



October 3, 2023

### Virtual Community Meetings

#### **Patrick Henry Project: Phase 3**

**Date:** Oct. 4, 2023

**Time:** 6:30 pm - 7:30 pm

**Location:** [Join Meeting Here](#)

#### **Minnie Howard Redevelopment**

**Date:** Oct. 16, 2023

**Time:** 6:30 pm - 7:30 pm

**Location:** [Join Meeting Here](#)

Welcome to the Capital Improvement Program (CIP) Newsletter. It is a priority for Alexandria City Public Schools (ACPS) to keep the community informed about our current capital improvement projects. This monthly newsletter includes major updates from some of our ongoing projects.

Read on to learn more about upcoming community meetings and the latest project updates. Community members who do not yet receive these updates can be directed to subscribe to the CIP Newsletter [here](#).

## CAPITAL PROGRAMS, PLANNING & DESIGN PROJECT UPDATES

The ACPS Office of Capital Programs, Planning, and Design manages new facility projects (capacity projects) from initiation through the end of construction. The office is committed to modernizing school facilities at the elementary, middle and high school levels.

### The High School Project: Minnie Howard Redevelopment



Site work has been minimal but will pick up in the coming weeks. Virginia Water has installed connections for the water meter and Washington Gas is tentatively being scheduled for later in the month to install the new gas meter. Construction trailers and storage boxes will be moved and/or removed from the site by the end of October. Site work in that area will begin once all items are moved and include underground utilities, and preparation for the new parking lot. The temporary HVAC equipment is tentatively scheduled for start-up in late October. Exterior façade work continues on all sides of the building, including masonry, glazing, and metal panel installation. Roof work is ongoing in most areas, focusing on detailing at parapets and other smaller areas. Fireproofing of all structures at the main pool is ongoing. Instructional pool construction continues with underground utilities and the pool deck to follow. Building interior work is ongoing with drywall installation over metal studs in all areas, ceiling grids and drywall ceiling continuing, and paint in all available areas continuing. Ceramic tile has started and will continue in all areas of the building. All interior concealment inspections are performed by the City before work is completed. Mechanical, electrical and plumbing work is ongoing in all areas. Elevator installation is ongoing. Submittals and fabrications are continuing for all upcoming work, and the project remains on schedule.

To keep the general public informed about the upcoming demolition and site improvements, a virtual community meeting is scheduled for **Monday, Oct. 16, 2023, at 6:30 pm**. [Join Meeting Here](#).

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### Alexandria City High School Practice Field Improvements

Work began in late August to convert the existing high school practice field adjacent to Chinquapin Park to Bermuda grass. The project includes installing an irrigation system and relocating the existing discus/hammer cage and pit. The field has been graded and installation of the irrigation system will begin in early October. Weather permitting, sod will be installed by the end of October. The field will require an establishment period for the sod to fully take root. Temporary construction fencing will remain in place until the field is ready for use.

### Douglas MacArthur Modernization Project



All turf field components, including underdrain piping, stone, padding, and carpet, are installed. While 95% of the game lines are cut, recent rain has caused a delay, with only one dry day needed to complete this task. Once the game lines are finished, we have onsite infill ready for a 3-day spreading process. Following infill, Gmax testing will be scheduled to ensure the field meets its performance criteria. Landscaping and concrete cleanup along the turf perimeter will occur in the coming weeks. Weather permitting, we anticipate the turf field will be available to the school and community by mid-October. Upon completion of the turf field, the playground completion will follow.

### Patrick Henry Project- Phase 3



In mid-August, Keller Brothers began their site mobilization efforts. Significant progress has been made in the removal of asbestos-containing materials. Perimeter fencing is in place, and a portion of the erosion and sediment controls have been installed. The team is actively working to secure disconnection letters from all existing utility companies. Once the abatement and utility disconnections are finalized, the demolition of the old structure will commence.

To keep the general public informed about the upcoming demolition and site improvements, a virtual community meeting is scheduled for **Wednesday, Oct. 4, 2023, at 6:30 pm.** [Join Meeting Here.](#)

## **EDUCATIONAL FACILITIES PROJECT UPDATES**

ACPS is modernizing its school facilities in a process that is expected to take place over the next ten years. The Office of Educational Facilities is responsible for non-capacity projects which include building upgrades, such as HVAC, roof, and safety and security upgrades. Project updates can be found on the [Office of Educational Facilities](#) webpage.

### **Division-Wide School Facility News**

- Playground Assessments- Playground assessments are being finalized. These assessments will be integrated into the FY25-34 budget planning process as funding allows.

### **Alexandria City High School- King Street Campus**

- Perimeter Fence- Fence installation is complete, and change order work is being scheduled.

### **Charles Barrett Elementary School**

- Lobby - Working with school administration on final flooring design choices. Flooring installation and painting will follow.
- HVAC renovation - The compressor for the remote terminal unit (RTU) 6, supplying rooms on the second floor, has been delivered and will be installed soon. The condensers and unit ventilators, replacing units that were delivered damaged, for kindergarten rooms have been delivered and will be installed over winter break.

### **Cora Kelly School for Math, Science and Technology**

- HVAC renovation - RTUs supplying the cafeteria and library were installed. The final RTUs have been delivered and will be installed over winter break.
- New luxury vinyl tile (LVT) flooring has been ordered and installation will be coordinated with school administration once delivered.

**Francis C. Hammond Middle School**

- HVAC renovation - Testing and balancing are ongoing and will be completed in October.
- Drainage/ stormwater management (SWM) - The engineer is finalizing pipe sleeving under a portion of the existing building.
- Flooring- Planning has commenced on the next round of abatement and new flooring in the remaining computer labs in E Wing.

**George Washington Middle School**

- HVAC: Design has commenced on the next phase of HVAC renovations to include chiller and pump renovations in the north mechanical room.

**John Adams Elementary School**

- Rubber flooring at the ramp is complete. Final LVT installation in hallways is being scheduled for winter break.

**James K. Polk Elementary School**

- Stormwater improvements are being priced and scheduled.

**Lyles Crouch Traditional Academy**

- Kitchen renovation - Invitation to Bid posted by Procurement for award of kitchen contract, six bids received, award recommendation made.
- Playground/outdoor learning- Currently on hold; the combined sewer separation route is still being determined.

**Mount Vernon Community School**

- A Coordination meeting for the new chiller and soil separator has been scheduled. Installation will commence in late fall.
- SWM improvements on the east side of the school are priced and scheduled.

**Naomi L. Brooks Elementary School**

- Security vestibule ongoing - final permit review in process with the City. Steel frame and glass delivery is scheduled for fall, with installation to be coordinated over winter break.
- Lobby renovation - new LVT flooring material has been delivered and will be installed after the security vestibule doors and wall are installed.
- Painting - Painting of halls is completed.
- Window replacement - the contractor is working on the schedule, submittals, and ordering long-lead items.

**William Ramsay Elementary School**

- Lobby renovation - LVT installation completed; furniture has been delivered and placed.
- LVT installation for second floor classrooms is scheduled for winter break and will be coordinated with school administration.
- Kitchen renovation - Contract award recommendations have been sent; procurement is finalizing the contract.

Alexandria City Public Schools (ACPS) serves more than 15,700 students who hail from more than 119 countries and speak 124 languages. ACPS has 18 schools, including two middle schools, two K-8 schools, one pre-K school and the internationally recognized Alexandria City High School. ACPS is committed to ensuring that each and every student succeeds. Visit us on the web at [www.acps.k12.va.us](http://www.acps.k12.va.us) and follow us on [Twitter](#), [Facebook](#), [Instagram](#) and [YouTube](#).