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EXECUTIVE SUMMARY

This Alexandria City Public Schools (ACPS) FY 2020 Fourth 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 2020-29 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 fourth quarter of FY 2020. This fiscal year was impacted by the unprecedented Coronavirus and subsequent quarantine across the country and around the world. With this as context during Q4 FY 2020, ACPS projects shifted to adapt to unplanned needs. As a result, this report will highlight Q4 financial data and some explanations of related Q1 of FY 2021 tasks. Report sections include:

- A FY 2020 Fourth Quarter Report Highlights section with a snapshot of major projects (with some reference to Q1 FY 2021 tasks that began in Q4 FY 2020).
- 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 \$44,330,779. In addition, \$19,415,072 of the full \$36,829,355 approved CIP funding was allocated. \$524,801 of City Reserve funding is also being counted within this fiscal year budget subtotaling \$81,684,935. \$4,272,440 is also approved, but all of it was not allocated throughout Q3. In Q4 an allocation of \$2,224,338 was included in the budget for Technology Modernization, John Adams and William Ramsay. \$15,387,494 is also unallocated for the new high school project. An allocation of \$2,751,095 of the \$5.1 million new high school funding is included in this total. \$30,000,000 is allocated specifically for land acquisition and held in reserve bond capacity by the city until the land is identified. This remains outside of the budget total. Less expenditures through Q4 2020 of \$44,356,461, the remaining projected year-end balance at the end of Q4 2020 is \$22,643,973 as illustrated in the table below:

Roll Over Funding From Previous Fiscal Years/Transfers	\$44,330,779
Approved FY 2020 CIP Funding	\$36,829,355
Forward Funding (City Reserve)	\$524,801
SUBTOTAL	\$81,684,935
Less (Unallocated/City Appropriated Funding - Various 2020 Projects)	(\$4,272,440)
Less (Unallocated/City Appropriated Funding - New High School)	(\$15,387,494)
Plus (New High School Allocation up to Total \$5.1M Budget)	\$2,751,095
Plus (Q4 FY 2020 Allocations for Technology Modernization, John Adams and William Ramsay)	\$2,224,338
TOTAL AVAILABLE FY 2020 BUDGET	\$67,000,434
Less (Expenditures and Commitments through 3.30.20)	(\$44,356,461)
TOTAL REMAINING PROJECTED YEAR-END BALANCE	\$22,643,973

Project Status:

This report will also categorize projects by means of the five project status categories used by the City of Alexandria. As of June 30, 2020, there were 57 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 Q4, 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 fourth quarter of FY 2020. Definitions of each category are provided below:

Q4 Project Status	Number of Projects
Initiation	8
Planning/Design	10
Implementation	30
Pending Close-Out	1
Close-Out	8
Grand Total	57

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.

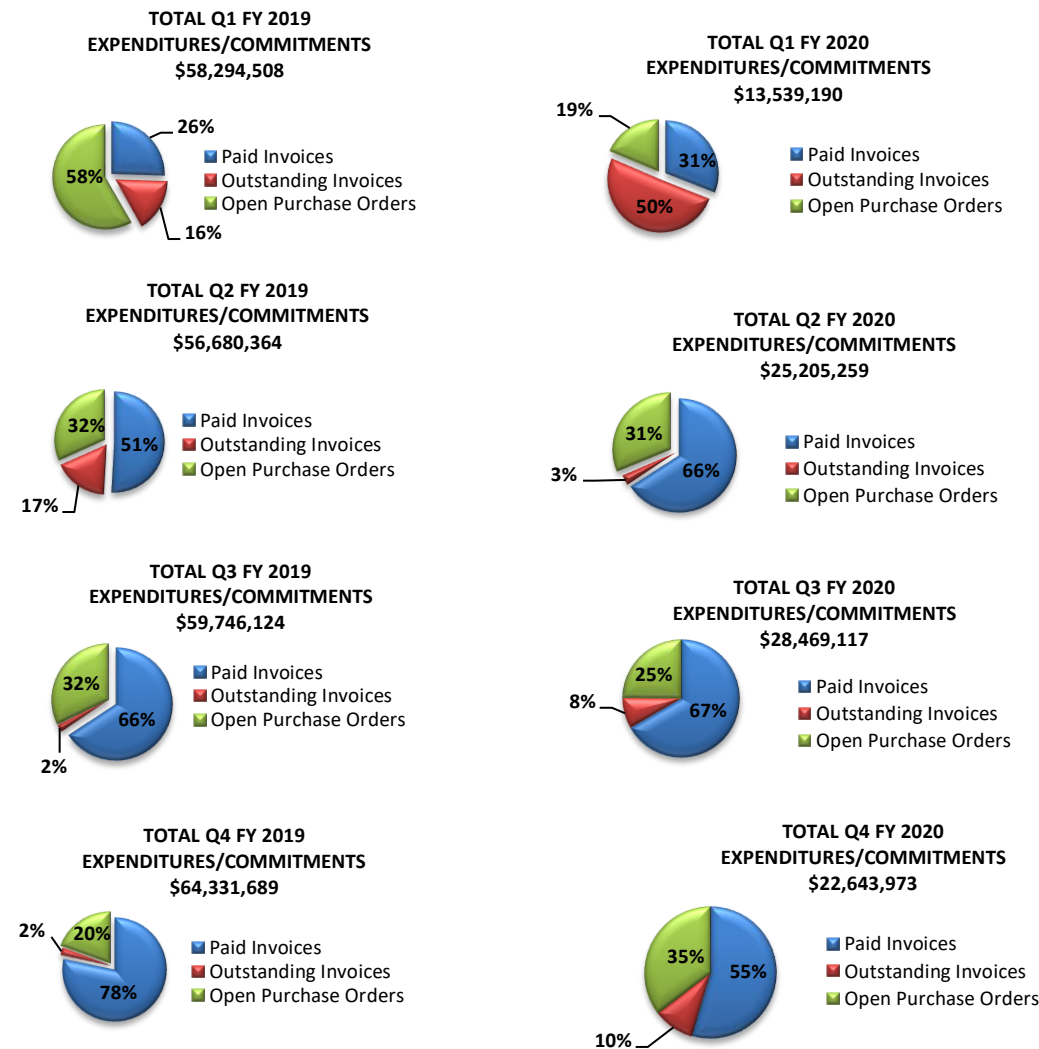
Planning/Design: Planning and design work for the project has started. This could include reviewing and editing the project scope, conducting feasibility studies, permitting, interdepartmental or interagency coordination, acquiring land for a construction project, etc. The project could still be in this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

