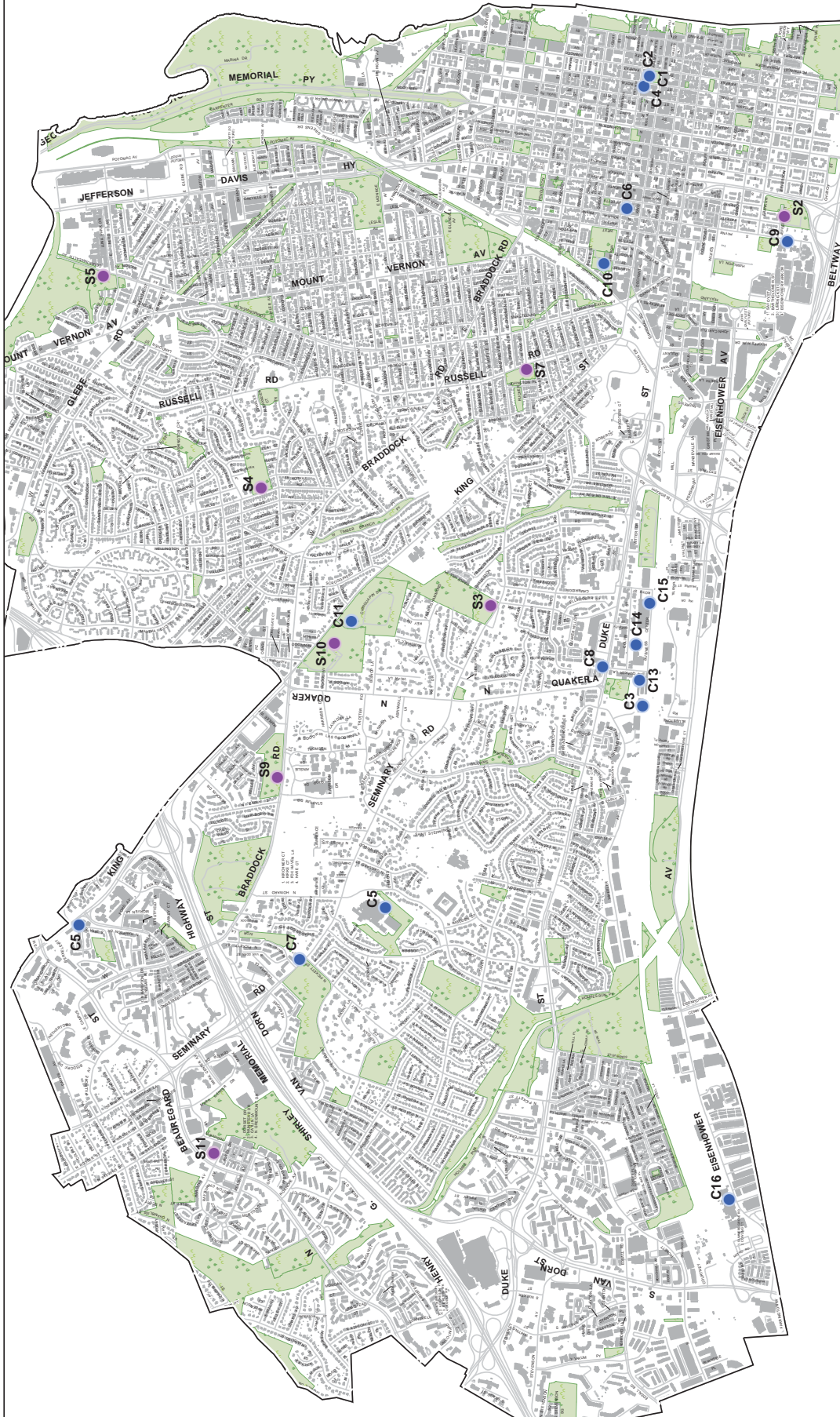




**Ad Hoc Joint City-Schools Facility Investment Task Force – Bus Tour Part 2**  
**ACPS Project Sites**

Monday, August 14

- 12:00pm Attendees meet and board DASH Bus located on King Street between Royal and Fairfax Streets
- 12:20pm Tour Matthew Maury Elementary School, 600 Russell Road (**Project ID# S7**)
- 1:00pm Tour Cora Kelly Elementary School, 3600 Commonwealth Avenue (**Project ID# S5**)
- 1:35pm Tour George Mason Elementary School, 2601 Cameron Mills Road (**Project ID# S4**)
- 2:10pm Tour Douglas MacArthur Elementary School, 1101 Janney's Lane (**Project ID# S3**)
- 2:45pm Tour TC Williams Minnie Howard Campus, 3801 West Braddock Road (**Project ID# S9**)
- 3:15pm Drive by new elementary school, 1701 N Beauregard Street (**Project ID# S11**)
- 3:30pm Tour ACPS Transportation Facility, 3540 Wheeler Avenue (**Project ID# S12**)
- 3:45pm Return to City Hall



