

**BOARD
BRIEF**

Date: July 26, 2019

For ACTION

For INFORMATION

Board Agenda: Yes

No

FROM: Mignon R. Anthony, Chief Operating Officer

THROUGH: Gregory C. Hutchings, Jr., Ed.D., Superintendent of Schools

TO: The Honorable Cindy Anderson, Chair, and Members of the
Alexandria City School Board

TOPIC: Status of Targeted Facilities Condition Assessments

BACKGROUND:

In September 2018, in response to emergency environmental and water intrusion issues at the Mount Vernon Community School (MVCS), ACPS conducted a forensic assessment of that facility to identify the most immediate priorities for repair. Amended budget action was requested and approved for FY2020 to address many of the consultant's recommendations for MVCS. However, in order to properly consider the next levels of funding for MVCS and all ACPS schools, it was determined that a strategic plan must be implemented to assess and prioritize the needs of the most significantly problematic ACPS facilities.

In April 2019, a Request for Proposals was issued for firms to conduct a series of comprehensive condition assessments with the intent of identifying the underlying root causes of chronic and deteriorating physical performance of certain schools and facilities and providing cost estimates to address them. These Targeted Facilities Condition Assessments (TFCA) are intended to specifically inform the FY2021 budget and to provide a fresh look at the 2021 - 2030 (ten year) CIP budget program.

Henry Adams Consulting Engineers (HA) was awarded the contract for the Targeted Facility Condition Assessments in mid-May, 2019. Those ACPS facilities with the highest work order history and/or with significant underlying and unresolved building performance issues were included: George Washington Middle School, Francis Hammond Middle School, Matthew Maury Elementary School, Cora Kelly Elementary School, George Mason Elementary School, and the ACPS Transportation Center. Cora Kelly, George Mason and the Transportation Center are all cited for replacement in the approved ACPS ten year Capital Improvement Program. The TFCA will provide an indication of the severity of concerns for these buildings and allow an updated prioritization of attention and funding to be addressed as part of the FY2021 budget cycle.

SUMMARY:

The vendor, Henry Adams, provided their draft report on each school. Upon internal review and discussion, ACPS requested that the vendor complete their report with an additional analysis area and improved articulation of the priorities no later than Wednesday, July 31.

The final report will incorporate:

- a. A complete review of city and ACPS civil engineering drawings for each school facility to clarify potential corrective measures that may involve utility service and termination points;
- b. prioritization of Fire and Life Safety issues for each school and across the study group;
- c. cost estimates for short term and long term issues as compared to the FY2020 CIP budget items;
- d. outstanding Mount Vernon Community School items to the comparative prioritization;

Staff will conduct a review of the final report and submit to the Board on August 9 in preparation for August 22, 2019 Board work-session.

RECOMMENDATION:

The Superintendent recommends the School Board expect an update for review of the Targeted Facilities Condition Assessment Report and staff response on August 9, 2019.

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