

Grace Hopper Center (New Arlington Career Center) January 2026 Construction Update

February 1, 2026

Executive Summary

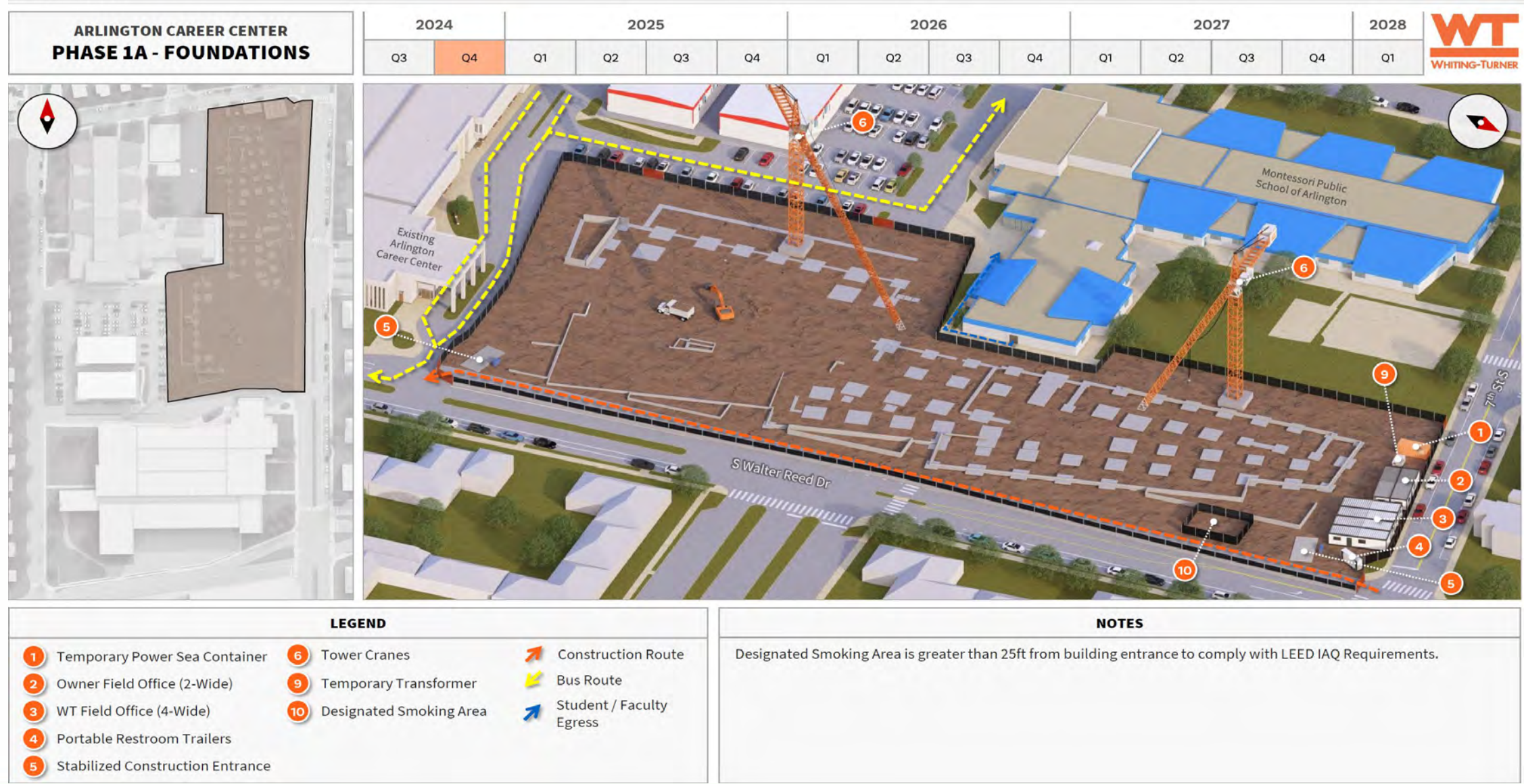
- Schedule - Phase 1 (construction of the new facility) on schedule to achieve Certificate of Occupancy in early August and be ready for start of school in late August of 2026. Phase 2 and Phase 3 completion dates have not changed.
- Building envelope - weather-tight and temporary heating allows for progress of interior work
- Mechanical, electrical, and plumbing (MEP) rough-ins – all are well advanced, and permanent HVAC systems scheduled for start up in late February so that temporary heating can be demobilized
- Building finishes and casework – drywall hanging is substantially complete and drywall finishing is nearing completion. Paint, bathroom/kitchen tile, and acoustical ceiling installation is well underway. Casework installation has recently commenced
- Site utility work - water, sanitary sewer, and gas services are functional. Electrical service activation is pending DEV mobilization to set new service pole and primary conductors. Communication pathway from street to demarc room in building is complete and ready for service installs in late February/March. Completion of Phase 1 storm sewer is pending relocation of construction management trailer complex, currently located north of the new building, to another location on the site in March.
- Other site work – storm sewer relocation at S Highland St and 9th St S is nearly complete. New streetscape work (new planting strip, sidewalk, streetlights, and street trees) has commenced on 9th St S and S Highland St
- County Complete Streets project on S Walter Reed Dr between 5th St S and Columbia Pike - has commenced with the Phase 1 portion, which is the signalization of the 9th St S intersection.

- Civil Engineering Plan (CEP) – fully approved
- New Career Center Building Permit – approved with minor revisions for field conditions currently in county review
- Existing Career Center Building Permit – fully approved
- New Parking Garage Building Permit – fully approved
- Full Site Land Disturbing Activity (LDA) Permit – fully approved
- Maintenance of Traffic (MOT) Plan for construction of the new facility – fully approved including associated Right of Way (ROW) permit
- Maintenance of Traffic (MOT) Plan for Storm Sewer Relocation at S Highland St and 9th St S – fully approved including associated Right of Way (ROW) permit
- Maintenance of Traffic (MOT) Plan for installation of new streetscape at the southeast corner of the site – fully approved including associated Right of Way (ROW) permit
- Right of Way (ROW) permits for Communications Service providers – Connect Arlington, Comcast, and Verizon will all require ROW permits to install their services to the new building. Comcast, for example, will require “No Parking” signs along the east side of S Walter Reed Dr from 7th St S to 8th St S so that they can access utility poles for aerial install as well as to access the drop pole at the corner of S Walter Reed Dr and 8th St S. Comcast work is tentatively scheduled for 3/3 and 4. Do not yet have work schedules or ROW impact for Connect Arlington or Verizon
- Right of Way (ROW) permit for Dominion Energy (DEV) – DEV will require a ROW permit to install new drop pole on 7th St S and to run their primary service conductors. We await work schedule and ROW impact from DEV now that they have released the project for construction. We anticipate this work will occur in late February or March

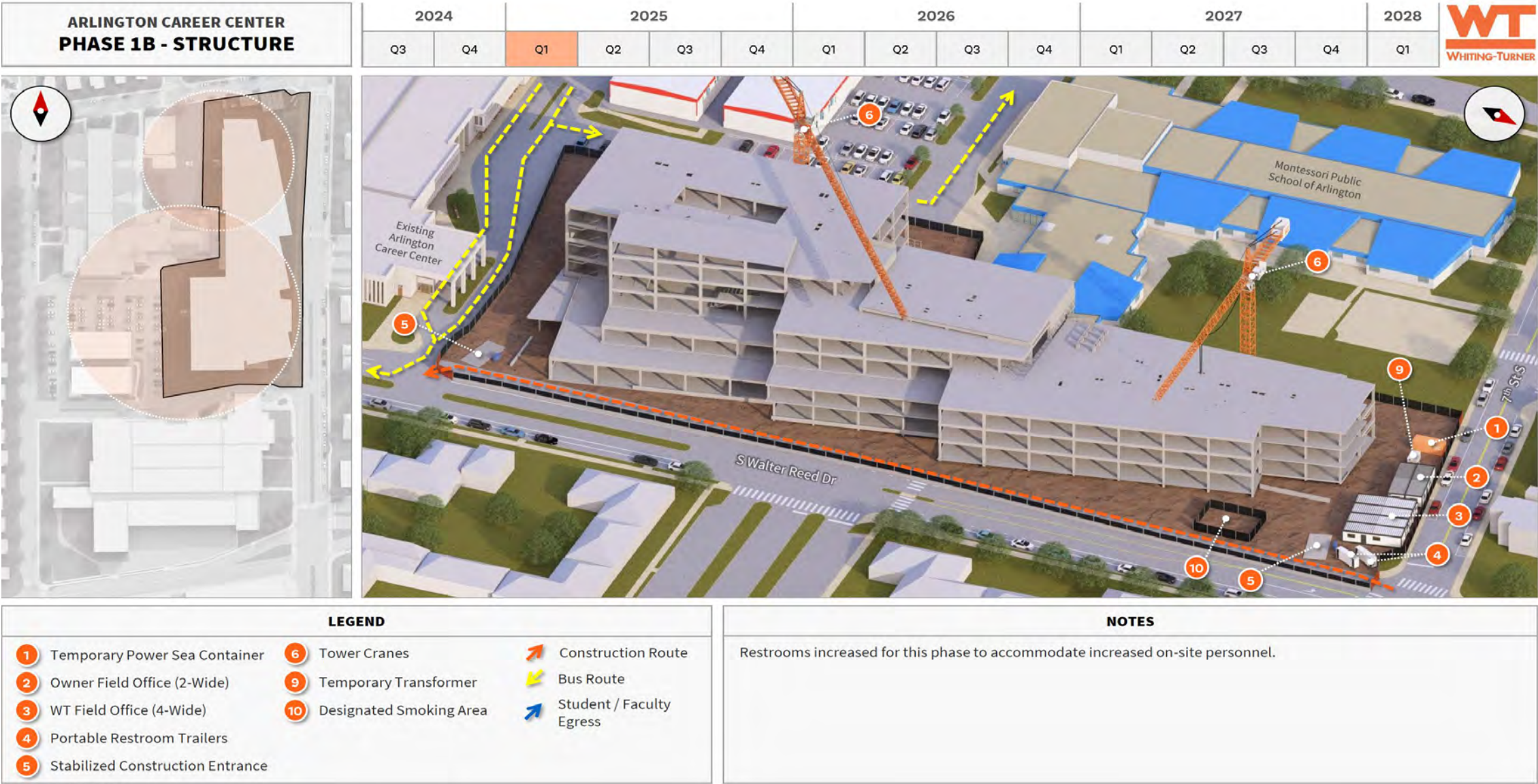
Project Scope and Schedule

- Phase 1 (Spring 2024 – Summer 2026)
 - a. construct new Grace Hopper 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 projected to start late this year

Phase 1 (spring 2024 – summer 2026)



