

Creating Equity in Educational Resources

Converting a speculative office building into an Elementary School in an underserved community.



A4LE ASSOCIATION DAYS



Today's Speakers



Rachael Dischner

Principal, FTD Elementary School
Alexandria City Public Schools



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FTD Project Manager
Alexandria City Public Schools



Paul Lund

AIA, LEED AP, Principal
Hord Coplan Macht Architects



Pete Blum

AIA, Project Manager
Hord Coplan Macht Architects



Learning Objectives

Learn about...

1

An emerging trend: why office buildings are being converted into schools

2

Challenges in acquiring suitable properties for conversion

3

Unique architectural challenges

4

Logistical and operational challenges

AGENDA

01 Alexandria City

02 Alexandria City Public Schools (ACPS) Defining the Need

03 Finding a Site in an Urban Environment

04 An Office Building & the Educational Specification

05 Project Approach

06 The Results

Alexandria City

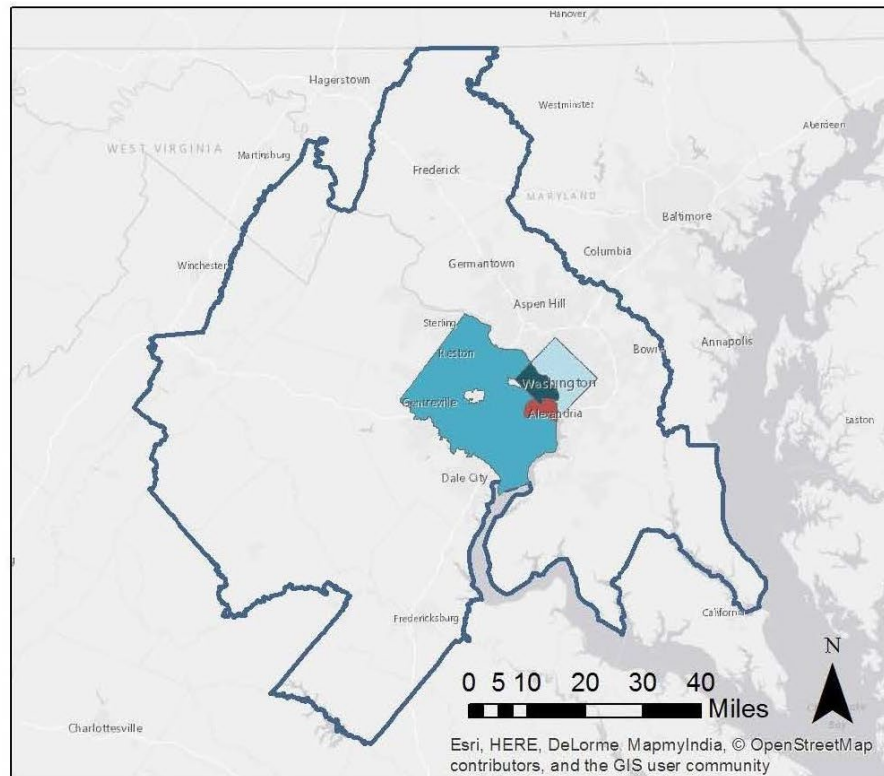
DC Metropolitan Area

Population 158,000

Mayor & City Council

Historic Old Town on Potomac River

Diverse & Growing Population



Jurisdiction

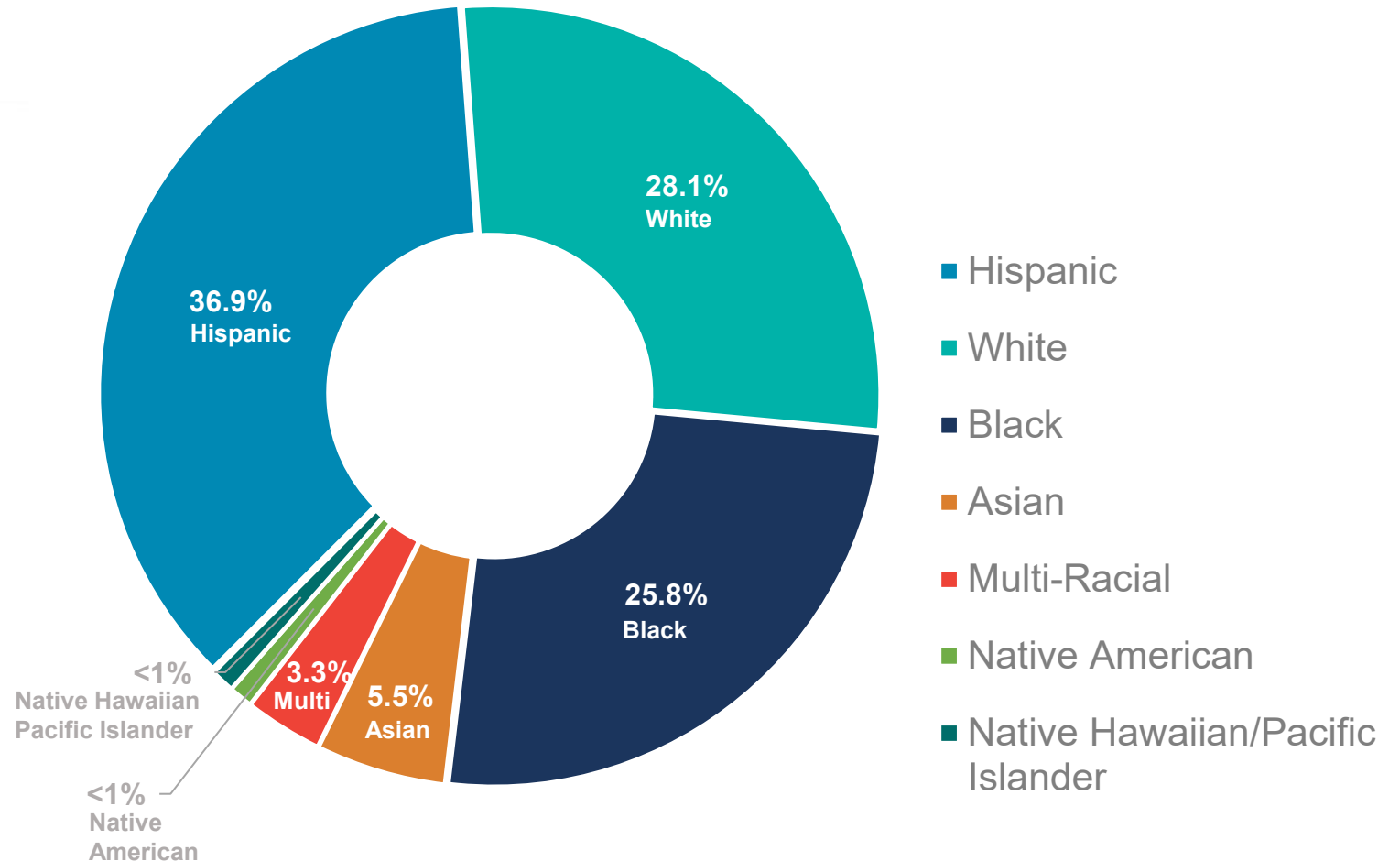
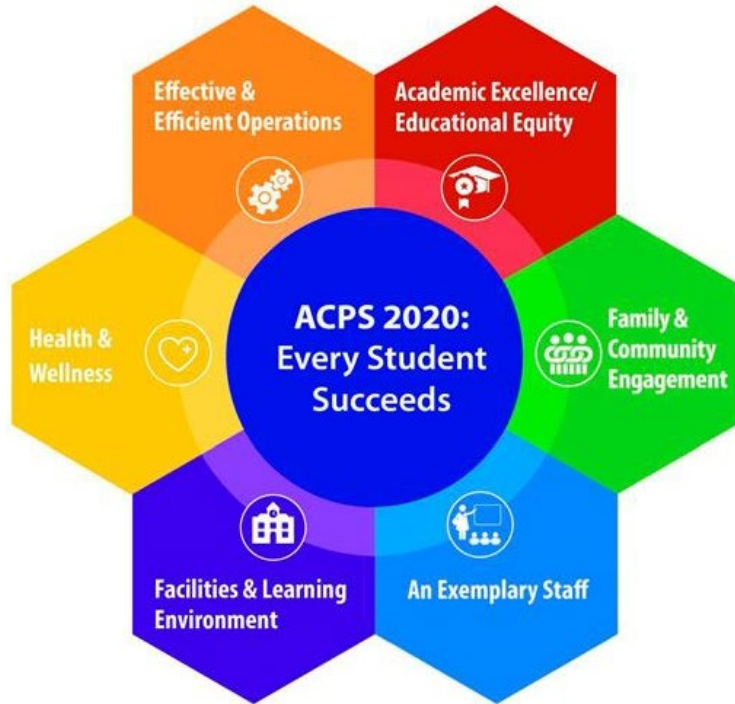
- City of Alexandria
- Arlington County
- District of Columbia
- Fairfax County
- Greater Washington MSA



Alexandria City Public Schools (ACPS)

145 Countries of Birth

132 Native Languages



Alexandria City Public Schools (ACPS)

