

**BOARD
BRIEF**

Date: July 19, 2019

For ACTION

For INFORMATION

Board Agenda: Yes

No

FROM: Mignon R. Anthony, Chief Operating Officer

THROUGH: Gregory C. Hutchings, Jr., Ed.D., Superintendent of Schools

TO: The Honorable Cindy Anderson, Chair, and Members of the
Alexandria City School Board

TOPIC: Status of Targeted Facilities Condition Assessments

BACKGROUND:

In September 2018, in response to emergency environmental and water intrusion issues at the Mount Vernon Community School (MVCS), ACPS conducted a forensic assessment of that facility to identify the most immediate priorities for repair. Amended budget action was requested and approved for FY2020 to address many of the consultant's recommendations for MVCS. However, in order to properly consider the next levels of funding for MVCS and all ACPS schools, it was determined that a strategic plan must be implemented to assess and prioritize the needs of the most significantly problematic ACPS facilities.

In April 2019, a Request for Proposals was issued for firms to conduct a series of comprehensive condition assessments with the intent of identifying the underlying root causes of chronic and deteriorating physical performance of certain schools and facilities and providing cost estimates to address them. These Targeted Facilities Condition Assessments (TFCA) are intended to specifically inform the FY2021 budget and to provide a fresh look at the 2021 - 2030 (ten year) CIP budget program.

Henry Adams Consulting Engineers (HA) was awarded the contract for the Targeted Facility Condition Assessments in mid-May, 2019. Those ACPS facilities with the highest work order history and/or with significant underlying and unresolved building performance issues were included: George Washington Middle School, Francis Hammond Middle School, Matthew Maury Elementary School, Cora Kelly Elementary School, George Mason Elementary School, and the ACPS Transportation Center. Cora Kelly, George Mason and the Transportation Center are all cited for replacement in the approved ACPS ten year Capital Improvement Program. The TFCA will provide an indication of the severity of concerns for these buildings and allow an updated prioritization of attention and funding to be addressed as part of the FY2021 budget cycle.

SUMMARY:

Henry Adams delivered a working preliminary draft of their findings on July 16. Although all of the schools were evaluated and the information is extensive, the material is still very draft and several categories are yet to be completed. The final report will follow the following set of indicators:

Priority 1. Currently Critical - Conditions in this category require immediate action

Priority 2. Potentially Critical - Conditions in this category if not corrected expeditiously, will become critical within 2 years.

Priority 3. Necessary – Not yet critical. Conditions in this category require appropriate attention to preclude predictable deterioration or potential downtime and the associated damage or higher costs if deferred further

Priority 4. Recommended - Conditions in this category include items that represent a sensible improvement to existing conditions. These are not required for the most basic function of the facility; however, Priority 4 projects will improve overall usability and/or reduce long-term maintenance costs.

Nothing in the preliminary findings appear to rise to the Level of Priority 1, however numerous indications of problems within each school that rise to the Priority 2 and 3 condition. The final report will prioritize the conditions found across and against each school. Mount Vernon Community School will be included in the final priority assessment.

RECOMMENDATION:

The Superintendent recommends the School Board expect an update for review of the Targeted Facilities Condition Assessment Report and staff response at the end of July.

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