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EXECUTIVE SUMMARY

This Alexandria City Public Schools (ACPS) FY 2021 First Quarter Report is intended to provide the Alexandria City School Board with an overview of Capital Improvement Program (CIP) projects overseen by the Educational Facilities Office. While the annual budget process continues to be the primary mechanism for defining, prioritizing, and funding projects, the information provided in this status report supplements the FY 2021-30 approved CIP budget by tracking the funding and schedules of all major projects in process.

This report will illustrate the execution and progress of CIP projects through the end of the first quarter of FY 2021. This fiscal year was impacted by the unprecedented Coronavirus and subsequent quarantine across the country and around the world. With this as context during Q1 FY 2021, ACPS projects shifted to adapt to unplanned needs due in large part to the COVID-19 pandemic. As a result, this report will highlight Q1 financial data and some explanations of related Q2 of FY 2021 tasks. Report sections include:

- A FY 2021 First Quarter Report Highlights section with a snapshot of major projects.
- A roll up Financial Summary and Table explaining the overall budget status by school/site
- Detailed status narratives of major ACPS CIP projects in process accompanied by financial tables (Section I)
- Detailed status narratives of major Large ACPS CIP projects accompanied by financial tables (Section II)

The current budget, including carryover and transfer funding, is \$67,852,331. This total includes the unallocated High School funding of \$15,387,494 from FY 2020 that is now ready to be expended. This combined with the Approved FY 2021 totals \$162,341,431. Less the unallocated portion of the FY 2021 budget funding of \$65,312,513, less unallocated High School funding and less expenditures through Q1 2021 of \$12,899,837, the remaining projected year-end balance at the end of Q1 2021 is \$68,741,587 as illustrated in the table below:

Roll Over Funding From Previous Fiscal Years <i>(Includes unallocated High School Funding \$15,387,494)</i>	\$67,852,331
Approved FY 2021 CIP Funding	\$94,489,100
SUBTOTAL	\$162,341,431
Less (Unallocated/City Appropriated Funding - Various 2021 Projects)	(\$65,312,513)
Less (Unallocated/City Appropriated Funding - New High School)	(\$15,387,494)
TOTAL AVAILABLE FY 2020 BUDGET	\$81,641,424
Less (Expenditures and Commitments through 9.30.20)	(\$12,899,837)
TOTAL REMAINING PROJECTED YEAR-END BALANCE	\$68,741,587

This report will also categorize projects by means of the five project status categories used by the City of Alexandria. As of September 30, 2020, there were 49 active ACPS CIP projects to report. Previous quarterly reports defined active projects as projects with any funding attached that was planned for but not ordered. Beginning in Q1, active projects are defined as open tasks with current contracts, purchase

orders and active physical work. The following table summarizes the new status of ACPS CIP projects at the end of the first quarter of FY 2021. Definitions of each category are provided below:

Q4 Project Status	Number of Projects
Initiation	4
Planning/Design	4
Implementation	35
Pending Close-Out	0
Close-Out	6
Grand Total	49

Initiation: Work related to the primary scope of work in the project has not started. This could be as a result of project procurement, consultant selection, work prioritized by season, and scope of work definition. For example, a project would be designated with the *“Initiation”* status if seasonal schedules or coordination with other entities, funding sources or grants that result in specific start dates in later quarters, or other projects have been given a higher priority.

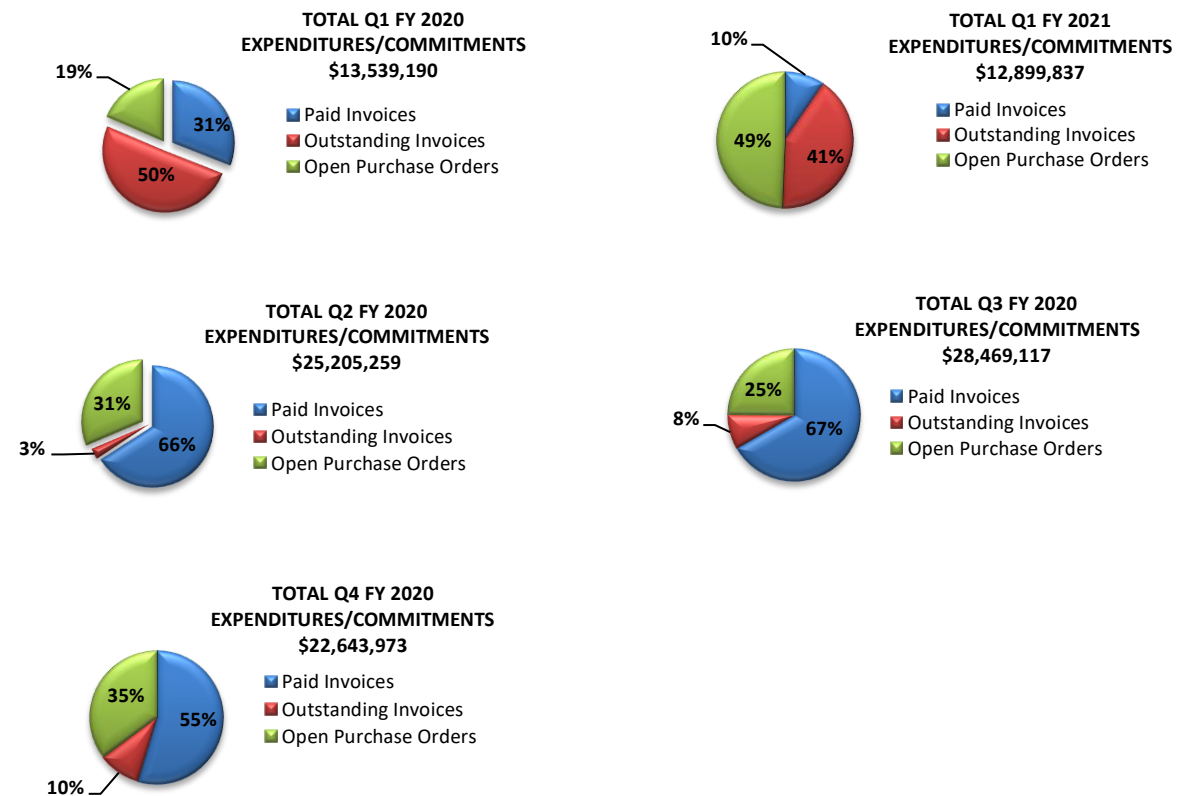
Planning/Design: Planning and design work for the project has started. This could include reviewing and editing the project scope, conducting feasibility studies, permitting, interdepartmental or interagency coordination, acquiring land for a construction project, etc. The project could still be in this phase during the project solicitation process.

