

ADVISORY COUNCIL ON SCHOOL FACILITIES AND CAPITAL PROGRAMS (FAC)

MEETING MINUTES

May 9, 2022 – 6:30 PM

Escuela Key - Library

In Attendance: Heather Carkuff Joson, Jeff Chambers, Rosa Cheney (Chair), Michael DePalma, John Giambalvo, Cynthia Hilton, Sally Hoekstra, Rebecca Hunter (Vice Chair), Lois Koontz, Cathy Lin, Greg Lloyd, Adam Rasmussen, Stacy Snyder and Lisa Stengle

1. Minutes: April minutes were not approved due to quorum.

2. Public Comment: No public comment.

3. Liaison Update:

ASAC: Heights Building Parking Proposal: Transportation voted to defer approval – would NEVER approve structured parking. County Manager has recommended deferral, too. It was on the Consent Agenda but will likely not be moved off and will get a 'no' vote. Devastating to special needs kids at Shriver. Issues were 1) structured parking, 2) "Not pretty" and 3) study 18th Street use. APS would have to go back to planning design and will not get it approved quickly. Do NOT proceed with 'phased approach' for construction, since could get a "no" later even if approved later. County is not "owning" fact that they had agreed to parking previously.

Sustainable: All schools will have a sustainable liaison (i.e., a teacher will take on new role).
Inclusivity.

JFAC: Finalize white paper on missing middle. Most other jurisdictions did missing middle study as a result of a very long-range plan for County (i.e., 30 year plan). JFAC suggested County study planning factor in different kinds of housing, so they can 'see' the demographics changing.

4. Capital Improvement Projects Updates:

See report and photos.

Cardinal: Only complaint for work was some 'cracking' on houses which are being monitored. Completion date - fall 2023.

Ed Center Building: Picture of wet lab. Can be used for any use requiring a sink, including art labs.

Escuela Key – FAC members had tour which

Fleet: New elevator company being pursued.

Heights: Will add a center stair rail because some falls occurring on the main stair.

Heights Parking: APS will re-look at 18th Street. But APS plans to stick with current proposed elevation of the field, which will keep field at main entry level (and garage below). APS Planning Commission said APS has to give them what was originally proposed. Also, to include an additional elevator in case one elevator goes out, they can still support accessible use. Maintenance has no spaces to use. Two spaces at loading dock – food and trash require those to be open.

JFAC spoke up that this is an example where APS and the County could be working better together since it is costly and time waste to not work together. Planning Commission maintains the comprehensive plan for County, but since APS is not included in the comprehensive plan, they are not voting on issues that affect schools and the public.

5. Draft Work Plan for FY 2023-32 and FY 2025-34 CIP

FAC and JFAC will present to Board on June 7. May 12 will be presentation of the

Suggest that reprioritization of long-range planning framework be set as policy.

Facilities: Long-Range Plan focuses on "facilities" and things in control of the facilities committee. Want to allow document to be able to morph into something more wholistic once Board sets direction. Need wholistic view of the long-range plan.

Present long-range plan to Board on May 24.

Suggestion: Add into CIP the 10-year inflation rate for construction. What is bond interest rate assumption for the next few years. Need to show the rate being assumed in the CIP presentation. Include inflation rate for MC/MM, too, since \$6Million will not be the same amount later with inflation.

Suggestion: Provide for a placeholder for career center campus in 10-year plan.

Suggestion: Provide for a placeholder for swing space in 10-year plan.

Suggestion: Provide for a placeholder for ACHS interim location in 10-year plan – cannot use bond funding.

Where is transparency for what APS is thinking will occur on the Career Center site. APS should state that they are considering many options, including swing space and Montessori, etc. APS responded that they cannot put money toward something without studying it and cannot study something without Board direction.

Swing Space: Needs to include plan for swing space in the CIP. Need to include \$ to study it. There is a 2017 study performed by County has list of potential sites from County and APS.

Swing space defined as a facility, but no other definition. Need to get FAC input in 2023.

CIP needs to allow for multiple options to proceed as it relates to Swing Space and each long-range project, etc.

