



Alexandria City Public Schools

Every Student Succeeds

# Capital Improvement Program: Quarterly Project Status Report

# FY 2016 Quarter 4

June 30, 2016

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**ACPS EDUCATIONAL FACILITIES DEPARTMENT  
CAPITAL IMPROVEMENT PROGRAM (CIP)  
PROJECT STATUS REPORT  
FY 2016 – FOURTH QUARTER**

**OBJECTIVE**

The fourth quarter marks the beginning of a busy time for facilities with many new projects starting in order to take advantage of the break for students during the summer months. The fourth quarter report is intended to provide the Alexandria City School Board with information on the status of all active major 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 2016-25 Approved CIP Budget by tracking the budgets and schedules of all major projects completed or in progress.

**Section I** provides an overview of the fourth quarter CIP budget highlighting major accomplishments and the summary financial update.

**Section II** provides updates for each of the major projects where work has been performed during the fourth quarter.

**Section III** provides a financial progress report for major construction projects.

**SECTION I – EXECUTIVE SUMMARY**

In alignment with the Strategic Plan for the Educational Facilities Office to provide optimal learning environments, we are pleased to report progress on a variety of systemic and capacity school projects this quarter. First in the area of systemic projects, wall envelope repairs were closed-out at George Mason ES while the building envelope for George Washington MS has been improved with the completion of a phase II roof replacement. The contract for construction on the roof replacement at Lyles Crouch ES has been awarded in order to keep water out of the building, and preventing further damage to interior finishes and other assets. In support of our capacity needs, punch list items and final completion of outdoor learning areas and amenities that are part of capacity projects at Charles Barrett ES and James K. Polk ES were completed. Lastly, to accommodate the special needs of students, staff, and visitors with disabilities; construction for Americans with Disabilities Act (ADA) upgrades to Francis Hammond MS continued while the design for ADA upgrades at George Washington MS also continued.

In the area of new schools, the Construction Manager at Risk bid process for Patrick Henry PreK-8 School concluded with the selection of the construction company that has been hired to work hand-in-hand with ACPS and the architect to ensure the design plans are developed in the most feasible manner and can be built within the project schedule. ACPS and the City of Alexandria also anticipate that having the construction firm reviewing the plans early in the process will reduce risk of additional change order costs later in the project related to errors or omissions in the design. Community and Advisory Group meetings were held at Patrick Henry Elementary School where the architect continued to share updates on the schematic design and schedule.

The close out of the Jefferson-Houston project continued during the fourth quarter and permanent certificate of occupancy for Jefferson-Houston is expected during the summer.

## Financial Summary

The following is a summary of the CIP financials through June 30, 2016 for each major site with additional details shown in site specific tables within Section II of this report. The summary financial table includes total available funding, expenditures incurred and obligations made through the reporting period, as well as the estimated cost to complete each project. The last column represents the anticipated available balance for completed projects or projects that are underway based on the latest estimates.

### Current Financial Summary through June 30, 2016

| ACPS Project Title                | Current Budget after Change & Transfers | Total YTD Expenditures | Total Outstanding Invoices | Open Purchase Orders | Est. Cost to Complete | Available Budget |
|-----------------------------------|---|------------------------|----------------------------|----------------------|-----------------------|------------------|
| ACPS System-wide                  | 2,747,936                               | 1,407,472              | -                          | 165,588              | 1,174,877             | -                |
| School Buses and Vehicles         | -                                       | -                      | -                          | -                    | -                     | -                |
| Transportation Facility           | 2,098,817                               | -                      | -                          | 2,866                | 2,095,951             | -                |
| Rowing Facility                   | 104,881                                 | 104,881                | -                          | -                    | -                     | -                |
| Charles Barrett                   | 4,267,646                               | 2,278,890              | -                          | 96,445               | 1,892,312             | -                |
| Cora Kelly                        | 84,715                                  | -                      | -                          | -                    | 84,715                | -                |
| Douglas MacArthur                 | 54,799                                  | -                      | -                          | 54,166               | -                     | 633              |
| Francis C. Hammond                | 2,870,258                               | 824,413                | -                          | 368,906              | 1,676,939             | -                |
| George Mason                      | 413,672                                 | 222,288                | -                          | 148,779              | -                     | 42,605           |
| George Washington                 | 3,621,959                               | 970,136                | -                          | 123,056              | 2,528,766             | -                |
| James K. Polk                     | 2,783,035                               | 1,315,826              | -                          | 49,732               | 1,417,477             | -                |
| Jefferson-Houston                 | 552,834                                 | 426,229                | -                          | 83,450               | 43,155                | -                |
| John Adams                        | 616,871                                 | 114,834                | -                          | 21,736               | 480,301               | -                |
| Lyles Crouch                      | 779,528                                 | 27,552                 | -                          | -                    | 751,976               | -                |
| Matthew Maury                     | 1,267,188                               | -                      | -                          | -                    | 1,267,188             | -                |
| Mount Vernon                      | 699,133                                 | 160,105                | -                          | 77,732               | 461,296               | -                |
| Patrick Henry                     | 42,159,861                              | 628,898                | -                          | 2,837,140            | 38,693,822            | -                |
| Samuel Tucker                     | 123,996                                 | -                      | -                          | -                    | 112,826               | 11,170           |
| TC Williams: King St Campus       | 1,183,162                               | 148,355                | -                          | -                    | 1,034,807             | -                |
| TC Williams: Minnie Howard Campus | 2,054,732                               | 152,990                | -                          | -                    | 1,895,124             | 6,619            |
| William Ramsay                    | 1,397,933                               | 1,094,324              | -                          | 146,716              | 120,992               | 35,901           |
| <b>Grand Total</b>                | <b>69,882,954</b>                       | <b>9,877,191</b>       | <b>-</b>                   | <b>4,176,311</b>     | <b>55,732,523</b>     | <b>96,928</b>    |

## SECTION II - CIP PROJECT STATUS UPDATES

Work was performed on the following projects during Quarter 4:

### ACPS System-Wide Projects

#### *Asset Loss Prevention*

- Emergency Repairs

Emergency repairs were completed at the following facilities:

Francis Hammond - Installation of temporary connection for 2 Carrier units  
- Floor replacement  
- Repair of chain link fence at tennis courts

George Washington - Excavation & Exploration at sink hole

Warehouse - Install 12 occupancy sensors to meet code  
- Install emergency lighting

#### *Project Planning*

- *Roof Assessments Shown in Individual Schools*

This project is to complete roof assessments for the roofs on all existing ACPS buildings. Final reports were received during the fourth quarter.

