

# FY22 CIP QUARTERLY REPORT

Quarter 2: October 2021-December 2021

*Department  
of Facilities  
and  
Operations*

## Table of Contents

<b>EXECUTIVE SUMMARY</b>	<b>2</b>
<b>HIGHLIGHTS (FY 2022 Q2):</b>	<b>4</b>
<b>FINANCIAL SUMMARY</b>	<b>4</b>
<b>SECTION I – DETAILED CIP PROJECT STATUS UPDATES</b>	<b>7</b>
<b>CHARLES BARRETT ELEMENTARY SCHOOL</b>	<b>7</b>
<b>CORA KELLY ELEMENTARY SCHOOL</b>	<b>7</b>
<b>FRANCIS C. HAMMOND MIDDLE SCHOOL</b>	<b>9</b>
<b>GEORGE WASHINGTON MIDDLE SCHOOL</b>	<b>10</b>
<b>JAMES POLK ELEMENTARY SCHOOL</b>	<b>12</b>
<b>JOHN ADAMS ELEMENTARY SCHOOL</b>	<b>12</b>
<b>LYLES-CROUCH ELEMENTARY SCHOOL</b>	<b>13</b>
<b>MOUNT VERNON COMMUNITY SCHOOL</b>	<b>14</b>
<b>NAOMI L. BROOKS ELEMENTARY SCHOOL</b>	<b>15</b>
<b>SAMUEL TUCKER ELEMENTARY SCHOOL</b>	<b>17</b>
<b>WILLIAM RAMSAY ELEMENTARY SCHOOL</b>	<b>17</b>
<b>SECTION II – LARGE PROJECTS</b>	<b>20</b>
<b>FERDINAND T. DAY ELEMENTARY SCHOOL</b>	<b>20</b>
<b>FRANCIS C. HAMMOND MIDDLE SCHOOL</b>	<b>20</b>
<b>GEORGE WASHINGTON MIDDLE SCHOOL</b>	<b>20</b>
<b>LYLES-CROUCH ELEMENTARY SCHOOL</b>	<b>21</b>
<b>MOUNT VERNON COMMUNITY SCHOOL</b>	<b>22</b>
<b>ROWING FACILITY</b>	<b>23</b>
<b>ALEXANDRIA CITY HIGH SCHOOL</b>	<b>23</b>

## EXECUTIVE SUMMARY

This Alexandria City Public Schools (ACPS) FY 2022 Second Quarter Report is intended to provide the Alexandria City School Board with an overview of the Department of Facilities and Operations 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, the information provided in this status report supplements the FY 2022-31 approved CIP budget by tracking the funding and schedules of all major projects in process.

This report will illustrate the execution and progress of CIP projects through the end of the second quarter of FY 2022. This fiscal year was again impacted by the unprecedented Coronavirus pandemic and subsequent supply chain impacts. With this as context during Q2 of FY22, ACPS projects shifted to adapt to unplanned needs due in large part to the COVID-19 pandemic. This report will highlight Q2 financial data and some explanations of related tasks. Report sections include:

- FY 2022 Second Quarter 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 final FY 2022 CIP budget, including roll over and transfer funding, is \$156,126,004. This includes \$51,153,638 of roll over funding from previous fiscal years, the FY 2022 Approved CIP total of \$55,249,200 and Douglas MacArthur roll over funding from FY 2021 of \$49,723,166. Less expenditures through December 31, 2021 of \$46,485,822, the remaining year-end projected balance is \$109,640,182 as illustrated in the table below:

Roll Over Funding From Previous Fiscal Years	\$51,153,638
Approved FY 2022 CIP Funding	\$55,249,200
Douglas MacArthur Roll Over Allocation from FY 2021	\$49,723,166
<b>SUBTOTAL</b>	<b>\$156,126,004</b>
Less (Expenditures and Commitments through 12.31.21)	(\$46,485,822)
<b>TOTAL REMAINING PROJECTED YEAR-END BALANCE</b>	<b>\$109,640,182</b>

This report will also categorize projects by means of the five project status categories used by the City of Alexandria. As of December 31, 2021, there were 53 active ACPS CIP projects to report. Active projects are 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 second quarter of FY 2022. Definitions of each category are provided below:

Q1 Project Status	Number of Projects
Initiation	4
Planning/Design	11
Implementation	23
Pending Close-Out	5
Close-Out	10
<b>Grand Total</b>	<b>53</b>

