

# SCHOOL UNIFICATION: NEW LMS TOWN HALL

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# Agenda

- **Project Update**
- **Project Timeline**
- **Site Plans**
  - **Site Logistics Plan | Construction Staging Plan**
  - **2020 Site Plan**
  - **Public Space**
- **Upcoming Town Hall Meetings**
- **Q&A**



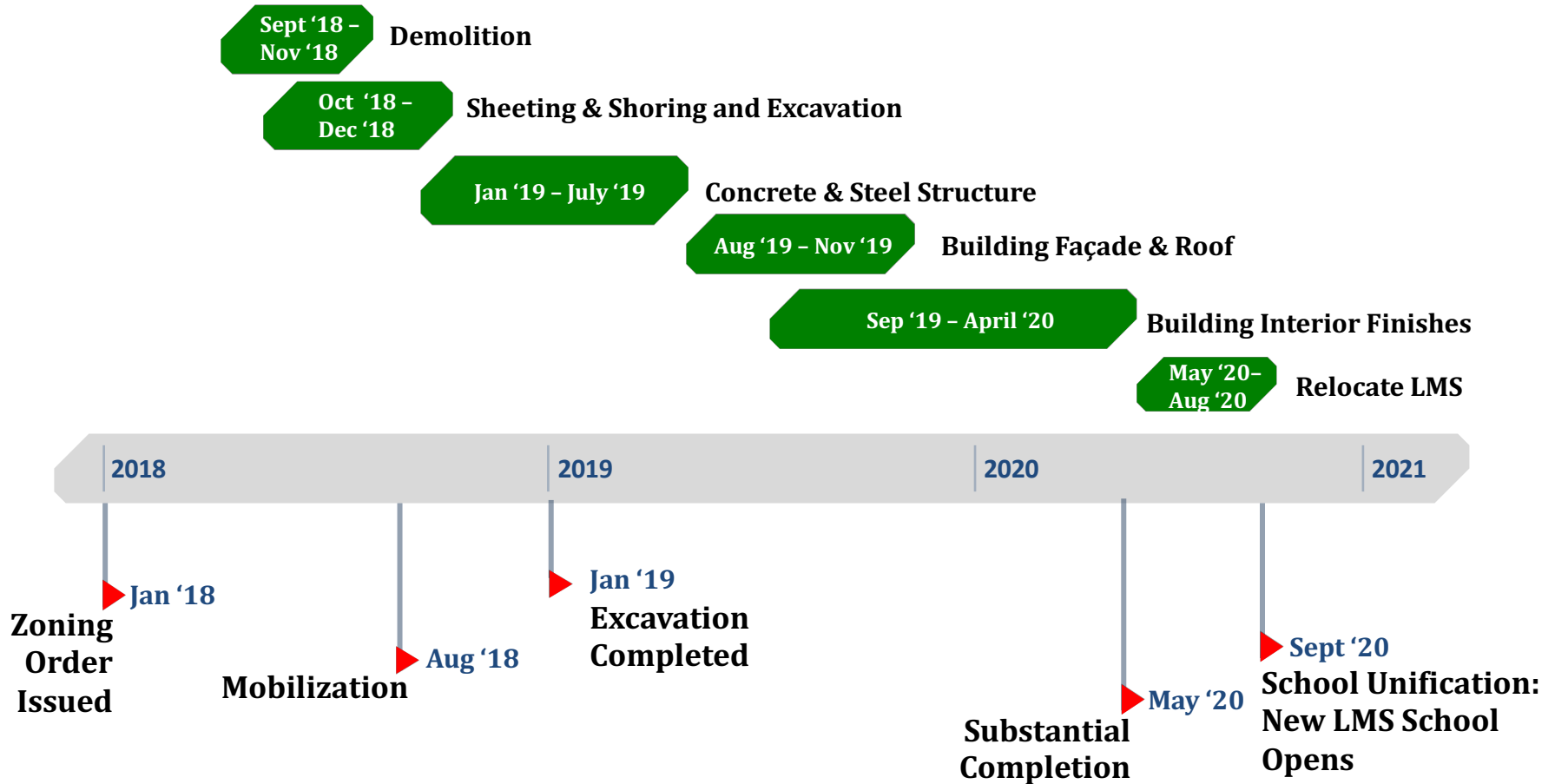
# Project Update – December

- **Completed LMS basement excavation**
  - Noise was generated with large construction equipment and trucks removing demolition debris from the project site
  - Contractor utilized water sources, adhering to DOEE approved dust control measures
  - There was an increased number of trucks during this period
- **Began pouring tower crane foundations**
  - Noise was generated with large construction equipment and trucks bringing concrete to the project site
- **Began underground plumbing**