Other processes going on – IPP?

Design & Construction – FAC Update
05/04/2022

Cardinal Elementary School:

- **HOT ITEMS:**
 - We are also reviewing some additional work required with our APS term contractor.
- **ACCOMPLISHMENTS:**
 - We are making satisfactory progress on the punch list items at the school, down to less than 30 items

Cardinal Phase 2: County Stormwater Project:

- **HOT ITEMS:**
 - The first set of detention system units updated to be delivered to the site second week of May, some traffic disruptions possible during school drop off periods, we will be on site to mitigate any issues we might have
- **ACCOMPLISHMENTS:**
 - Installation of the gravel stabilization bed below the first zone of where units will be installed has been completed.



Dorothy Hamm MS

- **HOT ITEMS**
 - Turner continues to complete punch list and other incomplete work.

Education Center Reuse

- **HOT ITEMS:**
 - Working to establish Substantial Completion Date: Construction work is mostly done excepting the punch list.



Escuela Key Elementary

- **HOT ITEMS:**
 - Contractor to submit closeout documents – as-builts, O&Ms, and warranties
- **ACCOMPLISHMENTS:**
 - 90% of punch list items addressed and backchecked as complete

Fleet ES ADA improvements

- **HOT ITEMS:**
 - Once PO request for 3rd elevator project is approved, will need to meet with JOC contractor and discuss schedule

The Heights Building Phase 1

- **HOT ITEMS**
 - Central Stair – Pricing received. Looking at an alternate tread material to reduce cost. TBD
 - Theatre Acoustical Issues – Mechanical contractor providing pricing to install vibration isolators on equipment in the main mechanical room. Pricing received and in review.
 - Building Graphic Signage – Original vendor non-responsive. Have requested a quote from a 2nd vendor. Walked last week and awaiting pricing

The Heights Building Phase 2

- **HOT ITEMS:**
 - County Board will be voting to defer the project to a later date due to concerns with 18th Street and elevation of the field.
 - County Commission meetings have revealed they are not in favor of the project and/or the designed elements and would like the process delayed for additional community input. APS staff is concerned about the schedule and cost impacts as we are nearing 65% completion of the design approved by the School Board.

ATS (Arlington Traditional School) ES (old McKinley):

- **HOT ITEMS:**
 - The missing 3-compartment sink, 2-compartment sink, and stainless-steel worktables have been installed.

Wakefield relocatable:

- **HOT ITEMS:**
 - We are continuing to work on an alternate plan to bring permanent power from the school building rather than directly from DEV.
 - Will be relocating two relocatables from W-L this summer to provide the 6 classrooms required in the approved plan from the County

Wakefield Think Big Lab

- **HOT ITEMS:**
 - Amazon Grand Opening/Ribbon Cutting Ceremony – APS School & Community Relations is involved in coordinating this event. A soft opening will occur this Spring and the grand opening will be scheduled for August.

HCM Designed Entrance Vestibule Projects Summer 2022 (Gunston, Thomas Jefferson, Wakefield):

- **GUNSTON:**
 - **HOT ITEMS:**
 - Contractor has begun submittal process:
 - Review the Schedule of Values
 - Review and upload Submittal Registry to Procore
- **WAKEFIELD**
 - **HOT ITEMS:**
 - Contractor has begun submittal process:
 - Review the Schedule of Values
 - Review and upload Submittal Registry to Procore

QEA Designed Entrance Vestibule Projects Summer 2023 (Williamsburg, Taylor)

- **HOT ITEMS:**
 - Designs being Completed

Career Center New Building

- **HOT ITEMS:**
 - Beginning Schematic Design
- **ACCOMPLISHMENTS:**
 - Concept Design approved by School Board action on April 28

Swanson Kitchen/Entrance Renovation

- **HOT ITEMS:**
 - Awaiting VMDO design fee proposal

Campbell ES Kitchen/Entrance Renovation

- **HOT ITEMS:**
 - Setting up of scope meetings with D&C Staff and school staff and outlining a schedule.