**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.

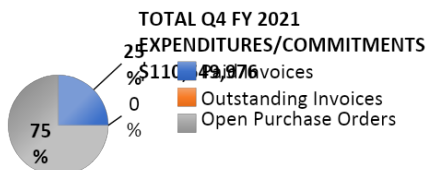
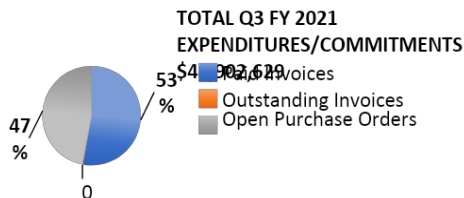
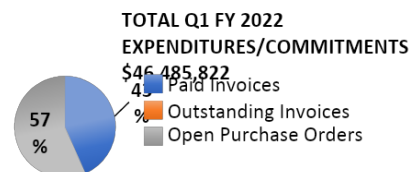
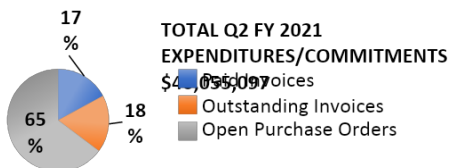
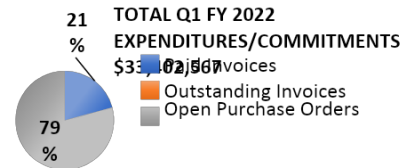
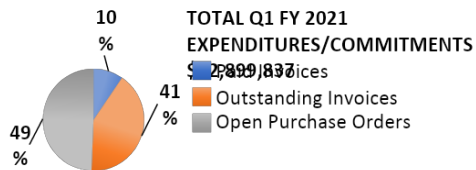
**Implementation:** Work towards completing the primary scope of work has started. Construction has begun, equipment has been received and is being installed, a master plan is being updated, etc. Work has started on implementing what ACPS staff communicated to the School Board regarding the primary scope 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.

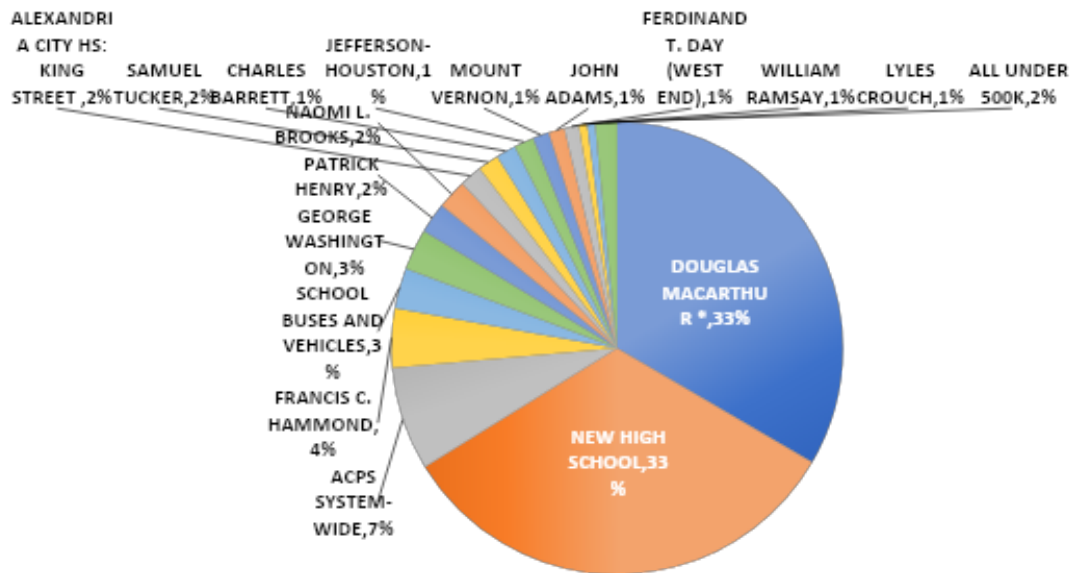
## HIGHLIGHTS (FY 2022 Q2):



- 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 Second Quarter of FY 2022 shows a significant increase in Paid Invoices (completed work) over First Quarter of FY 2022. Compared to Second Quarter FY 2021, there is a slight decrease in Open Purchase orders due in part to the holiday season slow down and pandemic surge towards the end of the quarter. Despite this surge and slow down, the total expenditures/commitments are approximately \$6.4M higher than the total at the end of Second Quarter FY 2021.
- The increase in paid invoices reflects an uptake in paid invoice processing over FY 2021. 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 one year 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.
- Non-Capacity Projects:** There are currently 38 projects in the phase of Initiation, Planning and Design, or Implementation. Fifteen projects are in the phase of Pending Close-Out or Close Out.
- Capacity Projects:** For the High School Project, design progress was made through 50% of construction documents. For Douglas MacArthur (new build), geothermal well installation work continued. For 1703 N.

