

March 1, 2022

5:30 PM

# 40% Construction Community Meeting

## Site 114-E-W-4

Welcome! This meeting will begin shortly.



**Orange County  
Public Schools**

# Site 114-E-W-4

## 40% Construction Community Meeting

### Meeting Agenda

March 2, 2022, 5:30 PM

- Welcome – School Board Member Pam Gould
- Introductions – Lauren Roth, Facilities Communications
- School Update – Christine Szymanski, Principal
- Project Update – Francisco Alvarado, AIA, NCARB  
– Freddy Torres, PM, Williams Co.
- Questions and Answers
- Adjournment



***Welcome Message from  
District 4 Board Member  
Pam Gould***



***Introductions by Senior Manager,  
Facilities Communications***

**Lauren Roth**



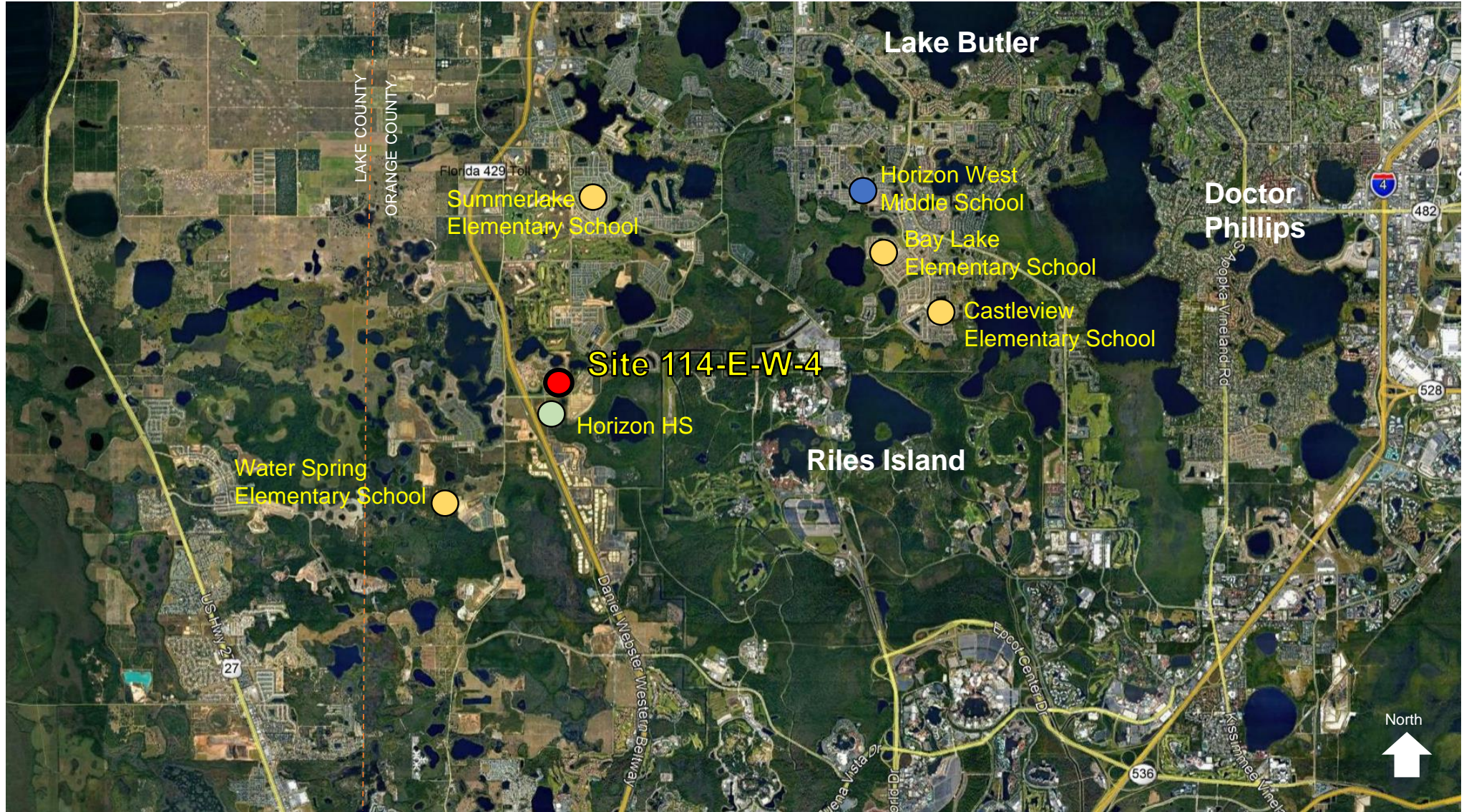


***School update by Principal  
Christine Szymanski***





# Surrounding Context





# Surrounding Context





# Site Aerial Map



North



# Site Aerial Map



Site 114-E-W-4