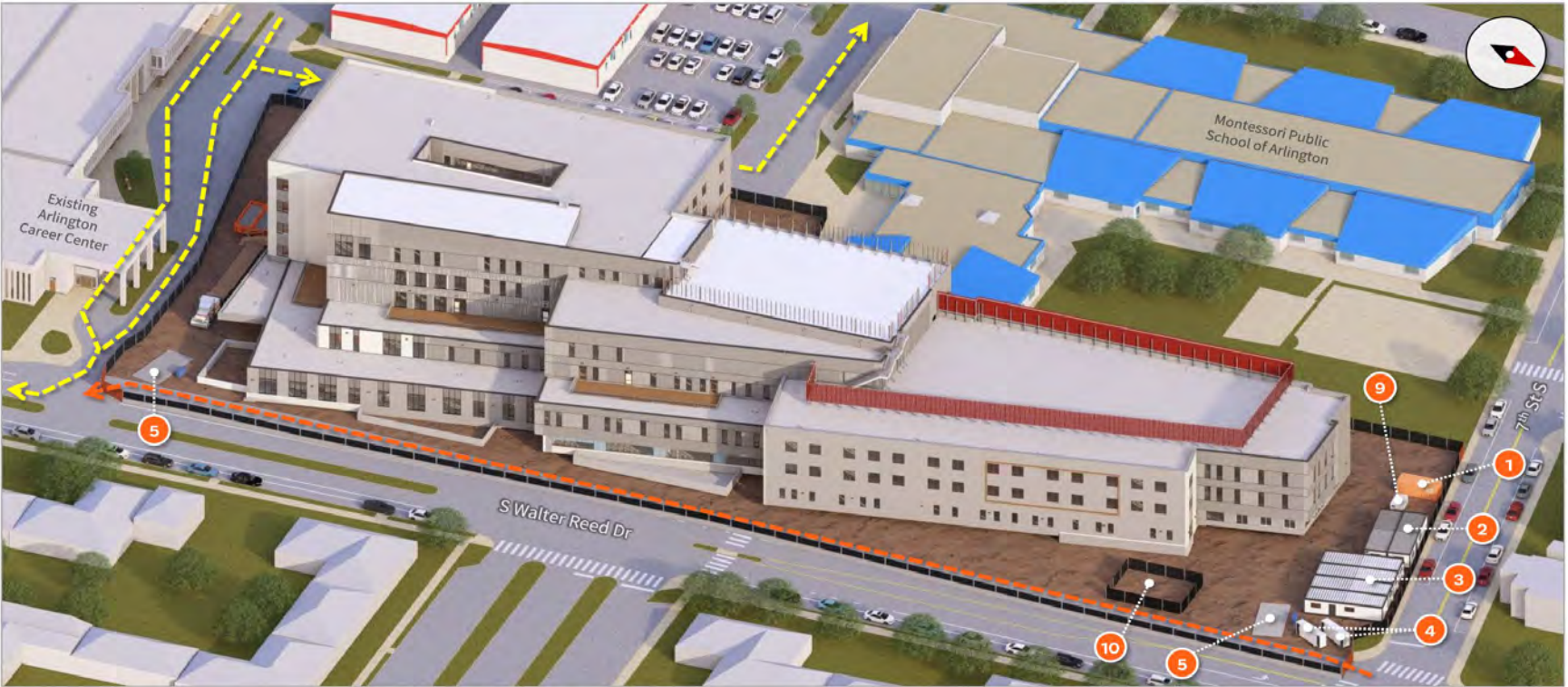
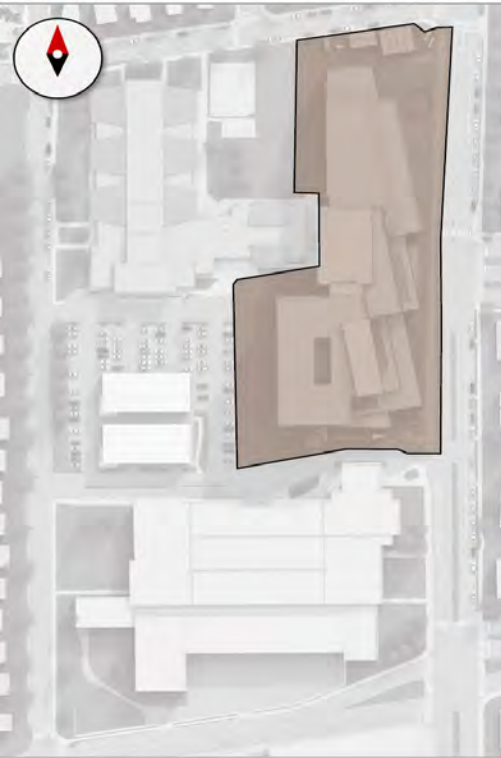
Phase 1 (spring 2024 – summer 2026)



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



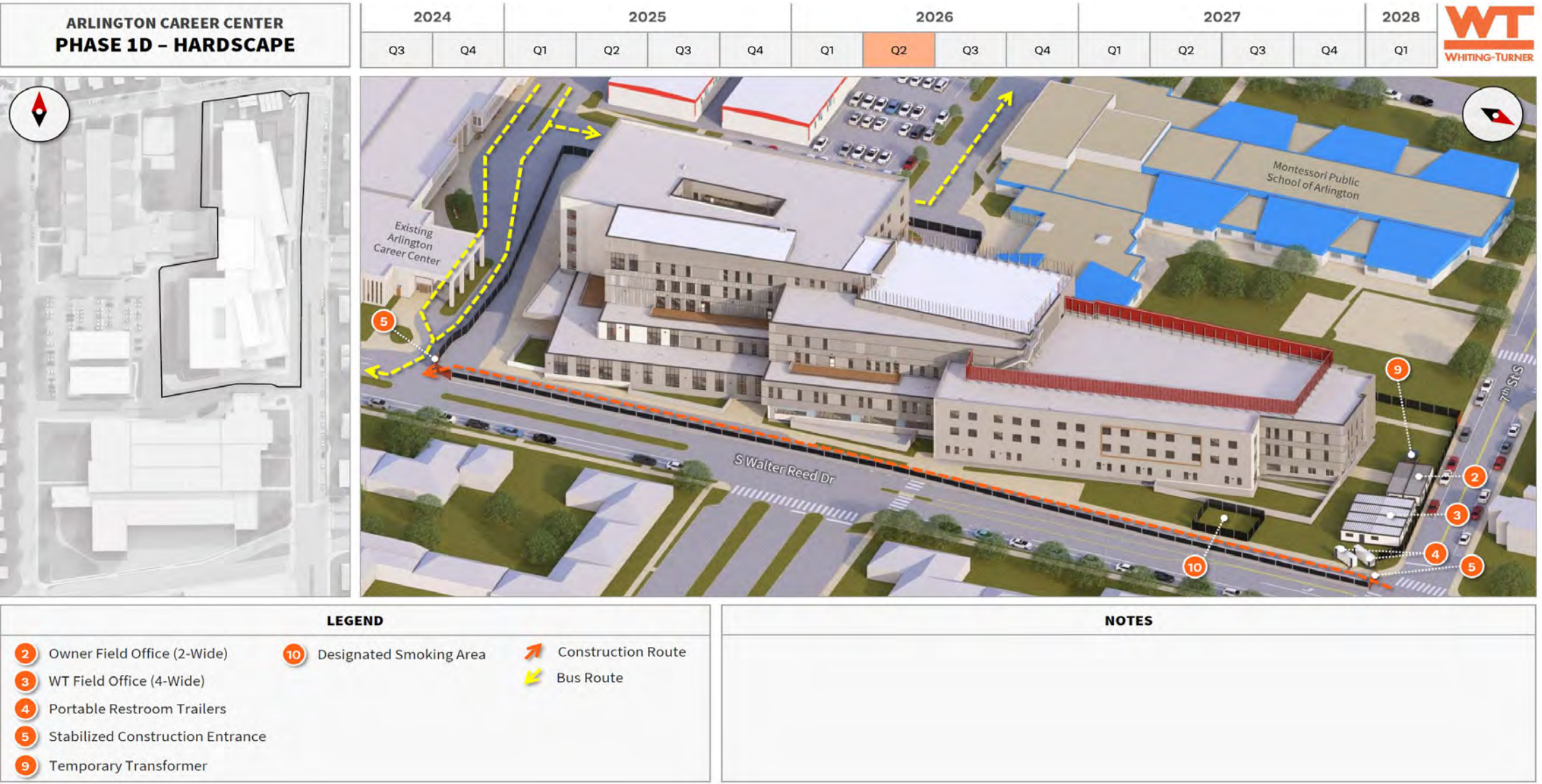
LEGEND

- | | | |
|------------------------------------|----------------------------|----------------------------|
| 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

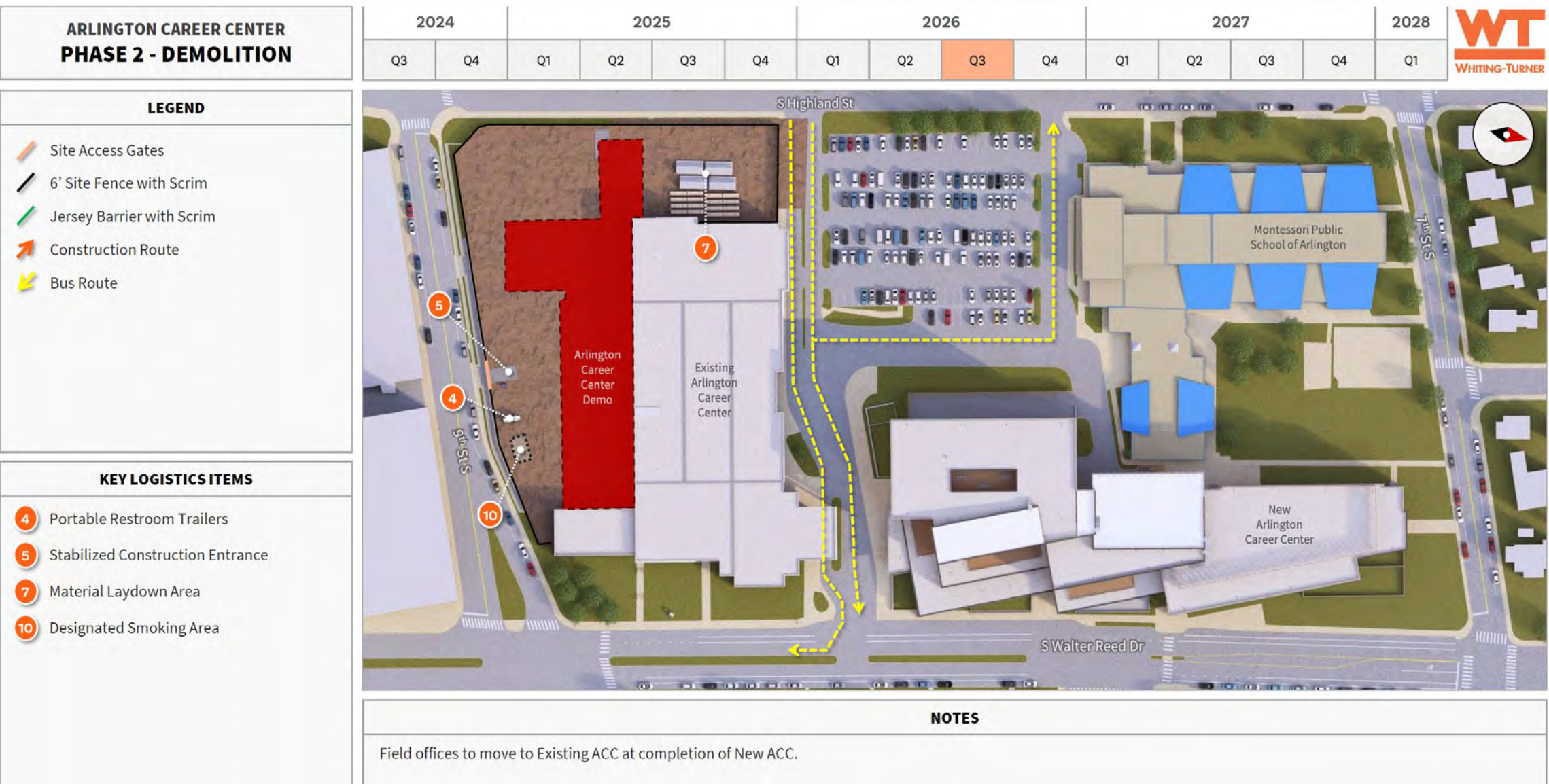
Restrooms increased for this phase to accommodate increased on-site personnel

Phase 1 (spring 2024 – summer 2026)



