

Table of Contents

- EXECUTIVE SUMMARY2
- HIGHLIGHTS (FY 2021 Q2):.....4
- FINANCIAL SUMMARY.....5
- TABLE 1: CIP FINANCIAL SUMMARY TABLE (STATUS THROUGH DECEMBER 31, 2020).....6
 - SECTION I – DETAILED CIP PROJECT STATUS UPDATES7
 - CORA KELLY ELEMENTARY SCHOOL.....7
 - FERDINAND T. DAY ELEMENTARY SCHOOL9
 - FRANCIS C. HAMMOND MIDDLE SCHOOL10
 - GEORGE MASON ELEMENTARY SCHOOL.....12
 - GEORGE WASHINGTON MIDDLE SCHOOL.....12
 - JEFFERSON HOUSTON K-8 SCHOOL.....14
 - JOHN ADAMS ELEMENTARY SCHOOL.....14
 - LYLES-CROUCH ELEMENTARY SCHOOL16
 - MATTHEW MAURY ELEMENTARY SCHOOL.....17
 - MOUNT VERNON COMMUNITY SCHOOL18
 - SAMUEL TUCKER ELEMENTARY SCHOOL19
 - TC WILLIAMS HIGH SCHOOL19
 - WILLIAM RAMSAY ELEMENTARY SCHOOL.....19
 - SECTION II – LARGE PROJECTS.....22
 - FERDINAND T. DAY ELEMENTARY SCHOOL22
 - GEORGE WASHINGTON MIDDLE SCHOOL.....22
 - LYLES-CROUCH ELEMENTARY SCHOOL23
 - MOUNT VERNON COMMUNITY SCHOOL24
 - ROWING FACILITY25
 - TC WILLIAMS HIGH SCHOOL26
 - TRANSPORTATION FACILITY27

EXECUTIVE SUMMARY

This Alexandria City Public Schools (ACPS) FY 2021 Second 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. 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 second quarter of FY 2021. This fiscal year was impacted by the unprecedented Coronavirus and subsequent quarantine across the country and around the world. With this as context during Q1 and Q2 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 Q2 financial data and some explanations of related Q3 of FY 2021 tasks. Report sections include:

- A FY 2021 Second 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 current budget, including carryover and transfer funding, is \$67,856,371. This total includes the unallocated High School funding of \$15,387,494 from FY 2020 that is now ready to be expended and a correction of \$4,040. This combined with the Approved FY 2021 budget totals \$162,345,471. Less the unallocated portion of the FY 2021 budget funding of \$65,312,513, less unallocated High School funding and less expenditures through Q2 2021 of \$40,055,097, the remaining projected year-end balance at the end of Q2 2021 is \$41,590,367 as illustrated in the table below:

Roll Over Funding From Previous Fiscal Years <i>(Includes unallocated High School Funding \$15,387,494)</i>	\$67,856,371
Approved FY 2021 CIP Funding	\$94,489,100
SUBTOTAL	\$162,345,471
Less (Unallocated/City Appropriated Funding - Various 2021 Projects)	(\$65,312,513)
Less (Unallocated/City Appropriated Funding - New High School)	(\$15,387,494)
TOTAL AVAILABLE FY 2021 BUDGET	\$81,645,464
Less (Expenditures and Commitments through 12.31.20)	(\$40,055,097)
TOTAL REMAINING PROJECTED YEAR-END BALANCE	\$41,590,367

This report will also categorize projects by means of the five project status categories used by the City of Alexandria. As of December 31, 2020, there were 47 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 Q2, active projects are 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 second quarter of FY 2021. Definitions of each category are provided below:

Q4 Project Status	Number of Projects
Initiation	8
Planning/Design	3
Implementation	27
Pending Close-Out	5
Close-Out	4
Grand Total	47

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.

