

# FY 2015 Quarter 3



## Capital Improvement Program: Quarterly Project Status Report



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**ACPS EDUCATIONAL FACILITIES DEPARTMENT  
CAPITAL IMPROVEMENT PROGRAM (CIP)  
PROJECT STATUS REPORT  
FY 2015 – THIRD QUARTER**

**OBJECTIVE**

The third quarter report is intended to provide the Alexandria City School Board with information on the status of all active major Capital Improvement Program (CIP) projects overseen by the Educational Facilities Office. 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 FY2015-24 Approved CIP Budget by tracking the budgets and schedules of all major projects completed or scheduled to be completed in 2015.

**Section I** provides an overview of the 3<sup>rd</sup> Quarter CIP budget highlighting major accomplishments and the summary financial update.

**Section II** provides updates for each of the projects where work has been performed during the third quarter.

**Section III** provides a financial progress report for major construction projects.



**T.C. Williams Tennis Court Project**

**SECTION I – EXECUTIVE SUMMARY**

In alignment with our mission to provide quality services, we are pleased to report that a variety of systemic school projects have been substantially completed this quarter. First, building envelopes for George Washington Middle School and Minnie Howard have been improved by the completion of roof replacements to keep water out of our buildings, preventing further damage to interior finishes and other assets. Second, in support of our physical education and athletic programs we have been able to provide upgrades to gym water fountains at Matthew Maury ES, and install a temporary press box at T.C. Williams High School. Lastly, to accommodate staff and visitors at John Adams Elementary School, the site plan for a parking lot expansion has reached the final stages of approval with the City.

Phase 2 work continues at Jefferson-Houston. During the third quarter, inspirational quotes and other signage was installed inside of the school. On the outside, accent lighting, monumental signs and pedestal signs explaining some of the LEED elements of the project were installed around the campus. Underground utility work continued and is expected to be completed during the fourth quarter. Work also continued on the playgrounds, basketball court, Durant Center restoration and the synthetic turf field installation. The design team is currently completing inspections in preparation for all of the outdoor amenities to be open to the public in late spring.

For the new Patrick Henry PK-8 School, the Core Group and Community Engagement Committee continued to meet during the third quarter and Sorg Architects submitted the first draft of the feasibility study. The firm has held several design charrettes and the initial conceptual site plans have been shared with a variety of stakeholder groups including a well-attended Patrick Henry community meeting in March. It is anticipated that they will complete their feasibility study in May 2015 and then subsequently present their findings and recommendations to the School Board.

The middle schools were the first two of four schools to receive roof replacements in the fiscal year. Work began at George Washington in August 2014 and was substantially complete in November 2014. Final completion inspections were conducted in January 2015. At Francis C. Hammond, work got underway in October 2014 and is scheduled for completion in May 2015. Roof replacement work at the T.C. Williams-Minnie Howard campus also started in October 2014 and it is anticipated that all work will be completed by May 2015. The replacement of the gym roof at George Mason began over the school's holiday break and was completed February 2015.

Finally, work on the new School Board Meeting room at 1340 Braddock Place reached substantial completion during the third quarter and this room has hosted a variety of School Board meetings, work sessions and meetings with the City Council and other City of Alexandria staff members.

### **Financial Summary**

The following is a summary of the CIP financials for each major site with additional details shown in site specific tables within Section II of this report. The summary financial table includes total available funding, expenditures incurred and obligations made through the reporting period, as well as the estimated cost to complete each project. The last column represents the anticipated available balance after completion of the projects. These estimates will be continually monitored until final invoices are processed.

ACPS Project Title	Current Budget after Change & Transfers	Total YTD Expenditures	Total Outstanding Invoices	Open Purchase Orders	Estimated Unencumbered Expenditure	Available Balance
ACPS System-wide	4,945,351	1,983,015	100,517	1,383,733	1,451,448	26,637
School Buses and Vehicles	1,105,897	1,104,229	-	208	-	1,460
Transportation Facility	2,236,548	63,002	-	3,366	2,154,863	15,317
Rowing Facility	577,448	-	-	19,528	434,436	123,484
Charles Barrett	5,014,891	66,417	-	2,971,328	1,958,006	19,140
Cora Kelly	93,284	7,498	-	-	84,715	1,072
Douglas MacArthur	3,651,620	-	-	64,216	3,585,242	2,161
Francis C. Hammond	4,971,704	1,731,994	-	561,012	2,668,794	9,904
George Mason	3,674,511	2,644,778	601	116,116	807,331	105,685
George Washington	3,732,622	1,302,328	-	57,919	2,191,420	180,955
James K. Polk	2,451,661	45,748	-	2,054,309	339,609	11,996
Jefferson-Houston	12,349,631	10,363,756	523,694	1,382,711	78,414	1,055
John Adams	659,763	18,635	4,153	56,237	580,160	578
Lyles Crouch	391,043	-	-	-	391,043	-
Matthew Maury	712,055	40,491	-	8,582	660,005	2,978
Mount Vernon	597,001	4,780	-	-	592,221	-
Patrick Henry	4,668,892	173,983	114,382	152,667	4,217,041	10,819
Samuel Tucker	196,445	-	-	-	196,445	-
TC Williams: King St Campus	195,290	21,070	-	13,140	161,080	-
TC Williams: Minnie Howard Campus	2,066,835	178,558	-	212,288	1,659,524	16,466
William Ramsay	1,445,356	87,048	-	31,363	1,321,652	5,293
Invoices Received that have not been assigned an OCA Code	-	-	-	-	-	-
<b>Grand Total</b>	<b>55,737,846</b>	<b>19,837,330</b>	<b>743,347</b>	<b>9,088,723</b>	<b>25,533,450</b>	<b>534,997</b>

## SECTION II - CIP PROJECT STATUS UPDATES

Work was performed on the following projects during Quarter 3:

### ACPS System-Wide Projects

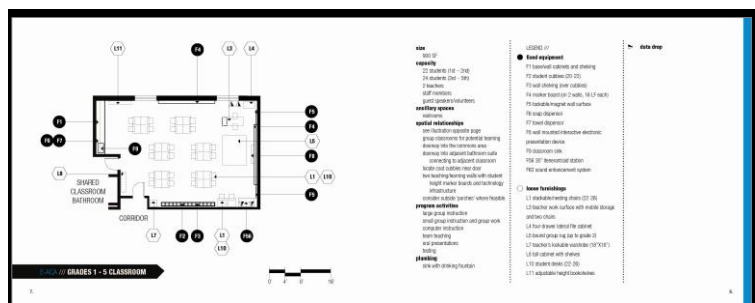
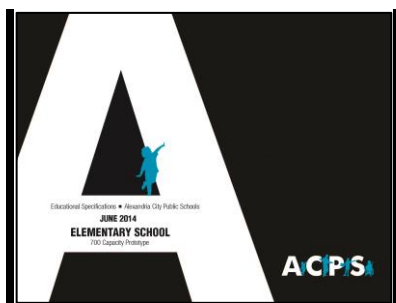
#### FF&E – Asset Replacement

- *SW- Capacity-Project Planning*

John Adams ES Cafetorium Planning Study – significant progress was made by the design team. A final design and cost estimates are expected to be completed in the fourth quarter.

