

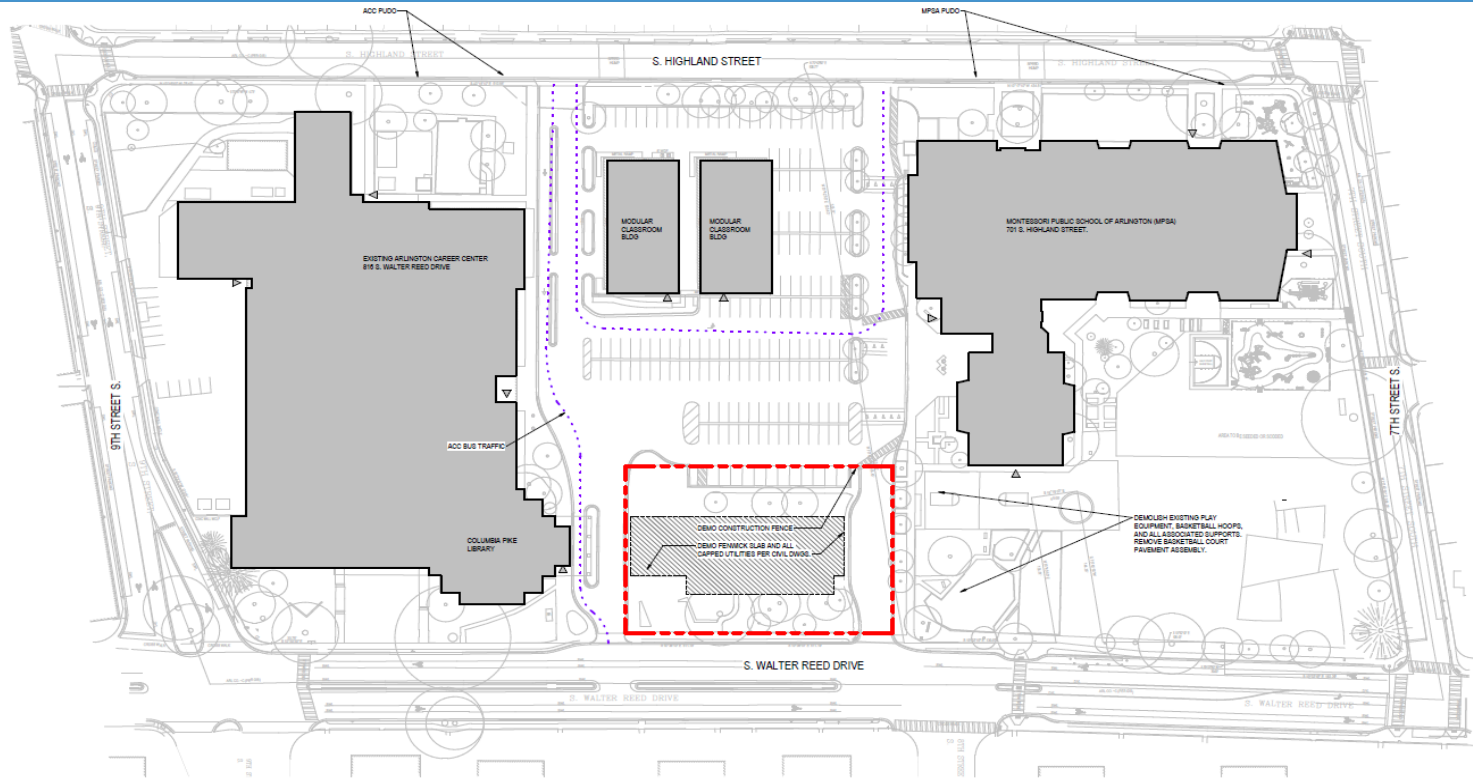
Arlington Career Center Project Pre-construction Presentation

June 5, 2024

- Building Permit
 - a. 3rd round submission being submitted to County Permit review this week
- Use Permit
 - a. Condition submissions required for release of Building Permit nearing completion
- Bid
 - a. 6 general contractors pre-qualified to bid
 - b. 4 bids received
 - c. low bid within budget
- School Board approval of construction contract and project budget
 - a. information 4/25
 - b. action 5/9
- General Contractor Notice to Proceed (NTP)
 - a. Administrative NTP target is early June pending contract execution
 - b. NTP for site mobilization will be pending Building Permit approval

- 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
- County Complete Streets project – not in project scope, County will commence work after Phase 1

Existing Conditions



B1 PHASING PLAN - EXISTING CONDITIONS NEW
1" = 50'-0"