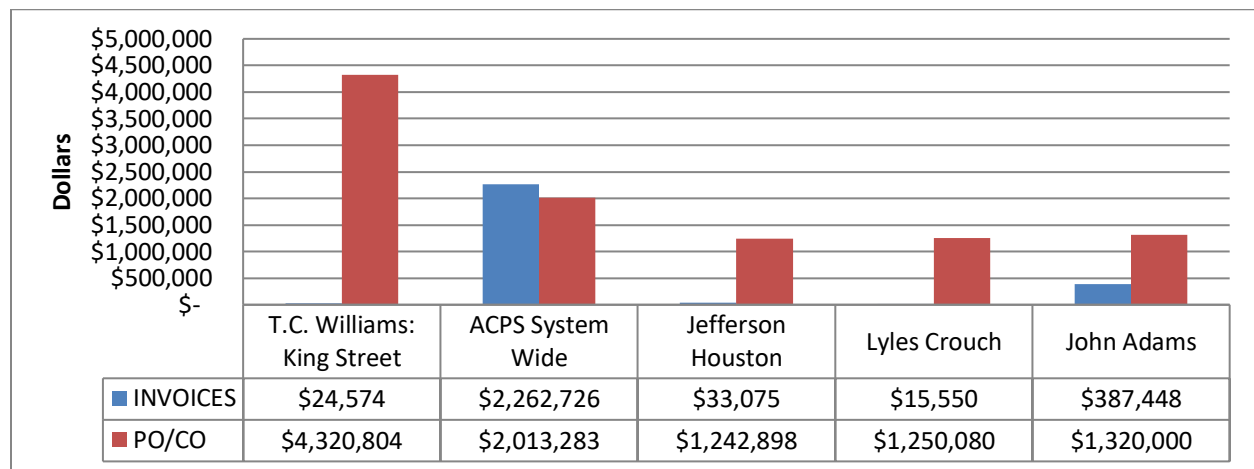
HIGHLIGHTS (FY 2020 Q4):



- 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 Fourth Quarter of FY 2020 shows a slight decrease in the conversion from purchase orders (committed work) to Paid Invoices (completed work). Q4 of FY 2020 shows an increase in work as the quarter ended with 35% of the expenditures in Open Purchase Orders and 55% of the expenditures representing Paid Invoices. 10% of the expenditures are Outstanding Invoices as compared to Q3 where 8% of expenditures were outstanding invoices. This decrease is due to the minor slow-down in processing due to Coronavirus adjustments to the quarantine and a catch up invoicing including the effort to utilize City Munis for our database needs.
- Non-Capacity Projects:** There are currently 57 projects in the phase of Initiation, Planning and Design, or Implementation. Three projects are in the phase of Pending Close-Out or Close Out.
- Capacity Projects:** For the High School Project, progress included the hosting of a research panel, continued educational design work, and work on the Stantec report. Anticipated progress includes finalizing the Stantec report and issuance of A&E RFP.

FINANCIAL SUMMARY

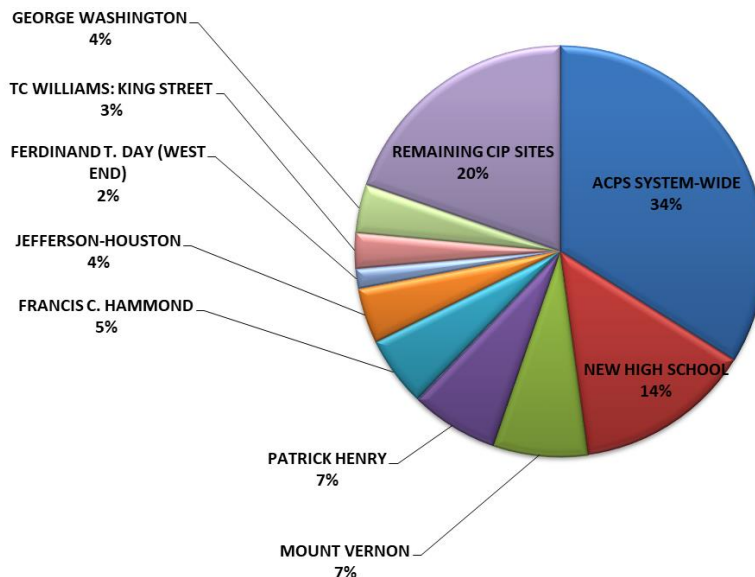
Schools/Sites with the “Top Five” CIP Expenditures and Commitments during Q4 FY 2020:



