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EXECUTIVE SUMMARY

This Alexandria City Public Schools (ACPS) FY 2022 First Quarter Report is intended to provide the Alexandria City School Board with an overview of Capital Improvement Program (CIP) projects overseen by the Educational Facilities Office. This report combines FY 2021 Fourth Quarter and FY 2022 First Quarter. While the annual budget process continues to be the primary mechanism for defining, prioritizing, and funding projects, the information provided in this status report supplements the FY 2021-30 approved CIP budget by tracking the funding and schedules of all major projects in process.

This report will illustrate the execution and progress of CIP projects through the end of the first quarter of FY 2022. This fiscal year was again impacted by the unprecedented Coronavirus and subsequent quarantine across the country and around the world. With this as context during Q1 through Q3 of FY 2021, ACPS projects shifted to adapt to unplanned needs due in large part to the COVID-19 pandemic. As a result, this report will highlight Q1 financial data and some explanations of related tasks. Report sections include:

- A FY 2022 First Quarter Report Highlights section with a snapshot of major projects.
- A roll up Financial Summary and Table explaining the overall budget status by school/site
- Detailed status narratives of major ACPS CIP projects in process accompanied by financial tables (Section I)
- Detailed status narratives of major Large ACPS CIP projects accompanied by financial tables (Section II)

The Final FY 2022 budget, including roll over and transfer funding, is \$156,126,004. This includes \$51,153,638 of roll over funding from previous fiscal years, the FY 2022 Approved CIP total of \$55,249,200 and Douglas MacArthur roll over funding from FY 2021 of \$49,723,166. Less expenditures through September 24, 2021 of \$33,402,567, the remaining year-end projected balance is \$122,723,437 as illustrated in the table below:

Roll Over Funding From Previous Fiscal Years	\$51,153,638
Approved FY 2022 CIP Funding	\$55,249,200
Douglas MacArthur Roll Over Allocation from FY 2021	\$49,723,166
SUBTOTAL	\$156,126,004
Less (Expenditures and Commitments through 3.30.21)	(\$33,402,567)
TOTAL REMAINING PROJECTED YEAR-END BALANCE	\$122,723,437

This report will also categorize projects by means of the five project status categories used by the City of Alexandria. As of September 30, 2021, there were 49 active ACPS CIP projects to report. Previous quarterly reports defined active projects as projects with any funding attached that was planned for but not ordered. Beginning in Q1, 2020 active projects were defined as open tasks with current contracts, purchase orders and active physical work. The following table summarizes the new status of ACPS CIP projects at the end of the first quarter of FY 2022. Definitions of each category are provided below:

Q1 Project Status	Number of Projects
Initiation	5
Planning/Design	7
Implementation	21
Pending Close-Out	5
Close-Out	11
Grand Total	49

Initiation: Work related to the primary scope of work in the project has not started. This could be as a result of project procurement, consultant selection, work prioritized by season, and scope of work definition. For example, a project would be designated with the “*Initiation*” status if seasonal schedules or coordination with other entities, funding sources or grants that result in specific start dates in later quarters, or other projects have been given a higher priority.

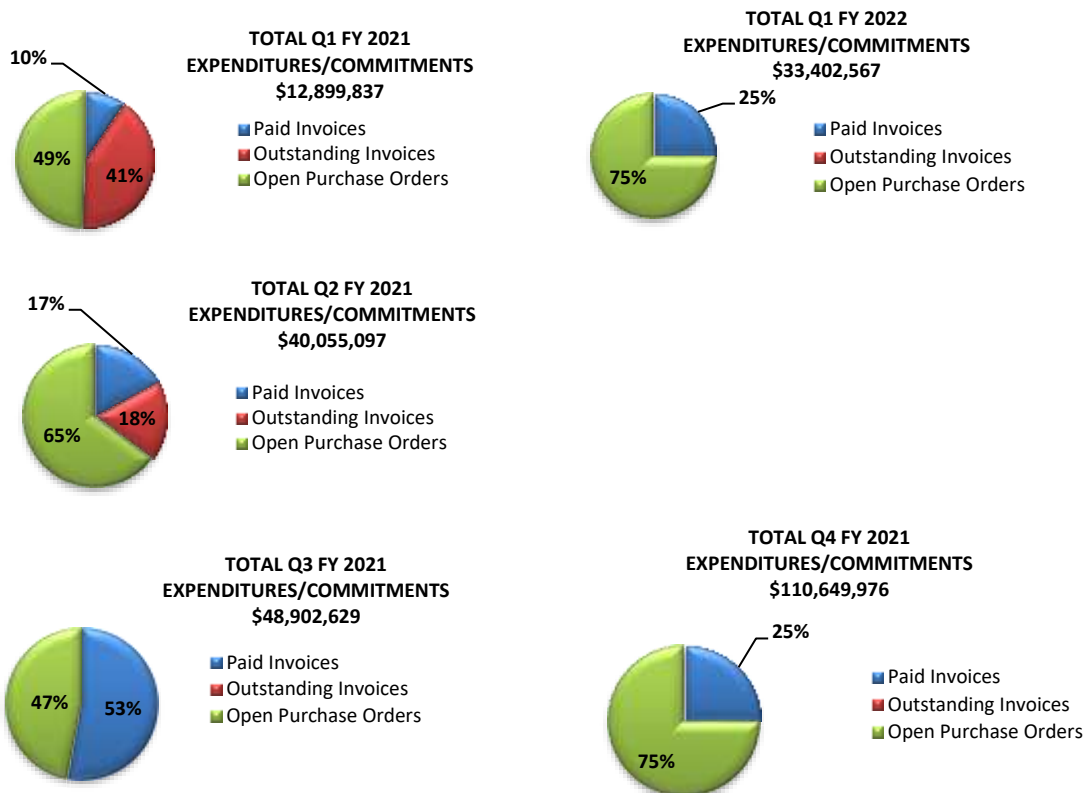
Planning/Design: Planning and design work for the project has started. This could include reviewing and editing the project scope, conducting feasibility studies, permitting, interdepartmental or interagency coordination, acquiring land for a construction project, etc. The project could still be in this phase during the project solicitation process.