GENERAL SITE PHASING NOTES

- DO NOT SCALE DRAWING FOR INFORMATION.
- THE MONTESSORI PUBLIC SCHOOL OF ARLINGTON (MPSA) AND THE COLUMBIA PIKE LIBRARY LOCATED WITHIN THE EXISTING ACC WILL REMAIN OPERATIONAL DURING THE FULL DURATION OF THE PROJECT (ALL PHASES). CONSTRUCTION ACTIVITIES SHALL BE COORDINATED TO MINIMIZE DISRUPTION TO THESE FACILITIES. ANY UTILITY SHUT-DOWN THAT IMPACT THESE FACILITIES SHALL BE COORDINATED WITH AND APPROVED BY THE OWNER IN ADVANCE (NO LESS THAN 72 HOURS).
- EXPRESS PATHS FOR THE MPSA AND THE EXISTING ACC BUILDINGS SHALL REMAIN CLEAR OF CONSTRUCTION ACTIVITIES, EQUIPMENT AND DEBRIS.
- SCHOOL BUS ROUTES ON SITE (DURING SCHOOL HOURS) SHALL REMAIN CLEAR OF CONSTRUCTION ACTIVITIES, EQUIPMENT AND DEBRIS.
- ALL CONSTRUCTION ACTIVITIES SHALL BE COORDINATED WITH ANNUAL COUNTY EVENTS (E.G. COUNTY BUSSES FESTIVAL IN JUNE) THAT WILL OCCUPY ADJACENT STREETS.
- THESE PLANS INDICATE THE LIMITS OF DISTURBANCE (LOD). EXTENT OF CONSTRUCTION FENCE AND GENERAL SCHEDULE DURATION FOR EACH PHASE PROVIDE TEMPORARY FENCE FOR WORK THAT MUST BE COMPLETED OUTSIDE OF THE LOD FOR THE PHASE.
- THE PHASING SCHEDULE ALSO INDICATES WORK THAT SHALL BE COMPLETED DURING A SPECIFIC TIME PERIOD DURING THE PHASE TO AVOID CONFLICTS WITH EXISTING CAMPUS OPERATIONS (SCHOOL HOURS).
- THE SCOPE OF WORK INDICATED IN EACH PHASE IS INTENDED TO PROVIDE A GENERAL OVERVIEW. ALL SITE WORK, LANDSCAPING, AND UTILITY INFRASTRUCTURE SHOWN IS DIAGNOSTIC AND IS FOR REFERENCE ONLY. CONTRACTOR SHALL REFER TO THE CONTRACT DOCUMENTS FOR THE FULL SCOPE OF WORK REQUIRED FOR EACH PHASE.
- KEYED NOTES IDENTIFY SCOPE WHICH MAY IMPACT PHASING ONLY. NOT ALL CIVIL SCOPE IS NOTED ON THESE PLANS. REFER TO CONTRACT DOCUMENTS FOR FULL PROJECT SCOPE OF WORK.

PHASE SPECIFIC NOTES

- EXISTING ACC AND MPSA STUDENT PICKUP/DROPOFF (PUDO) OCCURS IN SIGNED AREAS ALONG S. HIGHLAND ST.
- EXISTING ON-SITE SURFACE PARKING 170 SPACES.