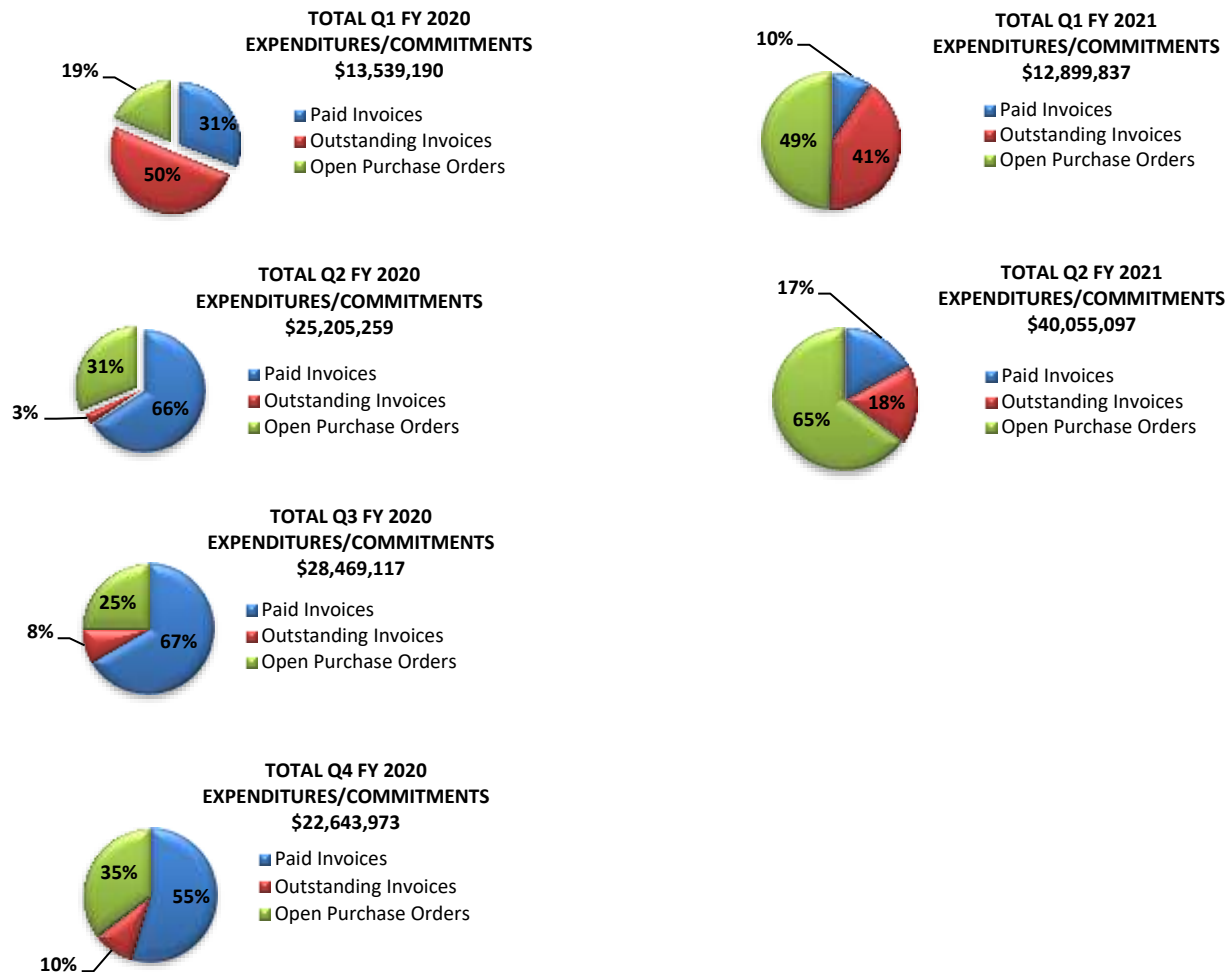
Planning/Design: Planning and design work for the project has started. This could include reviewing and editing the project scope, conducting feasibility studies, permitting, interdepartmental or interagency coordination, acquiring land for a construction project, etc. The project could still be in this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

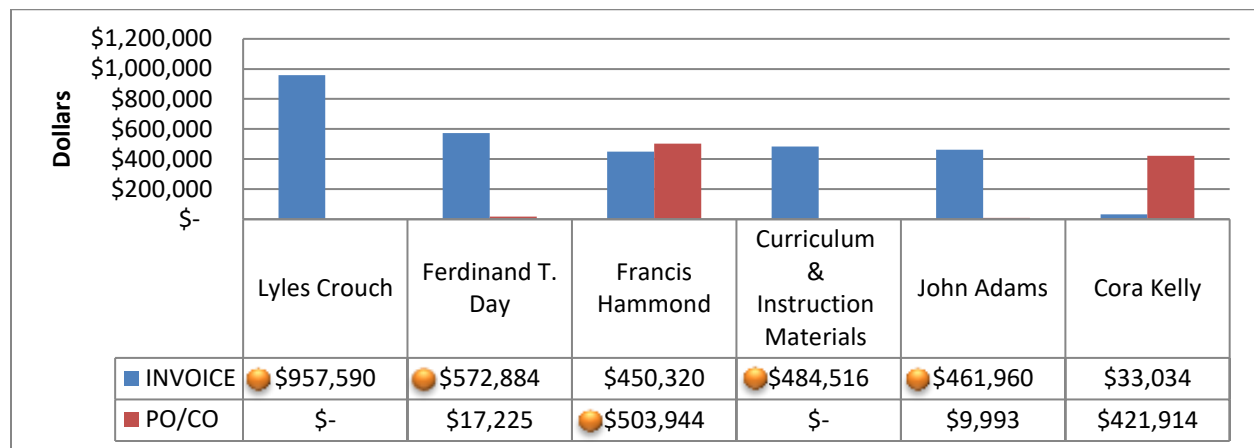
HIGHLIGHTS (FY 2021 Q2):



- 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 Second Quarter of FY 2021 shows a significant increase in open purchase orders (committed work) and in Paid Invoices (completed work) as compared to Q1 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 the recent conversion from manual payment processing to City Munis system based payment processing. The conversion so far has created a recognizable time savings and therefore faster payment processing times.
- Non-Capacity Projects:** There are currently 38 projects in the phase of Initiation, Planning and Design, or Implementation. Nine projects are in the phase of Pending Close-Out or Close Out.
- Capacity Projects:** For the High School Project, progress included the hosting of a research panel, continued educational design work, and work on the Stantec report. Anticipated progress includes finalizing the Stantec report and issuance of A&E RFP.