## Ad Hoc Joint City-Schools Facility Investment Task Force: Combined City and ACPS Projects

### Joint City Task Force Projects

- ACPS
- City

This map was produced by the GIS Division, ITS,  
City of Alexandria, Virginia

Mapping Standards:  
Coordinate System: NAD83 State Plane Virginia North  
Projection: UTM  
Map Units: Feet  
Scale: 1:25,000  
The maps provided hereunder are provided "as is" and the City expressly disclaims all warranties, UCC and otherwise, express or implied, including warranties as to accuracy of the maps and data. The City does not warrant that the maps and data are free of errors or that they will perform as intended. For all incidental, consequential or special damages arising out of or in connection with the use or performance of the maps.

Map Produced:  
07-03-2017

City Projects	
ID	Project Address
C1	City Hall Renovation and HVAC Replacement 301 King Street
C2	Market Square Plaza and Garage Structural Repairs 301 King Street
C3	Fleet Building CFMP 3550 Wheeler Avenue
C4	Gadsby's Tavern Renovation 134 N. Royal St.
C5	Health Department CFMP 4480 King Street and 1200 N Howard Street
C6	Fire Station 205 (Cameron Street) 1210 Cameron St.
C7	Fire Station 206 (Seminary Rd) TBD - Current location 4609 Seminary Road - This project will either be a demo/rebuild on the existing lot or, based on the forthcoming Fire Dept Report, could possible be relocated.
C8	Fire Station 207 (Duke Street) 3301 Duke St.
C9	New Burn Building 805 S. Payne Street
C10	Old Town Pool Renovations 1609 Cameron Street
C11	Chinquapin Aquatics Center (50 Meter Pool) 3210 King Street
C12	Salt Storage Facility TBD - An additional storage facility to be placed either in the north or west end of the city. A feasibility study will need to be conducted.
C13	Witter/Wheeler - City Vehicle Washing Facility TBD - Currently there is a substandard wash rack located at 133 S. Quaker Lane. A feasibility study will need to be conducted to determine appropriate place for the new facility.
C14	Witter/Wheeler - Reconfiguration of 3200 Colvin St. 3200 Colvin St.
C15	Witter/Wheeler - Impound Lot Capacity Expansion 3000 Business Center Drive.
C16	Indoor Firing Range TBD - Current firing range at 5621 Eisenhower Ave. Study and land acquisition for the future site will occur at a later date.

ACPS Projects	
ID	Project Address
S1	New Pre-K Center Unknown
S2	Swing Space (assumes Lee Center) 1108 Jefferson Street
S3	Douglas MacArthur Elementary School 1101 Janney's Lane
S4	George Mason Elementary School 2601 Cameron Mills Road
S5	Cora Kelly Elementary School 3600 Commonwealth Ave
S6	New Elementary School Unknown
S7	Matthew Maury Elementary School 600 Russell Road
S8	New Middle School Unknown
S9	High School Capacity (assumes Minnie Howard) 3801 West Braddock Road
S10	Capacity Relocatables (assumes TC) 3330 King Street
S11	Gym Addition to New West End Elementary 1701 North Beauregard
S12	OTHER: Transportation Facility Unknown

## NEW PRE-K CENTER

MANAGING DEPARTMENT: Educational Facilities  
 PRIMARY STRATEGIC THEME: Optimal Learning Environments

PROJECT LOCATION: To Be Determined  
 PROJECT CATEGORY: Capacity

Site	CIP Category	Program	2019	2020	2021	2022	2023	2024	2025	2026	2027	Grand Total
Capacity	Capacity	Hard costs for new construction of a pre-k center							22,995,329			22,995,329
		Soft costs for new construction of a pre-k center						4,599,066				4,599,066
<b>Capacity Total</b>								<b>4,599,066</b>	<b>22,995,329</b>			<b>27,594,395</b>

### CHANGES FROM DECEMBER 2016 SCHOOL BOARD ADOPTED CIP

This project did not change from the original December 2016 School Board adopted CIP.