- *Long Term Facility Planning*

Facility Capacity Needs Analysis: An A/E team is under contract to survey the existing school sites in the ACPS system. This is the second phase of the building interior evaluation that finished in FY 2014. The site assessments include documenting the acreage of open space and recreation features, presence of natural resources, site accessibility, site utilities and storm water management. There are two components to the final deliverable: reports which have been provided and electronic site plans which are being finalized. Jefferson-Houston ES and Patrick Henry ES were not included in this analysis due to their recent and pending major renovations.

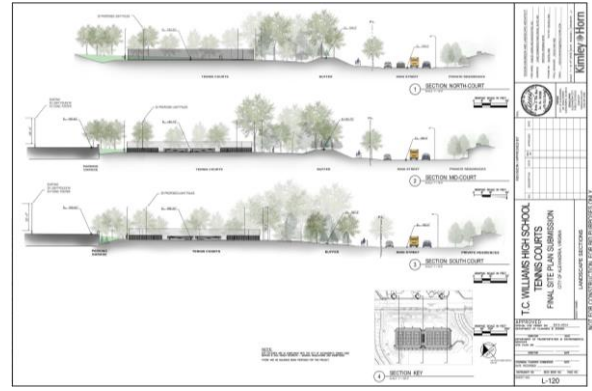
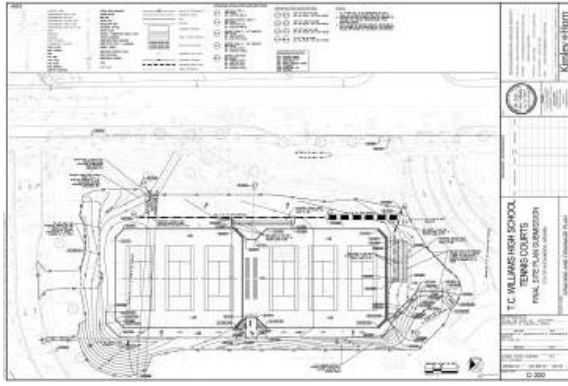


Educational Adequacy Assessments: Based on the existing school surveys (building interiors and sites); an A/E team was hired to compare that information to the educational specifications developed as part of the Long Range Planning work plan. This work produces a 'gap analysis' which will help inform the allocation of future CIP funds. After reviewing draft reports with Facilities staff during the second quarter, the team began finalizing these reports during the third quarter with draft recommendations anticipated by Spring 2015

- *Tennis Courts – Shared Program Priorities*

Six (6) New Tennis Courts (T.C. Williams)

This project includes building six tennis courts with lighting, landscaping, student art and associated site work in the northwest corner of the school campus. Construction began during the third quarter as top soil was removed and the site was graded for the tennis courts. As the weather warms, the project team expects significant project work this spring. However, because of rainy weather, the substantial completion will be mid-June 2015.



ACPS Project Title	Includes	Total Available Funding after Change & Transfers	Total YTD Expenditures	Total Outstanding Invoices	Open Purchase Orders (not duplicating pending invoices)	Est. Cost to Complete	Available Budget
ACPS System-wide	SW-Asset Replacement-FF&E	906,858	425,845	91,973	40,787	348,253	-
ACPS System-wide	SW-Asset Loss Prevention-Emergency repairs	280,002	82,368	-	30,916	166,718	-
ACPS System-wide	SW-Equipment & Systems Replacement-Asbestos remediation/Lead Paint	160,085	158,337	-	654	647	446
ACPS System-wide	SW-Equipment & Systems Replacement-Code Compliance Requirements	92,474	-	-	2,284	89,470	720
ACPS System-wide	SW-Facility Maintenance-Replace HVAC System and/or Units	148,600	-	-	-	148,600	-
ACPS System-wide	SW-Facility Maintenance-Site hardscapes repair	20,000	-	-	12,122	7,878	-
ACPS System-wide	SW-Instructional Environment-Renovations & Reconfigurations	356,709	338,345	-	3,173	-	15,191
ACPS System-wide	SW-Shared Program Priorities-Parking Lot/Playground Repaving	854	-	-	-	374	480
ACPS System-wide	SW-Asset Loss Prevention-Access Control & Security Management	453,791	170,183	-	-	281,368	2,240
ACPS System-wide	SW-Asset Loss Prevention-Master Key System Replacement	211,293	70,614	-	853	139,825	-
ACPS System-wide	SW-Capacity-Project Planning	503,051	154,864	5,382	226,985	111,678	4,142
ACPS System-wide	SW-Capacity-Long-term Facility Planning	406,436	333,986	-	49,101	23,349	-
ACPS System-wide	SW-Shared Program Priorities-Tennis Court Lights	-	-	-	-	-	-
ACPS System-wide	SW-Shared Program Priorities-Tennis Courts	1,405,198	248,473	3,162	1,016,858	133,287	3,418
<b>Subtotal ACPS System-wide</b>		<b>4,945,351</b>	<b>1,983,015</b>	<b>100,517</b>	<b>1,383,733</b>	<b>1,451,448</b>	<b>26,637</b>

## ACPS Vehicles

### *School Buses and Other Vehicles*

These purchases are complete for FY2015.