- T.C. Williams King Street Purchase Orders totaling \$4.32M
- ACPS System Wide Invoices totaling \$2.26M
- ACPS System Wide Purchase Orders totaling \$2.01M
- Jefferson Houston Purchase Orders totaling \$1.24M
- Lyles Crouch Purchase Orders totaling \$1.25M

The total approximate CIP Budget Balance to Year End at the end of Q4 FY 2020 = \$ 22,643,973

- \$7.6M of the remaining \$22.6M is dedicated to ACPS System-Wide projects at various sites. This includes CIP Project Planning funding for various school locations.
- \$4.4M of the remaining \$22.6M is dedicated to various ACPS remaining sites.
- \$3.1M of the remaining \$22.6M is dedicated to planning and programming services for the New High School.
- \$1.6M of the remaining \$22.6M is primarily dedicated to the stadium project at T.C. Williams: King Street.



ACPS EDUCATIONAL FACILITIES DEPARTMENT
 CAPITAL IMPROVEMENT PROGRAM (CIP)
 PROJECT STATUS REPORT
 FY 2020 – QUARTER 4

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

ACCOUNT ACPS Project Title	BUDGET				YTD EXPENDITURES AND COMMITMENTS				Total Budget LESS Total YTD Expenditures
	BUDGET Estimated Ending Budget Balances as of 06/30/19	BUDGET FY 2020 Approved Budget Allocation	BUDGET Changes & Transfers to Budget	BUDGET Total Available Budget after Transfers	EXPENDITURES Through 6/30/20	EXPENDITURES Outstanding Invoices	EXPENDITURES Open Purchase Orders	EXPENDITURES Total YTD Expenditures and Commitments	(Projected) Revised
ACPS SYSTEM-WIDE	10,622,673	2,194,124	(1,085)	12,815,712	1,393,458	1,831,481	1,919,088	5,144,027	7,671,685
SCHOOL BUSES AND VEHICLES	699,107	2,500,000	0	3,199,107	2,250,698	426,364	140,211	2,817,273	381,834
TRANSPORTATION FACILITY	1	0	0	1	0	0	0	0	1
ROWING FACILITY	93,930	168,391	0	262,321	83,539	12,164	60,405	156,107	106,214
CENTRAL PRESCHOOL	492,383	0	0	492,383	428,151	0	0	428,151	64,233
CHARLES BARRETT	141,220	60,000	20,000	221,220	215,900	0	0	215,900	5,320
CORA KELLY	978,159	475,515	8,800	1,462,474	176,946	417,713	341,834	936,494	525,980
DOUGLAS MACARTHUR	35,566	0	0	35,566	0	0	0	0	35,566
FRANCIS C. HAMMOND	1,722,985	1,064,021	(923,875)	1,863,131	347,684	141,143	122,292	611,119	1,252,012
GEORGE MASON	155,870	0	20,000	175,870	137,136	0	0	137,136	38,734
GEORGE WASHINGTON	911,295	802,403	140,832	1,854,530	592,623	115,613	278,385	986,621	867,910
JAMES K. POLK	339,702	0	(140,832)	198,870	22,766	70,455	37,566	130,787	68,083
JEFFERSON-HOUSTON	109,881	1,000,000	2,035,875	3,145,756	1,040,706	33,075	1,091,879	2,165,660	980,096
JOHN ADAMS	1,580,899	1,958,342	(115,000)	3,424,241	920,558	688,204	1,025,502	2,634,265	789,976
LYLES CROUCH	2,033,575	177,760	(29,715)	2,181,620	394,853	15,550	1,088,181	1,498,584	683,036
MATTHEW MAURY	2,098,043	162,571	(1,055,000)	1,205,614	470,322	56,837	60,777	587,936	617,678
MOUNT VERNON	1,490,434	1,648,314	1,050,246	4,188,994	2,460,463	32,485	0	2,492,948	1,696,045
NEW HIGH SCHOOL	5,150,000	0	0	5,150,000	1,337,644	329,013	327,420	1,994,077	3,155,923
PATRICK HENRY	6,735,441	0	0	6,735,441	5,123,081	35,117	13,106	5,171,304	1,564,137
SAMUEL TUCKER	233,971	79,468	0	313,439	0	9,250	117,219	126,469	186,970
TC WILLIAMS: KING STREET	4,957,265	1,225,671	0	6,182,936	2,773,410	24,574	2,750,303	5,548,287	634,649
TC WILLIAMS: MINNIE HOWARD	106,619	300,000	0	406,619	0	0	0	0	406,619
TECHNOLOGY MODERNIZATION	0	350,000	0	350,000	160,500	25	44,390	204,915	145,085
JANNEY'S LANE ACQUISITION	0	1,015,000	0	1,015,000	997,790	0	0	997,790	17,210
CURRICULUM & INSTRUCTION MATERIALS	0	708,750	0	708,750	706,489	1,925	0	708,414	336
FERDINAND T. DAY (WEST END)	3,264,554	3,654,080	0	6,918,634	1,843,673	180,423	4,540,098	6,564,194	354,440
WILLIAM RAMSAY	377,206	2,095,000	20,000	2,492,206	353,070	47,467	1,697,467	2,098,004	394,202
GRAND TOTALS	44,330,779	21,639,410	1,030,246	67,000,435	24,231,457	4,468,880	15,656,123	44,356,460	22,643,974

* The total CIP Funding Request FY 2020 = \$36,829,355. \$15,387,494 for the New High School, \$4,272,440 for various projects, and \$30M for Land Acquisition reserve funds are not reflected in the chart as these totals have not yet been allocated.

