

FY23/24 CIP QUARTERLY REPORT

FY2023 Quarter 4: April – June 2023

FY2024 Quarter 1: July – September 2023

*Department
of Facilities
and
Operations*

Table of Contents

EXECUTIVE SUMMARY	2
HIGHLIGHTS (FY 2022 Q3 vs FY 2023 Q3):	5
FINANCIAL SUMMARY	6
HIGHLIGHTS (FY 2023 Q4 and FY 2024 Q1): REMAINING BUDGET	7
SECTION I – DETAILED CIP PROJECT STATUS UPDATES	11
CHARLES BARRETT ELEMENTARY SCHOOL	11
CORA KELLY ELEMENTARY SCHOOL	12
FRANCIS C. HAMMOND MIDDLE SCHOOL	13
GEORGE WASHINGTON MIDDLE SCHOOL	14
JAMES POLK ELEMENTARY SCHOOL	16
JOHN ADAMS ELEMENTARY SCHOOL	17
LYLES-CROUCH ELEMENTARY SCHOOL	18
MOUNT VERNON COMMUNITY SCHOOL	19
NAOMI L. BROOKS ELEMENTARY SCHOOL	20
SAMUEL TUCKER ELEMENTARY SCHOOL	21
TRANSPORTATION FACILITY	22
WILLIAM RAMSAY ELEMENTARY SCHOOL	22
SECTION II – LARGE PROJECTS	24
ALEXANDRIA CITY HIGH SCHOOL	24
FRANCIS C. HAMMOND MIDDLE SCHOOL	25
GEORGE WASHINGTON MIDDLE SCHOOL	25
LYLES-CROUCH ELEMENTARY SCHOOL	26
MOUNT VERNON COMMUNITY SCHOOL	26
NAOMI L. BROOKS	26
SYSTEMWIDE	27
WILLIAM RAMSAY ELEMENTARY SCHOOL	27

EXECUTIVE SUMMARY

This Alexandria City Public Schools (ACPS) FY 2023 Q4 and FY 2024 Q1 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, information provided in this status report supplements the FY 2023-32 CIP budget by tracking funding and schedules of all major projects.

This report will illustrate the execution and progress of CIP projects through the end of the first quarter of FY 2024. This period saw HVAC projects come to fruition that had been delayed by supply chain issues from the Coronavirus epidemic and economic downturn across the country and around the world.

These projects were extended and saw increased costs and durations (especially with material and fabrication delays). These projects also experienced schedule constraints as the summer break has been shortened over the last couple of years and construction time frames are tough to meet in the shortened summer construction season. As a result, this report will highlight FY23 Q4 and FY24 Q1 financial data and some explanations of related tasks. Report sections include:

- A FY 2023 Third Quarter Report Highlights section with a snapshot of major projects.
- 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 Q4 FY 2023 budget, including roll over and transfer funding, is \$344,579,686. This includes \$137,423,848 of roll over funding from previous fiscal years, the FY 2023 Approved CIP total of \$204,685,100 and \$2,470,738 of additional allocations and budget transfers. Less expenditures through June 30, 2023 of \$299,543,040 the remaining year-end projected balance is \$45,036,646 as illustrated in the table below:

Roll Over Funding from Previous Fiscal Years <i>(change from Q2 is due to end of fiscal reconciliation with budget transfers and allocations)</i>	\$137,423,848
Approved FY 2023 CIP Funding	\$204,685,100
Budget Transfers and Allocations	\$2,470,738
SUBTOTAL	\$344,579,686
Less (Expenditures and Commitments through 6.30.23)	(\$299,543,040)
TOTAL REMAINING PROJECTED YEAR-END BALANCE	\$45,036,646

The Q1 FY 2024 budget, including roll over and transfer funding, is \$216,632,595. This includes \$45,036,646 of roll over funding from previous fiscal years, the FY 2024 Approved CIP total of \$51,255,900 and \$120,340,049 of additional allocations and unreconciled budget entries that with shift to projects in out quarters.. Less expenditures through September 30, 2023 of \$155,727,418 the remaining year-end projected balance is \$60,905,177 as illustrated in the table below:

Roll Over Funding From Previous Fiscal Years	\$45,036,646
Approved FY 2024 CIP Funding	\$51,255,900
Budget Transfers and Allocations <i>(This includes prior year allocations)</i>	\$120,340,049
SUBTOTAL	\$216,632,595
Less (Expenditures and Commitments through 9.30.23)	(\$155,727,418)
TOTAL REMAINING PROJECTED YEAR-END BALANCE	\$60,905,177

This report will also categorize projects by means of the five project status categories used by the City of Alexandria. As of December 31, 2022, there were 49 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 Q1, 2020 active projects were 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 first quarter of FY 2022. Definitions of each category are provided below:

Q1 Project Status	Number of Projects
Initiation	2
Planning/Design	15
Implementation	13
Pending Close-Out	9
Close-Out	17
Grand Total	56

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.

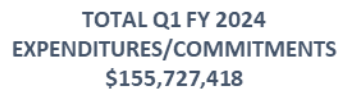
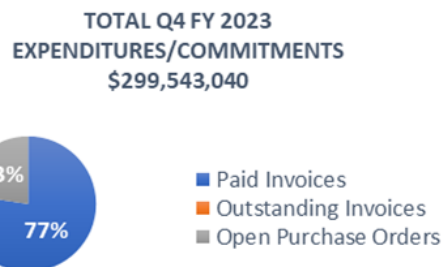
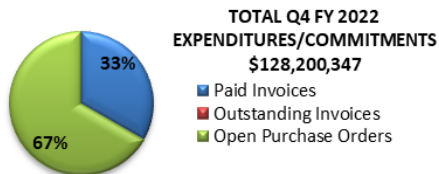
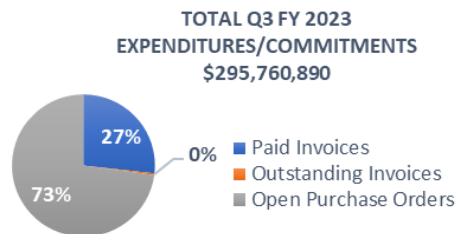
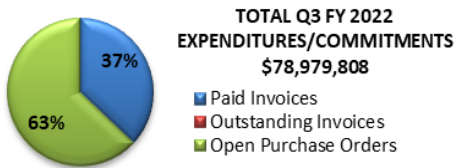
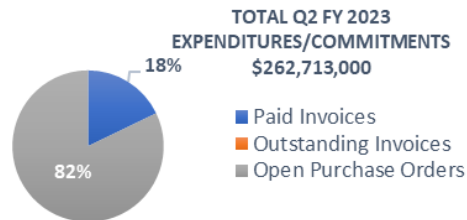
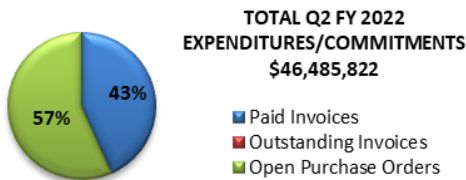
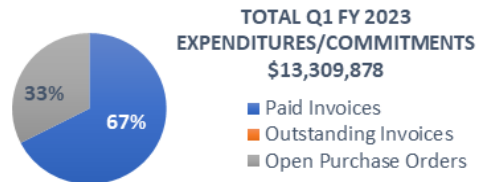
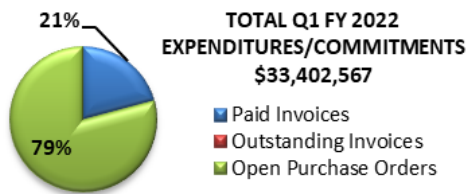
Planning/Design: Planning and design work for the project has started. This could include reviewing and editing the project scope, conducting feasibility studies, permitting, interdepartmental or interagency coordination, acquiring land for a construction project, etc. The project could still be in this 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 2022 Q3 vs FY 2023 Q3):



