



The High School Project: Minnie Howard Redevelopment

Project Update



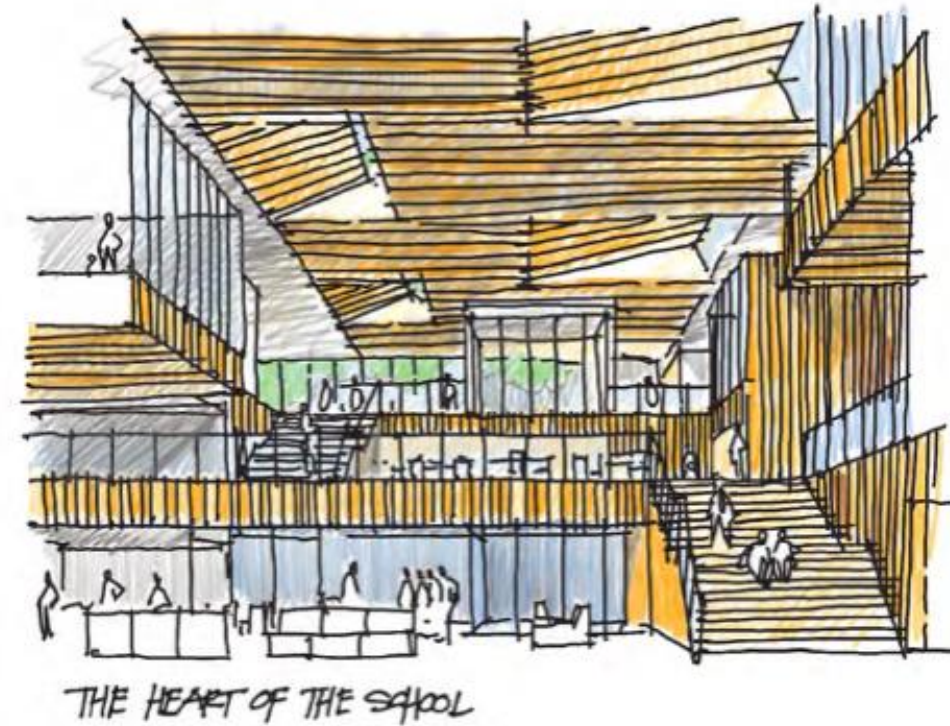
Office of Capital Programs, Planning and Design

