

Date: August 22, 2019  
For ACTION   
For INFORMATION   
Board Agenda: Yes   
No

**FROM:** Mignon R. Anthony, Chief Operating Officer

**THROUGH:** Gregory C. Hutchings, Jr., Ed.D. Superintendent of Schools

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

**TOPIC:** Targeted Facilities Condition Assessments - Draft Report

**BACKGROUND**

In April 2019, a Request for Proposals was issued for firms to conduct a series of comprehensive condition assessments of certain schools where deferred maintenance issues have caused chronic and deteriorating physical performance. Targeted Facilities Condition Assessments (TFCA) were performed to specifically inform the FY2021 – 2030 budget and to provide a fresh look at the (ten year) CIP budget program.

Henry Adams Consulting Engineers (HA) was awarded the contract for the Targeted Facility Condition Assessments in mid-May 2019. The ACPS facilities with the highest need to address significant underlying and unresolved building performance issues were included: George Washington Middle School, Francis C. Hammond Middle School, Matthew Maury Elementary School, Cora Kelly Elementary School, George Mason Elementary School, and the ACPS Transportation Center. Cora Kelly, George Mason and the Transportation Center are all cited for replacement in the approved ACPS ten year Capital Improvement Program. The TFCA will provide an indication of the severity of concerns for these buildings and allow an updated prioritization of attention and funding to be addressed as part of the FY2021-2030 budget cycle.

**SUMMARY:**

The vendor, Henry Adams, has begun to compile all of the findings of their work and the completion of comprehensive narratives is in process. The draft report will be updated and finalized prior to the August 22<sup>nd</sup> Board work-session in order for productive discussion to occur. However, the draft provided in a Board Brief on August 9<sup>th</sup>, prioritizes their findings and provides estimates of cost and timeframes required for attention accordingly in the following categories:

- Priority 1 – work that is critical to life safety and needing immediate attention within one year
- Priority 2 – work that is not yet critical but without attention will become critical within the next 2 years
- Priority 3 – necessary to address to preclude predictable deterioration and
- Priority 4 – recommended, sensible improvements to reduce long term maintenance costs

The cost estimates in this report are sorted by Priority across schools and include those CIP budget items already appropriated, scheduled and/or underway in FY2020 – these are noted accordingly. The additional items recommended by Henry Adams are indicated by a To Be Decided (TBD) indicator in the Year column in order for discussions to occur as some items may displace previously approved projects.

The final Henry Adams report will add in the recommendations from the Mount Vernon Community School Water Intrusion assessment report from 2018.

Staff will discuss the final report at the August 22, 2019 Board work-session.

**RECOMMENDATION:**

The Superintendent recommends the School Board review the draft report provided on August 9, 2019, and submit any questions prior to the August 22<sup>nd</sup> work-session and in preparation for Update 4, the Final Targeted Facilities Condition Assessment Report.

**ATTACHMENT:** Targeted Facilities Condition Assessments - Presentation

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