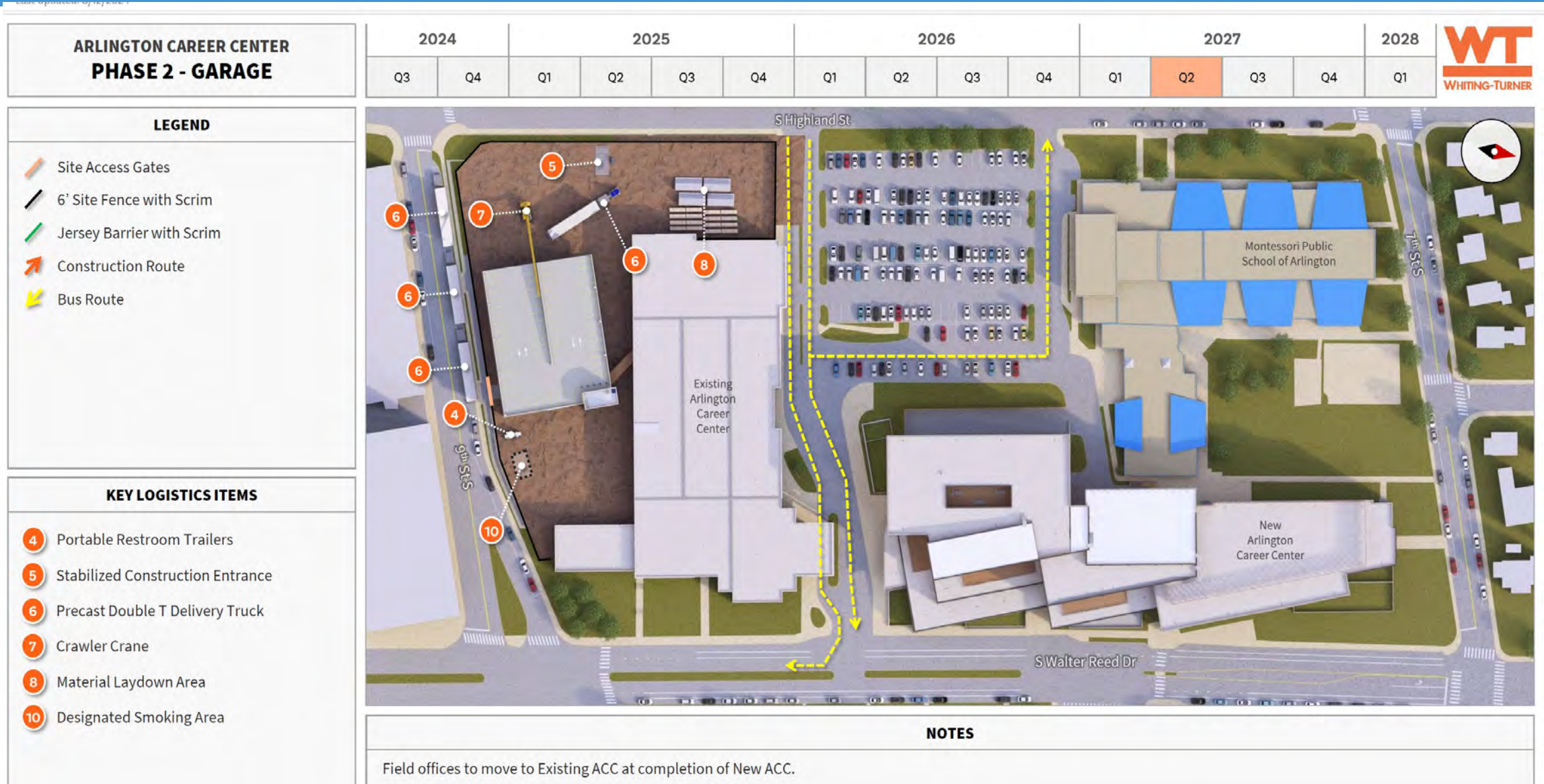


Phase 2 (summer 2026 – summer 2027)





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



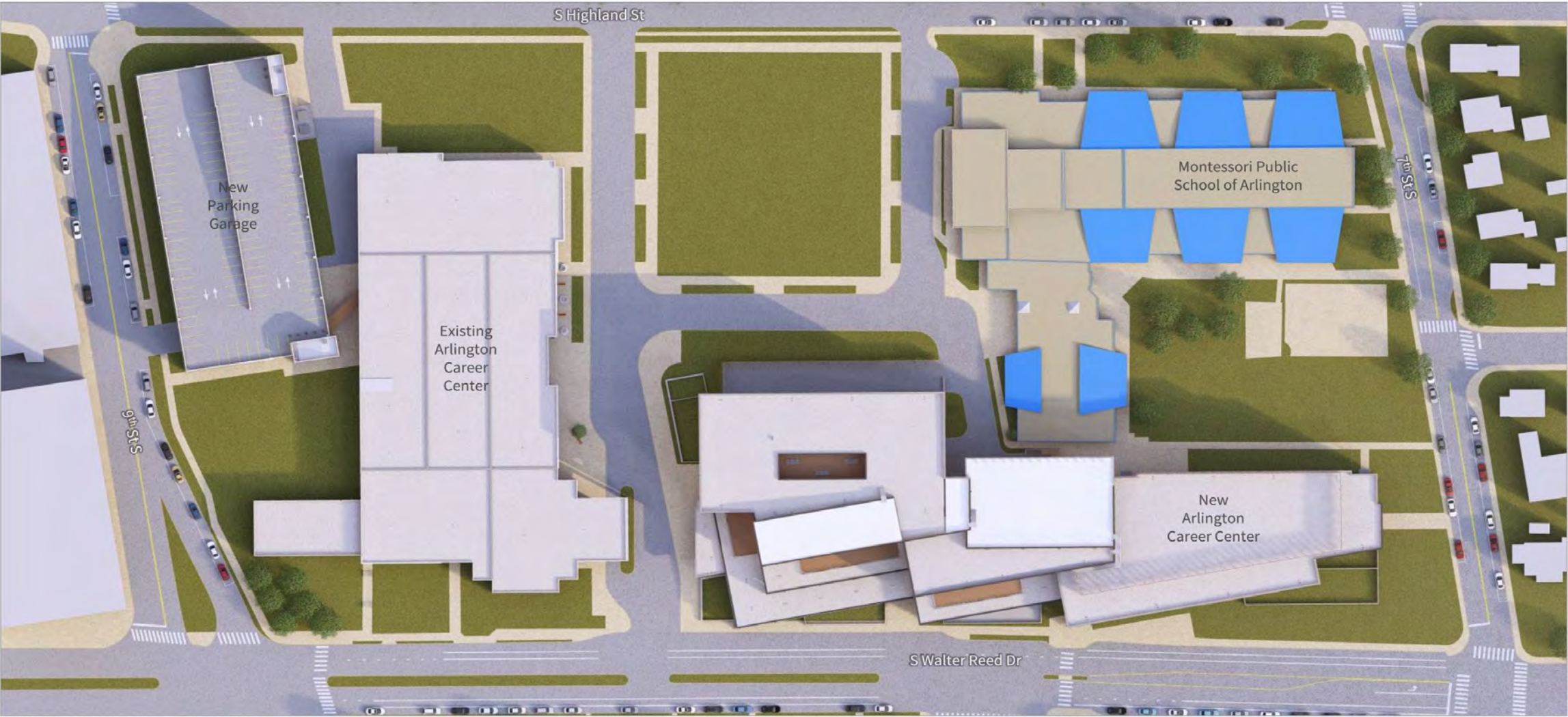
NOTES



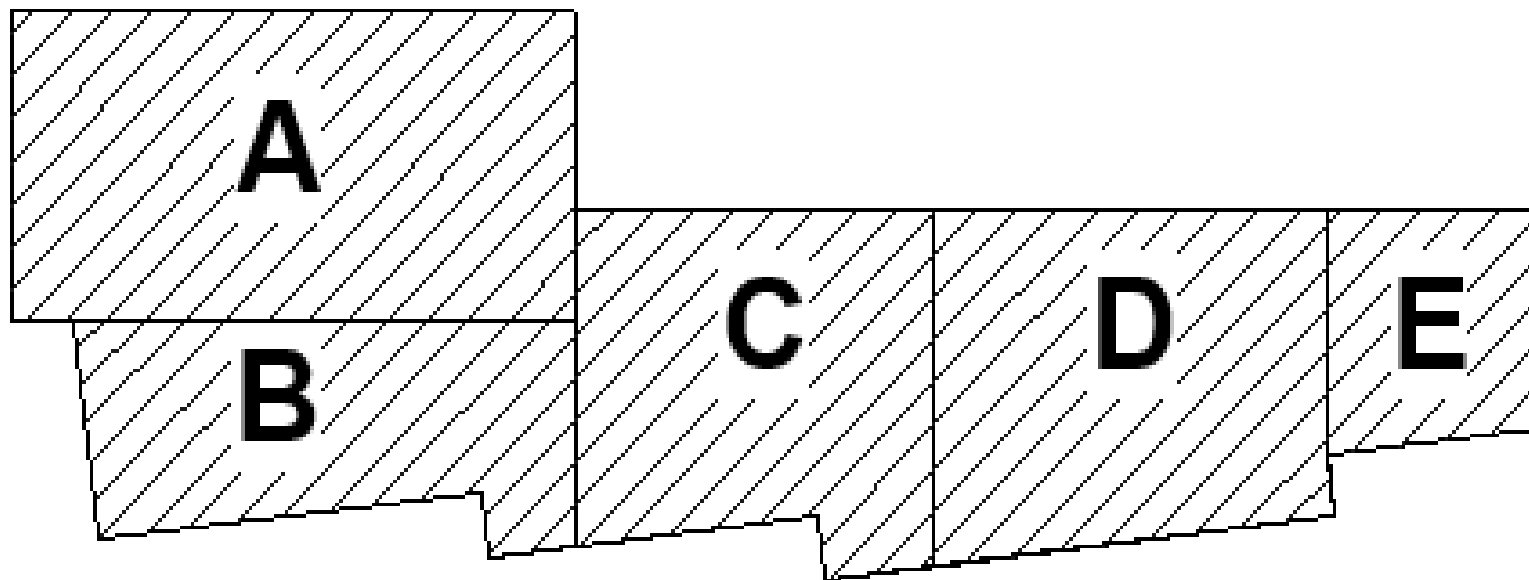
Campus Site Plan Final Conditions

**ARLINGTON CAREER CENTER
FINAL CONDITIONS**

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



Keyplan



South Walter Reed Drive

7th Street South

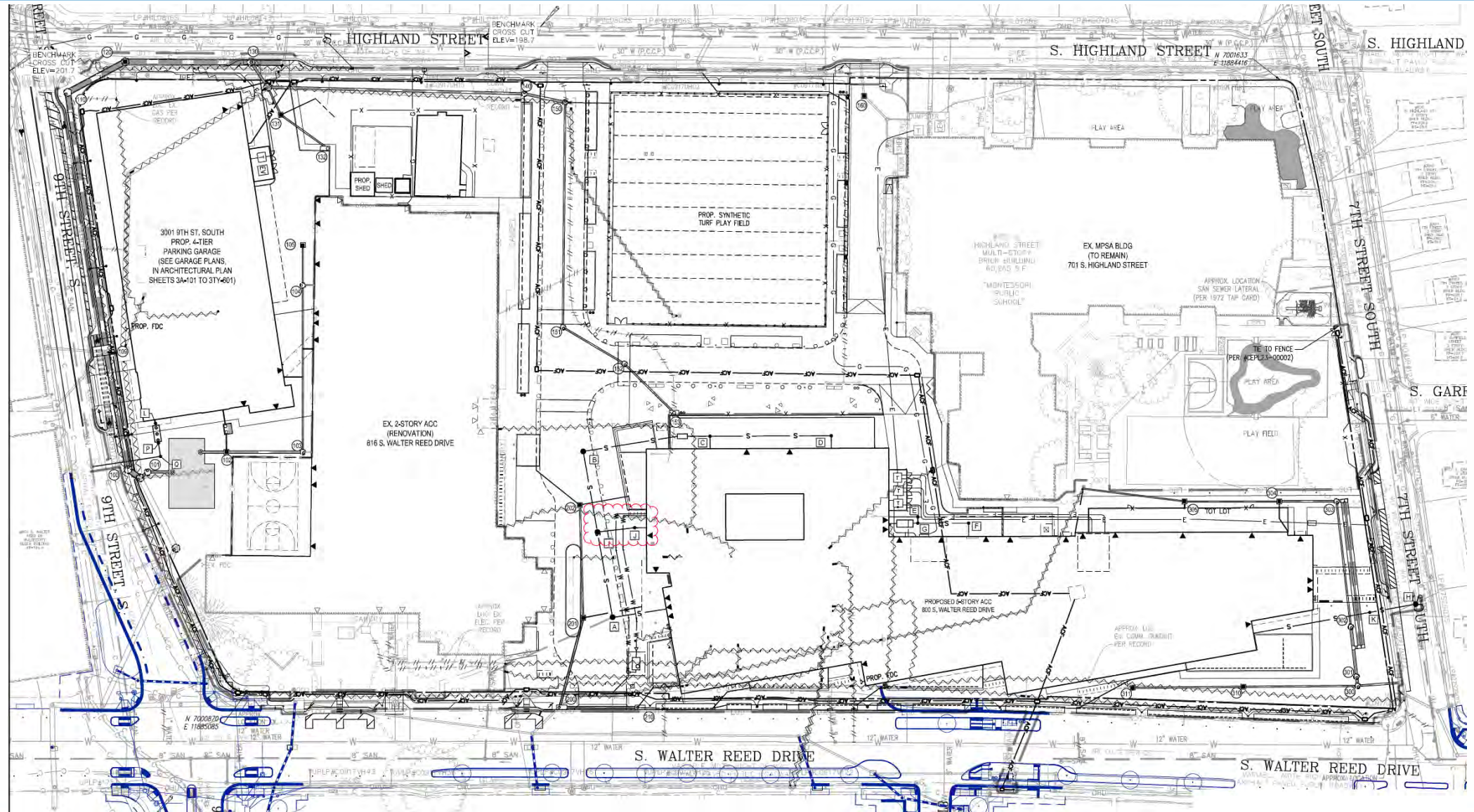
Construction Progress - Building

- Exterior walls including air/vapor barrier and windows – 90% complete
- Exterior cladding (brick veneer and metal/composite wall panels) – 60% complete
- Roofing – 90% complete
- Interior wall framing and drywall – 90% complete
- Interior door and window frames – 60% complete
- Mechanical, electrical, and plumbing (MEP) rough-ins – 80% complete
- Low Voltage services (voice&data, PA, fire alarm, security) – 30% complete
- Stairs – 70% complete
- Elevators – 30% complete
- Paint – 30% complete
- Acoustical Ceilings – 10% complete
- Casework – just started
- Floor and Wall Tile – 30% complete

