



October 8, 2024

Virtual Community Meetings

Watch the most recent George Mason Community Meeting [here](#).

To access information on past community meetings, please visit the [Office of Capital Programs, Planning & Design](#) webpage.

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 receive these updates can 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



New Campus: Punchlist is nearing completion, there are approx. 25 items that remain open. Work is scheduled to be performed on nights and weekends accordingly, as well as student no school days.

Some materials are on order and will not be received until October but the majority of the items should be complete in September. The construction team is receiving the issues being reported from building staff and addressing the work accordingly with Gilbane as either Warranty or Repair work.

Former Campus (Phase II): Abatement has been completed in the existing building. All utilities have been cut, capped and made safe. Demolition has begun and will continue into October, with clearing activities alternating between the north and south sides. You can watch a replay of the live demolition on the [Alexandria City Public Schools Facebook](#) page, where Chief Operating Officer Dr. Alicia Hart and Executive Director of Facilities Dustin Davis shared remarks.

The site areas in Phase 2 have been fenced, and Erosion-Sediment controls installed. Rough grading has been performed where space available and geothermal well drilling has begun. Contractor currently has three rigs onsite drilling the 336 wells that are 1.25 inches diameter at 550 feet deep, anticipated rate of drilling is 1.5 wells per day, per rig, and duration is expected to last three to four months depending on weather and site conditions. Underground utility work is taking place adjacent to W. Braddock on the property site, anticipated completion is the beginning of October.

Patrick Henry Project- Phase III



The subgrade preparation for the future synthetic turf field has been completed, along with the installation of the backstop fence posts. MUSCO sport light poles have been delivered to the site, and permeable pavers have been installed in the two northern parking bays. Additionally, the installation of precast coping on the retaining walls has been finished. Finally, the proposal for the wet-tap of the 8 inch ductile iron pipe for the fire line has been approved.

1703 N. Beauregard Swing Space



The building framing is fully complete, and the final HVAC ductwork is underway on all floors. Wall insulation on the third and fourth floors is 60% finished. Roofing demolition is scheduled for October. The sprinkler system installation has begun on the fourth floor, with the hanger layout already completed. The installation of the switchgear system is scheduled for the second week of October in coordination with Dominion Energy.

George Mason Modernization Project



The Office of Capital Programs, Planning, and Design, along with VMDO Architects, held a virtual community meeting on Oct. 1, 2024, to provide an update on the three conceptual design options. To view the community meeting presentation, visit the [George Mason Modernization](#) webpage, and you can provide feedback on the design options [here](#). These three concepts will be evaluated and one will be selected to move forward at the School Board meeting on Oct. 10, 2024. A Superintendent's Advisory Team (SAT) meeting was held on Oct. 7, 2024. The recorded meeting will be available for viewing on the George Mason Modernization webpage following closed captioning.

EDUCATIONAL FACILITIES PROJECT UPDATES

ACPS is modernizing its school facilities in a process that is expected to take place over the next 10 years. The Office of Educational Facilities is responsible for non-capacity projects that include building upgrades, such as heating, ventilation, and air conditioning (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

- Measurements of sound system decibels by the sound consultant were postponed due to the cancellation of the first football game because of inclement weather. A Neighborhood Forum meeting was held, during which sound, lights, and safety matters related to the stadium were discussed.
- Cistern- control coordination for the system is ongoing, with installation scheduled for Winter Break.

Charles Barrett Elementary School

- Classroom luxury vinyl tile (LVT) installation of the first floor classrooms is being scheduled for late fall/winter.

Francis C. Hammond Middle School

- Courtyard- The roof and overflow drains in the courtyard have been inspected and are currently being flow-tested to confirm the tie-in location. Test pits for determining slab depth are ongoing. Plans are in progress for the installation of a stormwater collection vault, a sump pump, and a force main to discharge the courtyard stormwater remotely. The engineer will prepare the bid documents.
- The LVT installation at the vestibule entrance has been completed, and security equipment has been relocated and energized.
- The corner of the A100 floor is stable and protected, with new work scheduled to take place during Winter Break.

George Washington Middle School

- HVAC phase - the project is progressing through requests for information (RFIs) and completed submittals, with equipment being fabricated.
- Pavement - gutter and inlet concrete repair work being scheduled for Winter Break.

James K. Polk Elementary School

- The front drive loop gutter realignment work is being finalized for stormwater diversion; construction is anticipated for spring/summer 2025.
- Design for the kitchen renovation is being procured.

John Adams Elementary School

- Additional asbestos remediation being scheduled for Winter Break.

Lyles-Crouch Traditional Academy

- Playground/outdoor learning - this will be prioritized against other playground needs as part of fall budget planning.
- Kitchen renovation - punch list completion and project close-out documents are concluding.

Mount Vernon Community School

- Chiller- the commissioning agent performed a preliminary inspection of the current chiller operation and submitted their report. The mechanical contractor has mobilized back onto the site to complete the remaining scope of work while the facility is in the seasonal change-over period.
- LVT installation has been completed for the remediated second floor classrooms.

Naomi L. Brooks Elementary School

- Next steps for the window replacement project are being discussed. Once a final plan is developed, it will be shared with families and staff.

Samuel W. Tucker Elementary School

- The consultant inspected the exterior of the building for building envelope work and is finalizing the scope for a proposal.

William Ramsay Elementary School

- Kitchen renovation - work continues in the closed-off kitchen area including floor drain work, HVAC, ceiling and interior finishes.

Alexandria City Public Schools (ACPS) serves more than 16,000 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 and follow us on X ([Twitter](#)), [Facebook](#), [Instagram](#) and [YouTube](#).