### PROJECT DESCRIPTION & JUSTIFICATION

This project funds the design, in FY 2024, and construction, in FY 2025, for a second pre-K center at a location to be determined. ACPS is currently pursuing the first pre-K center as a co-location project with John Adams elementary school. Enrollment estimates were determined based on the need to accommodate 360 pre-K students, in accordance with the School Board approved Educational Specification Study (July 2016). The construction of a second pre-K center will allow existing ACPS and partner pre-K programs within ACPS facilities to be centrally located, and create additional space at the elementary level. Both pre-K centers will offer a range of services for families.

This project will likely require land acquisition unless it is determined that a co-location model should be pursued.

Please see the Long Range Educational Facilities Plan and Pre-K Center Educational Specifications for additional background information.

## SWING SPACE

MANAGING DEPARTMENT: Educational Facilities  
 PRIMARY STRATEGIC THEME: Optimal Learning  
 Environments, Efficient &  
 Effective Operations

PROJECT LOCATION: To Be Determined  
 PROJECT CATEGORY: Capacity

Site	CIP Category	Program	2019	2020	2021	2022	2023	2024	2025	2026	2027	Grand Total
Swing Space	Capacity	Soft and hard costs for building out Lee Center	22,000,000									22,000,000
Swing Space Total			22,000,000									22,000,000

### CHANGES FROM DECEMBER 2016 SCHOOL BOARD ADOPTED CIP

This project was deferred one year due to lack of funding, and the scope was adjusted to assume availability of the Lee Center for swing space.

### PROJECT DESCRIPTION & JUSTIFICATION

This project funds the design and retrofit of the Nannie J. Lee Center (Lee Center) into swing space. The Lee Center was originally constructed as an elementary school; however, it is currently being used by the City and their partner organizations for office space. Swing space has been identified as a critical component needed to begin the modernization of several elementary schools. The Department of General Services and ACPS staff collaborated on a joint study in the Spring of 2017 to determine if the Lee Center could be a viable option for swing space. The results of this study determined that the Lee Center could be a viable option for swing space, with further analysis needed on traffic impacts and building code requirements.

ACPS obtained a cost estimate from a third party vendor for the retrofit of the Lee Center, and the addition of relocatable classrooms to accommodate the enrollment of the first school in the modernization program, Douglas MacArthur. Additional costs were estimated to create a total project cost of \$41.6 million, which includes the \$22 million in ACPS project funds as well as relocation costs for the City. This still represents a cost savings of roughly \$14 million from the original School Board approved budget of \$55.3 million, which included funds to purchase and retrofit a building.

Please see the Lee Center Interim Elementary School Swing Space study for more background information.



# DOUGLAS MACARTHUR ELEMENTARY SCHOOL

MANAGING DEPARTMENT: Educational Facilities  
 PRIMARY STRATEGIC THEME: Optimal Learning  
 Environments

PROJECT LOCATION: 1101 Janneys Lane  
 PROJECT CATEGORY: Capacity

Site	CIP Category	Program	2019	2020	2021	2022	2023	2024	2025	2026	2027	Grand Total
Douglas MacArthur	Capacity	Construction of Renovation & Capacity			40,532,010							40,532,010
		Design, Project Management & Other Soft Costs		8,106,402								
Douglas MacArthur Total				8,106,402	40,532,010							48,638,412

## CHANGES FROM DECEMBER 2016 SCHOOL BOARD ADOPTED CIP

This project was deferred for one year due to the need for swing space availability prior to project initiation.

## PROJECT DESCRIPTION & JUSTIFICATION

This project funds the design, in FY 2020, and construction, in FY 2021, of a new Douglas MacArthur Elementary School with a 775 student capacity. Douglas MacArthur was identified in the Long Range Educational Facilities Plan as one of the facilities with the greatest capacity needs, and in the worst condition. Capacity at Douglas MacArthur was determined to be about 550 and student enrollment exceeded 700 this year. ACPS recently approved new redistricting boundaries to be implemented in the fall of 2018. New redistricting boundaries have assumed the schools replacement, and expanded the Douglas MacArthur boundary to alleviate crowding at nearby elementary schools. In addition, significant resources have been expended to maintain Douglas MacArthur; however, ACPS has not included funding for non-capacity projects in the FY 2018-2027 CIP in an effort to be good stewards of taxpayer dollars and display a commitment to the modernization program. If this project is not completed, additional funds will be required for non-capacity projects and a significant impact on redistricting implementation and overall elementary capacity may be realized.

Due to site constraints, this project will require swing space for students to attend school during construction. Construction is estimated to take two years, for an expected project completion in the fall of 2022.

Please see the Long Range Educational Facilities Plan, Elementary School Educational Specifications, and Redistricting documents for additional background information.



