

Date: April 4, 2019

For ACTION: _____ X _____

For INFORMATION: _____ X _____

Board Agenda: Yes _____ X _____
No _____

FROM: David Banks, Director of Procurement

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

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

TOPIC: Swing Space Study: Patrick Henry Contract

BACKGROUND:

The Patrick Henry K-8 School and Recreation Center construction project achieved its Temporary Certificate of Occupancy, allowing it to operate as a functioning institution, on January 23, 2019, bringing Phase II of the project near completion. Phase III, which was scheduled to commence on or about February 1, 2019, included the demolition of the old structure and completion of the remaining parking, fields, and playgrounds on the site.

Just prior to completion of Phase II, ACPS staff was asked to examine the feasibility of utilizing the old structure as a temporary swing space, in an effort to accelerate the design and construction of Douglas MacArthur Elementary School. Due to this request, a “Temporary Suspension of Normal Construction Activities” was issued to the General Contractor and Phase III of the project therefore paused, in order to complete the aforementioned task. In an effort to not unduly delay the project, a Phase III(a) was negotiated, whereby the General Contractor could complete the work that would be required, irrespective of how ACPS would utilize the old structure as a swing space. This allowed ACPS to continue to maintain some productivity, while completing our due diligence.

The suspension order and Phase IIIa were negotiated to mitigate delay charges against ACPS, however delays beyond April 4, 2019, **will result** in added costs and added schedule impacts to the project (e.g. potentially losing subcontractors (and their pricing) due to the delay, being required to reapply for permits that have now expired).

In early March, it was determined that the project was feasible, but would result in financial and community impacts, both of which were unknown at the time and required further exploration. ACPS leadership and staff relayed the work to date to the Board and was approved to move forward with community review and feedback and gathering any additional technical, logistical or relevant information

SUMMARY:

Since our previous direction, ACPS has:

- Engaged the Patrick Henry & Douglas MacArthur Staff to address any concerns
- Engaged the Patrick Henry & Douglas MacArthur Parents to gauge their agreement with this approach
- Engaged the Patrick Henry & Douglas MacArthur Communities to gauge their agreement with this approach
- Worked with the General Contractor to obtain information related to the cost to modify the current contract to eliminate certain pieces of work
- Met with the City of Alexandria to better understand the requirements by different agencies associated with modifying the previously approved plan
- Consulted with our Architects and Engineers to understand the impacts to our LEED building status by incurring this delay
- Developed a procurement and project approach for Douglas MacArthur to accelerate the design and construction of the new school.

Community Feedback

On March 14, 2019, staff began to formally communicate to the schools, staff, families and communities that a plan to re-use the old Patrick Henry school as swing space for the Douglas MacArthur school was indeed feasible and being considered. Approximately seven staff and public meetings were held in the last two weeks, including with staff, parents and the public at large.

Public sentiment that was captured from the Patrick Henry community leans heavily against the plan to co-locate the two schools on the same site due to volume of students, management of traffic and logistics, and the promise to complete the original plan now instead of waiting another four years.

Feedback from the Douglas MacArthur community is mixed with a predominant view that moving the school to Patrick Henry is a positive step forward to accelerate replacing the current school.

Both entities expressed a concern for the quick timeline and desire for additional and more concrete information about how the plan would work and the associated costs.

In weighing the time, cost, and community impacts, it has been determined that there are two options available in order to make a decision on a way forward:

Option 1: Pursue Patrick Henry as a swing space for Douglas MacArthur

Task: Modify existing contracts and pursue new contracts where necessary to postpone the balance of the Phase III work (site and building demolition, new parking lot, the pre-K playground, and field), pursue work associated with the interim phase

Cost Impact: Credit from postponed work

Costs associated with the DSUP Amendment Design including traffic study addendum

Costs to Upgrade Existing Building & Site: \$5.9M (\$3.4M (original estimate) + \$2.5M (refined estimates received that include other alternates, additional contingences, soft costs & overhead)

Costs to finish PH project in 2023: \$5M

Costs from existing CIP Funds to Begin MacArthur Design and Preconstruction Work

Risks: Need Amended DSUP approval from City Council (6-8 month lead time)
Need budget appropriation for Douglas MacArthur in FY 2021
Need budget appropriation to complete Patrick Henry – future CIP

Option 2: Continue with contract as negotiated (*assuming decision is made no later than April 4, 2019)

Task: Resume scope and work with existing contracts to understand the impacts to this two month delay

Cost Impact: Costs associated with the Patrick Henry and Douglas MacArthur feasibility work
Additional costs for conducting this study and revising the scope and schedule
Additional permitting costs for delayed permits

Risks: Undefined delay to the schedule due to re-sequencing of work, potential need to hire new subcontractors, and potential need to reapply for expired permits (unlikely all elements of this project will be completed before SY2019-2020)

RECOMMENDATION: The Superintendent recommends that the School Board review the above information and direct staff on which option to take action.

CONTACT PERSON: David Banks, 703-619-8343

ATTACHMENTS: Attachment 1 – Memorandum from Chief Operating Officer to Superintendent, *dated* March 7, 2019
Attachment 2 – Cole & Denny PHES Existing Conditions Assessment, *dated* February 14, 2019
Attachment 3 – Cole & Denny Douglas MacArthur Development Considerations, *dated* March 21, 2019
Attachment 4 – Brailsford & Dunlavey PHES as a Swing Space Assessment, *dated* March 26, 2019