**“Top Five” Estimated Remaining Balances at the end of FY 2022:**

- \$36.6M of the remaining \$109.6M is dedicated to Douglas MacArthur.
- \$34.8M of the remaining \$109.6M is dedicated to New High School.
- \$8.1M of the remaining \$109.6M is dedicated to ACPS System-Wide projects at various sites including CIP Project Planning tasks for various schools.
- \$4.6M of the remaining \$109.6M is dedicated to Francis Hammond.
- \$3.2M of the remaining \$109.6M is dedicated to the School Buses and Vehicles.



ACPS EDUCATIONAL FACILITIES DEPARTMENT  
CAPITAL IMPROVEMENT PROGRAM (CIP)  
PROJECT STATUS REPORT  
FY 2022 – QUARTER 2

TABLE 1: CIP FINANCIAL SUMMARY TABLE (STATUS THROUGH DECEMBER 31, 2021)

ACCOUNT	BUDGET FY 2022			YTD EXPENDITURES AND COMMITMENTS			Total Budget LESS Total YTD Expenditures
ACCOUNT ACPS Project Title	BUDGET FY 2022 Approved Budget Allocation	BUDGET Estimated Ending Budget Balances as of 06/30/21	BUDGET Total Available Budget after Transfers	EXPENDITURES Through 12/31/21	EXPENDITURES Open Purchase Orders	EXPENDITURES Total YTD Expenditures and Commitments	BALANCE Remaining to Year-End (Projected)
ACPS SYSTEM-WIDE	3,671,300	5,948,010	9,619,310	1,491,630	5,549	1,497,179	8,122,131
SCHOOL BUSES AND VEHICLES	1,820,000	1,389,671	3,209,671	6,950	0	6,950	3,202,721
TRANSPORTATION FACILITY	50,000	0	50,000	0	0	0	50,000
ROWING FACILITY	0	106,243	106,243	66,763	17,266	84,029	22,214
CENTRAL PRE SCHOOL	0	10,883	10,883	0	0	0	10,883
CHARLES BARRETT	1,425,000	169,542	1,594,542	23,295	0	23,295	1,571,247
CORA KELLY	688,000	281,697	969,697	370,922	435,662	806,584	163,113
DOUGLAS MACARTHUR *	2,000,000	69,600,000	71,600,000	11,041,255	23,928,315	34,969,570	36,630,430
FRANCIS C. HAMMOND	500,000	4,244,477	4,744,477	121,392	0	121,392	4,623,085
GEORGE MASON	100,000	120,954	220,954	33,017	0	33,017	187,938
GEORGE WASHINGTON	4,779,000	984,784	5,763,784	2,229,811	345,440	2,575,252	3,188,532
JAMES K. POLK	0	639,175	639,175	295,468	0	295,468	343,707
JEFFERSON-HOUSTON	0	1,727,751	1,727,751	175,928	0	175,928	1,551,823
JOHN ADAMS	989,500	883,236	1,872,736	621,749	0	621,749	1,250,987
LYLES CROUCH	1,065,400	767,609	1,833,009	1,190,458	13,900	1,204,358	628,651
NAOMI L. BROOKS	2,328,000	572,149	2,900,149	461,651	106,631	568,282	2,331,867
MOUNT VERNON	591,500	2,364,028	2,955,528	1,169,292	506,482	1,675,774	1,279,754
NEW HIGH SCHOOL	30,000,000	6,390,576	36,390,576	228,754	211,892	440,646	35,949,930
PATRICK HENRY	0	2,402,294	2,402,294	0	0	0	2,402,294
SAMUEL TUCKER	1,664,000	296,386	1,960,386	272,650	26,621	299,271	1,661,115
ALEXANDRIA CITY HS: KING STREET	1,097,600	660,058	1,757,658	0	0	0	1,757,658
ALEXANDRIA CITY HS: MINNIE HOWARD	0	406,619	406,619	0	0	0	406,619
TECHNOLOGY MODERNIZATION	500,000	635	500,635	1,176	249,150	250,326	250,309
JANNEY'S LANE ACQUISITION	0	17,210	17,210	0	0	0	17,210
CURRICULUM & INSTRUCTION MATERIALS	929,900	116,387	1,046,287	332,881	460,741	793,622	252,665
FERDINAND T. DAY (WEST END)	875,000	259,774	1,134,774	0	0	0	1,134,774
WILLIAM RAMSAY	175,000	516,657	691,657	8,101	35,030	43,131	648,526
<b>GRAND TOTALS</b>	<b>55,249,200</b>	<b>100,876,804</b>	<b>156,126,004</b>	<b>20,143,142</b>	<b>26,342,680</b>	<b>46,485,822</b>	<b>109,640,182</b>
* Douglas MacArthur rollover of \$50M included in FY 2021; Total hit in FY 2022							

## 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 this fiscal year through Q2 of FY 2022. 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:** Planning/Design

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

**Progress through Q2:** Construction Documents achieved 90% completion in December 2021. Project specifications were prepared, reviewed and commented by Design-Construction Administration team members. Commissioning Agent was selected.

