

# **Grace Hopper Center (New Arlington Career Center) June 2025 Construction Update**

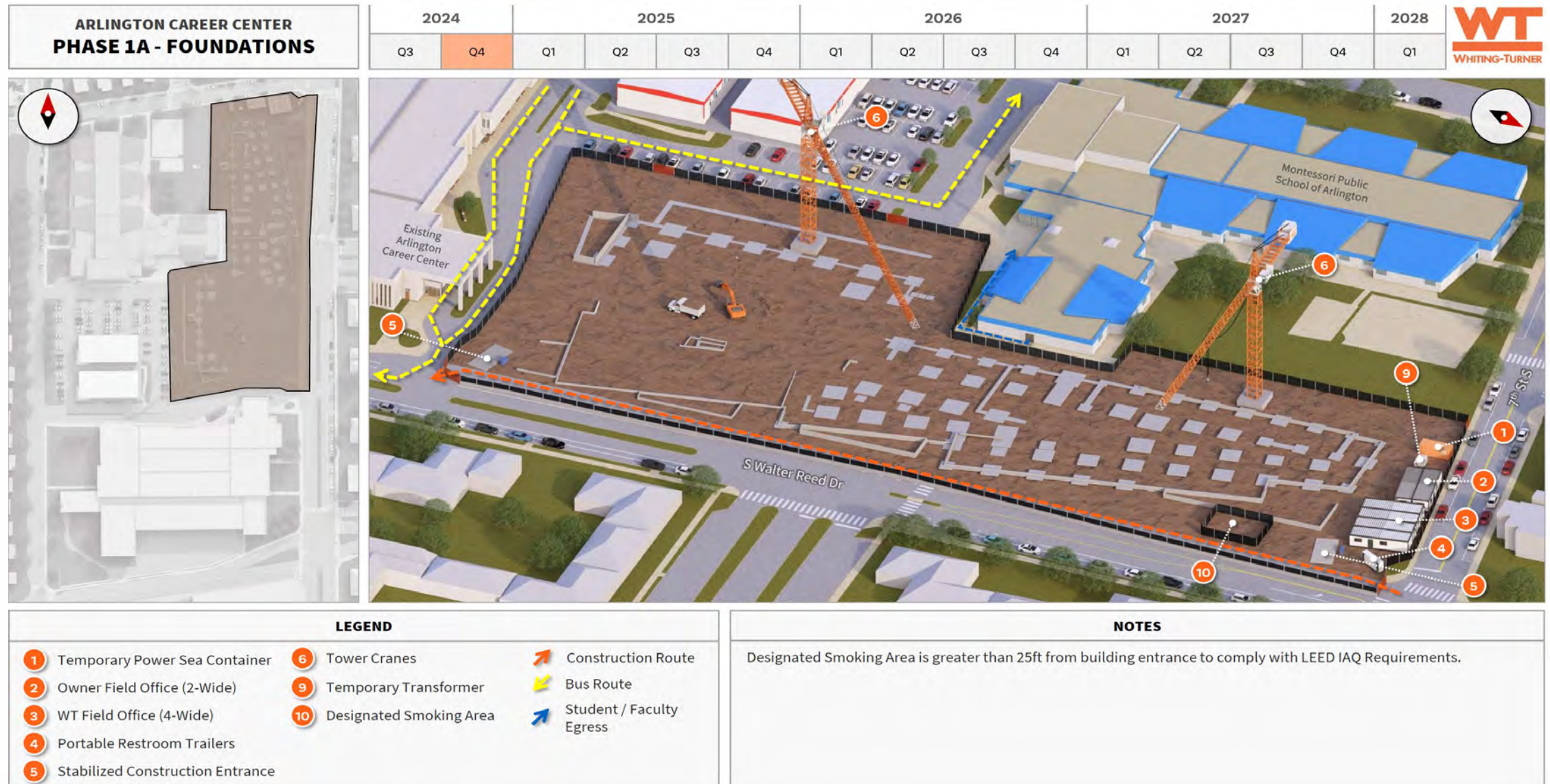
June 30, 2025

- Civil Engineering Plan (CEP) – approved on 12/5
- CEP Revision for Stormwater Relocation at S Highland St and 9<sup>th</sup> St S – submitted for 2<sup>nd</sup> round county review on 5/30, awaiting county approval
- New Career Center Building Permit – approved on 12/10
- Existing Career Center Building Permit – approved on 12/18
- Full Site Land Disturbing Activity (LDA) Permit – approved on 1/10
- New Parking Garage Building Permit – approved on 2/15
- Maintenance of Traffic (MOT) Plan for Median Removal at S Walter Reed Dr – approved on 5/12
- Maintenance of Traffic (MOT) Plan for Storm Sewer Relocation at S Highland St and 9<sup>th</sup> St S – approved on 5/13
- Maintenance of Traffic (MOT) Plan for 7<sup>th</sup> Street S Utility Tie-in – approved on 5/12

# Project Scope and Schedule

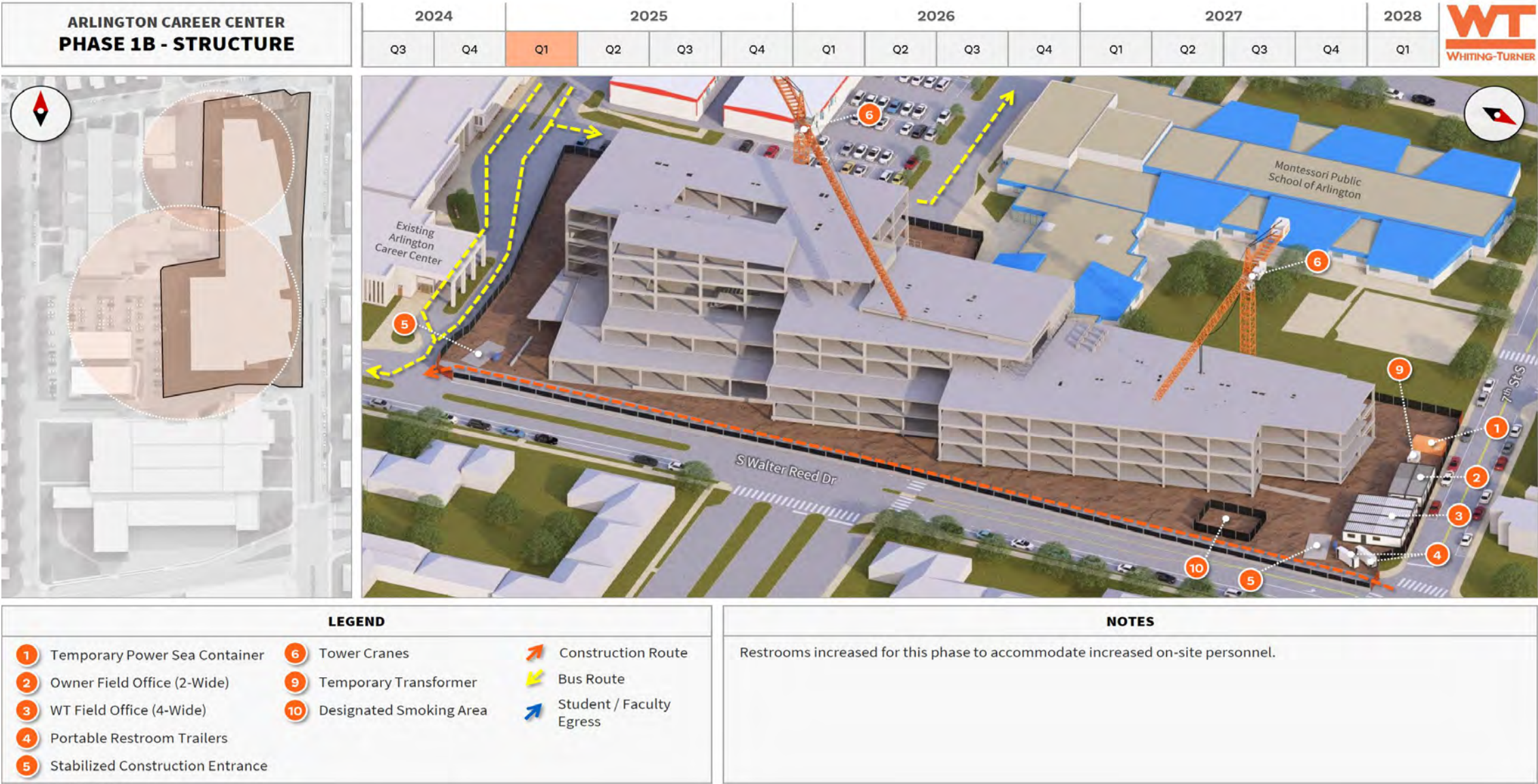
- Phase 1 (Spring 2024 – Summer 2026)
  - a. construct new Arlington Career Center
  - b. construct new streetscape (sidewalk, planting strip, street trees/lights) adjacent to phase 1 construction
  - c. utility work
- Phase 2 (Summer 2026 – Summer 2027)
  - a. demolish high bay shops on south side of existing Career Center facility and restore façade
  - b. Construct new parking garage
  - c. construct new streetscape adjacent to phase 2 construction
- Phase 3 (Summer 2027 – Fall 2027)
  - a. construct new play field at former parking lot location
  - b. repave bus loop and complete remaining sitework
  - c. construct new streetscape adjacent to phase 3 construction
- S Walter Reed Drive Complete Streets project – not in ACC project scope. County construction starting summer 2025, pending County Board approval of the construction contract