- *Long Term Facility Planning*

During the fourth quarter, ACPS along with Brailsford & Dunlavy worked to develop the drafts of the educational specifications for the Pre-K Center and High School. As part of this work, ACPS conducted interviews with stakeholders, staff and leadership to determine the goals for the future of pre-k and high school education in Alexandria.

Thus far, ACPS presented final drafts of the two educational specifications to the School Board in Board Meetings towards the end of the fourth quarter. The School Board provided staff with feedback and ACPS made some revisions to the documents. Final presentations of the educational specifications and School Board approval is scheduled for the first quarter of FY 2017. ACPS staff has developed a schedule for the second phase of the Long Range Educational Facilities Plan (LREFP) to include community engagement commencing in fall 2016.

| ACPS Project Title               | Includes  | Current Budget (Including Carryover + Transfers) | Total YTD Expenditures | Total Outstanding Invoices | Open Purchase Orders + Pending Change Orders | Est. Cost to Complete | Available Budget |
|----------------------------------|---|--|------------------------|----------------------------|--|-----------------------|------------------|
| ACPS System-wide                 | SW-Asset New & Replacement-FF&E   | 330,351  | 251,716                | -                          | 25,511                                       | 53,124                | -                |
| ACPS System-wide                 | SW-Facility Maintenance-FF&E  | 200,000  | -                      | -                          | -  | 200,000               | -                |
| ACPS System-wide                 | SW-Asset Loss Prevention-Emergency repairs                                | 384,380  | 299,384                | -                          | 2,132  | 82,864                | -                |
| ACPS System-wide                 | SW-Facility Maintenance-Asbestos remediation/Lead Paint                   | 1,748  | -                      | -                          | -  | 1,748                 | -                |
| ACPS System-wide                 | SW-Facility Maintenance-Code Compliance Requirements                      | 77,075   | 56,200                 | -                          | 7,439  | 13,435                | -                |
| ACPS System-wide                 | SW-Equipment & Systems New & Replacement-Replace HVAC System and/or Units | 99,725   | -                      | -                          | -  | 99,725                | -                |
| ACPS System-wide                 | SW-Facility Maintenance-Site hardscapes repair                            | 7,878  | 7,162                  | -                          | -  | 716                   | -                |
| ACPS System-wide                 | SW-Facility Maintenance-Renovations & Reconfigurations                    | 18,364   | 1,280                  | -                          | -  | 17,084                | -                |
| ACPS System-wide                 | SW-Shared Program Priorities-Parking Lot/Playground Repaving              | 854  | -                      | -                          | -  | 854                   | -                |
| ACPS System-wide                 | SW-Facility Maintenance-Exterior play or sports areas                     | 150,000  | -                      | -                          | -  | 150,000               | -                |
| ACPS System-wide                 | SW-Asset Loss Prevention-Access Control & Security Management             | 283,608  | -                      | -                          | -  | 283,608               | -                |
| ACPS System-wide                 | SW-Asset Loss Prevention-Master Key System Replacement                    | 230,320  | 102,679                | -                          | -  | 127,641               | -                |
| ACPS System-wide                 | SW-CIP Development-Project Planning                                       | 687,174  | 461,262                | -                          | 107,223                                      | 118,689               | -                |
| ACPS System-wide                 | SW-CIP Development-Long-term Facility Planning                            | 53,280   | 5,280                  | -                          | 22,611                                       | 25,388                | -                |
| ACPS System-wide                 | SW-Shared Program Priorities-Tennis Courts                                | 223,179  | 222,509                | -                          | 671  | -                     | -                |
| <b>Subtotal ACPS System-wide</b> |   | <b>2,747,936</b>                                 | <b>1,407,472</b>       | <b>-</b>                   | <b>165,588</b>                               | <b>1,174,877</b>      | <b>-</b>         |

## ACPS Vehicles

### *School Buses and Other Vehicles*

- *School Bus Replacement*

There was no allocation provided in the FY 2016 budget for buses or vehicles. These purchases are planned for FY 2017.

| ACPS Project Title                      | Includes                                      | Current Budget (Including Carryover + Transfers) | Total YTD Expenditures | Total Outstanding Invoices | Open Purchase Orders + Pending Change Orders | Est. Cost to Complete | Available Budget |
|---|---|--|------------------------|----------------------------|--|-----------------------|------------------|
| Transportation Facility                 | TF-Capacity-Upgrade transportation shop       | 122,687  | -                      | -                          | 2,866  | 119,821               | -                |
| Transportation Facility                 | TF-Facility Maintenance-Parking Lot Expansion | 1,976,130  | -                      | -                          | -  | 1,976,130             | -                |
| <b>Subtotal Transportation Facility</b> |   | <b>2,098,817</b>                                 | <b>-</b>               | <b>-</b>                   | <b>2,866</b>                                 | <b>2,095,951</b>      | <b>-</b>         |

## ACPS FACILITIES

### Transportation Facility

- Upgrade Transportation Facility

There were no active capital projects during this reporting period. Currently, the design is approximately 25% complete but the project has been deferred as ACPS coordinates with City agencies to gain approval to move forward with expansion of the building as well as the parking lot.