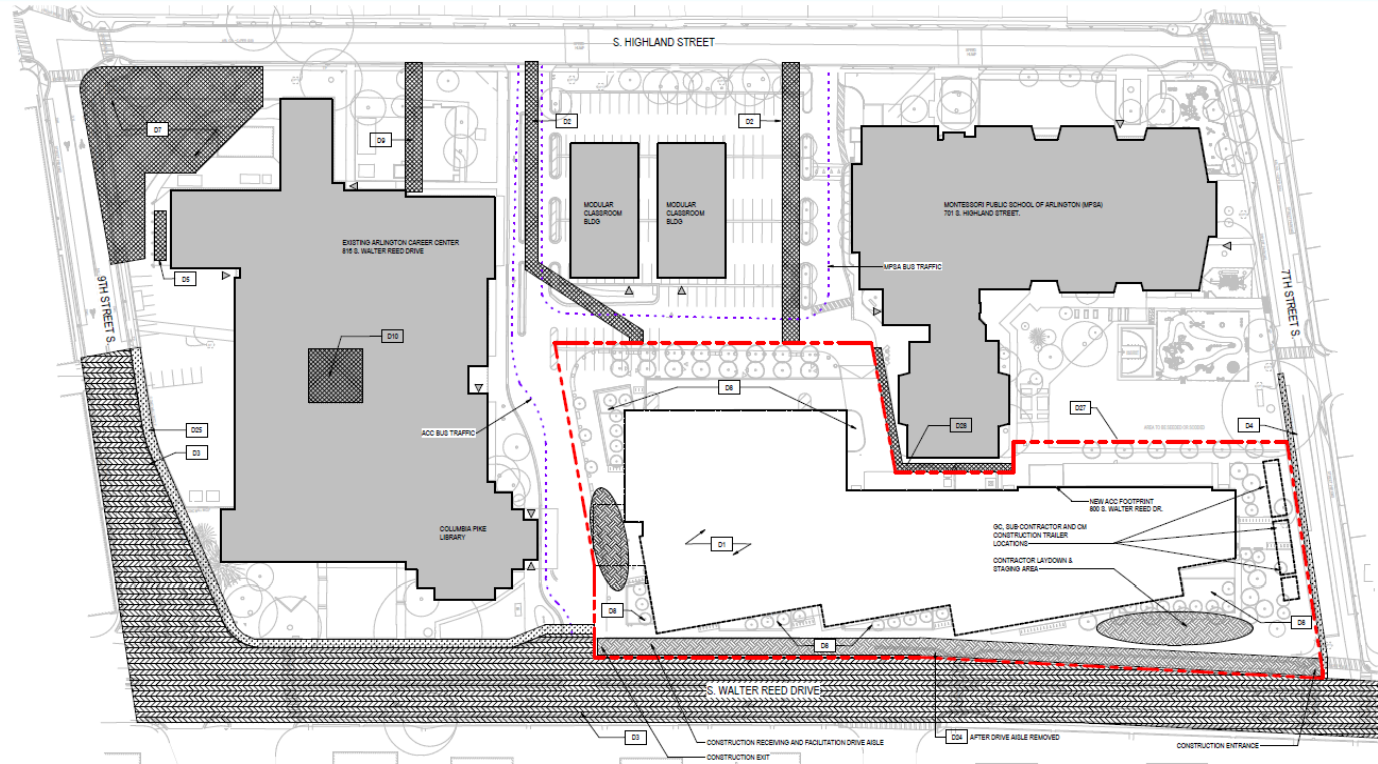
LEGEND

- EXISTING BUILDING TO REMAIN OPERATIONAL DURING CONSTRUCTION
- PARTIAL DEMOLITION OF BUILDING
- WORK AREA OUTSIDE SAFETY FENCE / LOD
- CONSTRUCTION LAY DOWN / STAGING DRIVE AREA
- WORK AREA "STREETSCAPES"
- WORK AREA "COMPLETE STREETS"
- CONSTRUCTION / SAFETY FENCE / LOD
- SCHOOL BUS ROUTE
- EXISTING BUILDING ENTRANCE / EXIT LOCATION
- W = WINTER / SPRING
- S = SUMMER
- F = FALL / WINTER

CAMPUS DEVELOPMENT PHASING SCHEDULE

GENERAL SCOPE DESCRIPTION	PHASE 1	PHASE 2	PHASE 3
CONSTRUCT NEW ACC (300 S. WALTER REED DR.) / COMPLETE STREETS CONSTRUCTION	SPRING 2024 - SUMMER 2026	SUMMER 2026 - SUMMER 2027	SUMMER 2027 - FALL 2027
RENOVATE EXISTING ACC (316 S. WALTER REED DR.) / CONSTRUCT NEW PARKING GARAGE (300 S. 9TH ST.)			
CONSTRUCT SYNTHETIC PLAY FIELD / COMPLETE REMAINING SITE WORK / FINAL STREET PAVING			

Phase 1 (spring 2024 – summer 2026)



B1 PHASING PLAN - PHASE 1
1" = 50'-0"

GENERAL SITE PHASING NOTES

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- THE MONTESSORI PUBLIC SCHOOL OF ARLINGTON (MPSA) AND THE COLUMBIA PIKE LIBRARY LOCATED WITHIN THE EXISTING ACC WILL REMAIN OPERATIONAL DURING THE FULL DURATION OF THE PROJECT. ALL PHASES' CONSTRUCTION ACTIVITIES SHALL BE COORDINATED TO MINIMIZE DISRUPTION TO THESE FACILITIES. ANY UTILITY SHUT-DOWNS THAT IMPACT THESE FACILITIES SHALL BE COORDINATED WITH AND APPROVED BY THE OWNER IN ADVANCE AND LESS THAN 72 HOURS.
- EMERGENCY PATHS FOR THE MPSA AND THE EXISTING ACC BUILDINGS SHALL REMAIN CLEAR OF CONSTRUCTION ACTIVITIES, EQUIPMENT AND OBSTACLES.
- SCHOOL BUS ROUTES ON SITE DURING SCHOOL HOURS SHALL REMAIN CLEAR OF CONSTRUCTION ACTIVITIES, EQUIPMENT AND OBSTACLES.
- ALL CONSTRUCTION ACTIVITIES SHALL BE COORDINATED WITH ANNUAL COUNTY EVENTS (I.E. COUNTY BUSSES FESTIVAL, IN LANE THAT WILL OCCUPY ADJACENT STREETS).
- THESE PLANS INDICATE THE LIMITS OF DISTURBANCE (LOD). EXTENT OF CONSTRUCTION FENCE AND SCHEDULE DURATION FOR EACH PHASE. PROVIDE TEMPORARY FENCE FOR WORK THAT MUST BE COMPLETED OUTSIDE OF THE LOD FOR THE PHASE.
- THE PHASING SCHEDULE ALSO INDICATES WORK THAT SHALL BE COMPLETED DURING A SPECIFIC TIME PERIOD DURING THE PHASE TO AVOID CONFLICTS WITH EXISTING CAMPUS OPERATIONS (SCHOOL HOURS).
- THE SCOPE OF WORK INDICATED IN EACH PHASE IS INTENDED TO PROVIDE A GENERAL OVERVIEW. ALL SITE WORK, LANDSCAPING AND UTILITY INFRASTRUCTURE SHOWN IS DIAGNOSTIC AND IS FOR REFERENCE ONLY. CONTRACTOR SHALL REFER TO THE CONTRACT DOCUMENTS FOR THE FULL SCOPE OF WORK FOR EACH PHASE.
- KEYED NOTES IDENTIFY SCOPE WHICH MAY IMPACT PHASING ONLY. NOT ALL CHAL SCOPE IS NOTED ON THESE PLANS. REFER TO CONTRACT DOCUMENTS FOR FULL PROJECT SCOPE OF WORK.