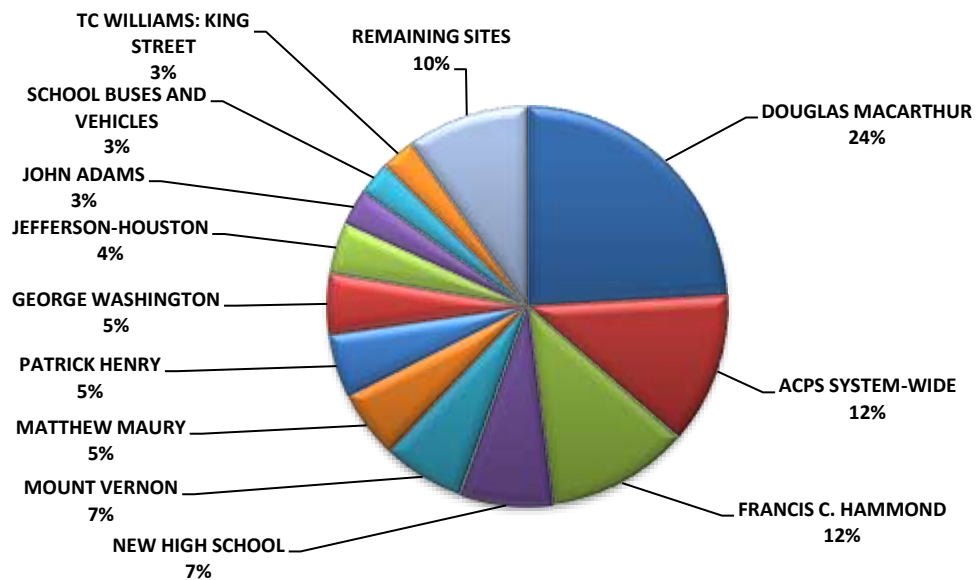
FINANCIAL SUMMARY

“Top Five” CIP Expenditures and Commitments during Q2 FY 2021:



“Top Five” Estimated Remaining Balances at the end of FY 2021:

- Approximately \$5.1M of the remaining \$41.5M is dedicated to ACPS System-Wide projects at various sites including CIP Project Planning tasks for various schools.
- \$10.0M of the remaining \$41.5M is dedicated to Douglas MacArthur.
- \$4.1M of the remaining \$41.5M is dedicated to Various Sites in small amounts.
- \$4.8 of the remaining \$41.5M is dedicated to Francis C. Hammond.
- \$3.1M of the remaining \$41.5M is dedicated to the New High School.



ACPS EDUCATIONAL FACILITIES DEPARTMENT
 CAPITAL IMPROVEMENT PROGRAM (CIP)
 PROJECT STATUS REPORT
 FY 2021 – QUARTER 2

TABLE 1: CIP FINANCIAL SUMMARY TABLE (STATUS THROUGH DECEMBER 31, 2020)