Implementation: Work towards completing the primary scope of work has started. Construction has begun, equipment has been received and is being installed, a master plan is being updated, etc. Work has started on implementing what ACPS staff communicated to the School Board regarding the primary scope of work at the time funding was approved.

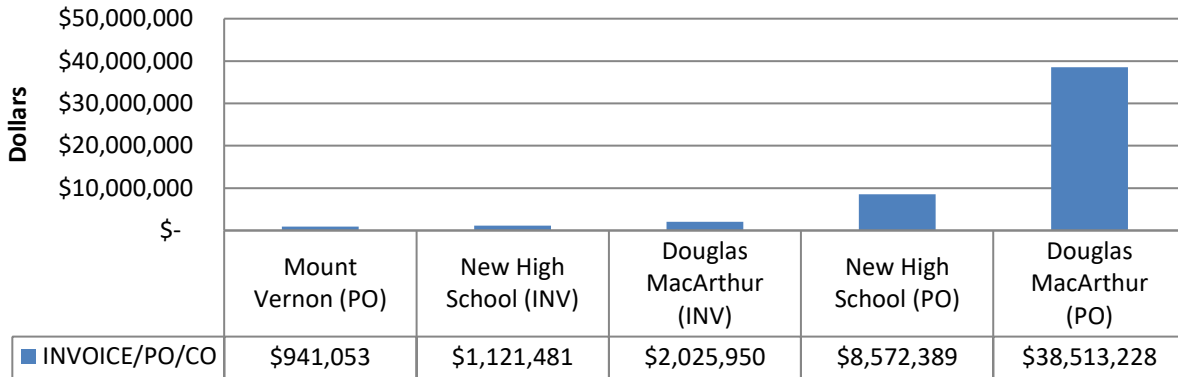
Pending Close-Out: The defined/primary scope of work has been completed. Staff is reviewing punch list items, ensuring invoices have been paid and grant reimbursements have been submitted and received, etc. There should be no more work on the project except in cases where additional items surface during final project review (punch-list items) that are related to the initial scope of work.

Close-Out: The final invoices have been paid and/or are in the process of being paid, reimbursements will be sought (if applicable), and work is considered complete. The project will be removed from the subsequent Quarterly Status Report as applicable. Any remaining balances will be assumed to be available to fund future capital improvements and prioritized as part of the annual CIP budget development process.

HIGHLIGHTS (FY 2022 Q1):

