

**BOARD
BRIEF**

Date: August 9, 2019

For ACTION

For INFORMATION

Board Agenda: Yes

No

FROM: Mignon R. Anthony, Chief Operating Officer

THROUGH: Gregory C. Hutchings, Jr., Ed.D. Superintendent of Schools

TO: The Honorable Cindy Anderson, Chair,
and Members of the Alexandria City School Board

TOPIC: Update 3 of the Targeted Facilities Condition Assessments - Draft Report

BACKGROUND

In April 2019, a Request for Proposals was issued for firms to conduct a series of comprehensive condition assessments of certain schools where deferred maintenance issues have caused chronic and deteriorating physical performance. Targeted Facilities Condition Assessments (TFCA) were performed to specifically inform the FY2021 – 2030 budget and to provide a fresh look at the (ten year) CIP budget program.

Henry Adams Consulting Engineers (HA) was awarded the contract for the Targeted Facility Condition Assessments in mid-May 2019. The ACPS facilities with the highest need to address significant underlying and unresolved building performance issues were included: George Washington Middle School, Francis C. Hammond Middle School, Matthew Maury Elementary School, Cora Kelly Elementary School, George Mason Elementary School, and the ACPS Transportation Center. Cora Kelly, George Mason and the Transportation Center are all cited for replacement in the approved ACPS ten year Capital Improvement Program. The TFCA will provide an indication of the severity of concerns for these buildings and allow an updated prioritization of attention and funding to be addressed as part of the FY2021-2030 budget cycle.

SUMMARY:

The vendor, Henry Adams, has begun to compile all of the findings of their work and the completion of comprehensive narratives is in process. The attached draft will be updated and finalized prior to the August 22nd Board work-session in order for productive discussion to occur. However, the draft herein prioritizes their findings and provides estimates of cost and timeframes required for attention accordingly in the following categories:

Priority 1 – work that is critical to life safety and needing immediate attention within one year

Priority 2 – work that is not yet critical but without attention will become critical within the next 2 years

Priority 3 – necessary to address to preclude predictable deterioration and

Priority 4 – recommended, sensible improvements to reduce long term maintenance costs

The cost estimates in this report are sorted by Priority across schools and include those CIP budget items already appropriated, scheduled and/or underway in FY2020 – these are noted accordingly. The additional items recommended by Henry Adams are indicated by a To Be Decided (TBD) indicator in the Year column in order for discussions to occur as some items may displace previously approved projects.

The final Henry Adams report will add in the recommendations from the Mount Vernon Community School Water Intrusion assessment report from 2018.

Staff will review and send the final report on August 16 in preparation for the August 22, 2019 Board work-session.

RECOMMENDATION:

The Superintendent recommends the School Board review the draft report and submit any questions prior to the August 22nd work-session and in preparation for Update 4, the Final Targeted Facilities Condition Assessment Report.

ATTACHMENT: Targeted Facilities Condition Assessments - Draft Report

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