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## EXECUTIVE SUMMARY

This Alexandria City Public Schools (ACPS) FY 2021 Third 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 third 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 through Q3 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 Q3 financial data and some explanations of related Q4 of FY 2021 tasks. Report sections include:

- A FY 2021 Third 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 \$52,368,877. This total no longer includes the unallocated High School funding of \$15,387,494 from FY 2020 as it is added to the subtotal below. This combined with the Approved FY 2021 budget totals \$162,245,471. Less the unallocated portion of the FY 2021 budget funding of \$5,662,513, less expenditures through Q3 2021 of \$48,902,629, the remaining projected year-end balance at the end of Q3 2021 is \$107,680,329 as illustrated in the table below:

Roll Over Funding From Previous Fiscal Years	\$52,368,877
Approved FY 2021 CIP Funding	\$94,489,100
Approved/Allocated remaining New High School funding	\$15,387,494
<b>SUBTOTAL</b>	<b>\$162,245,471</b>
Less (Unallocated/City Appropriated Funding - Various 2021 Projects)	(\$5,662,513)
<b>TOTAL AVAILABLE FY 2021 BUDGET</b>	<b>\$156,582,958</b>
Less (Expenditures and Commitments through 3.30.21)	(\$48,902,629)
<b>TOTAL REMAINING PROJECTED YEAR-END BALANCE</b>	<b>\$107,680,329</b>

This report will also categorize projects by means of the five project status categories used by the City of Alexandria. As of March 31, 2021, there were 47 active ACPS CIP projects to report. 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 third quarter of FY 2021.

Definitions of each category are provided below:

Q3 Project Status	Number of Projects
Initiation	8
Planning/Design	4
Implementation	21
Pending Close-Out	5
Close-Out	10
<b>Grand Total</b>	<b>48</b>

**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.

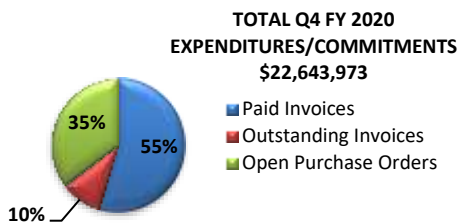
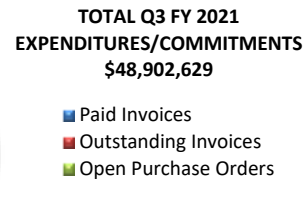
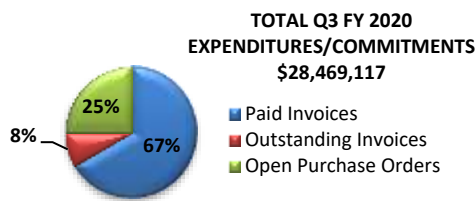
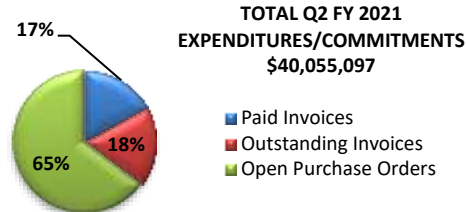
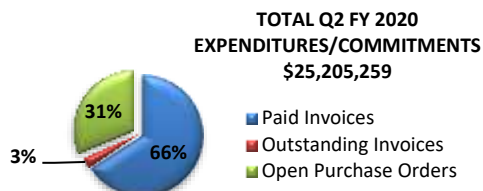
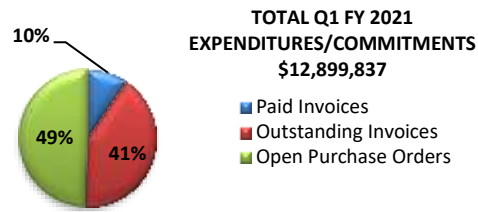
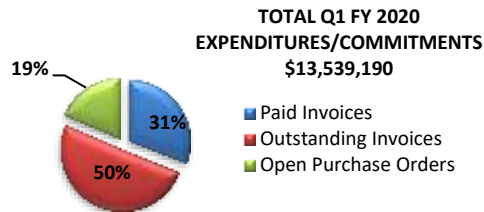
**Planning/Design:** Planning and design work for the project has started. This could include reviewing and editing the project scope, conducting feasibility studies, permitting, interdepartmental or interagency coordination, acquiring land for a construction project, etc. The project could still be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