- **Began brick installation along the exterior wall of the 4817 43rd Street residence**


# Project Update – January


- **Erect tower crane**
- **Concrete foundations, footers and walls**
  - Noise will be generated with large construction equipment and trucks bringing concrete to the project site
- **Begin foundation waterproofing**
- **Underground plumbing**
- **New Upper School garage entrance and site work begins**
- **Building façade completed for 43<sup>rd</sup> Street townhome**


# Project Timeline




# Site Logistics Plan | Construction Staging Plan

 Construction Traffic Entering Project Site

 Construction Traffic Exiting Project Site


 Construction Fence - Building, Garage/Athletic Field, and Site Work

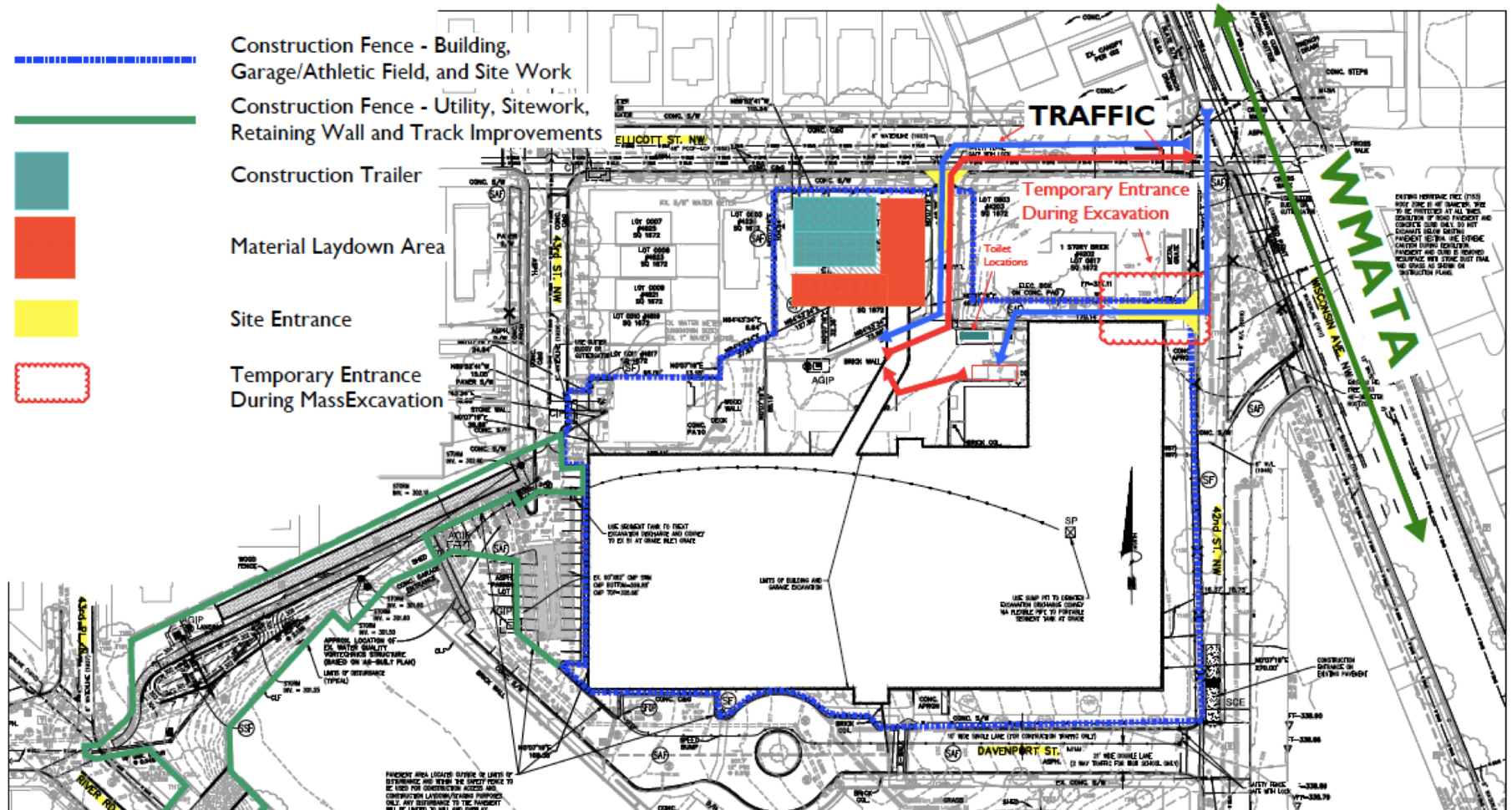
 Construction Fence - Utility, Sitework, Retaining Wall and Track Improvements

