

BOARD BRIEF

Date: March 31, 2023

BOARD INFORMATION: X

MEETING PREPARATION: _____

FROM: Sophie Huemer, Planner II
Azjargal Bartlett, Director of Capital Programs, Planning and Design
Erika Gulick, Executive Director of Facilities

THROUGH: Dr. Alicia Hart, PMP, Chief of Facilities and Operations
Dr. Melanie Kay-Wyatt, Interim Superintendent of Schools

TO: The Honorable Meagan L. Alderton, Chair, and
Members of the Alexandria City School Board

TOPIC: 1703 N. Beaugard Design Update

ACPS 2025 STRATEGIC PLAN GOAL:

Goal 1: Systemic Alignment

Goal 4: Strategic Resource Allocation

SY 2022-2023 FOCUS AREA:

Strategic Plan Implementation

FY 2023 BUDGET PRIORITY:

Building Upgrades

Modernizations

Capacity Projects

Planning for Future Projects

Transparency and Engagement for CIP Projects

SUMMARY:

In November of 2022, Perkins Eastman was selected and brought on as the design team for the design of the swing space use in the 1703 N. Beaugard building. The design team proposed a renovation approach and layout for the Swing Space that best aligns with the needs of the swing space program for George Mason and Cora Kelly as they undergo modernization. In the early design phase, ACPS stakeholders were engaged, including several offices in Facilities and Operations and George Mason, Cora Kelly and Ferdinand T. Day school leadership. Through visioning sessions, the design principles were established, and design priorities and challenges were identified.

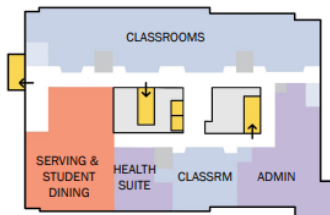
In alignment with the visioning outcomes and design principles, Perkins Eastman developed several iterations to accommodate the school use in this office building. The staff is moving the

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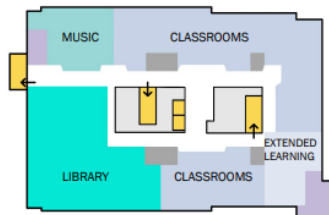
Nests layout forward to the schematic design phase. The layout focuses on views of the outdoors and emphasis on natural lighting, activating programs toward shared school spaces and providing flexibility for future additions. Since the final usage of the space following its use as a swing space has not been determined, the layout allows for future additions should ACPS decide to use it as a different program for any school level. The swing space program includes classroom space for up to 425 students. Enrollment at George Mason and Cora Kelly is expected to stay under this capacity for the next several years.

NEST

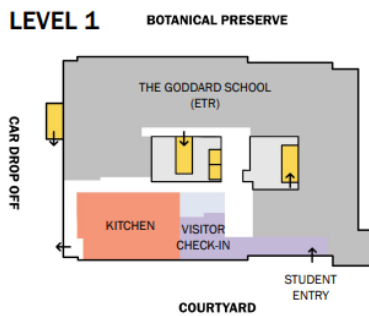
LEVEL 2



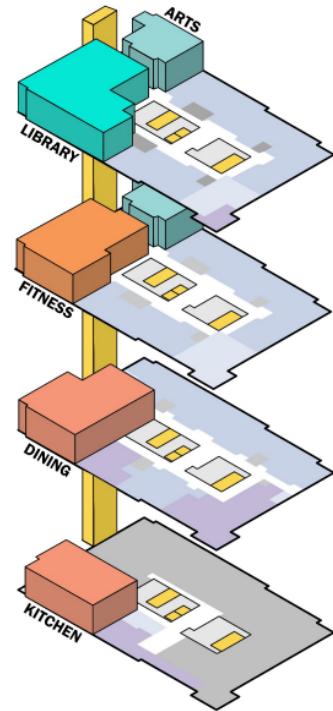
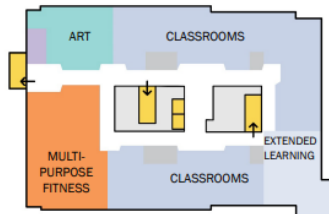
LEVEL 4



LEVEL 1



LEVEL 3



PERKINS — EASTMAN ACPS BEAUREGARD CONVERSION

The design team is exploring playground options on the site and with adjacent properties. Further design exploration is needed to determine the feasibility and suitability of the playground spaces. This will be included in a later update and is not currently impacted by ACPS moving forward with the above building design.

Budget

The approved FY23-32 CIP Budget includes \$18.5M in hard costs for the renovation of the Swing Space project. The FY24-33 CIP Budget approved by the School Board in December includes an additional \$5M to address cost escalations and is currently under review by the City Council. Additionally, \$500,000 is proposed in FY25 for additional playground space. If approved, the total budget for this project is \$24.6M in construction costs for FY23 and FY24. The conceptual cost estimate provided by the architectural team indicates a construction cost of approximately \$25M-\$27M. At this stage, the cost estimate includes 15-25% in design contingencies and

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projected escalations. Staff and consultants will work to ensure the design remains within the established budget.

Timeline

Schematic design and design development are expected to take place through the summer. Once a construction manager is selected and on board, construction timelines will be confirmed. Construction documents and permitting are expected to be finished by late 2023. Construction is anticipated to begin in late 2023 and is expected to be completed during the 2024 - 2025 school year. As construction starts and timelines are confirmed by the construction manager, and the design of the new George Mason school begins, information about the transition of students will be provided. Students will not be in the 1703 N. Beauregard swing space until prior to the construction of the new George Mason Elementary School.

BACKGROUND:

To address aging facility needs, the School Board facilitated the purchase of 1703 N. Beauregard St. as a swing space during the modernization of George Mason Elementary School and Cora Kelly School for Math, Science and Technology. Perkins Eastman architectural firm has been selected to lead the design renovation, emphasizing usage fluidity and future use flexibility.

RECOMMENDATION: The Interim Superintendent recommends that the School Board review the information within this brief.

IMPACT: The design of the 1703 N. Beauregard swing space is an investment in resources and facilities that will advance the modernization of ACPS facilities.

ATTACHMENTS:

N/a

CONTACT:

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