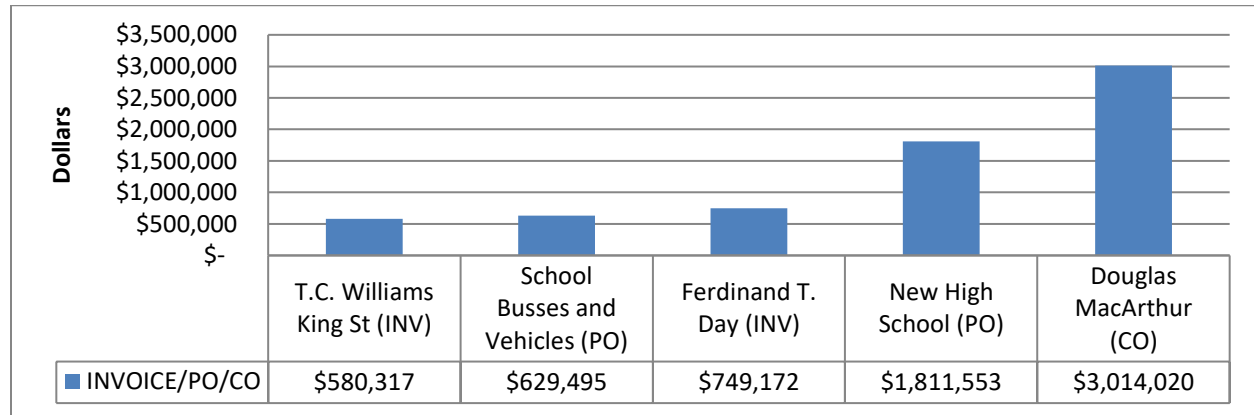
## HIGHLIGHTS (FY 2021 Q3):



- 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 Third Quarter of FY 2021 shows a significant increase in open purchase orders (committed work) and in Paid Invoices (completed work) as compared to Q3 of FY 2020. 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 32 projects in the phase of Initiation, Planning and Design, or Implementation. Fifteen projects are in the phase of Pending Close-Out or Close Out.
- Capacity Projects:** For the High School Project, progress included award for Architectural/Engineering design work. Anticipated progress includes solicitation for Construction Manager at Risk.