- Domestic water and fire service – complete
- Sanitary sewer - complete
- Washington-Gas service – complete
- Communications service – conduit pathway complete
- Electrical service – 95% complete
- Storm sewer for building – 50% complete
- Storm sewer relocation at S Highland and 9th St S – 75% complete
- S Highland St and 9th St S streetscape (new curb & gutter, sidewalk, streetlights, and street trees) – 20% complete
- Loading dock/Receiving area construction – 75% complete
- Bio-retention areas – 50% complete
- County Complete Streets project – phase 1 (signalization of intersection at 9th St S and S Walter Reed Dr) has commenced



Construction Progress – Site Graphic



Exterior Renderings



Construction Progress – Exterior Wall Framing, Sheathing, Air/Vapor Barrier, Insulation, and Windows



Construction Progress – Exterior Cladding



Construction Progress – Roofing



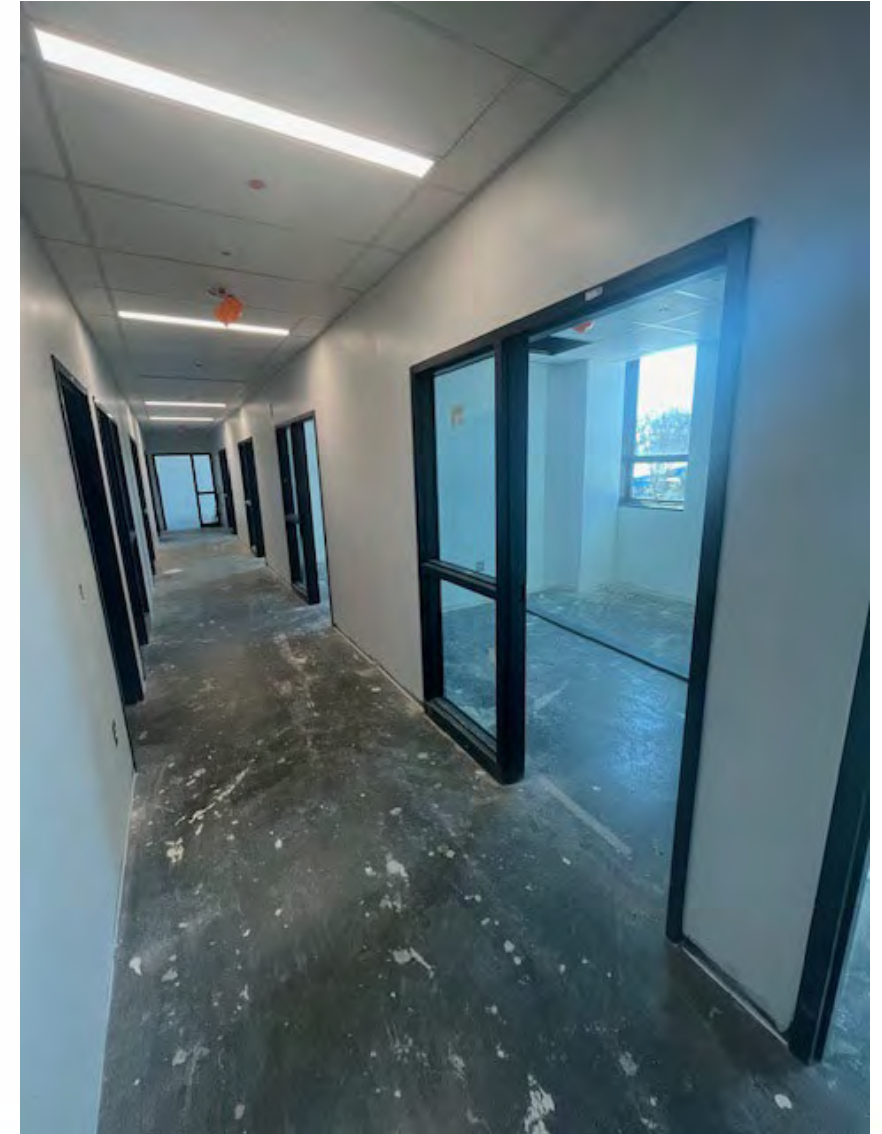
Construction Progress – Terraces



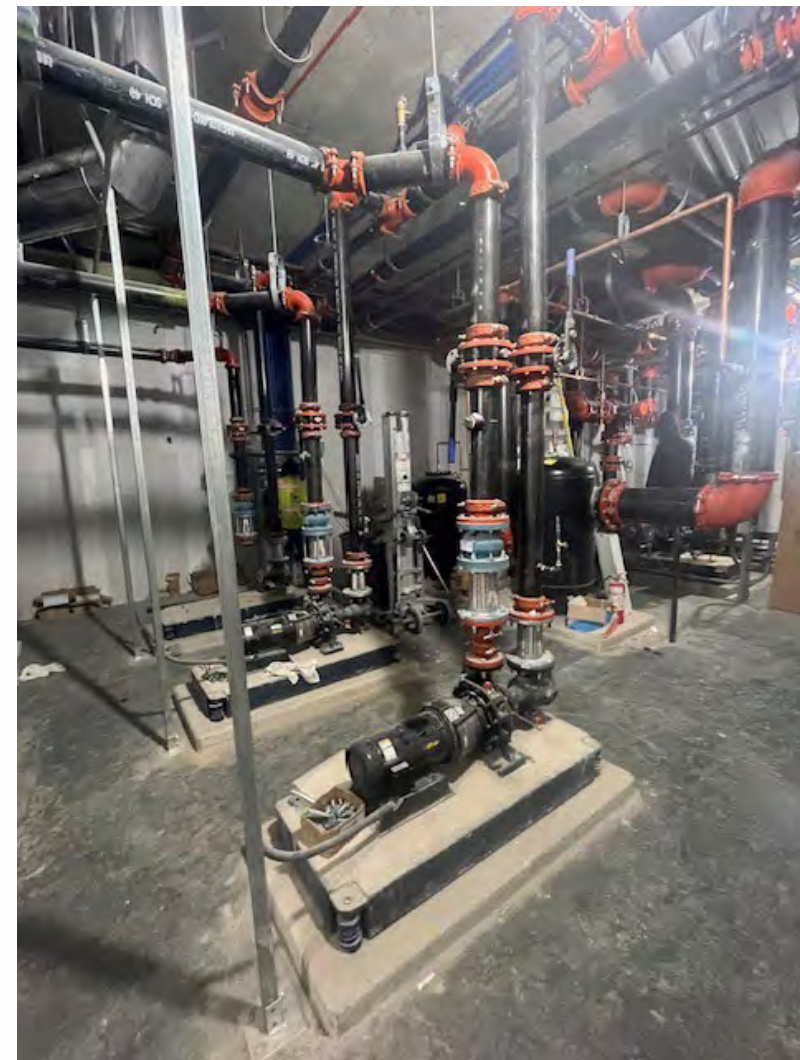
Construction Progress – Interior Wall Framing and Drywall



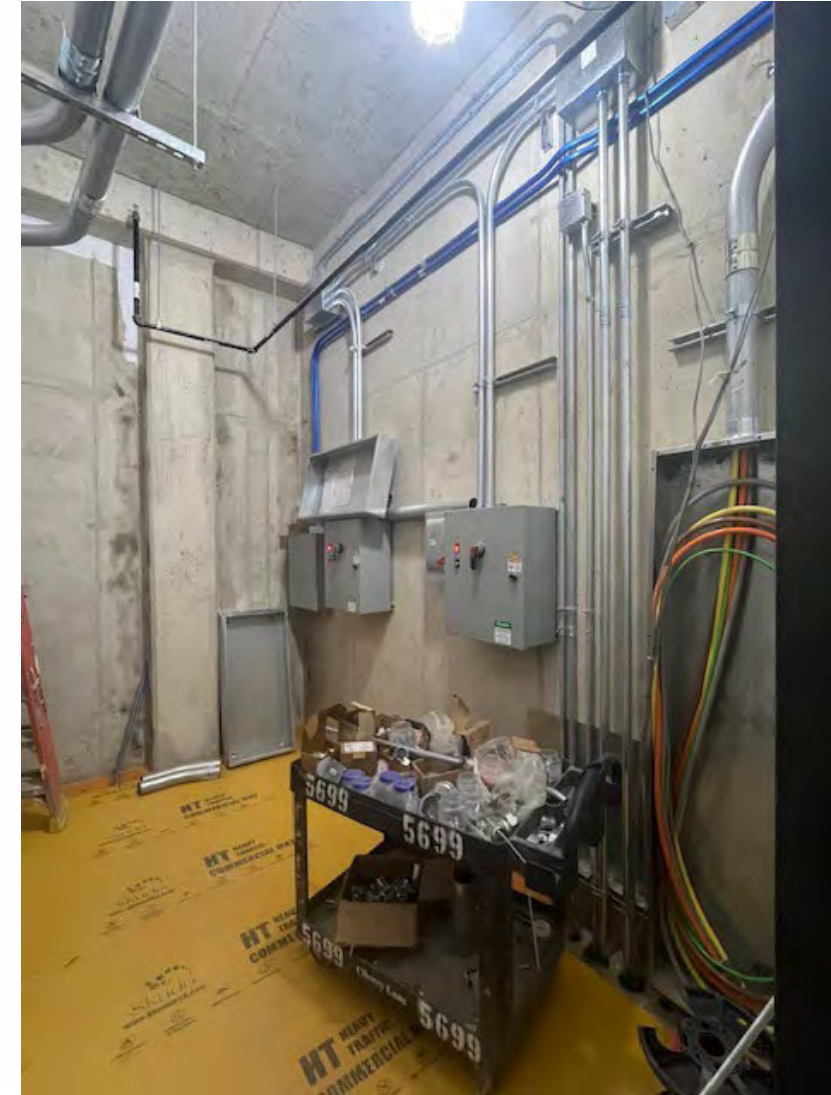
Construction Progress – Interior Door and Window Frames



