

BOARD MEMO

Date: June 3, 2021

For ACTION _____

For INFORMATION X

Board Agenda: Yes x

No _____

FROM: Sophie Huemer, Planner II
Erika Gulick, Director of Capital Programs, Planning and Design

THROUGH: Dr. Alicia Hart, PMP, Executive Director of Facilities & Operations
Gregory C. Hutchings, Jr., Ed.D., Superintendent of Schools

TO: The Honorable Meagan Alderton, Chair, and
Members of the Alexandria City School Board

TOPIC: George Mason and Cora Kelly Feasibility Study

ACPS 2025 STRATEGIC PLAN GOAL:

Goal 2: Instructional Excellence

Goal 4: Strategic Resource Allocation

SY 2020-2021 FOCUS AREA:

Focus Area 3: Strategic Plan Implementation

FY 2021 BUDGET PRIORITY:

N/A

SUMMARY:

This is an update on the Feasibility Study work that began in the summer of 2019, on the school modernization projects for George Mason and Cora Kelly. The presentation includes the findings of the final report and confirms the following:

- The schools are in the correct order for modernization: George Mason and then Cora Kelly.
- Based on the evaluation of the existing building conditions and educational adequacy, it is likely that both buildings should be a complete replacement though renovation and addition options are provided for consideration.
- The feasibility study provides options with or without swing space. There are some significant implications for pursuing an option without swing space including but not limited to:
 - For George Mason:
 - Putting the George Mason school closer to residential properties
 - Displacing our existing park area for students and the community
 - Changing the character of the school building in the neighborhood
 - For Cora Kelly:

BOARD MEMO

- There are a lot of challenges on the site that need to be further studied such as the Resource Protection Area boundary and floodplain. Not having swing space creates an additional complexity that may be challenging to resolve in the design.
- Public Open Space will have to be rezoned and potentially lost.

BACKGROUND:

In an effort to plan for future school modernization projects, ACPS pursued feasibility studies for George Mason and Cora Kelly schools beginning in the summer of 2019. In January of 2020, the School Board received information on the preliminary findings of the Feasibility Study. Efforts on the Feasibility Study were paused in early 2020 due to the COVID-19 pandemic. Staff began working on the Feasibility Study again in January 2021. The next steps are to present the latest findings with the community and receive feedback before finalizing the report.

RECOMMENDATION:

The Superintendent recommends that the School Board review the materials.

IMPACT:

The Feasibility Study will assist ACPS in planning for future CIP Projects.

ATTACHMENTS:

210603_Att_1_Presentation

210603_Att_2_Draft_Final_Feasibility_Study

REFERENCES:

January 23, 2020; Feasibility Study: George Mason and Cora Kelly

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