



Arlington
Public
Schools



APS Request for Use Permit Amendment to Modify On-Site Construction Hours for Fleet ES Construction

May 5, 2018

- Use Permit Amendment submitted by APS to Zoning Office on April 9, 2018
- Notification to adjacent neighbors, Civic Associations, TJMS, and TJ Community Center was issued on May 21, 2018
- County Board hearing is scheduled for the June 16, 2018 meeting

- Use Permit Condition #14.A.5 states, *“On-site construction activity, including, by way of illustration and not limitation, delivery of materials and equipment, except for construction worker arrival to the site and indoor construction activity, shall commence no earlier than 7:00am and end by 6:30pm on weekdays, and shall commence no earlier than 10:00am and end by 6:30pm on Saturdays, Sundays, and holidays.”*
- Use Permit Amendment submitted by APS for consideration proposes that weekday hours be modified to *end by 9:00pm*, and that weekend/holiday hours be modified to *commence no earlier than 9:00am and end by 9pm*.
- Proposed adjustment in working hours is consistent with the current version of Arlington County’s standard site plan conditions. Even with the revised construction hours APS would still be required to comply with the Arlington County Noise Control Ordinance.

Reasons for Request

The proposed construction hour extension is requested to for 2 reasons:

1. Ensure certain construction activities can progress to completion within the course of a day for reasons of quality or efficiency. Example: elevated concrete slab pours are very large in the interest of efficiency and structural integrity, it is difficult to place and finish the large quantity of concrete within a normal working day. Delays can occur if concrete trucks are delayed in traffic, or if weather causes longer cure time which then affects finish time.
2. Ensure timely project completion in consideration of delays that frequently occur on projects of this size and scope due to weather delays or delays due to unforeseen conditions.

Use of Modified Hours

- APS has submitted the Use Permit Amendment for modified construction hours for the duration of the project.
- APS does not intend to make recurring use of the modified hours except as required for the reasons stated above.
- Therefore, any use of modified hours would not result in an early delivery of the project, but would be employed to maintain the current schedule.

- Contract Substantial Completion (Occupancy) milestone date is June 15, 2019
- Project delays have occurred both due to weather (wind, snow, rain, and temperature) and unforeseen conditions (footing design modifications and installation delays at the lower level of the garage due to soil conditions encountered, for example).
- Certain activities will need to be accelerated in order to meet the original schedule. There are various strategies for delay recovery, including schedule and sequencing revisions, additional manpower, extension of the schedule, as well as additional working hours. Typically, a combination of strategies works best, and we want to be able to take advantage of all options available to us.

Q: What impact on overall costs will the proposed change in construction hours have?

A: Impossible to say at this time. A longer work day will allow the contractor to take advantage of certain efficiencies in performing the work, or to allow them to make up delays for which they bear responsibility. There will be no increase in cost to the project in this case. In other cases, a longer work day may result from delays due to unforeseen conditions, which could add cost to the project. The project budget carries a contingency to account for these types of potential issues.

Q: What disruptions will there be to traffic along South Old Glebe Rd, 1st Road South, and 2nd St South if the work day is longer?

A: Again, difficult to say, because it is dependent on the work occurring during any particular period. Typically, the disruption to traffic would be from deliveries since the work force would already be on-site. We will work with the contractor to mitigate deliveries to the site if the work day is longer.

Temporary Lighting

Q: Will temporary lighting for construction crews to perform their work be needed to support a longer work day?

A: It is possible that during the part of the year with reduced daylight hours this could be the case. During the summer this is generally not an issue, but during the winter and late fall/early spring, temporary lighting could be required. On the site, portable light towers are typically used. Judicious placement of the light towers, directing them away from the surrounding roadways and in towards the site will help mitigate this, but depending on where lighting is needed, there could be some spill over into the neighborhood. We will work with the contractor to mitigate light spill over if the work day is longer.



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