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 Q4; and the anticipated project progress 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. 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 light emitting diode (LED) fixtures.

Progress through Q4: Construction was ongoing. Demolition activities were completed and followed with the new layout, wall and ceiling assembly and structural construction work.

Anticipated Progress through end of Q1: Construction continued with mechanical, electrical, plumbing (MEP) work.

Next steps include completion of the project and initiation of close-out procedures.

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 Q4: Due to concerns with Covid-19 and re-allocation of funding for priority projects, this project was delayed with anticipated resuming of work in FY21.

Progress through Q1: The project remained on hold pending remaining unused FY20 funds in addition to allocation of FY21 funding.

Next steps include 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 will install an elevator in the school to replace a functionally obsolescent chair lift that has been inoperable for several years including modifications to the existing first floor Media Center, the second floor Copier Room and adjoining Teacher’s Work Room.

Progress through Q4: Permit was received and contractor was chosen. Asbestos abatement was conducted in the areas impacted by the proposed elevator.

Progress through Q1: A Phased approach was initiated to commence submittals and RFIs while awaiting FY21 funding. The contractor submitted Cost Analysis, and began Submittal process.

Next steps include initiation of Third-Party Testing & Inspection contract and commencement of construction activities.

CK- Asbestos Remediation / Flooring

Status: Close-Out

Description: This project includes asbestos remediation of the vinyl composite tiles (VCT) on the first floor hallways and installation of new luxury vinyl tile (LVT). It also included asbestos remediation and LVT installation of the second floor hallways and classrooms.

Progress through Q4: Asbestos remediation completed and LVT flooring installation commenced.

Progress through Q1: Flooring installation completed.

Next steps include close-out procedures.

CK- Bollards

Status: Pending Close-Out

Description: This project will add safety bollards at the entrance awning of the school to provide a safety mechanism to keep buses separated from the pedestrian entrance area as well as protect the awning structure, which was damaged from an ACPS bus.

Progress through Q4: Installation of concrete bollards and vinyl protective sleeve.

Progress through Q1: Close-Out.

CK- Interior Painting

Status: Implementation

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

Progress through Q4: Commencement of interior classroom and hallway painting.

Progress through Q1: Completion of interior classroom and hallway painting.

Next steps include painting of graphics / wayfinding and close out.



FERDINAND T. DAY ELEMENTARY SCHOOL

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 architectural context.

Progress through Q4: Final Site Plan was approved and Building permit in the final review round. A Guaranteed Maximum Price amendment was approved for the Design-Builder to continue with the construction phase of the project.

Progress through Q1: Commencement of construction activities.

Next steps include continuation of construction through spring of 2021.



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

Status: Planning/Design

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 deficiencies, the overall project is on hold. Partial renovations are taking place to house Safety and Security Services and the Family and Community Engagement Center (FACE).

Progress through Q4: Project scoping was completed to tailor to 2 above mentioned departments. Job Order Contractor was engaged for price proposal.

Progress through Q1: Commencement of construction activities.

Next steps include completion of construction with move-in of FACE department; close-out.

FH- Interior Painting

Status: Implementation

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

Progress through Q4: Commencement of hallway painting.

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

Next steps include close out

FRANCIS C. HAMMOND MIDDLE SCHOOL

FH – HVAC (D-Wing Fan Coil Units)

Status: Planning/Design

Description: This project is to fan coil units that have reached the end of their useful life and address deficiencies identified through third-party assessments of the HVAC equipment that was completed in FY20 Q3.

Progress through Q4: Design Development completed and the design team began preparing Construction Documents. A project schedule was developed in order to meet anticipated milestones.

Progress through Q1: Completion of Construction Documents and development of project schedule.

Next steps include commencement of construction activities.

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

Status: Implementation

Description: This project will replace the “D” wing and “Music wing” roof systems. This will be the final phase of replacing the entire roof system throughout the school.

Progress through Q4: The Invitation to Bid (ITB) closed and a general contractor was selected. Design and Construction delivery methods were coordinated. Submittals, Requests for Information (RFIs) and material ordering commenced.

Progress through Q1: A project schedule was being developed and construction commenced.

Next steps include Completion of construction and close-out.

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 Q4: Asbestos remediation completed.

Progress through Q1: Installation of new LVT flooring.

Next steps include Close-out.

FH – Multi-Sport Court

Status: Implementation

Description: This project will demolish the old asphalt tennis courts at the school and re-build the base and install a multi-sport court.

Progress through Q4: Scoping of the project and updated pricing. Invitation of Bid (ITB) was posted through Procurement Department.

Progress through Q1: Analysis of bids through ITB and awarding of contract.

Next steps include Commencement of construction activities.

