



September 5, 2023

### Community Meetings

There are no upcoming meetings scheduled in September at this time.

Welcome to the Capital Improvement Projects (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](#).

### ANNOUNCEMENTS

#### ACPS Appoints Arthur Carpenter-Holmes as Senior Capital Program Manager



Arthur Carpenter-Holmes has been confirmed as the Alexandria City Public Schools (ACPS) senior capital program manager, effective Aug. 28, 2023. Carpenter-Holmes will coordinate and manage all activities associated with major capacity capital development projects for ACPS. This includes assisting with administering and advancing the 10-year capital program modernization campaign and collaborating with multiple internal and external stakeholders to complete projects, ensuring they are on schedule within the scope and budget.

"Mr. Carpenter-Holmes has exhibited great leadership skills since he joined ACPS in March 2023, working on various renovation projects with the educational facilities team. His well-rounded education in architecture, landscape design and urban planning coupled with his extensive experience in project management makes him the perfect candidate for the senior capital program manager position," Director of Capital Programs, Planning and

Design Azjargal "Azuka" Bartlett said. "I am excited for his new role and for him to continue the work on the Minnie Howard Redevelopment project, amongst many other projects to come."

Carpenter-Holmes joined ACPS in 2023 and served as the construction program manager where he oversaw renovation capital improvement projects in the Office of Educational Facilities. Before coming to the division, Carpenter-Holmes was a field construction representative for Fairfax County Public Schools. He also served as a buildings and grounds committee chairperson at the Burgundy Farm Country Day School.

Carpenter-Holmes earned a Bachelor of Science in landscape architecture from Cornell University and a Master of Architecture from Virginia Polytechnic Institute and State University. He is a certified project management professional and a certified Americans with Disabilities Act coordinator.

## 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 will be minimal during the upcoming month. Utility work is wrapping up at and adjacent to W. Braddock Road. Onsite storage at the site's east side will begin to be reworked to allow for site clearing and a new parking lot area at the end of the month. The existing parking lot that was demolished for the summer has been re-established with a temporary paved surface for use by the school. The sidewalks along W. Braddock Road have been restored with relocated construction fencing accordingly. The main pool deck has been poured, and the above pool work continues. Roof work continues in multiple areas at both high and low roofs. Building façade exterior framing, exterior sheathing, exterior metal panels, windows/ glazing, and brickwork continue in all areas. Prime painting has begun in multiple areas. Ceiling grid installation is ongoing in all areas of the building on all floors. Mechanical ductwork is being installed in all areas of the building above the ceiling, and mechanical equipment is being set in utility rooms and is ongoing. Elevator shaft wall installation is ongoing and elevator equipment installation will begin this month. Submittals and fabrications are continuing for all upcoming work.

### Douglas MacArthur Modernization Project



ACPS celebrated the opening of the newly constructed Douglas MacArthur on Fri., Aug. 18, 2023, with an official ribbon-cutting ceremony. “We are so excited about this new building and its offering of a modern,

welcoming and innovative space where our students can learn and grow and our staff can teach and thrive,” ACPS Superintendent Dr. Melanie Kay-Wyatt said as she called the building a “beacon for the community.” Douglas MacArthur Principal Penny Hairston, Alexandria City School Board Chair Dr. Michelle Rief, Alexandria City Mayor Justin Wilson and ACPS Chief Operating Officer Dr. Alicia Hart also addressed the gathering of elected officials, community leaders and student ambassadors in attendance. Dr. Rief presented a commemorative plaque from the School Board to Douglas MacArthur’s principal, before a group cut the ribbon at the school entrance. Watch highlights from the exciting occasion [here!](#)

### Patrick Henry Project- Phase 3



Phase 3 of the Patrick Henry project commenced this summer with the mobilization of the site and the installation of construction fencing. Phase 3 consists of the completion of the athletic fields, playground, and parking lot. The disconnection of utilities within the swing space and the conduction of asbestos abatement are ongoing to ensure a safe and efficient construction process.

### 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.

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

- Perimeter Fence - project is substantially complete. There are some minor grading and extensions of neighboring chain link fencing that are ongoing.