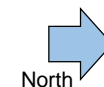
# Site Plan



Student Capacity: 837

1<sup>st</sup> Floor: 63,131 SF  
2<sup>nd</sup> Floor: 31,208 SF  
Total: 94,339 SF  
Covered Play: 2,244 SF

Total Queuing: 215 Cars  
Total Parking: 133 Cars  
Bus Queuing: 17 Buses





# Sustainability

Site 114-E-W-4 is designed to meet Green Globes sustainable building standards

Sustainable Features Include:

## **Site**

- Native/low water plants – reduce water consumption
- Low Impact Design (LID) storm water design

## **Building**

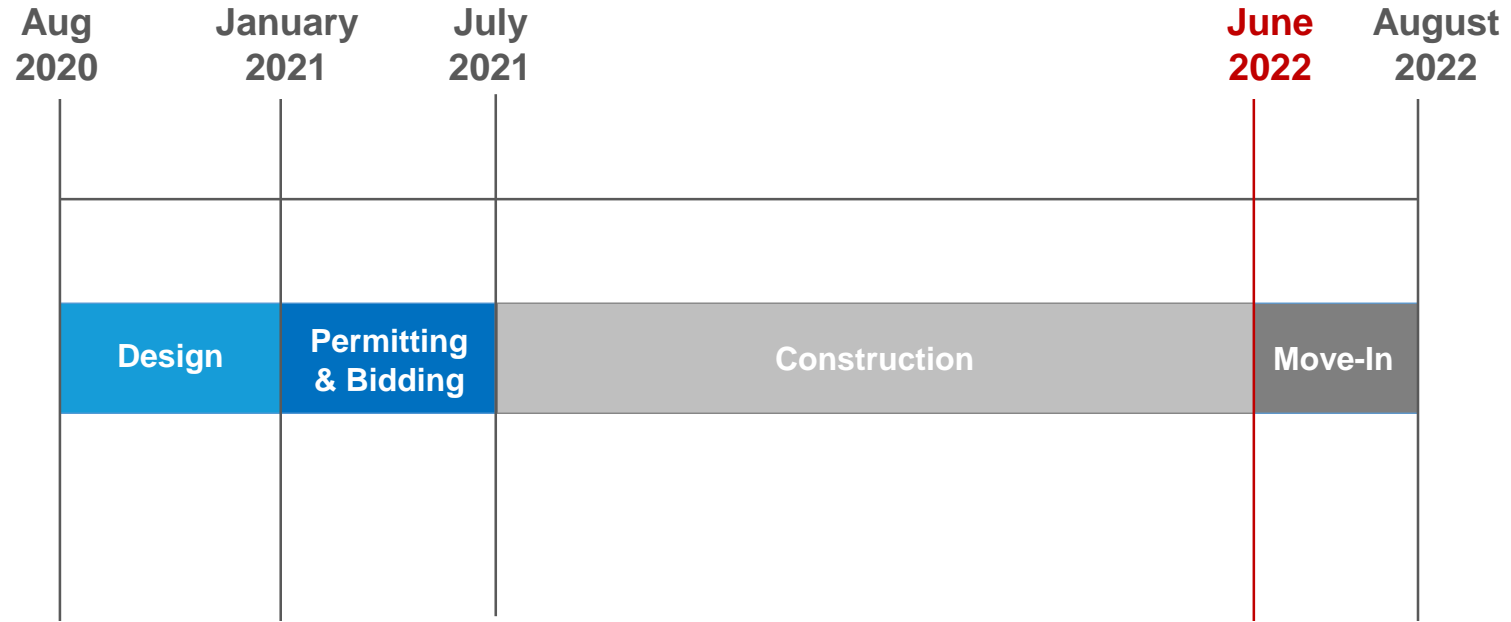
- 10% more energy efficient than ASHRAE 90.1 standard
- High Efficiency Chillers (8% energy reduction)
- Light colored roof to reduce heat gain and improves energy performance
- Energy Star rated equipment
- Water saving toilets, faucets, and fixtures
- Close to all of the general classrooms have daylighting
- Thermal efficient windows/glazing
- Fully automated building controls system