## Phase 1 (spring 2024 – summer 2026)





# Phase 1 (spring 2024 – summer 2026)

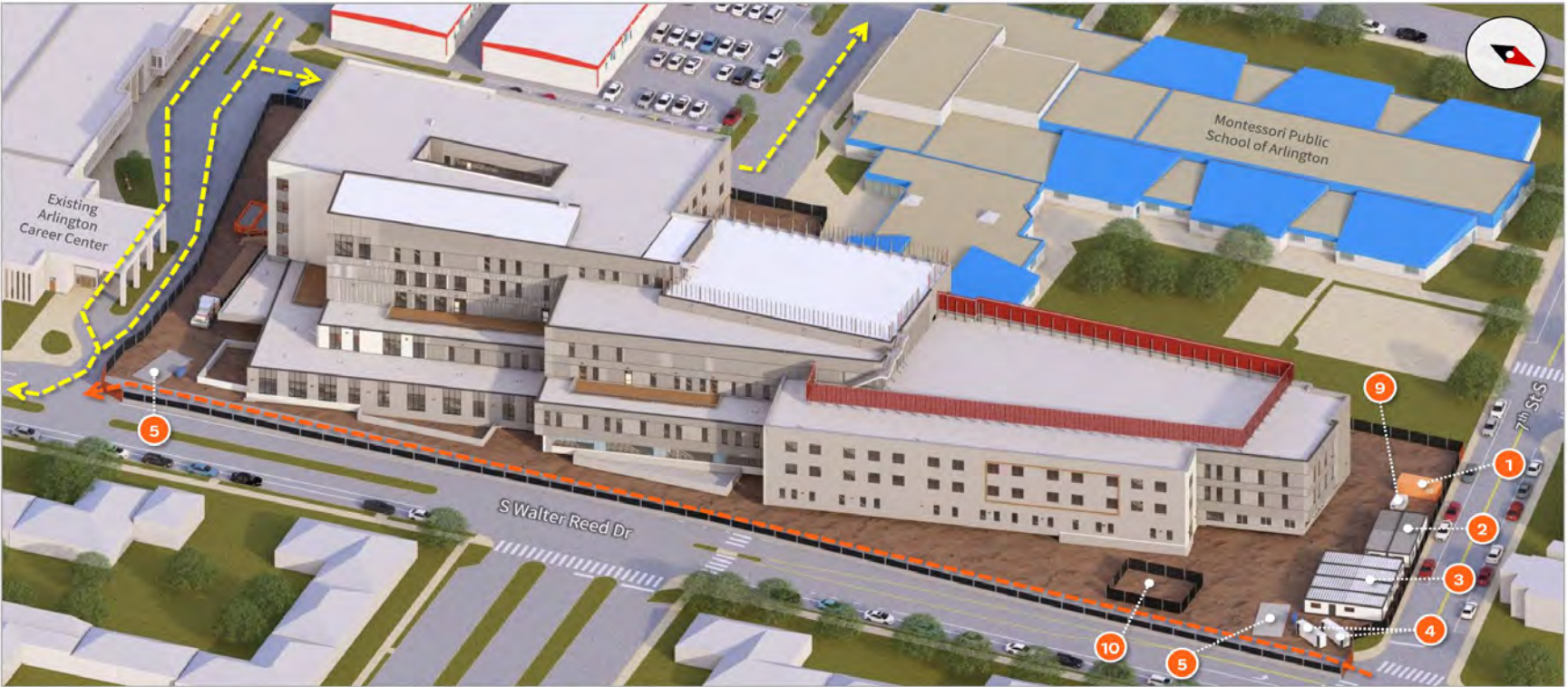




# Phase 1 (spring 2024 – summer 2026)

**ARLINGTON CAREER CENTER  
PHASE 1C – BUILDING SKIN**

2024		2025				2026				2027				2028
Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1



**LEGEND**

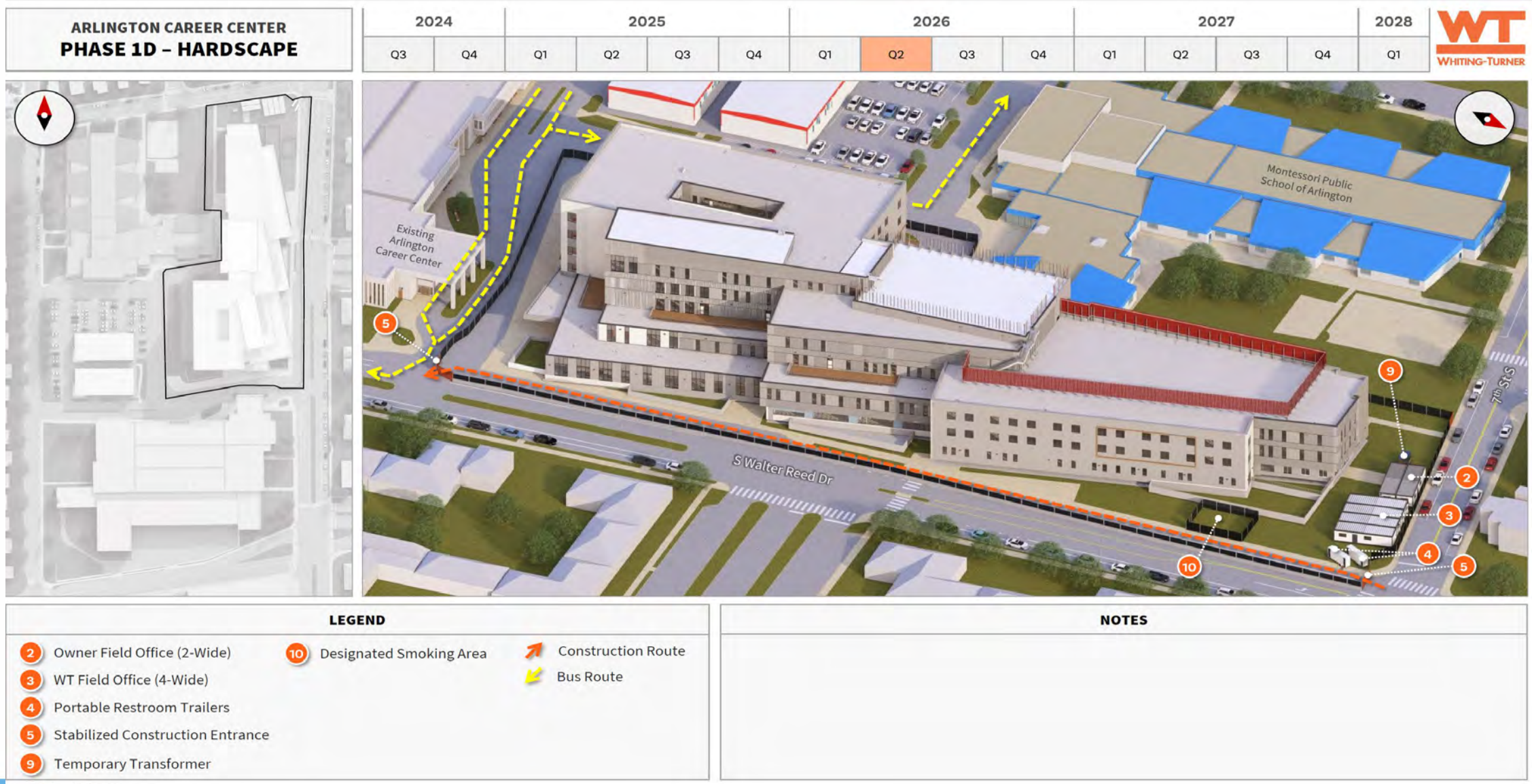
- |                                    |                            |                            |
|------------------------------------|----------------------------|----------------------------|
| 1 Temporary Power Sea Container    | 9 Temporary Transformer    | ↗ Construction Route       |
| 2 Owner Field Office (2-Wide)      | 10 Designated Smoking Area | ↘ Bus Route                |
| 3 WT Field Office (4-Wide)         |                            | ↖ Student / Faculty Egress |
| 4 Portable Restroom Trailers       |                            |                            |
| 5 Stabilized Construction Entrance |                            |                            |

**NOTES**

Restrooms increased for this phase to accommodate increased on-site personnel



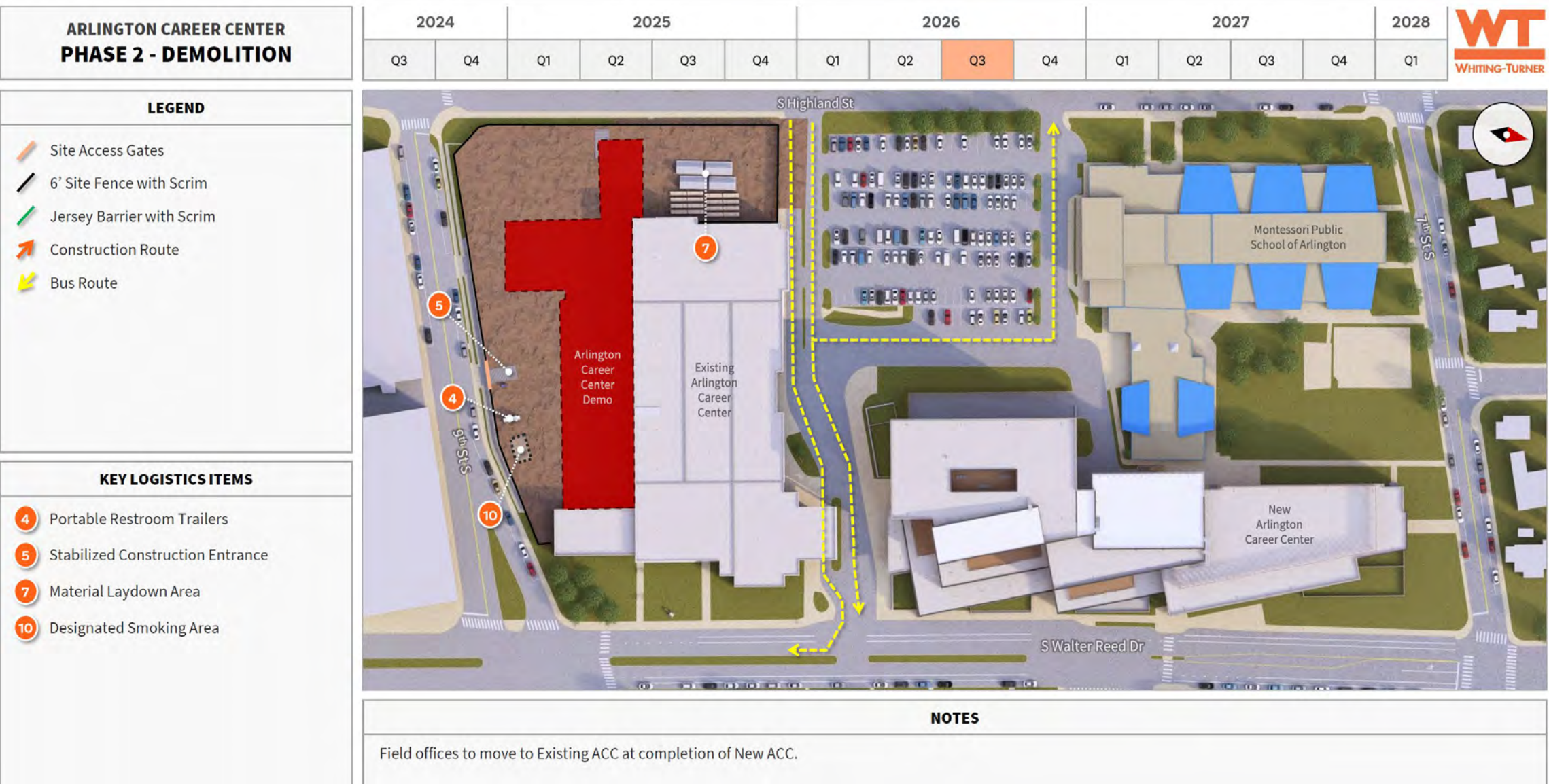
# Phase 1 (spring 2024 – summer 2026)