#### Charles Barrett Elementary School

- Kindergarten wing - painting of classrooms, accent walls, door frames, window frames, and hallways is complete.
- Lobby - stripping, sanding, and priming of door frames and railings are complete; awaiting luxury vinyl tile (LVT) shipment. Final painting to commence after LVT flooring installation.
- Heating, ventilation and air conditioning (HVAC) renovation - remote terminal units (RTUs) have been installed; electrical wiring completed; plumbing completed; control wiring completed. Testing and balancing are ongoing. Fan coil units for kindergarten rooms arrived damaged and were returned. We await the delivery of new units and will schedule installation with the school administration accordingly.
- Lobby flooring design is ongoing in coordination with painting.

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

- HVAC renovation - RTUs installed; electrical wiring completed; plumbing completed; control wiring completed. Testing and balancing are ongoing. A few units remain that will be installed in coordination with the school accordingly.
- Flooring - Demolition and leveling completed; LVT installation will be scheduled over a weekend in coordination with school administration.

### **Francis C. Hammond Middle School**

- HVAC renovation - rooftop units (RTUs), air handling units, and variable air volume systems have been installed. Electrical wiring and plumbing are completed; control wiring to the new system is ongoing. Testing and balancing are ongoing.
- Drainage/ stormwater management (SWM) - Contractor pricing and scheduling is underway.
- Hardscape - south parking lots (cafeteria and gym) are completed.
- Flooring (clinic, offices, E105): new LVT flooring installed.

### **George Washington Middle School**

- A-Wing third floor LVT installation completed.
- B-Wing hallway, above the library, new LVT flooring installation complete.
- Security safety vestibule - flooring, new glass door installation, and furniture, fixtures and equipment (FFE) completed.
- Gym floor- new vapor barrier application completed, new Maple wood flooring installation, sanding, painting, and coating completed.
- Sinkhole excavation, compacting, filling, and paving completed.

### **John Adams Elementary School**

- LVT flooring installation completed in classrooms.
- LVT flooring installation completed in two hallways.
- Remaining hallway LVT flooring and ramp rubber flooring will be completed in early fall in coordination with the school.
- Second floor lounge/ storage flooring completed.

### **James K. Polk Elementary School**

- Restrooms renovation - ceilings, lighting, water closet partitions, urinals/ plumbing completed.
- Main entrance renovation - soffit, new ceiling grid, asbestos remediation, tiling work on the ramp, and LVT installation completed.
- Asbestos remediation and LVT flooring installation is complete.

### **Lyles Crouch Traditional Academy**

- Kitchen renovation - Equipment disconnect/ relocation, temporary service line installation, asbestos remediation, and leveling compound application are completed; awaiting award of contract.

### **Mount Vernon Community School**

- New chiller and soil separator are scheduled for late fall delivery and installation.
- Library renovation - roof leak, electrical wiring, new ceiling drywall, painting, lighting, baffle, and styrofoam airplane installation are completed.

### **Naomi L. Brooks Elementary School**

- Security vestibule ongoing - stairwell renovation completed; flooring demolished; vestibule steel frame and glass delivery are scheduled for fall, with installation to be coordinated over a break.
- Lobby renovation - stripping and painting completed; new flooring to be installed after security vestibule doors and walls are installed.
- Library renovation first phase - stripping of wood trim/ door frames, ceiling painting, wall demolition,

and temp wall installation are completed. The project has moved to the design phase.

- Painting - stripping of door frames and railings is complete in the north and northwest hallways. Painting commenced (after hours) in the halls.
- Window replacement - award contract being finalized, work being scheduled.
- Flooring - asbestos remediation and LVT installation completed in north classrooms.

#### **Samuel W. Tucker Elementary School**

- Flooring - demolition completed; leveling and LVT installation completed in kindergarten classrooms, first and second floor hallways; stair treads demolished; new rubber treads installed in all stairwells.
- HVAC - sound attenuator installed in gymnasium.

#### **William Ramsay Elementary School**

- Asbestos remediation completed on the second floor of the east wing. Leveling compound applied, furniture returned to rooms for school opening, LVT installation scheduled for fall.
- Kitchen renovation - Equipment disconnect/ relocation, temporary service line installation, asbestos remediation, and leveling compound application are completed. The renovation contract is being finalized.
- The first phase of SWM improvements is being scheduled.
- Building envelope - Repair of four pilasters (vapor barrier applications, control joints cut) completed.
- HVAC balancing, commissioning, and controls are completed. Integration into the new mainframe is ongoing.
- Lobby renovation - asbestos remediation, new ceiling, and skylight soffits completed; LVT is in fabrication and will be installed over a fall weekend. Furniture has been delivered.

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](#).