 Construction Trailer

 Material Laydown Area

 Site Entrance

 Temporary Entrance During Mass Excavation



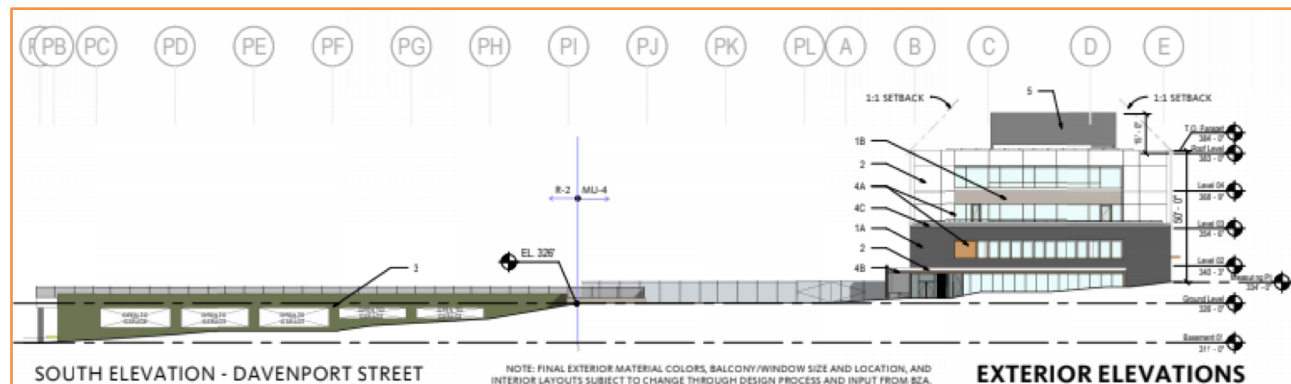
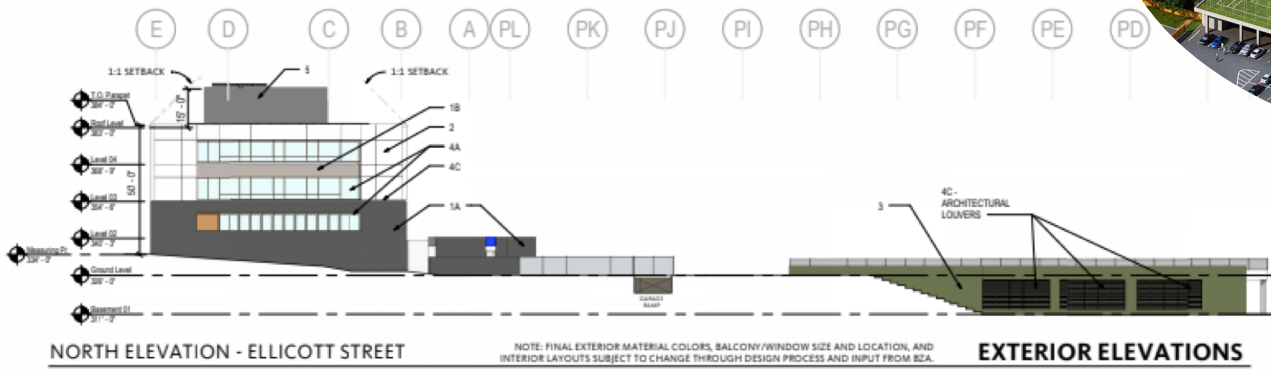