| ACPS Project Title                      | Includes                                      | Current Budget (Including Carryover + Transfers) | Total YTD Expenditures | Total Outstanding Invoices | Open Purchase Orders + Pending Change Orders | Est. Cost to Complete | Available Budget |
|---|---|--|------------------------|----------------------------|--|-----------------------|------------------|
| Transportation Facility                 | TF-Capacity-Upgrade transportation shop       | 122,687  | -                      | -                          | 2,866  | 119,821               | -                |
| Transportation Facility                 | TF-Facility Maintenance-Parking Lot Expansion | 1,976,130  | -                      | -                          | -  | 1,976,130             | -                |
| <b>Subtotal Transportation Facility</b> |   | <b>2,098,817</b>                                 | <b>-</b>               | <b>-</b>                   | <b>2,866</b>                                 | <b>2,095,951</b>      | <b>-</b>         |

### Rowing Facility

- There were no active capital projects during this reporting period.

| ACPS Project Title              | Includes   | Current Budget (Including Carryover + Transfers) | Total YTD Expenditures | Total Outstanding Invoices | Open Purchase Orders + Pending Change Orders | Est. Cost to Complete | Available Budget |
|---------------------------------|--|--|------------------------|----------------------------|--|-----------------------|------------------|
| Rowing Facility                 | RF-Facility Maintenance-Building Envelope Repair | 104,881  | 104,881                | -                          | -  | -                     | -                |
| <b>Subtotal Rowing Facility</b> |  | <b>104,881</b>                                   | <b>104,881</b>         | <b>-</b>                   | <b>-</b>                                     | <b>-</b>              | <b>-</b>         |

## SCHOOLS

### Charles Barrett

- *Capacity Addition – Modular Classrooms Phase II*

This project, which consists of a second floor addition of four modular classrooms, was substantially complete and opened for school during the first quarter of FY 2016. Punch list items and final completion work on the outdoor learning areas continued through the fourth quarter. Close-out is currently in progress and anticipated during the first quarter of FY 2017.

- *Roof Replacement*

This project encompasses a roof replacement at Charles Barrett main building, kindergarten wing, office and gym. During the fourth quarter, drawings and specifications for the various roof projects were consolidated into a final bid package. Because demolition work for the project is required to be completed while the building is unoccupied, construction for the project is being scheduled for the summer of 2017.

| ACPS Project Title              | Includes  | Current Budget (Including Carryover + Transfers) | Total YTD Expenditures | Total Outstanding Invoices | Open Purchase Orders + Pending Change Orders | Est. Cost to Complete | Available Budget |
|---------------------------------|---|--|------------------------|----------------------------|--|-----------------------|------------------|
| Charles Barrett                 | CB-Equipment & Systems Replacement-Fire alarm system          | 246,656  | 246,656                | -                          | -  | -                     | -                |
| Charles Barrett                 | CB-Facility Maintenance-Roof replacement                      | 190,267  | 36,029                 | -                          | 4,020  | 150,218               | -                |
| Charles Barrett                 | CB-Facility Maintenance-Structural damage repair              | 58,237   | -                      | -                          | -  | 58,237                | -                |
| Charles Barrett                 | CB-Facility Maintenance-Building Envelope Repair              | 647,321  | -                      | -                          | -  | 647,321               | -                |
| Charles Barrett                 | CB-Facility Maintenance-Storm water management                | 110,000  | -                      | -                          | -  | 110,000               | -                |
| Charles Barrett                 | CB-Capacity-Capacity Addition Construction                    | 2,052,037  | 1,957,035              | -                          | 87,037                                       | 7,964                 | -                |
| Charles Barrett                 | CB-Capacity-Capacity Addition Project Management & Soft Costs | 40,279   | 26,587                 | -                          | 5,388  | 8,304                 | -                |
| Charles Barrett                 | CB-Capacity-Capacity Addition A&E                             | 12,582   | 12,582                 | -                          | -  | -                     | -                |
| Charles Barrett                 | CB-Capacity-Core Space Renovation                             | 910,267  | -                      | -                          | -  | 910,267               | -                |
| <b>Subtotal Charles Barrett</b> |   | <b>4,267,646</b>                                 | <b>2,278,890</b>       | <b>-</b>                   | <b>96,445</b>                                | <b>1,892,312</b>      | <b>-</b>         |



*Cora Kelly*

- There were no active capital projects during this reporting period.

| ACPS Project Title         | Includes  | Current Budget (Including Carryover + Transfers) | Total YTD Expenditures | Total Outstanding Invoices | Open Purchase Orders + Pending Change Orders | Est. Cost to Complete | Available Budget |
|----------------------------|---|--|------------------------|----------------------------|--|-----------------------|------------------|
| <b>Cora Kelly</b>          | CK-Facility Maintenance-Required Maintenance & Repair Unit Building Replacement | 84,715   | -                      | -                          | -  | 84,715                | -                |
| <b>Subtotal Cora Kelly</b> |   | <b>84,715</b>                                    | -                      | -                          | -  | <b>84,715</b>         | -                |

*Douglas MacArthur*

- There were no active capital projects during this reporting period.

| ACPS Project Title       | Includes                                 | Current Budget (Including Carryover + Transfers) | Total YTD Expenditures | Total Outstanding Invoices | Open Purchase Orders + Pending Change Orders | Est. Cost to Complete | Available Budget |
|--------------------------|--|--|------------------------|----------------------------|--|-----------------------|------------------|
| <b>Douglas MacArthur</b> | DM-Facility Maintenance-Roof replacement | 566  | -                      | -                          | -  | -                     | 566              |
| <b>Douglas MacArthur</b> | DM-Capacity-Structural damage repair     | 54,233   | -                      | -                          | 54,166                                       | -                     | 67               |
| <b>Douglas MacArthur</b> |  | <b>54,799</b>                                    | -                      | -                          | <b>54,166</b>                                | -                     | <b>633</b>       |

*Francis C. Hammond*

- *Roof Replacement*

Installation of mechanical dunnage steel platforms at (6) Roof Top Units (RTU's) started in December 2015. Work continued through the third quarter and reached substantial completion during the fourth quarter. This project was completed in June 2016 and is being closed out.