Implementation: Work towards completing the primary scope of work has started. Construction has begun, equipment has been received and is being installed, a master plan is being updated, etc. Work has started on implementing what ACPS staff communicated to the School Board regarding the primary scope of work at the time funding was approved.

Pending Close-Out: The defined/primary scope of work has been completed. Staff is reviewing punch list items, ensuring invoices have been paid and grant reimbursements have been submitted and received, etc. There should be no more work on the project except in cases where additional items surface during final project review (punch-list items) that are related to the initial scope of work.

Close-Out: The final invoices have been paid and/or are in the process of being paid, reimbursements will be sought (if applicable), and work is considered complete. The project will be removed from the subsequent Quarterly Status Report as applicable. Any remaining balances will be assumed to be available to fund future capital improvements and prioritized as part of the annual CIP budget development process.

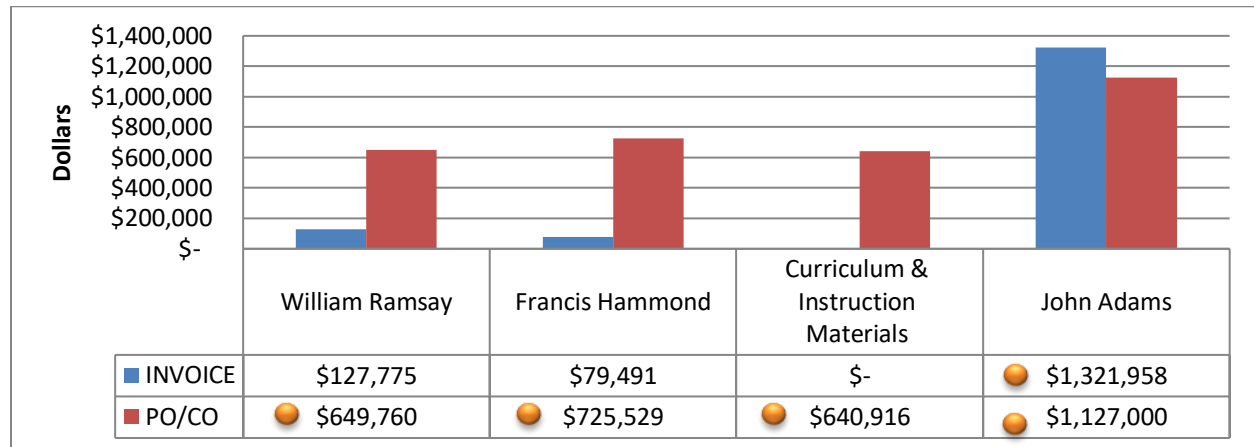
HIGHLIGHTS (FY 2021 Q1):



- Financial Highlights:** As Open Purchase Orders are converted to paid work during the fiscal year, we recognize fluctuations or surges in project completion and activity. The First Quarter of FY 2021 shows a slight decrease in the conversion from purchase orders (committed work) to Paid Invoices (completed work) as compared to Q1 of FY 2020. This is due in large part to the effort to re-prioritize tasks and a natural slow down at the start of the COVID-19 pandemic.
- Non-Capacity Projects:** There are currently 43 projects in the phase of Initiation, Planning and Design, or Implementation. Six projects are in the phase of Pending Close-Out or Close Out.
- Capacity Projects:** For the High School Project, progress included issuance of an A&E RFP. The Educational Design team reconvened to continue their work. Planning collaboration with the city was ongoing through this quarter.
- Joint Facilities Master Plan:** ACPS and the City continued to work through the Needs Assessment phase of the Joint Facilities Master Plan work. An online engagement event occurred where community members could watch a video about the JFMP effort and provide comments.
- Douglas MacArthur at Taney Ave:** Final project items for the interior and exterior renovation continued to be addressed. ACPS anticipates reaching final completion in Q2.
- Douglas MacArthur New Build:** ACPS and DLR Group continued to refine the design and hosted a community survey on design updates as well as 2 advisory group meetings and one community meeting (all held virtually). The City Council approved the Development Special Use Permit in September. ACPS will continue working with Skanska Construction and DLR Group on bringing down costs and finalizing GMP #1: Demolition and Abatement, in Q2.