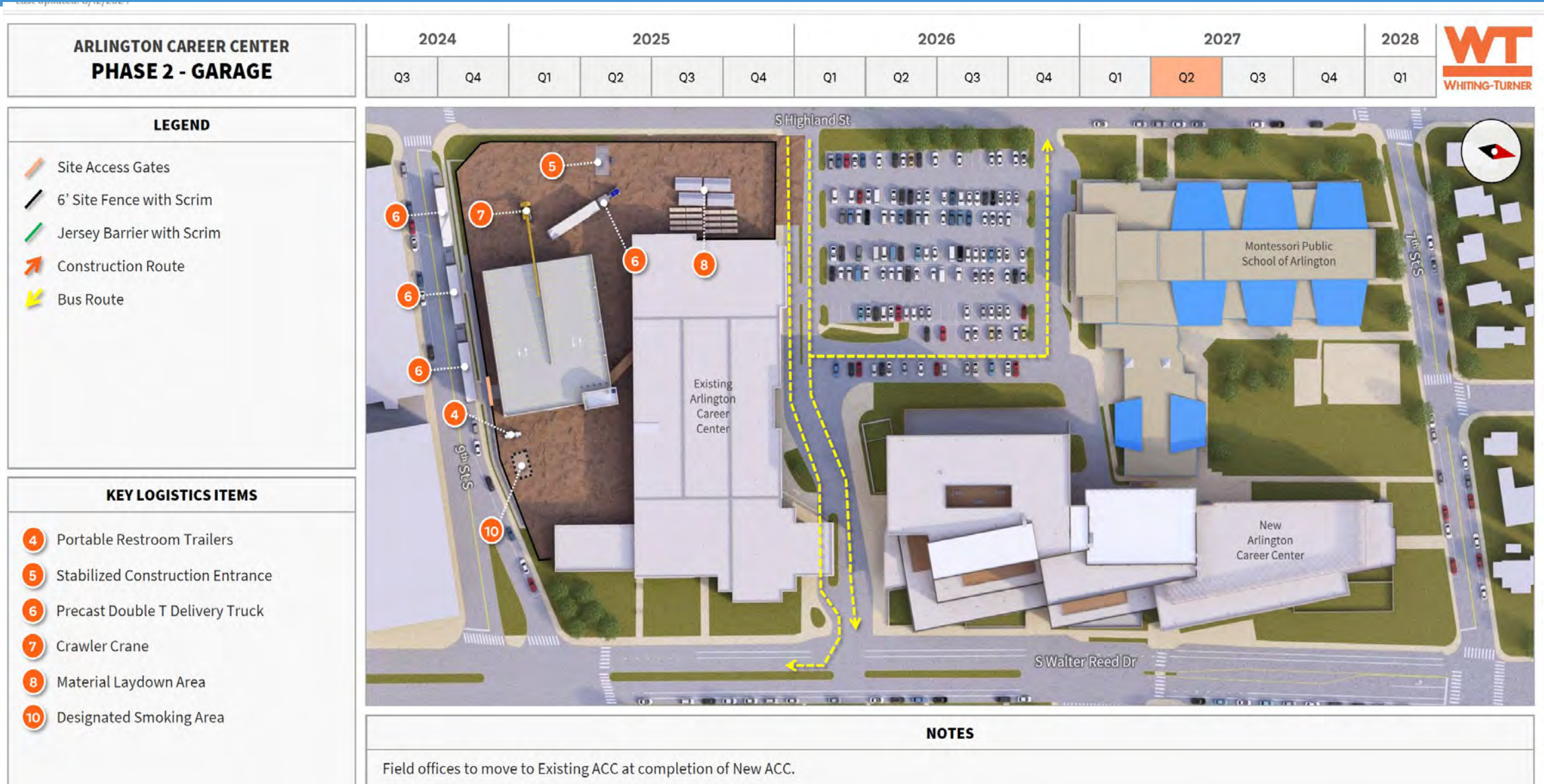
# Phase 2 (summer 2026 – summer 2027)







# Phase 2 (summer 2026 – summer 2027)







# Phase 3 (summer 2027 – fall 2027)

Last updated: 6/14/2024

## ARLINGTON CAREER CENTER PHASE 3

### LEGEND

- Site Access Gates
- 6' Site Fence with Scrim
- Jersey Barrier with Scrim
- Construction Route
- Bus Route

### KEY LOGISTICS ITEMS

- 4 Portable Restroom Trailers
- 5 Stabilized Construction Entrance
- 7 Material Laydown Area

2024		2025				2026				2027				2028
Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1



### NOTES

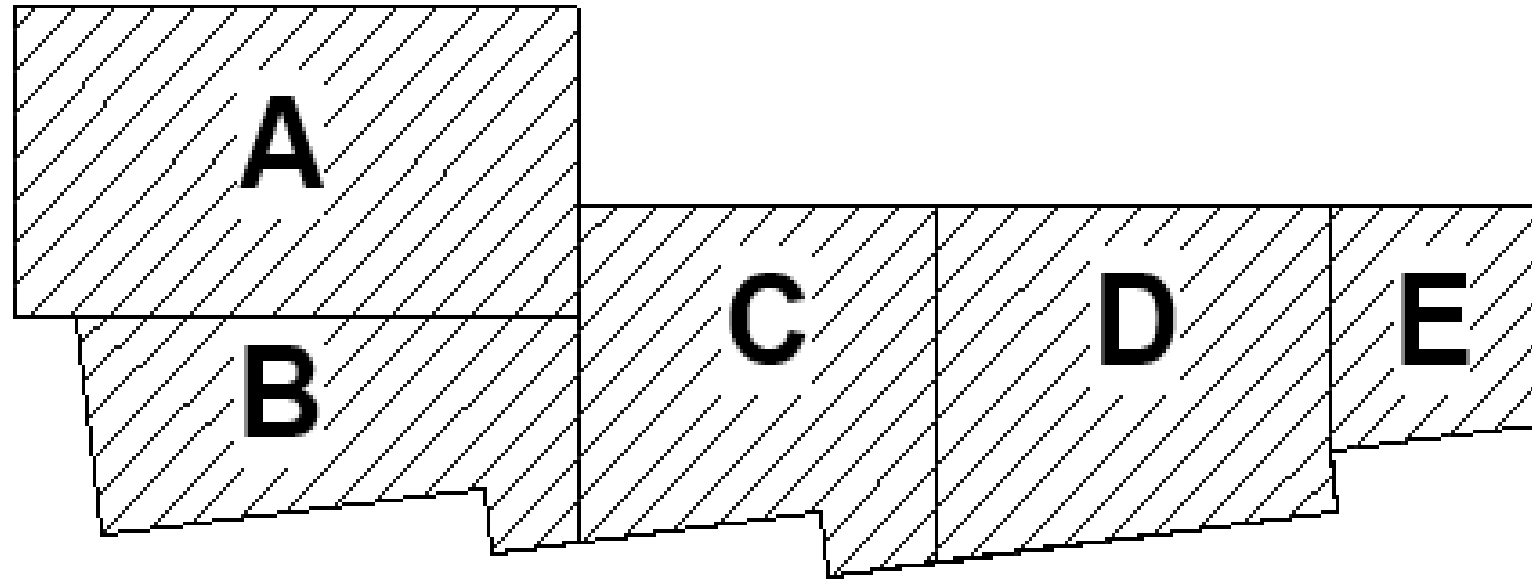




# Campus Site Plan Final Conditions



## Keyplan



South Walter Reed Drive

7<sup>th</sup> Street South



- 1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup>, 4<sup>th</sup>, and 5<sup>th</sup> level floor slabs – complete
- Gym exterior wall truss/framing and roof joists – 60% complete
- Exterior and interior wall framing – 30% complete
- Exterior wall sheathing, exterior air/vapor barrier, and window frames – 30% complete
- Exterior brick veneer – 5% complete
- Interior overhead mechanical, electrical, and plumbing rough-ins – 30% complete
- Rooftop mounted HVAC equipment – 20%
- Site work
  - Primary and Secondary electrical ductbanks for permanent power – 80% complete
  - Communications ductbank – 50% complete
  - Storm sewer west of new building – 80% complete
  - Washington-Gas relocation to existing ACC – 5% complete
  - Storm sewer relocation at S Highland and 9<sup>th</sup> St S – site prep work started
  - Sanitary sewer south of building in existing bus loop – 75% complete
  - Domestic water service and fire line – 90% complete
  - MPSA play area re-sodding - complete