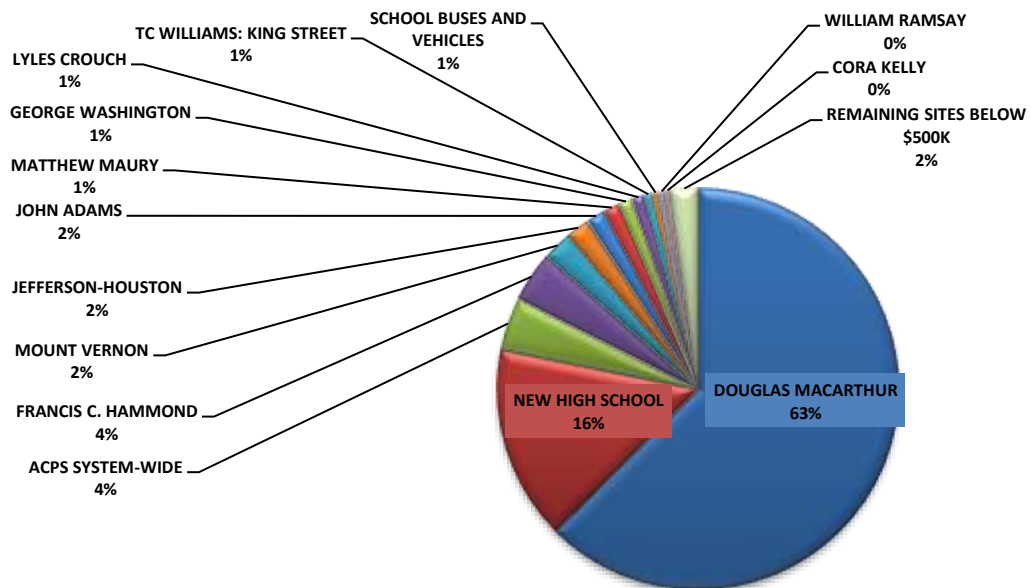
## FINANCIAL SUMMARY

### “Top Five” CIP Expenditures and Commitments during Q3 FY 2021:



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

- Approximately \$5M of the remaining \$107.6M is dedicated to ACPS System-Wide projects at various sites including CIP Project Planning tasks for various schools.
- \$67M of the remaining \$107.6M is dedicated to Douglas MacArthur.
- \$4.3M of the remaining \$107.6M is dedicated to Francis Hammond.
- \$16.8M of the remaining \$107.6M is dedicated to New High School.
- \$2.5M of the remaining \$107.6M is dedicated to the Mount Vernon.



ACPS EDUCATIONAL FACILITIES DEPARTMENT  
 CAPITAL IMPROVEMENT PROGRAM (CIP)  
 PROJECT STATUS REPORT  
 FY 2021 – QUARTER 3

**TABLE 1: CIP FINANCIAL SUMMARY TABLE (STATUS THROUGH MARCH 30, 2021)**

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 3/30/21	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	5,482,784	9,851	4,146,108	9,638,743	5,755,956
SCHOOL BUSES AND VEHICLES	1,286,000	750,000	500,106	0	1,250,106	696,329	0	25,000	721,329	528,777
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	24,538	0	60,767	85,305	101,243
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	27,638	27,638	169,542
CORA KELLY	0	235,000	1,538,638	0	1,773,638	557,476	0	705,703	1,263,179	510,459
DOUGLAS MACARTHUR	0	69,500,000	35,566	0	69,535,566	3,991	0	2,101,939	2,105,931	67,429,636
FRANCIS C. HAMMOND	560,000	4,323,696	1,581,919	0	5,905,615	843,964	0	707,483	1,551,447	4,354,168
GEORGE MASON	0	280,000	38,734	0	318,734	157,114	141	40,666	197,921	120,813
GEORGE WASHINGTON	0	2,370,000	1,522,203	0	3,892,203	1,370,477	92,050	1,260,009	2,722,535	1,169,667
JAMES K. POLK	639,175	0	76,575	0	76,575	6,110	0	8,493	14,602	61,973
JEFFERSON-HOUSTON	0	750,000	2,990,290	0	3,740,290	1,140,197	0	539,216	1,679,413	2,060,877
JOHN ADAMS	0	1,653,000	2,858,183	0	4,511,183	2,442,152	0	472,378	2,914,530	1,596,653
LYLES CROUCH	2,067,338	241,050	2,439,512	0	2,680,562	1,515,426	18,459	368,315	1,902,199	778,362
MATTHEW MAURY	50,000	1,393,533	1,740,107	0	3,133,640	954,407	0	1,154,944	2,109,351	1,024,289
MOUNT VERNON	350,000	430,000	2,437,381	0	2,867,381	99,426	6,500	175,219	281,144	2,586,237
NEW HIGH SCHOOL	0	15,387,494	4,083,123	0	19,470,617	873,216	0	1,972,393	2,845,609	16,625,008
PATRICK HENRY	0	315,000	2,141,282	0	2,456,282	1,489,422	0	646,150	2,135,572	320,710
SAMUEL TUCKER	0	147,000	299,792	0	446,792	43,063	0	107,344	150,406	296,386
TC WILLIAMS: KING STREET	60,000	660,165	5,805,279	0	6,465,445	1,676,546	0	4,063,841	5,740,387	725,058
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	347,390	0	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	969,599	0	6,160	975,759	116,387
FERDINAND T. DAY (WEST END)	70,000	496,741	6,526,907	0	7,023,648	4,272,012	0	2,358,012	6,630,024	393,623
WILLIAM RAMSAY	74,000	831,900	2,298,346	0	3,130,246	2,148,347	0	462,740	2,611,087	519,159
<b>GRAND TOTALS</b>	<b>5,662,513</b>	<b>104,114,081</b>	<b>52,468,877</b>	<b>0</b>	<b>156,582,958</b>	<b>27,113,986</b>	<b>127,000</b>	<b>21,661,643</b>	<b>48,902,629</b>	<b>107,680,329</b>