# 2020 Site Plan\*\*





# 2020 Site Plan\*\*





# Public Space Update



# 2018-2019 Town Hall Calendar

## Upcoming Town Hall Dates:

- ~~January 2019~~ ~~Wednesday, January 16th @6PM~~
- February 2019      Monday, February 25th @6PM
- March 2019        Wednesday, March 13th @6PM
- April 2019        Wednesday, April 17th @6PM
- May 2019         Wednesday, May 15th @6PM
- June 2019         Wednesday, June 19th @6PM

**2019-2020 Town Hall Calendar will be updated in the next few months. There will be no meeting in July.**



## **Additional questions, comments, or concerns, that are not answered in the Town Hall, will be:**

- Addressed in the post-Town Hall summary or in the FAQ on the web page
- Addressed in the upcoming monthly Town Hall

## **Next Town Hall:**

- Monday, February 25<sup>th</sup> @ 6:00 PM

# Appendix - Construction Management Plan



**Gensler**



## CONSTRUCTION MANAGEMENT PLAN GEORGETOWN DAY SCHOOL SCHOOL UNIFICATION PROJECT: NEW LOWER MIDDLE SCHOOL

12 SEPTEMBER 2018

### Commitment to Safety

**Safety is a commitment, not a drill.** For us, safety is more than a habit. It's a mindset each of our team members employ on your project, achieving industry recognition for excellence in safety performance. We hold our partners and our subcontractors to equally demanding standards.

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**Isolate construction from General Public.** Equally important during construction is pedestrian safety. It is important that DAVIS creates an effective barrier enclosing the project site from pedestrian and General Public access. Perimeter safety fencing will be installed at the onset of construction activity, monitored regularly and repaired as necessary. Installation of the perimeter safety fencing provides a physical barrier to protect the General Public, as well as protect on site stored materials. Adequate signage will be installed at construction entrances and along perimeter fencing identifying the enclosed construction area.

### General Information

An established School Unification Project web page will provide stakeholders access to pertinent project information. The web page will include an agenda for scheduled neighborhood meetings, updates from such meetings, and locations to submit inquiries regarding the project. All project-related communication will be distributed to the public via this project web page and should be checked regularly by stakeholders. Any and all concerns or questions should be submitted via the project web page for review and distribution to all stakeholders.

Project Website: [www.gds.org/schoolunification](http://www.gds.org/schoolunification)