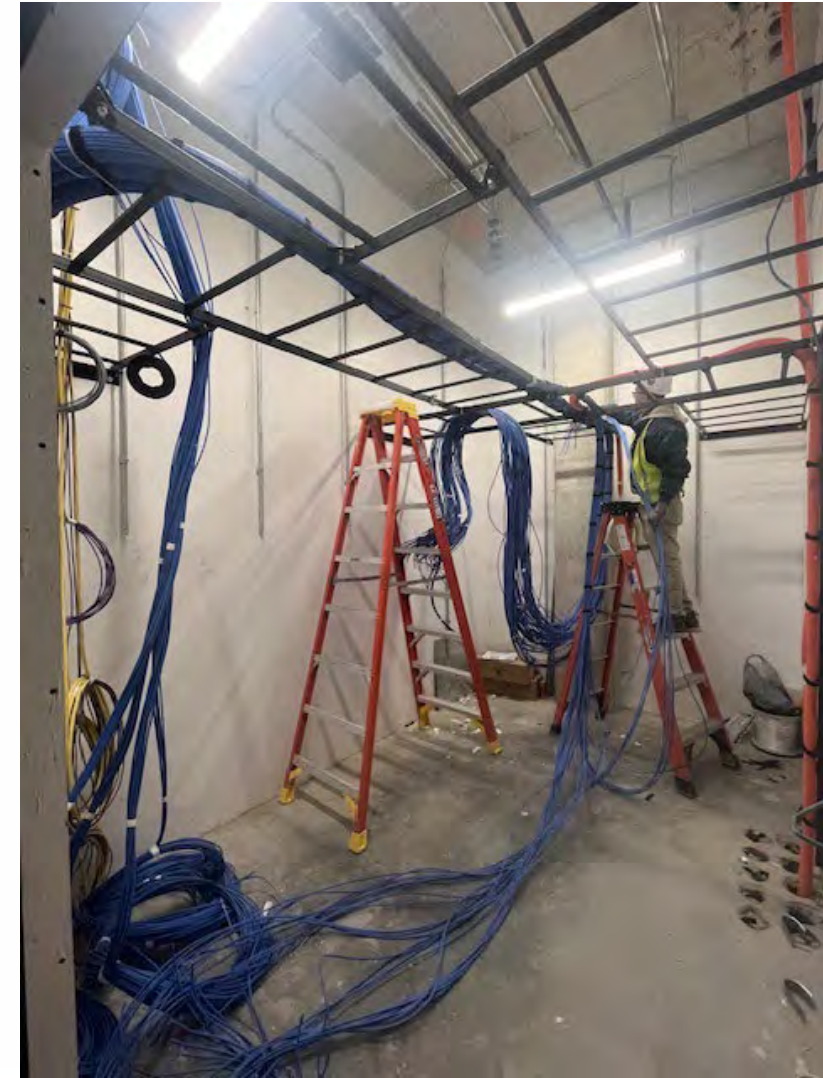
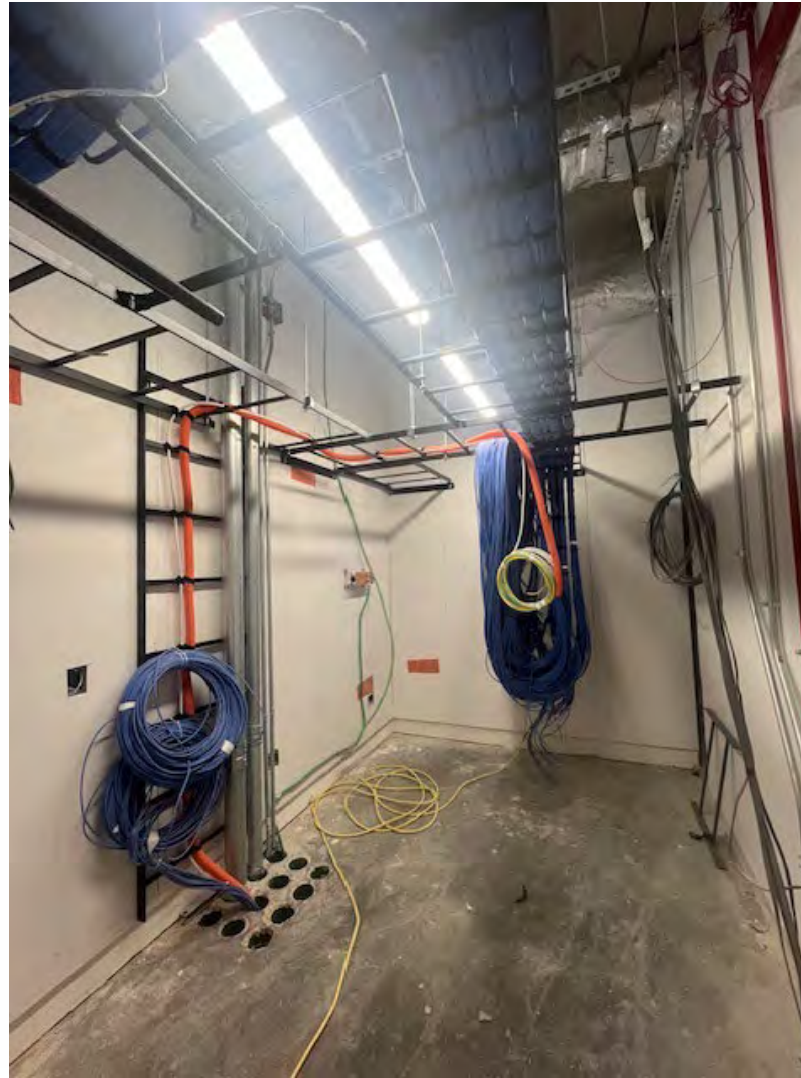
Construction Progress – Mechanical, Electrical, Plumbing Rough-ins



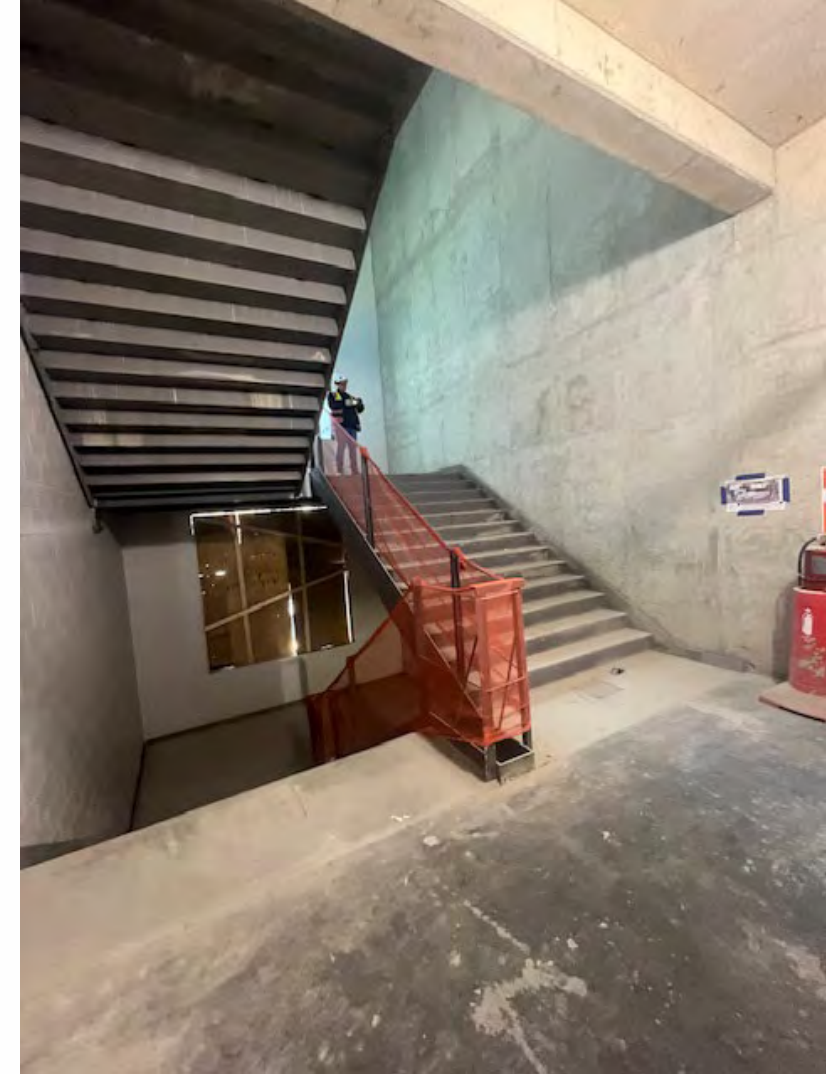
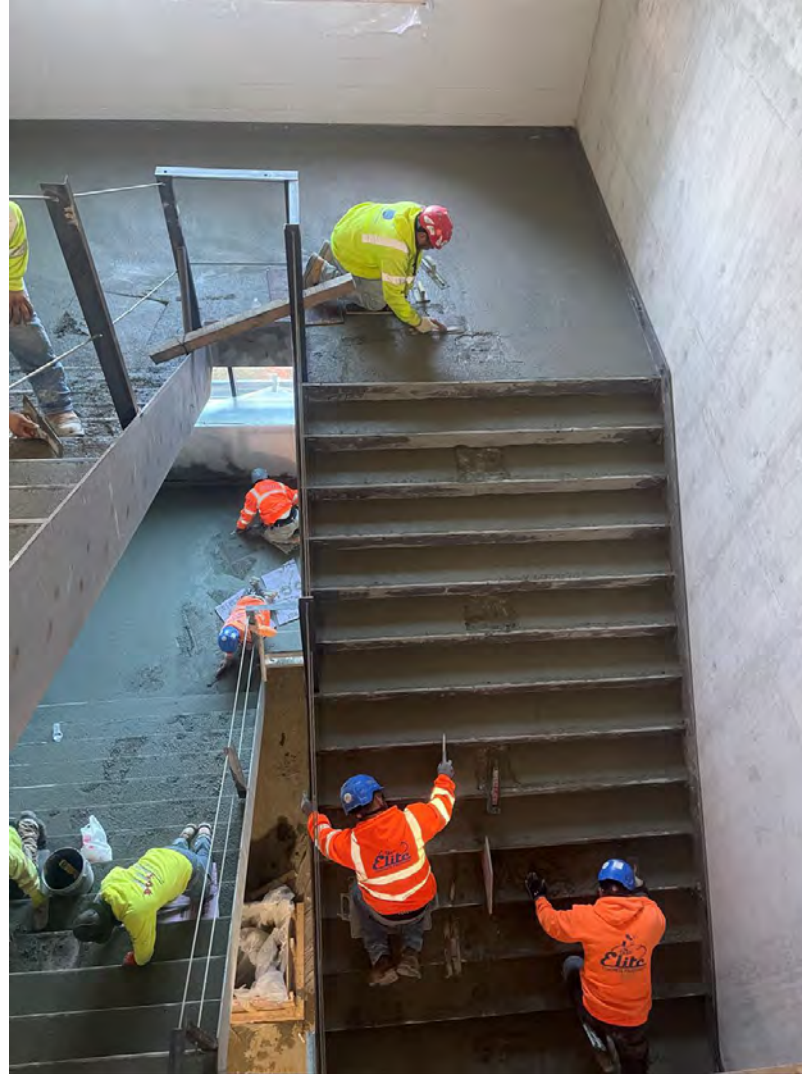
Construction Progress – Mechanical, Electrical, Plumbing Rough-ins



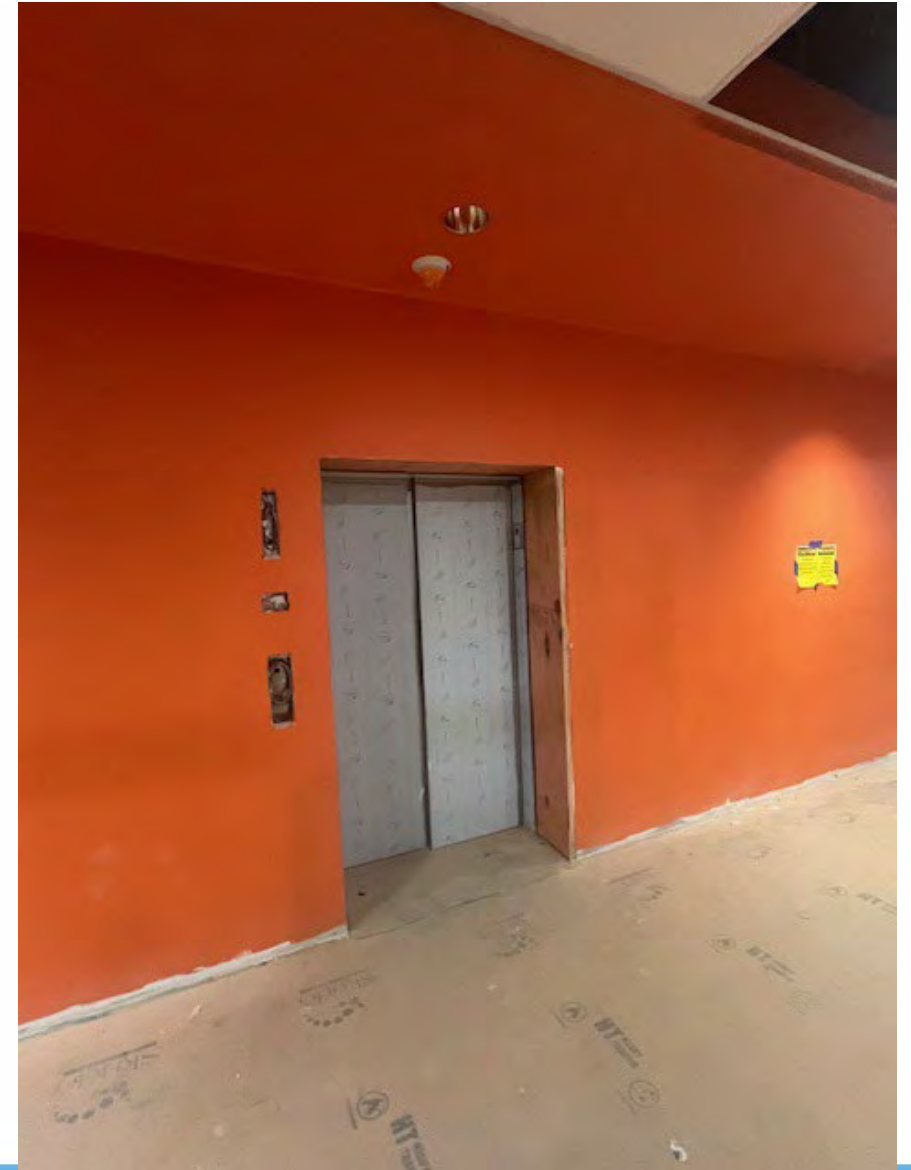
Construction Progress – Low Voltage Services (voice&data, PA, fire alarm, security)