- *ADA Ramp*

Contract for construction was awarded during the second quarter. During the third quarter a kickoff meeting was held and installation began over the spring break.

Construction of the ramp along with the elevator continued during the summer of 2016 and project completion is scheduled for October 2016.

- *Elevator Addition*

Contract for construction was awarded during the second quarter. During the third quarter a kickoff meeting was held and demolition work and elevator shaft installation occurred over the spring break.

Construction continued during the summer of 2016 and project completion is scheduled for October 2016.

- *HVAC Replacement*

Design work of HVAC replacement Roof Top Units # 1, 3 and 6 were designed by consulting engineers on contract with ACPS and were completed in June 2016. Construction work is anticipated to take place in the first and second quarters of FY 2017.

| ACPS Project Title | Includes  | Current Budget (Including Carryover + Transfers) | Total YTD Expenditures | Total Outstanding Invoices | Open Purchase Orders + Pending Change Orders | Est. Cost to Complete | Available Budget |
|--------------------|---|--|------------------------|----------------------------|--|-----------------------|------------------|
| Francis C. Hammond | FH-Facility Maintenance-Replace flooring                                  | 8,177  | 8,177                  | -                          | -  | -                     | -                |
| Francis C. Hammond | FH-Facility Maintenance-Roof replacement                                  | 536,924  | 522,137                | -                          | 8,048  | 6,739                 | -                |
| Francis C. Hammond | FH-Facility Maintenance-Site hardscapes repair                            | 70,219   | -                      | -                          | -  | 70,219                | -                |
| Francis C. Hammond | FH-Facility Maintenance-Structural damage repair                          | 253,587  | 182,648                | -                          | 18,920                                       | 52,019                | -                |
| Francis C. Hammond | FH-ADA-Ramp   | 622,585  | 86,172                 | -                          | 308,441                                      | 227,972               | -                |
| Francis C. Hammond | FH-Facility Maintenance-Elevator Addition                                 | 1,105,243  | 15,769                 | -                          | 7,818  | 1,081,656             | -                |
| Francis C. Hammond | FH-Equipment & Systems New & Replacement-Replace HVAC System and/or Units | 273,522  | 9,509                  | -                          | 25,679                                       | 238,334               | -                |
| Francis C. Hammond |   | <b>2,870,258</b>                                 | <b>824,413</b>         | -                          | <b>368,906</b>                               | <b>1,676,939</b>      | -                |

*George Mason*

- *Building Envelope Repair*

Targeted repair work was initiated in the second quarter to address continual water intrusion issues in the classrooms. This project covered eleven classrooms and consisted of masonry replacement, tuck-pointing, caulking and masonry sealer on exterior walls. Vapor barriers were installed between the exterior masonry walls and the interior. Interior work comprised new wooden sills and water/mold resistant drywall. The project reached substantial completion during the third quarter.

Phase I of building envelope repair was closed out during the fourth quarter, and Phase II to address additional issues has been scoped out and will commence in the first quarter of FY 2017.

| ACPS Project Title | Includes   | Current Budget (Including Carryover + Transfers) | Total YTD Expenditures | Total Outstanding Invoices | Open Purchase Orders + Pending Change Orders | Est. Cost to Complete | Available Budget |
|--------------------|--|--|------------------------|----------------------------|--|-----------------------|------------------|
| George Mason       | GM-Capacity-Capacity Addition Phase II A&E             | 66,958   | 66,958                 | -                          | -  | -                     | -                |
| George Mason       | GM-Facility Maintenance-Roof replacement               | 482  | 482                    | -                          | -  | -                     | -                |
| George Mason       | GM-Facility Maintenance-Building Envelope Repair       | 154,848  | 154,848                | -                          | -  | -                     | -                |
| George Mason       | GM-Facility Maintenance-Renovations & Reconfigurations | 67,003   | -                      | -                          | 42,549                                       | -                     | 24,454           |
| George Mason       | GM-Asset Replacement-Exterior play or sports areas     | 124,381  | -                      | -                          | 106,230                                      | -                     | 18,151           |
| George Mason       |  | <b>413,672</b>                                   | <b>222,288</b>         | -                          | <b>148,779</b>                               | -                     | <b>42,605</b>    |

### *George Washington*

- *Building Envelope Repair*

Design work continued on the envelope repairs which include work on stone panels, leaking seals around window and brick pointing on various facades. We anticipate the cost estimates to be completed in the next quarter in preparation for bid packages.

- *Roof Replacement Phase 2*

This project consisted of a roof replacement at the Annex building (E shaped building), and the main Gym, as well as the lower roof around the gym. The project was competitively bid during the first quarter of FY 2016 and contract award occurred during the second quarter. Project construction began during the third quarter. This project achieved substantial completion in June and is currently in the closing out process.

- *Replace HVAC System and/or Units*

Design work for the replacement of (8) Roof Top HVAC Units was completed during the fourth quarter in June.

- *ADA-Replace Elevator*

Design work continued on the three story elevator addition. We anticipate bidding the project in August and awarding the contract for construction in the next quarter.

| ACPS Project Title | Includes  | Current Budget (Including Carryover + Transfers) | Total YTD Expenditures | Total Outstanding Invoices | Open Purchase Orders + Pending Change Orders | Est. Cost to Complete | Available Budget |
|--------------------|---|--|------------------------|----------------------------|--|-----------------------|------------------|
| George Washington  | GW-Facility Maintenance-Building Envelope Repair                          | 746,900  | 18,458                 | -                          | 28,532                                       | 699,910               | -                |
| George Washington  | GW-Facility Maintenance-Roof replacement                                  | 1,789,041  | 876,991                | -                          | 79,610                                       | 832,440               | -                |
| George Washington  | GW-Equipment & Systems New & Replacement-Replace HVAC System and/or Units | 585,332  | 53,811                 | -                          | 4,809  | 526,712               | -                |
| George Washington  | GW-ADA-Replace Elevator   | 500,685  | 20,876                 | -                          | 10,106                                       | 469,703               | -                |
| George Washington  |   | <b>3,621,959</b>                                 | <b>970,136</b>         | -                          | <b>123,056</b>                               | <b>2,528,766</b>      | -                |

