

BOARD MEMO

Date: September 17, 2020
For ACTION _____
For INFORMATION x
Board Agenda: Yes x
No _____

FROM: Dr. Alicia J. Hart, PMP, Acting Executive Director of Facilities and Operations

THROUGH: Stephen M. Wilkins, Ed.D., Chief of Staff
Gregory C. Hutchings, Jr., Ed.D., Superintendent of Schools

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

TOPIC: Summer Projects Facilities Update

ACPS 2025 STRATEGIC PLAN GOAL:

Goal 1: Systemic Alignment
Goal 3: Student Accessibility and Support
Goal 4: Strategic Resource Allocation

SY 2020-2021 FOCUS AREA:

Focus Area 3: Strategic Plan Implementation

FY 2021 BUDGET PRIORITY:

Facilities Audit Implementation
Improving Customer Relationship Services and Management

SUMMARY:

This board memo provides an update on summer project progress for three offices within the Department of Facilities and Operations:

Office of Capital Programs, Planning and Design

- Douglas MacArthur at Taney Avenue: Interior renovation reached substantial completion; interior updates include a new gymnasium, HVAC repairs and new paint throughout the facility. The exterior renovation is nearing completion, with a new parking lot and bus loop installed as well as upgrades to sidewalks and entrances. Lastly, all items have been moved from the former space into this facility.
- New Douglas MacArthur: Design development phase has been finalized and approved for hearing. Community engagement continued, to include advisory committee meetings, a community feedback event, a community meeting and a school team meeting. Cost estimating and value management activities are ongoing. Net-zero energy charrettes have also been completed.
- The High School Project: Formal update presentation will be provided during September 17, 2020 School Board meeting.

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Office of Educational Facilities

- Building Systems Projects: There were a number of roof and HVAC replacement/repair activities that were initiated and commenced over the summer. Some of the projects were total replacements; others were updates and major repairs to specific pieces of equipment. Schools where building systems projects were initiated over the past summer include Francis C. Hammond, George Washington, John Adams, Matthew Maury, Mount Vernon and William Ramsay.
- Flooring Replacement Projects: As flooring ages, we are making a concerted effort to remediate asbestos containing materials and layers of old flooring. We are replacing flooring with Luxury Vinyl Tile (LVT) or updated carpet. The benefit of utilizing LVT is longevity of material as well as a reduction of labor time devoted to stripping and waxing. A number of facilities have had flooring replaced over the past few months to include Cora Kelly, Francis C. Hammond, George Washington, Lyles Crouch, and William Ramsay.
- Notable Projects: There are a few notable projects to highlight as part of this update:
 - TC Williams Stadium: Phase I of the project commenced in late August 2020. Construction is ongoing, with an anticipated completion in Spring 2021. Updates will be provided via the webpage on a regular basis.
 - Cora Kelly and John Adams Kitchen and Servedy Upgrades: The kitchen and servedy areas at both Cora Kelly and John Adams have undergone a renovation over the past summer. The goal of the renovations was to improve flow for meal service, replace antiquated kitchen equipment and improve aesthetics of the spaces.
 - Ferdinand T. Day Elevated Gymnasium: Construction on the elevated gymnasium began in late July 2020 and is ongoing. Anticipated completion for the elevated gymnasium is Spring 2021.

Office of Maintenance and Custodial Services

- Summer Cleaning: Cleaning activities continued throughout the summer months. The custodial team members worked in an orchestrated manner to achieve three components of cleaning to include routine cleaning, enhanced cleaning, and deep cleaning. Cleaning measures included an increase to the frequency of cleaning and disinfecting high touch surfaces and areas, as modified facility use continues at this time.

The noted offices will ensure regular updates are posted to their respective webpages.

BACKGROUND:

The Department of Facilities and Operations is responsible for all educational facilities within ACPS. Facility construction, projects and maintenance are accomplished through three offices within the Department. The Offices of Capital Programs, Planning and Design and Educational Facilities plans and executes new construction, renovation and reconfiguration projects. The Office of Maintenance and Custodial Services completes smaller maintenance repairs and

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projects and manages custodial activities. Project status updates are provided to the School Board on a regular basis and/or as requested.

RECOMMENDATION:

The Superintendent recommends that the School Board review the Summer Projects Facilities Update board memo and presentation.

IMPACT:

Modernizing and maintaining facilities improves the overall educational experience for students, protects facility investments and contributes to the strategic plan for the Department of Facilities and Operations and ACPS.

ATTACHMENTS:

Summer Projects Facilities Update Presentation

CONTACT:

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Mr. John Finnigan, Acting Director of Educational Facilities, john.finnigan@acps.k12.va.us
Ms. Anita Cordova, Director of Maintenance and Custodial Services,
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Department of Facilities and Operations

Summer Projects Update

School Board Meeting
September 17, 2020



EQUITY FOR ALL 2025

Essential Questions

1) What projects were initiated and/or completed?

2) What projects are ongoing?

3) What are next steps?