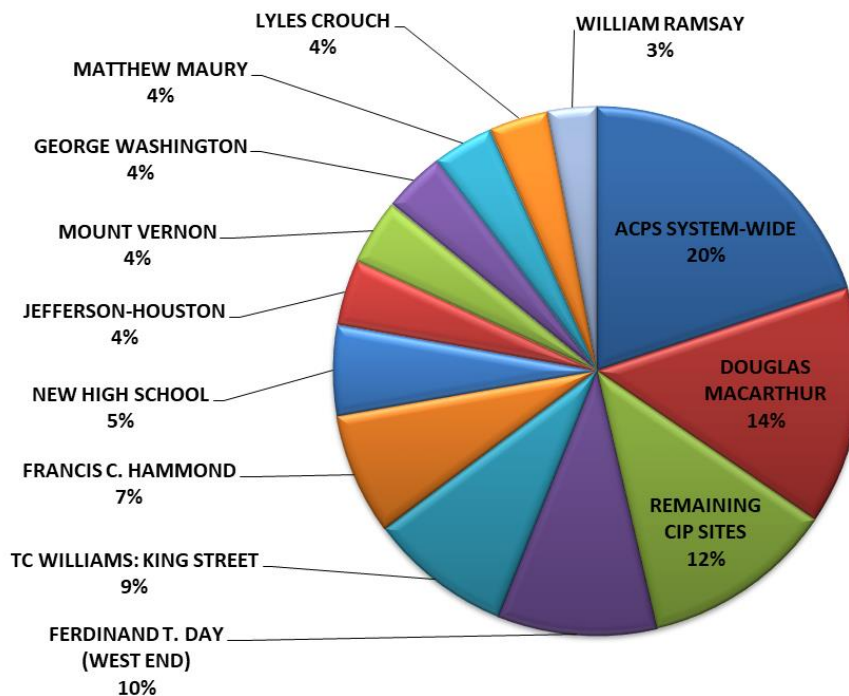
FINANCIAL SUMMARY

“Top Five” CIP Expenditures and Commitments during Q1 FY 2021:



“Top Five” Estimated Remaining Balances at the end of FY 2021:

- Approximately \$13.7M of the remaining \$68.7M is dedicated to ACPS System-Wide projects at various sites including CIP Project Planning tasks for various schools.
- \$10.3M of the remaining \$68.7M is dedicated to Douglas MacArthur.
- \$8.14M of the remaining \$68.7M is dedicated to Various Sites in small amounts.
- \$6.69M of the remaining \$68.7M is dedicated to Ferdinand T. Day.
- \$6.02M of the remaining \$68.7M is dedicated to T.C. Williams: King Street.



ACPS EDUCATIONAL FACILITIES DEPARTMENT
 CAPITAL IMPROVEMENT PROGRAM (CIP)
 PROJECT STATUS REPORT
 FY 2021 – QUARTER 1

TABLE 1: CIP FINANCIAL SUMMARY TABLE (STATUS THROUGH SEPT. 30, 2020)

ACCOUNT ACPS Project Title	BUDGET					YTD EXPENDITURES AND COMMITMENTS				Total Budget LESS Total YTD Expenditures
	BUDGET Unallocated/Appropriated <i>*These totals are not counted within the budget total until allocated to ACPS City Accounts</i>	BUDGET FY 2021 Approved Budget Allocation	BUDGET Estimated Ending Budget Balances as of 06/30/20	BUDGET Changes & Transfers to Budget	BUDGET Total Available Budget after Transfers	EXPENDITURES Through 9/30/20	EXPENDITURES Outstanding Invoices	EXPENDITURES Open Purchase Orders	EXPENDITURES Total YTD Expenditures and Commitments	BALANCE Remaining to Year-End (Projected)
ACPS SYSTEM-WIDE	400,000	3,259,617	12,535,082	0	15,794,699	46,489	1,602,219	437,793	2,086,501	13,708,198
SCHOOL BUSES AND VEHICLES	1,286,000	750,000	500,106	0	1,250,106	0	0	66,834	66,834	1,183,272
TRANSPORTATION FACILITY	0	0	2,867	0	2,867	0	0	0	0	2,867
ROWING FACILITY	0	0	186,548	0	186,548	0	9,731	0	9,731	176,817
CENTRAL PRESCHOOL	0	0	257,168	0	257,168	0	0	0	0	257,168
CHARLES BARRETT	106,000	0	197,180	0	197,180	0	0	0	0	197,180
CORA KELLY	0	235,000	1,538,638	0	1,773,638	2,822	244,672	6,385	253,879	1,519,759
DOUGLAS MACARTHUR	59,600,000	10,000,000	35,566	0	10,035,566	0	0	0	0	10,035,566
FRANCIS C. HAMMOND	560,000	4,323,696	1,581,919	0	5,905,615	0	79,491	725,529	805,020	5,100,594
GEORGE MASON	0	280,000	38,734	0	318,734	0	0	175,797	175,797	142,937
GEORGE WASHINGTON	0	2,370,000	1,522,203	0	3,892,203	0	87,696	1,196,745	1,284,441	2,607,762
JAMES K. POLK	639,175	0	76,575	0	76,575	0	0	0	0	76,575
JEFFERSON-HOUSTON	0	750,000	2,990,290	0	3,740,290	699,208	263,509	0	962,716	2,777,573
JOHN ADAMS	0	1,653,000	2,858,183	0	4,511,183	0	1,321,958	1,202,195	2,524,153	1,987,030
LYLES CROUCH	2,067,338	241,050	2,439,512	0	2,680,562	0	121,250	67,427	188,677	2,491,885
MATTHEW MAURY	50,000	1,393,533	1,740,107	0	3,133,640	4,466	47,198	520,000	571,664	2,561,976
MOUNT VERNON	400,000	380,000	2,437,381	0	2,817,381	0	15,142	39,850	54,992	2,762,389
NEW HIGH SCHOOL	0	0	4,083,123	0	4,083,123	14,541	262,059	0	276,600	3,806,523
PATRICK HENRY	0	315,000	1,741,282	0	2,056,282	119,363	222,095	4,218	345,676	1,710,606
SAMUEL TUCKER	0	147,000	299,792	0	446,792	31,375	5,313	88,594	125,281	321,511
TC WILLIAMS: KING STREET	60,000	660,165	5,805,279	0	6,465,445	0	342,049	106,845	448,894	6,016,551
TC WILLIAMS: MINNIE HOWARD	0	0	406,619	0	406,619	0	0	0	0	406,619
TECHNOLOGY MODERNIZATION	0	0	350,000	0	350,000	142,500	204,890	1,975	349,365	635
JANNY'S LANE ACQUISITION	0	0	13,170	0	13,170	0	0	0	0	13,170
CURRICULUM & INSTRUCTION MATERIALS	0	1,089,885	2,261	0	1,092,146	0	0	973,835	973,835	118,311
FERDINAND T. DAY (WEST END)	70,000	496,741	6,526,907	0	7,023,648	149,273	79,050	105,120	333,443	6,690,205
WILLIAM RAMSAY	74,000	831,900	2,298,346	0	3,130,246	19,182	393,396	649,760	1,062,338	2,067,909
GRAND TOTALS	65,312,513	29,176,587	52,464,837	0	81,641,424	1,229,219	5,301,717	6,368,902	12,899,837	68,741,587

