



November 4, 2024

### Virtual Community Meetings

#### George Mason Modernization

**Date:** Thurs., Nov. 21, 2024

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

**Location:** [Join 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:** The punch list is nearing completion. Work is scheduled to be performed on nights, weekends and student closure days. The construction team is coordinating with Gilbane to address any reported issues from building staff.

**Former Campus (Phase II):** Demolition of the existing building is nearing completion and clearing activities are ongoing. Geothermal well drilling is ongoing with three rigs onsite and is approx. 25% complete. Drilling is anticipated to be ongoing through January 2025. Underground utility work is continuing adjacent to W. Braddock Road and the remainder of the work is contingent on Comcast's relocation of its underground utilities. All site work in Phase 2 is contingent upon weather and site conditions. Submittals and fabrications are continuing for all upcoming work.

Watch the most recent virtual community meeting hosted by the Office of Capital Programs, Planning and Design [here](#).

### Patrick Henry Project- Phase III



The preparation of the subgrade for the new synthetic turf field has been completed, and the installation of the perimeter and cross-field drainage system, as well as the perimeter header curb, is currently in progress. The chain link fence and netting posts are also being set up, and sport light poles have been erected. Additionally, the kindergarten playground has successfully passed GMax impact testing, and perimeter fencing is now in place. Municipal inspections will be completed prior to opening and usage. The wet tap for the iron pipe fire line has been completed. The City of Alexandria has issued the permit for the sign.

## 1703 N. Beauregard Swing Space



The wall insulation is 90% complete, and roof demolition is underway, including the removal of all bollards. Site work has also commenced, with the contractor installing both the silt fence and perimeter fencing. On the fourth floor, 80% of painting is complete, while drywall installation is finished on the third floor, with paint priming now in progress. Drywall installation on the second and first floors is ongoing. Additional site work includes layout preparations and demolition activities as part of the initial groundwork.

## George Mason Modernization Project



At its Oct. 10, 2024 meeting, the Alexandria City School Board voted to proceed with the “Open Heart” conceptual design for the George Mason Modernization project. The decision followed the presentation of three design options by the Office of Capital Programs, Planning & Design at the Sept. 19, 2024, meeting. After consideration of input from community and advisory group meetings and a review of stakeholder feedback, the School Board selected the design that best balanced the goals of enhancing the school environment, preserving the historical façade and improving green space for the community. The design selected will also incorporate Alexandria City Public Schools’ educational specifications, ensuring the space includes essential elements such as playgrounds for various age



groups, outdoor amenities and a multi-purpose field. For more details on the design options and to view the recorded meeting, [visit the George Mason Modernization webpage](#).

The Office of Capital Programs, Planning & Design will host its next virtual community meeting on **Thurs., Nov. 21, 2024**. Representatives from ACPS and VMDO Architects will be available to answer questions submitted during the meeting. These questions will also help shape future updates and FAQs on the George Mason Elementary Modernization webpage.

**Date:** Thurs., Nov. 21, 2024

**Time:** 6:30 p.m. - 7:30 p.m.

**Location:** [Online via Zoom](#)

If you're unable to attend, the presentation will be accessible online afterward, and all feedback will be shared with the appropriate staff and decision-makers. We encourage you to send your feedback to Arte'a Funderburk, CIP Communications Specialist, at [artea.funderburk@acps.k12.va.us](mailto:artea.funderburk@acps.k12.va.us).

## 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

- Stadium- The sound system decibel readings were completed by the sound consultant during an ACHS football game. The final report is forthcoming.
- Cistern- The contractor and control sub are finalizing sequencing for winter implementation and completion during winter break.
- Audio/Visual- new LED light installation complete at the ACHS studio. Auditorium lighting and back of house stage lighting replacement completed.

### Charles Barrett Elementary School

- Luxury vinyl tile (LVT) is ordered and in fabrication for first floor classrooms that had asbestos remediation over summer break.

### Francis C. Hammond Middle School

- Courtyard- roof and overflow drains inspection and testing is completed. Test pits have been completed to assess the slab and footer depth, as well as to evaluate the moisture content and stability of the underlying soils and foundations. Information is being used for input into the final design.
- Contracting underway for concrete patch of the slab in basement room 001.

### George Washington Middle School

- HVAC Chiller phase - requests for information (RFIs) and submittals are ongoing.
- Pavement - gutter and inlet concrete repair work at south parking lot has been scoped and is scheduled for Winter Break.

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

- The civil engineer has revised the design for the low slope drainage. The plan is under review.
- Kitchen renovation design contract is in discussion with an architect.

### **John Adams Elementary School**

- LVT has been ordered for the remediated portion of the hallway; additional asbestos remediation is being scheduled for Winter Break. Additional work will be scoped for next summer.

### **Lyles-Crouch Traditional Academy**

- Kitchen renovation- the punch list is completed and project close-out documents are underway.

### **Mount Vernon Community School**

- HVAC Chiller - The mechanical contractor has mobilized back onto the site to complete the remaining scope of work for replacement of the chiller while the facility is in the seasonal change-over period. Installation of new pumps, valves, solids separators, piping and electrical is complete.
- Scoping for the next round of asbestos remediation and LVT flooring is underway with school administration.

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

- The next phase of the window replacement project is scheduled for October 31, 2024 through November 5, 2024. During this time, the contractor will be removing plywood from five spaces and installing new windows to ensure a warm and comfortable environment for students and staff as winter approaches. This work will occur when no students or staff are in the building. Monitoring and testing for hazardous materials will occur before and after the work to ensure all spaces are safe for re-entry. All remaining window replacement will take place during the Summer Break to minimize disruptions to the school community.

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

- Scoping priorities for addressing the building envelope work with priority at the stairwell is underway.

### **William Ramsay Elementary School**

- Kitchen renovation- the temporary serving line was reconfigured due to expanded enrollment. Work is continuing in the kitchen area with anticipated completion Jan. 5, 2025.

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](http://www.acps.k12.va.us) and follow us on X ([Twitter](#)), [Facebook](#), [Instagram](#) and [YouTube](#).