## 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 Q3 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:** Close-out

**Description:** This project includes kitchen upgrades, as well as reconfiguration of the servery area as Phase I. 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 Q3:** Construction for both Phases I and II are complete. Warranty and O&M information are in receipts. Final invoices are being processed.

**Anticipated Progress through Q4:** NA

#### 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 Q3:** 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 Q4:** Funds have been identified and scoping and pricing to resume for repairs and replacements in the courtyard, as well as on the west and south sides of the school building.

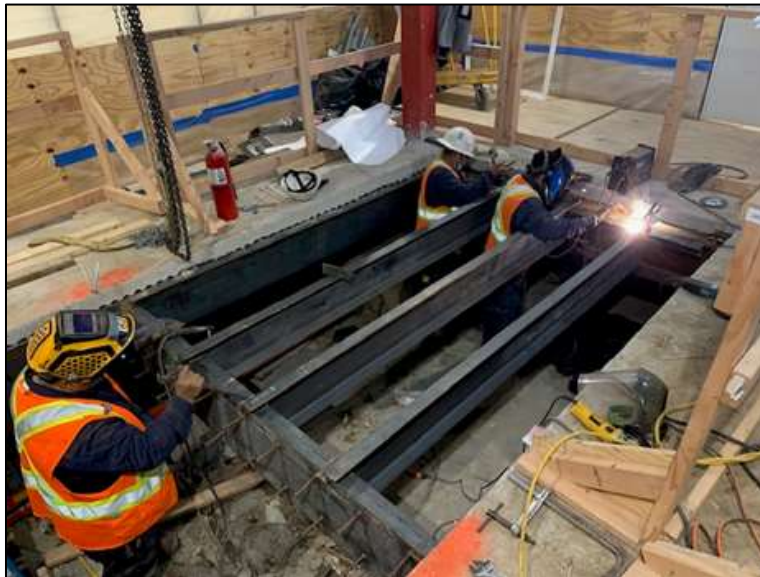
#### CK- Elevator Installation

**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 Q3:** Work progressed with structural steel modifications, concrete placement, fire-proofing, masonry walls and cold-formed steel framing.

**Anticipated progress through Q4:** Elevator cab installation and completion of construction activities, followed by close-out.



#### **CK- Asbestos Remediation / Flooring**

**Status:** Initiation

**Description:** Asbestos remediation of vinyl composite tiles (VCT) and mastic in health suite and main office and installation of new luxury vinyl tile (LVT) and carpet squares.

**Progress through Q3:** Identification of funding sources for additional areas of flooring in health suite and main office.

**Anticipated Progress through Q4:** Procuring purchase order for summer flooring project.

#### **CK – Interior Painting**

**Status:** Close-Out

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



**Progress through Q3:** Close-out

**Anticipated Progress through Q4:** NA

## **FERDINAND T. DAY ELEMENTARY SCHOOL**

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

**Status:** Close-out

**Description:** This project includes tenant fit-out of the 5<sup>th</sup> and 6<sup>th</sup> 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 Q3:** Installation of systems furniture and close out of the project.

**Anticipated Progress through Q4:** NA

## **FRANCIS C. HAMMOND MIDDLE SCHOOL**

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

**Status:** Pending Close-out

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

**Progress through Q3:** Contractor continued work to install new roofing system at designated areas; mechanical modifications of existing units performed and ducted air conductors were insulated with new cladding system. Work was substantially complete and punch list of deficiencies was created.

**Anticipated Progress through Q4:** Project close-out.

### **FH – Courtyard Drainage Exploration**

**Status:** Implementation

**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 Q3:** Camera-exploration of courtyard drain lines revealed undersized piping as well as failing pipe sections. Obstructions prevented full

exploration from interior courtyard and necessitated need for exploration from outside of the courtyard at exterior drive aisle.