SECTION I – DETAILED CIP PROJECT STATUS UPDATES

The following section provides a detailed status narrative for each project at each school or site. The narrative will outline project status, description, and progress for this fiscal year through Q1 of FY 2021. Each section will be supplemented by detailed financial tables that highlight budget, expenditures, and remaining account funding for each ACPS CIP project in process during the fiscal year.

CORA KELLY ELEMENTARY SCHOOL

CK – Kitchen Renovation/ Servery Upgrades

Status: Implementation

Description: This project includes kitchen upgrades, as well as reconfiguration of the servery area as Phase 1. The upgraded design addresses the need for a defined servery area that facilitates faster and efficient queuing/purchasing of food items. Phase 2 renovation of the cafeteria was an add-on service to upgrade floor, wall and ceiling finishes and replacement of lighting with LED.

Progress through Q1: Construction is ongoing. All MEP rough-ins are completed, walls are closed, storefront and roll-up doors are installed and fire alarm system modification is in progress. Phase 2 cafeteria renovation purchase order has been issued to the contractor.

Anticipated Progress through Q2: Continuation and completion of construction of both kitchen and cafeteria phases in Q2 of 2021.

CK- Window Repair/Replacement

Status: Implementation

Description: This project includes repair of windows (including new gaskets, backer rods, joint seals, caulking, opening repairs) and replacement of certain windows throughout the building.

Progress through Q1: Due to concerns with Covid-19 and re-allocation of funding for priority projects, this phase (II) of the project was delayed with anticipated resuming of work in FY21.

Anticipated through Q2: Commencement of construction activities utilizing FY2021 funding to complete repairs and replacements in the courtyard, as well as on the west and south sides of the school building.

CK- Elevator Installation

Status: Implementation

Description: This project consists of modifications to the existing first floor Media Center, the second floor Copier Room and adjoining Teacher’s Work Room to accommodate a new Elevator.

Progress through Q1: Pre-Construction Services were begun by contractor. A request was made and granted for an extension of the existing project Building Permit. Bonding, insurance and submittals were provided by the contractor for review and an engineering firm was engaged to provide Third Party Testing & Inspection Services.

Anticipated progress through Q2: Contractor mobilization and commencement of construction activities.

CK- Asbestos Remediation / Flooring

Status: Close-Out

Description: This project included asbestos remediation of the vinyl composite tiles (VCT) on the first floor hallways, second floor hallways, second floor classrooms and installation of new luxury vinyl tile (LVT). Due to the pandemic and the building not being utilized, staff is exploring pricing and scheduling possibilities for remaining asbestos flooring areas.

Progress through Q1: Asbestos remediation and LVT flooring installation completed.

Anticipated Progress through Q2: Scoping, pricing and possible scheduling of additional asbestos flooring areas.

CK- Interior Painting

Status: Implementation

Description: Painting of interior hallways and second floor classrooms including graphics and way-finding signage.

Progress through Q1: Completion of hallway and classroom painting. Completion of a portion of the graphics and way-finding signage.

Anticipated Progress through Q2: Completion of the graphics and way-finding signage.

FERDINAND T. DAY ELEMENTARY SCHOOL

FTD- Central Office Relocation (5th and 6th floor Retrofit)

Status: Implementation

Description: This project includes tenant fit-out of the 5th and 6th floors of the school building to accommodate various ACPS departments and staff that will relocate from central office. Due to funding deficiency the overall project is on hold. Partial renovations are taking place to house for Safety and Security Services and Family and Community Engagement Center (FACE).

Progress through Q1: Permit drawings were submitted and approved for minor layout adjustment for common space. Demolition, flooring replacement, painting and lighting upgrade were completed and furniture order was placed for FACE department in Q1.

Anticipated Progress through Q2: Continuation of construction and installation of furniture is expected in Q2 of 2021.

FTD- Elevated Gym Addition

Status: Implementation

Description: This project includes the addition of an elevated gym. The addition of the elevated gym will provide a larger gym than current physical activity space, add a new stage to serve the school and community events, provide a permanent enclosed connection between the school and playground, add more storage space and achieve a new gym addition design within the existing context.