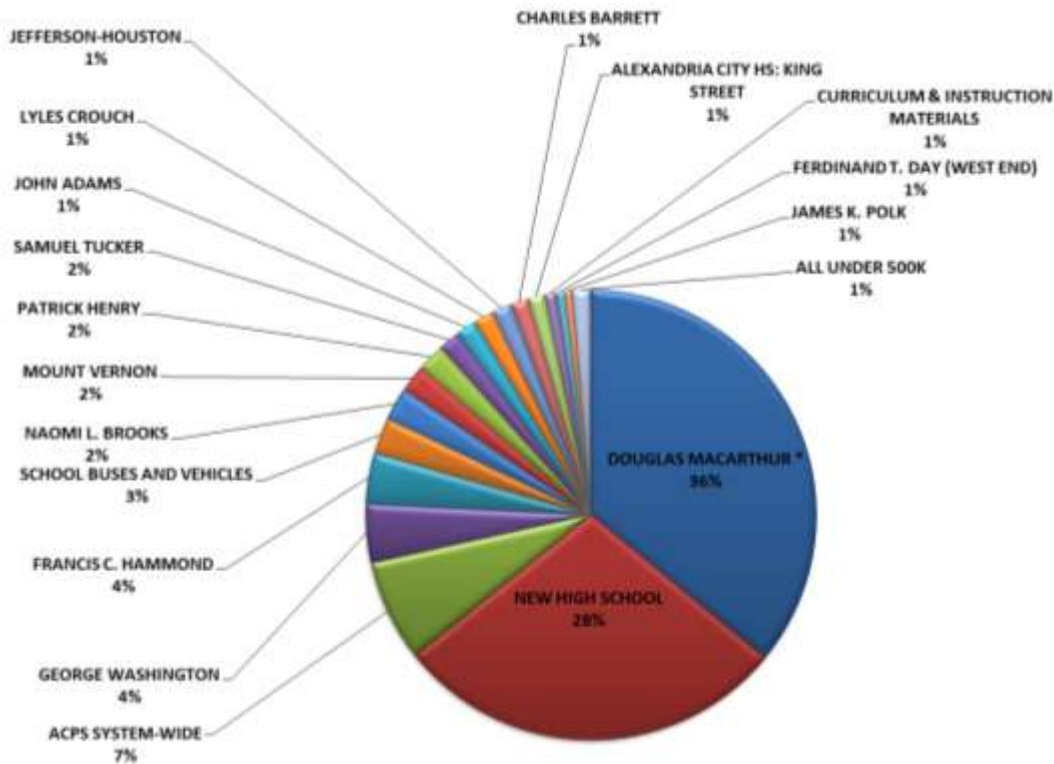


- Financial Highlights:** As Open Purchase Orders are converted to paid work during the fiscal year, we recognize fluctuations or surges in project completion and activity. The First Quarter of FY 2022 shows a significant increase in open purchase orders (committed work) and in Paid Invoices (completed work) over First Quarter of FY 2021. The increase in open purchase orders reflects the plan to accelerate tasks given the opportunity to complete work without children in the classroom. The purpose of this aggressive timeline and project planning process overall was to address aging facilities, educational adequacy and capacity.
- The increase in paid invoices reflects an uptake in paid invoice processing over FY 2021. To note, Outstanding Invoices no longer show quarter over quarter. In general this is as a result of efficiencies in payment processing; having utilized the City Munis virtual space for one year to complete financial tasks like paying invoices and creating purchase orders, requisitions, and change orders. Prior to this change, all financial tasks were processed manually in hard copy.
- Non-Capacity Projects:** There are currently 33 projects in the phase of Initiation, Planning and Design, or Implementation. Sixteen projects are in the phase of Pending Close-Out or Close Out.
- Capacity Projects:** For the High School Project, the schematic and design development phases were completed. Stakeholder activities continued, and the PMR and Commissioning Agent were brought onboard to the project. For Douglas MacArthur (new build), demolition of the old facility has been completed and geothermal work is beginning. For the future planned GM and CK modernizations, feasibility studies have been completed and discussions regarding swing space for these schools is ongoing.



“Top Five” Estimated Remaining Balances at the end of FY 2022:

- \$44.1M of the remaining \$122.7M is dedicated to Douglas MacArthur.
- \$34.8M of the remaining \$122.7M is dedicated to New High School.
- \$8.9M of the remaining \$122.7M is dedicated to ACPS System-Wide projects at various sites including CIP Project Planning tasks for various schools.
- \$4.5M of the remaining \$122.7M is dedicated to Francis Hammond.
- \$2.9M of the remaining \$122.7M is dedicated to the Naomi L. Brooks.



ACPS EDUCATIONAL FACILITIES DEPARTMENT
 CAPITAL IMPROVEMENT PROGRAM (CIP)
 PROJECT STATUS REPORT
 FY 2022 – QUARTER 1

TABLE 1: CIP FINANCIAL SUMMARY TABLE (STATUS THROUGH SEPTEMBER 24, 2021)

ACCOUNT ACPS Project Title	BUDGET FY 2022			YTD EXPENDITURES AND COMMITMENTS			Total Budget LESS Total YTD Expenditures
	BUDGET FY 2022 Approved Budget Allocation	BUDGET Estimated Ending Budget Balances as of 06/30/21	BUDGET Total Available Budget after Transfers	EXPENDITURES Through 9/24/21	EXPENDITURES Open Purchase Orders	EXPENDITURES Total YTD Expenditures and Commitments	BALANCE Remaining to Year-End (Projected)
ACPS SYSTEM-WIDE	3,671,300	5,948,010	9,619,310	697,250	0	697,250	8,922,060
SCHOOL BUSES AND VEHICLES	1,820,000	1,389,671	3,209,671	0	0	0	3,209,671
TRANSPORTATION FACILITY	50,000	0	50,000	0	0	0	50,000
ROWING FACILITY	0	106,243	106,243	12,346	71,683	84,029	22,214
CENTRAL PRESCHOOL	0	10,883	10,883	0	0	0	10,883
CHARLES BARRETT	1,425,000	169,542	1,594,542	18,500	0	18,500	1,576,042
CORA KELLY	688,000	281,697	969,697	109,247	435,662	544,909	424,788
DOUGLAS MACARTHUR *	2,000,000	69,600,000	71,600,000	2,882,133	24,628,315	27,510,448	44,089,552
FRANCIS C. HAMMOND	500,000	4,244,477	4,744,477	294,196	0	294,196	4,450,281
GEORGE MASON	100,000	120,954	220,954	0	0	0	220,954
GEORGE WASHINGTON	4,779,000	984,784	5,763,784	281,502	294,286	575,788	5,187,996
JAMES K. POLK	0	639,175	639,175	0	0	0	639,175
JEFFERSON-HOUSTON	0	1,727,751	1,727,751	0	0	0	1,727,751
JOHN ADAMS	989,500	883,236	1,872,736	88,464	0	88,464	1,784,272
LYLES CROUCH	1,065,400	767,609	1,833,009	63,727	0	63,727	1,769,282
NAOMI L. BROOKS	2,328,000	572,149	2,900,149	0	0	0	2,900,149
MOUNT VERNON	591,500	2,364,028	2,955,528	0	506,482	506,482	2,449,046
NEW HIGH SCHOOL	30,000,000	6,390,576	36,390,576	1,589,036	0	1,589,036	34,801,539
PATRICK HENRY	0	2,402,294	2,402,294	0	0	0	2,402,294
SAMUEL TUCKER	1,664,000	296,386	1,960,386	1,250	26,621	27,871	1,932,515
ALEXANDRIA CITY HS: KING STREET	1,097,600	660,058	1,757,658	295,345	0	295,345	1,462,313
ALEXANDRIA CITY HS: MINNIE HOWARD	0	406,619	406,619	0	0	0	406,619
TECHNOLOGY MODERNIZATION	500,000	635	500,635	0	500,000	500,000	635
JANNEY'S LANE ACQUISITION	0	17,210	17,210	0	0	0	17,210
CURRICULUM & INSTRUCTION MATERIALS	929,900	116,387	1,046,287	1,510	0	1,510	1,044,777
FERDINAND T. DAY (WEST END)	875,000	259,774	1,134,774	401,441	0	401,441	733,334
WILLIAM RAMSAY	175,000	516,657	691,657	203,572	0	203,572	488,086
GRAND TOTALS	55,249,200	100,876,804	156,126,004	6,939,518	26,463,049	33,402,567	122,723,437