***Anticipated Progress through Q4:*** Design and grading plans based on final exploratory findings.

### **FH – Multi-Sport Court**

***Status:*** Implementation

***Description:*** This project includes renovation and retrofit of existing tennis courts at Francis Hammond Middle School into multi-purpose sports 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 Q3:*** Contractor mobilized on-site and work commenced with the removal of an existing tennis court surface and underlying sub-base materials. Excavation lowered the subgrade to the design elevation and the soils were amended with soil cement to achieve the design compaction.

***Anticipated Progress through Q4:*** Construction will continue with trenching and installation of perimeter under drains, installation of perimeter fencing, header curb, sidewalks and basketball support poles along with surfacing and game lines.



### FH – Gymnasium Painting

**Status:** Close-out

**Description:** This project comprised painting throughout the gymnasium including the main gymnasium walls, steel rafters and joists and ceiling ductwork.

**Progress through Q3:** Painting of entire gymnasium and close-out.

**Anticipated Progress through Q4:** NA



### 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 Q3:** Project bids were received for evaluation per the Invitation for Bid (ITB). ACPS made award recommendation based on proposals and pricing.

**Anticipated Progress through Q4:** Finalize contract with recommended lowest responsible contractor bid.

## **GEORGE MASON ELEMENTARY SCHOOL**

### GM – Roof Repair

**Status:** Close-out

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

**Progress through Q3:** Project completed; operation & maintenance manuals and warranties received.

**Anticipated Progress through Q4:** NA

## 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 Q3:** Contractor completed Phase III of the project and Phase IV was commenced with advancement of funds to condense the schedule.

**Anticipated Progress through Q4:** Expected (scheduled) completion of Phase IV in June 2021 – skylights installation pending delays from fabrication manufacturer.

### GW – Ongoing Interior Renovations

**Status:** Implementation

**Description:** This project consists of renovations throughout the school facility to address water intrusion, asbestos remediation, lead-based paint removal, flooring, painting and finishes, etc.

**Progress through Q3:** Drainage line connection modification under the slab and jetting the line to prevent water intrusion; clearing storage areas for repurpose.

**Anticipated progress through Q4:** Scoping next phase of work for summer construction to include demolition of damaged basement walls, removal of lead-based paint, reconfiguration of basement rooms, finishes.

### GW – Asbestos Remediation / Flooring

**Status:** Planning/Design

**Description:** This is a new phase of the project that includes asbestos remediation of mastic, removal of the vinyl composite tiles (VCT) and installation of new flooring - luxury vinyl tile (LVT) or carpet squares.

**Progress through Q3:** Additional flooring areas added to the scope including, C-100 office suite, Autism room, library and main office. These areas are scoped and scheduled for work.

**Anticipated Progress through Q4:** 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 Q3:** Scoping and pricing of new Corian countertops and sink bowls.

**Anticipated Progress through Q4:** Fabrication of countertops and scheduling for summer installation.

#### **GW – Gymnasium Repairs**

**Status:** Initiation

**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 Q3:** This project was put on hold due to Alexandria Health Department utilization of the gymnasium for pandemic vaccinations.

**Anticipated Progress through Q4:** Planning for summer construction.

#### **GW – Field / Parking Lot Drainage Exploration**

**Status:** Implementation

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

**Progress through Q3:** Civil engineering firm inspected retention system and conducted camera-exploration of storm pipe system. Also, conducted core samples of parking lot to explore stability of pavement and any possible compromise from drainage issues. Engineer to explore any issues related to city's storm system. Civil made initial corrective actions recommendations.

**Anticipated Progress through Q4:** Vacuuming of retention system, changing of system filters.

### GW – Library Renovation

**Status:** Implementation

**Description:** This project is to undertake renovation of the library including roofing, carpet, painting in main library as well as adjacent offices, multi-purpose rooms, IT green room ,etc.

**Progress through Q3:** Commencement of roofing above the library as well as commencement of carpet removal and installation of new carpet squares.