FH – Gymnasium / Auxiliary Gymnasium Lighting

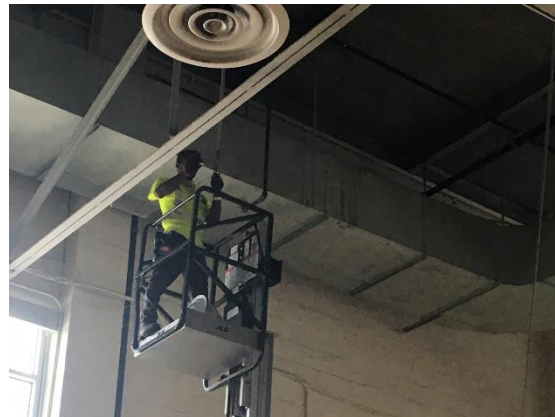
Status: Implementation

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

Progress through Q4: Installation of re-purposed LED lights from Douglas MacArthur in the auxiliary gymnasium.

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

Next steps include Close-out



GEORGE MASON ELEMENTARY SCHOOL

GM – Roof Repair

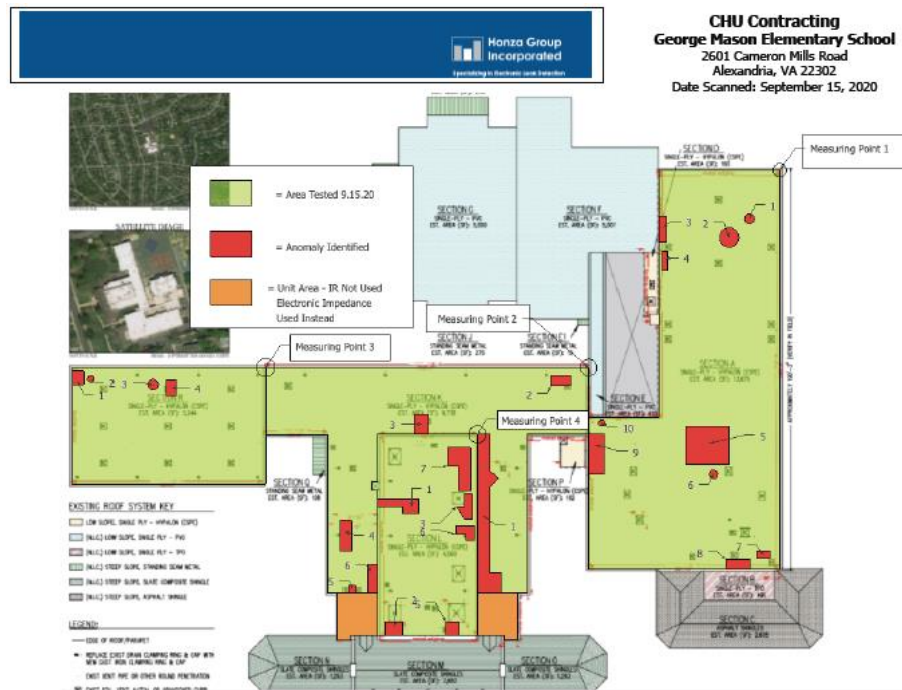
Status: Planning and Design

Description: This project is to replace/repair functionally obsolete segments of the roof system as identified by roofing assessment.

Progress through Q4: Design Development documents completed and construction delivery methods and schedule developed.

Progress through Q1: Completion of Construction Documents and bid set. Posting of Invitation to Bid for construction. Award of contract and commencement of construction demolition.

Next steps include Continuation of construction and completion of project.



GEORGE WASHINGTON MIDDLE SCHOOL

GW – Roof Replacement (B-Wing Roof)

Status: Planning and Design

Description: This project is to replace the last remaining portion of the “C” Wing roof as well as several sections of the “B” Wing roof that are functionally obsolete and out of warranty.

Progress through Q4: Designer Development documents prepared and commencement of Construction Documents.

Progress through Q1: Completion of Construction Documents. Posting of Invitation to Bid and award of contract.

Next steps include Commencement and completion of construction.

GW – Ongoing Interior Renovations

Status: Implementation

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

Progress through Q4: Commencement of infestation treatment and pricing for repairs. Asbestos and mold testing in basement

Progress through Q1: Commencement of clearing and removing of unused and broken furniture and equipment from basement, repair of buckled floor in A336 and damaged window sills on third floor.

Next steps include: Completion of commenced work and possible additional flooring in B and C wings and basement.

GW – Asbestos Remediation / Flooring (A-Wing)

Status: Implementation

Description: This project will remove asbestos containing flooring and replace it with new luxury vinyl flooring (LVT) throughout the A-wing of the school.

Progress through Q4: Asbestos remediation and VCT removal commenced.

Progress through Q1: Asbestos remediation and VCT removal completed. Floor leveling and flooring installation commenced.

Next steps include Completion of project and close-out.

GW Drinking Fountains Replacement

Status: Close-Out

Description: This project is to replace all of the aged, filter-less drinking fountains with new water filling stations that include a fountain spigot as well as water bottle filling apparatus.

Progress through Q4: All twenty-four fountains in the school were replaced.

Next steps include Close-out.

GW – 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 selected for work Design Consultant. The scope also includes addressing installation of HVAC system to

supply classrooms under auditorium. This is a multi-phased project that will need additional funding.

Progress through Q4: Engineering Designer provided cost proposal.

Progress through Q1: Design contract awarded and design work commenced.

Next steps include Completion of design and bid set. Posting of Invitation to Bid for construction.

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 Q4: Commencement of construction activities.

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

Next steps include Commencement of sink and countertop demolition and replacement.