* Douglas MacArthur rollover of \$50M included in FY 2021; Total hit in FY 2022

SECTION I – DETAILED CIP PROJECT STATUS UPDATES

The following section provides a detailed status narrative for each project at each school or site. The narrative will outline project status, description, and progress for this fiscal year through Q1 of FY 2022. Each section will be supplemented by detailed financial tables that highlight budget, expenditures, and remaining account funding for each ACPS CIP project in process during the fiscal year.

CHARLES BARRETT ELEMENTARY SCHOOL

CB- HVAC Renovation

Status: Planning/Design

Description: This project includes replacement and modernization of HVAC system (RTUs, duct work, etc.) in old portion of school (excludes relocatables completed in 2016).

Progress through Q4: Assessment of the HVAC completed and proposal received for design of system renovation.

Progress through Q1: Design procured and initiated. Site reconnaissance completed and Design Development documents completed; Construction Documents commenced.

Next steps include completion of Construction Documents in Q2 and soliciting Invitation to Bid (ITB) with award anticipated in December and construction to be scheduled for following summer break.

CORA KELLY ELEMENTARY SCHOOL

CK- Window Repair/Replacement

Status: Implementation

Description: This project includes repair of windows (including new gaskets, backer rods, joint seals, caulking, opening repairs) and replacement of certain windows throughout the building. This is Phase II and Phase III of window repairs.

Progress through Q4: Contractor Purchase Order was procured and Phase II portion of the project commenced (west and south sides of the school).

Progress through Q1: Phase II completed; Phase III (courtyard) work commenced and substantially complete by end of quarter.

Next steps include finishing remaining windows that were delayed due to supply chain delays for glazing.

CK- Elevator Installation

Status: Pending Close-Out

Description: This project consists of modifications to the existing first floor Media Center, the second floor Copier Room and adjoining Teacher’s Work Room to accommodate a new Elevator.

Progress through Q4: Construction continued with elevator cab installation and completion of Third-party Testing and Inspections. Change Order work for fire alarm panel completed.



Progress through Q1: City permit received and elevator put into service.

Next steps include close-out process.

CK- Asbestos Remediation / Flooring

Status: Initiation

Description: Asbestos remediation of vinyl composite tiles (VCT) and mastic in health suite and main office and installation of new luxury vinyl tile (LVT) and carpet squares.

Progress through Q4: Lab testing completed to delineate areas with asbestos-containing material. Identification of funding sources for additional areas of flooring in health suite and main office.

Progress through Q1: Areas prioritized with school administration for next two phases of asbestos remediation and flooring installation.

Next steps include choosing office carpet tiles for next phase followed by LVT options for health suite as subsequent phase.

CK- Exterior Basketball Court

Status: Pending Close-Out

Description: Milling of existing asphalt exterior basketball court, installation of new asphalt layer and finish coat, painting of new surface and replacement of basketball hoops.

Progress through Q4: Purchase Order procured and milling of existing court commenced.

Progress through Q1: New asphalt layer and top coat installed; hoops installed; perimeter grading for site drainage work completed. Project substantially complete, punch list ongoing.

Next steps include punch list and project close-out.



FRANCIS C. HAMMOND MIDDLE SCHOOL

FH – Roof Replacement (D-Wing and Music Wing)

Status: Close-Out

Description: This project encompasses roof replacement at the “D” wing and “Music/Band” building sections.

Progress through Q4: Punch list for new roof sections were completed. Change order work to address gutter repair and flashing at auxiliary gym completed, brick wall cleaned.

Progress through Q1: A Close-Out process completed.

FH – Asbestos Remediation / Flooring

Status: Implementation

Description: This project includes asbestos remediation of the vinyl composite tiles (VCT) and mastic in classrooms on the first and second floor (including 7th grade office suite).

Progress through Q4: Quotes received for moving services, asbestos remediation, asbestos monitoring and flooring installation. Letters of Authorization delivered to contractors, work commenced.

Progress through Q1: Asbestos remediation and monitoring completed; all spaces cleared by lab testing as safe for occupation. Pandemic-related supply chain issues delayed luxury vinyl tile (LVT) product delivery. Some areas of LVT completed, furniture returned and classrooms set up for return of students. Unfinished areas scheduled once LVT product is delivered. Classrooms returned to use for opening of school.

Next steps include coordinating and scheduling weekend work once LVT product delivered.

FH – Multi-Sport Court

Status: Implementation

Description: This project includes renovation and retrofit of existing tennis courts at Francis Hammond Middle School in to multi-purpose court. The court will be equipped with basketball, futsal and in-line hockey equipment and striping. This new multi-purpose court offers greater flexibility and efficient use of the current court space.



Progress through Q4: Construction continued with trenching and installation of perimeter under drains, installation of perimeter fencing, header curb and basketball support poles along with surfacing and game lines.

