

BOARD MEMO

Date: January 23, 2020
For ACTION _____
For INFORMATION x
Board Agenda: Yes x
No _____

FROM: Erika Gulick, Senior Planner

THROUGH: Mignon Anthony, Chief Operating Officer
Gregory C. Hutchings, Jr., Ed.D., Superintendent of Schools

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

TOPIC: Feasibility Study Update: George Mason and Cora Kelly

ACPS 2020 STRATEGIC PLAN GOAL:
Goal 4: Facilities and the Learning Environment

FY 2020 BUDGET PRIORITY:
Safe Schools for Students and Faculty
Optimal and Equitable Learning Environments

SUMMARY:

What is a feasibility study?

A feasibility study is an effective planning tool to anticipate challenges, cost exposures, and plan for the potential future program of a project. The feasibility study lets the owner, ACPS, see what is possible without committing to a design or set program. It provides advice to the future design team on the opportunities and challenges for the project and allows the School Board to ensure the appropriate amount of funding is expended on the project.

It does not represent anything final or any decisions being made in the project. It certainly does not reflect a proposed design, but rather a way a specific project could be accomplished given a set of assumptions. This gives ACPS the confidence required when pursuing a design contract that the design services ACPS is procuring are feasible.

Why are we doing this now?

It is an industry best practice to perform a feasibility study well in advance of establishing a budget for and pursuing a major construction project for all of the reasons mentioned previously. In addition, during the Patrick Henry swing space discussions over one year ago, the question of whether George Mason or Cora Kelly needed swing space continued to come up. ACPS felt it critical to begin pursuing the feasibility study at that time to understand what would be necessary if swing space was required.

The feasibility studies for George Mason and Cora Kelly started in the summer of 2019. The

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first phase assessed the conditions of the buildings, the second confirmed the capacity and program and the third is the development of the masterplan site options. The key questions we have asked Studio27 to help us answer are:

1. Are the two schools in the correct order: George Mason then Cora Kelly?
2. Do the schools need to be full replacements or renovations with additions?
3. Can the schools be constructed without swing space?

Attached are drafts of components of the feasibility study; please note that none of these documents are complete feasibility studies, and are listed as chronological developments.

The next steps will include:

- Community Engagement Sessions with George Mason and Cora Kelly Communities
- Geotechnical investigation to determine geothermal potential for net-zero energy requirements
- Finalize site surveys
- Include all information in final report, including community information
- Board update with final report for information in Spring 2020

BACKGROUND:

In an effort to plan for future school modernization projects, ACPS pursued feasibility studies for George Mason and Cora Kelly schools beginning in the summer of 2019. This is the School Board's first presentation on the preliminary findings of the feasibility studies. Below is a history of the developments to date:

June 28, 2019	Contract with Studio27 finalized
September 27, 2019	Studio27 completed draft of existing conditions and programming
October 11, 2019	Studio27 brainstormed possible expansion within existing constraints
October 23, 2019	Bi-weekly staff meeting between City and ACPS with City presentation on co-location of housing and schools Joint City Council-School Board discussion on CIP – co-location and collaboration are focuses of discussion
November 7, 2019	Studio27 gives progress update on possible site configurations; ACPS, following City conversation, requests: <ul style="list-style-type: none">• A look at co-location such as recreation amenities and affordable housing• To re-consider Cora Kelly without requiring the recreation center to stay in place (per joint conversation at School Board and City Council work session in the fall)
November 26, 2019	City and ACPS workshop on co-location for Douglas MacArthur and The High School Project

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December 5, 2019	Studio27 gives progress update with new assumptions incorporated into potential site configuration
December 18, 2019	Meeting with City to review options (Housing, Rec, P&Z, DGS, T&ES)
January 17, 2020	Updated presentation to focus conversation on key findings and posted

RECOMMENDATION:

The Superintendent recommends that the School Board review the materials.

IMPACT:

This project will assist ACPS in planning for future CIP projects.

ATTACHMENTS:

190927_Building Condition
191011_Review of Program
191107_Masterplan Options Draft 1
191205_Cora Kelly Masterplan Option Draft 2
191205_George Mason Masterplan Option Draft 2
191212_Cora Kelly Masterplan Option Draft 3
191212_TSSA Executive Summary Draft
190313_REVISED RFP No 190206 without redlines

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