GW- Gymnasium Repairs

Status: Implementation

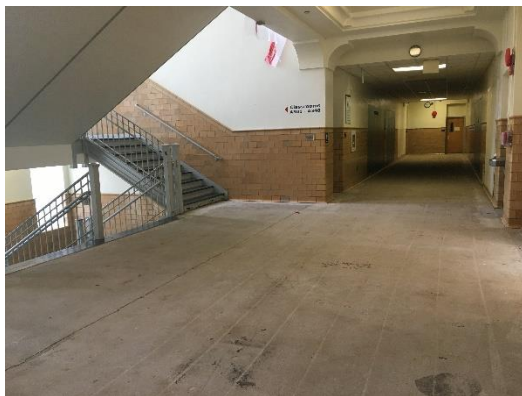
Description: This project includes addresses water intrusion and subsequent damage to the gymnasium wood floor as well as other issues in the gymnasium.

Progress through Q4: Demolition of section of gymnasium floor commenced.

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

Next steps include Repair of locker room frame and surrounding structural block.

ACPS EDUCATIONAL FACILITIES DEPARTMENT
CAPITAL IMPROVEMENT PROGRAM (CIP)
PROJECT STATUS REPORT
FY 2020 – QUARTER 4



JOHN ADAMS ELEMENTARY SCHOOL

JA – Building Envelope

Status: Implementation

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

Progress through Q4: Various activities were undertaken to address drainage issues, including snaking and jetting stormwater lines, build-up of roof parapet walls, excavation and replacement of collapsed storm pipe. Civil engineer was contracted to redesign courtyard drainage.

Progress through Q1: Civil engineering design complete.

Next steps include Re-construction of courtyard drainage and planter box.

JA – Roof Replacement

Status: Implementation

Description: This project consists of roof replacement based on roofing assessment; replacing a total of 55,774 SF of roofing in the worst condition during the FY 2020 and replacing the remainder of the roof (52,000 SF) during the FY 2021

Progress through Q4: Invitation to Bid posted, bids evaluated, contract awarded and Phase I construction commenced.

Progress through Q1: Substantial completion reached for Phase I construction; commencement of Phase II to accelerate schedule and take advantage to empty building due to pandemic.

Next steps include Continuation and substantial completion of Phase II work.

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 Q4: Consultant prepared pricing proposal.

Progress through Q1: Pricing proposal revisions conducted due to pandemic-related adjustments.

Next steps include Completion of initial assessments and delineation of immediate needs and project planning for addressing each school.

JA – Doors / Hardware Replacement

Status: Planning/Design

Description: Replace doors and hardware throughout the school.

Progress through Q4: Completed the remaining replacement needs with Operations & Maintenance Department.

Progress through Q1: NA

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 ADA lift with a ramp for each of use and accessibility and provides additional storage rooms to the school functions as the existing kitchen is oversized.

Progress through Q4: Construction commenced. Demolition activities completed, following with the new layout, wall and ceiling assembly, structural and MEP work.

Progress through Q1: Continuation of construction activities.

Next steps include Completion of project and close-out.



JAMES POLK ELEMENTARY SCHOOL

JP – HVAC Mitsubishi Ductless System

Status: Close-out

Description: This project is for the replacement of eight damaged indoor HVAC cassette units in classrooms 37, 39, 41, 43 and one unit adjacent to the classroom corridor, as well as one Heat Pump and heat exchange box. The scope includes replacement of all piping associated with replacement units.

Progress through Q4: The project was completed and the newly installed system was refilled with R-410 refrigerant and commissioned.

Progress through Q1: Close-out

JP – HVAC Geothermal system

Status: Close-Out

Description: This project evaluated the existing geothermal system for proper operations and to determine flaws and deficiencies in the existing system.

Progress through Q4: Construction commenced and all repairs recommendations were completed. Retro-commissioning of the system completed.

Progress through Q1: Close-Out

James K Polk - Library Renovation

Status: Close-Out

Description: This project will take a phased approach, which will include new shelving and circulation desk, and flooring. New furniture was purchased last summer

Progress through Q4: Demolition of shelving / circulation desk and installation of new LVT flooring completed. Recommendation of new shelving choices for ordering and installation will commence in Q4 with the installation to be completed over the summer (2021 Q1).

Progress through Q1: The school ordered new shelving and circulation choices and close-out.

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) system (Heat Pumps and Indoor Cassettes units) and address deficiencies identified through third-party assessments of the HVAC equipment.

Progress through Q4: Installation of Roof Top units and new piping systems.

Progress through Q1: Commissioning of system and close-out.

LYLES CROUCH ELEMENTARY SCHOOL

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 Q4: Asbestos remediation and carpet removal completed and LVT flooring installation commenced.

Progress through Q1: Flooring installation completed.

Next steps include Close-out procedures.



MATTHEW MAURY ELEMENTARY SCHOOL

MM – Building Envelope

Status: Initiation

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

Progress through Q4: The project was delayed due to Covid-19 and the assessment of project priorities and possible reallocation of funding.

Progress through Q1: Project set to resume and design proposal received and purchase order process initiated for design work.

Next steps include Completion of design work and Construction Documents to inform construction activities for next summer.

MM: Roof Replacement (Phase II)

Status: Planning/Design

Description: These funds are provided to replace roof systems that have reached the end of their useful life and address required maintenance issues identified in roof assessment.

