

Date: June 21, 2018

For ACTION:

For INFORMATION:

Board Agenda: Yes
No

FROM: Elijah Gross, Director of Planning, Design, and Construction

THROUGH: Dr. Lois Berlin, Ed.D., Interim Superintendent of Schools
Mignon Anthony, Chief Operating Officer
Richard Jackson, Director of Educational Facilities
Michael Herbstman, Chief Financial Officer
Sharon Lewis, Director of Procurement

TO: The Honorable Ramee A. Gentry, Chair, and Members of the Alexandria City School Board

TOPIC: Budget Transfer from the CIP Reserve Account to Support the Jefferson Houston Infrastructure Repair Project

BACKGROUND:

On December 7, 2017, the School Board authorized the establishment of a Capital Improvement Program (CIP) Reserve Account which provides an additional option for CIP budget transfers. This reserve account allows the School Board to move budgeted funds between capital accounts through the below two-step process:

1. The School Board approves budget transfers from specific project account lines to the CIP Reserve Account.
2. The School Board later approves budget transfers from the CIP Reserve Account back to other specific project account lines based upon justifications of need.

On at least a quarterly basis, ACPS staff provides recommendations to the School Board to move funding into and out of the CIP Reserve Account, as required. The CIP Reserve Account currently has a balance of \$903,129.32.

SUMMARY: A transfer is recommended from the CIP Reserve Account totaling \$150,000 to support a comprehensive mechanical infrastructure analysis of the Jefferson Houston Pre-K to 8 School. This would leave a balance of \$753,129.32 in the CIP Reserve Account. This proposed transfer was presented on June 7, 2018 for info and is being presented for action on June 21, 2018.

The infrastructure failures involving refrigerant piping were first identified in 2016 due to severely inadequate cooling in the west ends of the second floor of the school. In 2017 both the second and the third floor west end areas experienced notable losses in cooling and heating capacities as well, the extent of which has created impacts on the consistent delivery of portions of the educational program at the school on a frequent basis.

In on-going efforts to resolve the problem ACPS has utilized the expertise of their contract maintenance company, reviewed all original construction related correspondence, and other professional resources in determining that a more thorough and detailed investigation is warranted.

Preliminary assessments carried out by an engineering team in November 2017 uncovered significant concerns in materials utilized, construction quality and performance deterioration with initial recommendations highlighted regarding systemic problems.

Pursuant to this assessment and recommendations regarding systemic problems with the mechanical system, funds are being requested to engage a third party engineering team to assist in the following immediate next steps:

- To provide a comprehensive investigative analysis of the entire HVAC system installed in Jefferson Houston
- Investigate the causes and extent of the issues, including engineering, construction quality, performance, and life cycle analysis
- Provide strategies and recommendations for remediation and associated cost estimates

Additional work after the immediate evaluation is concluded might also include:

- Provide technical oversight of remediation planning
- Provide engineering support, as required

RECOMMENDATION: The Superintendent recommends that the School Board approve this budget transfer request totaling \$150,000.00 from the CIP Reserve Account to the Jefferson Houston infrastructure repair project. This proposed transfer was presented on June 7, 2018 for info and is being presented for action on June 21, 2018.

CONTACT PERSON: Mignon R. Anthony, (703) 619-8097

ATTACHMENT 1: CIP Adjustment Analysis

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Budget Transfer-JH Mechanical Infrastructure Assessment						
From Account						
ORG	OBJECT	PROJECT	TITLE	Amount Transferring	ACPS Account #	
New Account			CIP Reserve	150,000.00	New Account	
To Account						
41861541	52102	20141	JH-Capacity-New School PreK-8 Facility	\$ 150,000.00	41861541-4-P130097	