**Anticipated progress through Q3:** Next steps include completion of 100% Construction/Bid Documents in Q3 and soliciting Invitation to Bid (ITB) with award anticipated in February-March 2022 and construction to be scheduled for following summer break.

### CORA KELLY ELEMENTARY SCHOOL

#### CK – Restroom renovation

**Status:** Pending Close-Out

**Description:** This project renovated the second-floor restrooms with new sinks and countertops and new ceramic wall tile.

**Progress through Q2:** Demolition of exiting sinks and countertops, installation of new porcelain sinks and Corian countertops, installation of ceramic wall tile.

**Anticipated progress through Q3:** Close-Out



#### CK – Window Repair/Replacement

**Status:** Close-Out



**Description:** This project includes repair of windows (including new gaskets, backer rods, joint seals, caulking, opening repairs) and replacement of certain windows throughout the building. This is Phase II and Phase III of window repairs.

**Progress through Q2:** Phase III (courtyard) work completed. Punch list items finished and close-out procedures underway.

**Anticipated progress through Q3:** NA

#### CK – Elevator Installation

**Status:** Close-Out

**Description:** This project consists of modifications to the existing first floor Media Center, the second floor Copier Room and adjoining Teacher’s Work Room to accommodate a new Elevator.

**Progress through Q2:** All manuals and warranties received, training conducted and close-out procedures implemented.

**Anticipated progress through Q3:** NA

#### CK – Asbestos Remediation / Flooring

**Status:** Initiation

**Description:** Asbestos remediation of vinyl composite tiles (VCT) and mastic in health suite and main office and installation of new luxury vinyl tile (LVT) and carpet squares.

**Progress through Q2:** Office project scoped and flooring material chosen.

**Anticipated progress through Q3:** Schedule work around summer school activities.

#### CK – Exterior Basketball Court

**Status:** Close-Out

**Description:** Milling of existing asphalt exterior basketball court, installation of new asphalt layer and finish coat, painting of new surface and replacement of basketball hoops.

**Progress through Q2:** Punch list completed and project close-out initiated.

**Anticipated progress through Q3:** NA

#### CK – HVAC Replacement

**Status:** Planning / Design

**Description:** This project encompasses replacement of (17) Roof Top Units and associated structures and controls.

**Progress through Q2:** Construction/Bid documents completed and reviewed by Design-Construction Administration team.

**Anticipated progress through Q3:** Next steps include bid solicitation followed by selection of Contractor in March-April 2022.

## FRANCIS C. HAMMOND MIDDLE SCHOOL

### FH – Asbestos Remediation / Flooring

**Status:** Implementation

**Description:** This project includes asbestos remediation of the vinyl composite tiles (VCT) and mastic in classrooms on the first and second floor (including 7<sup>th</sup> grade office suite).

**Progress through Q2:** Completion of luxury vinyl tile (LVT) product installation in 7<sup>th</sup> grade office suite. Four additional classrooms had asbestos remediation and vinyl tile demolition over winter break. Asbestos remediation and monitoring completed; all spaces cleared by lab testing as safe for occupation. The floors were leveled with Ardex and ready for return of students.

**Anticipated progress through Q3:** Next steps include coordinating and scheduling work in the four classrooms once LVT product delivered.

### FH – Multi-Sport Court

**Status:** Pending Close-Out

**Description:** This project includes renovation and retrofit of existing tennis courts at Francis Hammond Middle School in to multi-purpose court equipped with basketball, futsal and in-line hockey equipment and striping.

**Progress through Q2:** Project substantially complete and formal dedication of the facility was undertaken on November 8, 2021.

**Anticipated progress through Q3:** Final landscaping and site stabilization will be completed, followed by project close-out.

### FH – Interior Painting



**Status:** Implementation

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

**Progress through Q2:** Interior classroom painting work completed.

**Anticipated progress through Q3:** Next steps include following the asbestos remediation / flooring work and painting those classrooms.

