



Meeting Notes

Powell SIT Meeting

3/3/2016

9AM

Powell ES, 1350 Upshur St NW, Washington, DC

Facilitator: Toussaint Webster

Overview:

Objectives:

To update the SIT on building D layout, features, and progress; To introduce the permitting process for construction; To deliver a site overview and communicate updated timeline

Attendance:

1	Iris Amaya	11	Christine Miller
2	Maria Lopez	12	Ms. Lindo
3	Deysi Vasquez	13	Ms. Lyons-Lucas
4	Margarita Sanchez	14	Novella Brady
5	Carla Ferris	15	Toussaint Webster
6	Patrice Dean	16	Christina Weaver
7	Deepa Shukla	17	Elise Washe
8	Ken Forsberg	18	Regina Myers
9	Mia Paustian	19	Percia Williams
10	Andreina Laffarge	20	Tessy Piness

Notes:

Issue	Comments
Building D Layout Recap	<ul style="list-style-type: none"> Novella Brady presented both floors of the Building D plan <p>The Following Questions were asked:</p> <ul style="list-style-type: none"> With the second floor bridge coming from building C, will there be some retrofitting? Yes, there will be some retrofitting for the bridge that runs over the first floor of the existing atrium.

	<ul style="list-style-type: none"> ▪ Will custodians have supply space in Building D or just office space that was mentioned? We will work with the school to identify custodial storage space. ▪ Will there be any future work on the auditorium once it's no longer a cafeteria? There will be minor work like removing the freezer and some very minor cosmetic changes that will be developed in the future. ▪ Is the current kitchen space accounted for once the new kitchen is built in Building D? Yes, it will be turned into a boys bathroom. ▪ Are there bathrooms on the second floor of Building D? Yes, a staff bathroom. ▪ Is there a student bathroom in Building D? No, but we are adding one student bathroom to building C on the first floor (mentioned above). ▪ Will the bridge be enclosed glass or open? It will be open with glass railing that matches the railing that currently exists in Building C.
<p>Subcontractors/Trades Currently Secured</p>	<ul style="list-style-type: none"> ▪ Sitework (outdoors) ▪ Structural Steel ▪ Concrete ▪ Mechanical/Electrical/Plumbing ▪ Windows/Exterior Curtainwall/Glazing <p>The Following Questions were asked:</p> <ul style="list-style-type: none"> ▪ How many more subcontractors/trades need to be secured? We need 55% more of our individual subcontractors hired/secured, but the remaining ones only account for 25% in dollars. The big ones are secured. ▪ Does that fact that not 100% are under contract delay construction initiation? No, we can begin with the major contractors that are secured. ▪ What is the status of the parking lot where the playground will be? The landscaping and playground work comes after the site work, which has been contracted. ▪ Is funding secure? Is there a correlation between contracts and scheduling? No, they are separate. ▪ The neighbors complained that the parking lot didn't meet their standards. Will that delay the project? The plan that was sent to the ANC was a civil plan, not a landscaping plan. When we came in June, our plan included elements of the site plan. That part is still being finalized. Then it will be presented to the ANC. Our goal is to finalize that exercise, include what we can do, and present it in an upcoming SIT meeting. ▪ You mentioned that the funding is secure, so what's the holdup for construction to start? Correct. City council approved Building D and site work funds of \$10.8M. To be clear, the budget was established in 2013. With market fluctuations, the cost of the building expanded. Because of the budget, we wanted to keep the same building design. The site work will be paid for with what is left.

