment report (Fall 2023)

- **ITEMS:**
 - Facilities staff will collate a list of suggested schools to the Board and Superintendent for both major infrastructure projects and feasibility studies to be included in the upcoming CIP.

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

- **ITEMS**
 - Work complete.
 - The additional carpet requested at Nottingham is still on order.

Glebe Elementary School – Security Vestibule (Construction Spring/Summer 2024)

- **ITEMS**
 - Door hardware has been finalized.
 - Working to finalize the furniture scope with Douron/Heery/Architect.

Oakridge Elementary School – Security Vestibule (Construction Spring/Summer 2024)

- **ITEMS**
 - Working to finalize the furniture scope with Douron/Heery/Architect.

Thomas Jefferson Middle School – Security Vestibule (Construction Spring/Summer 2024)

- **ITEMS**
 - Working to finalize the furniture scope with Douron/Heery/Architect.

Carlin Springs Kitchen Renovation Project

- **ITEMS**
 - Quote received by Studio 27 and Purchase Order paperwork has been processed.
 - Quote requested by ECS for Hazmat Testing over spring break.
 - Existing drawings have been transmitted to Studio 27.
 - Consultants are lined up for Spring Break to review existing conditions.

Barrett Elementary Kitchen Renovation Project

- **ITEMS**

- Quote received by Studio 27 and Purchase Order paperwork has been processed.
- Quote requested by ECS for Hazmat Testing over spring break.
 - Existing drawings have been transmitted to Studio 27.
 - Consultants are lined up for Spring Break to review existing conditions.