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 2023 shows a slight increase in Paid Invoices (completed work) over the third quarter of FY 2023. Compared to fourth quarter FY 2022, there is an increase in Open Purchase orders. Work on the New High School is still driving this increase. This will drastically change as New High School work decreases. Q1 of FY 24 shows a drastic increase in open POs as the New School, System Wide, Naiomi L. Brooks and George Washington projects.

To note, Outstanding Invoices no longer show quarter over quarter. In general this is as a result of efficiencies in payment processing; having utilized the City Munis virtual space for over three years to complete financial tasks like paying invoices and creating purchase orders, requisitions, and change orders. Prior to this change, all financial tasks were processed manually in hard copy.

FINANCIAL SUMMARY

- **Non-Capacity Projects:** There are currently 30 projects in the phase of Initiation, Planning and Design, or Implementation. Twenty-six projects are in the phase of Pending Close-Out or Close Out.
- **Capacity Projects:**

Progress for FY23 Q4 (April – June) and FY24 Q1 (July - September) 2023

📍 **High School Project -**

- 📍 In FY23 Q4: Focus groups and work groups for Educational Design were held. Construction and utility work continued.
- 📍 In FY24 Q1: Educational Design Recommendations presented to School Board. Construction and utility work continued.
- 📍 Anticipated in FY24 Q2: Draft Program of Studies will be presented, Master Scheduling design begins. Building enclosure will near completion, parking lot work will begin.

📍 **Douglas MacArthur -**

- 📍 In FY23 Q4: Exterior and interior finishes complete. Furniture and technology installation throughout the building complete.
- 📍 In FY24 Q1: Ribbon cutting event hosted for City partners and community members. Building opened to students and staff at the start of the 2023-24 school year.
- 📍 Anticipated in FY24 Q2: Athletic field and playground installation complete and open for school and public use.

📍 **1703 N. Beauregard -**

- 📍 In FY23 Q4: 100% Schematic Design completed.
- 📍 In FY24 Q1: 100% Design Development completed.

☐ Anticipated in FY Q2: Minor Site Plan submission to the City, 50% construction documents, 1st GMP, permits, and 90% construction documents and construction mobilization all anticipated in Q2.

☐ **Patrick Henry Field -**

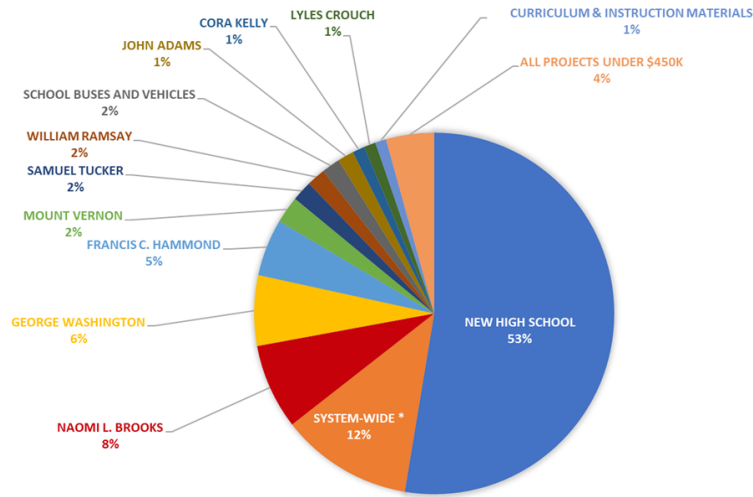
- ☐ In FY24 Q1: Site mobilization began for demolition. Asbestos removal began, site perimeter fencing installed, and utility disconnection began.
- ☐ Anticipated in FY24 Q2: Demolition of building to commence.

HIGHLIGHTS (FY 2023 Q4 and FY 2024 Q1): REMAINING BUDGET

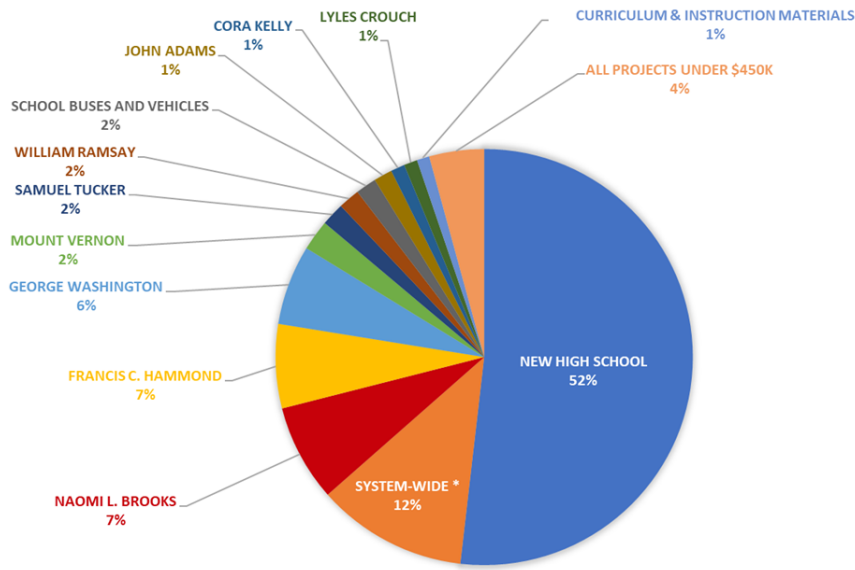
BUDGET SUMMARY	Q1	Q2	Q3	Q4
Roll Over Funding From Previous Fiscal Years <i>(change from Q1 is due to end of fiscal reconciliation occurring after the quarterly report submittal)</i>	\$38,294,116	\$137,423,848	\$137,423,848	\$137,423,848
Approved FY 2023 CIP Funding	\$204,685,100	\$204,685,100	\$204,685,100	\$204,685,100
Budget Transfers and Allocations	\$0	\$0	\$2,470,738	\$2,470,738
Less (Expenditures and Commitments through 6.30.23)	(\$13,309,878)	(\$262,713,000)	(\$295,760,890)	(\$299,543,040)
TOTAL REMAINING PROJECTED YEAR-END BALANCE <i>(Through the end of the reported Quarter)</i>	\$229,669,339	\$79,395,948	\$48,818,796	\$45,036,646