**Anticipated Progress through Q4:** Completion of roofing, carpet installation and commencement of painting.



## JEFFERSON HOUSTON K-8 SCHOOL

### JH – HVAC Replacement Phase II

**Status:** 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 Q3:** Close-out documents, operations & maintenance manuals and warranties received. Quarterly preventative maintenance programs are scheduled in spring, summer, fall and winter for the next three years.

**Anticipated Progress through Q4:** NA

## JOHN ADAMS ELEMENTARY SCHOOL

### JA – Building Envelope (Courtyard Drainage)

**Status:** Close-out

**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 Q3:** Contractor removed soil and vegetation in courtyard planter box and re-constructed with stone drainage base for percolation and correct drain inlet. Project was closed-out.

**Anticipated Progress through Q4:** NA

### JA – Roof Replacement

**Status:** Pending Close-out

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

**Progress through Q3:** Phase 2 was substantially completed. Punch list created, close-out documents were requested.

**Anticipated Progress through Q4:** Close-out

### 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 Q3:** Consultant conducted initial site reconnaissance to evaluate existing system for delineation of immediate needs and project planning.

**Anticipated Progress through Q4:** Procurement of purchase order to initiate Design Development documents for system upgrade.

## LYLES-CROUCH ELEMENTARY SCHOOL

### LC – Asbestos Remediation / Flooring

**Status:** Initiation



**Description:** This is a second phase flooring project that includes asbestos remediation of the flooring mastic and removal of the carpet in the second floor classrooms and installation of new luxury vinyl tile (LVT). It also includes removal of vinyl composite tile in the gymnasium/auditorium and rubber sports court installation.

**Progress through Q3:** Scoping and pricing of various components (moving, asbestos remediation, asbestos monitoring, flooring installation).

**Anticipated Progress through Q4:** Procurement of purchase orders and commencement of project.

#### Lyles Crouch – Site Drainage Mitigation

**Status:** Implementation

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

**Progress through Q3:** Civil engineer prepared an ALTA Survey to define all encumbrances on the property and completed a Storm Water Management site mitigation plan for permit review.

**Anticipated progress through Q4:** Approval of permit. Solicitation of Invitation to Bid.

## **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 Q3:** The project was delayed due to Covid-19 and the assessment of project priorities and reallocation of funding. Funding was identified and secured in Q3. Purchase order process initiated for design proposal.

**Anticipated Progress through Q4:** Commencement of project and Construction Documents for next summer.

#### MM – Roof Replacement (Phase II)

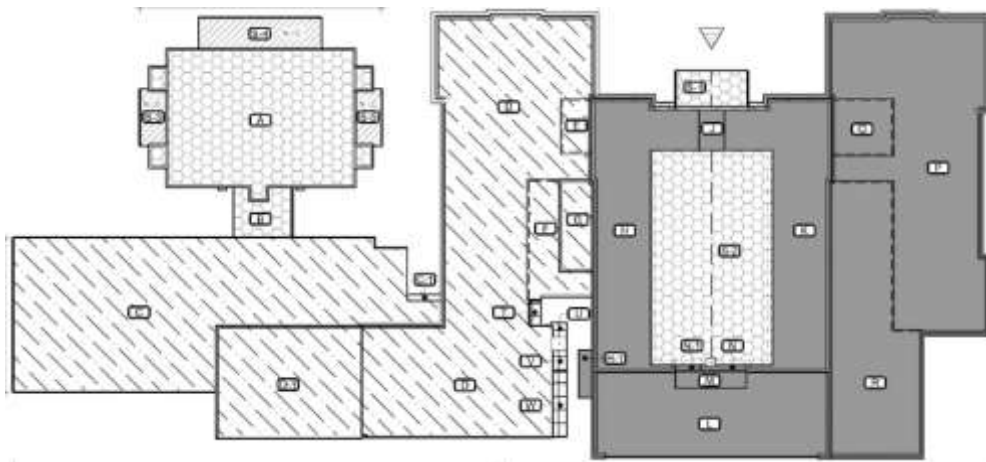
**Status:** Pending Close-out



**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 Q3:** Phase II was substantially completed. A punch list was created and close-out docs were requested. Phase III design work was initiated and completed. Phase III Invitation to Bid (ITB) documents created.