# GEORGE MASON ELEMENTARY SCHOOL

MANAGING DEPARTMENT: Educational Facilities  
 PRIMARY STRATEGIC THEME: Optimal Learning Environments

PROJECT LOCATION: 2601 Cameron Mills Road  
 PROJECT CATEGORY: Capacity

Site	CIP Category	Program	2019	2020	2021	2022	2023	2024	2025	2026	2027	Grand Total
George Mason	Capacity	Construction of Renovation & Capacity					34,067,154					34,067,154
		Design, Project Management & Other Soft Costs				6,813,431						6,813,431
George Mason Total						6,813,431	34,067,154					40,880,585

## CHANGES FROM DECEMBER 2016 SCHOOL BOARD ADOPTED CIP

This project was deferred one year due to the need for swing space to be available prior to project initiation. Douglas MacArthur construction will need to be complete prior to George Mason using the swing space.

## PROJECT DESCRIPTION & JUSTIFICATION

This project funds the design, in FY 2022, and construction, in FY 2023, of a new George Mason Elementary School with a 600 student capacity. George Mason was identified in the Long Range Educational Facilities Plan as one of the facilities with the greatest capacity needs, and in the worst condition. Capacity at George Mason was determined to be about 370 and student enrollment exceeded 550 this year. Significant resources have been expended to maintain George Mason; however, ACPS has not included funding for all necessary non-capacity projects in the FY 2018-2027 CIP in an effort to be good stewards of taxpayer dollars and display a commitment to the modernization program. If this project is not completed, additional funds will be required for non-capacity projects and crowding will continue to be an issue for this school.

Due to site constraints, this project will require swing space for students to attend school during construction. Construction is estimated to take two years, for an expected project completion in the fall of 2024.

Please see the Long Range Educational Facilities Plan and Elementary School Educational Specifications for additional background information.



# CORA KELLY ELEMENTARY SCHOOL

MANAGING DEPARTMENT: Educational Facilities

PROJECT LOCATION: 3600 Commonwealth Avenue

PRIMARY STRATEGIC THEME: Optimal Learning Environments

PROJECT CATEGORY: Capacity

Site	CIP Category	Program	2019	2020	2021	2022	2023	2024	2025	2026	2027	Grand Total
Cora Kelly	Capacity	Construction of Renovation & Capacity							25,028,514			25,028,514
		Design, Project Management & Other Soft Costs						5,005,703				5,005,703
<b>Cora Kelly Total</b>								<b>5,005,703</b>	<b>25,028,514</b>			<b>30,034,216</b>

## CHANGES FROM DECEMBER 2016 SCHOOL BOARD ADOPTED CIP

This project was deferred for two years due to the need for swing space availability prior to this projects initiation. George Mason construction will need to be complete prior to Cora Kelly using the swing space.

## PROJECT DESCRIPTION & JUSTIFICATION

This project funds the design, in FY 2024, and construction, in FY 2025, of a modernized Cora Kelly Elementary School; the addition of ten classrooms will create a 650 student capacity. Cora Kelly was identified in the Long Range Educational Facilities Plan as one of the facilities in the worst condition. Capacity at Cora Kelly was determined to be about 430 and student enrollment is expected to approach and exceed this number in the future. Significant resources have been expended to maintain Cora Kelly; however, ACPS has only included funding for a roof replacement in the FY 2018-2027 CIP in an effort to be good stewards of taxpayer dollars and display a commitment to the modernization program. If this project is not completed, additional funds will be required for non-capacity projects and crowding may become an issue for this school.

Due to site constraints, this project will require swing space for students to attend school during construction. Construction is estimated to take two years, for an expected project completion in the fall of 2026. Please see the Long Range Educational Facilities Plan and Elementary School Educational Specifications for additional background information.





# MATTHEW MAURY ELEMENTARY SCHOOL

MANAGING DEPARTMENT: Educational Facilities  
 PRIMARY STRATEGIC THEME: Optimal Learning Environments

PROJECT LOCATION: 600 Russell Road  
 PROJECT CATEGORY: Capacity

Site	CIP Category	Program	2019	2020	2021	2022	2023	2024	2025	2026	2027	Grand Total
Matthew Maury	Capacity	Design, Project Management & Other Soft Costs									6,067,601	6,067,601
<b>Matthew Maury Total</b>											<b>6,067,601</b>	<b>6,067,601</b>

## CHANGES FROM DECEMBER 2016 SCHOOL BOARD ADOPTED CIP

This project was deferred four years due to a lack of funding in the ten year CIP.