Progress through Q1: Building permit was approved followed by construction commencement. During Q1 demolition, earthwork, foundation and storm water management system modifications took place.

Anticipated Progress through Q2: Continuation of construction through Q2 of 2021.



FRANCIS C. HAMMOND MIDDLE SCHOOL

FH – Roof Replacement (D-Wing and Music Wing)

Status: Implementation

Description: This project encompasses roof replacement at the “D” wing and “Music/Band” building sections.

Progress through Q1: The Invitation to Bid solicitation closed and a general contractor was selected. An updated project schedule was developed in preparation for notifying all stakeholders of next steps and any particular needs on the project in order to meet anticipated milestones. The contractor mobilized to the site and commenced ordering of required project materials.

Anticipated Progress through Q2: Continuation of construction through Q2 of 2021 with anticipated project completion by January 2021.

FH – Asbestos Remediation / Flooring

Status: Implementation

Description: This project includes asbestos remediation of the carpet and vinyl composite tiles (VCT) in the entrance lobby and adjoining offices and installation of new carpet and luxury vinyl tile (LVT).

Progress through Q1: Installation of new Luxury Vinyl Tile flooring.

Anticipated Progress through Q2: Close-out

FH – Multi-Sport Court

Status: Planning/Design

Description: This project includes renovation and retrofit of existing tennis courts at Francis Hammond Middle School in to multi-purpose court. The court will be equipped with basketball, futsal and in-line hockey equipment and striping. This new multi-purpose court offers greater flexibility and efficient use of the current court space.

Progress through Q1: Procurement for general contracting services was initiated and received multiple bids. Budget transfer was completed to support increased construction cost of the project.

Anticipated Progress through Q2: Selection of general contract and start of the implementation phase is expected in Q2 of 2021.

FH – Gymnasium / Auxiliary Gymnasium Lighting

Status: Implementation

Description: This project scope includes replacement of all metal halide lighting and replacement with energy efficient light emitting diode (LED) lighting.

Progress through Q1: Installation of new LED lights from Douglas MacArthur in the auxiliary gymnasium.

Anticipated Progress through Q2: Close-out

FH- Interior Painting

Status: Implementation

Description: Painting of interior hallways and stairwells, handrails and door frames throughout the school.

Progress through Q1: Completion of interior hallway, stairwell, door frames painting.

Anticipated Progress through Q2: Close-out

GEORGE MASON ELEMENTARY SCHOOL

GM – Roof Repair

Status: Implementation

Description: This project is to replace/repair old aged segments of the roof system as identified by a third-party roofing assessment.

Progress through Q1: Design Development and Construction Documents were completed and a contractor was selected through competitive bidding process as per ACPS Procurement policies. The contractor mobilized to the site and ordered required for the project materials.

Anticipated Progress through Q2: Anticipated Project completion in Q2 FY21.

GEORGE WASHINGTON MIDDLE SCHOOL

GW – Roof Replacement (B-Wing Roof)

Status: Implementation

Description: This project is to replace aged , out-of-warranty areas of the roof system as identified by a third-party roofing assessment.

Progress through Q1: Design Development and Construction Documents were completed and a contractor was selected through the Invitation to Bid competitive bidding process. A project schedule was developed in preparation for notifying stakeholders of next steps and any particular needs on the project in order to meet anticipated milestones.

Anticipated Progress through Q2: Mobilization of contractor to commence construction with anticipated completion of the Phase III by January 2021. Phase IV is pending budget determination.

GW – Asbestos Remediation / Flooring (A-Wing)

Status: Close-Out

Description: This project included asbestos remediation of the vinyl composite tiles (VCT) on the first floor, second floor and third floor hallways and entrances in the A wing and installation of new luxury vinyl tile (LVT). Due to the pandemic and the building not being utilized, staff is exploring pricing and scheduling possibilities for remaining asbestos flooring areas.

Progress through Q1: Asbestos remediation and LVT flooring installation completed.

Anticipated Progress through Q2: Scoping, pricing and possible scheduling of additional asbestos flooring areas.



GW – Ongoing Interior Renovations

Status: Implementation

Description: This project consists of renovations throughout the school facility.

Progress through Q1: Clearing and removing of unused and broken furniture and equipment were removed from the basement, A336 buckled floor was demolished and a new subfloor was installed, damaged window sills on third floor were removed and replaced.

Anticipated progress through Q2: Asbestos and lead paint remediation in basement. Jetting of courtyard drain lines, parge coating and blocking in courtyard window wells.

HVAC (Fan Coil Replacements, AHU system)

Status: Planning/Design

Description: This project include design for repair or replacement of faulty and aged equipment in “A” and “C” Wing classrooms upon the completion of assessment by third-party engineering consultant. The scope also includes addressing installation of HVAC system to supply air to classrooms under auditorium. This is a multi-phased project that will need additional funding.

Progress through Q1: Design contract awarded and design work commenced. Engineer conducted site reconnaissance and completed field measurements and evaluation for O/A unit installation and air duct configurations.

Anticipated Progress through Q2: Completion of design and bid set. Posting of Invitation to Bid for construction with anticipated commencement in FY22.

GW – Restroom Renovations

Status: Implementation

Description: This project consists of piping repair, ceiling grid and tiles demolition / replacement, painting and new LED lighting.

Progress through Q1: Completion of ceiling grid /tile installation and painting

Anticipated Progress through Q2: Commencement of sink and countertop demolition and replacement.