ACCOUNT ACPS Project Title	BUDGET					YTD EXPENDITURES AND COMMITMENTS				Total Budget LESS Total YTD Expenditures
	BUDGET Unallocated/Appropriated <small>*These totals are not counted within the budget total until allocated to ACPS City Accounts</small>	BUDGET FY 2021 Approved Budget Allocation	BUDGET Estimated Ending Budget Balances as of 06/30/20	BUDGET Changes & Transfers to Budget	BUDGET Total Available Budget after Transfers	EXPENDITURES Through 12/31/20	EXPENDITURES Outstanding Invoices	EXPENDITURES Open Purchase Orders	EXPENDITURES Total YTD Expenditures and Commitments	BALANCE Remaining to Year-End (Projected)
ACPS SYSTEM-WIDE	400,000	3,259,617	12,135,082	0	15,394,699	693,912	1,634,989	7,947,204	10,276,106	5,118,593
SCHOOL BUSES AND VEHICLES	1,286,000	750,000	500,106	0	1,250,106	66,834	0	53,044	119,878	1,130,228
TRANSPORTATION FACILITY	0	0	2,867	0	2,867	0	0	2,867	2,867	0
ROWING FACILITY	0	0	186,548	0	186,548	0	17,134	63,200	80,334	106,214
CENTRAL PRESCHOOL	0	0	257,168	0	257,168	0	0	246,286	246,286	10,883
CHARLES BARRETT	106,000	0	197,180	0	197,180	0	0	13,138	13,138	184,042
CORA KELLY	0	235,000	1,538,638	0	1,773,638	35,857	311,047	611,630	958,534	815,104
DOUGLAS MACARTHUR	59,600,000	10,000,000	35,566	0	10,035,566	0	0	3,991	3,991	10,031,575
FRANCIS C. HAMMOND	560,000	4,323,696	1,581,919	0	5,905,615	459,390	267,213	374,273	1,100,876	4,804,739
GEORGE MASON	0	280,000	38,734	0	318,734	150,814	3,150	164,769	318,733	1
GEORGE WASHINGTON	0	2,370,000	1,522,203	0	3,892,203	113,407	741,426	975,914	1,830,747	2,061,456
JAMES K. POLK	639,175	0	76,575	0	76,575	0	0	6,110	6,110	70,465
JEFFERSON-HOUSTON	0	750,000	2,990,290	0	3,740,290	873,968	264,869	888,462	2,027,299	1,712,991
JOHN ADAMS	0	1,653,000	2,858,183	0	4,511,183	750,507	1,451,844	1,091,742	3,294,092	1,217,090
LYLES CROUCH	2,067,338	241,050	2,439,512	0	2,680,562	965,745	121,250	705,578	1,792,573	887,989
MATTHEW MAURY	50,000	1,393,533	1,740,107	0	3,133,640	203,099	102,298	530,750	836,147	2,297,493
MOUNT VERNON	400,000	380,000	2,437,381	0	2,817,381	7,230	57,723	2,045	66,998	2,750,383
NEW HIGH SCHOOL	0	0	4,083,123	0	4,083,123	116,653	340,291	501,000	957,943	3,125,179
PATRICK HENRY	0	315,000	2,141,282	0	2,456,282	119,363	222,095	4,218	345,676	2,110,606
SAMUEL TUCKER	0	147,000	299,792	0	446,792	37,750	5,313	112,741	155,803	290,989
TC WILLIAMS: KING STREET	60,000	660,165	5,805,279	0	6,465,445	36,729	986,720	4,313,546	5,336,996	1,128,449
TC WILLIAMS: MINNIE HOWARD	0	0	406,619	0	406,619	0	0	0	0	406,619
TECHNOLOGY MODERNIZATION	0	0	350,000	0	350,000	142,500	204,890	1,975	349,365	635
JANNEY'S LANE ACQUISITION	0	0	17,210	0	17,210	0	0	0	0	17,210
CURRICULUM & INSTRUCTION MATERIALS	0	1,089,885	2,261	0	1,092,146	484,516	2,600	488,643	975,759	116,387
FERDINAND T. DAY (WEST END)	70,000	496,741	6,526,907	0	7,023,648	775,195	82,660	5,532,095	6,389,950	633,698
WILLIAM RAMSAY	74,000	831,900	2,298,346	0	3,130,246	824,069	421,896	1,322,932	2,568,897	561,349
GRAND TOTALS	65,312,513	29,176,587	52,468,877	0	81,645,464	6,857,539	7,239,406	25,958,152	40,055,097	41,590,367

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 2021. 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.

CORA KELLY ELEMENTARY SCHOOL

CK – Kitchen Renovation/ Servery Upgrades

Status: Pending Close-out

Description: This project includes kitchen upgrades, as well as reconfiguration of the servery area as Phase 1. The upgraded design addresses the need for a defined servery area that facilitates faster and efficient queuing/purchasing of food items. Phase 2 renovation of the cafeteria was an add-on service to upgrade floor, wall and ceiling finishes and replacement of lighting with LED.

Progress through Q2: In this quarter, both Phase 1 and Phase 2 construction continued with Phase 1 reaching substantial completion. Phase 2 was nearing completion with final inspections.

Anticipated Progress through Q3: Final completion of Phase 2 and close-out of the project.



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.

Progress through Q2: Due to concerns with Covid-19 and re-allocation of funding for priority projects, this phase (II) of the project was delayed with anticipated resuming of work in FY21.

Anticipated through Q3: Possible commencement of construction activities to complete repairs and replacements in the courtyard, as well as on the west and south sides of the school building.

CK- Elevator Installation

Status: Implementation

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 Q2: The contractor mobilized onto the site and erected Safety & Dust Barricades and completed the scheduled Demolition. Work progressed with the relocation of electrical service, fire alarm and audio/video devices. Submittal product data was provided, reviewed and approved. Regularly scheduled Progress Meetings are conducted on a bi-weekly basis.

Anticipated progress through Q3: Construction activities will continue.