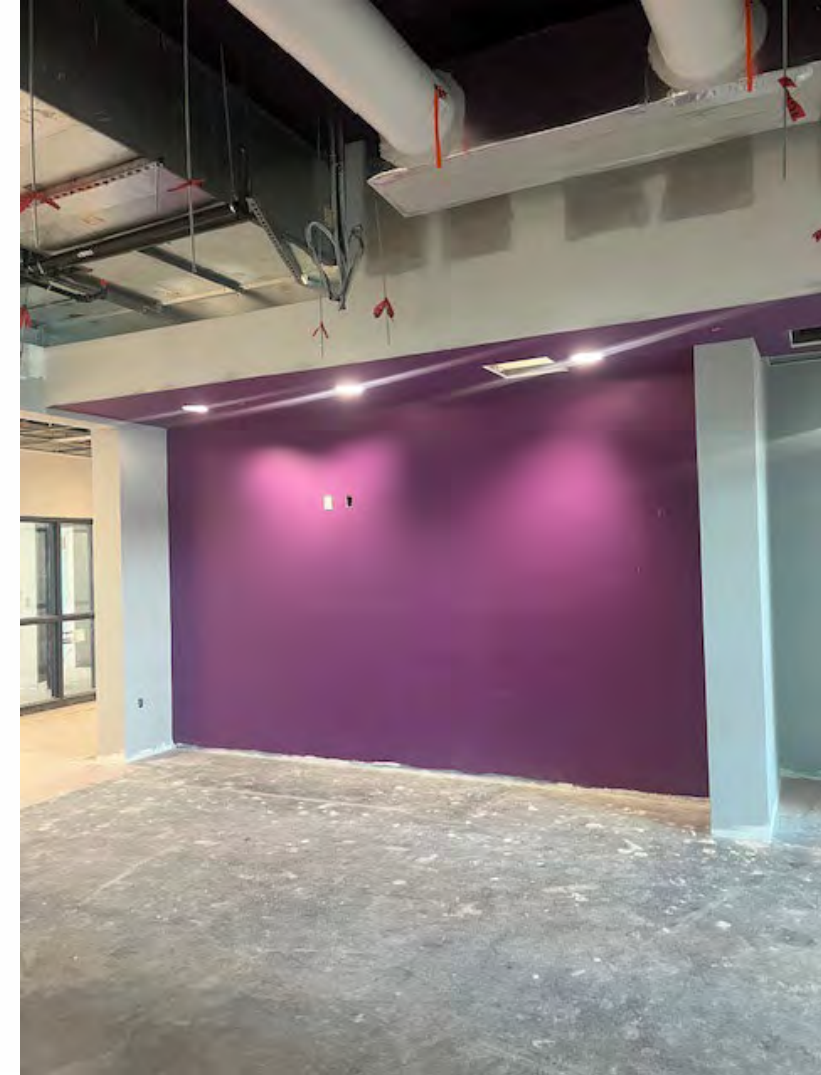
Construction Progress – Stairs



Construction Progress – Elevators



Construction Progress – Paint



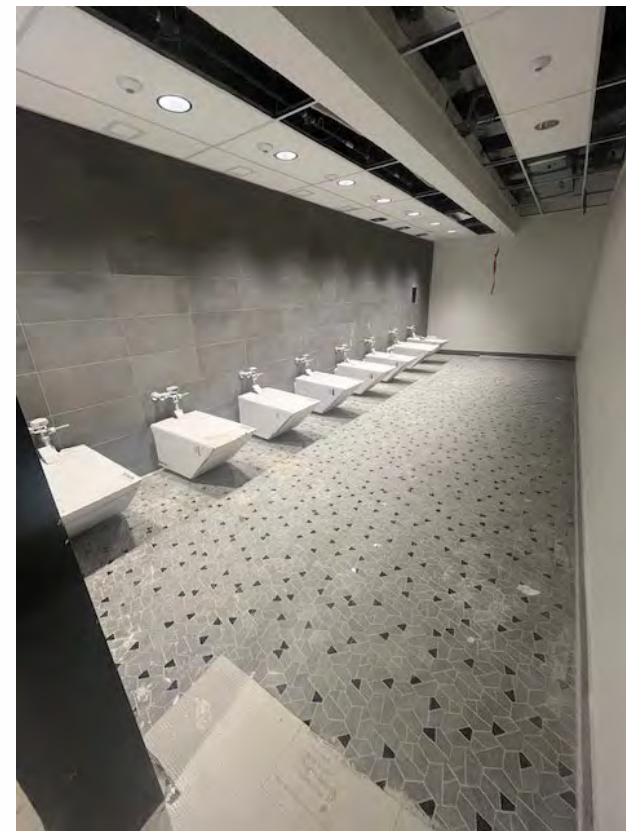
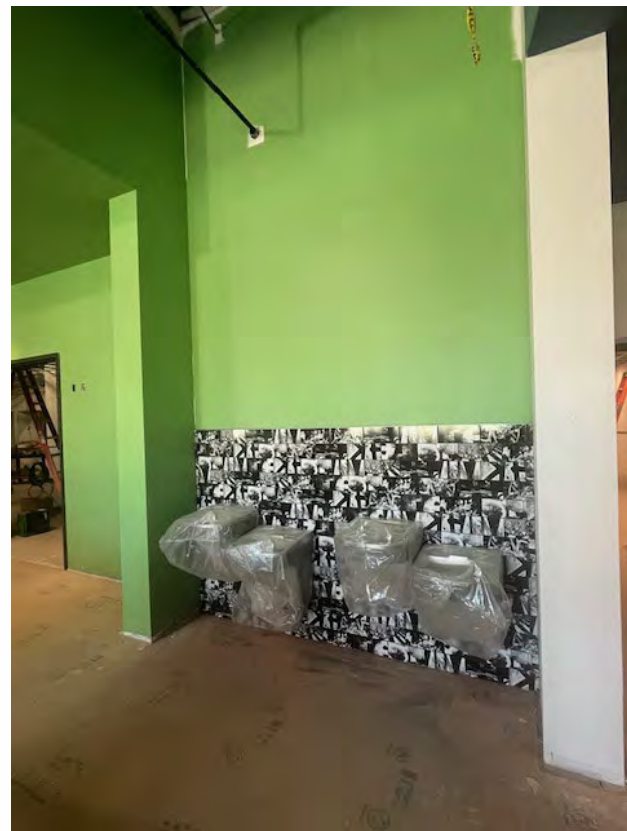
Construction Progress – Acoustical Ceilings



Construction Progress – Casework



Construction Progress – Floor and Wall Tile



Construction Progress – Water Service



Construction Progress – Gas Service



Construction Progress – Communications Service



Construction Progress – Electrical Service





Arlington
Public
Schools

Construction Progress – Storm Sewer Relocation at S Highland St and 9th St S



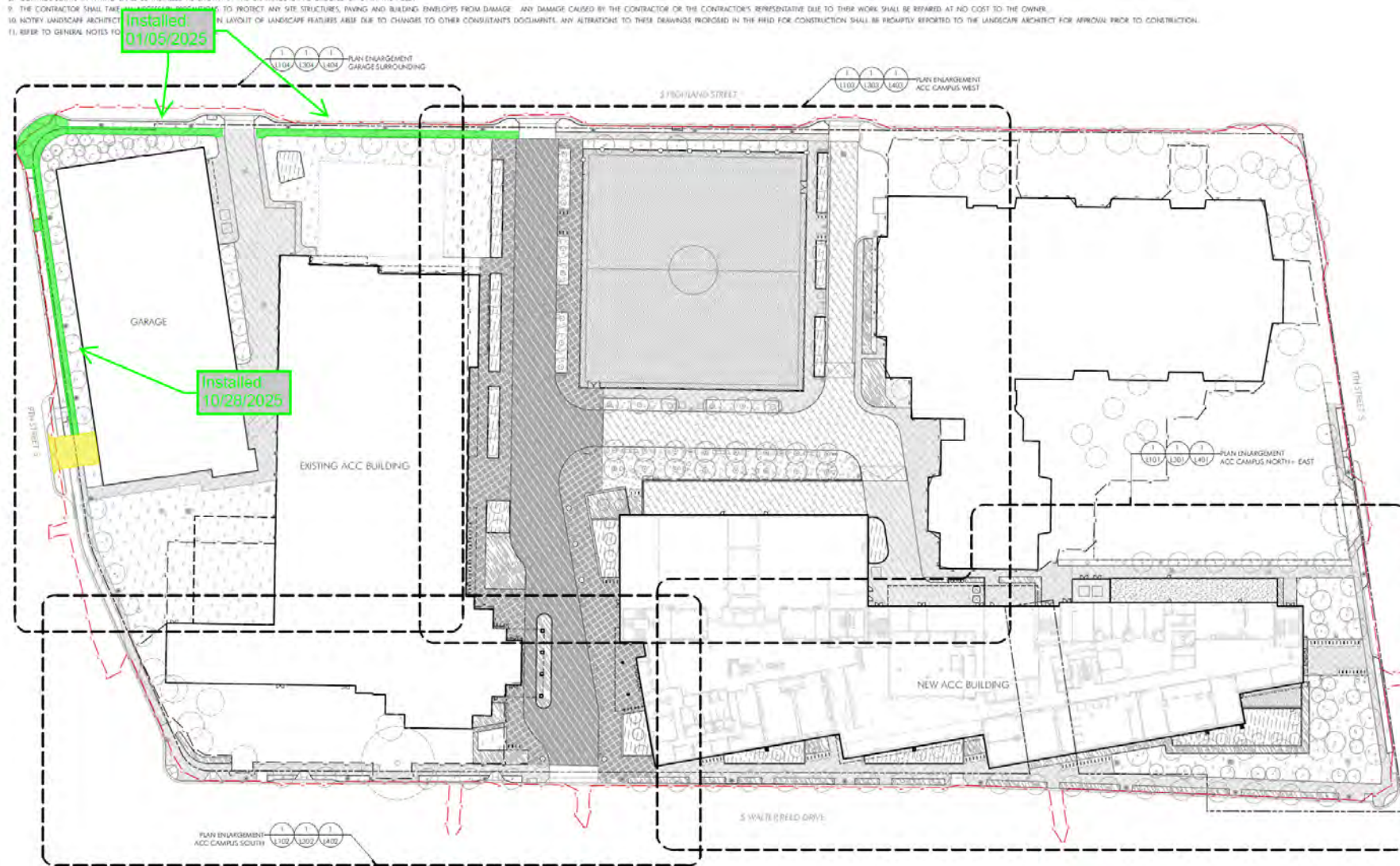
Construction Progress – S Highland St Streetscape (new curb & gutter, sidewalk, street lights, and street trees)