# Construction Progress – Foundation Perimeter Drains





# Construction Progress – Foundation Waterproofing





# Construction Progress – 5<sup>th</sup> Floor Deck Rebar





# Construction Progress – 5<sup>th</sup> Floor Deck Pour and Finish





# Construction Progress – 5<sup>th</sup> level Elevator Shaft Walls



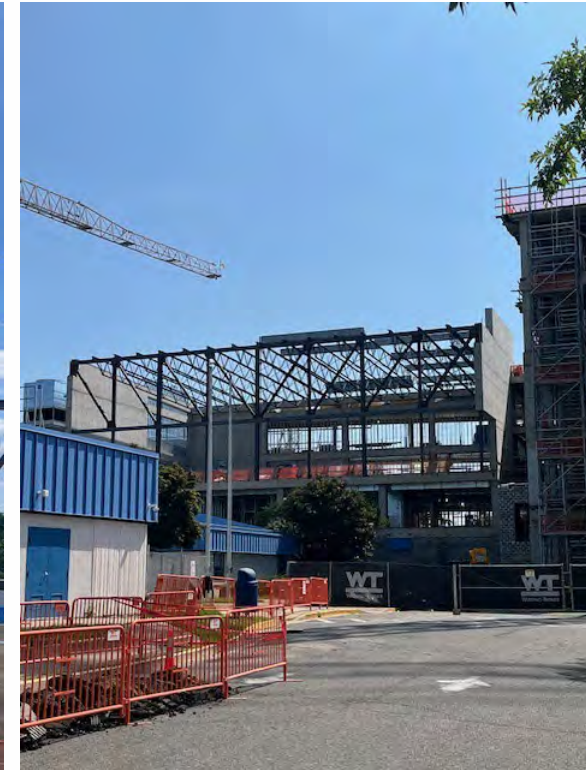


# Construction Progress – 5<sup>th</sup> Floor Columns



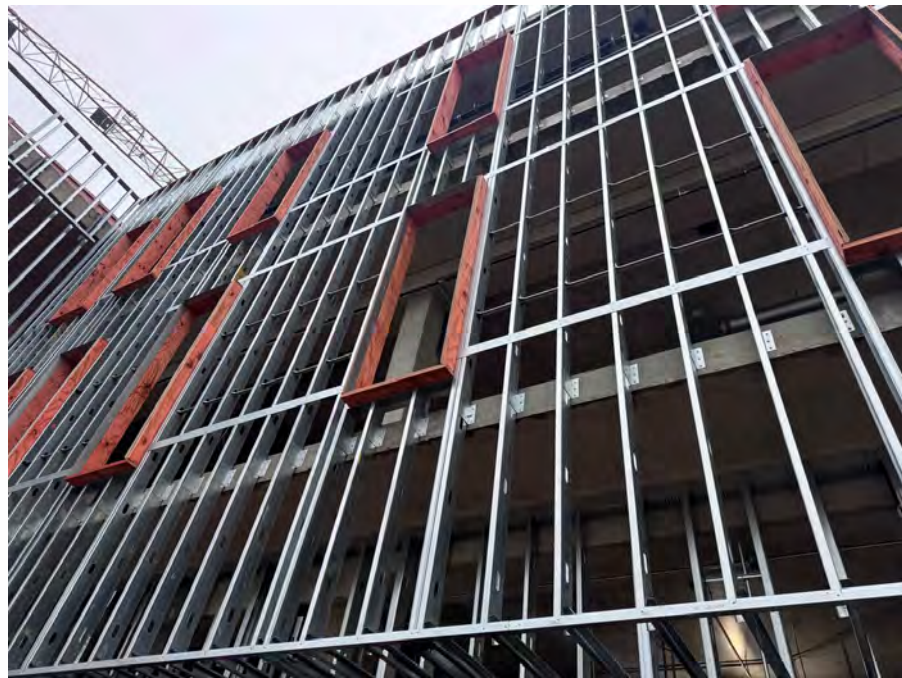


# Construction Progress – Gym Truss and Roof Joists





# Construction Progress – Exterior Wall Framing





# Construction Progress – Exterior Wall Sheathing, Air/Vapor Barrier, and Window Frame Installation





# Construction Progress – Exterior Brick Veneer





# Construction Progress – Interior Wall Framing



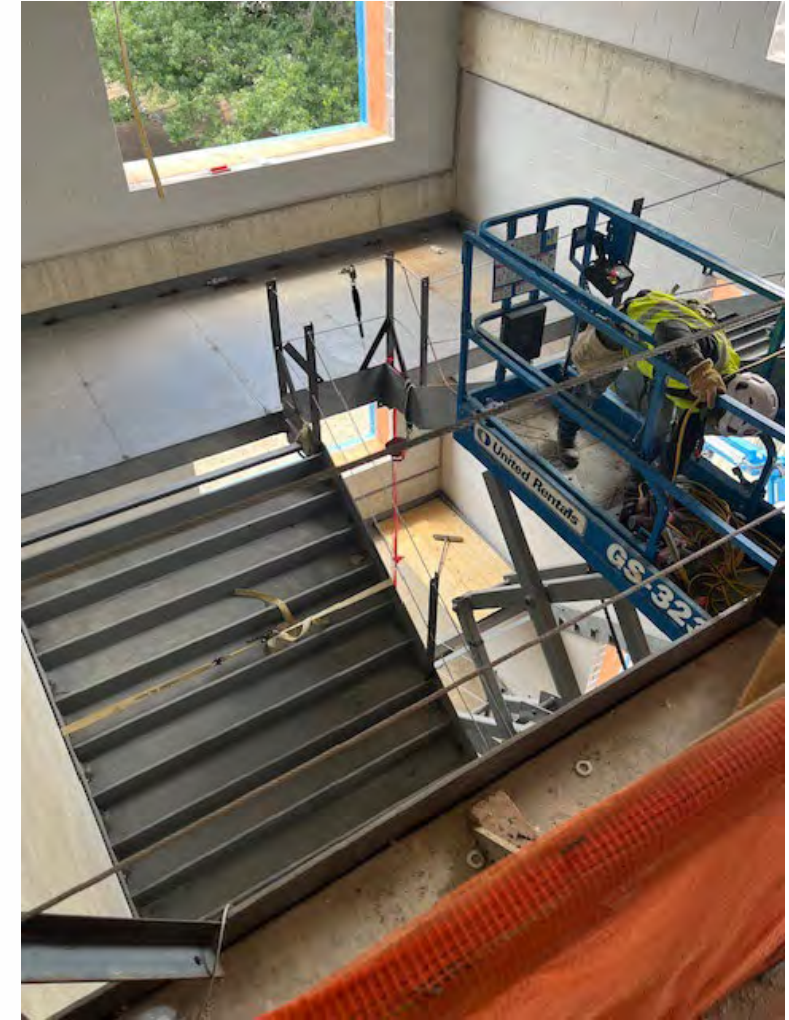


# Construction Progress – Masonry Walls





# Construction Progress – Stairs





# Construction Progress – Overhead MEP Rough-ins



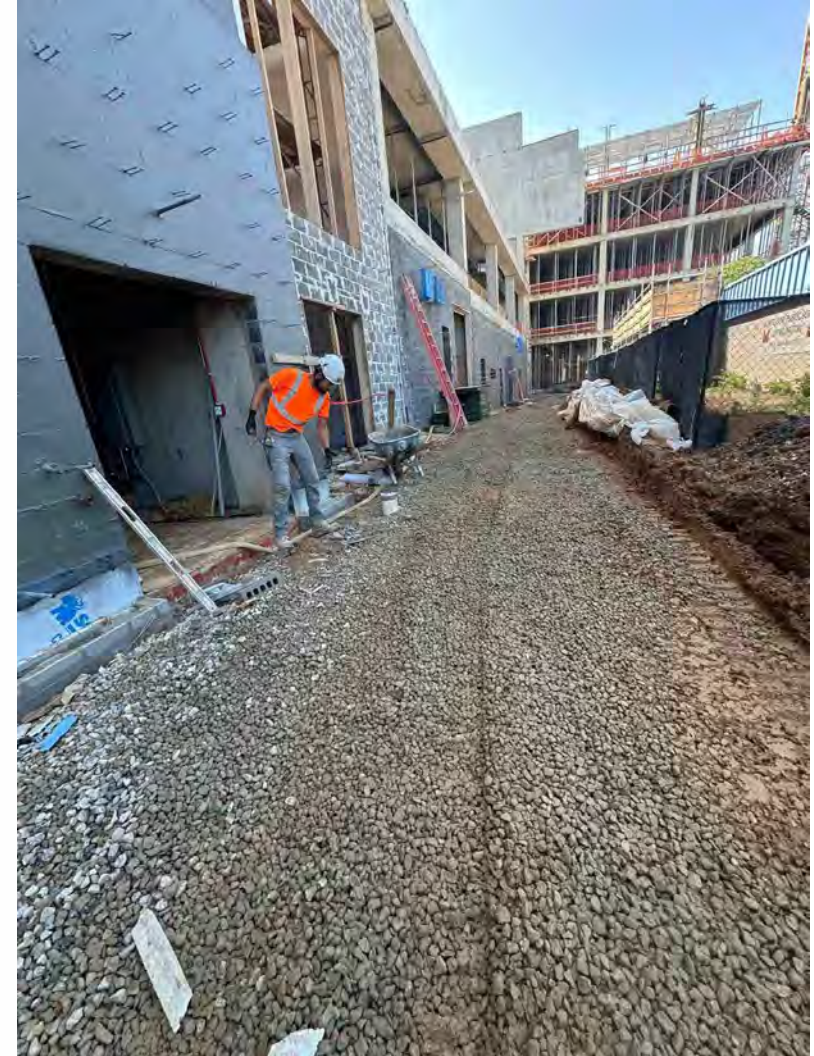


# Construction Progress – Rooftop Mounted HVAC Equipment





# Construction Progress – Electrical ductbank





# Construction Progress – Sanitary Sewer South of Building





# Construction Progress – Water Service and Meter Vault Installation





# Construction Progress – Re-sodding of MPSA Playfields





# 4 Week Construction Look Ahead

- 5<sup>th</sup> level roof (topping out of structure) – scheduled to complete in mid-July
- Gym exterior wall framing and roof – scheduled to complete in mid-July
- Continue exterior and interior wall framing
- Continue exterior wall sheathing, exterior air/vapor barrier, and window frames
- Continue brick veneer
- Continue overhead mechanical, electrical, and plumbing rough-ins within the building
- Continue install of rooftop mounted HVAC equipment
- Site utilities
  - Primary and Secondary ductbanks for permanent power – complete by end of July
  - Washington-Gas new service – start in late July
  - Communications ductbank – ongoing
  - Storm sewer west of new building – ongoing
  - Washington-Gas service relocation to existing ACC – complete by end of July
  - Storm sewer relocation at 9<sup>th</sup> St S and S Highland St – ongoing
  - Sanitary sewer south of new building in existing bus loop – ongoing
  - Domestic water service and fire line – complete by the end of July
  - Bio-retention areas – ongoing
  - Median Removal in S Walter Reed Dr adjacent to the project – start in July