ACPS Project Title	Includes	Total Available Funding after Change & Transfers	Total YTD Expenditures	Total Outstanding Invoices	Open Purchase Orders (not duplicating pending invoices)	Est. Cost to Complete	Available Budget
School Buses and Vehicles	SB-Equipment & Systems Replacement-School bus replacement	905,309	904,690	-	208	-	411
School Buses and Vehicles	SB-Equipment & Systems Replacement-School vehicle replacement	200,588	199,539	-	-	-	1,049
<b>Subtotal School Buses and Vehicles</b>		<b>1,105,897</b>	<b>1,104,229</b>	<b>-</b>	<b>208</b>	<b>-</b>	<b>1,460</b>

## ACPS FACILITIES

### *Transportation Facility*

- *Building Automation System*

This automation system will be replaced along with other HVAC system replacements throughout the division. A new RFP for HVAC maintenance was advertised in October 2014 and bids were opened in November 2014. After an extensive proposal review process a number of vendors were selected for interviews. Interviews were conducted in January 2015. Facilities and Procurement staff have been in negotiations with the most competitive offerors. Facilities staff anticipates awarding a new HVAC maintenance contract by the end of May 2015. HVAC units will be assessed by the awarded contractor. If units or systems are to be replaced, a bid will be issued.

- *Upgrade Transportation Facility*

The design for the expansion of the transportation building as well as the parking lot is underway. Currently, the design is approximately 25% complete but is on hold as ACPS coordinates with City agencies to gain approval to move forward with expansion of the building as well as the parking lot. Construction funding for the building expansion has been approved in FY 2017. However, the City has not yet granted ACPS's request to utilize additional land to expand our parking lot or to expand our building which is also on City-owned property.

ACPS Project Title	Includes	Total Available Funding after Change & Transfers	Total YTD Expenditures	Total Outstanding Invoices	Open Purchase Orders (not duplicating pending invoices)	Est. Cost to Complete	Available Budget
Transportation Facility	TF-Facility Maintenance-Replace HVAC System and/or Units	16,444	-	-	-	16,444	-
Transportation Facility	TF-Asset Loss Prevention-Emergency Repairs	33,555	18,238	-	-	-	15,317
Transportation Facility	TF-Facility Maintenance-Replace Building Automation System	42,969	-	-	-	42,969	-
Transportation Facility	TF-Asset Loss Prevention-Upgrade transportation shop	167,450	44,764	-	3,366	119,320	-
Transportation Facility	TF-Facility Maintenance-Parking Lot Expansion	1,976,130	-	-	-	1,976,130	-
<b>Subtotal Transportation Facility</b>		<b>2,236,548</b>	<b>63,002</b>	<b>-</b>	<b>3,366</b>	<b>2,154,863</b>	<b>15,317</b>



## Rowing Facility

- *Envelope Repair*

This project replaces the siding on the Rowing Facility building. After reviewing the initial quotes, it was determined that, due to the size of this project, a formal bid process was required. The Procurement Office is finalizing the bid documents and the bid will be posted in the fourth quarter.

ACPS Project Title	Includes	Total Available Funding after Change & Transfers	Total YTD Expenditures	Total Outstanding Invoices	Open Purchase Orders (not duplicating pending invoices)	Est. Cost to Complete	Available Budget
Rowing Facility	RF-Facility Maintenance-Building Envelope Repair	419,636	-	-	-	419,636	-
Rowing Facility	RF-Facility Maintenance-Roof replacement	14,800	-	-	-	14,800	-
Rowing Facility	RF-Asset Loss Prevention-Emergency Repairs	143,012	-	-	19,528	-	123,484
<b>Subtotal Rowing Facility</b>		<b>577,448</b>	<b>-</b>	<b>-</b>	<b>19,528</b>	<b>434,436</b>	<b>123,484</b>

## SCHOOLS

### *Charles Barrett*

- *Capacity Addition – Modular Classrooms Phase II*

This project includes a second floor addition of four modular classrooms. During the third quarter, the construction contract for this project was approved by the School Board and the project commenced with a pre-construction meeting. The work on the off-site construction has begun and preparations are being made for the on-site construction this summer.

- *Fire Alarm System Renovation*

The construction contract for the project was awarded during the third quarter and a pre-construction meeting was held. Shop drawings and other preparations are now being made for construction this summer.

- *Roof Replacement*

The area of roof replacement at Charles Barrett encompasses approximately 6,400 square feet of roofing on the existing Kindergarten wing and the recommendation for the award of the roofing construction contract was approved by the School Board in May 2014. For this construction contract, the work on Charles Barrett is part of a larger roofing project that includes a total of six schools. Facility staff will be recommending that the school board approve a budget transfer to fully fund this project.

- *Replace HVAC System and/or Units*

A new RFP for HVAC maintenance was advertised in October 2014 and bids were opened on November 2014. After an extensive proposal review process, a number of vendors were selected for interviews. Interviews were conducted in January 2015. Facilities and Procurement staff have been in negotiations with the most competitive offerors. Facilities staff anticipates that a new HVAC maintenance contract will be awarded by the end of May 2015. HVAC units will be assessed by the awarded contractor. If units or systems are to be replaced, a bid will be issued.

ACPS Project Title	Includes	Total Available Funding after Change & Transfers	Total YTD Expenditures	Total Outstanding Invoices	Open Purchase Orders (not duplicating pending invoices)	Est. Cost to Complete	Available Budget
Charles Barrett	CB - Equipment & Systems Replacement - Fire Alarm System	269,450	10,200	-	222,879	36,371	-
Charles Barrett	CB - Facility Maintenance - Roof Replacement	9,412	-	-	541	8,871	-
Charles Barrett	CB-Facility Maintenance-Site Hardscapes Repair	19,140	-	-	-	-	19,140
Charles Barrett	CB-Facility Maintenance-Structural Damage Repair	58,237	-	-	-	58,237	-
Charles Barrett	CB-Facility Maintenance-Building Envelope Repair	647,321	-	-	-	647,321	-
Charles Barrett	CB-Facility Maintenance-Replace HVAC System and/or Units	80,934	-	-	-	80,934	-
Charles Barrett	CB-Capacity-Classroom Conversion A&E	-	-	-	-	-	-
Charles Barrett	CB-Capacity-Classroom Conversion Construction	2,861,628	-	-	2,700,051	161,577	-
Charles Barrett	CB-Capacity-Classroom Conversion Project Management & Other Soft Costs	54,428	-	-	-	54,428	-
Charles Barrett	CB-Capacity-Capacity Addition Phase II A&E	104,074	56,218	-	47,856	-	-
Charles Barrett	CB-Capacity-Capacity Addition Construction	910,267	-	-	-	910,267	-
<b>Subtotal Charles Barrett</b>		<b>5,014,891</b>	<b>66,417</b>	<b>-</b>	<b>2,971,328</b>	<b>1,958,006</b>	<b>19,140</b>

*Cora Kelly*

These were no active capital projects during this reporting period.

