

**BOARD MEMO**

Date: January 21, 2021

For ACTION

For INFORMATION

Board Agenda: Yes

No

**FROM:** Erika Gulick, Director of Capital Programs, Planning & Design

**THROUGH:** Gregory C. Hutchings, Jr., Ed.D., Superintendent of Schools  
Alicia Hart, DBA, PMP, Executive Director of Facilities and Operations

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

**TOPIC:** The High School Project Preliminary Site Analysis/Test Fits

**ACPS 2025 STRATEGIC PLAN GOAL**

Goal 2: Instructional Excellence

Goal 4: Strategic Resource Allocation

**SY 2020-2021 FOCUS AREA**

Focus Area 3: Strategic Plan Implementation

**FY 2021 BUDGET PRIORITY**

Facilities Audit Implementation

Outreach to Underserved Communities to Increase Engagement

Improving Customer Relationship Services and Management

**SUMMARY:**

**Site Development:**

On December 3, 2020, the School Board authorized the awarding of the Architect and Engineer (A&E) Services contract to Perkins Eastman. Since then, Perkins Eastman (design team) has been assessing all of the work done to date on the project, discussing this information with ACPS leadership, the Educational Design Team (EDT), the City Partners, and has developed preliminary analyses/test fits of the school program, fields, and affordable housing or other uses that will help inform the School Board's decision-making.

The preliminary analysis confirms that it is physically possible to accommodate a school building for a minimum 1,600 students at one time, provide no net loss of fields and public open space, and accommodate all colocated uses currently under consideration.

**BOARD MEMO**

**Decision Timeline**

Given the amount and complexity of the information that needs to be shared and decisions made in next few months, the project team is recommending a rhythm of information/work sessions and decision meetings with the School Board as follows:

**Colocation:**

- Inform: January 21 School Board Meeting and Work Session
- Decision: February 4 School Board Meeting

**Comprehensive Program/ Ed Spec:**

- Inform: February 18 School Board Meeting
- Decision: March 4 School Board Meeting

**Design Concepts:**

- Inform: March 18 School Board Meeting
- Decision: April 8 School Board Meeting

**Development Planning, Colocation (Test Fits)**

The architect has developed a preliminary series of test fits (attached). The test fits confirm all the desired program elements can be accommodated on site. The work session will include a discussion of possible tradeoffs and considerations related to various testfits. Please note that these testfits are preliminary analyses and do not represent the final programming or layout of any concepts to be developed in the next phase of design.

**Community Engagement**

The project team conducted a series of engagement meetings to bring the community up to date on the project, inform them of the colocation opportunities being considered for the Minnie Howard site and collect community feedback on colocation. Comments collected during this period are provided as an attachment. Community feedback on colocation collected from the Joint Facilities Master Plan engagement can be found here:

<https://www.alexandriava.gov/uploadedFiles/planning/info/JFMPVirtualEngagementCommentsFinal102320.pdf>

<b>Date</b>	<b>Event</b>
11/19/20	Community Open House
12/1/20	North Ridge Citizens Association School Task Force
12/9/20	Fairlington Citizens Association
12/10/20	Seminary Hills Citizens Association
12/30/20	Alexandria Federation of Civic Associations
01/14/2021	Clover College Park Civic Association

## BOARD MEMO

There is a virtual community open house scheduled for January 25, from 6:30 – 8:00 p.m. The meeting will update the community and solicit feedback on the initial approaches developed by the architect to accommodate the school building, athletic fields and potential colocation opportunities on the site of the Minnie Howard Campus.

### **BACKGROUND:**

The High School Project began in the summer of 2018 and has progressed steadily throughout the past two years. On January 24, 2019, the School Board voted to continue The High School Project work with a focus on several priorities and a commitment to a multi-option evaluation process. On September 26, 2019, the School Board voted in favor of a Connected High School Network strategy to address Alexandria’s future high school capacity needs that included the construction of an expansion to the T.C. Williams High School by building on the fields portion of the Minnie Howard Campus.

### **RECOMMENDATION:**

The Superintendent recommends that the School Board review the attached materials and remain current with project progress.

### **IMPACT:**

The aforementioned activities and milestones continue to support the progress of the High School Project.

### **ATTACHMENTS:**

1. 210121\_Att1\_HSP\_PowerPoint\_Presentation
2. 210121\_Att2\_Preliminary\_Site\_Analysis\_and\_Test\_Fits\_Informational\_Package
3. 210121\_Att3\_November\_Open\_House\_Community\_Comments
4. 210121\_Att4\_Sept\_14\_2020\_to\_Jan\_4\_2021\_Meeting\_Summaries

**CONTACT:** Erika Gulick, erika.gulick@acps.k12.va.us