*James K. Polk*

- *Capacity Addition – Modular Classrooms Phase II*

This project, which consisted of a second floor addition of four modular classrooms, was substantially completed and opened for school during the first quarter of FY 2016. During the second quarter, an interior courtyard and pathway commenced. Punch list items and final completion work on the interior courtyard and pathway continued through the fourth quarter and close-out is in progress.

| ACPS Project Title     | Includes  | Current Budget (Including Carryover + Transfers) | Total YTD Expenditures | Total Outstanding Invoices | Open Purchase Orders + Pending Change Orders | Est. Cost to Complete | Available Budget |
|------------------------|---|--|------------------------|----------------------------|--|-----------------------|------------------|
| James K. Polk          | JP-Facility Maintenance-Building Envelope Repair              | 49,721   | -                      | -                          | -  | 49,721                | -                |
| James K. Polk          | JP-Capacity-Capacity Addition A&E                             | 2,039  | -                      | -                          | -  | 2,039                 | -                |
| James K. Polk          | JP-Capacity-Capacity Addition Construction                    | 1,465,421  | 1,279,078              | -                          | 41,941                                       | 144,401               | -                |
| James K. Polk          | JP-Capacity-Capacity Addition Project Management & Soft Costs | 1,265,854  | 36,747                 | -                          | 7,791  | 1,221,316             | -                |
| Subtotal James K. Polk |   | <b>2,783,035</b>                                 | <b>1,315,826</b>       | -                          | <b>49,732</b>                                | <b>1,417,477</b>      | -                |

*Jefferson-Houston*

- *New PreK-8 School*

The close out of the Jefferson-Houston project continued during the fourth quarter. ACPS and the City worked on the submission of all final Development Special Use Permit (DSUP) certified documentation with the civil engineer of record required to obtain our final certificate of occupancy.

Other work completed on the Jefferson-Houston project this quarter includes:

- Undergrounding of the Verizon telephone lines and final splices on West Street were completed in the fourth quarter.
- Mounting & framing of LEED GOLD Certificate.
- Received the final Commissioning Report.
- Water intrusion to the main stairway windows was corrected and sills replaced.
- Determined that Alexandria City Department of Recreation, Parks & Cultural Activities will assume the responsibilities for adding a roof ladder and downspout extensions to the Durant Center.
- Repaired lanyard mechanism within flagpole.
- Contracted repairs to damaged light bollards.
- Re-programmed Marquee sign.

| ACPS Project Title | Includes                               | Current Budget (Including Carryover + Transfers) | Total YTD Expenditures | Total Outstanding Invoices | Open Purchase Orders + Pending Change Orders | Est. Cost to Complete | Available Budget |
|--------------------|--|--|------------------------|----------------------------|--|-----------------------|------------------|
| Jefferson-Houston  | JH-Capacity-New School PreK-8 Facility | 552,834  | 426,229                | -                          | 83,450                                       | 43,155                | -                |
| Jefferson-Houston  |  | 552,834  | 426,229                | -                          | 83,450                                       | 43,155                | -                |

#### John Adams

- *Core Space Construction*

This project will add (28) additional parking spaces and improves lighting on the site in order to meet City of Alexandria (COA) Code requirements. The design portion of the work has been completed and final approval by COA's Transportation & Environmental Services (T&ES) was obtained in June 2016. Project was competitively bid during the fourth quarter with three bid responses received and determined to be over the budget during the first quarter of 2017. Project cost and schedule are currently being reviewed by ACPS and JOC contractor for coordination of construction work.

| ACPS Project Title         | Includes   | Current Budget (Including Carryover + Transfers) | Total YTD Expenditures | Total Outstanding Invoices | Open Purchase Orders + Pending Change Orders | Est. Cost to Complete | Available Budget |
|----------------------------|--|--|------------------------|----------------------------|--|-----------------------|------------------|
| John Adams                 | JA-Facility Maintenance-Replace Primary Switchgear | 79,652   | 79,652                 | -                          | -  | -                     | -                |
| John Adams                 | JA-Facility Maintenance-Replace flooring           | 18,387   | 18,387                 | -                          | -  | -                     | -                |
| John Adams                 | JA-Facility Maintenance-Building Envelope Repair   | 171,259  | -                      | -                          | -  | 171,259               | -                |
| John Adams                 | JA-CIP Development-Long-term Facility Planning     | 23,662   | 6,592                  | -                          | 17,070                                       | -                     | -                |
| John Adams                 | JA-Capacity-Core Space Construction                | 323,911  | 10,203                 | -                          | 4,666  | 309,042               | -                |
| <b>Subtotal John Adams</b> |  | <b>616,871</b>                                   | <b>114,834</b>         | <b>-</b>                   | <b>21,736</b>                                | <b>480,301</b>        | <b>-</b>         |

*Lyles-Crouch*

- *Roof Replacement*

This project was bid during the fourth quarter, we anticipate awarding the contract for construction during the first quarter of 2017 and completing the project in early fall.

| ACPS Project Title           | Includes                                 | Current Budget (Including Carryover + Transfers) | Total YTD Expenditures | Total Outstanding Invoices | Open Purchase Orders + Pending Change Orders | Est. Cost to Complete | Available Budget |
|------------------------------|--|--|------------------------|----------------------------|--|-----------------------|------------------|
| Lyles Crouch                 | LC-ADA-Elevator Addition                 | 80,000   | -                      | -                          | -  | 80,000                | -                |
| Lyles Crouch                 | LC-Facility Maintenance-Roof replacement | 699,528  | 27,552                 | -                          | -  | 671,976               | -                |
| <b>Subtotal Lyles Crouch</b> |  | <b>779,528</b>                                   | <b>27,552</b>          | <b>-</b>                   | <b>-</b>                                     | <b>751,976</b>        | <b>-</b>         |