ACPS Project Title	Includes	Total Available Funding after Change & Transfers	Total YTD Expenditures	Total Outstanding Invoices	Open Purchase Orders (not duplicating pending invoices)	Est. Cost to Complete	Available Budget
Cora Kelly	CK-Asset Loss Prevention-Required Maintenance & Repair Until Building Replacement	92,213	7,498	-	-	84,715	-
Cora Kelly	CK-Instructional Environment-Exterior play or sports areas	1,072	-	-	-	-	1,072
<b>Subtotal Cora Kelly</b>		<b>93,284</b>	<b>7,498</b>	<b>-</b>	<b>-</b>	<b>84,715</b>	<b>1,072</b>

*Douglas MacArthur*

- *Learning Cottage Update:*

During the third quarter, the City of Alexandria Planning Commission approved ACPS's subdivision application and recommended approval of the DSUP and Re-Zoning applications. The City Council also approved the DSUP and Re-Zoning applications. During the fourth quarter, Facilities staff expects the City Council to ratify the adjustment to the zoning ordinance, to receive a building permit, complete delivery and hook up of the Learning Cottage and obtain an occupancy permit. This project is being funded through the Operations and Maintenance budget.

ACPS Project Title	Includes	Total Available Funding after Change & Transfers	Total YTD Expenditures	Total Outstanding Invoices	Open Purchase Orders (not duplicating pending invoices)	Est. Cost to Complete	Available Budget
Douglas MacArthur	DM-Equipment & Systems Replacement-Plumbing Upgrades	1,410	-	-	-	-	1,410
Douglas MacArthur	DM - Facility Maintenance - Building Envelope Repair	115,488	-	-	-	115,398	90
Douglas MacArthur	DM - Facility Maintenance - Storm Water Management	661	-	-	-	-	661
Douglas MacArthur	DM-Facility Maintenance-Roof Replacement	509,288	-	-	566	508,722	-
Douglas MacArthur	DM-Facility Maintenance-Replace HVAC System and/or Units	1,024,277	-	-	-	1,024,277	-
Douglas MacArthur	DM-Capacity-Capacity Addition Phase II (A&E, Construction, Mgmt)	69,099	-	-	63,650	5,449	-
Douglas MacArthur	DM-Capacity-Program Space Expansion Construction	1,631,139	-	-	-	1,631,139	-
Douglas MacArthur	DM-Capacity-Program Space Expansion FF&E	70,245	-	-	-	70,245	-
Douglas MacArthur	DM-Capacity-Classroom Conversion A&E	64,479	-	-	-	64,479	-
Douglas MacArthur	DM-Capacity-Classroom Conversion Construction	121,152	-	-	-	121,152	-
Douglas MacArthur	DM-Capacity-Classroom Conversion Contingency	7,221	-	-	-	7,221	-
Douglas MacArthur	DM-Capacity-Classroom Conversion Project Management & Other Soft Costs	37,161	-	-	-	37,161	-
<b>Subtotal Douglas MacArthur</b>		<b>3,651,620</b>	<b>-</b>	<b>-</b>	<b>64,216</b>	<b>3,585,242</b>	<b>2,161</b>

*Francis Hammond*

- *Roof Replacement*

The area of the Phase 1 roof replacement at Francis Hammond encompasses approximately 92,000 square feet of roofing. This work is part of a larger roofing project that includes a total of six schools. Significant progress was made on this project during the third quarter and Facilities staff still expects completion by May 2015.

- *Replace HVAC Systems and/or Units*

A new RFP for HVAC maintenance was advertised in October 2014 and bids were opened on November 2014. After an extensive proposal review process, a number of vendors were selected for interviews.

Interviews were conducted in January 2015. Facilities and Procurement staff have been in negotiations with the most competitive offerors. Facilities staff anticipates that a new HVAC maintenance contract will be awarded by the end of May 2015. HVAC units will be assessed by the awarded contractor. If units or systems are to be replaced, a bid will be issued.

- *Elevator/ADA Lift Upgrade*

During the third quarter, the design Purchase Order was approved. The design team made site visits and began updating the original ADA upgrades design from 2009. The design is expected to be complete during the fourth quarter.

ACPS Project Title	Includes	Total Available Funding after Change & Transfers	Total YTD Expenditures	Total Outstanding Invoices	Open Purchase Orders (not duplicating pending invoices)	Est. Cost to Complete	Available Budget
Francis C. Hammond	FH - EcoCity - Sports Turf Field	1,467	-	-	1,467	-	-
Francis C. Hammond	FH - Facility Maintenance - Building Envelope Repair	4,865	-	-	-	-	4,865
Francis C. Hammond	FH-Facility Maintenance-Replace Flooring	58,474	17,687	-	-	35,748	5,039
Francis C. Hammond	FH-Facility Maintenance-Roof Replacement	2,559,484	1,714,307	-	490,286	354,890	-
Francis C. Hammond	FH-Facility Maintenance-Site Hardscapes Repair	70,219	-	-	-	70,219	-
Francis C. Hammond	FH-Facility Maintenance-Storm Water Management	-	-	-	-	-	-
Francis C. Hammond	FH-Facility Maintenance-Structural Damage Repair	253,587	-	-	-	253,587	-
Francis C. Hammond	FH-ADA-ADA Lift Upgrade	622,585	-	-	27,389	595,196	-
Francis C. Hammond	FH-Facility Maintenance-Replace HVAC System and/or Units	273,522	-	-	-	273,522	-
Francis C. Hammond	FH-Facility Maintenance-ADA Lift Upgrade	1,127,501	-	-	41,870	1,085,631	-
<b>Subtotal Francis C. Hammond</b>		<b>4,971,704</b>	<b>1,731,994</b>	<b>-</b>	<b>561,012</b>	<b>2,668,794</b>	<b>9,904</b>

### *George Mason*

- *Roofing*

The major work on the gymnasium roof replacement at George Mason was completed over the school's winter break. Miscellaneous work continued during the third quarter and it is anticipated that the work will be complete in this spring.