#### **Georgetown Day School**

Chief Financial Officer – Jeffrey Houser

Project Manager – Kristina Lennox

#### **DAVIS Construction**

Senior Project Manager – Chad Oursler

Senior Superintendent – Todd Fritz

Superintendent – Tim Fedder

#### **GreenBench Companies**

Vice President – Gary Kressler

Project Manager – Daniel Bonilla

# Appendix - Construction Management Plan

## Schedule + Logistics

### Construction Schedule

The construction of the new Lower Middle School will commence Summer 2018 and conclude for the start of school September 2020. DAVIS is committed to minimizing construction activity, noise and any disruptions through the duration of the project. Noise control is critical as the project site is in close proximity to the adjacent High School and surrounding community homes. As per Department of Consumer and Regulatory Affairs (DCRA) noise regulations, construction activities will occur between the hours of 7:00am and 7:00pm, Monday through Saturday. Any and all vehicles parked on site outside of these times will do so with engines turned off. There will be no idle engines running outside of the project working hours. DAVIS will remain in open communication with the adjacent High School, coordinating quiet construction times to coordinate with periods of testing at the school throughout the school year. DAVIS is mindful of student arrival/departure times and adjacent community morning/evening commute times, and will coordinate material deliveries outside of these times.

### Site Logistics Plan | Construction Staging

The **Site Logistics Plan | Construction Staging Map** is attached for the new Lower Middle School (Exhibit A). As shown, DAVIS will operate within the highlighted area known as the Limits of Disturbance (LOD). Erosion and sediment control measures will be installed in accordance with DCRA approved plans, and perimeter safety fencing installed. Updates to the plan will be uploaded to the project web page as they develop with project progress.

### Jobsite Trailers and Jobsite Restrooms

Areas for construction trailers and material laydown have been identified adjacent to the Site Construction Entrance via Ellicott Street. This location has been determined after analyzing the project site, final building size/location and onsite grading. Jobsite trailers will be centrally located, nearby work areas, for easy worker access.

### Traffic Management

The traffic management plan has two main goals. First, to route construction traffic in such a way that it reduces traffic to residential streets, and second, to allow for separation of construction traffic/activities from the day-to-day traffic/access to the High School by restricting construction traffic along Davenport Street. The construction traffic route to/from the project site is predominantly by way of Wisconsin Avenue and Ellicott Street. The installation of the new garage entrance along River Road, once completed, will also provide additional access to the High School and assist with non-construction-related traffic flow.

### Adjacent Properties and Roadways

**43rd Street** – Construction traffic will access the site via Ellicott Street, not 43rd Street. When demolishing the 4815 43rd Street residence, access will be from within the project boundary and not 43rd Street. Work is scheduled to replace the existing gate/fence separating the 43rd street from the GDS property. During this work activity, additional security fencing will be installed to properly secure the project site.

**Ellicott Street** – Ellicott Street is the main access route to/from the project site. Reference Exhibit A, which identifies the path of travel from Wisconsin Avenue to Ellicott Street to the project site. All construction related traffic will arrive via Wisconsin Avenue, utilizing only the eastern portion of Ellicott

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**42nd Street** – A secondary (temporary) access point will be established from the project site to 42nd street. This temporary access point will only be in operation during the mass excavation for the below grade building and will be closed once excavation operations for the building below grade levels are complete. Pedestrian access along 42nd street will be maintained throughout construction, via existing sidewalk currently between the existing Safeway building and 42nd street.

**Chesapeake Street** – Construction traffic will NOT access the project site via Chesapeake street.

**River Road** – Construction activity along River Road will occur during the creation of the new entrance to the High School garage. In advance of this work, signage and barricades will be installed to notify general public in accordance with approved traffic control.

**43rd Place** – Construction traffic will NOT access the project site via 43rd Place.

### Site Access

The project site boundary will be secure and not accessible by the public. Site access for construction operations will be provided during each established workday and not on an unlimited basis.

## General Jobsite Requirements

### Trash Control + Responsibility

Trash will be the responsibility of all persons on site and will be disposed of daily into dumpsters located on site. DAVIS will enforce a weekly ALL HANDS project cleanup which will assist in cleaning jobsite debris for a clean safe working environment. Workers will patrol the project site perimeter during the daily cleanup, ensuring that any debris and/or trash is cleaned and disposed of properly.