BUDGET SUMMARY	Q1
Roll Over Funding From Previous Fiscal Years	\$45,036,646
Approved FY 2024 CIP Funding	\$51,255,900
Budget Transfers and Allocations <i>(This includes prior year allocations)</i>	\$120,340,049
Less (Expenditures and Commitments through 9.30.23)	(\$155,727,418)
TOTAL REMAINING PROJECTED YEAR-END BALANCE <i>(Through the end of the reported Quarter)</i>	\$60,905,177

ACPS EDUCATIONAL FACILITIES DEPARTMENT
 CAPITAL IMPROVEMENT PROGRAM (CIP)
 PROJECT STATUS REPORT
 FY 2023 - QUARTER 4 and FY 2024 - QUARTER 1



FY 24 Q1



FY 23 Q4

ACPS EDUCATIONAL FACILITIES DEPARTMENT
 CAPITAL IMPROVEMENT PROGRAM (CIP)
 PROJECT STATUS REPORT
 FY 2023 - QUARTER 4 and FY 2024 - QUARTER 1

TABLE 1: CIP FINANCIAL SUMMARY TABLE (STATUS THROUGH JUNE 30, 2023)

ACCOUNT ACCOUNT ACPS Project Title	BUDGET FY 2023				YTD EXPENDITURES AND COMMITMENTS			Total Budget LESS Total YTD Expenditures
	BUDGET FY 2023 Approved Budget Allocation	BUDGET Estimated Ending Budget Balances as of 06/30/22*	BUDGET Changes & Transfers to Budget	BUDGET Total Available Budget after Transfers	EXPENDITURES Through 6/30/23	EXPENDITURES Open Purchase Orders	EXPENDITURES Total YTD Expenditures and Commitments	BALANCE Remaining to Year-End (Projected)
1703 N. BEAUREGARD	24,513,600	163,242	0	24,676,842	48,806	24,518,729	24,567,535	109,307
CURRICULUM & INSTRUCTION MATERIALS	985,600	719,565	0	1,705,165	1,319,140	97,000	1,416,139	289,025
JANNEY'S LANE ACQUISITION	0	13,140	0	13,140	0	13,140	13,140	0
TECHNOLOGY MODERNIZATION*	0	374,908	0	374,908	283,636	147,632	431,268	(56,361)
SYSTEM UPGRADES AND MODERNIZATION	581,600	0	0	581,600	143,186	166,578	309,764	271,837
SYSTEM-WIDE *	3,354,500	4,947,495	(73,480)	8,228,515	2,189,935	388,576	2,578,511	5,650,003
ALEXANDRIA CITY HS: KING STREET	2,642,700	(0)	0	2,642,700	848,129	1,730,591	2,578,720	63,979
ALEXANDRIA CITY HS: MINNIE HOWARD	0	316,368	221,366	537,734	175,244	0	175,244	362,490
SCHOOL BUSES AND VEHICLES	879,900	1,832,855	0	2,712,755	1,646,225	302,016	1,948,241	764,514
CENTRAL PRESCHOOL	0	10,883	0	10,883	199,000	0	199,000	(188,117)
CHARLES BARRETT	700,000	1,653,237	0	2,353,237	326,903	1,611,163	1,938,066	415,171
CORA KELLY	2,100,000	823,903	0	2,923,903	108,172	2,285,029	2,393,201	530,702
FERDINAND T. DAY (WEST END)	320,000	(0)	200,453	520,453	421,461	27,264	448,725	71,727
FRANCIS C. HAMMOND	2,963,600	3,313,081	0	6,276,681	3,945,278	9,907	3,955,185	2,321,496
DOUGLAS MACARTHUR	0	55,100,829	0	55,100,829	52,561,645	2,500,554	55,062,199	38,630
GEORGE MASON	0	187,938	0	187,938	0	115,245	115,245	72,693
GEORGE WASHINGTON	1,744,400	4,034,879	0	5,779,279	2,250,184	728,285	2,978,469	2,800,810
NEW HIGH SCHOOL	157,433,900	58,582,026	0	216,015,926	162,652,795	29,585,840	192,238,635	23,777,291
JAMES K. POLK	248,600	151,318	0	399,918	311,713	8,972	320,685	79,233
JEFFERSON-HOUSTON*	20,000	263,482	73,480	356,962	0	449,952	449,952	(92,989)
JOHN ADAMS	486,000	630,352	0	1,116,352	258,667	156,145	414,812	701,540
LYLES CROUCH	950,200	1,787,293	0	2,737,493	19,104	2,210,938	2,230,042	507,451
MOUNT VERNON	32,900	1,251,382	0	1,284,282	76,833	43,255	120,088	1,164,194
NAOMI L. BROOKS	674,700	0	4,018,751	4,693,451	592,651	425,882	1,018,533	3,674,918
PATRICK HENRY	3,000,000	253,571	(3,000,000)	253,571	0	0	0	253,571
ROWING FACILITY	62,000	126,033	0	188,033	107,705	40,189	147,894	40,139
SAMUEL TUCKER	190,900	742,067	439,093	1,372,060	610,005	10,617	620,622	751,438
TRANSPORTATION FACILITY	338,900	50,000	35,534	424,434	421,315	0	421,315	3,119
WILLIAM RAMSAY	461,100	94,004	555,540	1,110,644	326,165	125,644	451,809	658,835
GRAND TOTALS	204,685,100	137,423,848	2,470,738	344,579,686	231,843,898	67,699,142	299,543,040	45,036,646

*System Wide: Encumbrances shifted in Q3. Some items were budgeted in System Wide but belong in projects.

*Technology Modernization and James Polk: Awaiting a budget transfer from system wide codes to cover overage.