- *Capacity Addition – Modular Classrooms*

The contractor continued working on punch list items during the third quarter.

- *Upgrade HVAC Controls*

A new RFP for HVAC maintenance was advertised in October 2014 and bids were opened on November 2014. After an extensive proposal review process, a number of vendors were selected for interviews. Interviews were conducted in January 2015. Facilities and Procurement staff have been in negotiations

with the most competitive offerors. Facilities staff anticipates that a new HVAC maintenance contract will be awarded by the end of May 2015. HVAC units will be assessed by the awarded contractor. If units or systems are to be replaced, a bid will be issued.

- *Building Envelope Repair*

Basement electrical room moisture intrusion repair is 80% complete. The full project is expected to be complete by June 2015.

ACPS Project Title	Includes	Total Available Funding after Change & Transfers	Total YTD Expenditures	Total Outstanding Invoices	Open Purchase Orders (not duplicating pending invoices)	Est. Cost to Complete	Available Budget
George Mason	GM-Capacity-Classroom Conversion A&E	36,271	-	-	-	-	36,271
George Mason	GM-Capacity-Classroom Conversion Project Management & Other Soft Costs	24,000	-	-	-	-	24,000
George Mason	GM-Capacity-Capacity Addition Phase II A&E	2,612,882	2,505,155	-	37,934	66,856	2,938
George Mason	GM - Equipment & Systems Replacement - Upgrade Fire Alarm	87,225	20,087	-	24,662	-	42,476
George Mason	GM - Equipment & Systems Replacement - Upgrade HVAC Controls	225,116	-	-	-	225,116	-
George Mason	GM-Facility Maintenance-Replace Flooring	146,017	1,240	-	-	144,777	-
George Mason	GM-Facility Maintenance-Structural Damage Repair	40,060	-	-	-	40,060	-
George Mason	GM-Facility Maintenance-Roof replacement	151,000	81,574	-	42,125	27,301	-
George Mason	GM-Facility Maintenance-Building Envelope Repair	221,885	36,722	601	11,395	173,166	-
George Mason	GM-Facility Maintenance-Replace HVAC System and/or Units	130,055	-	-	-	130,055	-
<b>Subtotal George Mason</b>		<b>3,674,511</b>	<b>2,644,778</b>	<b>601</b>	<b>116,116</b>	<b>807,331</b>	<b>105,685</b>

### *George Washington*

- *Roof Replacement*

Roof work began at George Washington in August 2014 and was substantially complete in November 2014. Final completion of this project was reached during the third quarter.

- *Roof Replacement Phase 2*

Notice to proceed has been issued and design work has begun for a phase 2 partial roof replacement.

- *Replace HVAC System and/ or Units*

A new RFP for HVAC maintenance was advertised in October 2014 and bids were opened on November 2014. After an extensive proposal review process, a number of vendors were selected for interviews. Interviews were conducted in January 2015. Facilities and Procurement staff have been in negotiations with the most competitive offerors. Facilities staff anticipates that a new HVAC maintenance contract will be awarded by the end of May 2015. HVAC units will be assessed by the awarded contractor. If units or systems are to be replaced, a bid will be issued.

ACPS Project Title	Includes	Total Available Funding after Change & Transfers	Total YTD Expenditures	Total Outstanding Invoices	Open Purchase Orders (not duplicating pending invoices)	Est. Cost to Complete	Available Budget
George Washington	GW - Facility Maintenance - Parking Lot/Playground Repaving	16,954	-	-	-	-	16,954
George Washington	GW-Facility Maintenance-Exterior Play or Sports Areas	31,307	-	-	1,550	-	29,757
George Washington	GW-Facility Maintenance-Site Hardscapes Repair	194,718	60,475	-	-	-	134,243
George Washington	GW-Facility Maintenance-Structural Damage Repair	27,167	-	-	-	27,167	-
George Washington	GW-Facility Maintenance-Building Envelope Repair	746,900	-	-	-	746,900	-
George Washington	GW-Facility Maintenance-Roof replacement	1,776,558	1,241,853	-	56,369	478,336	-
George Washington	GW-Facility Maintenance-Replace HVAC System and/or Units	438,332	-	-	-	438,332	-
George Washington	GW-ADA-Replace Elevator	500,685	-	-	-	500,685	-
<b>Subtotal George Washington</b>		<b>3,732,622</b>	<b>1,302,328</b>	<b>-</b>	<b>57,919</b>	<b>2,191,420</b>	<b>180,955</b>

James K. Polk

- Capacity Addition – Modular Classrooms Phase II

This project includes a second floor addition of four modular classrooms. During the third quarter, the construction contract for this project was approved by the School Board and the project commenced with a pre-construction meeting. The work on the off-site construction has begun and preparations are being made for the on-site construction this summer.

ACPS Project Title	Includes	Total Available Funding after Change & Transfers	Total YTD Expenditures	Total Outstanding Invoices	Open Purchase Orders (not duplicating pending invoices)	Est. Cost to Complete	Available Budget
James K. Polk	JP - Facility Maintenance - Building Envelope	49,721	-	-	-	49,721	-
James K. Polk	JP - Equipment & Systems Replacement - Plumbing Upgrades	7,873	-	-	-	-	7,873
James K. Polk	JP - Equipment & Systems Replacement - Replace HVAC Systems	3,473	-	-	-	-	3,473
James K. Polk	JP - Capacity - Capacity Addition A&E	23,157	21,118	-	2,039	-	-
James K. Polk	JP-Facility Maintenance-Exterior Play or Sports Areas	468	-	-	-	-	468
James K. Polk	JP-Facility Maintenance-Site Hardscapes Repair	182	-	-	-	-	182
James K. Polk	JP-Facility Maintenance-Structural Damage Repair	14,922	-	-	-	14,922	-
James K. Polk	JP-Capacity-Classroom Conversion A&E	-	-	-	-	-	-
James K. Polk	JP-Capacity-Capacity Addition Phase II A&E	2,271,863	24,630	-	2,052,271	194,962	-
James K. Polk	JP-Capacity-Classroom Conversion Project Management & Other Soft Costs	80,003	-	-	-	80,003	-
<b>Subtotal James K. Polk</b>		<b>2,451,661</b>	<b>45,748</b>	<b>-</b>	<b>2,054,309</b>	<b>339,609</b>	<b>11,996</b>

### Jefferson-Houston

- *New PreK-8 School*

More information on the New PreK-8 School Project schedule and budget is provided in Section III.