#### **FH – Courtyard Drainage**

**Status:** Planning/Design

**Description:** Assemble existing field data to include topography, site improvements, landscape materials and storm water management (SWM) structures. Develop a new configuration to enhance the SWM function and mitigate on-going damage.

**Progress through Q2:** The civil engineer preformed extensive televised surveillance of the existing outfall structures.

**Anticipated progress through Q3:** Design of courtyard improvements to adequately address SWM and building leaks.

#### **FH – Replacement of Cafeteria Glazing Structures**

**Status:** Planning/Design

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

**Progress through Q2:** Design Engineer commenced preparation of specifications and design/bid/construction documents to replace existing glazed structures with new structures.

**Anticipated progress through Q3:** Completion of Bid package and solicitations for bid in March-April 2022.

### **GEORGE WASHINGTON MIDDLE SCHOOL**

#### **GW – Ongoing Interior Renovations**

**Status:** Implementation

**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 Q2:** Continual clearing of furniture, parts, equipment, supplies to clean basement areas.

**Anticipated progress through Q3:** Next steps include removing / relocating ACPS records that are stored in the basement to warehouse or 1703 Beauregard once space is cleared and ready.

#### GW – Auditorium Flooring

**Status:** Implementation

**Description:** : This is a new phase of the project that includes installation of new carpet squares in the auditorium.

**Progress through Q2:** Installation of carpet squares complete as well as broad-loom carpet and stair treads the balcony.

**Anticipated progress through Q3:** Next step includes sanding and refinishing auditorium wood stage.



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#### GW – Gymnasium Repairs

**Status:** Implementation

**Description:** This project includes addressing water intrusion and subsequent damage to the gymnasium wood floor in the gymnasium.

**Progress through Q2:** A new HVAC leak caused additional damage to the gymnasium wood floor. Temporary repairs completed to allow for school use. Final repairs and installation completed during winter break.

**Anticipated progress through Q3:** Next steps include painting and final sealing of the wood floor.

#### 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 being considered.

**Progress through Q2:** Initiation of the design with Purchase Order. Site survey work commenced.

**Anticipated progress through Q3:** Ongoing design effort through Construction Documents and submission for permit in anticipation of Invitation to Bid solicitation.

#### GW – Parking Lot Drainage

**Status:** Implementation

**Description:** This project will explore drainage issues at various points around the property and sinkhole formation along the southern drive aisle.

**Progress through Q2:** Additional subsurface cleaning of retention system was completed. Several areas of sinkhole formation and pavement failure were identified for corrective measures.

**Anticipated progress through Q3:** Scope / price sinkhole and pavement measures and schedule / initiate repairs.

## JAMES POLK ELEMENTARY SCHOOL

### JP – Asbestos Remediation / Flooring Installation

**Status:** Implementation

**Description:** This project includes asbestos remediation of the vinyl composite tiles (VCT) and mastic in classrooms/hallways on the entire second floor (excludes library).

**Progress through Q2:** Completion of luxury vinyl tile (LVT) product installation in basement area.

**Anticipated progress through Q3:** The next step is scoping and coordinating the next phase of flooring work. The main entrance and administration office suite will be targeted but will have to be planned around summer school usage or pushed back.

## JOHN ADAMS ELEMENTARY SCHOOL

### JA – Fire Alarm System

**Status:** Initiation

**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 Q2:** Facilities Conditions Assessments completed, which addressed recommendations to the fire alarm system deficiencies.

**Anticipated progress through Q3:** Next steps include addressing specific deficiencies with fire consultant design of system upgrades.

### JA – Asbestos Remediation / Flooring Installation

**Status:** Close-Out



**Description:** This project includes asbestos remediation of the vinyl composite tiles (VCT) and mastic in classrooms/hallways on the entire second floor (excludes library).

**Progress through Q2:** Installation of luxury vinyl tile (LVT) product completed.

**Anticipated progress through Q3:** Next steps include identifying and scoping additional areas for asbestos / flooring work to keep making progress on updating the flooring throughout the school.

## **LYLES-CROUCH ELEMENTARY SCHOOL**

### **LC – Asbestos Remediation / Flooring**

**Status:** Close-Out

**Description:** This is a second phase flooring project that includes asbestos remediation of the vinyl composite tiles (VCT) and mastic in the second-floor classrooms/hallways and a few remaining areas on the first floor (hallways, health suite) and installation of new luxury vinyl tile (LVT).

**Progress through Q2:** Installation of luxury vinyl tile (LVT) product completed.

**Anticipated progress through Q3:** NA (Asbestos and VCT removed throughout the school minus the cafeteria / kitchen – which is a separate project).