*Matthew Maury*

- *Playground Revitalization*

The transfer of additional funds during the fourth quarter allowed the re-bid process to move forward, resulting in the award of the project. In addition, ACPS secured authorization from RPCA for students to use the adjoining Beach Park during construction. Lastly, ACPS anticipates contracting with the Civil Engineer of Record to perform Construction Administration Services, and conducting the Pre-Construction Conference on-site during the first quarter of FY 2017.

| ACPS Project Title   | Includes   | Current Budget (Including Carryover + Transfers) | Total YTD Expenditures | Total Outstanding Invoices | Open Purchase Orders + Pending Change Orders | Est. Cost to Complete | Available Budget |
|----------------------|--|--|------------------------|----------------------------|--|-----------------------|------------------|
| Matthew Maury        | MM-Facility Maintenance-Replace Playground Surfacing | 1,267,188  | -                      | -                          | -  | 1,267,188             | -                |
| <b>Matthew Maury</b> |  | <b>1,267,188</b>                                 | <b>-</b>               | <b>-</b>                   | <b>-</b>                                     | <b>1,267,188</b>      | <b>-</b>         |

*Mount Vernon*

- *Building Envelope Repair*

This project covered six classrooms and consisted of disassembling and repairing the window systems as well as removal of rotted wood sills and damaged interior walls. Window systems were reconfigured to allow the water to channel through the system and prevent the trapping of water which was back-flowing into the interior rooms. Windows were re-installed after the modifications and new interior sills and wall finishes were installed.

The project commenced and Phase I was completed during the third quarter. Phase II covered four classrooms with similar scope of work as Phase I and completed in the fourth quarter.

- *Replace Playground Surfacing*

Design works on Grading Plan & Architectural Landscape plans initiated by the community are in the final stages of Design Development.

ACPS met with the community regarding current funding, scope of work and community funded projects protocol. The project designs are currently being reviewed against the budget and alternative scopes of work are being proposed.

| ACPS Project Title           | Includes  | Current Budget (Including Carryover + Transfers) | Total YTD Expenditures | Total Outstanding Invoices | Open Purchase Orders + Pending Change Orders | Est. Cost to Complete | Available Budget |
|------------------------------|---|--|------------------------|----------------------------|--|-----------------------|------------------|
| Mount Vernon                 | MV-Asset New & Replacement-Exterior play or sports areas                  | 266,931  | -                      | -                          | -  | 266,931               | -                |
| Mount Vernon                 | MV-Facility Maintenance-Replace Playground Surfacing                      | 20,161   | -                      | -                          | -  | 20,161                | -                |
| Mount Vernon                 | MV-Facility Maintenance-Building Envelope Repair                          | 244,557  | 160,105                | -                          | 77,732                                       | 6,720                 | -                |
| Mount Vernon                 | MV-Equipment & Systems New & Replacement-Replace HVAC System and/or Units | 167,484  | -                      | -                          | -  | 167,484               | -                |
| <b>Subtotal Mount Vernon</b> |   | <b>699,133</b>                                   | <b>160,105</b>         | <b>-</b>                   | <b>77,732</b>                                | <b>461,296</b>        | <b>-</b>         |

*Patrick Henry*

- *New PreK-8 School*

ACPS and City staff have been working with the Patrick Henry Advisory Committee, community and representatives from Moseley Architects on the schematic plans that will be presented to the School Board for review and approval. Recently, Keller Brothers, Inc . was selected as the Construction Manager at Risk (CMAR). The project details and additional financial information can be found in Section III of this report.

| ACPS Project Title            | Includes   | Current Budget (Including Carryover + Transfers) | Total YTD Expenditures | Total Outstanding Invoices | Open Purchase Orders + Pending Change Orders | Est. Cost to Complete | Available Budget |
|-------------------------------|--|--|------------------------|----------------------------|--|-----------------------|------------------|
| Patrick Henry                 | PH-Asset Loss Prevention-Building Infrastructure Repairs         | 50,001   | -                      | -                          | -  | 50,001                | -                |
| Patrick Henry                 | PH-Capacity-New K-8 School A&E                                   | 69   | 68                     | -                          | -  | -                     | -                |
| Patrick Henry                 | PH-Capacity-New K-8 School Project Management & Other Soft Costs | 4,058,968  | 628,830                | -                          | 2,837,140                                    | 592,997               | -                |
| Patrick Henry                 | PH-Asset Replacement-FF&E  | 500,000  | -                      | -                          | -  | 500,000               | -                |
| Patrick Henry                 | PH-Capacity-New K-8 School A&E                                   | 37,550,824                                       | -                      | -                          | -  | 37,550,824            | -                |
| <b>Subtotal Patrick Henry</b> |  | <b>42,159,861</b>                                | <b>628,898</b>         | <b>-</b>                   | <b>2,837,140</b>                             | <b>38,693,822</b>     | <b>-</b>         |

Samuel Tucker

- There were no active capital projects during this reporting period.

| ACPS Project Title            | Includes  | Current Budget (Including Carryover + Transfers) | Total YTD Expenditures | Total Outstanding Invoices | Open Purchase Orders + Pending Change Orders | Est. Cost to Complete | Available Budget |
|-------------------------------|---|--|------------------------|----------------------------|--|-----------------------|------------------|
| Samuel Tucker                 | ST-Facility Maintenance-Building Envelope Repair                          | 19,499   | -                      | -                          | -  | 19,499                | -                |
| Samuel Tucker                 | ST-Equipment & Systems New & Replacement-Replace HVAC System and/or Units | 104,497  | -                      | -                          | -  | 93,327                | 11,170           |
| <b>Subtotal Samuel Tucker</b> |   | <b>123,996</b>                                   | <b>-</b>               | <b>-</b>                   | <b>-</b>                                     | <b>112,826</b>        | <b>11,170</b>    |

T.C. Williams King Street Campus

- Parker Gray Stadium Improvements

The RFP for design services began during the second quarter with a pre-proposal conference being held and design firms submitting proposals to be considered for architectural design services. During the third quarter an evaluation committee was selected to review the proposals and interviews with the prospective firms commenced in the fourth quarter.