CK- Asbestos Remediation / Flooring

Status: Close-Out

Description: This project included asbestos remediation of the vinyl composite tiles (VCT) on the first floor hallways, second floor hallways, second floor classrooms and installation of new luxury vinyl tile (LVT). Due to the pandemic and the building not being utilized, staff is exploring pricing and scheduling possibilities for remaining asbestos flooring areas.

Progress through Q2: Asbestos testing for additional areas of flooring.

Anticipated Progress through Q3: Identify possible funding sources for additional asbestos removal in health suite to allow for isolation room as well as main office.

CK – Interior Painting

Status: Pending Close-Out

Description: Painting of interior hallways and second floor classrooms including graphics and way-finding signage.

Progress through Q2: Completion of the graphics and way-finding signage.

Anticipated Progress through Q3: Close-out.

FERDINAND T. DAY ELEMENTARY SCHOOL

FTD – Central Office Relocation (5th and 6th floor Retrofit)

Status: Implementation

Description: This project includes tenant fit-out of the 5th and 6th floors of the school building to accommodate various ACPS departments and staff that will relocate from central office. Due to funding deficiency the overall project is on hold. Partial renovations are taking place to house for Safety and Security Services and Family and Community Engagement Center (FACE).

Progress through Q2: Construction work was completed, furniture was delivered and installed and the FACE Office moved in from Central Office.

Anticipated Progress through Q3: Installation of systems furniture and close out of the project.

FRANCIS C. HAMMOND MIDDLE SCHOOL

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

Status: Implementation

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

Progress through Q2: The contractor mobilized to the site, ordered required project materials, and started required mechanical modifications of Roof Top HVAC Units and ducted air conductors. Contractor performed demolition of existing roof system in the designated areas and installed new roofing system as per specified construction documents.

Anticipated Progress through Q3: Continuation of construction through Q3 of 2021 with anticipated project completion by February 2021.

FH – Courtyard Drainage Exploration

Status: Initiation

Description: This project will explore the issues related to water intrusion of the lower levels of the south side of the school and cafeteria. It will also explore engineering work for eroded and denuded areas of the courtyard.

Progress through Q2: Exploration of drawings, plans and records to understand the subsurface drainage and tie-in to the City of Alexander stormwater system. Award of contract to civil engineer for exploration and design.

Anticipated Progress through Q3: Complete design recommendations for drainage improvements, award contract for construction.

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 Q2: General contractor was selected and had a construction kick-off. Submittal and RFI are in progress and demolition permit was requested.

Anticipated Progress through Q3: Permit issuance and commencement of construction of the court.

FH – Gymnasium Painting

Status: Initiation

Description: This project will include painting the main gymnasium walls. Scoping to explore possibility of painting rafters, structural steel supports and ceiling ductwork.

Progress through Q2: Scoping of the painting project.

Anticipated Progress through Q3: Awarding of contract and commencement of painting.

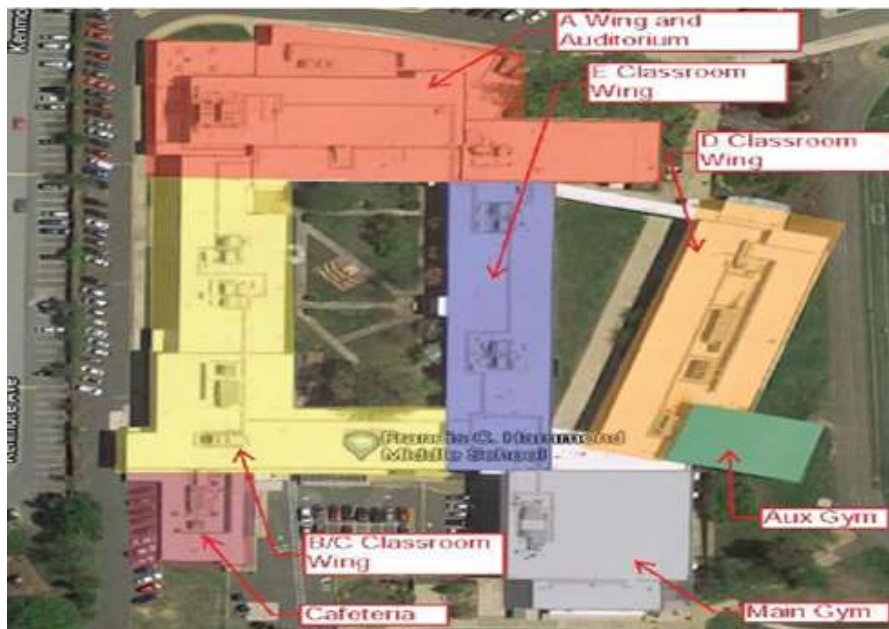
FH – HVAC Replacement and Controls

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 Q2: Design Development and Construction Documents completed and delivered for Invitation to Bid solicitation with Procurement. The project construction schedule was developed to meet anticipated milestones. ACPS Procurement initiated the Invitation for Bid (ITB).