GW- Gymnasium Repairs

Status: Implementation

Description: This project includes addresses water intrusion and subsequent damage to the gymnasium wood floor as well as other issues in the gymnasium.

Progress through Q1: Completion of gymnasium floor repair. Ceiling duct and insulation repair; cleaning of ceiling diffusers.

Anticipated Progress through Q2: Repair of locker room frame and surrounding structural block.

JOHN ADAMS ELEMENTARY SCHOOL

JA- Kitchen Renovation/Servery Upgrades

Status: Implementation

Description: This project includes kitchen and servery reconfiguration and cafeteria upgrades. The upgraded design addresses the need for a defined servery area that facilitates faster and efficient queuing/purchasing of food items. Additionally, the project replaces an ADA lift with an ADA ramp for accessibility and provides additional storage rooms for the school space needs.

Progress through Q1: Construction was ongoing in Q1. All mechanical, electrical and plumbing (MEP) rough-ins and tie-ins were completed, walls were closed, roll-up doors and kitchen equipment were installed and finishes were near completion.

Anticipated Progress through Q2: Construction completion in Q2 of 2021 and close out.



JA – Building Envelope

Status: Implementation

Description: This project continues to address envelope issues around the school including, tuck-pointing, caulking, water intrusion, etc.

Progress through Q1: A Civil engineering assessed water intrusion issues in the courtyard and completed design recommendations to address drainage issues.

Anticipated Progress through Q2: Engagement of contractor for re-construction of courtyard drainage and planter box.

JA – Roof Replacement

Status: Implementation

Description: This project encompasses roof replacement at the most of the building sections and is planned to be in 2 phases.

Progress through Q1: Phase 1 of the project achieved substantial completion during the Q1; new roof system, skylights, masonry work, existing roof decking repairs and sheet metal work completed and commissioned. Phase II was commenced to accelerate the schedule and take advantage of the empty building due to pandemic.

Anticipated Progress through Q2: Continuation of Phase II construction through Q2 of FY21 with anticipated completion of the project in January 2021.

JA – Fire Alarm System

Status: Initiation

Description: This project is part of a systemwide assessment of fire alarm compliance and upgrade issues among several schools across the ACPS school system. Subsequent assessments will address additional facilities.

Progress through Q1: Consultant prepared pricing proposal.

Anticipated Progress through Q2: Commencement of system evaluations toward completion of initial assessments and delineation of immediate needs and project planning for addressing each school.

JEFFERSON HOUSTON K-8 SCHOOL

JH – HVAC Replacement Phase II

Status: Implementation

Description: This project is to replace faulty equipment of the variable refrigerant volume (VRV) HVAC system. The scope includes replacing heat pumps and indoor cassettes units as well as addressing deficiencies identified through third-party assessments of the HVAC equipment.

Progress through Q1: The project achieved substantial and final completion of construction work during Q1. The punch list and commissioning were completed as well.

Anticipated Progress through Q2: Close out documents and required equipment warranties anticipated for delivery in Q2. Also, preventative maintenance training will be scheduled for December 2020.

LYLES-CROUCH ELEMENTARY SCHOOL

Lyles Crouch- Site Drainage Mitigation

Status: Implementation

Description: This project is to conduct a comprehensive site evaluation to mitigate inadequate site drainage.

Progress through Q1: A civil engineer was engaged to conduct comprehensive site evaluation and began collecting field data.

Anticipated progress through Q2: The civil engineer will also prepare an ALTA Survey to define all encumbrances on the property and submit preliminary design configuration.



LC –Asbestos Remediation / Flooring

Status: Close-Out

Description: This project includes asbestos remediation of the flooring mastic and removal of the carpet in the first floor classrooms and installation of new luxury vinyl tile (LVT). It also includes carpet removal with carpet square and LVT installation in the library.

Progress through Q1: Completion of Luxury Vinyl Tile (LVT) flooring installation.

Anticipated Progress through Q2: Close-out

MATTHEW MAURY ELEMENTARY SCHOOL

MM – Building Envelope

Status: Initiation

Description: This project is for design for the replacement of dated and failing window systems around the school, including rotted seals.

Progress through Q1: The project was delayed due to Covid-19 and the assessment of project priorities and possible reallocation of funding.

Anticipated Progress through Q2: Project set to resume with design proposal and purchase order process initiated for design work for Construction Documents to inform construction activities for next summer.

MM: Roof Replacement (Phase II)

Status: Implementation

Description: This project is to replace aged , out-of-warranty areas of the roof system as identified by a third-party roofing assessment.

Progress through Q1: Design Development and Construction Documents were completed and a contractor was selected through the Invitation to Bid competitive bidding process. A project schedule was developed in preparation for notifying stakeholders of next steps and any particular needs on the project in order to meet anticipated milestones.

Anticipated Progress through Q2: Mobilization of the contractor to commence construction with anticipated completion of Phase II by January 2021. Phase III is pending budget determination.

MM – Kitchen Renovation and Servery Upgrades

Status: Initiation

Description: This project includes kitchen upgrades, as well as reconfiguration of the servery area. The upgraded design will address the need for a defined servery area that facilitates faster and more efficient queuing/purchasing of food items.

Progress through Q1: The project was delayed due to Covid-19 and School Nutrition Services re-prioritization of projects and funding with meal costs throughout pandemic.

Anticipated Progress through Q2: Resume the design portion of the project in anticipation of SNS having funding for construction next summer.