### **LC – Gymnasium/Multi-Purpose Flooring**

**Status:** Close-Out

**Description:** This project includes removal of vinyl composite tile in the gymnasium/auditorium/multi-purpose room and luxury vinyl sports court installation.

**Progress through Q2:** Completion of line painting on gym floor and close-out of project.

**Anticipated progress through Q3:** NA

### **Lyles Crouch – Site Drainage Mitigation**

**Status:** Implementation

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

**Progress through Q2:** Plans submitted for permit for approval of asphalt milling and installation of new layer as well as new curb installation for redirecting site sheet flow. City review interpretation asserted that the plan constituted a “land disturbing activity” – triggering enhanced engineering analysis and project cost.

**Anticipated Progress through Q3:** Submission of relief memo to the appropriate authorities to request relief from land disturbing activity designation and request of maintenance designation.

### Lyles Crouch – Outdoor Learning / Playground / Field

**Status:** Initiation

**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 Q2:** Held site reconnaissance meeting with architect and PTA members

**Anticipated progress through Q3:** Finalize architect contract, coordinate field options with RPCA and commence design.

### LC – Painting

**Status:** Implementation

**Description:** This is a second phase painting project that includes 2<sup>nd</sup> floor classrooms and metal railings throughout the school.

**Progress through Q2:** Classroom painting completed.

**Anticipated progress through Q3:** Painting of metal railings.

### LC – Kitchen Renovation and Served Upgrades

**Status:** Planning / Design

**Description:** This project includes kitchen upgrades, as well as reconfiguration of the served area and cafeteria. The upgraded design will address the need for a defined served area that facilitates faster and more efficient queuing/purchasing of food items.

**Progress through Q2:** Held stakeholder meeting with Principal and School Nutrition Services to define outcomes and specific equipment needs. Initiated architectural scope and proposal.

**Anticipated progress through Q3:** Commencement of Design Development.

## **MOUNT VERNON COMMUNITY SCHOOL**

### MV – Fire Alarm System

**Status:** Initiation

**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 Q2:** Facilities Conditions Assessments completed, which addressed recommendations to the fire alarm system deficiencies.

**Anticipated progress through Q3:** Next steps include addressing specific deficiencies with fire consultant design of system upgrades.

#### **MV – Library Renovation**

**Status:** Implementation

**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 and new furniture will be added as second phase.

**Progress through Q2:** Shelving completed and library returned to use. Architect took measurements and began design for next phase.

**Anticipated progress through Q3:** Next steps include new seating furniture, painting and new lighting.

#### **MV – Chiller Replacement**

**Status:** Implementation

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

**Progress through Q2:** Procurement issued the Invitation to Bid for the scoped project.

**Anticipated progress through Q3:** Bids will be received, reviewed and a Contract awarded.

### **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 Q2:** Construction Documents completed; bid package prepared.

**Anticipated progress through Q3:** Next steps include initiation of Invitation to Bid for construction activities to be scheduled for next summer.

#### **NB – Roof Replacement (Phase III)**



**Status:** Implementation

**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 Q2:** Project solicitation completed and contract awarded. Submittal process and product ordering commenced. Due to material delay of insulation board (pandemic-related fabrication delay), the project was placed on hold until next summer.

**Anticipated progress through Q3:** Next steps include scheduling and initiation of construction activities for next summer. The insulation board has been procured.

#### **NB – 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 Q2:** Held stakeholder meeting with Principal and School Nutrition Services to define outcomes and specific equipment needs. Design Development ongoing.

**Anticipated progress through Q3:** Continue design effort through Construction Documents. Prepare ITB package.

#### **NB – HVAC Replacement (Phase II)**

**Status:** Pending Close-Out

**Description:** This project is to replace aged, out-of-warranty roof top units (12), associated curbs, supply and return ductwork, controllers and temperature sensors. The scope also includes relocating the existing roof mounted exhaust fan, as well as associated structural and electrical work.

**Progress through Q2:** Completion of commissioning and building automation system work. Initiate close-out procedures.

**Anticipated progress through Q3:** Project close-out and equipment final warranties expected by February 2022.

#### **NB – Asbestos Remediation / Flooring**

**Status:** Implementation

**Description:** This flooring project that 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 Q2:** New luxury vinyl tiles (LVT) were installed in south and west hallways. Next phase commenced with asbestos remediation and vinyl tile demolition at north and northwest hallways. The halls were leveled with Ardex and ready for return of students.

**Anticipated progress through Q3:** Next steps include coordinating and scheduling installation in the north and northwest hallways once LVT product delivered.