### PROJECT DESCRIPTION & JUSTIFICATION

This project funds the design, in FY 2027, of the modernization and expansion of Matthew Maury Elementary School. ACPS will likely request the funds for construction of this project in FY 2028 following the design phase. Matthew Maury was identified in the Long Range Educational Facilities Plan as a school with low educational adequacy, and in the worst condition. Capacity at Matthew Maury was determined to be about 350 and student enrollment exceeded 400 this year. If this project is not completed, additional funds may be required for non-capacity projects, and crowding will continue to be an issue.

Due to site constraints, this project may require swing space for students to attend school during construction. Construction is estimated to take two years, for an expected project completion in the fall of 2026.

Please see the Long Range Educational Facilities Plan and Elementary School Educational Specifications for more background information.



# NEW HIGH SCHOOL

MANAGING DEPARTMENT: Educational Facilities  
 PRIMARY STRATEGIC THEME: Optimal Learning  
 Environments

PROJECT LOCATION: 3801 W. Braddock Road  
 PROJECT CATEGORY: Capacity

Site	CIP Category	Program	2019	2020	2021	2022	2023	2024	2025	2026	2027	Grand Total
Capacity	Capacity	Soft costs for a new high school	19,654,756									19,654,756
		Hard costs for a new high school			98,773,780							
Capacity Total			19,654,756		98,773,780							118,428,536

## CHANGES FROM DECEMBER 2016 SCHOOL BOARD ADOPTED CIP

There were no changes to this project from the original School Board adopted CIP.

## PROJECT DESCRIPTION & JUSTIFICATION

This project funds the design, in FY 2019, and the construction, in FY 2020, of a new high school for 1,600 students. Based on enrollment projections, developed jointly by ACPS and the City Planning and Zoning Department, a new high school will be needed in the coming years. The programming and grade level configuration of the high school has not been determined at this time. ACPS will use the School Board approved High School Educational Specifications (January 2017) to determine the spaces that will be needed within the proposed new high school building.

The new high school building is proposed on the Minnie Howard campus. Minnie Howard was originally constructed as an elementary school and currently only serves ninth grade students. Planning funds in the amount of \$100,000 were allocated for FY 2018 to begin assessing the feasibility and proposed programming needs of the new high school building on the Minnie Howard campus.

Please see the Long Range Educational Facilities Plan Phase II Documents and High School Educational Specifications for additional background information.



# GYM ADDITION TO NEW WEST END ELEMENTARY SCHOOL

MANAGING DEPARTMENT: Educational Facilities  
 PRIMARY STRATEGIC THEME: Optimal Learning Environments

PROJECT LOCATION: 1701 N. Beauregard Street  
 PROJECT CATEGORY: Capacity

Site	CIP Category	Program	2019	2020	2021	2022	2023	2024	2025	2026	2027	Grand Total
Capacity	Support Educational Program	Additional Capacity		3,024,000								3,024,000
<b>Capacity Total</b>				<b>3,024,000</b>								<b>3,024,000</b>

## CHANGES FROM DECEMBER 2016 SCHOOL BOARD ADOPTED CIP

There were no changes to this project from the original School Board adopted CIP.

## PROJECT DESCRIPTION & JUSTIFICATION

This project funds an elevated gym addition to the new west end elementary school at 1701 N. Beauregard Street, in order to increase the educational adequacy of the school. Based on a preliminary feasibility study, an elevated gym could be built between the parking garage and school building, while still allowing for vehicle passage through the private drive aisle.

This project will require a variance to exceed the Floor to Area ratio currently at the site.



Image courtesy of YARDI ATRIX

## TRANSPORTATION FACILITY

MANAGING DEPARTMENT: Educational Facilities  
 PRIMARY STRATEGIC THEME: Effective and Efficient Operations

PROJECT LOCATION: 3540 Wheeler Avenue  
 PROJECT CATEGORY: Capacity

Site	CIP Category	Program	2019	2020	2021	2022	2023	2024	2025	2026	2027	Grand Total
Transportation Facility	Capacity	Upgrade transportation shop and parking lot expansion	6,100,000									6,100,000
Transportation Facility Total			6,100,000									6,100,000

### CHANGES FROM DECEMBER 2016 SCHOOL BOARD ADOPTED CIP

There were no changes to this project from the original School Board adopted CIP.

### PROJECT DESCRIPTION & JUSTIFICATION

This project funds an expansion and modernization of the existing ACPS transportation facility. As ACPS enrollment has grown, the need for additional busing and transportation infrastructure have grown simultaneously. The current transportation facility requires upgrades to be an adequate work environment for ACPS staff, and bus parking will also need to increase to accommodate additional buses.

This project will require permission from the City to develop on public, open space land. The site is currently restricted by this zoning and will not allow for any expansion.