Progress through Q4: Design Documents were completed and utilized to scope and post Invitation to Bid.

Progress through Q1: Construction Documents completed. Evaluations of bids completed and award recommendation made, awaiting contract from Procurement Department.

Next steps include Commencement of construction and project completion.

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 Q4: The project was delayed due to Covid-19 and School Nutrition Services re-prioritization of projects and funding with meal costs throughout pandemic.

Progress through Q1: The project remained on hold during the pandemic.

Next steps include Educational Facilities will 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 the second phase of HVAC replacement; a total of 12 units will be replaced.

Progress through Q4: Construction commenced. Two Roof Top Units installed, remaining twelve units in fabrication.

Progress through Q1: Remaining units arrived and steel dunnage and unit installation commenced.

Next steps include Perform Completion of installation and close-out.

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 Q4: Commencement of floor patching and buffing, installation of floor base and coating.

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

Next steps include Close-Out

TC – Exterior Painting

Status: Initiation

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

Progress through Q4: Commencement of exterior painting project.

Progress through Q1: Completion of all painting and close-out.



WILLIAM RAMSAY ELEMENTARY SCHOOL

WR-Building Envelope Repair

Status: Initiation

Description: This project will continue addressing building envelope needs around the school including tuck-pointing and caulking, etc.

Progress through Q4: Inspection / scoping areas of the school for water intrusion, leaks, etc. with JOC for finalizing scope and proposal preparation.

Progress through Q1: Close-Out

WR-Replace Flooring

Status: Close-Out

Description: This project will abate asbestos containing mastic, remove carpet and install luxury vinyl tile (LVT) in the kindergarten wing.

Progress through Q4: Asbestos remediation, carpet removal and LVT installation completed.

Progress through Q1: Close-Out

WR-Roof Replacement

Status: Implementation

Description: This project entails a complete replacement of the existing roof and is planned for two phases.

Progress through Q4: An Invitation to Bid (ITB) was posted and a general contractor was selected. Construction commenced on the first phase of the project.

Progress through Q1: Continuation of first phase construction with substantial completion reached. Initiation of the second phase of the project to take advantage of the empty building due to the pandemic.

Next steps include Continuation of Phase II of the roof replacement and project completion.

WR – HVAC Replacement

Status: Implementation

Description: This project encompasses replacement of (4) Roof Top Units and associated elevation of gas piping lines and electrical conduits.

Progress through Q4: An Invitation to Bid (ITB) was posted and a general contractor was selected. Project specifications and submittals commenced and some construction commenced in coordination with the ongoing roof project.

Progress through Q1: Continuation of construction and completion of the project.

Next steps include Close-Out

WR-Building Infrastructure Repair

Status: Implementation

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

Progress through Q4: This project was delayed due to Covid-19 funding assessment and possible reallocation.

Progress through Q4: Project remained delayed.

Next steps include: Resuming of engineering analysis with FY21 funding allocation.

WR-Interior Painting

Status: Implementation

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

Progress through Q4: Remaining classrooms, offices and hallways were completed throughout the school.

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

Next steps include 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 Q4: Removal of the old carpet and installation of new carpet completed. Painting completed.

Anticipated Progress through Q1: New shelving and new furniture will be added.
Close-Out

WR-Auditorium Flooring

Status: Implementation

Description: This project comprises painting of the concrete floor, demolishing the existing carpet in the aisles/orchestra pit, and installation of new carpet squares.

Progress through Q4: The old carpet removed, concrete floor painted.

Progress through Q1: Walls, door trims, stage framing, etc. painted. Project completed

Next steps include Close-Out



SECTION II – LARGE PROJECTS

FRANCIS C. HAMMOND MIDDLE SCHOOL

FH – HVAC (AHU, RTU Replacement)

Status: Implementation

Description: This project is for the provision to replace the existing aged heating, ventilation and cooling (HVAC) systems (RTUs, AHUs and associated ducts) with new energy efficient systems with associated Building Automation Controls.

Progress through Q4: The Designer of Record for the project completed Design Documents and 50% Construction Documents.

Progress through Q1: The Designer of Record continued work on Construction Documents.

Next steps include Completion of CD and bid set; posting of Invitation to Bid for construction.

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 Q4: Project was delayed due to the hold placed on FY2021 funding due to the Covid-19 pandemic.

Progress through Q1: Project still delayed.

Next steps include Resuming project with scoping for Invitation to Bid posting in anticipation of project commencement next summer.

LC-HVAC Replacement

Status: Implementation

Description: This project will replace all 16 Roof Top Units (RTUs) serving the entire school building.

Progress through Q4: Assembled Scope of Work for Roof Top Unit Replacement. Procurement conducted the Invitation to Bid process to include RFI'S, Addendum & Bid Evaluation. The successful bidder was identified and awarded a contract; Purchase Order prepared.

Progress through Q1: The Submittal Review process commenced. Due to Covid-19, the Roof Top Unit manufacturer will include Ultra Violet Light Disinfection apparatus to units.

Next steps include: Removal and replacement of RTUs

MOUNT VERNON COMMUNITY SCHOOL

MV- HVAC (Cooling Tower Replacement)

Status: Design/Planning

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

Progress through Q4: An engineering firm was solicited to prepare the Construction Documents to remove & replace the existing Cooling Tower. They began collecting field data and preparing the design.

Progress through Q1: Final design documents completed and will be submitted for review and permitting. After the first round of review comments are issued and incorporated, Procurement will issue Invitations to Bid.