### Rodent Control

As required by DCRA for RAZE of all buildings, Vector Control will be administered, ensuring any rodents within the existing buildings are properly eradicated. During construction operations DAVIS will continue Vector Control as necessary, in addition to standard jobsite housekeeping. All construction debris, and debris from worker lunches will be confined to the designated break areas and identified dumpster locations. Limiting the locations for worker breaks, with debris/trash confined to the identified zone, will assist in keeping the jobsite clean.

### Security + Badging

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### Tobacco Use

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CONSTRUCTION MANAGEMENT PLAN  
GEORGETOWN DAY SCHOOL  
SCHOOL UNIFICATION PROJECT:  
NEW LOWER MIDDLE SCHOOL

12 JULY 2018

Senior Superintendent – Todd Fritz

Superintendent – Tim Fedder

JFW Project Management

President – James Wilson

Project Manager – Janice Calomiris

Construction Management Plan  
GDS School Unification Project: New Lower Middle School

3

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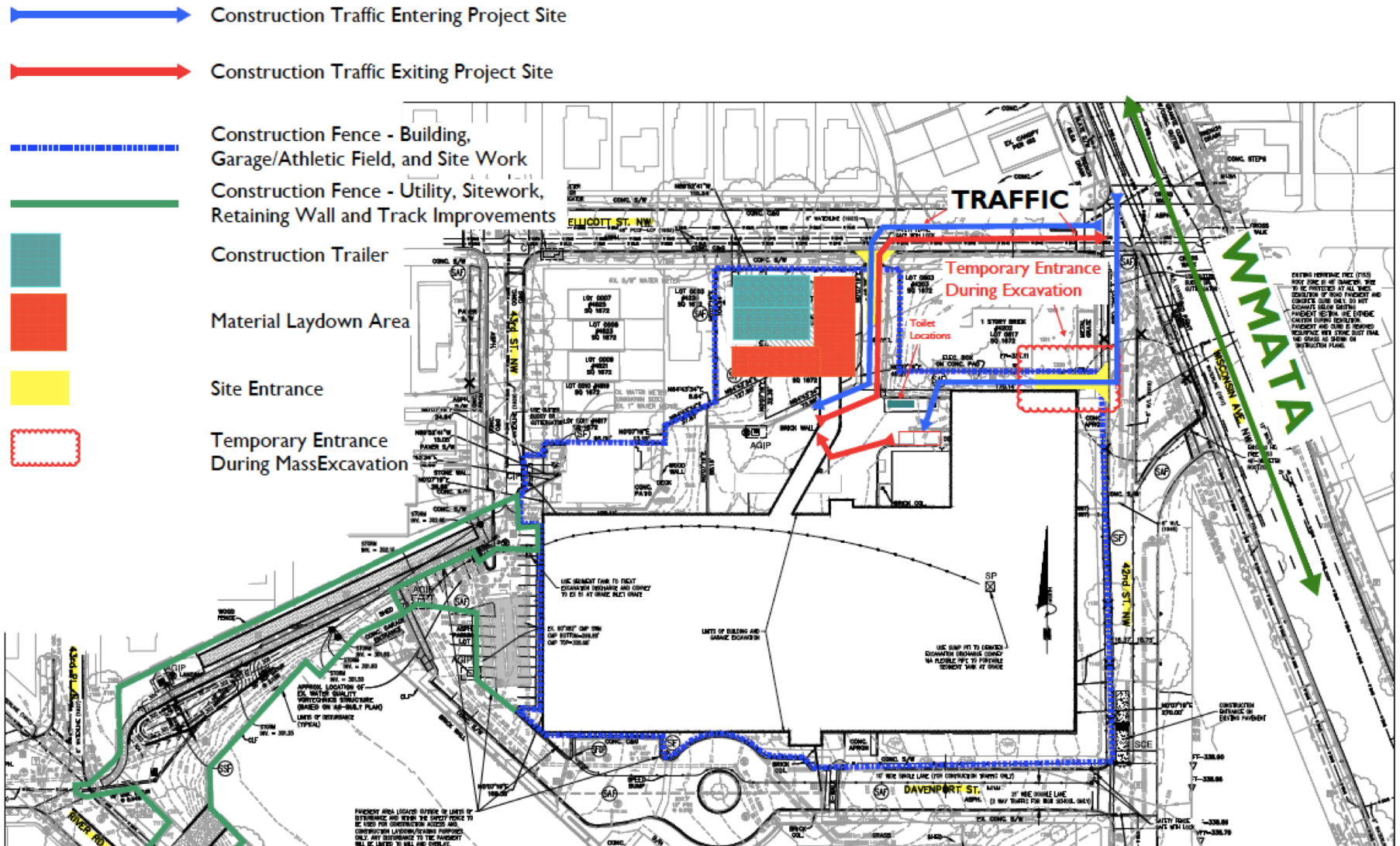
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**Jobsite Trailers and Jobs**  
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**Traffic Management**  
The traffic management plan reduces traffic to residential from the day-to-day traffic on Ellicott Street. The construction traffic will be managed via Ellicott Avenue and Ellicott Street. Once completed, will also provide related traffic flow.