Progress through Q1: Sidewalks and railings completed (delayed due to pandemic-related supply chain issues). Project substantially complete.

Next steps include change order work for importing additional soil for bioretention areas due to native clays and finishing punch list.

FH- Interior Painting

Status: Pending Close-Out

Description: Painting of interior classrooms and restrooms throughout the school.

Progress through Q4: Interior painting areas delineated and scheduled; coordinated with asbestos, flooring project. Painting commenced.

Progress through Q1: Interior painting work completed for this phase.

Next steps include delineating classrooms for next phase and scheduling the work.

FH – HVAC Replacement and Controls

Status: Planning/Design

Description: This project is to replace equipment that has reached the end of its useful life and address deficiencies identified through third-party assessments of the HVAC equipment.

Progress through Q4: Project bids were received but project placed on hold to update Invitation to Bid.

Progress through Q1: Completion of re-scoped ITB for updated Code requirements and detailed work delineation.

Next steps include re-initiation of Invitation to Bid.

GEORGE WASHINGTON MIDDLE SCHOOL

GW – Roof Replacement (B-Wing Roof)

Status: Close-Out

Description: This project is to replace aged , out-of-warranty areas of the roof system as identified by a third-party roofing assessment.

Progress through Q4: Completion of Phase IV including skylights installation.

Progress through Q1: Close-Out process completed.

GW – Ongoing Interior Renovations

Status: Implementation

Description: This project consists of renovations throughout the school facility to address water intrusion, asbestos remediation, lead-based paint removal, flooring, painting and finishes, etc.

Progress through Q4: Lead-based paint testing conducted, areas of remediation delineated.

Progress through Q1: Continual clearing of furniture, parts, equipment, supplies to clean basement areas.

Next steps include removing / relocating ACPS records that are stored in the basement to warehouse once space is cleared and ready.

GW – Asbestos Remediation / Flooring

Status: Close-Out

Description: : This is a new phase of the project that includes asbestos remediation of mastic, removal of the vinyl composite tiles (VCT) and installation of new flooring - luxury vinyl tile (LVT) or carpet squares.

Progress through Q4: Commencement of additional flooring in C-100 office suite (LVT), Autism room (LVT), library (carpet squares) and main office (LVT).

Progress through Q1: Completion of additional flooring and project close-out.

Next steps include delineating additional areas of asbestos remediation and flooring work.

GW – Restroom Renovations

Status: Close-Out

Description: This project consists of piping repair, ceiling grid and tiles demolition / replacement, painting, new LED lighting and installation of new countertops.

Progress through Q3: Scoping and pricing of new Corian countertops and sink bowls.

Anticipated Progress through Q4: Fabrication of countertops and scheduling for summer installation.



Progress through Q4: Fabrication of countertops and scheduling for summer installation.

Progress through Q1: Installation of Corian countertops, new sink drain bowls and appurtenances. Close-out of project.

GW- Gymnasium Repairs

Status: Implementation

Description: This project includes addressing water intrusion and subsequent damage to the gymnasium wood floor as well as other issues in the gymnasium.

Progress through Q4: Repairs completed, project closed-out.

Progress through Q1: A new HVAC leak caused additional damage to the gymnasium wood floor. Temporary repairs completed to allow for school use. Final repairs and installation scheduled for winter break.

Next steps removal of temporary flooring and installation of final wood flooring over winter break.

GW – Library Renovation

Status: Implementation

Description: This project is to undertake renovation of the library including roofing, carpet, painting in main library as well as adjacent offices, multi-purpose rooms, IT green room ,etc.

Progress through Q4: Completion of roofing, carpet installation and commencement of painting.

Progress through Q1: Painting completed, furniture returned to allow use of space. Project closed-out.

GW – Sports Field

Status: Initiation

Description: This project will design converting a grass football field to synthetic turf with subsurface stone base and drainage system. Possible addition of other improvements being considered.

Progress through Q1: A Project scoped and architect prepared proposal for design effort.

Next steps include initiation of the design with Purchase Order.

GW – Parking Lot Drainage

Status: Implementation

Description: This project will explore drainage issues at various points around the property and sinkhole formation along the southern drive aisle.

Progress through Q4: Civil completed final report with corrective action recommendations. Native soil and hydraulic issues are extensive due to ground water levels and area drainage. Recommendation to repair any sinkholes with filter fabric and compacted soil per occurrence. Contractor completed vacuuming of retention system, changing of system filters.

Progress through Q1: Scheduled change order work for additional subsurface cleaning of retention system due to volume of trash and debris.

Next steps include completion of additional change order work.

JAMES POLK ELEMENTARY SCHOOL

JP- Asbestos Remediation / Flooring Installation

Status: Implementation

Description: This project includes asbestos remediation of the vinyl composite tiles (VCT) and mastic in classrooms/hallways on the entire second floor (excludes library).

Progress through Q4: Quotes received for moving services, asbestos remediation, asbestos monitoring and flooring installation. Letters of Authorization delivered to contractors, work commenced.

Progress through Q1: Asbestos remediation and monitoring completed; all spaces cleared by lab testing as safe for occupation. Pandemic-related supply chain issues delayed luxury vinyl tile (LVT) product delivery. Some areas of LVT completed, furniture returned and classrooms set up for return of students. Unfinished areas scheduled once LVT product is delivered. Classrooms returned to use for opening of school.

Next steps include coordinating and scheduling weekend work once LVT product delivered.