ACPS Project Title	Includes	Total Available Funding after Change & Transfers	Total YTD Expenditures	Total Outstanding Invoices	Open Purchase Orders (not duplicating pending invoices)	Est. Cost to Complete	Available Budget
Jefferson-Houston	JH-Asset Loss Prevention-Required Maintenance & Repair Until Building Replacement	-	-	-	-	-	-
Jefferson-Houston	JH - Capacity - New Jefferson-Houston K-8 Facility	12,349,631	10,363,756	523,694	1,382,711	78,414	1,055
<b>Subtotal Jefferson-Houston</b>		<b>12,349,631</b>	<b>10,363,756</b>	<b>523,694</b>	<b>1,382,711</b>	<b>78,414</b>	<b>1,055</b>

### John Adams

- *Flooring Replacement*

During the third quarter staff worked with the school to develop the scope of work on a project to replace the cafetorium stage flooring. Staff expects to issue a Purchase Order during the fourth quarter and schedule construction for the summer of 2015.

- *Primary Switch Gear Replacement*

During the third quarter, this project is expected to be put out to bid and awarded during the fourth quarter. Construction is expected to be scheduled for the summer of 2015.

- *Capacity Addition Construction*

This project was approved by both the Planning Commission and City Council in November 2014. During the third quarter staff worked with the designers to achieve Site Plan Approval from the City as well as working with Procurement to develop bid documents. The project is expected to be bid during the fourth quarter and scheduled for construction during the summer of 2015.

ACPS Project Title	Includes	Total Available Funding after Change & Transfers	Total YTD Expenditures	Total Outstanding Invoices	Open Purchase Orders (not duplicating pending invoices)	Est. Cost to Complete	Available Budget
John Adams	JA - Facility Maintenance - Replace Primary Switchgear	134,042	-	-	6,720	127,322	-
John Adams	JA-Facility Maintenance-Code Compliance Requirements	5,418	-	-	-	5,418	-
John Adams	JA-Facility Maintenance-Structural Damage Repair	18,585	-	-	-	18,585	-
John Adams	JA-Facility Maintenance-Replace Flooring	35,585	1,719	-	-	33,867	-
John Adams	JA-Facility Maintenance-Building Envelope Repair	171,259	-	-	-	171,259	-
John Adams	JA-Facility Maintenance-Storm water management	11,314	-	-	-	11,314	-
John Adams	JA-Capacity-Long-term Facility Planning	63,560	16,917	4,153	41,912	-	578
John Adams	JA-Capacity-Capacity Addition Construction	220,000	-	-	7,605	212,395	-
<b>Subtotal John Adams</b>		<b>659,763</b>	<b>18,635</b>	<b>4,153</b>	<b>56,237</b>	<b>580,160</b>	<b>578</b>

### *Lyles-Crouch*

These were no active capital projects during this reporting period

ACPS Project Title	Includes	Total Available Funding after Change & Transfers	Total YTD Expenditures	Total Outstanding Invoices	Open Purchase Orders (not duplicating pending invoices)	Est. Cost to Complete	Available Budget
Lyles Crouch	LC-ADA-ADA Lift Upgrade	80,000	-	-	-	80,000	-
Lyles Crouch	LC-Facility Maintenance-EMG Small Projects	11,528	-	-	-	11,528	-
Lyles Crouch	LC-Facility Maintenance-Structural Damage Repair	111,516	-	-	-	111,516	-
Lyles Crouch	LC-Facility Maintenance-Building Envelope Repair	188,000	-	-	-	188,000	-
<b>Subtotal Lyles Crouch</b>		<b>391,043</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>391,043</b>	<b>-</b>



*Matthew Maury*

- *Plumbing Upgrades*

The project to upgrade the gym water fountains was completed during the third quarter.

ACPS Project Title	Includes	Total Available Funding after Change & Transfers	Total YTD Expenditures	Total Outstanding Invoices	Open Purchase Orders (not duplicating pending invoices)	Est. Cost to Complete	Available Budget
Matthew Maury	MM - Equipment & Systems Replacement - Plumbing Upgrades	11,426	2,209	-	6,422	2,795	-
Matthew Maury	MM - Facility Maintenance - Site Hardscape Repairs	2,978	-	-	-	-	2,978
Matthew Maury	MM-Asset Loss Prevention-Emergency Repairs	28,164	-	-	-	28,164	-
Matthew Maury	MM-Facility Maintenance-Structural Damage Repair	88,674	-	-	-	88,674	-
Matthew Maury	MM-Facility Maintenance-Replace Playground Surfacing	109,070	38,282	-	2,160	68,628	-
Matthew Maury	MM-Facility Maintenance-Building Envelope Repair	98,120	-	-	-	98,120	-
Matthew Maury	MM-Capacity-Classroom Conversion A&E	21,600	-	-	-	21,600	-
Matthew Maury	MM-Capacity-Classroom Conversion Construction	248,360	-	-	-	248,360	-
Matthew Maury	MM-Capacity-Classroom Conversion Contingency	27,488	-	-	-	27,488	-
Matthew Maury	MM-Capacity-Classroom Conversion Project Management & Other Soft Costs	76,176	-	-	-	76,176	-
<b>Subtotal Matthew Maury</b>		<b>712,055</b>	<b>40,491</b>	<b>-</b>	<b>8,582</b>	<b>660,005</b>	<b>2,978</b>

*Mount Vernon*

- *Building Envelope Repair*

A purchase order is being processed for the contractor to remove planter box and apply waterproofing outside of room 122/123.