*Patrick Henry costs, \$42,554.86 were moved to 41862775 High School Capacity. Total costs are now \$0

*Budget Transfers: Multiple budget transfers are necessary to reconcile costs budgeted in system wide accounts, \$311,830,148

*FY 23 Ending Budget in Munis is \$314,524,986.04. There were 2023 allocations not requested until after close of FY23 shown here bringing the total budget up to \$344M.

*Budget Transfers: Jefferson Houston requires a transfer to cover overage on 41861541, note 4.19.23.

ACPS EDUCATIONAL FACILITIES DEPARTMENT
 CAPITAL IMPROVEMENT PROGRAM (CIP)
 PROJECT STATUS REPORT
 FY 2023 - QUARTER 4 and FY 2024 - QUARTER 1

TABLE 1: CIP FINANCIAL SUMMARY TABLE (STATUS THROUGH SEPTEMBER 30, 2023)

ACCOUNT	BUDGET FY 2023				YTD EXPENDITURES AND COMMITMENTS			Total Budget LS5 Total YTD Expenditures
	ACCOUNT ACPS Project Title	BUDGET FY 2023 Approved Budget Allocation	BUDGET Estimated Ending Budget Balances as of 06/30/23*	BUDGET Changes & Transfers to Budget (Including Allocations from Prior Quarters)	BUDGET Total Available Budget after Transfers	EXPENDITURES Through 9/30/23	EXPENDITURES Open Purchase Orders	EXPENDITURES Total YTD Expenditures and Commitments
1703 N. BEAUREGARD	5,084,400	109,307	19,503,600	24,697,307	3,002,445	21,584,487	24,586,932	110,375
CURRICULUM & INSTRUCTION MATERIALS	1,200,000	289,025	0	1,489,025	572,478	714,055	1,286,533	202,492
JANNEY'S LANE ACQUISITION	0	0	0	0	0	0	0	0
TECHNOLOGY MODERNIZATION*	0	(56,361)	720,000	663,639	88,516	0	88,516	575,123
SYSTEM UPGRADES AND MODERNIZATION	2,366,400	271,837	0	2,638,237	0	0	0	2,638,237
SYSTEM-WIDE *	6,326,300	5,650,003	0	11,976,303	810,077	7,012,588	7,822,665	4,153,638
ALEXANDRIA CITY HS: KING STREET	1,220,900	63,979	1,020,000	2,304,879	265,944	0	265,944	2,038,935
ALEXANDRIA CITY HS: MINNIE HOWARD	0	362,490	0	362,490	0	0	0	362,490
SCHOOL BUSES AND VEHICLES	1,590,600	764,514	468,000	2,823,114	0	1,244,515	1,244,515	1,578,599
CENTRAL PRESCHOOL	0	(188,117)	0	(188,117)	0	0	0	(188,117)
CHARLES BARRETT	369,300	415,171	0	784,471	0	262,154	262,154	522,317
CORA KELLY	164,500	530,702	0	695,202	0	150,225	150,225	544,977
FERDINAND T. DAY (WEST END)	500,000	71,727	0	571,727	0	0	0	571,727
FRANCIS C. HAMMOND	2,470,000	2,321,496	500,000	5,291,496	641,771	0	641,771	4,649,725
DOUGLAS MACARTHUR	0	38,630	15,236,129	15,274,759	2,755,240	3,047,259	5,802,499	9,472,260
GEORGE MASON	17,406,800	72,693	0	17,478,493	3,349,460	9,100,540	12,450,000	5,028,493
GEORGE WASHINGTON	1,255,000	2,800,810	200,000	4,255,810	0	933,532	933,532	3,322,278
NEW HIGH SCHOOL	0	23,777,291	0	23,777,291	8,676,784	3,798,055	12,474,839	11,302,452
JAMES K. POLK	480,000	79,233	0	559,233	0	0	0	559,233
JEFFERSON-HOUSTON*	654,000	(92,989)	0	561,011	0	0	0	561,011
JOHN ADAMS	391,500	701,540	0	1,093,040	0	504,055	504,055	588,985
LYLES CROUCH	1,187,500	507,451	914,838	2,609,789	0	900,000	900,000	1,709,789
MOUNT VERNON	509,300	1,164,194	350,000	2,023,494	932,430	0	932,430	1,091,064
NAOMI L. BROOKS	1,090,000	3,674,918	1,425,000	6,189,918	1,566,455	1,000,450	2,566,905	3,623,013
PATRICK HENRY	2,950,000	253,571	0	3,203,571	1,083,598	1,266,455	2,350,053	853,518
ROWING FACILITY	150,500	40,139	0	190,639	0	0	0	190,639
SAMUEL TUCKER	486,800	751,438	0	1,238,238	158,445	0	158,445	1,079,793
TRANSPORTATION FACILITY	435,100	3,119	0	438,219	0	0	0	438,219
WILLIAM RAMSAY	2,968,000	658,835	0	3,626,835	302,923	0	302,923	3,323,912
ALLOTMENTS*	0	0	80,002,482	80,002,482	0	80,002,482	80,002,482	0
GRAND TOTALS	51,255,900	45,036,646	120,340,049	216,632,594	24,206,566	131,520,852	155,727,418	60,905,176

*System Wide: Encumbrances shifted in Q3. Some items were budgeted in System Wide but belong in projects.
 *Technology Modernization and James Polk: Awaiting a budget transfer from system wide codes to cover overage.
 *The Allocations budget line reflects budget allocations yet to be reconciled to a project. This will shift to projects in out quarters.
 *Budget Transfers: Multiple budget transfers are necessary to reconcile costs budgeted in system wide accounts, \$311,830,148
 *FY 23 Ending Budget in Munis is \$314,524,986.04. There were 2023 allocations not requested until after close of FY 23 shown here bringing the total budget up to \$344M.
 *Budget Transfers: Jefferson Houston requires a transfer to cover overage on 41861541, note 4.19.23.

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 Q3 of FY 2023 as well as Q4 of FY 2024. 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.

CHARLES BARRETT ELEMENTARY SCHOOL

CB – HVAC Renovation

Status: Implementation

Description: This project includes replacement and modernization of HVAC system (RTUs, duct work, etc.) in the old portion of the school (excludes relocatables completed in 2016).

Progress through Q4: Coordination for delivery of equipment and material, schedule and phasing plan and commencement of construction.

Progress through Q1: Placement of RTUs throughout the roofs, installation of split-system in the library, gas piping, electrical work and control wiring.

Next steps include installation of new units in kindergarten rooms (original units were damaged during transportation), followed by commissioning and balancing the system as well as implementation of the new control system.