# Front Entry Rendering





# Schedule



# Construction Milestones

- Notice to Proceed (Start) – June 2021
- Tilt Panels Completed – October 2021
- Structural Steel Completed – December 2021
  
- Roofing Scheduled to Be Complete – March 2022
- Power Start Up – March 2022
- HVAC (Air) Start-up – April 2022
  
- Certificate of Occupancy (Completion) – Summer 2022



# Construction Information

## Work Hours\*

Monday-Friday 7:00 AM to 6:00 PM  
Some construction activities will be necessary to complete outside of the standard work hours and will be in strict accordance with Orange County Government ordinances.

All construction deliveries to enter jobsite from Seidel Road and Summerlake Grove St.

## Upcoming Construction Activities

Parking Areas - Starting March 2022:  
Road Base, Curbs, Fencing

Building Enclosed – March 2022:  
Windows, Exterior Doors and Roofing Completed

Finishes - Starting April 2022:  
Painting, Cabinets, Ceilings

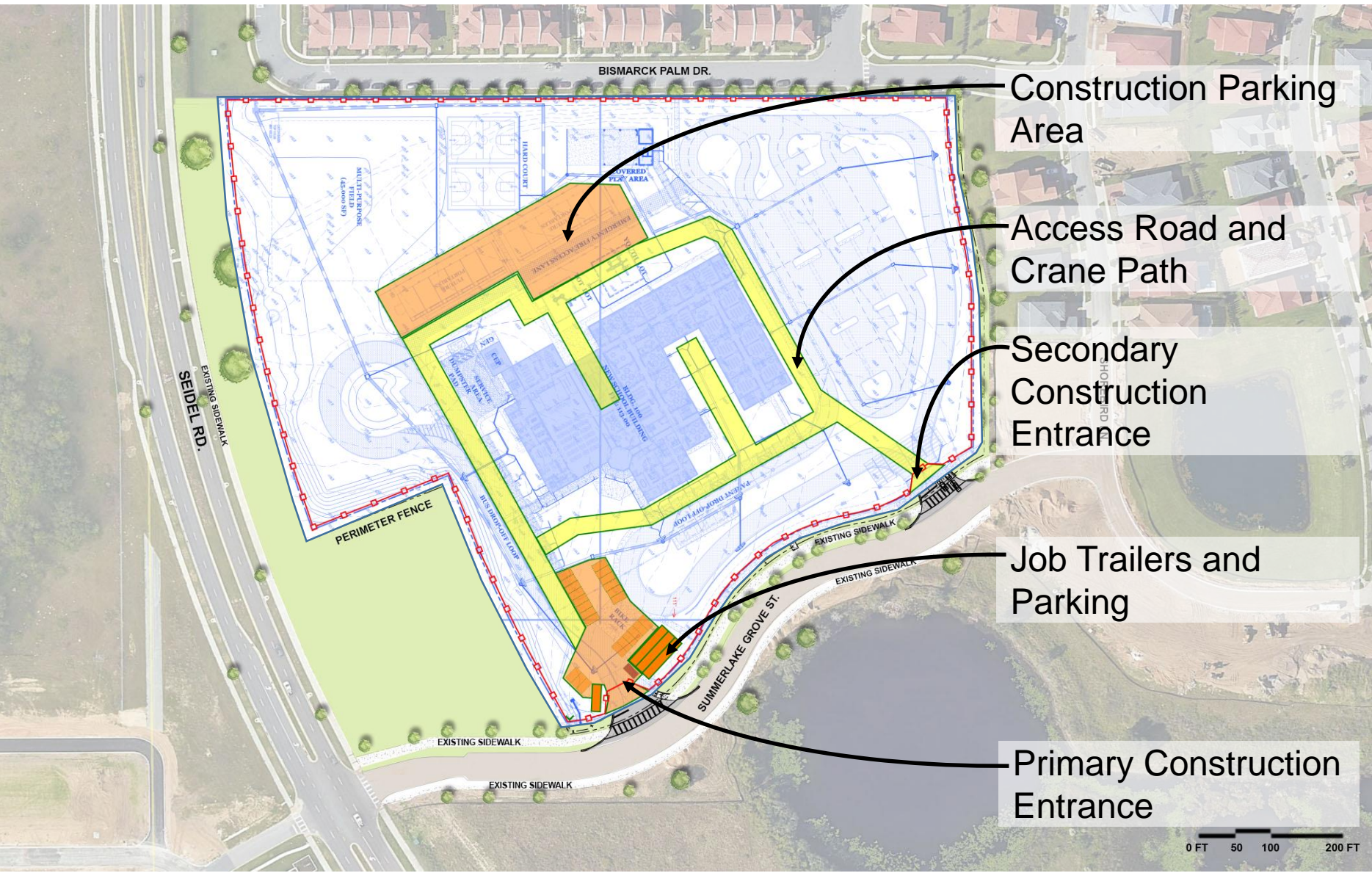
**Site Logistics Plan**



**WILLIAMS COMPANY**  
GENERAL CONTRACTORS  
CONSTRUCTION MANAGERS



North







July 2021 – Site 114-E-W-4 : Site Clearing, Construction Entrance and Perimeter Storm Best Management Practices Set





August 2021 – Site 114-E-W-4 : Project Access Roads, Jobsite Trailers and Foundations





September 2021 – Site 114-E-W-4 : Mechanical, Electrical and Plumbing Underground and Slab-on-grade Pours