Next steps include Permit approval followed by posting of Invitation to Bid and awarding of construction contract.

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 Q4: Construction plans completed to address drainage improvements (yard inlets, pipe-resizing, interior courtyard reconfiguration) around the building and grounds.

Progress through Q1: Submission of Construction Documents for permitting.

Next steps include Approval of permit and posting an Invitation to Bid for construction service.

MV – Kitchen and Cafeteria Renovation

Status: Design/Planning

Description: This project consists of redesign of the entire kitchen and server areas. Cafeteria renovation was later added as a second phase.

Progress through Q4: The Project Architect began the conceptual design process to include new Kitchen Layout and new Kitchen Equipment Schedule along with Cafeteria Interior Elevations.

Progress through Q1: Design was completed and approved with both School Nutrition Services and Mount Vernon Administration. Construction Documents were submitted for permitting.

Next steps include Permit approval followed by posting of Invitation to Bid and awarding of construction contract.

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 Q4: Consultant prepared pricing proposal.

Progress through Q1: Pricing proposal revisions conducted due to pandemic-related adjustments.

Next steps include Completion of initial assessments and delineation of immediate needs and project planning for addressing each school.

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. Study and evaluation of the system must be performed prior initiation of the

design phase of the project. Upon the completion of the design, qualifying contractors will be selected thru ITB procurement process or other appropriate methods of solicitation.

Progress through Q4: After completion of the evaluation, design work commenced.

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

Next steps include Posting of Invitation to Bid for construction activities.

SAMUEL TUCKER ELEMENTARY SCHOOL

ST- HVAC (Design and Construction)

Status: Initiation

Description: This project will identify the HVAC system in school that is currently aged and require replacement (multi-stack system, chiller system and associated duct work.

Progress through Q4: Design Documents completed for multi-stack system and variable air volume (VAV) boxes. Compressors replaced.

Progress through Q1: Commencement of construction Documents with completion through 50%. Installation of new pumps.

Next steps include Completion of Construction Documents and bid set. Posting of Invitation to Bid and request additional funding for construction next summer.

TC WILLIAMS HIGH SCHOOL

TC – Stadium Renovation

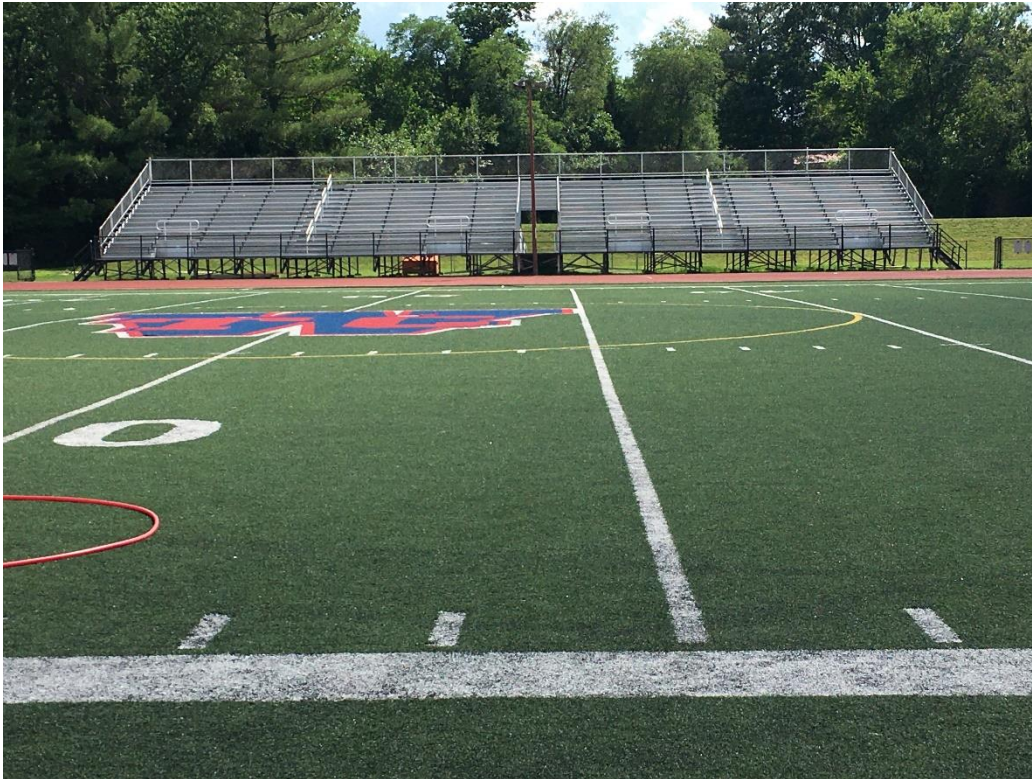
Status: Initiation

Description: This project scope includes demolition and replacement of the synthetic tur field, rubber track, press box, ticket booth and concession building .

Progress through Q4: Posting of Invitation to Bid.

Progress through Q1: Evaluations of bid, award of contract and commencement of construction activities.

Next steps include: Continuation of construction activities through 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 Q4: Relocatable units delivered, placed, stacked, secured; utility extensions/trenching, site drainage and pad grading completed; interiors finished; punch list completed; building awaiting occupancy after sanitary connection.

Progress through Q1: Completion of change order work.

Next steps include: 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 2020 – QUARTER 4