PHASE SPECIFIC NOTES

- EXISTING ACC REMAINS OCCUPIED DURING PHASE 1 CONSTRUCTION. CONSTRUCTION ACTIVITIES SHALL BE COORDINATED TO MINIMIZE DISRUPTION TO SCHOOL.
- NO CHANGE TO BUS LOOP FROM PREVIOUS PHASE.
- INDICATED BIENNE CURBSIDE PUDO ZONES ON S-HIGHLAND ST FOR EXISTING ACC AND MPSA SHALL REMAIN CLEAR OF CONSTRUCTION ACTIVITIES, EQUIPMENT, AND OBSTACLES.
- ON-SITE SURFACE PARKING REDUCED TO 10 SPOTS.
- NEW 800 S. WALTER REED DR FROM 7TH STREET S. TO BUS LOOP ADJACENT TO EXISTING LIBRARY, INCLUDING SIDEWALK, PARKING LANE, AND BUS LANE, WILL BE USED FOR CONTRACTOR STAGING FOR THE DURATION OF PHASE 1 CONSTRUCTION.
- UTILITIES, INCLUDING NEW GAS SERVICE, THAT ARE REEDED FROM S-HIGHLAND ST. WILL BE INSTALLED IN SUMMER 2025.
- IF STORM SEWER MAIN IN S-HIGHLAND ST AND 7TH ST. S. TO BE RELOCATED IN SUMMER 2025.
- STREETCLOPE WORK WILL GENERALLY BE COMPLETED IN THE PHASE BUDGET WORK IS ADJACENT TO.
- COMPLETE STREET'S WORK ALONG THE NEW ACC FRONTAGE ON S. WALTER REED DR. TO BE COORDINATED/COMPLETED DURING PHASE 1.

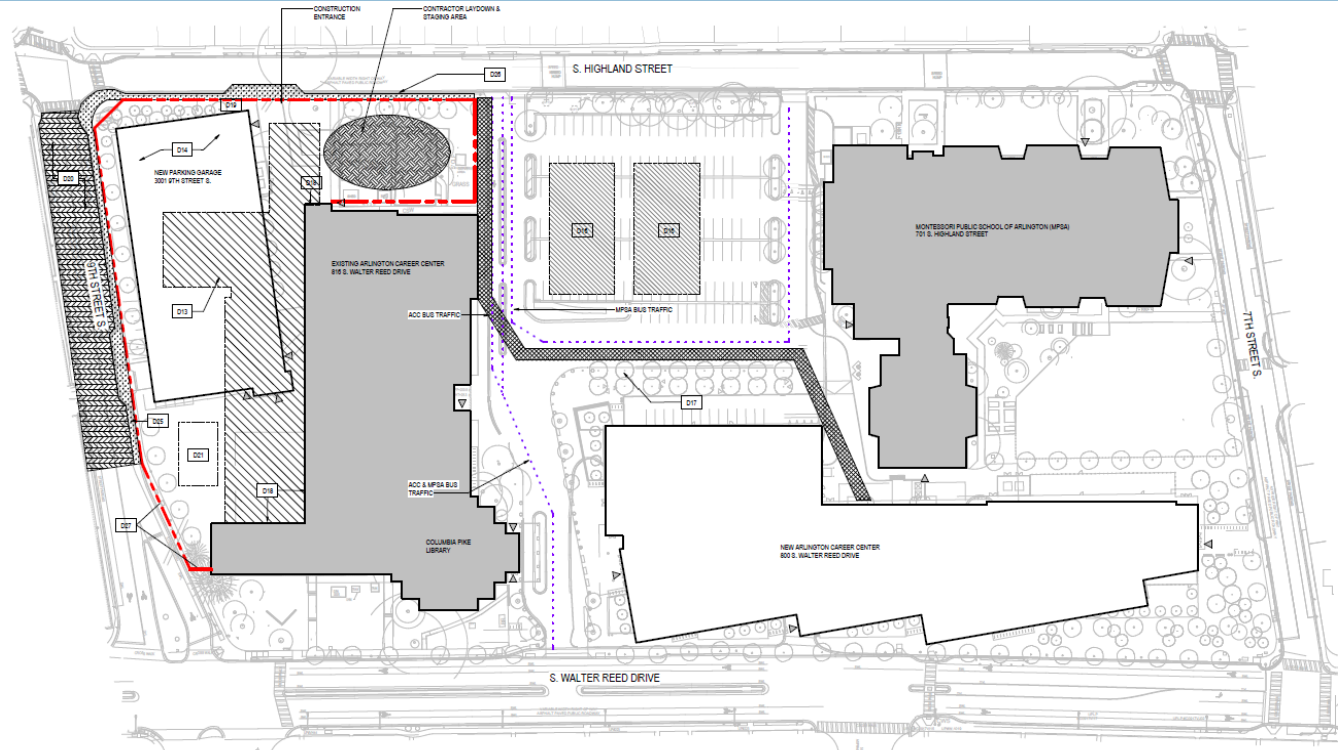
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- EXISTING BUILDING ENTRANCE / EXIT LOCATION
- W/S - WINTER / SPRING
- S/S - SUMMER
- F/W - FALL / WINTER