The architecture firm Hord, Coplan, Macht was awarded the contract during the fourth quarter to begin design work. Schedules for community engagement, design, permitting and construction are being updated as plans are being devised to move forward with the phasing of the work to include the press box construction ahead of the remainder of the project.

| ACPS Project Title                 | Includes   | Current Budget (Including Carryover + Transfers) | Total YTD Expenditures | Total Outstanding Invoices | Open Purchase Orders + Pending Change Orders | Est. Cost to Complete | Available Budget |
|------------------------------------|--|--|------------------------|----------------------------|--|-----------------------|------------------|
| TC Williams: King St Campus        | TCW-Asset New & Replacement-Replace stadium press box        | 175,000  | -                      | -                          | -  | 175,000               | -                |
| TC Williams: King St Campus        | TCW-Asset New & Replacement-Stadium acoustics                | 20,000   | -                      | -                          | -  | 20,000                | -                |
| TC Williams: King St Campus        | TCW-Facility Maintenance-Unassigned                          | 150,000  | -                      | -                          | -  | 150,000               | -                |
| TC Williams: King St Campus        | TCW-Capacity-A&E-Stadium Design                              | 420,000  | -                      | -                          | -  | 420,000               | -                |
| TC Williams: King St Campus        | TCW-Facility Maintenance-Core Space Renovation               | 267,458  | 148,355                | -                          | -  | 119,103               | -                |
| TC Williams: King St Campus        | TCW-Facility Maintenance-Repair or Replace Exterior Lighting | 150,704  | -                      | -                          | -  | 150,704               | -                |
| <b>TC Williams: King St Campus</b> |  | <b>1,183,162</b>                                 | <b>148,355</b>         | <b>-</b>                   | <b>-</b>                                     | <b>1,034,807</b>      | <b>-</b>         |



T.C. Williams-Minnie Howard Campus

- There were no active capital projects during this reporting period.

| ACPS Project Title                                | Includes  | Current Budget (Including Carryover + Transfers) | Total YTD Expenditures | Total Outstanding Invoices | Open Purchase Orders + Pending Change Orders | Est. Cost to Complete | Available Budget |
|---|---|--|------------------------|----------------------------|--|-----------------------|------------------|
| TC Williams: Minnie Howard Campus                 | TCWM-Equipment & Systems Replacement-Emergency generator: new | 153,710  | 152,990                | -                          | -  | -                     | 720              |
| TC Williams: Minnie Howard Campus                 | TCWM-Facility Maintenance-Roof replacement                    | 5,899  | -                      | -                          | -  | -                     | 5,899            |
| TC Williams: Minnie Howard Campus                 | TCWM-Facility Maintenance-Structural damage repair            | 181,956  | -                      | -                          | -  | 181,956               | -                |
| TC Williams: Minnie Howard Campus                 | TCWM-Facility Maintenance-Building Envelope Repair            | 1,385,713  | -                      | -                          | -  | 1,385,713             | -                |
| TC Williams: Minnie Howard Campus                 | TCWM-Capacity-Capacity Addition A&E                           | 327,455  | -                      | -                          | -  | 327,455               | -                |
| <b>Subtotal TC Williams: Minnie Howard Campus</b> |   | <b>2,054,732</b>                                 | <b>152,990</b>         | <b>-</b>                   | <b>-</b>                                     | <b>1,895,124</b>      | <b>6,619</b>     |

William Ramsay

- ADA Elevator and Lift Upgrade

Construction reached substantial completion during the second quarter and elevators were in use. Dominion Virginia Power completed work to modify power lines and contractor finished installation of cladding material on the exterior of Elevator # 2. This project is now deemed to be complete and will be closed out in the first quarter of FY 2017.

- Exterior Sports Areas

Design work continued on the playground drainage improvement project which included the installation of rubberized surfaces at Pre-K area, mulch at elementary school play area and underground drainage system to prevent flooding in playground. Cost estimate for the work is currently under review.

| ACPS Project Title             | Includes  | Current Budget (Including Carryover + Transfers) | Total YTD Expenditures | Total Outstanding Invoices | Open Purchase Orders + Pending Change Orders | Est. Cost to Complete | Available Budget |
|--------------------------------|---|--|------------------------|----------------------------|--|-----------------------|------------------|
| William Ramsay                 | WR-Facility Maintenance-Building Envelope Repair                          | 15,522   | -                      | -                          | -  | 15,522                | -                |
| William Ramsay                 | WR-Facility Maintenance-Structural damage repair                          | 35,901   | -                      | -                          | -  | -                     | 35,901           |
| William Ramsay                 | WR-Instructional Environment-Exterior play or sports areas                | 115,000  | 18,268                 | -                          | 10,883                                       | 85,849                | -                |
| William Ramsay                 | WR-ADA-Elevator Addition  | 1,092,407  | 1,076,056              | -                          | 7,744  | 8,606                 | -                |
| William Ramsay                 | WR-Equipment & Systems New & Replacement-Replace HVAC System and/or Units | 139,103  | -                      | -                          | 128,088                                      | 11,014                | -                |
| <b>Subtotal William Ramsay</b> |   | <b>1,397,933</b>                                 | <b>1,094,324</b>       | <b>-</b>                   | <b>146,716</b>                               | <b>120,992</b>        | <b>35,901</b>    |

## SECTION III – Major Construction Projects

### *Patrick Henry*

- *New School Project*

ACPS and the City of Alexandria Recreation Department entered into a joint procurement for the construction of a new Patrick Henry school building and recreation center. Construction of both the school and recreation center are scheduled to start in the spring of 2017. The school is currently projected to open in time for the start of the new school year in September of 2018.