Anticipated Progress through Q3: Review of bids and selection of the contractor for the project anticipated in February 2021.



GEORGE MASON ELEMENTARY SCHOOL

GM – Roof Repair

Status: Pending Close-out

Description: This project is to replace/repair old aged segments of the roof system as identified by a third-party roofing assessment.

Progress through Q2: Contractor mobilized to the site and ordered required for the project materials. Contractor performed work as directed by Engineer of Records on the project. Project completed as of December 2020.

Anticipated Progress through Q3: Anticipated Project close-out of documents and warranties by February 2021.

GEORGE WASHINGTON MIDDLE SCHOOL

GW – Roof Replacement (B-Wing Roof)

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.

Progress through Q2: The contractor mobilized to the project site and ordered all required project materials. Contractor removed old roofing system and installed new roofing for Phase 3 of the project.

Anticipated Progress through Q3: Contractor will complete Phase 3 of the roof replacement by January 2021. Phase 4 is pending budget determination.

GW – Ongoing Interior Renovations

Status: Implementation

Description: This project consists of renovations throughout the school facility.

Progress through Q2: Additional clearing of unused and broken furniture and equipment were removed from various areas of the basement, testing of flooring for asbestos materials, jetting of courtyard drains, blocking of old grill penetrations to eliminate water intrusion.

Anticipated progress through Q3: Reorganization of existing filing shelving systems for demolition of failing wood floor and demolition of finishes.

GW – Asbestos Remediation / Flooring (A-Wing)

Status: Close-Out

Description: This project included asbestos remediation of the vinyl composite tiles (VCT) on the first floor, second floor and third floor hallways and entrances in the A wing and installation of new luxury vinyl tile (LVT). Due to the pandemic and the building not being utilized, staff is exploring pricing and scheduling possibilities for remaining asbestos flooring areas.

Progress through Q2: Additional flooring areas added to the scope including, A-100 office suite, 3rd floor office suite, principal's office, book room and storage rooms. Asbestos removed, flooring installation commenced.

Anticipated Progress through Q3: Completion of additional flooring areas.

GW – Restroom Renovations

Status: Implementation

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

Progress through Q2: Completion of cleaning and installation of new door threshold.

Anticipated Progress through Q3: Fabrication of corian countertops and installation with new sink bowls; reattaching plumbing.

GW – Gymnasium Repairs

Status: Implementation

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

Progress through Q2: Completion of various repairs throughout the gymnasium and auxiliary gymnasium as well as cleaning for air quality.

Anticipated Progress through Q3: Recommendation from architect on addressing repair of locker room frame and surrounding structural block.

GW – Field / Parking Lot Drainage Exploration

Status: Initiation

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

Progress through Q2: Procured civil engineering firm to explore sinkhole formations and recommend corrective actions, inspect retention system and camera storm pipe system. Exploration of retention system and drainage piping completed.

Anticipated Progress through Q3: Civil will conduct core samples of parking lot to explore stability of structure and any possible compromise of pavement from drainage issues. Engineer to explore any issues related to city's storm system.

JEFFERSON HOUSTON K-8 SCHOOL

JH – HVAC Replacement Phase II

Status: Pending Close-out

Description: This project is to replace faulty equipment of the variable refrigerant volume (VRV) HVAC system. The scope includes replacing heat pumps and indoor cassettes units as well as addressing deficiencies identified through third-party assessments of the HVAC equipment.

Progress through Q2: The project achieved substantial and final completion of the construction work during Q1. The punch list and commissioning work was completed as well as preventative maintenance training for ACPS staff.

Anticipated Progress through Q3: Close-out documents and required equipment warranties anticipated for delivery in Q3.

JOHN ADAMS ELEMENTARY SCHOOL

JA – Building Envelope (Courtyard Drainage)

Status: Implementation

Description: This project continues to address envelope issues around the school including water intrusion, which has been a problem at an interior courtyard.

Progress through Q2: Contractor awarded work per civil engineering design documents.

Anticipated Progress through Q3: Contractor to remove soil and vegetation in courtyard planter box. Contractor will re-construct with stone drainage base for percolation and correct drain inlet.

JA – Roof Replacement

Status: Implementation

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

Progress through Q2: Post Phase I substantial completion during Q1, construction continued on Phase 2, which was accelerated to take advantage of the empty building due to pandemic. Phase 2 progress made during the quarter included existing roof decking repairs, new roof system installation, skylights, masonry work and sheet metal work.

Anticipated Progress through Q3: Anticipated completion of Phase 2 of the project by February 2021. Close-out documentations and warranties are expected in February as well.

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 Q2: Consultant conducted initial site reconnaissance to evaluate existing system for delineation of immediate needs and project planning.

Anticipated Progress through Q3: Commencement of Design Development documents for system upgrade.