	<ul style="list-style-type: none"> ▪ How much money will be left after building D? The total for the entire project was \$40M. We are still evaluating exactly how much will be left outside of the \$10.8M for building D and site work. ▪ How much money did we give to Twin Oaks Community garden to move? The overall cost was \$1.5M, none of which came from the Powell budget ▪ Can you give us a breakdown of how much was spent on each building separately (i.e. \$X was spend on Building A, \$Y was spent on Building B, and \$Z was spent on Building C)? Building A = \$7.2M; Building B = \$7.8M; Building C = \$11.6M. ▪ We were told that the Twin Oaks relocation would come from the Powell contingency budget, so exactly where did the \$1.5M come from? The \$1.5M was awarded as a change, so it did not come from Powell's budget. ▪ If it was a change to the contract, it must have come out of the Powell construction budget. The \$1.5M in Funds for the Twin Oaks relocation project were included in a January 2015 reprogramming request that was approved by DC Council for DPCS projects.
<p>Overview of Permit Approval Process</p>	<ul style="list-style-type: none"> ▪ Submission to Department of Consumer and Regulatory Affairs (DCRA) for review by: <ul style="list-style-type: none"> ▪ Zoning, Structural, Mechanical/Electrical/Plumbing, and others ▪ Then sister agencies must review: Department of Energy and Environment (DOEE), DC Water, Department of Transportation (DDOT), and the Department of Health (DOH) ▪ Each department reviews drawings for comments and approval ▪ Review time per department varies ▪ The permit is issued once all departments approve the drawings and sign off ▪ We wanted to explain that process because we are still awaiting permit approval for Building D ▪ The drawings were submitted in April of 2015 for the building permit ▪ We have been working on this approval with every department ▪ This had been the source for our delay ▪ Sensing this delay, we also applied for excavation permit, which is under review as well. ▪ We are in daily communication with all of the agencies that we have yet to secure approval from <p>The Following Questions were asked:</p> <ul style="list-style-type: none"> ▪ Are we allowed to know which agencies are taking long? DCRA's website used to have a page in which one could monitor the status of their permit. That feature was removed from the site last week. So we have to go down to all of their offices in person, as well as call and email them. DGS also has a permit expediter on it as well.

	<ul style="list-style-type: none"> ▪ To what degrees does DGS expect these permitting delays? Will the very long lead time be taken into account in future projects? DGS is having conversations to identify better ways to meet deadlines. ▪ Is there a way that a SIT can help? A full year of waiting on permits seems ridiculous. DCRA just held a public hearing on February 29th on to solicit feedback on the permitting process. DGS will check for future hearings dates. ▪ Does DCRA get back to you with valuable feedback? Yes, but since there are so many players, we have to stay on top of them. ▪ There must be a date that if the permit is not secure, the project will not be complete by December 2016, even with accelerated construction. What is that date? The team is in the process of evaluating the accelerated schedule.
<p>Upcoming School Construction Activities: March 2016</p>	<p>Projected construction initiation pending receipt of work permit:</p> <ul style="list-style-type: none"> ▪ Pending approval - Construction of Temporary Ramp at Existing Parking Lot (Auditorium Entrance) ▪ The week following ramp construction - Demolition of basement stairs, excavation for basement and footings ▪ 2 Weeks following basement stair demolition - Installation of Foundation Piers <p>The Following Questions were asked:</p> <ul style="list-style-type: none"> ▪ What basement stairs are you referring to? Are they part of the boiler room? There'll be an internal stairwell from building D into the basement. ▪ Will there be demolition of the existing basement? No there will not be. ▪ The basement is currently being used custodial storage space. Will that be the case when the project is done? We are still discussing that with the school leadership. ▪ Is there the possibility that we can run out of money and the basement gets left alone? The basement is part of the plan, but we still need to work with school leadership. We've been exploring ideas for "cleaning up" the basement to include storage space and/or a few offices (i.e. DGS Building engineer, school staff, etc.). The work would be bare bones: walls, doors, items that can make it a nicer space but still within budget. ▪ Do we know how long it takes from the time that the last permits come in until students move in the building? We are exploring acceleration and longer shifts. December 2016 is still our target. ▪ Acceleration and longer shifts cost more money, will the budget cover this? We will not know how much the acceleration adds to the cost of the project until we see how much we need get the permit and know how much/little time we have left. ▪ Can you commit to be transparent if it will not be complete by December 2016? Yes, we will do better. ▪ When will pricing for site work be done? We are meeting in 2 weeks and will share the results in the next SIT Meeting.

Design Team Review	<ul style="list-style-type: none"> ▪ Building D furniture, fixtures, and equipment meeting with Powell leadership will take place on March 18, 2016 ▪ The color scheme will be similar to what we have now
Demolition of Basement Stairs and Construction of Temporary ADA Ramp	<ul style="list-style-type: none"> ▪ The permanent ADA ramp in the front - construction ramp will begin Summer '16 <p>The following question was asked:</p> <ul style="list-style-type: none"> ▪ How many parking spots in the back lot will be lost due to the ramp in the back? One or two spaces will be lost, but we are reviewing the plan to choose the least disruptive option.
Closing	<ul style="list-style-type: none"> ▪ Contact, with questions and concerns: toussaint.webster@dc.gov and www.engagedcps.org ▪ Next meeting: Next Month or 3rd Thursday in March?