**Anticipated Progress through Q4:** Completion and close-out of Phase II. Phase III project solicitation and award in Q4. Construction scheduled to commence in summer.



### 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 Q3:** The project was delayed due to Covid-19 and School Nutrition Services re-prioritization of projects and funding for continually providing meals throughout pandemic.

**Anticipated Progress through Q4:** Procure design firm to 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 Q3:** The installed units factory start-ups performed. Commissioning work of the installed system commenced.

**Anticipated Progress through Q4:** Completion of commissioning and building automation system work.

## **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 Q3:** Consultant conducted initial site reconnaissance to evaluate existing system for delineation of immediate needs and project planning.

**Anticipated Progress through Q4:** Procurement of purchase order to initiate 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 Q3:** Pumps, motors and variable frequency drives were completed for existing chiller system per contract. The project is moving on to a more comprehensive phase with mechanical (Air handler units, chiller, ductwork, etc.), electrical and building automation system (BAS) replacement. Scoping and Invitation to Bid (ITB) request completed.

**Anticipated Progress through Q4:** Award of responsible low bid contractor.

## TC WILLIAMS HIGH SCHOOL

### TC – Marquee Lighting

**Status:** Close-out

**Description:** This project consisted of installation of wireless communication to new ballasts and light fixtures for the school marquee.

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

**Anticipated Progress through Q4:** NA

## WILLIAM RAMSAY ELEMENTARY SCHOOL

### WR-Roof Replacement

**Status:** Pending close-out

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

**Progress through Q3:** Phase II of the project achieved substantial completion in Q3 (Phase I substantial completion reached during Q1). A Punch List was created and completed. Close out docs and warranties are requested.

**Anticipated Progress through Q4:** Close-out



### WR – HVAC Replacement

**Status:** Close-out

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

**Progress through Q3:** Punch list items and commissioning completed. Operation & maintenance manuals and warranties received.

**Anticipated Progress through Q4:** Plan for Phase 2 HVAC replacement of sixteen (16) roof top units and request funding.



### WR – Building Infrastructure Repair

**Status:** Initiation

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

**Progress through Q3:** This project was delayed due to Covid-19 funding assessment and possible reallocation.

**Anticipated Progress through Q4:** 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:** Close-out

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

**Progress through Q3:** Close-out.

**Anticipated Progress through Q4:** NA

### **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 Q3:** Design and furniture selections made, school procured partial funding. Educational Facilities to fund remaining portion.

**Anticipated Progress through Q4:** 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 Q3:** During Q3 windows and exterior doors were installed, 90% of building skin was hung, sunshades were placed at the south windows and playground rubberized surface modification was completed. In the interior, rough-in work continues with installation of HVAC equipment, plumbing fixtures, drywall and some of the finishes.

**Anticipated Progress through Q4:** Completion of construction and close-out is anticipated during Q4.



## GEORGE WASHINGTON MIDDLE SCHOOL

### GW – HVAC (Fan Coil Replacements, AHU system)

**Status:** Implementation

**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 Q3:** Completion of Construction Documents for first two phases of the project.

**Anticipated Progress through Q4:** Invitation to Bid solicitation and award of responsible low bid contractor.

## LYLES-CROUCH ELEMENTARY SCHOOL

### LC – HVAC Replacement

**Status:** Pending Close-out

**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 Q3:** All Roof Top Units have been removed and replaced. Dominion Energy experienced an electrical service interruption, losing one of the 3-phase legs damaging all but two of the control circuit boards. New circuit boards were ordered.

**Anticipated progress through Q4:** Contractor will complete the circuit board replacement. Testing, Balancing & Sequence of Operation to be performed. Punchlist to be completed. Operations & maintenance manuals and warranties to be delivered.