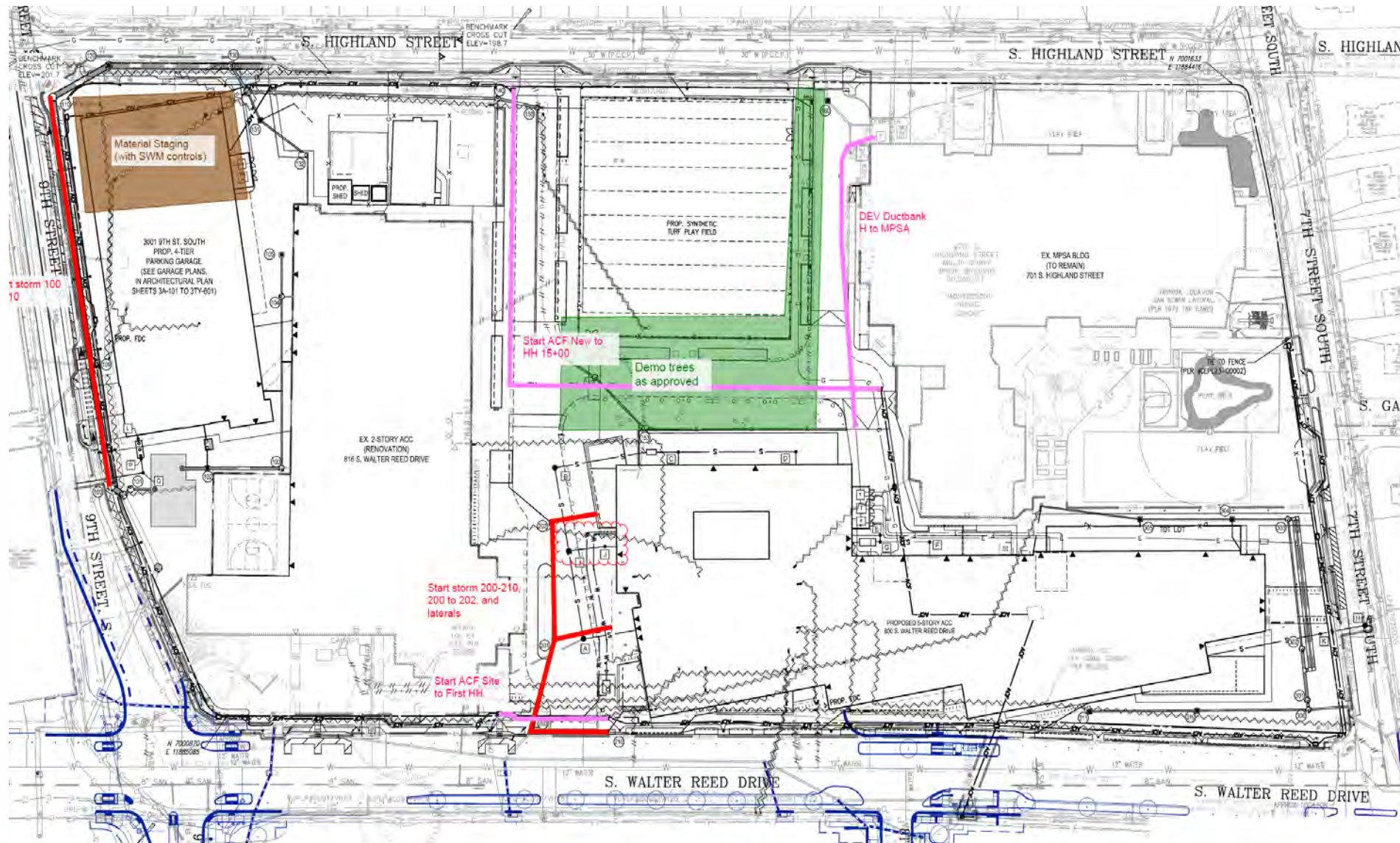


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# Summer Site Work Outside the Current Construction Zone – 7/1-7/12

- Start storm sewer work at east side of ACC bus loop
- Install Dominion electrical ductbank from new building to MPSA transformer
- Start install of Connect Arlington underground communications conduit from new building to future garage
- Start storm sewer relocation on 9<sup>th</sup> St S
- Start Washington-Gas service relocation to existing ACC
- Start median removal in S Walter Reed Dr





- 
- 3001 9TH ST. SOUTH  
PROP. & TIER  
PARKING GARAGE  
(SEE GARAGE PLANS  
IN ARCHITECTURAL PLAN  
SHEETS 3A-101 TO 31Y-601)
- Material Staging  
(with SWM controls)
- PROP. SYNTHETIC  
TURF PLAY FIELD
- EX. 2-STORY ACC  
(RENOVATION)  
816 S. WALTER REED DRIVE
- EX. MPSA BLDG  
(TO REMAIN)  
701 S. HIGHLAND STREET
- Finish storm  
200-210, 200 to 202,  
and laterals
- Finish ACF New to  
HH 15+00
- S. HIGHLAND STREET
- 9TH STREET SOUTH
- 7TH STREET SOUTH
- S. WALTER REED DRIVE



-



# Maintenance of Traffic and Utility Work

- Maintenance of Traffic (MOT) Plans – will be developed with contractor for each facet of construction and sent to county for approval. Once approved, will be shared with the community for information.
- Temporary Closure of any Traffic Lanes – as part of the MOT Plans, we anticipate that sidewalk, bike lane, and parking lane adjacent to each phase of construction will be closed in order to efficiently execute the construction. There may be some temporary traffic lane shifts as utilities servicing the new facilities are installed.
- Site access during construction – will generally be maintained as per the current configuration with temporary interruptions during the installation of utilities, new concrete entrances, and re-paving of vehicular and pedestrian pathways onsite.
- Timing of Utility Work – other than the temporary traffic lane shifts noted above, we don't anticipate any outages or impacts to abutting neighbors. Notification to abutting neighbors will be provided in advance for any known impacts related to utility work.

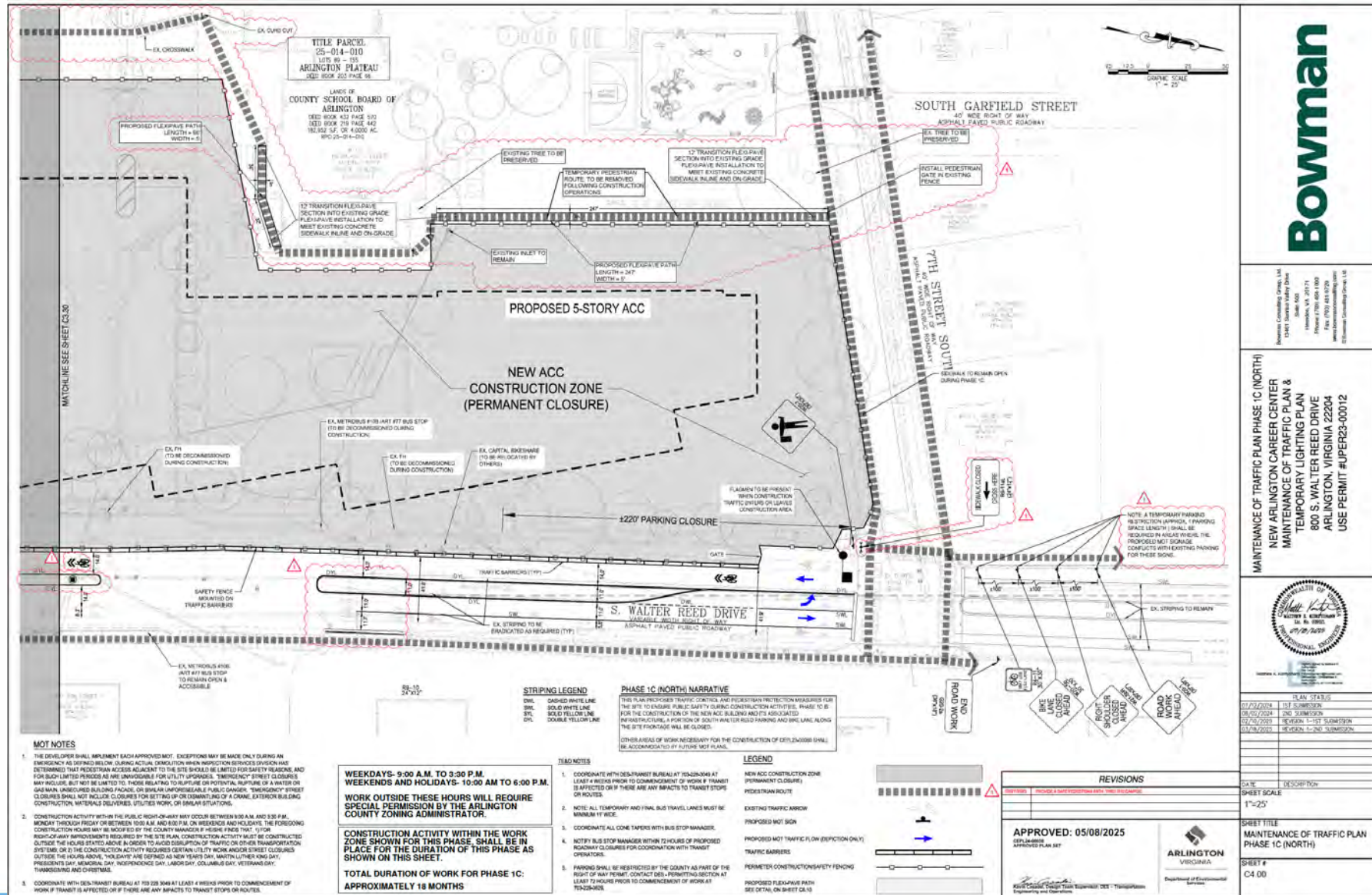


# New ACC Construction Maintenance of Traffic (MOT) Plan

- No impact to the (northbound) travel lane, parking lane, bike lane, or sidewalk on the east side of S Walter Reed Dr.
- Remove from operation the sidewalk, bike lane, and parking lane along the frontage of the construction site on the west side of S Walter Reed Dr. Unfortunately, it is necessary to include this real estate within the construction zone as it is the only way to efficiently build the new facility given the tight site.
- The southbound travel lane adjacent to the construction site remains but becomes a “sharrow” meaning it can be used by bikes and cars.
- Pedestrians are informed via signage of the sidewalk closure on the west side of S Walter Reed Dr between the intersection of 7<sup>th</sup> St S and a newly installed crosswalk south of the existing ACC bus loop (in line with ACC door 4) and directed to cross and use the sidewalk on the east side of the street.
- The newly installed crosswalk now has a rapid flash beacon (RFB) installed to better inform motorists of crossing pedestrians.
- In place through summer 2026.
- Cross campus pathway scheduled for installation in summer 2025.