CB – Lobby Renovation (Asbestos Remediation / Flooring / Painting)

Status: Implementation

Description: This project includes asbestos remediation of the vinyl composite tiles (VCT) and mastic in the school entrance lobby.

Progress through Q4: Design and scoping effort for coordinated lobby revitalization (flooring, painting, ceiling grid installation and tile coating).

Progress through Q1: Graphic design of lobby entrance of luxury vinyl tile (LVT) with coordinated paint and flooring color scheme and panda mascot laser jet pattern graphic.

Next steps include demolition of ceiling grid and installation of new grid system, installation of chosen LVT pattern and graphics followed by painting and tile coating.

CB – Kindergarten Renovation (Asbestos Remediation / Flooring / Painting)

Status: Close-Out

Description: This project includes asbestos remediation of the vinyl composite tiles (VCT) and mastic in the kindergarten pod hallway and classrooms.

Progress through Q4: Stripping of all door frames in classrooms and hallway.

Progress through Q1: Sanding, priming and painting all door frames, painting classrooms and pod common area in coordinated design scheme.

CORA KELLY ELEMENTARY SCHOOL

CK – HVAC Replacement

Status: Implementation

Description: This project encompasses replacement of (17) Roof Top Units and associated steel dunnage, gas piping, electrical and controls.

Progress through Q4: Coordination for delivery of equipment and material, schedule and phasing plan and commencement of construction.

Progress through Q1: Installation of steel dunnage, placement of 14 RTUs throughout the roofs in groupings, gas piping, electrical work and control wiring.

Next steps include installation of the last set (3) of new units feeding classrooms along Crystal City hallway, followed by commissioning and balancing the system as well as implementation of the new control system.

CK – Door Replacement

Status: Close-Out

Description: This project replaces doors in the last of the autism rooms due to physical damage. Thresholds at the entryway doors will also be replaced to ensure proper functioning of the secure entry system.

Progress through Q4: Close-Out

CK – Parking Lot Repair

Status: Close-Out

Description: This project repairs a section of the parking lot in the northeast section of the site to address cracking, spalling and failure of the asphalt.

Progress through Q4: Close-Out

CK – Playground Drainage

Status: Close-Out

Description: This project installs a new trench drain to transition from the asphalt to the poured-in-place rubber sidewalk to alleviate water intrusion under the PIP surface and subsequent tripping hazards.

Progress through Q4: Close-Out

FRANCIS C. HAMMOND MIDDLE SCHOOL

FH – Asbestos Remediation / Flooring

Status: Close-Out (Phase)

Description: This project includes asbestos remediation of the vinyl composite tiles (VCT) and mastic in specified areas and installation of Luxury Vinyl Tile (LVT).

Progress through Q4: Asbestos flooring remediation in health suite and offices as well as a few classrooms in the E Wing first floor.

Progress through Q1: LVT installation in the remediated areas.

Next steps include scheduling the next round of asbestos remediation and flooring for the computer lab rooms for next summer.

FH – Interior Painting

Status: Close-Out

Description: Painting of interior classrooms and restrooms throughout the school.

Progress through Q4: Touch-up painting of the recently completed areas after installation of luxury vinyl tile.

Progress through Q1: Scheduling of more extensive painting of renovated areas during a break.

FH – Courtyard Drainage

Status: Planning / Design

Description: This project will assemble existing field data to include topography, site improvements, landscape materials and stormwater management (SWM) structures in order to develop a new configuration to enhance the SWM function and mitigate on-going water intrusion damage.

Progress through Q4: Collaboration with school leadership on design options to continue development of documents for construction and permitting. Scoping for initial phase of stormwater improvements as outlined in engineering report to alleviate water intrusion in stairwell.

Progress through Q1: CPinpointed location of breach in piping underneath the building and exploration of options to address the issue.

Next steps include finalizing demolition and repair approach and budgeting for rough order of magnitude scope.

FH – Stormwater Retention Vault

Status: Close-Out

Description: This project will install bio-retention and filter components of the stormwater vault that were never constructed with the concrete vault.

Progress through Q4: Close-Out

FH – Replacement of Cafeteria Glazing Structures

Status: Implementation

Description: This project is to replace two glazing structures in the school cafeteria that have reached the end of their useful life.

Progress through Q4: Continuation of the engineering design and specifications of the window renovation.

Progress through Q1: The engineer completed the design and plans submitted for approval.

Next steps include preparing the documents for procuring bids with an anticipated construction of summer 2024.

FH – Hardscape Repairs

Status: Close-Out

Description: This project will repair various areas of failing and broken asphalt around the school site.

Progress through Q4: Coordination of schedule with school administration and other offices due to use of crane and access limitations.

Progress through Q1: Initiation of the asphalt demolition and completion of the new asphalt placement followed by concrete and curb repairs and painting at the back parking lot as well as the cafeteria parking lot. Close-out.

FH – Gymnasium Lobby Renovations

Status: Close-out

Description: This project consists of renovating the aged gymnasium lobby to include ceiling grid and tile replacement, bulkhead installation, asbestos flooring remediation, installation of luxury vinyl tile, ticket booth repair, handrail replacement, graphics / signage installation and painting.

Progress through Q4: Punch list completed and project closed-out.

GEORGE WASHINGTON MIDDLE SCHOOL

GW – Ongoing Interior Renovations

Status: Planning / Design

Description: This project consists of renovations throughout the school facility to address water intrusion, asbestos remediation, lead-based paint removal, flooring, painting and finishes, etc.

Progress through Q4: Scoping areas in school in need of renovation.

Progress through Q1: Identification of several areas of the school in need of renovation and commencement of pricing the work.

Next steps include procuring a contractor to address the identified scope of renovation.

GW – Gymnasium Renovation

Status: Close-Out

Description: This project includes addressing water intrusion and subsequent damage to the gymnasium wood floor in the gymnasium as well as repairs to the glazed block wall (gouging, tuck-pointing).

Progress through Q4: Moisture analysis completed and engineering recommendations received.

Progress through Q1: Contractor procured to implement engineering recommendations; part of the gym floor was demolished to access concrete slab and additional vapor barrier was installed per engineering recommendation. The wood floor was repaired and the project was closed-out.

GW – Parking Lot Drainage

Status: Close-Out

Description: This project will explore drainage issues at various points around the property and sinkhole formation along the southern drive aisle. Engineering report completed and noted high water table and need for addressing sinkholes and pavement failure individually with over-excavation , stone infill, filter fabric and compaction. Several sinkholes repaired.

Progress through Q4: Contractor procured to address the sinkholes and schedule was coordinated with the school.

Progress through Q1: Repairs of various sinkholes with additional subsurface fabric and compaction was completed adjacent to the ballfield and in the bus aisle. Close-out.