## **SAMUEL TUCKER ELEMENTARY SCHOOL**

### **ST – HVAC (Construction)**

**Status:** Implementation

**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 Q2:** Delivery and installation of Chiller system completed, roof top air vents/exhaust fans installed, Air Handling Units #4 and #5 work commenced.

**Anticipated progress through Q3:** Next steps includes delivery and installation of AHU units, supply and return duct works, air balancing of newly installed HVAC system and initiation of Controls.

### **ST – Hardscape Repair**

**Status:** Close-Out

**Description:** This project is to repair the failing asphalt aisle, parking areas and trash pad on the south side of school. The scope comprises excavating asphalt to the sub-base and installing new layers with finish coat and painting.

**Progress through Q2:** Asphalt drive aisle and parking areas completed, concrete trash pad completed; lane and parking lines painted.

**Progress through Q3:** Close-Out



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the

## **WILLIAM RAMSAY ELEMENTARY SCHOOL**

### **WR – HVAC Replacement**

**Status:** Planning / Design

**Description:** This is Phase II of the project and encompasses roof replacement of (16) Roof Top Units and controls.

**Progress through Q2:** Construction/Bid documents completed and reviewed by Design-Construction Administration team.

**Anticipated progress through Q3:** Next steps include bid solicitation followed by the selection of Contractor in March-April 2022.

#### **WR – Building Infrastructure Repair**

**Status:** Planning / Design (on Hold)

**Description:** This project will undertake a structural analysis of the south wing at masonry columns.

**Progress through Q2:** This project was delayed due to Covid-19 funding assessment and possible reallocation. Project still on hold but anticipate resuming engineering analysis with new FY22 funding allocation to include investigation of building deficiencies and structural concerns and preparation of repair recommendations.

**Anticipated progress through Q3:** Next steps include delineation of funding source.

#### **WR – Library Flooring and Shelving**

**Status:** 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. In 2021 Q1, new shelving and new furniture will be added.

**Progress through Q2:** Order and installation of additional shelves for rearranged library.

**Anticipated progress through Q3:** Close-Out

#### **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 Q2:** Held stakeholder meeting with Principal and School Nutrition Services to define outcomes and specific equipment needs. Design Development ongoing.

***Anticipated progress through Q3:*** Continue design effort through Construction Documents. Prepare ITB package.

### **WR – Dryer Vents**

***Status:*** Close-Out

***Description:*** This project was to properly vent new dryers that the school acquired to come into code compliance.

***Progress through Q2:*** Penetrations into mechanical room and through exterior wall completed, ducting installed, new exterior glass installed and close-out procedures commenced.

***Anticipated progress through Q3:*** NA



## SECTION II – LARGE PROJECTS

### FERDINAND T. DAY ELEMENTARY SCHOOL

#### FTD – Parking Garage Restoration

**Status:** Implementation

**Description:** This project consists of parking garage repairs and includes all structural concerns, concrete work, columns, veneer restoration, crack infill / sealing, waterproofing, electrical components, plumbing components, fire protection and any other deficiencies.

**Progress through Q2:** Engineer completed project design, an Invitation to Bid was solicited and Bid documents received for evaluation. An award recommendation was given to ACPS Procurement for drafting of the Contract.

**Anticipated progress through Q3:** Contract document execution is anticipated for January-February. Project scheduled to start in February 2022 with anticipated completion in summer 2022.

### FRANCIS C. HAMMOND MIDDLE SCHOOL

#### FH – HVAC Replacement and Controls

**Status:** Planning/Design

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

**Progress through Q2:** Completion of re-scoped ITB for updated Code requirements and detailed work delineation. Bid was solicited and Bid documents received for evaluation and award recommendations were given to ACPS Procurement for drafting Contract document.

**Anticipated progress through Q3:** Contract document approvals by ACPS SB expected in January-February. Project scheduled to start in February-March 2022 with anticipated completion in summer 2023.

### GEORGE WASHINGTON MIDDLE SCHOOL

#### GW – HVAC (Fan Coil Replacements, AHU system)

**Status:** Implementation

**Description:** This project includes design for repair or replacement of 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 Q2:** Phase 1 of the project commenced; outside Air unit, air duct work and air registers for classrooms in “A” wing installed and commissioned, rebalancing of the AHU’s for Library completed.

**Anticipated progress through Q3:** Next steps include commencement of construction activities in Phase 2 to replace and install Water Cooling Tower and associated structural supports, power and piping.

## LYLES-CROUCH ELEMENTARY SCHOOL

### LC – HVAC Replacement

**Status:** Close-Out

**Description:** Remove and replace all existing Roof Top Units serving the entire school building as well as the introduction of Ultra Violet Light Disinfection apparatus as part of the Covid-19 preventative measures.