JOHN ADAMS ELEMENTARY SCHOOL

JA – Fire Alarm System

Status: Initiation

Description: This project is part of a systemwide assessment of fire alarm compliance and upgrade issues among several schools across the ACPS school system. Subsequent assessments will address additional facilities.

Progress through Q4: Initiation of Facilities Conditions Assessment to include fire alarm system.

Progress through Q1: Completion of draft report which addresses fire alarm system deficiencies.

Next steps include addressing specific deficiencies with fire consultant design of system upgrades.

JA- Asbestos Remediation / Flooring Installation

Status: Implementation

Description: This project includes asbestos remediation of the vinyl composite tiles (VCT) and mastic in classrooms/hallways on the entire second floor (excludes library).

Progress through Q4: Quotes received for moving services, asbestos remediation, asbestos monitoring and flooring installation. Letters of Authorization delivered to contractors, work commenced.

Progress through Q1: Asbestos remediation and monitoring completed; all spaces cleared by lab testing as safe for occupation. Pandemic-related supply chain issues delayed luxury vinyl tile (LVT) product delivery. Some areas of LVT completed,

furniture returned and classrooms set up for return of students. Unfinished areas scheduled once LVT product is delivered. Classrooms returned to use for opening of school.

Next steps include coordinating and scheduling weekend work once LVT product delivered.

LYLES-CROUCH ELEMENTARY SCHOOL

LC –Asbestos Remediation / Flooring

Status: Implementation

Description: This is a second phase flooring project that includes asbestos remediation of the vinyl composite tiles (VCT) and mastic in the second floor classrooms/hallways and a few remaining areas on the first floor (hallways, health suite) and installation of new luxury vinyl tile (LVT).

Progress through Q4: Quotes received for moving services, asbestos remediation, asbestos monitoring and flooring installation. Letters of Authorization delivered to contractors, work commenced.

Progress through Q1: Asbestos remediation and monitoring completed; all spaces cleared by lab testing as safe for occupation. Pandemic-related supply chain issues delayed luxury vinyl tile (LVT) product delivery. Some areas of LVT completed, furniture returned and classrooms set up for return of students. Unfinished areas scheduled once LVT product is delivered. Classrooms returned to use for opening of school.

Next steps include coordinating and scheduling weekend work once LVT product delivered.

LC – Gymnasium/Multi-Purpose Flooring

Status: Close-Out

Description: This project includes removal of vinyl composite tile in the gymnasium/auditorium/multi-purpose room and luxury vinyl sports court installation.

Progress through Q3: Scoping and pricing of various components (moving, asbestos remediation, asbestos monitoring, flooring installation).

Progress through Q4: Procurement of purchase order and commencement of project with demolition of existing floor surface.



Progress through Q1: Installation of luxury vinyl sports court flooring and close-out of project.

Lyles Crouch- Site Drainage Mitigation

Status: Implementation

Description: This project is to conduct a comprehensive site evaluation to mitigate inadequate site drainage.

Progress through Q3: Civil engineer prepared an ALTA Survey to define all encumbrances on the property and completed a Storm Water Management site mitigation plan for permit review.

Progress through Q4: Application of permit for approval of asphalt milling and installation of new layer as well as new curb installation for redirecting site sheet flow.

Progress through Q1: Working with city on permit review for approval.

Next steps include scheduling construction activities for next summer.

MOUNT VERNON COMMUNITY SCHOOL

MV – Fire Alarm System

Status: Initiation

Description: This project is part of a systemwide assessment of fire alarm compliance and upgrade issues among several schools across the ACPS school system. Subsequent assessments will address additional facilities.

Progress through Q4: Initiation of Facilities Conditions Assessment to include fire alarm system.

Progress through Q1: Completion of draft report which addresses fire alarm system deficiencies.

Next steps include addressing specific deficiencies with fire consultant design of system upgrades.

MV - Library Renovation

Status: Implementation

Description: In a phased approach, work will include temporary removal of the furniture, demolition of shelving\flooring, and installation of new carpet squares. Painting, new shelving and new furniture will be added as second phase.

Progress through Q4: Procurement of contract and commencement of demolition.

Progress through Q1: Demolition of shelving and flooring complete, new carpet squares installed.

Next steps include Phase II, which comprises delivery of shelving and furniture, painting and new lighting.

NAOMI L. BROOKS ELEMENTARY SCHOOL

NB – Building Envelope

Status: Planning / Design

Description: This project is for design for the replacement of dated and failing window systems around the school, including rotted seals.

Progress through Q4: Funding was identified and secured in Q3. Purchase order process completed and design commenced with assessment and Design Development documents completed.

Progress through Q1: Construction Documents completed.

Next steps include initiation of Invitation to Bid for construction activities to be scheduled for next summer.

NB: Roof Replacement (Phase II)

Status: Close-Out

Description: This project is to replace aged , out-of-warranty areas of the roof system as identified by a third-party roofing assessment – specifically the northern section of the original building and the northern wing of the cafeteria/classroom addition.

Progress through Q4: Construction of this phase was completed.

Progress through Q1: Close-out activities completed.

NB: Roof Replacement (Phase III)

Status: Implementation

Description: This project is to replace aged, out-of-warranty areas of the roof system as identified by a third-party roofing assessment – specifically the mid and southern sections of the building (excluding the library roof, which was already completed).

Progress through Q4: Project solicitation completed and contract awarded. Submittal process and product ordering commenced.

Progress through Q1: Due to material delay of insulation board (pandemic-related fabrication delay), the project was placed on hold until next summer.

Next steps include scheduling and initiation of construction activities for next summer.