Next steps include continual monitoring of the site for any additional sinkhole issues.

GW – Hardscape Repairs

Status: Initiation

Description: This project will repair various areas of failing and broken asphalt around the school site.

Progress through Q4: Engineer provided scope and pricing for analysis and design of hardscape repairs.

Progress through Q1: Procured contract for engineering including borings to inform design depth,etc. Design effort commenced.

Next steps include engineer site reconnaissance to observe conditions and perform borings to get depth and condition information to inform the final design.

GW – Asbestos Remediation / Flooring

Status: Close-Out

Description: This project includes asbestos remediation of the vinyl composite tiles (VCT) and mastic around the school and installation of luxury vinyl tile (LVT).

Progress through Q4: Asbestos remediation in A-Wing 3rd floor classroom and B-Wing Hallway and stairs.

Progress through Q1: LVT flooring installation in A-Wing 3rd floor classroom and B-Wing Hallway and stairs.

Next steps include continuation of scoping additional areas of the school for additional asbestos remediation and flooring upgrade.

GW – Secured Entrance Vestibule

Status: Implementation

Description: This project creates a secured vestibule entrance by alarming interior doors to create a “holding area” for additional security. The project will also transition a stairwell door to an emergency exit, add new security wiring and cabling, demolish and renovate the ceiling, demolish and renovate the flooring, install new air-phone and install new security equipment and desk for security personnel.

Progress through Q4: Installation of new secured interior doors with bullet-resistant windows, and completion of work around security desk with new FFE.

Progress through Q1: Close-Out.

JAMES POLK ELEMENTARY SCHOOL

JP – Asbestos Remediation / Flooring Installation

Status: Planning / Design

Description: This project includes asbestos remediation of the carpet, vinyl composite tiles (VCT) and mastic in hallways, offices and main entrance.

Progress through Q4: Completion of asbestos remediation and floor leveling in main entry and hallway in front of cafeteria / multi-purpose room.

Progress through Q1: Installation of Luxury Vinyl Tile (LVT) in main entry and hallway in front of cafeteria / multi-purpose room.

JP – Restroom Renovation

Status: Pending Close-Out

Description: This project will renovate work in the main entrance. The scope will include new ceiling, flooring, tiling and lighting.

Progress through Q4: Contractor procured, ordering of material initiated and schedule coordinated with school.

Progress through Q1: Construction completed with demolition and installation of new ceiling grid and bulkhead, installation of new LVT after asbestos remediation, new tiling on the interior ADA ramp, new rubber flooring on the ADA ramp and installation of new LED lighting. Close-Out.

JP – Restroom Renovation

Status: Pending Close-Out

Description: This project will phase renovation work in the boys' and girls' restrooms. The scope will include new countertops, sinks and faucets; new water closet partitions; painting and tile glazing.

Progress through Q4: Contractor procured, ordering of material initiated and schedule coordinated with school.

Progress through Q1: Construction completed with demolition and installation of new ceiling grid, demolition of plumbing and installation of new water closet and installation of new partitions in both boys and girls restrooms on first and second floor. Close-Out.

Next steps include addressing the coating of the wall tiles.

JP – Stormwater Management and Drainage

Status: Implementation

Description: This project will address drainage and stormwater management issues around the site that contribute to standing water, erosion and water intrusion with a civil engineering study.

Progress through Q4: Second phase of stormwater improvements as outlined in the engineering report were scoped and priced.

Progress through Q1: Planning and coordination for the second phase of stormwater improvements over a long break due to the disruption of the area and large equipment needed.

Next steps include constructing the actual improvements over a break, weather-dependent.

JOHN ADAMS ELEMENTARY SCHOOL

JA – Asbestos Remediation / Flooring Installation

Status: Pending close-out (Phase)

Description: This project includes asbestos remediation of the vinyl composite tiles (VCT) and mastic around the school and installation of luxury vinyl tile (LVT).

Progress through Q4: Asbestos remediation in autism rooms and offices in NE section of school.

Progress through Q1: Installation of Luxury Vinyl Tile (LVT) in autism rooms and offices in NE section of school.

Next steps include installation of Luxury Vinyl Tile (LVT) in hallways that were remediated over winter break.

LYLES-CROUCH ELEMENTARY SCHOOL

Lyles Crouch – Parking Area Drainage Mitigation

Status: Planning / Design

Description: This project is to conduct a comprehensive site evaluation and subsequent remedy to mitigate inadequate site drainage.

Progress through Q4 and Q1: Continuation of civil engineering efforts of area upstream stormwater sewer volumes, capacity and downfall to understand impacts prior to continuation of site design for playground and outdoor learning.

Next steps include continuing to work with City of Alexandria on alternatives to combined sewer separation project that will impact the Lyles Crouch site.

Lyles Crouch – Outdoor Learning / Playground / Field

Status: Planning /Design

Description: This project is to conduct a comprehensive site evaluation to redesign and update the outdoor spaces as well as address chronic stormwater issues. The scope possibilities include upgrading the baseball field to a joint baseball / soccer synthetic turf field; demolition and installation of new playground equipment; redesigning outdoor learning spaces.

Progress through Q4: Continuation of systemwide playground assessment to address and inform priorities and needs throughout the entire ACPS system.

Progress through Q1: Draft report of playground assessment completed. Consultant is finalizing the report, which will then allow prioritizing playgrounds for planning improvements.

LC – Kitchen Renovation and Servery Upgrades

Status: Planning / Design

Description: This project includes kitchen upgrades, as well as reconfiguration of the servery area and cafeteria. 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: Preparation of Invitation to Bid package through Procurement for solicitation of construction. Pricing and scoping of efforts to be self-performed prior to awarding contract.

Progress through Q1: Review of received bids for award of contract. Completion of utility disconnect and removal of large kitchen components, completion of asbestos remediation in kitchen and cafeteria, completion of data drops and electrical extensions, set up of temporary server line.

Next steps include awarding renovation contract and initiating construction.

MOUNT VERNON COMMUNITY SCHOOL

MV – Fire Prevention / Life Safety System

Status: Close-Out

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: Completion of immediate deficiencies outlined in the consultant report to ensure proper system configuration.

Progress through Q1: Scoping and budgeting to address deficiencies.

Next steps include prioritizing deficiencies across the ACPS system.

MV – Library Renovation

Status: Pending Close-Out

Description: In a phased approach, work will include temporary removal of the furniture, demolition of shelving\flooring, and installation of new carpet squares. Painting, new shelving, lighting and installation of artistic elements will be added as second phase.

Progress through Q4: Commencement of next phase of construction with delivery of baffles, wood veneer, LED lighting and styrofoam “paper airplanes.”