CAMPUS DEVELOPMENT PHASING SCHEDULE

SCOPE	KEYED NOTE	PHASE 1					
		04/15/2024	05/15/2024	06/15/2024	07/15/2024	08/15/2024	09/15/2024
CONSTRUCT NEW ACC (800 S. WALTER REED DR.) / INSTALL CHILLER INFRASTRUCTURE AT EXISTING ACC (816 S. WALTER REED DR.) / INSTALL STORM UTILITY INFRASTRUCTURE							
CONSTRUCT PERIMETER CONSTRUCTION / SAFETY FENCING	D37						
INSTALL RETAINING WALL SOUTH OF MPSA. PROVIDE TEMPORARY FENCE PROTECTION	D38						
DEMOLITION OF BIENNE BLDG SLAB ON GRADE AND ALL CAPPED UTILITIES	D1						
DEMOLITION / INSTALL NEW STORM UTILITY INFRASTRUCTURE	D7						
DEMOLITION PARKING LOT (AS REQUIRED) TO INSTALL NEW ACC UTILITIES FROM S. HIGHLAND ST. PATCH PAVEMENT IN/AND RE-STRIP PARKING STALLS	D2						
CONSTRUCT NEW STREETSCAPE (SIDEWALK, PLANTING STRIP, STREET TREES & STREET LIGHTS) ON 7TH STREET S.	D4						
CONSTRUCT NEW STREETSCAPE (SIDEWALK, PLANTING STRIP, STREET TREES & STREET LIGHTS) ON S. WALTER REED DRIVE	D24						
CONSTRUCT NEW STREETSCAPE (SIDEWALK, PLANTING STRIP, STREET TREES & STREET LIGHTS) ON 9TH STREET S.	D29						
CONSTRUCT "COMPLETE STREET" PROJECT	D8						
INSTALL CHILLER DUNNAGE ON ROOF OF EXISTING ACC (FOR PHASE 2 CHILLER RELOCATION). PATCH / REPAIR ROOFING ASSEMBLY	D10						
INSTALL NEW GAS LINE & METER FOR EXISTING ACC AND PATCH PLAY AREA / PAVEMENT & ROOFING ASSEMBLY	D9						
RELOCATE EXISTING ACC CHILLERS: TEST / COMMISSION / START UP RELOCATED CHILLERS	D3						
INSTALL AND ACTIVATE BIO-RETENTION AREAS ADJACENT TO NEW ACC	D8						