Construction Progress – 9th St S Streetscape (new curb & gutter, sidewalk, street lights, and street trees)



Construction Progress – 9th St Streetscape (new curb & gutter, sidewalk, street lights, and street trees)



Construction Progress – 9th St S Streetscape (new curb & gutter, sidewalk, street lights, and street trees)



Construction Progress – 9th St S Streetscape (new curb & gutter, sidewalk, street lights, and street trees)





Construction Progress – 9th St S Streetscape (new curb & gutter, sidewalk, street lights, and street trees)



Construction Progress – Loading dock/Receiving area



Construction Progress – Loading dock/Receiving area



Construction Progress – Loading dock/Receiving area



Construction Progress – Bio-retention Areas





4 Week Construction Look Ahead - Building

- Complete exterior walls including air/vapor barrier and windows
- Continue exterior cladding (brick veneer and metal/composite wall panels)
- Continue roofing – weather dependent
- Complete interior wall framing and drywall
- Continue interior door and window frames
- Continue mechanical, electrical, and plumbing (MEP) rough-ins – commence start up of HVAC equipment for permanent conditioning of space
- Continue low voltage services (voice&data, PA, fire alarm, security)
- Continue stairs
- Elevators – put one out of the 3 elevators into service for construction use
- Continue paint
- Continue acoustical ceilings
- Continue casework
- Continue floor and wall tile

4 Week Construction Look Ahead - Site

- Communications services – the new facility will have 3 service providers – Connect Arlington, Comcast, and Verizon. Connect Arlington fiber install scheduled for late February/early March, dates TBD. Comcast fiber and coax cable installation is tentatively scheduled for March 3 and 4. Verizon install tentatively mid to late March, dates TBD
- Electrical service – awaiting the schedule from Dominion Energy to set their new drop pole on 7th St S, install their primary conductors, and energize the service late February/March
- Storm sewer for building – 50% complete, construction trailer move in March will allow for completion of storm sewer on north side of site in April and May
- Storm sewer relocation at S Highland and 9th St S – 70% complete, section along S Highland St that remains will be completed this summer
- Continue S Highland St and 9th St S streetscape (new curb & gutter, sidewalk, streetlights, and street trees) – continue working east on 9th St S with new entry apron and sidewalk
- Continue loading dock/receiving area construction
- Continue bio-retention areas – form and pour 5th and final building bio-retention area at southeast corner of building, weather dependent
- County Complete Streets project – continue work at intersection of 9th St S and S Walter Reed Dr

Maintenance of Traffic and Utility Work

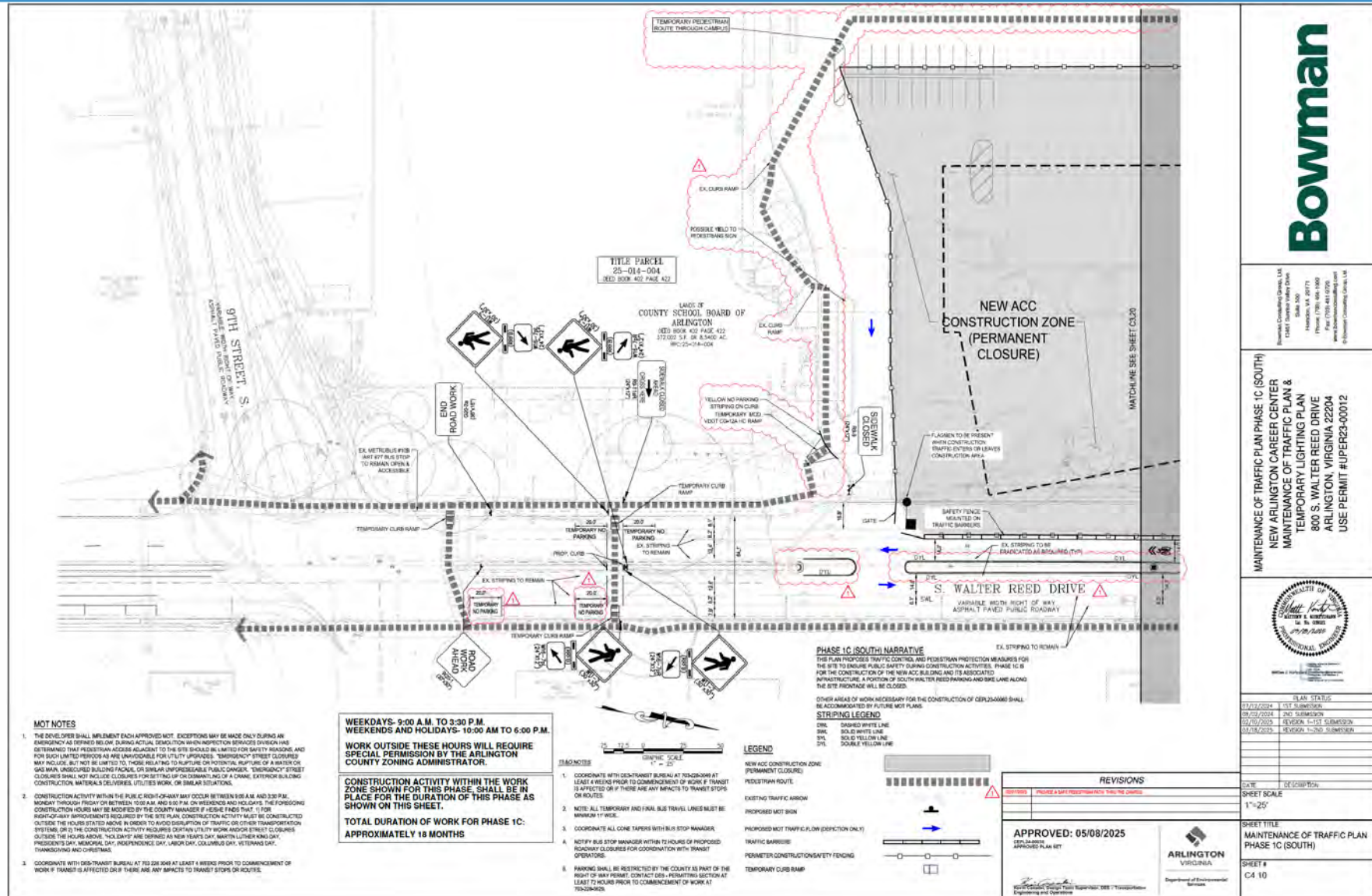
- Maintenance of Traffic (MOT) Plans – will be developed with contractor for each facet of construction and sent to county for approval. Once approved, will be shared with the community for information.
- Temporary Closure of any Traffic Lanes – as part of the MOT Plans, we anticipate that sidewalk, 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 7th 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 was installed in summer 2025 and is functional.

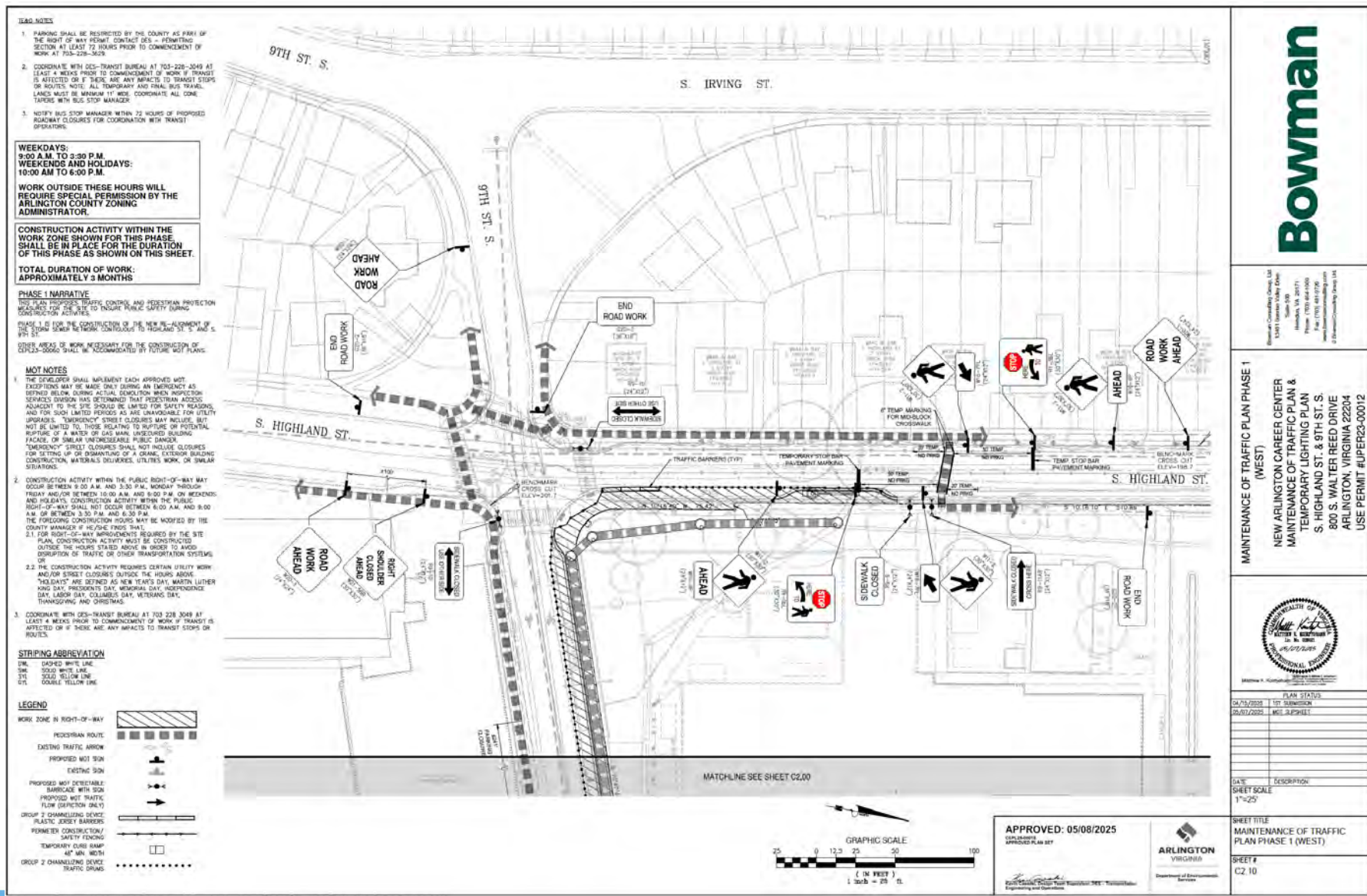
New ACC Construction Maintenance of Traffic Plan South



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 9th St S and the southern end of S Highland St. as well as new streetscape work
- The duration of work for this MOT Plan is approximately 6 months, the work started in late July.
- 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 West



Bowman

Bowman Consulting Group, LLC
10011 Sunrise Valley Drive
Suite 500
Herndon, VA 20171
Phone: (703) 441-0000
Fax: (703) 441-0777
www.bowmanconsulting.com
© Bowman Consulting Group, LLC

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



- All New ACC Construction MOT Plan elements are still in place during this MOT Plan.
- This MOT Plan accommodates new streetscape work (new curb & gutter, sidewalk, street lights, and street trees) at, and in proximity to, the intersection of S Walter Reed Dr and 9th St S
- The duration of work for this MOT Plan is approximately 4 months, work start date pending approval of Right of Way (ROW) permit.
- A Right of Way (ROW) permit application has been submitted and is in County Permitting review.
- Southeast Corner Streetscape MOT Plan has been approved by County Permitting and was distributed to the Community via email on 12/1



Bowman

Boylan Consulting Group, Ltd.
13481 Sunrise Valley Drive
Suite 500
Harrison, VA 20171
Phone: (703) 464-1000
Fax: (703) 481-5720
www.boylanconsulting.com
©Boylan Consulting Group, Ltd.