Douglas MacArthur

DM at Taney Ave

- Interior Renovation reached substantial completion
 - Auditorium renovated to a gymnasium
 - HVAC repaired
 - Complete re-painting of building
- Exterior Renovation nearing completion
 - New parking lot and loop installed
 - Sidewalk and entrances upgraded
- Relocation
 - All items needed for DM moved from old building

New DM

- Design Development Phase Finalized and Approved for Hearing
- Engagement Continued: 2 Advisory Group Meetings, 1 Community Feedback Event, 1 Community Meeting, 1 School Team Meeting
- Value Management Activities and Cost Estimating
- Net-Zero Energy Ready Charrettes



Next Steps (Fall 2020)

Douglas MacArthur at Taney Ave

- Final building details and cleaning: minor roof repair, kitchen equipment setup, phone line and fire alarm connection approval

New Douglas MacArthur

- Demolition and abatement package being prepared for old building
- Interior furniture and finishes finalized
- Playground equipment selection

Building Systems Projects

Francis Hammond

Roof Replacement: D-
Wing, Music Wing

Status: Planning/Design
completed over the
summer. Construction
beginning mid-
September

HVAC: Replacement of
AHUs & pumps

Status: Design initiated
and is ongoing

George Washington

Roof Replacement: B
and C-Wings

Status: Design
completed.
Construction to
commence in next two
weeks

HVAC: A-Wing Design
Status: Design initiated;
completed by October.
Repairs anticipated to
start November

John Adams

Roof Replacement:
Phase I -
Kitchen/Cafeteria, ECC

Status: Construction
substantially complete.
Phase II has
commenced and
anticipated to be
completed by
December

Matthew Maury

Roof Replacement:
North Classrooms,
Kitchen

Status: ITB initiated and
completed; awaiting
award

HVAC Replacement:
New RTUs

Status:
Construction
commenced. Materials
have arrived;
anticipated completion
by October

Mount Vernon

HVAC: Cooling Tower &
pumps replacement

Status: Design
completed. Submitting
for permit;
construction to
commence Winter
2020

William Ramsay

Roof Replacement: East
Classrooms,
Auditorium

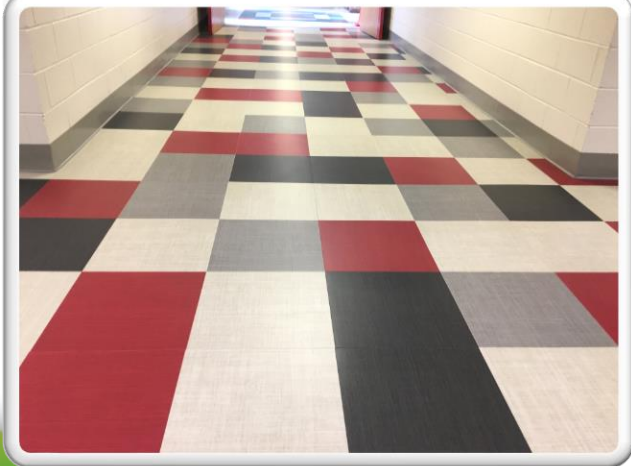
Status: Phase I Roof
substantially complete;
anticipate completion
Sept. Phase II to be
complete by December

HVAC: new RTUs

Status: Design
completed. Materials
arriving in coming
weeks; anticipated
completion by early
October

Flooring Projects

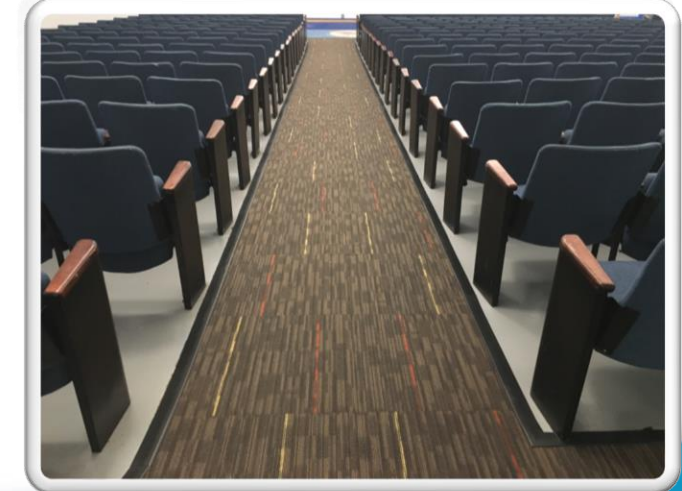
**Cora Kelly- 1st Floor
Hallway Before and
After**



**Lyles Crouch- Classroom
Before and After**



**William Ramsay- Auditorium
Before and After**



Notable Projects



**TC Williams Stadium
Renovation**

**(Phase I: Fall; Phase II: Spring
Completion)**



**Kitchen and Servery
Upgrades**

**(Cora Kelly and John Adams
close-out)**



FTD Elevated Gym

(March Completion)

Next Steps (Fall 2020)

Summer Projects:

- Close-out 48 Summer Projects

Building Systems:

- Combine phasing to advance roof projects completion
- Advance HVAC phases to prepare buildings for return

Flooring:

- Continue asbestos remediation at certain sites
- Implement additional flooring replacement projects to take advantage of reduced contractor costs

Building Envelope:

- Implement window replacement, waterproofing projects

Summer Cleaning

Summer was the “deep cleaning” period



- All schools had deep cleaning occur
- Some sections are still in the process of being deep cleaned due to awaiting completion of construction activities

Deep cleaning is extensive and an orchestrated sequence of events



- Routine cleaning** - cleaning of classrooms and common spaces, trash removal, dusting, sweeping, moping, vacuuming and cleaning and periodic disinfecting of hard surfaces such as desks, tables, and frequently-touched points
- “New” Enhanced cleaning** - routine cleaning plus increased bathroom cleaning and disinfecting throughout the day
- Deep cleaning** - enhanced cleaning plus walls, lamps, hard and soft surfaces, wiping down of electronics, shampooing carpet, stripping and waxing floors.

Questions?

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Superintendent

Dr. Gregory C. Hutchings,
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