### LC – Building Envelope Repair (Window Replacement)

**Status:** Implementation

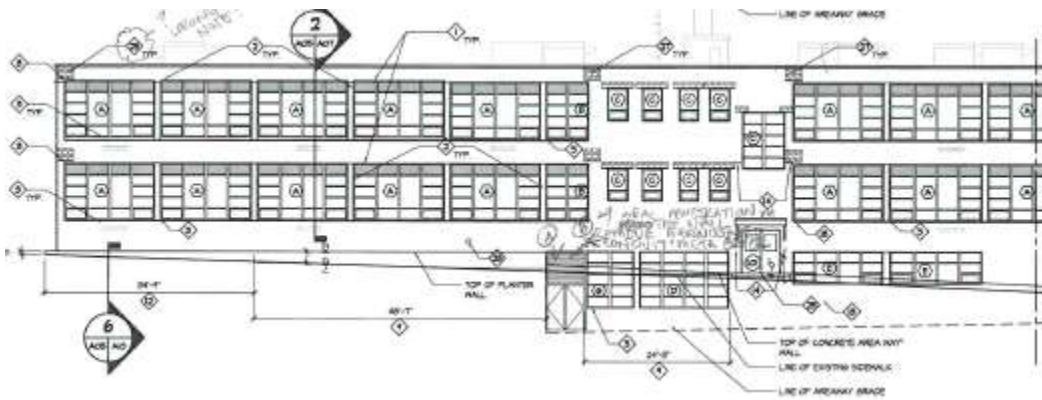
**Description:** This project includes window replacement on the south side of the school and envelope repair throughout the building to address deficiencies. The



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 Q3:** Solicitation for Invitation to Bid posted, bids reviewed and award to a general contractor as lowest responsible bidder.

**Anticipated Progress through Q4:** Appropriation of funds from city, 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 Q3:** Permit was obtained. The approved Plans and Specifications Package was submitted to Procurement and an Invitation to Bid was posted. Facilities solicited proposal for commissioning services.

**Anticipated Progress through Q4:** Review proposals and make recommendation for award. Commencement of project and fabrication of units.

### MV – Drainage Renovations and Reconfiguration

**Status:** Planning/Design

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



**Progress through Q3:** Review comments received, addressed and resubmitted.

**Anticipated Process through Q4:** 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 Q3:** Design was completed on the Plans & Specifications along with the Kitchen Equipment Schedule and submitted for permit. Invitation to Bid process commenced.

**Anticipated progress through Q4:** Permit review & comments will be incorporated into drawings. Permit approval anticipated. Review received bids and recommend lowest responsible bidder.

## ROWING FACILITY

### RF – Fire Notification and Fire Suppression System upgrade

**Status:** Planning/Design

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

**Progress through Q3:** Solicitation through Invitation to Bid completed, contractor selected and award issued to the lowest responsible bidder.

**Progress through Q4:** Commencement of construction (June 2021).

## 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 Q3:** Continuation of construction activities including wall blocking and insulation for concession building and restroom/storage building, piers for press

box deck, fabrication of press box, fabrication of entrance canopy steel, plumbing and electrical runs in buildings, SWM grading of swale, additional field stone placement and compaction. The project did see delays due to the extreme weather event in Texas and subsequent closure of synthetic surfaces manufacturing facility.

**Progress through Q4:** Continuation of construction activities with resuming of synthetic turf and rubber track fabrication. Anticipated completion in summer 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 Q3:** Coordination with City of Alexandria on sanitary connection.

**Anticipated Progress through Q4:** 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 has resumed and is currently under construction.

### **TF – Electric Charging Stations**

**Status:** Implementation

**Description:** This project includes new electric charging stations for the newly purchased electric buses. The project includes a new Dominion Energy transformer, CT cabinet and panel, Koterra 60kW systems and five electric dispensers. A parcel of land was deeded to ACPS from the City of Alexandria for an easement to run along the property with underground electric conduit/line to charge the new transformer.

**Progress through Q3:** Placement of the transformer and Koterra pads, installation of charging stations, trenching and placement of conduit to between components.

**Anticipated Progress through Q4:** Deed transfer of parcel, finalization of easement agreement, boring of conduit path from main transformer and pulling of electrical line.

