



January 13, 2025

### Virtual Community Meetings

#### George Mason Modernization

**Date:** Tues., Jan. 21, 2025

**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 will 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 complete. The removal of materials, debris and other waste from the site is ongoing and is expected to be finished this month. Geothermal well drilling is currently underway and is anticipated to continue through January 2025. Underground utility work is progressing near W. Braddock Road. Relocation of underground utilities by Comcast is complete. Rough grading is ongoing in all available areas. Site work remains contingent on weather and site conditions. Submittals and fabrications are in progress for all upcoming work.

### Patrick Henry Project- Phase III



Fine grading and compaction on the south side of the artificial turf field (ATF) has been delayed due to recent precipitation and overnight freezing temperatures. As a result, subgrade compaction and installation of the stone base for the permeable pavers path has also been delayed. Keller is working with their subcontractor to plan snow removal around the ATF. Following snow clearance, weather permitting, Keller will move forward with the remaining work to substantially complete the project by the end of the month. Fine grading on the north side of the ATF near the recreation center entrance is complete along with sub-grade preparation, formwork and placement of the concrete sidewalk. Keller Brothers has submitted an updated schedule. Monument sign plans were modified without electronic messaging and the sign permit has been issued.

## 1703 N. Beauregard Swing Space



Drywall installation has been completed on all floors. Exterior site work is 50% complete. Flooring installation has commenced on the fourth floor. The boiler has been delivered to the site, and the HVAC contractor is actively working on its installation. In the Goddard Space facility, upgrades to the sprinkler system and HVAC vent work have been completed. Approximately 80% of the painting work on the second and third floors is still in progress. The installation of a new roof and penthouse is currently underway. Additionally, all door frames have been fully installed.

## George Mason Modernization Project



The Office of Capital Programs, Planning, and Design team held a virtual community meeting with VMDO Architects to provide an update on the project timeline and schematic design, including traffic scoping, outdoor space utilization and building elevations. To review the presentation and watch the meeting recording, [visit the George Mason Modernization webpage](#).



Representatives from ACPS and VMDO Architects were available to answer questions submitted during the meeting. These questions will shape future updates and frequently asked questions (FAQs) on the [George Mason Elementary Modernization](#) webpage.

## 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

- Audio/Visual (A/V)- new studio set installation is complete. The requisition for phase 1 graphic software is in process, and expected by the end of the month. This will complete phase 1 of the project. Phase 2 A/V work in the Auditorium and ACHS control room is being discussed and evaluated with the ACPS Communications team for prioritization and future implementation.

### Charles Barrett Elementary School

- First floor 2nd grade and early childhood classrooms luxury vinyl tile (LVT) materials have been delivered. Installation work is scheduled to take place over three consecutive weekends, beginning in mid-January.

### Francis C. Hammond Middle School

- Courtyard - the design is being finalized to manage the size of the stormwater collection vault. This includes installing a deep manhole in the courtyard and boring under building foundations to connect to a stormwater manhole in the south parking area. Soil borings will determine subsurface characteristics near the manhole site.
- Painting work is ongoing in the Clinic lobby area adjacent to the Main Office.
- Kiln room renovation in Room E210 - abatement of flooring tiles and LVT installation are complete. Pricing for the balance of work has been solicited.
- Rooftop Unit Replacement work - the contractor has been mobilized for work and installed dunnage structures at units 11, 18, 19, 21, OA-1 and chiller.
- Cafeteria - the contractor was mobilized to the site and completed installation of exterior temporary partitions at both structures.

### George Washington Middle School

- Chiller replacement work serving wings A & B, Auditorium, and Library - demolition work is complete. New piping, electrical components, pumps and motors have been installed.

### James K. Polk Elementary School

- Stormwater/Hardscape - the civil engineer is preparing the design for the low slope drainage in the front bus loop adjacent to the dumpster pad.

### John Adams Elementary School

- Asbestos remediation in the rear Gymnasium corridor is now complete.
- LVT installation will be scheduled pending delivery of backordered materials. Installation anticipated for the Spring.

### Mount Vernon Community School

- Chiller installation - the facility has been changed over to the seasonal heating mode delaying the commissioning until spring. Training and demonstrations are being scheduled.

### **William Ramsay Elementary School**

- Kitchen renovation - All Building Department permit approvals have been received. Servery line installation is complete. Following the City of Alexandria Health Department's approval, final completion of the Project is anticipated for mid-January.

Alexandria City Public Schools (ACPS) serves more than 16,300 students who hail from more than 118 countries and speak 127 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](#).