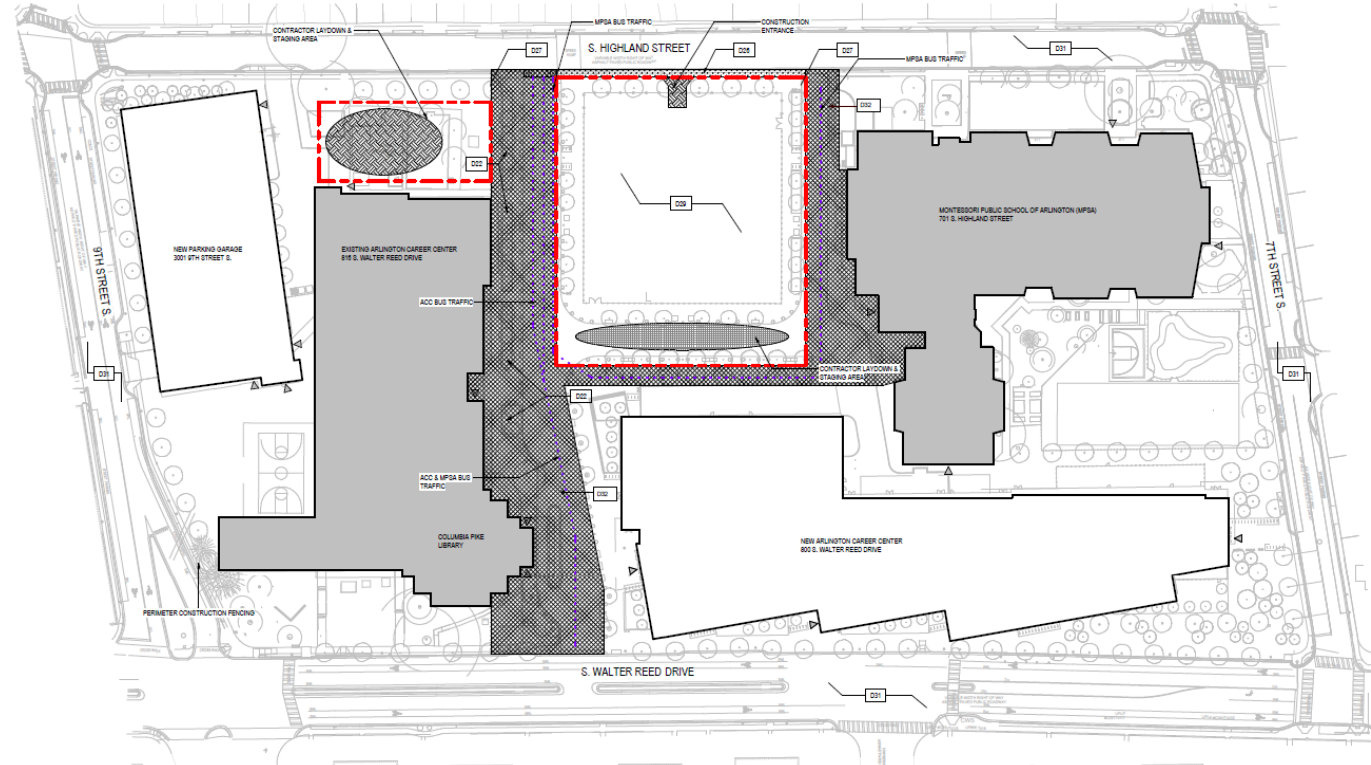
Phase 2 (summer 2026 – summer 2027)



B1 PHASING PLAN - PHASE 2 EXIST. ACC & GARAGE
12-016 1" = 50'-0"