ACPS Project Title	Includes	Total Available Funding after Change & Transfers	Total YTD Expenditures	Total Outstanding Invoices	Open Purchase Orders (not duplicating pending invoices)	Est. Cost to Complete	Available Budget
Mount Vernon	MV-Instructional Environment-Exterior play or sports areas	6,711	4,780	-	-	1,931	-
Mount Vernon	MV-Facility Maintenance-Replace Playground Surfacing	20,161	-	-	-	20,161	-
Mount Vernon	MV-Facility Maintenance-Structural Damage Repair	168,113	-	-	-	168,113	-
Mount Vernon	MV-Facility Maintenance-Building Envelope Repair	234,532	-	-	-	234,532	-
Mount Vernon	MV-Facility Maintenance-Replace HVAC System and/or Units	167,484	-	-	-	167,484	-
<b>Subtotal Mount Vernon</b>		<b>597,001</b>	<b>4,780</b>	<b>-</b>	<b>-</b>	<b>592,221</b>	<b>-</b>

### Patrick Henry

- Feasibility Study*

During the third quarter, ACPS and RPCA held several design charrettes with Sorg Architects as they developed their first set of conceptual site plans for the new or renovated school and new recreation center. In March 2015 Sorg Architects submitted the first draft of the feasibility study and presented initial conceptual site plans to the Patrick Henry community. The firm will continue sharing their conceptual site plans with various stakeholder groups and it is anticipated that they will present the feasibility study and recommendations to the School Board in May 2015.

ACPS Project Title	Includes	Total Available Funding after Change & Transfers	Total YTD Expenditures	Total Outstanding Invoices	Open Purchase Orders (not duplicating pending invoices)	Est. Cost to Complete	Available Budget
Patrick Henry	PH-Asset Loss Prevention-Building Infrastructure Repairs	50,000	-	-	-	50,000	-
Patrick Henry	PH-Facility Maintenance-Exterior Play or Sports Areas	14,383	-	-	-	14,383	-
Patrick Henry	PH-Facility Maintenance-Structural Damage Repair	93,690	-	-	-	93,690	-
Patrick Henry	PH-Capacity-New K-8 School A&E	1,507,705	173,983	114,382	152,667	1,066,673	-
Patrick Henry	PH-Capacity-New K-8 School Project Management & Other Soft Costs	1,492,295	-	-	-	1,492,295	-
Patrick Henry	PH - Facility Management - Capacity Addition (Modular)	10,819	-	-	-	-	10,819
Patrick Henry	PH-Capacity-New K-8 School A&E	1,500,000	-	-	-	1,500,000	-
<b>Subtotal Patrick Henry</b>		<b>4,668,892</b>	<b>173,983</b>	<b>114,382</b>	<b>152,667</b>	<b>4,217,041</b>	<b>10,819</b>

*Samuel Tucker*

These were no active capital projects during this reporting period.

ACPS Project Title	Includes	Total Available Funding after Change & Transfers	Total YTD Expenditures	Total Outstanding Invoices	Open Purchase Orders (not duplicating pending invoices)	Est. Cost to Complete	Available Budget
Samuel Tucker	ST-Facility Maintenance-Building Envelope Repair	19,499	-	-	-	19,499	-
Samuel Tucker	ST-Facility Maintenance-Structural Damage Repair	72,449	-	-	-	72,449	-
Samuel Tucker	ST-Facility Maintenance-Replace HVAC System and/or Units	104,497	-	-	-	104,497	-
<b>Subtotal Samuel Tucker</b>		<b>196,445</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>196,445</b>	<b>-</b>

*T.C. Williams King Street Campus*

- *Press Box*

A portable press box has been purchased and installed at Parker-Gray Memorial Stadium. It has been used to host Varsity soccer and track events this spring. The permanent replacement of the press box will be part of the overall upgrade to the stadium.

ACPS Project Title	Includes	Total Available Funding after Change & Transfers	Total YTD Expenditures	Total Outstanding Invoices	Open Purchase Orders (not duplicating pending invoices)	Est. Cost to Complete	Available Budget
TC Williams: King St Campus	TCK-ADA-Replace bleachers	-	-	-	-	-	-
TC Williams: King St Campus	TCK-Facility Maintenance-Storm Water Management	-	-	-	-	-	-
TC Williams: King St Campus	TCK-Facility Maintenance-Structural Damage Repair	65,171	-	-	-	65,171	-
TC Williams: King St Campus	TCK-Asset Replacement-Replace stadium press box	70,000	21,070	-	13,140	35,790	-
TC Williams: King St Campus	TCK-Shared Program Priorities-Stadium acoustics	20,000	-	-	-	20,000	-
TC Williams: King St Campus	TCW - Facility Maintenance - Garage Lighting	40,119	-	-	-	40,119	-
<b>Subtotal TC Williams: King St Campus</b>		<b>195,290</b>	<b>21,070</b>	<b>-</b>	<b>13,140</b>	<b>161,080</b>	<b>-</b>

*T.C. Williams-Minnie Howard Campus*

- *Emergency Generator Replacement*

The construction contract for this project was awarded during the third quarter. The project is expected to be kicked off with a pre-construction meeting early in the fourth quarter and preparations will be made for construction during the summer of 2015.

- *Roof Replacement*

This project's scope includes a partial roof replacement for the areas with a warranty that expired in 1996. This project began in November of 2014 and final completion was achieved during the third quarter.

ACPS Project Title	Includes	Total Available Funding after Change & Transfers	Total YTD Expenditures	Total Outstanding Invoices	Open Purchase Orders (not duplicating pending invoices)	Est. Cost to Complete	Available Budget
TC Williams: Minnie Howard Campus	TCM - Equipment & Systems Replacement - Emergency Generator Replacement	188,715	-	-	160,660	28,055	-
TC Williams: Minnie Howard Campus	TCMH-Facility Maintenance-Replace Primary Switchgear	-	-	-	-	-	-
TC Williams: Minnie Howard Campus	TCMH-Facility Maintenance-Roof Replacement	280,166	166,988	-	49,378	63,800	-
TC Williams: Minnie Howard Campus	TCMH-Facility Maintenance-Site Hardscapes Repair	30,286	11,570	-	2,250	-	16,466
TC Williams: Minnie Howard Campus	TCMH-Facility Maintenance-Structural Damage Repair	181,956	-	-	-	181,956	-
TC Williams: Minnie Howard Campus	TCMH-Facility Maintenance-Building Envelope Repair	1,385,713	-	-	-	1,385,713	-
<b>Subtotal TC Williams: Minnie Howard Campus</b>		<b>2,066,835</b>	<b>178,558</b>	<b>-</b>	<b>212,288</b>	<b>1,659,524</b>	<b>16,466</b>

*William Ramsay*

- *ADA Lift Upgrade: New Elevator*

The architects for this project submitted their final design for ACPS review at the end of the third quarter. Facilities staff expects this project to be put out to bid during the fourth quarter.