Progress through Q1: Electrical work, ceiling wood and drywall installation and installation of components on the ceiling (baffles, styrofoam planes, lights). Application of vinyl for built-out cubbies, painting. Commenced close-out.

MV – Chiller Replacement

Status: Implementation

Description: Removal and replacement of the existing chiller, associated pumps and modification to existing piping.

Progress through Q4: Coordination and scheduling for installation of chiller, and system tie-in for summer.

Progress through Q1: Checking with manufacturer on fabrication of unit and subsequent delivery. The manufacturer stated another delay and the unit is expected to ship in November.

Next step is receipt of the unit once it is delivered and installation and start-up of the unit. Anticipated schedule is winter break.

NAOMI L. BROOKS ELEMENTARY SCHOOL

NB – Building Envelope

Status: Implementation

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

Progress through Q4: Bids received for project. Project approved by School Board.

Progress through Q1: Contract awarded to winning bidder. Commencement of submittals and long-lead items ordered.

Next steps include phasing plan to disperse work throughout the year per differing window systems and commencement of construction.

NB – Roof Replacement (Phase III)

Status: Close-Out

Description: This project is to replace aged, out-of-warranty areas of the roof system as identified by a third-party roofing assessment – specifically the mid and southern sections of the building (excluding the library roof, which was already completed).

Progress through Q4: Close-Out

NB – Asbestos Remediation / Flooring

Status: Implementation

Description: This flooring project includes asbestos remediation of the vinyl composite tiles (VCT) and mastic in classrooms/hallways throughout the school and installation of new luxury vinyl tile (LVT).

Progress through Q4: Asbestos remediation in classrooms north of the main lobby.

Progress through Q1: Installation of new luxury vinyl tile (LVT) in classrooms north of the main lobby. Flooring materials received for the main entrance lobby.

Next steps include installation of new luxury vinyl tile (LVT) in the main lobby scheduled for winter break after completion of security vestibule project.

NB – Interior Painting

Status: Close-Out

Description: Stripping and painting of door frames throughout the school due to the numerous layers of paint.

Progress through Q4: Stripping door frames in classrooms and hallways north of main lobby as well as classroom and hallway in cafeteria corridor.

Progress through Q1: Painting of door frames, walls, chair rail, trim, window panes in classrooms and hallways north of main lobby as well as classroom and hallway in cafeteria corridor. Painting in the main lobby completed. Close-Out.

NB – Exterior Steps Renovation

Status: Close-Out

Description: This project addresses crumbling concrete and rusting steel railings that were becoming a safety hazard at points of ingress / egress.

Progress through Q4: Sanding and painting of steel railings.

Progress through Q1: Power washing of stoops, removal of spalling and chipped concrete, application of leveling compound and application of top layer cementitious coating. Close-Out.

SAMUEL TUCKER ELEMENTARY SCHOOL

ST – HVAC Renovation

Status: Close-Out

Description: This project is to replace aged and out-of-warranty air cooled chiller, chilled water pumps, indoor central station air handling units, fan coiled units, kitchen make up air unit and associated curbs, supply and return ductwork, controllers and temperature sensors. The scope also includes replacement of existing roof-mounted exhaust fans, as well associated electrical work.

Progress through Q4: Installation of sound attenuation in cafetorium.

Progress through Q1: Close-Out

ST – Fire Prevention / Life Safety System

Status: Planning / Design

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: Completion of immediate deficiencies outlined in the consultant report to ensure proper system configuration.

Progress through Q1: Scoping and budgeting to address deficiencies.

Next steps include prioritizing deficiencies across the ACPS system.

ST – Building Envelope

Status: Planning / Design

Description: This project is for design for the replacement of aged sealant and dry-rot caulk and tuck-pointing around the school.

Progress through Q4: Scoping and pricing additional sections of the school.

Progress through Q1: Schedule and coordination for next phase of repair next year.

ST – Flooring

Status: Pending Close-Out

Description: This project will replace aged carpet in the hallway break-out spaces with new carpet tiles (first and second floor).

Progress through Q4: Demolition of vinyl composite tile in hallways on first and second floor between carpeted break-out areas as well as demolition of VCT in five kindergarten classrooms.

Progress through Q1: Installation of luxury vinyl tile (LVT) in hallways on first and second floor as well as installation in five kindergarten classrooms. Demolition and installation of new rubber treads in stairwells. Addressing punch list items and commencement of close-out.

TRANSPORTATION FACILITY

TF – Fire Prevention / Life Safety

Status: Planning / Design

Description: This project is part of a systemwide assessment of fire prevention and life safety compliance and upgrade issues among schools across the ACPS school system. Subsequent assessments will address additional facilities.

Progress through Q4: Completion of immediate deficiencies outlined in the consultant report to ensure proper system configuration.

Progress through Q1: Scoping and budgeting to address deficiencies.

Next steps include prioritizing deficiencies across the ACPS system.

WILLIAM RAMSAY ELEMENTARY SCHOOL

WR – Building Infrastructure Repair

Status: Planning / Design

Description: This project will undertake a structural analysis of the south wing at masonry columns and engineering design to address fix.

Progress through Q4: Engineering design completed to address deficient structural columns including additional support and installation of expansion joints to disperse weight and control movement.

Progress through Q1: Excavation of portions of pilasters to implement engineering recommendations. Four columns completed.

Next steps include repairs to additional sets of columns now that the existing condition has been understood and engineering design will address each pilaster.

WR – Kitchen Renovation and Servery Upgrades

Status: Planning / Design

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: Preparation of Invitation to Bid package through Procurement for solicitation of construction. Pricing and scoping of efforts to be self-performed prior to awarding contract.

Progress through Q1: Review of received bids for award of contract. Completion of utility disconnect and removal of large kitchen components, completion of asbestos remediation in kitchen and cafeteria, completion of data drops and electrical extensions, set up of temporary servery line.

Next steps include awarding renovation contract and initiating construction.

WR – Stormwater Management and Drainage

Status: Planning / Design

Description: This project will address drainage and stormwater management issues around the site that contribute to standing water, erosion and water intrusion with a civil engineering study.

Progress through Q4: Contract for initial phase of stormwater improvements as outlined in engineering report with construction anticipated for summer.

Progress through Q1: Construction schedule pushed due to pilaster work at the rear of the school and is being scheduled for school breaks.

SECTION II – LARGE PROJECTS

ALEXANDRIA CITY HIGH SCHOOL

ACHS – Studio / Auditorium Upgrade

Status: Planning / Design

Description: This project scope includes updating the audio / visual components of the teaching studio (control room, set, etc.) as well as audio / visual upgrades to the auditorium (in addition to modernization of the space).