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## Schedule + Logistics

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Street, and exit the same. Construction traffic will NOT access the project site via west portion of Ellicott Street.

42nd Street – A secondary (temporary) access point will be established from the project site to 42nd street. This temporary access point will only be in operation during the mass excavation for the below grade building and will be closed once excavation operations for the building below grade levels are complete. Pedestrian access along 42nd street will be maintained throughout construction, via existing sidewalk currently between the existing Safeway building and 42nd street.

Chesapeake Street – Construction traffic will NOT access the project site via Chesapeake street.

River Road – Construction activity along River Road will occur during the creation of the new entrance to the High School garage. In advance of this work, signage and barricades will be installed to notify general public in accordance with approved traffic control.

43rd Place – Construction traffic will NOT access the project site via 43rd Place.

## Site Access

**The project site boundary will be secure and not accessible by the public. Site access for construction operations will be provided during each established workday and not on an unlimited basis.**

site, final building size/location and onsite grading. Jobsite trailers will be centrally located, nearby work areas, for easy worker access.

### Traffic Management

The traffic management plan has two main goals. First, to route construction traffic in such a way that it reduces traffic to residential streets, and second, allowing for separation of construction traffic/activities from the day-to-day traffic/access to the High School by restricting construction traffic along Davenport Street. The construction traffic route to/from the project site is predominantly by way of Wisconsin Avenue and Ellicott Street. The installation of the new garage entrance along River Road, once completed, will also provide additional access to the High School and assist with non-construction-related traffic flow.

### Adjacent Properties and Roadways

43rd Street – Construction traffic will access the site via Ellicott Street, not 43rd Street. When demolishing the 4815 43rd Street residence, access will be from within the project boundary and not 43rd Street. Work is scheduled to replace the existing gate/fence separating the 43rd street from the GDS property. During this work activity, additional security fencing will be installed to properly secure the project site.

Ellicott Street – Ellicott Street is the main access route to/from the project site. Reference Exhibit A, which identifies the path of travel from Wisconsin Avenue to Ellicott Street to the project site. All construction related traffic will arrive via Wisconsin Avenue, utilizing only the eastern portion of Ellicott

debris for a clean safe working environment. Workers will patrol the project site perimeter during the daily cleanup, ensuring that any debris and/or trash is cleaned and disposed of properly.

### Rodent Control

As required by DCRA for RAZE of all buildings, Vector Control will be administered, ensuring any rodents within the existing buildings are properly eradicated. During construction operations DAVIS will continue Vector Control as necessary, in addition to standard jobsite housekeeping. All construction debris, and debris from worker lunches will be confined to the designated break areas and identified dumpster locations. Limiting the locations for worker breaks, with debris/trash confined to the identified zone, will assist in keeping the jobsite clean.

### Security + Badging

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### Tobacco Use

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# Appendix - Construction Management Plan

## Schedule + Logistics

### Construction Schedule

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Street, and exit the same. Construction traffic will NOT access the project site via west portion of Ellicott Street.