The design RFP process concluded with the selection of the design firm. They have been working with input from the Community, Community Advisory Group, ACPS and City staff to further develop the selected design option for the project. Currently, the Schematic Design is being further advanced for presentation to the School Board in late September. The accompanying Site Plan has also been developed and submitted to the City under the DSUP review and comment process.

During the fourth quarter, the Design Review Team (DRT) has interviewed and selected the Construction Manager at Risk for the Phase I contract in anticipation of completing the process to establish a Guaranteed Maximum Price (GMP).

Project managers, Brailsford & Dunlavey, and staff continue to evaluate the project budget compared with the estimated project costs to anticipate any exposure or need for additional funding. Staff will receive more accurate estimates at substantial completion of the schematic design. At that time, further refined cost estimates and the associated budget impact will be communicated to the School Board.

Advisory & Community Group Meetings have been on-going where the team has continued to share updates on the development of schematic designs and project schedule.

PATRICK HENRY NEW PRE-K - 8 SCHOOL AND RECREATION CENTER PROJECT  
 FINANACIAL SUMMARY THROUGH 8/15/2016  
 PREPARED BY: BRAILSFORD & DUNLAVEY, PROJECT MANAGERS

| Table I. Project Budget                             | ACPS          | Projected by Fiscal Year (ACPS) |                     |                     |                    |              |
|---|---------------|---------------------------------|---------------------|---------------------|--------------------|--------------|
|   |               | <2015                           | 2016                | 2017                | 2018               | 2019         |
| <b>Sources</b>                                      |               |                                 |                     |                     |                    |              |
| CIP Allocation                                      | \$ 42,550,024 | \$ 4,500,000                    | \$ 38,050,024       | \$ -                | \$ -               | \$ -         |
| <b>Uses</b>   |               |                                 |                     |                     |                    |              |
| <b>Soft Costs</b>                                   | \$ 1,288,580  | \$ 96,644                       | \$ 161,073          | \$ 644,290          | \$ 322,145         | \$ 64,429    |
| <i>Feas. Study, A/E Fees, PM Fees</i>               |               |                                 |                     |                     |                    |              |
| <i>Legal Fees, FF&amp;E &amp; Other Owner Costs</i> |               |                                 |                     |                     |                    |              |
| <b>Hard Costs</b>                                   | \$ 41,261,444 | \$ -                            | \$ -                | \$ 4,126,144        | \$ 30,946,083      | \$ 6,189,217 |
| <i>Construction Costs</i>                           |               |                                 |                     |                     |                    |              |
| <i>Technology &amp; Other Owner Costs</i>           |               |                                 |                     |                     |                    |              |
| <i>Owner Contingency</i>                            |               |                                 |                     |                     |                    |              |
| Subtotal  | \$ 42,550,024 | \$ 96,644                       | \$ 161,073          | \$ 4,770,434        | \$ 31,268,228      | \$ 6,253,646 |
| <b>Sources Less Uses</b>                            | <b>\$0</b>    | <b>\$4,403,356</b>              | <b>\$42,292,308</b> | <b>\$37,521,874</b> | <b>\$6,253,646</b> | <b>\$0</b>   |

| Table II. Contractual Commitments | ACPS                | Projected Commitments by Fiscal Year |                     |                      |                     |                   |
|-----------------------------------|---------------------|--------------------------------------|---------------------|----------------------|---------------------|-------------------|
|                                   |                     | <2015                                | 2016                | 2017                 | 2018                | 2019              |
| <b>Soft Costs</b>                 |                     |                                      |                     |                      |                     |                   |
|                                   | Actual to Date      |                                      |                     |                      |                     |                   |
| Feasibility Study                 | \$ 441,032          | \$ 441,032                           | \$ -                | \$ -                 | \$ -                | \$ -              |
| A/E Fees                          | \$ 2,218,911        | \$ -                                 | \$ 2,500,000        | \$ 200,000           | \$ 50,000           | \$ 25,000         |
| Project Management                | \$ 1,183,839        | \$ -                                 | \$ 1,183,839        | \$ -                 | \$ -                | \$ -              |
| Legal and Other                   | \$ 36,830           | \$ -                                 | \$ 100,000          | \$ 300,000           | \$ -                | \$ -              |
| FF&E                              | \$ -                | \$ -                                 | \$ -                | \$ -                 | \$ 1,000,000        | \$ -              |
| Subtotal                          | \$ 3,880,612        | \$ 441,032                           | \$ 3,783,839        | \$ 500,000           | \$ 1,050,000        | \$ 25,000         |
| <b>Hard Costs</b>                 |                     |                                      |                     |                      |                     |                   |
| Construction                      | \$ -                | \$ -                                 | \$ -                | \$ 40,661,444        | \$ 500,000          | \$ 100,000        |
| Subtotal                          | \$ -                | \$ -                                 | \$ -                | \$ 40,661,444        | \$ 500,000          | \$ 100,000        |
| <b>Total</b>                      | <b>\$ 3,880,612</b> | <b>\$ 441,032</b>                    | <b>\$ 3,783,839</b> | <b>\$ 41,161,444</b> | <b>\$ 1,550,000</b> | <b>\$ 125,000</b> |

| Table III. Expenditures To-Date | ACPS                |
|---------------------------------|---------------------|
| <b>Soft Costs</b>               |                     |
| Feasibility Study               | \$ 441,032          |
| A/E Fees                        | \$ 326,894          |
| Project Management              | \$ 270,448          |
| Legal and Other                 | \$ 31,489           |
| Subtotal                        | \$ 1,069,863        |
| <b>Hard Costs</b>               | \$ -                |
| <b>Total</b>                    | <b>\$ 1,069,862</b> |

| Table IV. Project Metrics |      |
|---------------------------|------|
| % Spent To-Date           | 2.5% |
| % Committed               | 9.1% |
| Exposure/Total Budget     | NA   |
| Exposure: Contingency     | NA   |