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REMOVE PORTABLE CLASSROOMS FROM SURFACE PARKING LOT ONCE NEW ACC IS OCCUPIED. ON-SITE PARKING WOULD INCREASE TO APPROXIMATELY 170 PARKING SPACES AFTER PORTABLE CLASSROOMS ARE REMOVED. SIDEWALKS ALONG S. HIGHLAND STREET AND 9TH STREET WILL BE IMPACTED/CLOSED TO INITIAL STREET SCENE WORK. MAY NEED TO TAKE A PORTION OF THE PARKING LANE ON THE NORTH SIDE OF 9TH STREET S. ACC BUSES TO ENTER FROM S. WALTER REED DR. AND EXIT ONTO S. HIGHLAND STREET. MPSEA BUSES TO ENTER FROM S. WALTER REED DR. AND/OR S. HIGHLAND STREET AND EXIT ONTO S. HIGHLAND STREET. ACC STUDENT PUDO WILL OCCUR IN NEW LOCATION ALONG S. WALTER REED DRIVE. NO IMPACT TO MPSEA STUDENT PUDO. 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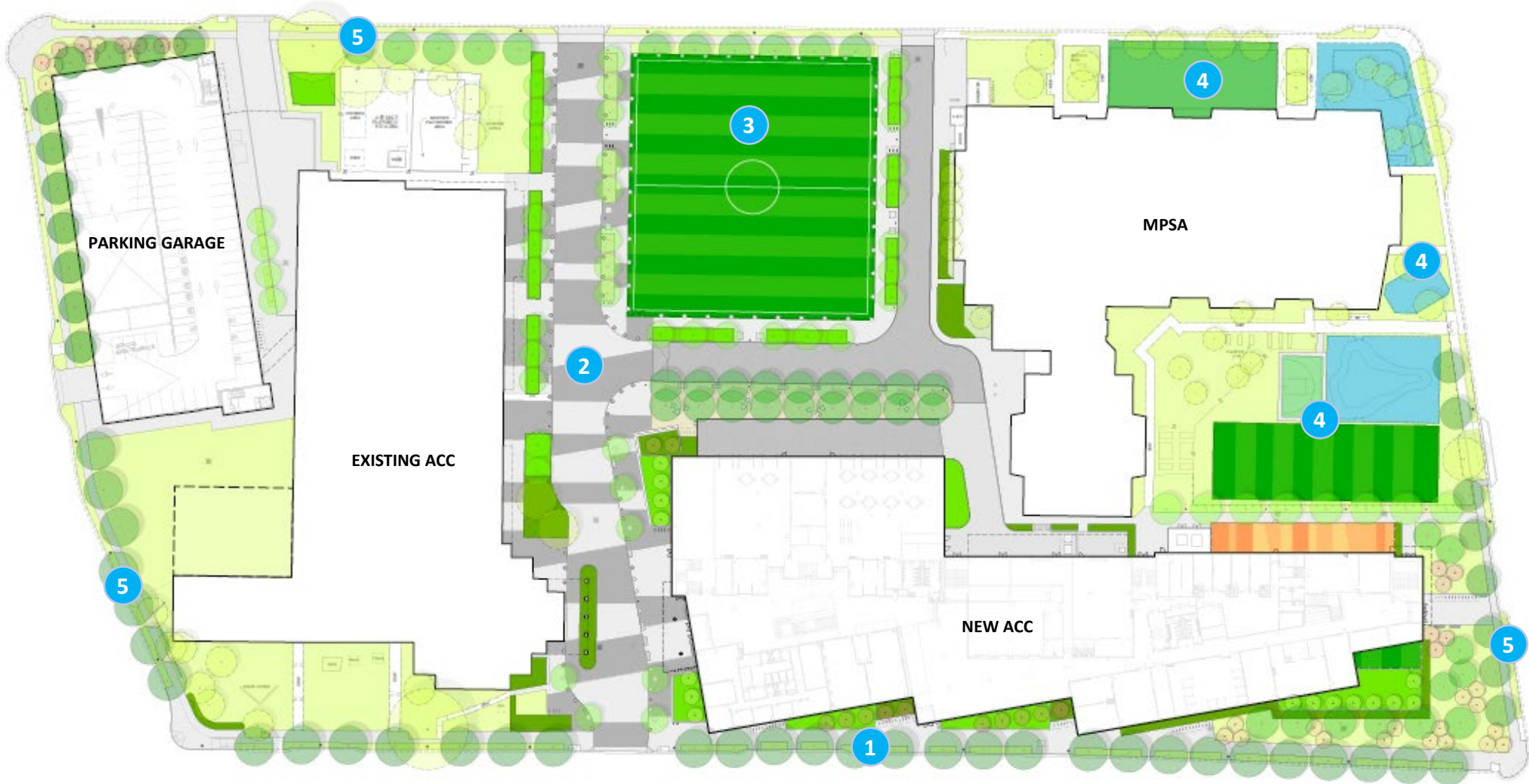
Phase 3 (summer 2027 – fall 2027)



B1 PHASING PLAN - PHASE 3 FIELD & SITE WORK NEW
15-017 1" = 50'-0"













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SCOPE	KEYED	PHASE 3																												
NOTE	5/2027	11/2027																												
CONSTRUCT NEW SYNTHETIC PLAY FIELD & COMPLETE SITE WORK																														
CONSTRUCT PERIMETER CONSTRUCTION / SAFETY FENCING	D27																													
CONSTRUCT SYNTHETIC FIELD AND REMAINING SITEWORK	D28																													
INSTALL AND ACTIVATE BIO-RETENTION AREAS AT EXISTING ACC	D32																													
CONSTRUCT NEW STREETSCAPE (SIDEWALK, PLANTING STRIP, STREET TREES & STREET LIGHTS) ON S. HIGHLAND STREET	D36																													
CONSTRUCT MILL LEVEL OVERLAY OF ALL STREETS SURROUNDING SITE	D31																													
REPAVE BUS LOOP / COMPLETE MISCELLANEOUS SITE WORK	D32																													

Campus Site Plan Final Condition



- 1 | WALTER REED STREETSCAPE
- 2 | SHARED SPACE
- 3 | PLAYFIELD
- 4 | MPSA SITE IMPROVEMENTS
- 5 | STREETSCAPE IMPROVEMENTS*

SITE PLAN KEY

-  EXISTING TREE
-  PROPOSED CANOPY TREE
-  PROPOSED FLOWERING TREE
-  ARLINGTON STD CONCRETE
-  SPECIAL CONCRETE PAVING
-  ASPHALT
-  STABILIZED GRAVEL PAVING
-  PLAY AREAS
-  PROPOSED SHRUB AND PERENNIALS PLANTING
-  SYNTHETIC TURF PLAYFIELD
-  BIO-RETENTION AREA
-  TURF AREA



Aerial View from Southeast



Aerial View from Northeast



View to West Façade and Playfield



View of Parking Garage from 9th St.