MM- HVAC Replacement (Phase II)

Status: Implementation

Description: This project is to replace aged, out-of-warranty roof top units (12), associated curbs, supply and return ductwork, controllers and temperature sensors. The scope also includes relocating the existing roof mounted exhaust fan, as well as associated structural and electrical work.

Progress through Q1: Design Development and Construction documents completed and a contractor was selected through an Invitation to Bid competitive bidding process. A project schedule was developed in preparation for notifying stakeholders of next steps and any particular needs on the project in order to meet anticipated milestones.

Anticipated Progress through Q2: Contractor mobilization to commence construction with anticipated completion of Phase II of the project by January 2021.

MOUNT VERNON COMMUNITY SCHOOL

MV – Fire Alarm System

Status: Initiation

Description: This project is part of a systemwide assessment of fire alarm compliance and upgrade issues among several schools across the ACPS school system. Subsequent assessments will address additional facilities.

Progress through Q1: Consultant prepared pricing proposal.

Anticipated Progress through Q2: Commencement of system evaluations toward completion of initial assessments and delineation of immediate needs and project planning for addressing each school.

TC WILLIAMS HIGH SCHOOL

TC – Auxiliary Gymnasium Flooring

Status: Close-Out

Description: This project scope includes installing a new layered sport court over the existing rubber floor.

Progress through Q1: Completion of new sport court and painting of sport demarcations for various sports.

Anticipated Progress through Q2: Close-Out

TC – Exterior Painting

Status: Close-out

Description: This project includes exterior painting of doors and frames, metal trim, fire hydrants and metal awnings.

Progress through Q1: Completion of all exterior painting.

Progress through Q2: Close-out.

WILLIAM RAMSAY ELEMENTARY SCHOOL

WR-Replace Flooring

Status: Close-Out

Description: This project abated asbestos containing mastic, removed carpet and installed luxury vinyl tile (LVT) in the kindergarten wing.

Progress through Q1: Close-Out

Anticipated Progress through Q2: NA

WR – HVAC Replacement

Status: Implementation

Description: This project encompasses roof replacement of (4) Roof Top Units, kitchen exhaust fan and augmenting elevation of gas piping lines and electrical conduits to accommodate roofing project.

Progress through Q1: Project achieved substantial completion during the Q1.

Anticipated Progress through Q2: Continuation of construction to address Building Automation of installed units and commissioning through Q2 of 2021, with anticipated completion of the project in December 2020.

WR-Building Infrastructure Repair

Status: Implementation

Description: This project will undertake a structural analysis of the south wing at masonry columns.

Progress through Q1: This project was delayed due to Covid-19 funding assessment and possible reallocation.

Anticipated Progress through Q2: Resuming of engineering analysis with FY21 funding allocation to include investigation of building deficiencies and structural concerns and preparation of repair recommendations.

WR-Interior Painting

Status: Implementation

Description: This project comprises a phased approach for interior painting throughout the school.

Progress through Q1: Designing of artistic templates for new graphics at activity nodes.

Anticipated Progress through Q2: Painting of new graphics.

WR-Library Flooring and Shelving

Status: Implementation

Description: In a phased approach, work will include temporary removal of the furniture, demolition of shelving\flooring, and installation of new carpet squares. In 2021 Q1, new shelving and new furniture will be added.

Progress through Q1: Review and design of furniture options.

Anticipated Progress through Q2: Procurement and installation of shelving and new furniture.

WR-Roof Replacement

Status: Implementation

Description: This project encompasses roof replacement at the most of the building sections and is planned to be in 2 phases.

Progress through Q1: Phase 1 of the project achieved substantial completion during the Q1; new roof system, skylights, masonry work, existing roof decking repairs and sheet metal work completed and commissioned. Phase II commenced to advance schedule due to pandemic.

Anticipated Progress through Q2: Continuation of Phase II construction through Q2 of FY21, with anticipated completion of the project in January 2021.



SECTION II – LARGE PROJECTS

FRANCIS C. HAMMOND MIDDLE SCHOOL

FH – HVAC Replacement and Controls

Status: Planning/Design

Description: This multi-phase project is to replace equipment that has reached the end of its useful life and address deficiencies identified through third-party assessments of the HVAC equipment. The scope includes replacement of unit ventilators, installation of a new mechanical system to supply outside (fresh) air to (4) classrooms in building “A” and rebalancing existing air handlers. The scope also includes the replacement and installation of new air handler roof top units, heat exchange units, boilers, heat recovery units, pumps and associated curbs, steel dunnage, as well controls for Building Automation System.

Progress through Q1: Design Development and Construction Documents completed and delivered for Invitation to Bid solicitation with Procurement. The project construction schedule was developed in preparation for notification of stakeholders of next steps and any particular needs on the project in order to meet anticipated milestones.

Anticipated Progress through Q2: Selection of the Contractor with anticipated commencement of the first two phases of the project in January 2021.

LYLES-CROUCH ELEMENTARY SCHOOL

LC-Building Envelope Repair (Window Replacement)

Status: Implementation

Description: This project will replace the window systems throughout the school.

Progress through Q1: Project was delayed due to the hold placed on FY2021 funding due to the Covid-19 pandemic.

Anticipated Progress through Q2: Resuming project with scoping for Invitation to Bid posting. ITB should be posted in early 2021 in anticipation of project commencement next spring or summer.

LC-HVAC Replacement

Status: Implementation

Description: Remove and replace all existing Roof Top Units serving the entire school building as well as the introduction of Ultra Violet Light Disinfection apparatus as part of the Covid-19 preventative measures.

Progress through Q1: Service Mechanical was awarded a Purchase Order and Agreement. Product submittal information has been submitted, reviewed and approved.