Progress through Q4: Procurement of architect for design of audio/ visual improvements as well as replacement of studio equipment.

Progress through Q1: COngoing design work for Construction Documents (75% complete). Scoping and pricing for School Board Room communication relay components (communicates back to ACHS studio control center).

Next steps include upgrading Board relay as well as finalizing the CD set for permit submission.

ACHS – Stadium Renovation

Status: Implementation of Covid-delayed items

Description: This project scope includes demolition and replacement of the synthetic turf field, rubberized track, press box, ticket booth, storage restroom building and concession building.

Progress through Q4: Upgraded design of audio/ visual architect for assessment and design. Pricing for additional work and increased cost. School Board approved additional funding

Progress through Q1: Contract for additional work completed. Long lead items ordered. Schedule coordinated with the athletic department.

Next steps include setting-up crane and completing audio poles installation and punch list work over winter break.

ACHS – Perimeter Fence

Status: Pending Close-Out

Description: This project is a condition of the ACHS Stadium Renovation and requires a perimeter fence along the property line where the property borders two neighborhoods adjacent to the stadium.

Progress through Q4: Completion of construction (tongue-in-groove board installation), scoping of change order items, commencement of project close-out.

Progress through Q1: Commencement of change order work. Close-out.

FRANCIS C. HAMMOND MIDDLE SCHOOL

FH – HVAC Replacement and Controls

Status: Implementation

Description: This is a comprehensive renovation project to replace HVAC equipment that has reached the end of its useful life and address deficiencies identified through third-party assessments of the HVAC equipment.

Progress through Q4: Control wiring work commenced during evening hours while school was still in session. Crane delivery and set-up immediately after close of the school year. Craning of units to roof.

Progress through Q1: Installation of roof-top units, gas piping, installation of fans, AHUs, control wiring. Substantial completion achieved and commissioning commenced.

Next step is to complete testing and balancing and address any deficiencies as well as address change order needs.

GEORGE WASHINGTON MIDDLE SCHOOL

GW – HVAC (Fan Coil Replacements, AHU system)

Status: Close-Out of phase, Planning / Design of next phase

Description: This project includes design for repair or replacement of faulty and aged equipment in “A” and “C” Wing classrooms upon the completion of assessment by third-party engineering consultant. The scope includes unit ventilators, rebalancing existing air handlers, replacing and installing new air handler roof top units, heat exchange units, boilers, heat recovery units, air supply upgrades and pumps as well as controls for the building automation system. This is a multi-phased project that will need additional funding.

Progress through Q4: Continuation of engineering design for chillers, pumps and related components in the mechanical room.

Progress through Q1: Construction: Preparation of Construction Documents for permit submission.

Next step includes posting for solicitation upon receipt of approved permit with anticipated construction next summer.

GW – Sports Field

Status: Planning / Design

Description: This project will design converting a grass football field to synthetic turf with subsurface stone base and drainage system. Possible addition of other improvements including coordination with RPCA for field lighting. Funding was deferred to FY 2025 in the proposed CIP budget for construction of this work.

Progress through Q4: Modifications of drawings to address review comments and incorporate additional community input.

Progress through Q1: Finalizing Construction Documents for permit approval.

Next steps include budgeting for designed improvements.

LYLES-CROUCH ELEMENTARY SCHOOL

LC – Building Envelope Repair (Window Replacement)

Status: Initiation

Description: This project includes window replacement on the east side of the school and envelope repair throughout the building to address deficiencies. The current window systems are failing and experience frequent leaks during heavy storm. The exterior repairs are required to maintain the integrity of the envelope and to proactively prevent for any further damage, water intrusion and mold growth.

Progress through Q4: Final measurements and completion completion of design for replacement of east and north windows. Plans submitted for permit.

Progress through Q1: Scheduling for contract procurement.

Next step includes posting for solicitation upon receipt of approved permit.

MOUNT VERNON COMMUNITY SCHOOL

MV – Drainage Renovations and Reconfiguration

Status: Pending Close-Out (Phase)

Description: This project is conducting a comprehensive drainage and engineering analysis of the school and land.

Progress through Q4: Scoping and pricing of one component of repairs - addressing installation of yard inlet north of the new playground.

Progress through Q1: Construction commenced with placement of piping and tie-in to city storm system. Also, east entrance drain tied-in directly to piping. Commencement of close-out.

NAOMI L. BROOKS

NB – Secured Entrance Vestibule

Status: Implementation

Description: Thi project creates a secured vestibule entrance by installing new alarmed interior doors at the top of the entrance stairwell to create a “holding area” for additional security. The project will also add new security wiring and cabling, install new security equipment and desk for security personnel, and renovate the lobby area with new lighting, flooring and paint.

Progress through Q4: Electrical wiring for access control completed, stairway modifications completed.

Progress through Q1: Plans submitted for permit.

Next steps include installing metal framing and glass at top of stairs once permit approved. Work will be completed in the next quarter.

SYSTEMWIDE

SYSTEMWIDE – Playground Assessment

Status: Implementation

Description: This effort will assess all of the ACPS playgrounds to get an inventory of assets, understand failing equipment and dangerous conditions, recognize obsolete equipment and prioritize capital expenditures for the playgrounds.

Progress through Q4: Completion of site reconnaissance and assessments of schools, data input and commencement of report.

Progress through Q1: Site Draft report received from consultant, final report forthcoming in next quarter.

Next steps include analysis of final report and commencement of prioritizing playground renovation approach..

WILLIAM RAMSAY ELEMENTARY SCHOOL

WR – HVAC Replacement

Status: Pending Close-Out

Description: This is a comprehensive renovation project to replace HVAC equipment that has reached the end of its useful life and address deficiencies identified through third-party assessments of the HVAC equipment.

Progress through Q4: Final testing and commissioning of the HVAC system.

Progress through Q1: Commencement of close-out (final punch item, O&M manuals, warranties).

WR – Lobby Renovation (Asbestos Remediation / Flooring / Painting)

Status: Pending Close-Out

Description: This project includes asbestos remediation of the vinyl composite tiles (VCT) and mastic in the school entrance lobby as well as ceiling work, new lighting, new furniture and luxury vinyl tile.

Progress through Q4: Design and scoping effort for coordinated lobby revitalization (flooring, painting, ceiling grid installation and tile coating). Asbestos remediation in the main lobby.

Progress through Q4:

Progress through Q1: Demolition of ceiling grid and installation of new grid system, installation of chosen LVT pattern and graphics (roadrunner head), installation of new furniture and final painting. Commencement of close-out.