# New ACC Construction Maintenance of Traffic Plan North







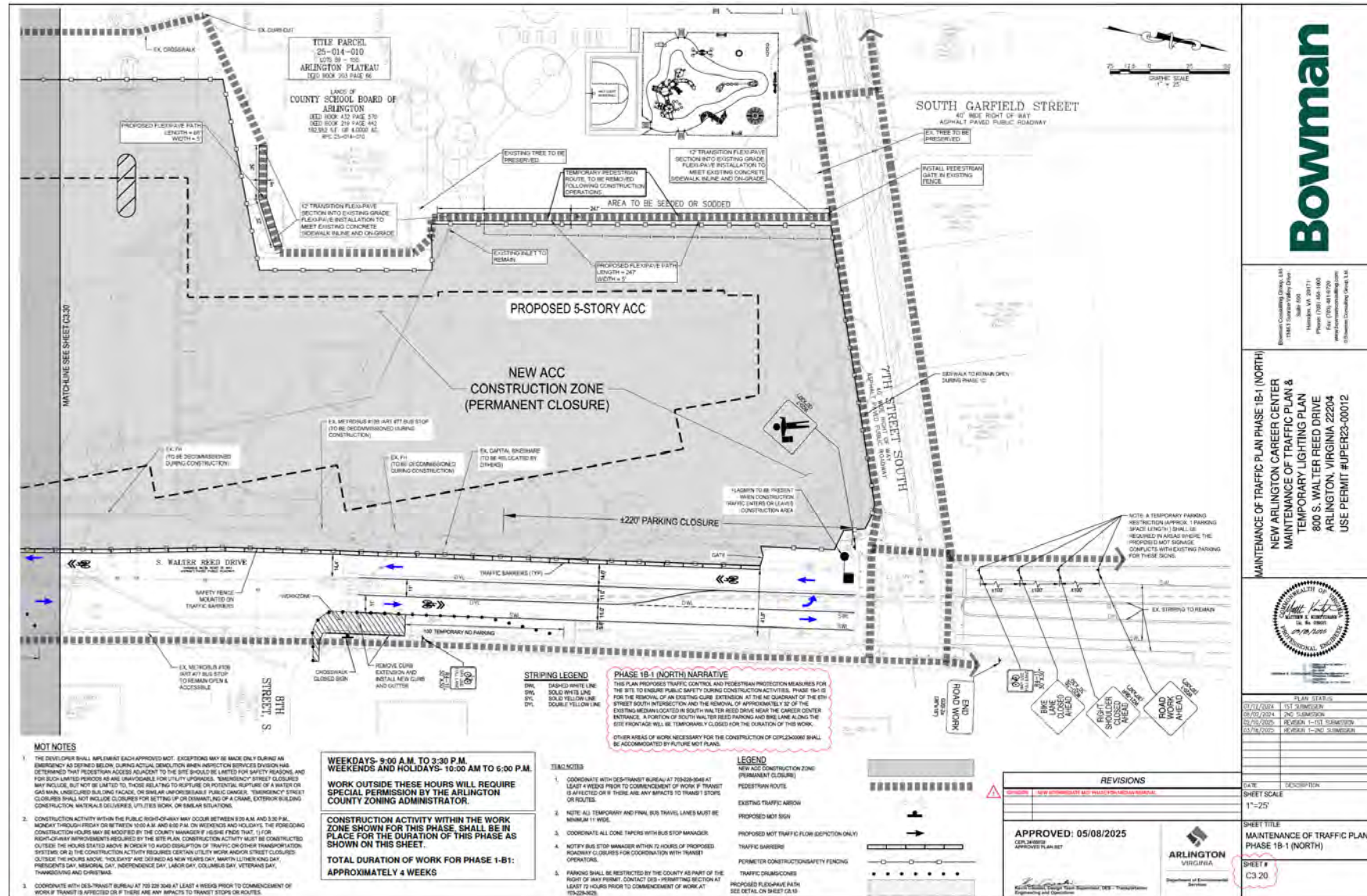


# Median Removal Maintenance of Traffic (MOT) Plan

- New New ACC Construction MOT Plan elements are still in place during this MOT Plan.
- This MOT Plan accommodates median removal on S Walter Reed Dr adjacent to project site.
- The duration of the work for this MOT Plan is approximately 2 months, most likely starting in July 2025.
- A Right of Way (ROW) permit has been secured for this work.
- Median Removal MOT Plan has been approved by County Permitting and was distributed to the community via email on 5/21.