Anticipated progress through Q2: Contractor will receive roof curbs, RTU delivery date and crane staging and lifting procedures information.

MOUNT VERNON COMMUNITY SCHOOL

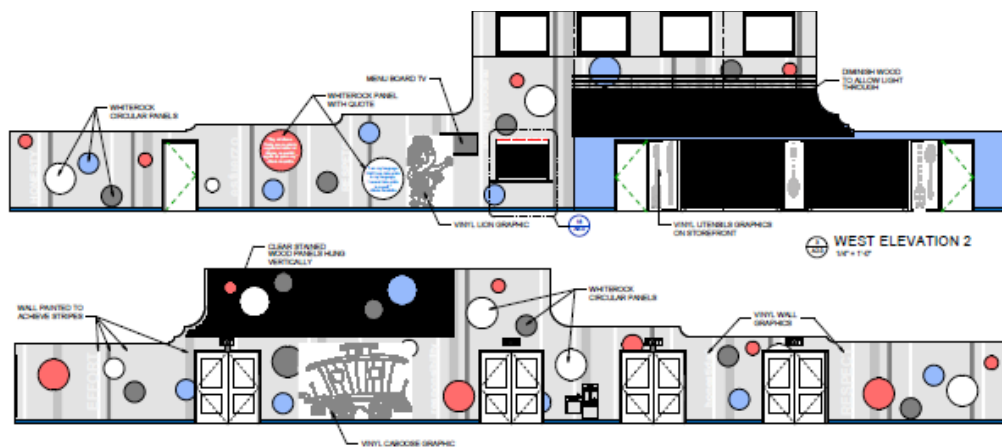
MV – Kitchen and Cafeteria Renovation

Status: Implementation

Description: Design Services for the renovation of the existing Kitchen & Cafeteria.

Progress through Q1: Review and comment on preliminary Plans & Specifications along with Kitchen Equipment Schedule.

Anticipated progress through Q2: Proceed with Design Development and Permit submission. Additional Design Services proposals will be submitted for the Clerestory Window and ACM Coordinating Plan.



MV – Renovations and Reconfiguration

Status: Design/Planning

Description: This project is conducting a comprehensive drainage and engineering analysis of the school and land.

Progress through Q1: Coordination of engineering design with courtyard construction plans for Construction Documents and Permit Set.

Anticipated Progress through Q2: Submission of Construction Documents for permitting; attaining Building Permit.

MV- HVAC (Cooling Tower Replacement)

Status: Implementation

Description: This project consists of removal and replacement of the Cooling Tower, associated modifications to roof structural support and ancillary pump and piping.

Progress through Q1: An engineering firm was awarded a Purchase Order, Agreement and Notice to Proceed. Design Development Documents, Construction Documents commenced and Permit Submission process initiated.

Anticipated Progress through Q2: Permit submission and response comments, award of Building Permit followed by preparation and issuance of Invitations to Bid for construction services in Q3.



ROWING FACILITY

RF – Fire Notification and Fire Suppression System upgrade

Status: Implementation

Description: This project is for fire alarm/ fire suppression system compliance and upgrade. An evaluation of the system was undertaken prior to initiation of the design phase of the project.

Progress through Q1: Completion of Construction Documents and bid set.

Progress through Q2: The posting of the Invitation to Bid through the procurement process will be initiated in Q2 and followed by the selection of the lowest responsible bidder.

SAMUEL TUCKER ELEMENTARY SCHOOL

ST- HVAC (Design and Construction)

Status: Implementation

Description: This project is to replace aged and out-of-warranty air cooled chiller, chilled water pumps, indoor central station air handling units, fan coiled units, kitchen make up air unit and associated curbs, supply and return ductwork, controllers and temperature sensors. The scope also includes replacement of existing roof-mounted exhaust fans, as well associated electrical work.

Progress through Q1: Design Development and Construction Documents were completed and a contractor was selected through an Invitation to Bid. A project schedule was developed in preparation for notifying stakeholders of next steps and any particular needs on the project in order to meet anticipated milestones.

Anticipated Progress through Q2: Mobilization of contractor to commence construction with anticipated completion of the Phase 1 by November 2020.

TC WILLIAMS HIGH SCHOOL

TC – Stadium Renovation

Status: Implementation

Description: This project scope includes demolition and replacement of the synthetic turf field, rubberized track, press box, ticket booth, storage restroom building and concession building .

Progress through Q1: *Received project bids were evaluated and an award of contract was made to a general contractor. Construction activities commenced.*

Progress through Q2: *Continuation of construction activities with anticipated completion in spring of 2021.*



TRANSPORTATION FACILITY

TF – Renovation of Driver Lounge/Restrooms

Status: Implementation

Description: This project includes the manufacture and placement of three mobile structures adjoined to create an enlarged lounge space and additional restrooms for the drivers. The current lounge is severely undersized for over 70 drivers and the restrooms do not meet code requirements. The scope includes designing the structures adjacent to the existing building, utility extensions/connections, installation of foundation piers, grading and stormwater management. The mobile structures will be manufactured as components, shipped to the facility and stacked/leveled on-site to create one structure.

Progress through Q1: Relocatable units change order work completed; building awaiting occupancy after sanitary connection.

Anticipated Progress through Q2: Connection to City of Alexandria sanitary line as part of the delayed Lockett Field project (delayed due to pandemic).

ACPS EDUCATIONAL FACILITIES DEPARTMENT
CAPITAL IMPROVEMENT PROGRAM (CIP)
PROJECT STATUS REPORT
FY 2021 – QUARTER 1