42nd Street – A secondary (temporary) access point will be established from the project site to 42nd street. This temporary access point will only be in operation during the mass excavation for the below grade building and will be closed once excavation operations for the building below grade levels are complete. Pedestrian access along 42nd street will be maintained throughout construction, via existing sidewalk currently between the existing Safeway building and 42nd street.

Chesapeake Street – Construction traffic will NOT access the project site via Chesapeake street.

River Road – Construction activity along River Road will occur during the creation of the new entrance

## General Jobsite Requirements

### Trash Control + Responsibility

Trash will be the responsibility of all persons on site and will be disposed of daily into dumpsters located on site. DAVIS will enforce a weekly ALL HANDS project cleanup which will assist in cleaning jobsite debris for a clean safe working environment. Workers will patrol the project site perimeter during the daily cleanup, ensuring that any debris and/or trash is cleaned and disposed of properly.

The traffic management plan has two main goals. First, to route construction traffic in such a way that it reduces traffic to residential streets, and second, allowing for separation of construction traffic/activities from the day-to-day traffic/access to the High School by restricting construction traffic along Davenport Street. The construction traffic route to/from the project site is predominantly by way of Wisconsin Avenue and Ellicott Street. The installation of the new garage entrance along River Road, once completed, will also provide additional access to the High School and assist with non-construction-related traffic flow.

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As required by DCRA for 100% of all buildings, Vector Control will be administered, ensuring any rodents within the existing buildings are properly eradicated. During construction operations DAVIS will continue Vector Control as necessary, in addition to standard jobsite housekeeping. All construction debris, and debris from worker lunches will be confined to the designated break areas and identified dumpster locations. Limiting the locations for worker breaks, with debris/trash confined to the identified zone, will assist in keeping the jobsite clean.

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## Schedule + Logistics

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Street, and exit the same. Construction traffic will NOT access the project site via west portion of Ellicott Street.

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Chesapeake Street – Construction traffic will NOT access the project site via Chesapeake street.

Blue Road – Construction activity along Blue Road will occur during the evening of the mass excavation.

## Rodent Control

As required by DCRA for RAZE of all buildings, Vector Control will be administered, ensuring any rodents within the existing buildings are properly eradicated. During construction operations DAVIS will continue Vector Control as necessary, in addition to standard jobsite housekeeping. All construction debris, and debris from worker lunches will be confined to the designated break areas and identified dumpster locations. Limiting the locations for worker breaks, with debris/trash confined to the identified zone, will assist in keeping the jobsite clean.

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# Appendix - Communication Methodology

## What is on: [www.gds.org/schoolunification](http://www.gds.org/schoolunification)

### Before Town Hall

- Community is asked to submit questions, comments and concerns to [TalktoGDS@gds.org](mailto:TalktoGDS@gds.org) in advance\*
- Town Hall agenda will be uploaded to the School Unification web page a minimum of 24 hours in advance

### Town Hall

- Presentation based on the Town Hall agenda

### After Town Hall

- A summary or FAQ will be uploaded to the web page approximately five days after the Town Hall

### Monthly Update

- A past and current month's update of the general construction progress will be uploaded on the first Monday of each month

### Weekly Update

- Daily time lapse images will be updated every Wednesday



# Appendix – Construction Staging

## Georgetown Day School Construction Phasing - Utilities at Track



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Georgetown Day School  
Mobilization & Site Controls  
Davenport St. and 42nd NW  
Washington, DC

James G. Davis  
Construction Corporation  
12530 Parklawn Drive  
Rockville, MD 20852  
301.881.2900 main  
davisconstruction.com

# Appendix – Construction Staging

## Georgetown Day School Construction Phasing - Mass Excavation; New Garage Entrance



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# Appendix – Construction Staging

## Georgetown Day School Construction Phasing - Complete Utilities at Track; New Garage Entrance



8

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