MAINTENANCE OF TRAFFIC PLAN PHASE 1 (C-1) (SOUTH)
NEW ARLINGTON CAREER CENTER
MAINTENANCE OF TRAFFIC PLAN &
TEMPORARY LIGHTING PLAN
800 S. WALTER REED DRIVE
ARLINGTON, VIRGINIA 22204
USE PERMIT #UPER23-00012

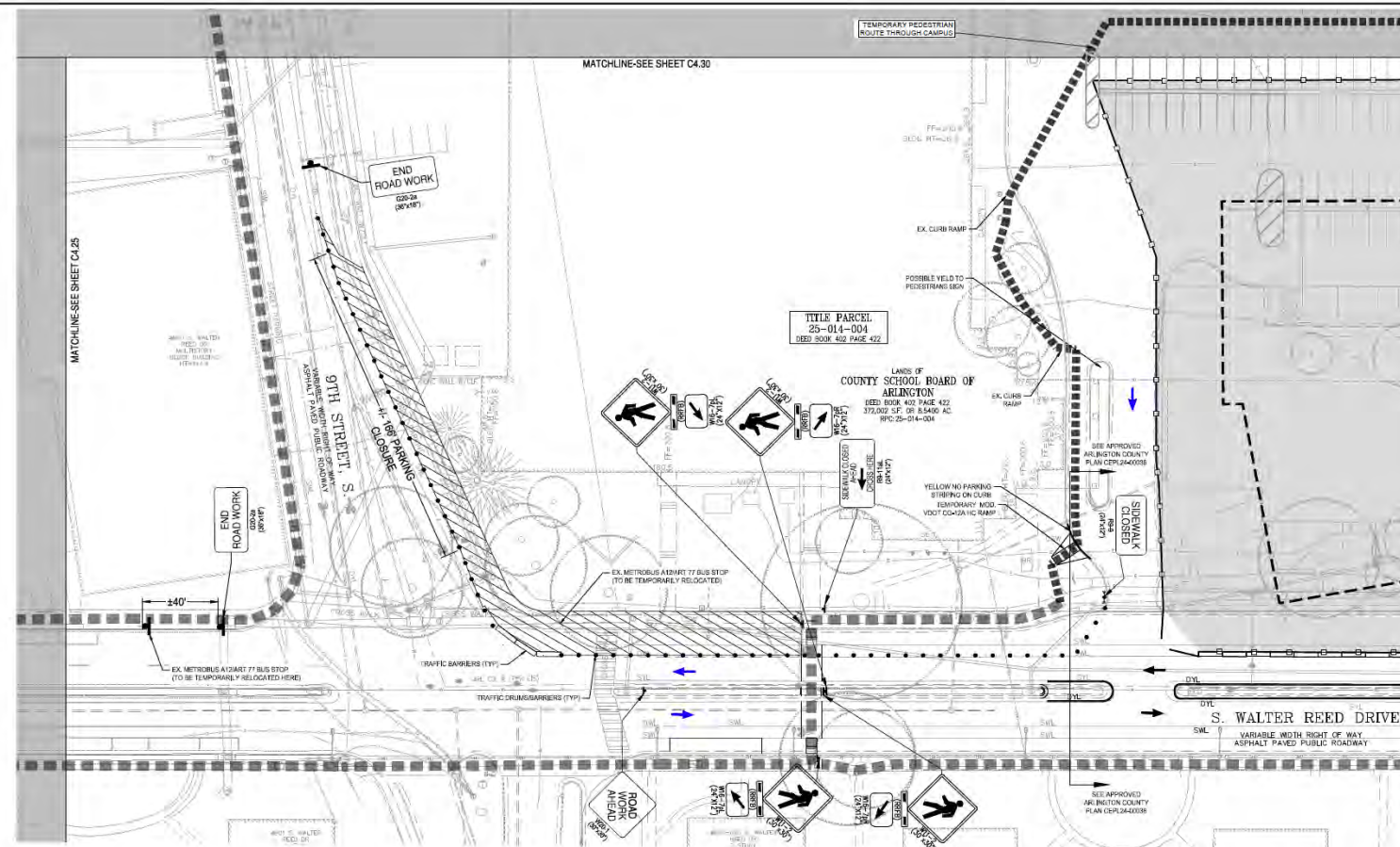


PLAN STATUS	
07/12/2024	1ST SUBMISSION
08/02/2024	2ND SUBMISSION
02/10/2025	REVISION 1-1ST SUBMISSION
03/18/2025	REVISION 1-2ND SUBMISSION
05/08/2025	REVISION 1- APPROVED
10/29/2025	REVISION 2-1ST SUBMISSION

DATE	DESCRIPTION
SHEET SCALE	
1"=25'	

17.7	%	SHEET TITLE
		MAINTENANCE OF TRAFFIC PLAN
		PHASE 1C-1 (SOUTH)

SHEET #
C4.20

[illegible]

STYLING LEGEND

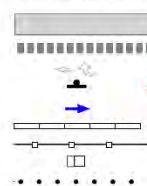
DWL	DASHED WHITE LINE
SWL	SOLID WHITE LINE
SYL	SOLID YELLOW LINE
DY ₂	DOUBLE YELLOW LINE

1. COORDINATE WITH DES-TRANSIT BUREAU AT 735-283-5048 AT LEAST 4 WEEKS PRIOR TO COMMENCEMENT OF WORK IF TRANSIT IS AFFECTED OR IF THERE ARE ANY IMPACTS TO TRANSIT STOPS OR ROUTES.
2. NOTE: ALL TEMPORARY AND FINAL BUS TRAVEL LANES MUST BE MINIMUM 11 WIDE.
3. COORDINATE ALL CONE TAPERS WITH BUS STOP MANAGER.
4. NOTIFY BUS STOP MANAGER WITHIN 72 HOURS OF PROPOSED ROADWAY CLOSURES FOR COORDINATION WITH TRANSIT OPERATORS.
5. PARKING SHALL BE RESTRICTED BY THE COUNTY AS PART OF THE RIGHT-OF-WAY PERMIT. CONTACT DES - PERMITTING SECTION AT 735-283-5048 PRIOR TO COMMENCEMENT OF WORK AT 735-283-5698.

- NEW AGC CONSTRUCTION ZONE (PERMANENT CLOSURE)
- PEDESTRIAN ROUTE
- EXISTING TRAFFIC ARROW
- PROPOSED MOT SIGN
- PROPOSED MOT TRAFFIC FLOW
- TRAFFIC BARRIERS
- PERMITTER CONSTRUCTION/SAFETY
- TEMPORARY CURB RAMP
- TRAFFIC DRUMS/BARRIERS

THIS PLAN PROPOSES TRAFFIC CONTROL AND PEDESTRIAN PROTECTION MEASURES FOR THE SITE TO ENSURE PUBLIC SAFETY DURING CONSTRUCTION ACTIVITIES. PHASE 1C ADDS PROTECTION MEASURES TO PHASE 1C TO ACCOMMODATE THE INSTALLATION OF STREETSCAPE MEASURES AT THE INTERSECTION OF S. WALTER REED DRIVE AND 9TH STREET S. MOST MEASURES FROM PHASE 1C WILL REMAIN IN PLACE, AS SHOWN. DURING THIS SUBPHASE 1C-1 TO INSTALL THE REFERENCED STREETSCAPE.

OTHER AREAS OF WORK NECESSARY FOR THE CONSTRUCTION OF CEPL23-00060 SHALL BE ACCOMMODATED BY FUTURE MOT PLANS.

[illegible]

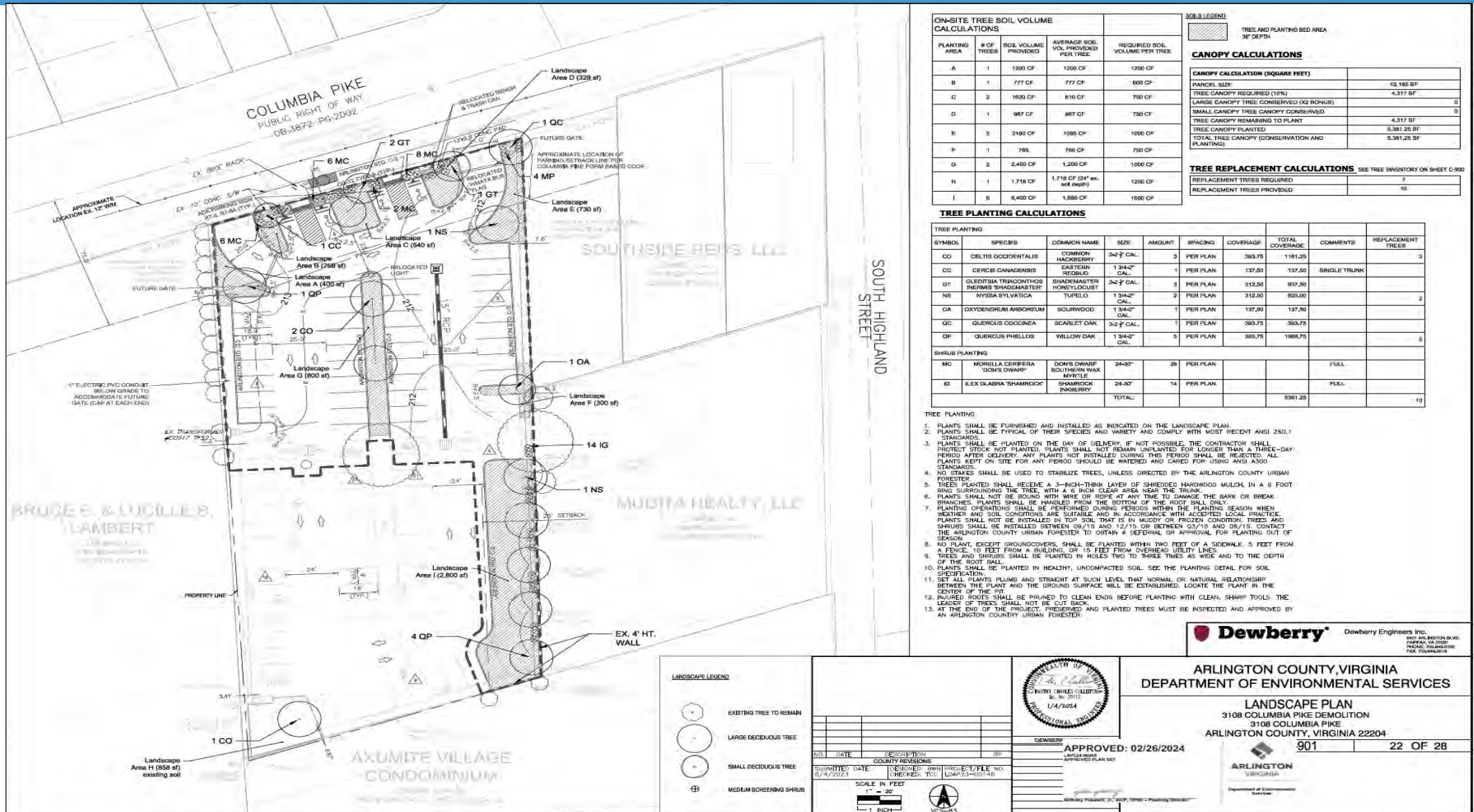
Construction Issues - Contractor Parking

- 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 7th St S, 9th St S and other surrounding streets to ensure their workforce is not parking on street





Contractor Parking at 3108 Columbia Pike



- 250 spaces total are being provided between onsite spaces at the ACC campus and leased spaces at the ECDC parking garage on 9th 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 9th St S and installed time limited “8-hour parking at all times” signage. Parallel parking spaces on 9th St S have been well utilized since the parking meters were removed. New streetscape construction along 9th St S as well as County Complete Street project are temporarily impacting available parking on 9th St S.



- General Contractor Whiting-Turner (W-T) is running regular tours of the jobsite to inform students of various elements of the construction.
- Student tours for Carpentry, Electrical, Geometry, and Project base learning have all occurred and will be ongoing in 2026. Both Carpentry and Electrical shops have had the opportunity for some hands-on training.
- Several staff only tours have occurred, the last of which took place on 1/15. Additional staff tours will occur in March
- On 11/20, the APS Project Manager and the Project Architect attended the Cornerstone project-based learning (PBL) session with staff and students at the Fairlington Community Center to discuss school garden opportunities. Follow up meeting TBD
- W-T Site camera link shared with school administrative staff for display on Common Area video displays and for PBL staff use for school garden planning
- Other potential opportunities being explored:
 - 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 May 2026. Monthly construction updates will also be posted to the project website on or about the 1st of each 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
Cell: 571.220.0048
 - b. Onsite Construction Manager:
Keith Jones
keith.jones@turntown.com
Cell: 202.409.1769