



Marie Reed Modernization Project Update – 4/21/2017

Prepared on: April 21, 2017

Location: 2201 18th Street

Ward: 1

Overall Project Budget: \$61.5M

Design Builder/Architects: Gilbane Construction Company

Project Manager(s): Teddy Grebremichael, Jennifer Battle, Kyle Whitley II

Project Status: In Construction

Construction Start Date: Summer 2016

Project Completion Date: Summer 2017

General Project Summary

- Marie Reed Community Learning Center is a wonderfully diverse school located in the Adams Morgan neighborhood. The modernization includes renovations to the school, DPR and community partner spaces. The scope of work included, but was not limited to: right-sizing of classrooms, installation of new lighting fixtures, new ceilings, new flooring, new data connectivity, new audio-visual equipment, and new furniture, fixtures and equipment (FF&E).

Project Status

- **Work Scheduled From 4/21/2017 to 5/5/2017**
- **Roof Activities**
 - Mechanical Piping
 - Installation of Elevator Machine Equipment
 - Electrical Conduit Rough-In @ Penthouse
 - Commissioning Process is ongoing
 - **Building Commissioning (Cx)** is the process of verifying, in new construction, the subsystems (mechanical (HVAC), plumbing, electrical, fire/life safety), to achieve the owner's project requirements as designed by the building architects and engineers.
- **4th Floor Activities**
 - Continuation of Fire Alarm Rough-In and Electrical Riser Installation
 - Continuation of the installation of Metal Frames and Glass Panels
 - Continuation of Flooring (70% complete)
 - Continuation of Tile in Bathrooms
- **3rd Floor Activities**
 - Installation of New Canopies
 - Continuation of Installing Glass throughout the building.
 - Continuation of Fire Protection Rooms, Corridors and Stairwells
 - Continuation of Fire Alarm Rough-In and Electrical Riser Installation



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- Continuation of Mechanical, Electrical and Plumbing Rough-In's
- Continuation of Fireproofing throughout the 3rd Floor
- Continuation of Flooring
- Continuation of Tile in Bathrooms

- **2nd Floor Activities**
 - Preparation Work for Elevator Mechanisms
 - Pour Concrete at Metal Decks for Loading Dock Area & Cafeteria
 - Install Steel above Loading Dock
 - Continuation of Hanging Drywall Ceilings
 - Continuation of Mechanical, Electrical and Plumbing Rough-In's
 - Continuation of Fireproofing throughout the 2nd Floor

- **Parking Garage**
 - Continuation of Stick Pin Insulation
 - Stick Pin Application is used to install insulation that normally would not have anyway to adhere the insulation. Anchors are glued in place and used to support rigid board and batt type insulation on walls, ceilings and roof application.

- **Sitework**
 - Install Water Line on North Champlain Street
 - Foundation Wall Waterproofing is ongoing
 - Foundation Waterproofing involves techniques and materials used to prevent water from penetrating the basement of a house or a building.
 - Exterior Facade Point-Up and Cleaning
 - Repointing or "Point-Up" is the process of renewing the 'pointing, which is the external part of mortar joints, in masonry construction. Over time, weathering and decay cause voids in the joints between masonry units, usually in bricks, allowing the undesirable entrance of water.
 - Backfill Foundation Wall (West)

Please see below for recent photos from the project site.



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4th Floor Corridor



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Flooring Installation (Arts & Science Commons - 4th Floor)



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Metal Framing (Kitchen / Cafeteria)



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West Addition