View of Parking Garage from Corner of 9th St. and S. Highland

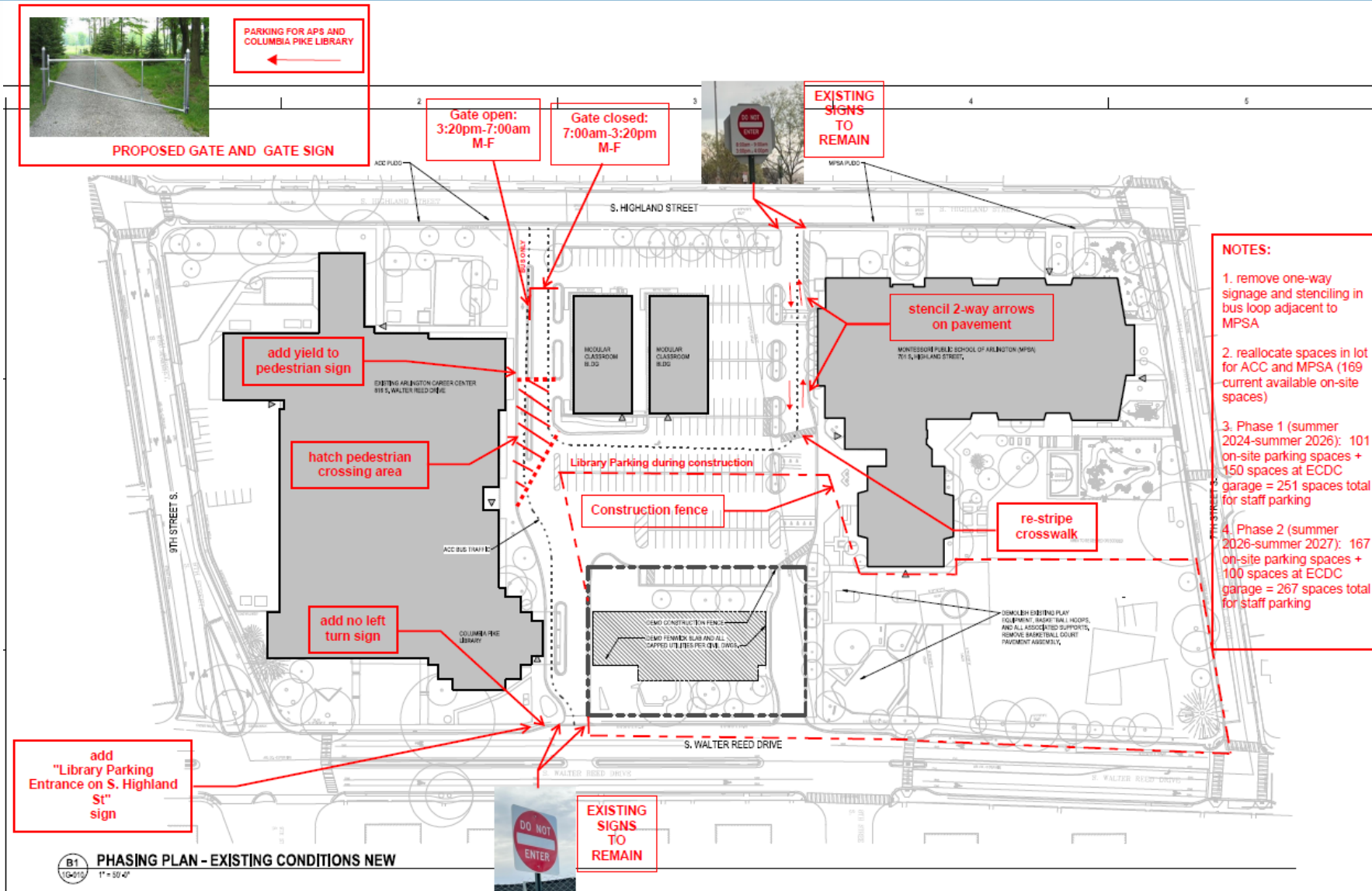


View of Parking Garage from S. Highland Street



- Contractor parking – license agreement for use of 3108 Columbia Pike (SunTrust Bank building) approved by both county and school boards. 92 space lot dedicated for contractor use available November 1, 2024 for the duration of the project. Contractor is responsible for procuring and policing any additional parking required to meet their needs.
- School staff parking during construction – will maintain 250 spaces for staff at all time between onsite parking and adjacent ECDC parking garage, with a minimum of 100 spaces on-site during construction.
- Columbia Pike Library parking during construction – dedicated staff and patron spaces signed on-site for the duration of construction

Site Access and Wayfinding Improvements



- Maintenance of Traffic (MOT) Plans – will be developed with contractor early in 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 Plan, 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 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

- Community updates during construction – regular community update meetings during construction to be held in existing ACC Commons
- 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