School Board Meeting
December 14, 2023



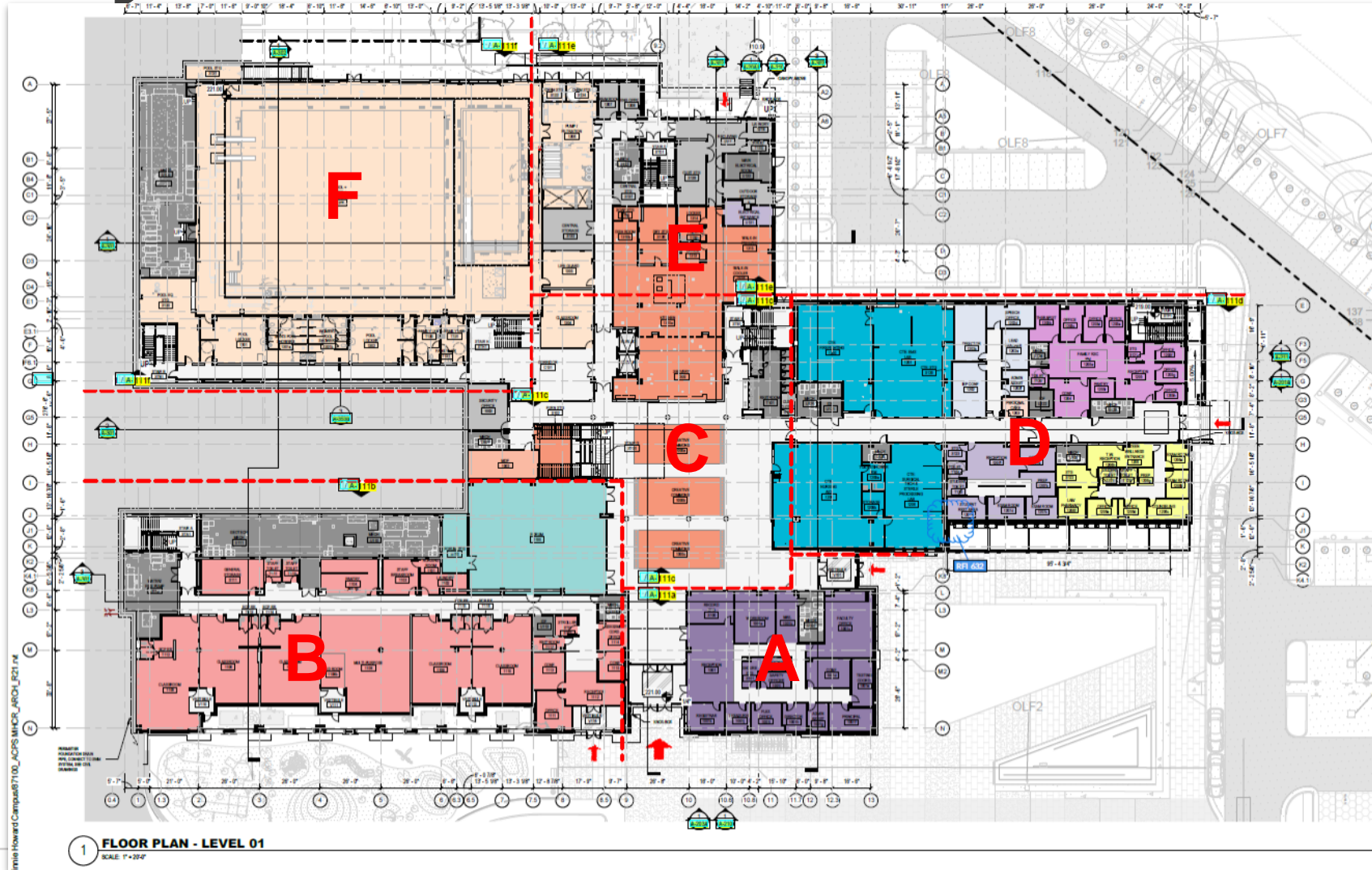
Essential Questions

1. What are the major project updates?
 - a. Interior
 - b. Exterior
2. What work remains?
3. Is the project tracking on schedule/budget?
4. How are we preparing for occupancy?





Key Plan



1 FLOOR PLAN - LEVEL 01
SCALE: 1" = 32'-0"

SEAL

PERKINS + EASTMAN
One Thomas Circle NW, Suite 100
Washington, DC 20005
P: +1 202 691 1300
F: +1 202 691 1300

Owner / Client:
Alexandria City Public Schools
1540 Braddock Rd, Alexandria, VA 22314

Construction Manager:
Gibbons Building Company
1100 N Gate Rd #1000, Arlington, VA 22201

Architect:
Perkins Eastman
1 Thomas Circle NW, Suite 200, West, DC 20005

Associate Architect:
Maginias + del Nino Architects
500 Montgomery St, Suite 550 Alexandria, VA 22314

Civil / Site / Landscape / Traffic:
Kinley-Horn and Associates, Inc.
11400 Commerce Park Dr, #400, Reston, VA 20191

Structural:
Eliott Bryan Inc.
8500 Westwood Center Dr #600, Tysons, VA 22182

MEP / FF / IE / AV / Security:
CMTA Inc., Consulting Engineers
4401 Fairfax Drive, Suite 215, Arlington, VA 22203

Structural / I.E. Safety:
Wise, Janney, Elstner Associates, Inc.
2941 Fairview Park Dr, #500, Falls Church, VA 22042

Food Service:
Nykos-Garcia Foodservice Design, Inc.
7146 Shermount Way, New Market, MD 21774

Pool Planning & Design:
Aquatic Design Group Inc.
2228 Faraday Avenue, Carlsbad, CA 92008

Acoustics:
Polysonics Corp.
405 Sully Air Ln, Warrenton, VA 20186

Architectural:
Commonwealth Heritage Group
5250 Chesapeake Ave #300, Alexandria, VA 22312

Community Outreach:
DP Consultants
1313 Vermont Ave NW, Washington, DC 20005

Cost Estimator:
Downey & Scott, LLC
8750 Karnesdy Rd, Warrenton, VA 20187

Geotechnical / Hat Mat:
ECO Mid-Atlantic LLC
14208 Thunderbolt Pl Suite 100, Chantilly, VA 20151

Specifications:
Heiler Metzger PC
1859 Penn. Ave NW #200, Washington, DC 20006

PROJECT TITLE
**ALEXANDRIA CITY
HIGH SCHOOL MINNIE
HOWARD CAMPUS**

3701 W Braddock Rd,
Alexandria, VA 22302

PROJECT No: 87100

APPROVED
SPECIAL USE PERMITS NO. SUPP-2021-10026
DEPARTMENT OF PLANNING & ZONING

DIRECTOR	DATE
DIRECTOR	DATE
CHIEF PLANNING COMMISSIONER	DATE
SPECIAL SERVICES	DATE



Construction Progress

Project remains on schedule



Project remains on budget

Phase 1 - New Minnie Howard Building Construction



Phase 2 - New Athletic Fields Construction

- Activities Complete
- Activities Ongoing
- Activities Anticipated

*Note: These are tentative dates and subject to change



Exterior Progress (Phase 1 Only)