JA – Kitchen Renovation/Servery Upgrades

Status: Close-out

Description: This project includes kitchen and servery reconfiguration and cafeteria upgrades. The upgraded design addresses the need for a defined servery area that facilitates faster and efficient queuing/purchasing of food items. Additionally, the project replaces an ADA lift with an ADA ramp for accessibility and provides additional storage rooms for the school space needs.

Progress through Q2: Project completed in early Q2 and has been turned over to School Nutrition Services. All warranties, trainings and O&Ms have been received.

Anticipated Progress through Q3: NA

LYLES-CROUCH ELEMENTARY SCHOOL

LC – Asbestos Remediation / Flooring

Status: Close-Out

Description: This project includes asbestos remediation of the flooring mastic and removal of the carpet in the first floor classrooms and installation of new luxury vinyl tile (LVT). It also includes carpet removal with carpet square and LVT installation in the library.

Progress through Q2: Close-out.

Anticipated Progress through Q3: Exploring expanding the scope to include the removal of asbestos and carpet on the second floor while the school is still vacated due to the pandemic.

Lyles Crouch – Site Drainage Mitigation

Status: Implementation

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

Progress through Q2: A civil engineering firm was awarded a Purchase Order to conduct a comprehensive site evaluation. The firm began collecting field data regarding sheet flow, runoff volumes, storm sewer capacity, etc. and issued a preliminary conceptual design. Core borings were drilled to determine the depth of the existing asphalt paving section.

Anticipated progress through Q3: The civil engineer will prepare an ALTA Survey to define all encumbrances on the property and submit a final design configuration to ensure the best method and route to direct the stormwater across the site and into the storm drainage sewer system.

MATTHEW MAURY ELEMENTARY SCHOOL

MM – Building Envelope

Status: Initiation

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

Progress through Q2: The project was delayed due to Covid-19 and the assessment of project priorities and possible reallocation of funding.

Anticipated Progress through Q3: Project set to resume with design proposal and purchase order process initiated for design work for Construction Documents to inform construction activities for next summer.

MM – Roof Replacement (Phase II)

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.

Progress through Q2: The contractor mobilized to the project site and ordered all required for the project materials. Contractor removed old roofing system and installed new roofing for Phase 2 of the project.

Anticipated Progress through Q3: The contractor will complete project Phase 2 by February 2021. Phase 3 is pending budget determination.



MM – 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 Q2: The project was delayed due to Covid-19 and School Nutrition Services re-prioritization of projects and funding with meal costs throughout pandemic.

Anticipated Progress through Q3: Resume the design portion of the project in anticipation of SNS having funding for construction next summer.

MM – 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 Q2: Contractor received all fabricated units and shipped to construction site for installation. Twelve Roof Top Units were installed and commissioning work commenced.

Anticipated Progress through Q3: Contractor to complete commissioning and building automation system work by February 2021.

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 Q2: Consultant conducted initial site reconnaissance to evaluate existing system for delineation of immediate needs and project planning.

Anticipated Progress through Q3: Commencement of Design Development documents for system upgrade.

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 Q2: The contractor mobilized to job site, ordered project materials and installed the chilled water pumps and VFD per design specifications. Commissioning and building automation system work commenced.

Anticipated Progress through Q3: Contractor will complete commissioning and building automation system work by February 2021.

TC WILLIAMS HIGH SCHOOL

TC – Marquee Lighting

Status: Initiation

Description: This project will install wireless communication to new ballasts and light fixtures for the school marquee.

Progress through Q2: Design complete, materials ordered and awaiting shipment.

Anticipated Progress through Q3: Delivery of parts and installation, close-out.

WILLIAM RAMSAY ELEMENTARY SCHOOL

WR-Roof Replacement

Status: Implementation

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

Progress through Q2: The project moved into Phase 2 (Phase I substantial completion reached during Q1), which was accelerated to take advantage of the empty building due to pandemic. Phase 2 progress made during the quarter included existing roof decking repairs, new roof system installation, skylights, masonry work and sheet metal flashing work.

Anticipated Progress through Q3: Completion of Phase 2 of the project by February 2021. Close-out documentations and warranties will be finalized as well.

WR – HVAC Replacement

Status: Implementation

Description: This project encompasses replacement of (4) Roof Top Units, kitchen exhaust fan and augmenting elevation of gas piping lines and electrical conduits to accommodate roofing project.

Progress through Q2: Commissioning work and building automated system work commenced (Substantial Completion achieved during Q1).

Anticipated Progress through Q3: Close-out documents and warranties, operation and maintenance manuals by February 2021.

WR – Building Infrastructure Repair

Status: Implementation

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

Progress through Q2: This project was delayed due to Covid-19 funding assessment and possible reallocation.

Anticipated Progress through Q3: Resuming of engineering analysis with FY21 funding allocation to include investigation of building deficiencies and structural concerns and preparation of repair recommendations.

