

Date: February 8, 2017

For ACTION

For INFORMATION

Board Agenda: Yes

No

FROM: Richard Jackson, Director of Educational Facilities

THROUGH: Alvin Crawley, Ed.D., Superintendent of Schools
Clarence E. Stukes, Chief Operating Officer
Mary Beth Chambers, Interim Chief Financial Officer
Sharon Lewis, Director of Procurement

TO: The Honorable Ramee A. Gentry, Chair, and Members of the Alexandria City School Board

TOPIC: Patrick Henry Pre-K – 8 School Budget Transfer

SUMMARY:

Staff is requesting a budget transfer in the amount of \$5.7 million from James K. Polk capacity projects to fund a budget shortfall for the Patrick Henry Pre-K – 8 School project.

BACKGROUND:

As approved in the CIP Budget, ACPS and Recreation, Parks & Cultural Activities staff has moved forward with the development of the Patrick Henry Pre-K-8 School and Recreation Center.

The Patrick Henry budget has evolved from the original feasibility stage to the current construction document design estimates. Staff informed the School Board of the potential cost exposure in the fall with the understanding that cost estimates would be provided at the construction document design phase. The total approved Patrick Henry budget for ACPS is \$42.5 million. The current estimates indicate a total project cost of \$48.2 million based on an independent estimator and estimates from the construction manager with market input. Based on existing funding levels, an additional \$5.6 million is required to fund the Patrick Henry project. ACPS has identified two projects totaling \$5.7 million to cover the additional costs which are discussed later in this memo.

Reason for Exposure:

The current design incorporates all requirements from the Site Specific Program Document with minor changes based on programmatic needs. The design is approximately 17,000 square feet above the original Site Specific Program Document estimate of 120,000 square feet for the school portion of the building only. Site constraints and increased square footage are driving the cost increase. Reasons for this cost increase are:

- Desire for reducing the massing off of Latham Street
- Direct access from the school to the athletic fields
- Preventing overlap with the existing building for safety in phased construction
- Avoiding conflicts with adjacent powerlines

- Accommodating the challenging site topography

Potential Funding Sources:

ACPS staff has reviewed potential funding sources for the budget deficit of the Patrick Henry project. Funding from the following projects may be used to close this funding gap:

Description	Reasoning	Available CIP Funding	Return to Future CIP
James K. Polk Capacity Addition	This project was approved as part of the FY 2017 CIP which was intended to include an addition of 5 modular classrooms. Due to several capacity building efforts include expansion of the Patrick Henry Pre-K-8 build, redistricting and a new west end elementary school, a permanent capacity addition is not needed at James K. Polk at this time.	\$4,532,298	No
James K. Polk Design, Project Management & Soft Costs	This project includes \$1,200,000 for design costs related to the above project which will not be needed if this project is no longer being pursued. In addition, \$21,316 was left over following a previous capacity addition at James K. Polk which has been completed. The total of these funds make \$1,221,316 available for use.	\$1,221,316	No
Total		\$5,753,614	

Budget Transfer-Patrick Henry New K-8 School						
From Account						
ORG	OBJECT	PROJECT	TITLE	Amount	Transferring	ACPS Account #
41861546	52121	20159	JP-Capacity-Construction of Renovation and Capacity	\$	4,532,298.00	41861546-4-P170118
41861548	52102	20159	JP-Capacity-Capacity Addition Project Management & Soft Costs	\$	1,221,316.37	41861548-4-P150014
To Account						
41861583	52121	20131	PH-Capacity-New K-8 School	\$	5,753,614.37	41861583-4-P140039

RECOMMENDATION:

The Superintendent recommends that the School Board approve a transfer of funds from the two James K. Polk capacity projects described above to support fully funding the new Patrick Henry Pre-K-8 school project.

IMPACT:

The approval of this budget transfer will allow for the Patrick Henry project to progress on schedule as the GMP is finalized in the spring. The removal of the James K. Polk addition had been incorporated into the redistricting process. Therefore, this transfer will not impact any of the redistricting efforts made to date.

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