October 2021 – Site 114-E-W-4 : Forming Tilt Panels and Pouring Casting Beds





November 2021 – Site 114-E-W-4 : Erect Tilt Panels and Install Structural Steel





December 2021 – Site 114-E-W-4 : Civil Underground  
Material Delivery, Metal Decking and Pour LWIC Roofing





January 2022 – Site 114-E-W-4 : Install Interior Framing and Overhead MEPS. Civil Underground has Started





February 2022 – Site 114-E-W-4 : Install Interior Framing and Overhead Mechanical, Electrical and Plumbing. Civil Started



Ground Photos – August 2021 – October 2021



Compacting Access Roads and Building Pad



Electrical Underground Work at Interior Electric Room



Tilt Panel Forming and Steel Reinforcement



Early Morning Pour for Panels and Casting Slabs



Ground Photos – November 2021



Early Morning Pour of Tilt Panels



Erecting of Tilt Panels



Setting of Structural Steel Columns and Beams



Setting of Structural Steel Joists



Ground Photos – December 2021



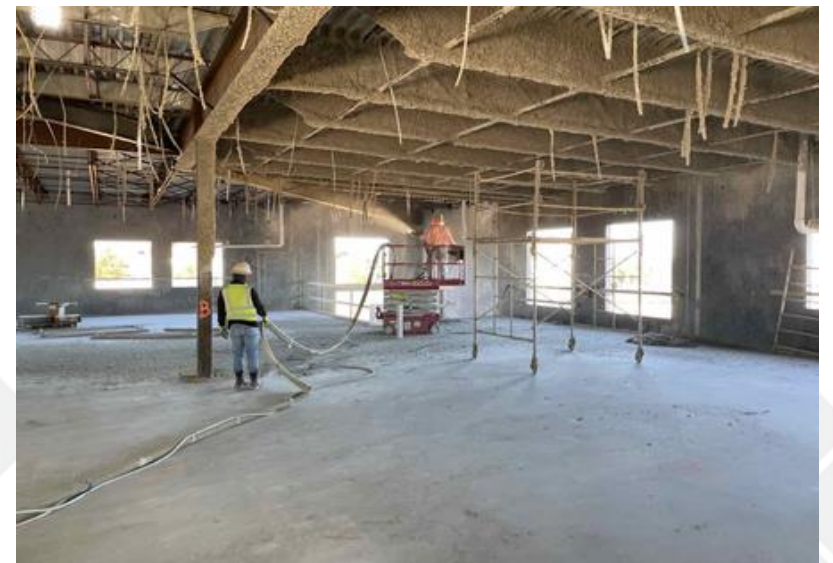
Metal Decking for Elevated Slab Complete and is ongoing for Roofing



Roof Metal Decking



Foundation Slab for PE Building getting Formed



Hangers in Place and Fireproofing ongoing



Ground Photos – January 2022



Installation of Civil (Storm) Underground Ongoing



Main Electrical Transformer set and Energized



Metal Wall Framing including Mechanical, Electrical and Plumbing Rough is Underway



Above Ceiling Mechanical Duct being installed



# Questions and Answers