# Median Removal Maintenance of Traffic (MOT) Plan – Part 1 North





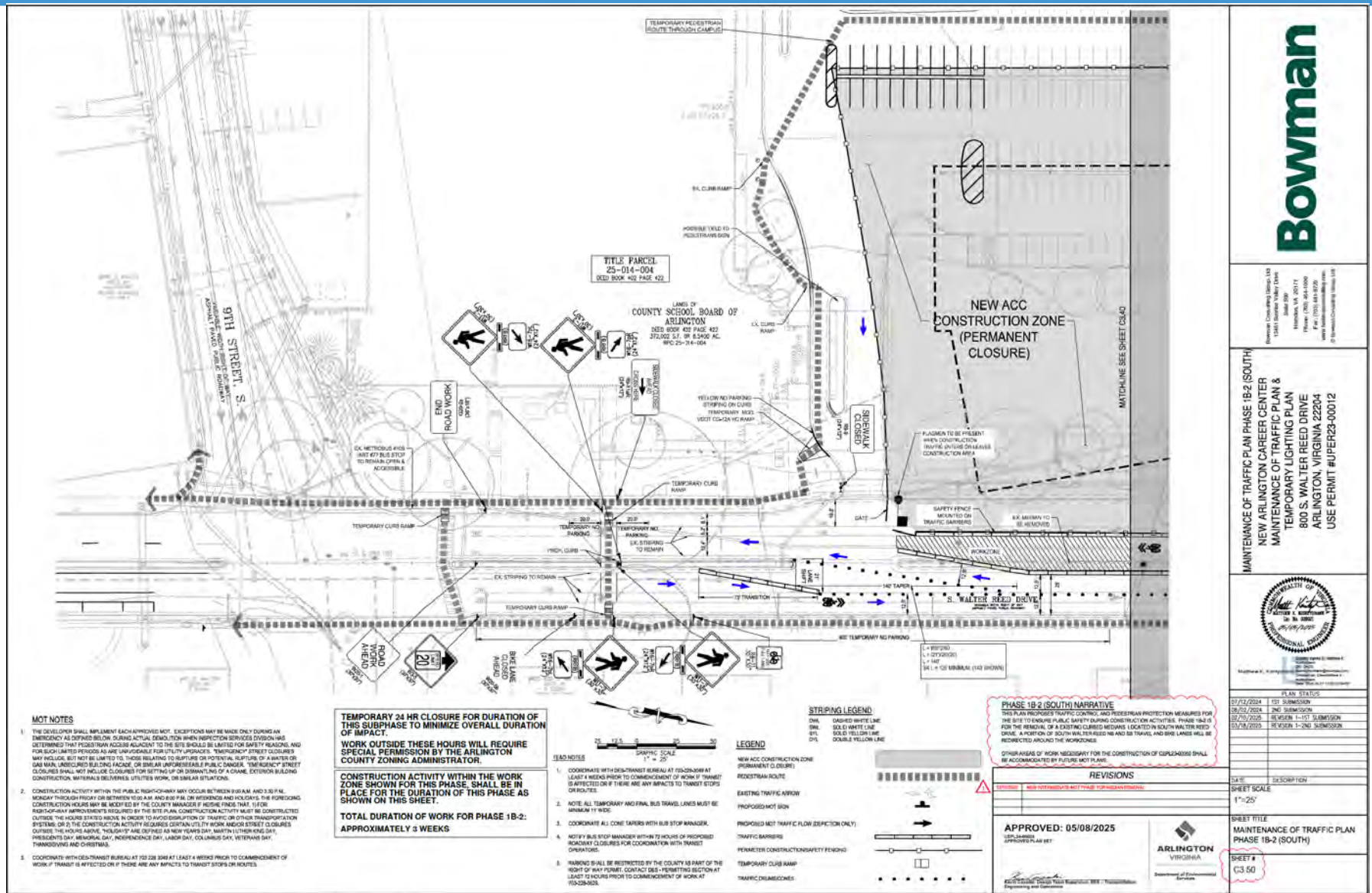








# Median Removal Maintenance of Traffic (MOT) Plan – Part 2 South



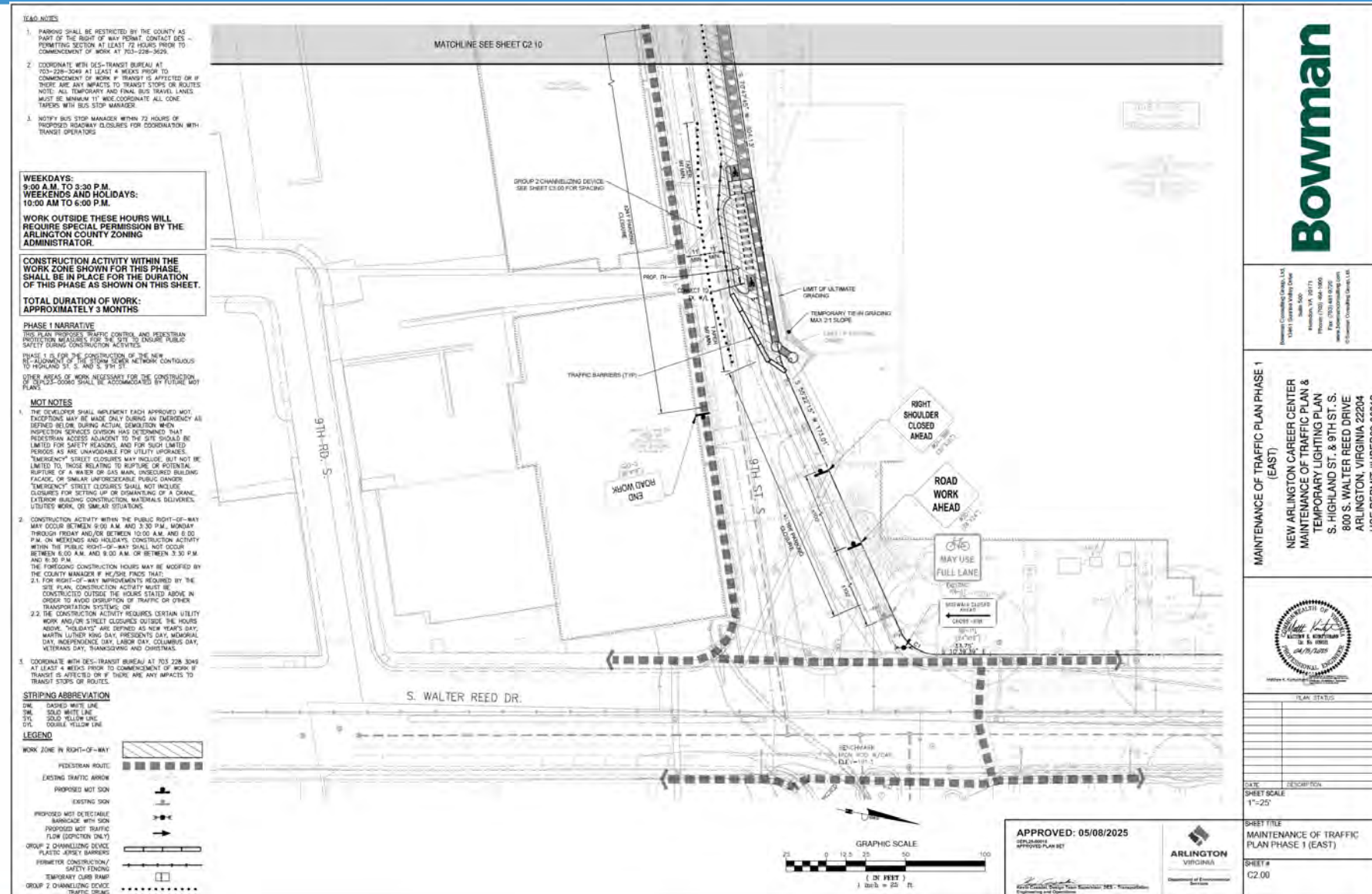


# Storm Sewer Relocation Maintenance of Traffic (MOT) Plan

- All New ACC Construction MOT Plan elements are still in place during this MOT Plan.
- This MOT Plan accommodates storm sewer relocation at 9<sup>th</sup> St S and the southern end of S Highland St.
- The duration of work for this MOT Plan is approximately 3 months, the work has just started (late June).
- A Right of Way (ROW) permit has been secured for this work.
- Storm Sewer Relocation MOT Plan has been approved by County Permitting and was distributed to the community via email on 5/21.

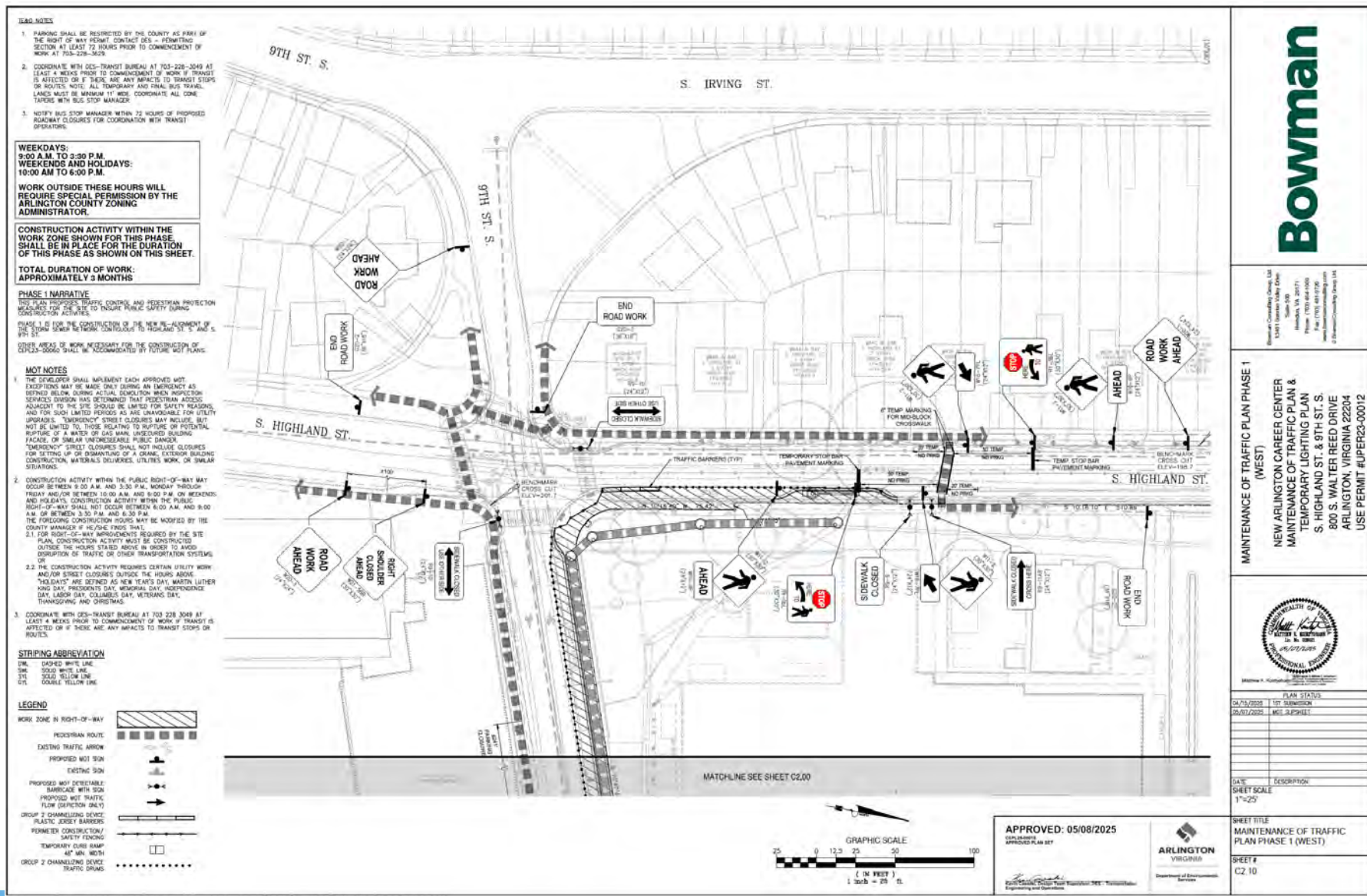


# Storm Sewer Relocation Maintenance of Traffic (MOT) Plan East





# Storm Sewer Relocation Maintenance of Traffic (MOT) Plan West



**Bowman**

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**MAINTENANCE OF TRAFFIC PLAN PHASE 1 (WEST)**

NEW ARLINGTON CAREER CENTER  
MAINTENANCE OF TRAFFIC PLAN &  
TEMPORARY LIGHTING PLAN  
S. HIGHLAND ST. & 9TH ST. S.  
800 S. WALTER REED DRIVE  
ARLINGTON, VIRGINIA 22204  
USE PERMIT #UPR23-00012





## 7<sup>th</sup> Street S Utility Tie-in Maintenance of Traffic (MOT) Plan

- All New ACC Construction MOT Plan elements are still in place during this MOT Plan.
- This MOT Plan accommodates utility tie-ins at 7<sup>th</sup> St S.
- The duration of work for this MOT Plan is approximately 2 months, most likely starting in July 2025.
- A Right of Way (ROW) permit will need to be approved prior to start of work. ROW permit submission was made in mid-May by the general contractor and is currently in County Permitting review.
- 7<sup>th</sup> Street S Utility Tie-in MOT Plan has been approved by County Permitting and was distributed to the community via email on 5/21.





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 Ecosystem Consulting Group, Ltd.