NB – Kitchen Renovation and Servery Upgrades

Status: Initiation

Description: This project includes kitchen upgrades, as well as reconfiguration of the servery area. The upgraded design will address the need for a defined servery area that facilitates faster and more efficient queuing/purchasing of food items.

Progress through Q4: Design scoped and proposal received.

Progress through Q1: Architect procured and design effort commenced.

Next steps include meeting with School Nutrition Services to define outcomes and specific equipment needs.

NB- HVAC Replacement (Phase II)

Status: Implementation

Description: This project is to replace aged, out-of-warranty roof top units (12), associated curbs, supply and return ductwork, controllers and temperature sensors. The scope also includes relocating the existing roof mounted exhaust fan, as well as associated structural and electrical work.

Progress through Q4: Completion of commissioning and building automation system work.

Progress through Q4: Close-out completed.

NB –Asbestos Remediation / Flooring

Status: Implementation

Description: This flooring project that includes asbestos remediation of the vinyl composite tiles (VCT) and mastic in classrooms/hallways throughout the school and installation of new luxury vinyl tile (LVT).

Status: Implementation

Progress through Q4: Planning commenced with school administration to delineate phased areas for asbestos removal.

Progress through Q1: Asbestos remediation and monitoring scheduled; luxury vinyl tile options explored with school administration.

Next steps include ordering of tile, commencement of flooring work and delineation of next phase.

SAMUEL TUCKER ELEMENTARY SCHOOL

ST – HVAC (Design and Construction)

Status: Implementation

Description: This project is to replace aged and out-of-warranty air cooled chiller, chilled water pumps, indoor central station air handling units, fan coiled units, kitchen make up air unit and associated curbs, supply and return ductwork, controllers and temperature sensors. The scope also includes replacement of existing roof-mounted exhaust fans, as well associated electrical work.

Progress through Q4: Contract awarded, submittal process commenced.

Progress through Q1: Chiller ordered and fabrication commenced (Pumps, motors and variable frequency drives were previously completed in Q3). Construction activities scheduled, crane permit procured from city.

Next steps include delivery and installation of chiller over October intercession.

ST – Hardscape Repair

Status: Planning / Design

Description: This project is to repair the failing asphalt drive aisle, parking areas and trash pad on the south side of the school. The scope comprises excavating asphalt to the sub-base and installing new layers with finish coat and painting.

Progress through Q4: Project scoped for extent of work.

Progress through Q1: Contractor priced scope.

Next steps include procuring contract and scheduling construction over October intercession.

WILLIAM RAMSAY ELEMENTARY SCHOOL

WR-Roof Replacement

Status: Close-Out

Description: This project encompasses roof replacement at the most of the building sections and is planned to be in 2 phases.

Progress through Q43: Punch List work was completed. Close out docs and warranties received, project complete.

Progress through Q1: Close-out.

WR – HVAC Replacement

Status: Planning / Design

Description: This is Phase II of the project and encompasses roof replacement of (16) Roof Top Units and controls.

Progress through Q4: Site reconnaissance and equipment assessment completed. Phase 2 HVAC replacement of sixteen (16) roof top units scoped.

Progress through Q1: Design initiated and Design Development documents completed.

Next steps include completion of Construction Documents followed by Invitation to Bid.

WR-Building Infrastructure Repair

Status: Planning / Design (on Hold)

Description: This project will undertake a structural analysis of the south wing at masonry columns.

Progress through Q4: This project was delayed due to Covid-19 funding assessment and possible reallocation.

Progress through Q1: Project still on hold but anticipate resuming engineering analysis with new FY22 funding allocation to include investigation of building deficiencies and structural concerns and preparation of repair recommendations.

Next steps include delineation of funding source.

WR-Library Flooring and Shelving

Status: Close-out

Description: In a phased approach, work will include temporary removal of the furniture, demolition of shelving\flooring, and installation of new carpet squares. In 2021 Q1, new shelving and new furniture will be added.

Progress through Q4: Procurement and installation of shelving and new furniture.

Progress through Q1: Order of additional shelves for rearranged library; Close-out.

SECTION II – LARGE PROJECTS

FERDINAND T. DAY ELEMENTARY SCHOOL

FTD – Elevated Gym Addition

Status: Pending Close-Out

Description: This project includes the addition of an elevated gym. The addition of the elevated gym will provide a larger gym than current physical activity space, add a new stage to serve the school and community events, provide a permanent enclosed connection between the school and playground, add more storage space and achieve a new gym addition design within the existing context.

Progress through Q4: Substantial completion of construction and punch list created. Auditorium opened for school use.

Progress through Q1: Punch list and change order work completed.

Next steps include working with Procurement on options for procuring additional seating needs for the space.

GEORGE WASHINGTON MIDDLE SCHOOL

GW – HVAC (Fan Coil Replacements, AHU system)

Status: Implementation

Description: This project includes design for repair or replacement of faulty and aged equipment in “A” and “C” Wing classrooms upon the completion of assessment by third-party engineering consultant. The scope includes unit ventilators, rebalancing existing air handlers, replacing and installing new air handler roof top units, heat exchange units, boilers, heat recovery units, air supply upgrades and pumps as well as controls for the building automation system. This is a multi-phased project that will need additional funding.

Progress through Q4: Invitation to Bid solicitation completed and contract awarded. Permit was received and contractor was chosen. Asbestos abatement was conducted in the areas impacted by the proposed elevator.

Progress through Q1: Construction submittal process and product ordering commenced.

Next steps include commencement of construction activities in a phased approach throughout the school.