WR – Interior Painting

Status: Pending Close-out

Description: This project comprises a phased approach for interior painting throughout the school.

Progress through Q2: Painting of new artistic template graphics at activity nodes and wayfinding signage.

Anticipated Progress through Q3: Close-out.

WR – Library Flooring and Shelving

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. In 2021 Q1, new shelving and new furniture will be added.

Progress through Q2: School still considering furniture options to accommodate repurpose of space and exploring additional funding.

Anticipated Progress through Q3: Procurement and installation of shelving and new furniture.

SECTION II – LARGE PROJECTS

FERDINAND T. DAY ELEMENTARY SCHOOL

FTD – Elevated Gym Addition

Status: Implementation

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 Q2: Construction continued through the quarter with the superstructure completed. Interior framing and drywall, MEP rough-ins and dry and wet sprinkler system installations were in progress.

Anticipated Progress through Q3: Metal panel and storefront installation, finishing of MED and sprinkler work, equipment start-up. Substantial completion of the project is anticipated near the end of the Q3.

GEORGE WASHINGTON MIDDLE SCHOOL

GW – HVAC (Fan Coil Replacements, AHU system)

Status: Planning/Design

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 and pumps as well as controls for the building automation system. The project will also address installation of a new mechanical system to supply outside (fresh) air to (4) classrooms under the auditorium. This is a multi-phased project that will need additional funding.

Progress through Q2: Design Development completed and Construction Documents under development. Preliminary project construction schedule developed in preparation for notifying all stakeholders of next steps and meet anticipated milestones.

Anticipated Progress through Q3: Completion of Construction Documents for first two phases of the project expected by January 2021, followed by posting of Invitation to Bid for construction with anticipated commencement in FY22.

LYLES-CROUCH ELEMENTARY SCHOOL

LC – HVAC Replacement

Status: Implementation

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 Q2: The contractor completed Phase I of the removal & replacement of (9) Roof Top Units (RTU's). A third-party vendor was procured to perform commissioning services.

Anticipated progress through Q3: Contractor to complete Phase II of the removal & replacement of the remaining (8) RTU's. Commissioning vendor will oversee all testing, balancing & sequence of operation as well as remote reporting to Maintenance & Custodial Services.



LC – Building Envelope Repair (Window Replacement)

Status: Implementation

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 Q2: A general contracting services Invitation to Bid (ITB) solicitation was prepared and coordinated with the Procurement Office.

Anticipated Progress through Q3: Solicitation announcement, selection of a general contractor and commencement of construction.

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 Q2: Potomac Energy Group (PEG) completed the design for the removal and replacement of the existing Cooling Tower. A Preliminary Estimate was provided in the amount of approximately \$310,000.00. PEG was issued a Change Order to expedite the permitting process and has obtained the Permit. The approved Construction Documents, Plans and Specifications Package has been submitted to Procurement to issue an Invitation to Bid.

Anticipated Progress through Q3: The Procurement Office will undertake the Invitation to Bid and the Office of Educational Facilities will review proposals and make recommendation for award. Facilities will solicit proposals for Commissioning Services.

MV – Drainage Renovations and Reconfiguration

Status: Design/Planning

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

Progress through Q2: Construction Documents and Permit Set complete. Submission of Construction Documents for permitting.

Anticipated Progress through Q3: Permit approval and Procurement Office initiation of Invitation to Bid for construction phase.

MV – Kitchen and Cafeteria Renovation

Status: Implementation

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

Progress through Q2: Design continued on the Plans & Specifications along with Kitchen Equipment Schedule. The decision was taken to proceed with additional design services to include a clerestory window and coordinating with the asbestos abatement plan.

Anticipated progress through Q3: Final review of Plans & Specifications will be undertaken and submitted for Permit Review & Comments.

ROWING FACILITY

RF – Fire Notification and Fire Suppression System upgrade

Status: Implementation

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

Progress through Q2: The posting of the Invitation to Bid through the procurement process.

Progress through Q3: Selection of the lowest responsible bidder.

TC WILLIAMS HIGH SCHOOL

TC – 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 Q2: Continuation of construction activities including utility trenching, pipe installation and stub-out, synthetic turf removal, rubberized track demolition, building footer installation, restroom / storage building steel framing / roof decking and erection of steel supports for scoreboard.

Progress through Q3: Continuation of construction activities with anticipated completion in spring of 2021.



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 Q2: Worked with city on coordination of sanitary connection.

Anticipated Progress through Q3: Connection to City of Alexandria sanitary line as part of the delayed Lockett Field project. The city's project was delayed due to pandemic but will resume in January 2021.

ACPS EDUCATIONAL FACILITIES DEPARTMENT
CAPITAL IMPROVEMENT PROGRAM (CIP)
PROJECT STATUS REPORT
FY 2021 – QUARTER 2