**Progress through Q2:** Work included completion of the punch list and close-out activities.

**Anticipated progress through Q3:** NA

### LC – Building Envelope Repair (Window Replacement)

**Status:** Pending Close-Out

**Description:** This project includes window replacement on the south 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 Q2:** Replacement of windows and sills completed, all punch listed items addressed during the winter holiday break.

**Anticipated progress through Q3:** The project close-out and warranties expected by February 2022.

## MOUNT VERNON COMMUNITY SCHOOL

### MV – HVAC (Cooling Tower Replacement)

**Status:** Implementation

**Description:** This project consists of removal and replacement of the Cooling Tower, associated modifications to roof structural support and ancillary pump and piping.

**Progress through Q2:** Contractor continued the submittal process and long-lead product ordering. Materials were received including the new cooling tower and pumps.

Fabrication of units commenced; delivery and installation scheduled.

**Progress through Q3:** Anticipated work includes the removal of old equipment, preparation of the structural steel supports, reconfiguring the piping and placement of new cooling tower.

### MV – Drainage Renovations and Reconfiguration

**Status:** Implementation

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

**Progress through Q2:** Review comments addressed, plan updated and resubmitted. Plan incorporated ADA ramp behind retaining wall that is part of the kitchen renovation project.

**Anticipated process through Q3:** Next steps include solicitation for Invitation to Bid followed by construction activities.

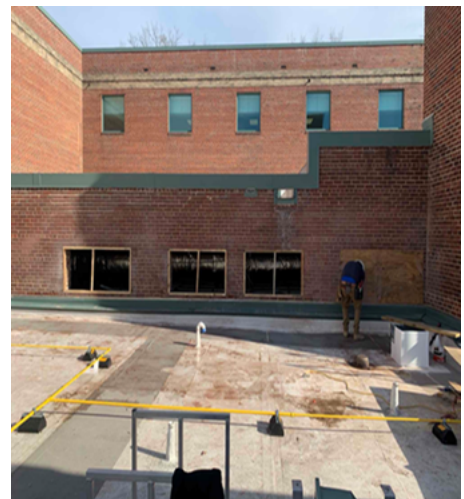
### MV – Kitchen and Cafeteria Renovation

**Status:** Implementation

**Description:** Renovation of the existing Kitchen & Cafeteria.

**Progress through Q2:** Demolition, floor trenching and utility installation were completed along with concrete slab in-fill. masonry walls and new electric panels were installed. Kitchen and new ductwork were installed. Extensive shoring was erected and new structural steel members were installed. New masonry openings were created to accommodate four new clerestory windows.

**Anticipated progress through Q3:** : Installation of ceiling grid, and interior finishes. Excavation and placement of new loading ramp. Notice was provided that the overhead coiling doors, walk-in cooler/freezer and new roof top unit will be significantly delayed due to supply chain shortages. Arrangements are underway to obtain a temporary occupancy permit.



New  
hood

lights  
dock

## ROWING FACILITY

### RF – Fire Notification and Fire Suppression System upgrade



**Status:** Pending Close-Out

**Description:** This project is for fire alarm/ fire suppression and notification system compliance and upgrade. An evaluation of the system was undertaken prior to initiation of the design phase of the project.

**Progress through Q2:** Additional piping supply work to address construction of fire alarm and fire suppression system (piping, sprinklers) commenced.

**Anticipated progress through Q3:** Next step is close-out activities and is anticipated for February 2022.

## ALEXANDRIA CITY HIGH SCHOOL

### ACHS – Stadium Renovation

**Status:** Implementation

**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 Q2:** Next steps include change order work; finishing roof metal and flashing; continuation of cementitious paneling; continuation of site grading; installation of landscaping, etc. Trade permits were received; noise permit received; temporary certificate of occupancy permit received. Project substantially complete and field made available for use for football season.

**Anticipated progress through Q3:** Next steps include finalizing change order work and completion of items delayed due to pandemic supply chain delays.

### ACHS – Parking Garage Restoration

**Status:** Implementation

**Description:** This project consists of parking garage repairs and includes all structural concerns, concrete work, columns, veneer restoration, crack infill / sealing, waterproofing, electrical components, plumbing components, fire protection, stair restoration and any other deficiencies.

**Progress through Q2:** Engineer completed project design, an Invitation to Bid was solicited and Bid documents received for evaluation. An award recommendation was given to ACPS Procurement for drafting of the Contract.

**Anticipated progress through Q3:** Contract document execution is anticipated for January-February. Project scheduled to start in February 2022 with anticipated completion in summer 2022.

### ACHS – Perimeter Fence

**Status:** Implementation