LYLES-CROUCH ELEMENTARY SCHOOL

LC – HVAC Replacement

Status: Pending Close-out

Description: Remove and replace all existing Roof Top Units serving the entire school building as well as the introduction of Ultra Violet Light Disinfection apparatus as part of the Covid-19 preventative measures.

Progress through Q4: Contractor complete the circuit board replacement. Testing, Balancing & Sequence of Operation completed and deficiency list created. Punchlist created.

Progress through Q1: Operations & maintenance manuals and warranties delivered. Punchlist work commenced.

Next steps include completion of punch list and close-out activities.

LC – Building Envelope Repair (Window Replacement)

Status: Pending Close-Out

Description: This project includes window replacement on the south side of the school and envelope repair throughout the building to address deficiencies. The current window systems are failing and experience frequent leaks during heavy storm. The exterior repairs are required to maintain the integrity of the envelope and to proactively prevent for any further damage, water intrusion and mold growth.

Progress through Q4: Contract awarded, construction activities commenced with submittal process, product ordering and demolition.

Progress through Q1: Construction continued with framing system and glazing installation, gasket installation, exterior pointing and flashing. Project substantially complete and classrooms cleaned and set up for return of students.

Next steps include installation of remaining windows at ground level that were delayed and finalization of punch list. Also, change order work to address removal and installation of new sills due to water intrusion will be completed.

MOUNT VERNON COMMUNITY SCHOOL

MV – HVAC (Cooling Tower Replacement)

Status: Implementation

Description: This project consists of removal and replacement of the Cooling Tower, associated modifications to roof structural support and ancillary pump and piping.

Progress through Q4: Contract awarded. Commencement of project with submittal process and product ordering.

Progress through Q1: Fabrication of units commenced; delivery and installation scheduled.

Next steps include commencement of construction activities in October.

MV – Drainage Renovations and Reconfiguration

Status: Planning/Design

Description: This project is conducting a comprehensive drainage and engineering analysis of the school and land.

Progress through Q4: Review comments addressed, plan updated and resubmitted.

Process through Q1: Permit approval received.

Next steps include solicitation for Invitation to Bid followed by construction activities scheduled for next summer.

MV – Kitchen and Cafeteria Renovation

Status: Implementation

Description: Design Services for the renovation of the existing Kitchen & Cafeteria.

Progress through Q4: ITB process completed and construction contract was awarded.

Progress through Q1: Submittal process commenced, products ordered and demolition commenced.

Next steps continuation of construction activities.



ROWING FACILITY

RF – Fire Notification and Fire Suppression System upgrade

Status: Close-Out

Description: This project is for fire alarm/ fire suppression and notification system compliance and upgrade. An evaluation of the system was undertaken prior to initiation of the design phase of the project.

Progress through Q4: Contractor initiated project with product submittals and scheduled construction.

Progress through Q1: A Construction of fire alarm and sire suppression system (piping, sprinklers) completed.

Next steps close-out activities.

ALEXANDRIA CITY HIGH SCHOOL

AC – Stadium Renovation

Status: Implementation

Description: This project scope includes demolition and replacement of the synthetic turf field, rubberized track, press box, ticket booth, storage restroom building and concession building .

Progress through Q4: Construction activities continued around the site; electrical feeder connection made by VA Dominion Power, conduit placed, line pulled; roofing commenced; site work continued; hardscape work ongoing; HVAC units and ductwork installation ongoing.

Progress through Q1: Water connection made through VA Water; Water tests completed and passed; Fixture installation commenced; Interior tiling commenced and completed; interior painting completed; exterior cementitious paneling commenced; Trade permits were received; noise permit received; temporary certificate of occupancy permit received. Field made available for use.

Next steps include change order work; finishing roof metal and flashing; continuation of cementitious paneling; continuation of site grading; installation of landscaping, etc.



TRANSPORTATION FACILITY

TF – Renovation of Driver Lounge/Restrooms

Status: Implementation

Description: This project includes the manufacture and placement of three mobile structures adjoined to create an enlarged lounge space and additional restrooms for the drivers. The

current lounge is severely undersized for over 70 drivers and the restrooms do not meet code requirements. The scope includes designing the structures adjacent to the existing building, utility extensions/connections, installation of foundation piers, grading and stormwater management. The mobile structures will be manufactured as components, shipped to the facility and stacked/leveled on-site to create one structure.

Progress through Q4: Coordination with City of Alexandria on sanitary connection. Completion of connection to City of Alexandria sanitary line as part of the delayed Lockett Field project.

Progress through Q1: Water initiation for cleaning of restrooms and preparing space for use.

Next steps include ordering FFE.

TF – Electric Charging Stations

Status: Close-Out

Description: This project includes new electric charging stations for the newly purchased electric buses. The project includes a new Dominion Energy transformer, CT cabinet and panel, Koterra 60kW systems and five electric dispensers. A parcel of land was deeded to ACPS from the City of Alexandria for an easement to run along the property with underground electric conduit/line to charge the new transformer.

Progress through Q4: Placement of the transformer and Koterra pads, installation of charging stations, trenching and placement of conduit to between components.

Progress through Q1: Deed transfer of parcel completed, easement agreement completed, utility boring completed and conduit installed, electric line pulled, stations charged and ready for use.

ACPS EDUCATIONAL FACILITIES DEPARTMENT
CAPITAL IMPROVEMENT PROGRAM (CIP)
PROJECT STATUS REPORT
FY 2022 – QUARTER 1