Substantially Complete	In Progress	Next Steps
<ul style="list-style-type: none"> • Roof • Masonry on East, South and West Sides • Glazing on East, South and West Sides • Support Steel for Solar Panels on South Side 	<ul style="list-style-type: none"> • North and East Side Sitework • North and East Side Paving • Metal Panels • North Side Masonry • North Side Glazing • Phase 1 Stormwater Management Systems 	<ul style="list-style-type: none"> • Remaining Phase 1 Sitework • Remaining Phase 1 Paving • Installation of Site Lighting



Interior Updates

Substantially Complete	In Progress	Next Steps
<ul style="list-style-type: none"> ● Wall Framing ● Fireproofing ● Pool Concrete ● Bathroom Tile ● 1st - 3rd Floor and All of Area D Drywall ● 1st - 3rd Floor and All of Area D Ceiling Grid ● 1st - 3rd Floor Plumbing Rough-In ● 1st - 3rd Floor Electrical Rough-In 	<ul style="list-style-type: none"> ● 4th - 5th Floor Drywall ● 4th - 5th Floor and All of Area D Ceiling Grid ● 4th - 5th Floor Plumbing Rough-In ● 4th - 5th Floor Electrical Rough-In ● 4th - 5th Floor Paint ● Area D Flooring ● Area D Millwork ● Elevator Installation ● HVAC Startup 	<ul style="list-style-type: none"> ● Ceiling Close-In ● Completion of Interior Finishes ● Completion of Stairways ● Doors and Interior Glazing ● HVAC Commissioning



Construction Progress Photos



South Elevation- Facing Braddock Rd.



West Courtyard - Pool Entrance



Construction Progress Photos



North Elevation - Pool/Gym



North Elevation - Classroom Wing



Construction Progress Photos



West Elevation - Pool/Gym



Gym



Construction Progress Photos



Wrestling Room



Elevators



Construction Progress Photos



Creative Commons Stair



Area D Corridor



Construction Progress Photos



Servery



Group Restroom



Construction Progress Photos



Typical Classroom



Flex Classroom



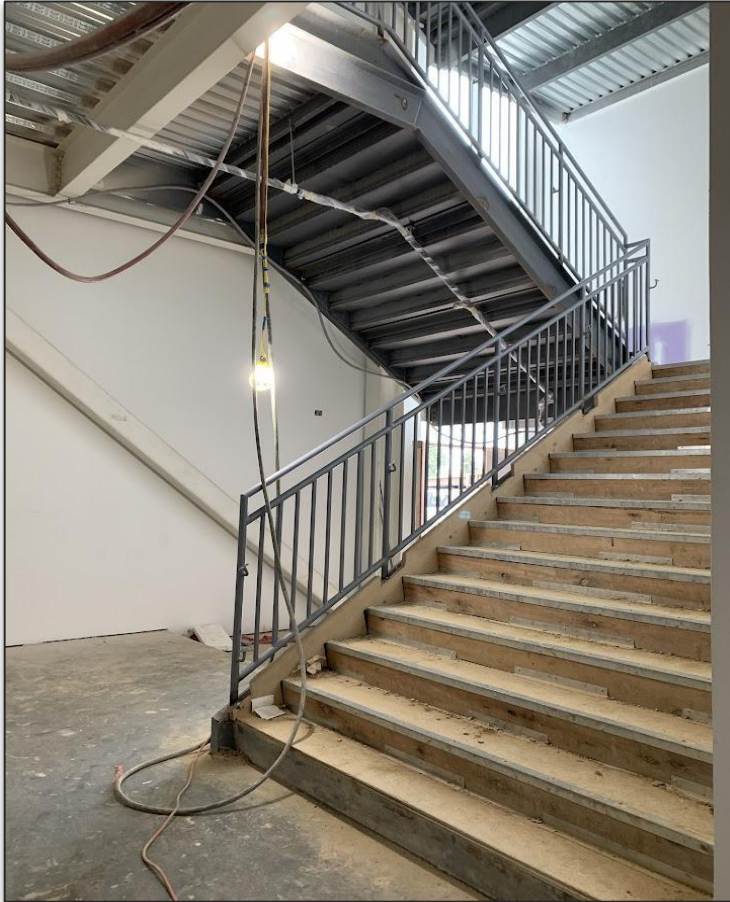
Construction Progress Photos



Pool



Construction Progress Photos





Budget

In the process of negotiating final phase, coming to Board for approval in January 2024

Total Anticipated GMP Value: Approximately \$190M

Project remains within budget



Next Steps

Phase I Construction	● Ongoing through Spring 2024
Relocation Planning	● Now through Spring 2024
Furniture Installation	● To Spring 2024
Move to New Minnie Howard/Vacate old Minnie Howard	● Summer 2024



Questions?



Superintendent
Dr. Melanie Kay-Wyatt

School Board
Michelle Rief, Chair
Kelly Carmichael Booz, Vice Chair

Meagan L. Alderton
Abdel-Rahman Elnoubi

Jacinta Greene
Christopher Harris

Tammy Ignacio
Ashley Simpson Baird