MAINTENANCE OF TRAFFIC PLAN PHASE 1B (NORTH)  
NEW ARLINGTON CAREER CENTER  
MAINTENANCE OF TRAFFIC PLAN &  
TEMPORARY LIGHTING PLAN  
800 S. WALTER REED DRIVE  
ARLINGTON, VIRGINIA 22204  
USE PERMIT #UPR23-00012



PLAN STATUS	
07/12/2024	1ST SUBMISSION
08/01/2024	2ND SUBMISSION
09/10/2025	REVISION 1-1ST SUBMISSION
01/18/2025	REVISION 1-2ND SUBMISSION

DATE	DESCRIPTION
SHEET SCALE	
1"=25'	

SHEET TITLE  
MAINTENANCE OF TRAFFIC PLAN  
PHASE 1B (NORTH)

SHEET #  
C3.00







# Construction Issues - Contractor Parking

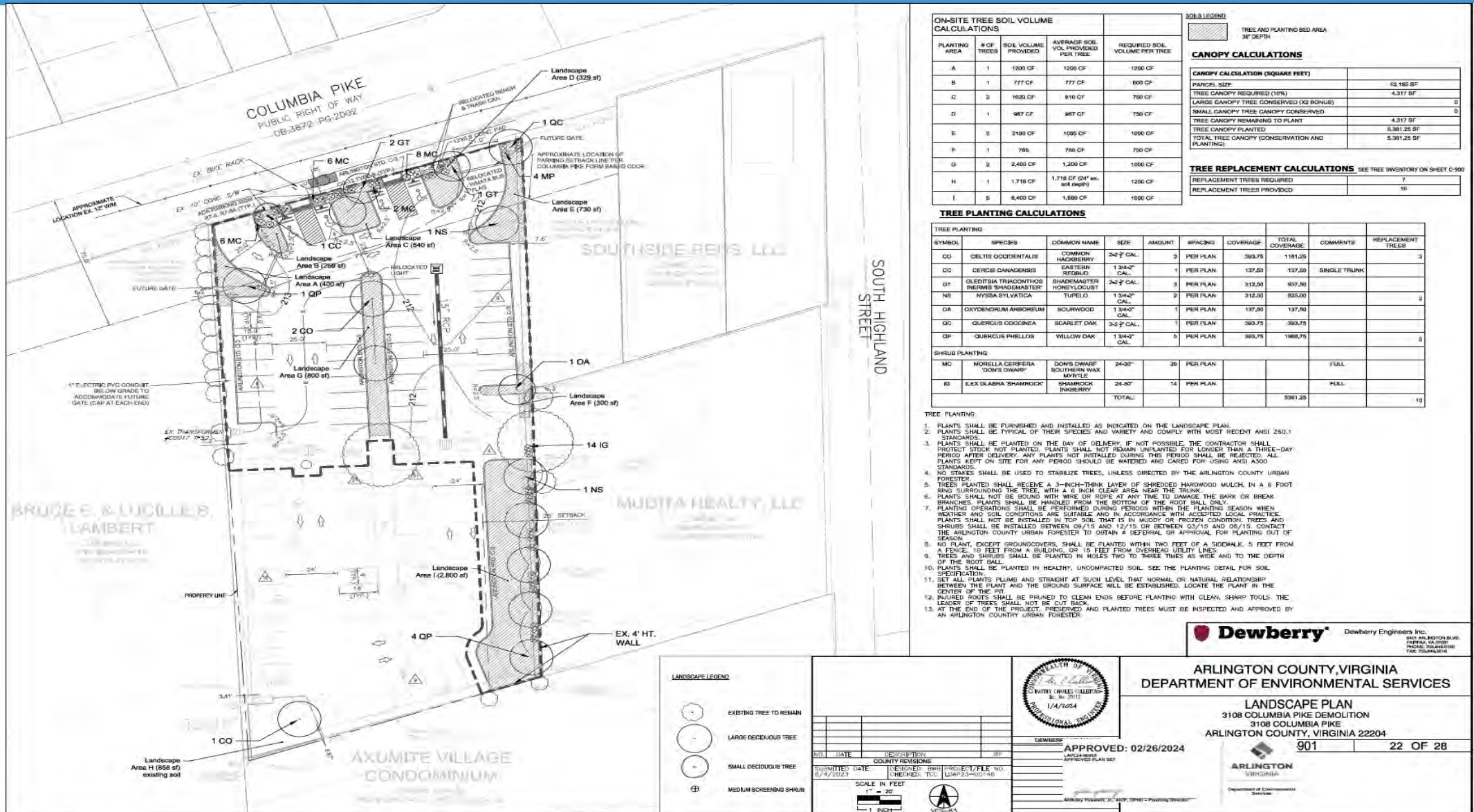
- Dedicated contractor parking is located at the 92 space surface parking lot at 3108 Columbia Pike (former SunTrust Bank building).
- Contractor has installed access gates at the entries and signage restricting use to contractor forces only for the duration of construction.
- Contractor will start locking gates if needed as well as enforcing towing to ensure the full complement of parking spaces is available in the lot for construction workers in their efforts to keep workers from parking on neighborhood streets
- Contractor is responsible for procuring and policing any additional parking required to meet their needs.
- Contractor has been directed to continue policing 7<sup>th</sup> St S, 9<sup>th</sup> St S and other surrounding streets to ensure their workforce is not parking on street







# Contractor Parking at 3108 Columbia Pike



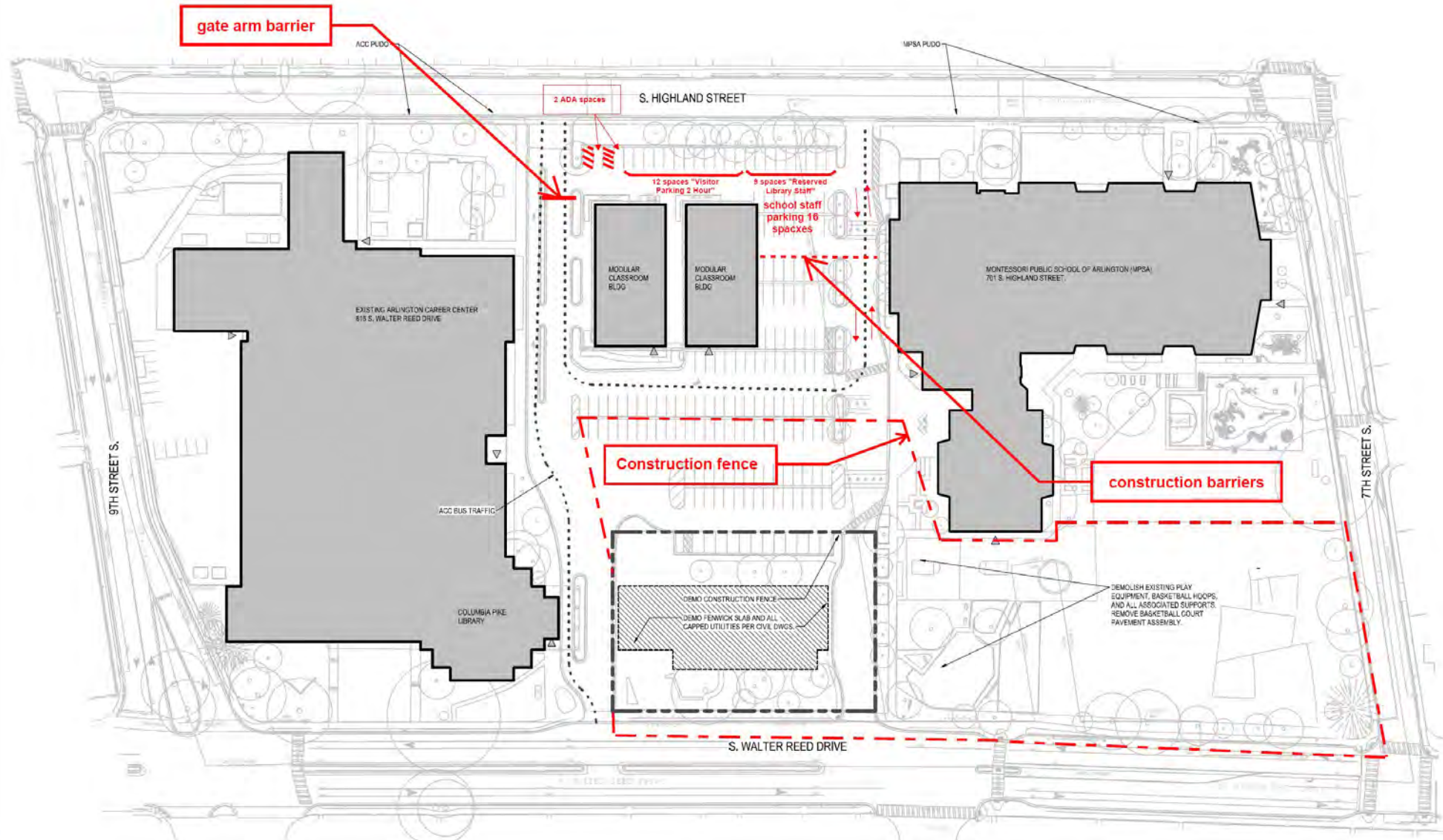


# Construction Issues – School and Library Staff Parking

- 250 spaces total are being provided between onsite spaces at the ACC campus and leased spaces at the ECDC parking garage on 9<sup>th</sup> St S for the duration of construction until such time as the new parking garage is available for use.
- For phase 1 there are approximately 100 spaces onsite in the ACC surface lot, and we are leasing 150 spaces in the ECDC parking garage. The ECDS parking garage spaces are well utilized.
- County DES has removed parking meters on 9<sup>th</sup> St S and installed time limited “8-hour parking at all times” signage. Parallel parking spaces on 9<sup>th</sup> St S have been well utilized since the parking meters were removed.
- Summer 2025 parking plan restricts school and library staff parking to the west side of the ACC surface lot, with vehicle access and egress from S Highland St only. The ECDC parking garage is still available over the summer for school staff.



# Construction Issues – School and Library Staff Parking







# Construction Issues – Engagement with ACC Students and Staff

- Various opportunities are being explored for involving students and staff in the facility construction
- General Contractor Whiting-Turner (W-T) will be running regular tours of the jobsite to inform students of various elements of the construction. 4<sup>th</sup> tour for students and staff took place on 6/2
- W-T Site camera link shared with school administrative staff for display on Common Area video displays
- W-T personnel participated in mock interviews with 11th grade students on 3/26 to help them prepare for their spring Capstone program interviews
- For a period of a couple weeks prior to the end of school for the summer break, 2 structural steel “I” beams were set in the ACC Commons area for students and staff to sign. These 2 steel beams will be installed as part of the roof structure in the gym
- Other potential opportunities being explored:
  - Actual rough-in installation by carpentry and electrical classes
  - Trades Day
  - Media Classes/Engagement
  - Computed aided Design/Drafting



# Community Updates and Liaison

- Community updates during construction – quarterly community update meetings during construction to be held in existing ACC Commons, next update meeting will be held in early August. Monthly construction updates will also be posted to the project website on or about the 1<sup>st</sup> of the month.
- Project website: <https://www.apsva.us/engage/arlington-career-center-project/>
- Community liaisons during construction
  - a. APS Project Manager:  
Steve Stricker  
[steven.stricker@apsva.us](mailto:steven.stricker@apsva.us)  
Cell: 571.220.0048
  - b. Onsite Construction Manager:  
Keith Jones  
[keith.jones@turntown.com](mailto:keith.jones@turntown.com)  
Cell: 202.409.1769