- *Repair/Replace HVAC System and/or Unit*

A new RFP for HVAC maintenance was advertised in October 2014 and bids were opened on November 2014. After an extensive proposal review process, a number of vendors were selected for interviews. Interviews were conducted in January 2015. Facilities and Procurement staff have been in negotiations with the most competitive offerors. Facilities staff anticipates that a new HVAC maintenance contract will be awarded by the end of May 2015. HVAC units will be assessed by the awarded contractor. If units or systems are to be replaced, a bid will be issued.

ACPS Project Title	Includes	Total Available Funding after Change & Transfers	Total YTD Expenditures	Total Outstanding Invoices	Open Purchase Orders (not duplicating pending invoices)	Est. Cost to Complete	Available Budget
William Ramsay	WR - Facility Maintenance - Building Envelope Repair	15,590	-	-	-	15,590	-
William Ramsay	WR-Facility Maintenance-Code Complicance Requirements	5,293	-	-	-	-	5,293
William Ramsay	WR-Facility Maintenance-Structural Damage Repair	50,901	-	-	-	50,901	-
William Ramsay	WR - ADA - ADA Lift Upgrade	1,278,786	87,048	-	31,363	1,160,375	-
William Ramsay	WR-Facility Maintenance-Replace HVAC System and/or Units	94,786	-	-	-	94,786	-
<b>Subtotal William Ramsay</b>		<b>1,445,356</b>	<b>87,048</b>	<b>-</b>	<b>31,363</b>	<b>1,321,652</b>	<b>5,293</b>

### SECTION III - Major Projects

#### *New Jefferson-Houston PreK-8 School*

During the third quarter inspirational quotes and other signage were installed inside of the school. On the outside, accent lighting, monumental signs and pedestal signs explaining some of the LEED elements of the project were installed around the campus. Work continued on the playgrounds, basketball court, Durant Center restoration and the synthetic turf field installation.

#### *Schedule*

We are working towards Substantial Completion during the fourth quarter of FY15. In addition to the items listed above that were completed during the third quarter we will complete the following over the next few of months:

- Final inspection of the landscaping, playground, synthetic field and outdoor basketball court
- Final inspection of the Durant Center restoration and hardscape improvements made as part of phase 2 of the project.

#### *Jefferson-Houston - Budget*

The Project Financial Summary as of March 30, 2015, is shown on the following page. The summary provides details with regard to the overall budget, contractual commitments, and expenditures to date (Table I, II, III and IV respectively). The team monitors the owner's contingency, as well as the construction contingency, on a weekly basis to ensure that the project is within budget. Based on the amount of money remaining in the contingency at this point in the project, we are very confident that Jefferson-Houston will finish within budget.

Table I. Project Budget		Projected by Fiscal Year			
		2012	2013	2014	2015
<b>Sources</b>					
CIP Allocation	\$ 45,121,710	\$ 3,120,000	\$ 42,001,710	\$ -	\$ -
<b>Uses</b>					
Soft Costs	\$5,344,721	\$ 1,289,544	\$3,236,172	\$ 555,136	\$ 263,869
<i>A/E Fees, Project Management Fees, Legal Fees, Other Owner Consultants &amp; Owner Contingency</i>					
Hard Costs	\$ 39,776,990	\$ -	\$ 526,207	\$ 38,635,324	\$ 615,459
<i>Construction Costs, FF&amp;E, Technology, &amp; Other Owner Costs</i>					
Subtotal	\$ 45,121,710	\$ 1,289,544	\$ 3,762,378	\$ 39,190,460	\$ 879,328
<b>Sources Less Uses (cumulative)</b>	<b>\$ (0)</b>	<b>\$ 1,830,456</b>	<b>\$ 40,069,788</b>	<b>\$ 879,328</b>	<b>\$ (0)</b>

Table II. Contractual Commitments		Projected Commitments by Fiscal Year*			
	Actual to-date	2012	2013	2014	2015
<b>Soft Costs</b>					
A/E Fees	\$ 4,017,328	\$ 3,597,979	\$ 253,063	\$ 166,286	
Project Management	\$ 1,199,548	\$ 1,199,548			
Legal	\$ 444,736	\$ 312,234	\$ 132,502		
Geotech Surveys & Utilities	\$ 25,155	\$ -	\$ 25,155		
Permit Fees	\$ 4,412		\$ 4,412		
Commissioning Testing & Inspection	\$ 227,564		\$ 186,956	\$ 22,758	\$ 17,850
Other Costs, Consultants & Expenses	\$ 300,920	\$ 63,442	\$ 219,841	\$ 8,982	\$ 8,655
Subtotal	\$ 6,219,662	\$ 5,173,203	\$ 821,929	\$ 198,026	\$ 26,505
<b>Hard Costs</b>					
Construction	\$ 37,700,499	\$ -	\$ 36,839,746	\$ 575,681	\$ 285,072
Owner Costs	\$ 1,201,549	\$ -	*	\$ 1,010,312.00	\$ 191,237
Subtotal	\$ 38,902,048	\$ -	\$ 36,839,746	\$ 1,585,993	\$ 476,309
<b>Total</b>	<b>\$ 45,121,710</b>	<b>\$ 5,173,203</b>	<b>\$ 37,661,675</b>	<b>\$ 1,784,019</b>	<b>\$ 502,814</b>

\*Owner contingency is reflected within hard costs for projected commitments

\*\*Legal project commitment for 2012 and Permit Fees commitment for 2013 were adjusted to account for actual costs incurred on this project.

Table III. Expenditures To-Date		Table IV. Project Metrics	
<b>Soft Costs</b>		<b>% Spent To-Date</b>	96%
A/E Fees	\$ 4,028,774	<b>% Committed</b>	99%
Project Management	\$ 1,082,570		
Legal	\$ 419,334		
Geotech Surveys & Utilities	\$ 277,391		
Permit Fees	\$ 4,412		
Commissioning Testing & Inspection	\$ 211,885		
Other Costs, Consultants & Expenses	\$ 304,401		
Subtotal	\$ 6,328,766	<b>Exposures/Total Budget</b>	0.0%
<b>Hard Costs</b>			
	\$ 36,808,834	<b>Exposure: Contingency**</b>	159%
<b>Total</b>	<b>\$ 43,137,600</b>		

\*\*This exposure to contingency ratio measures the total amount of cost exposures against the project contingency. Exposures are increased costs to the project that are typically due to changes in the project's design or unforeseen conditions.



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