Number of Schools

1 Pre-K

12 Elementary

2 K-8

2 Middle

1 High School (2 campuses, other centers)

18 Total Schools

Budget FY 2020

Combined Funds Budget: \$310,599,357

Per Pupil Cost: \$18,331

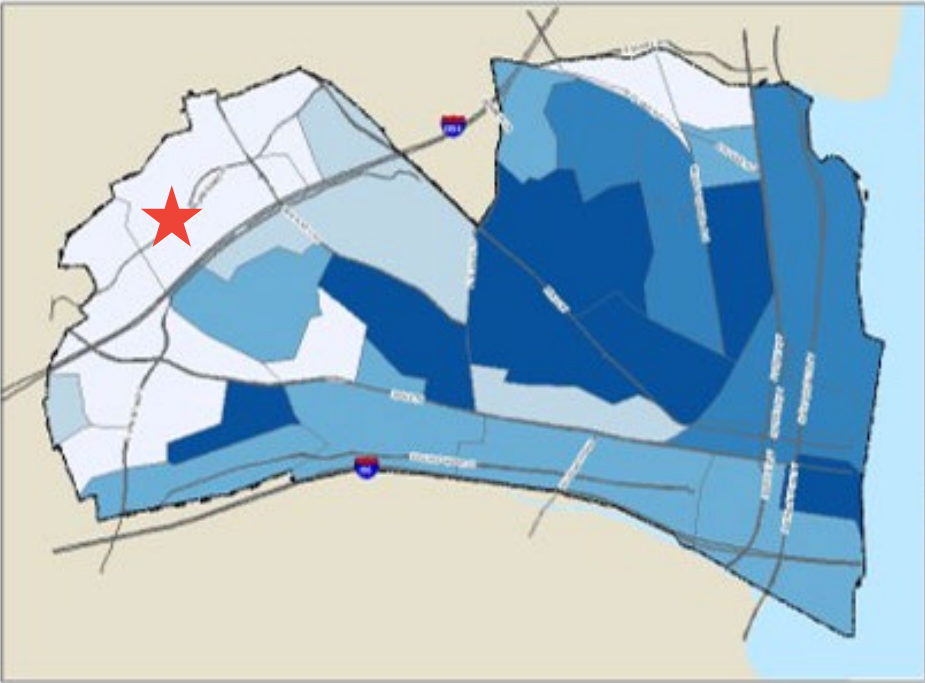
Capital improvement budget

(FY 2020-2029) (PDF): \$488,162,226

Alexandria City Public Schools (ACPS)

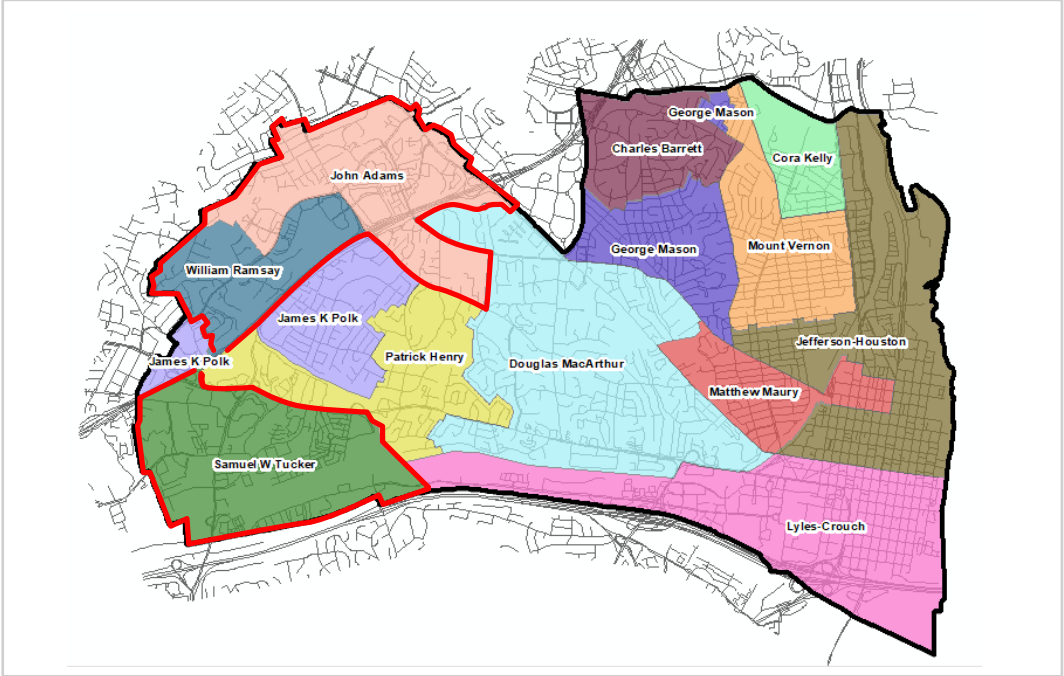
Demographics

Median Household Income, by Census Tract



Median Household Income

- Less than \$75,000
- \$75,000 – \$100,000
- \$100,000 – \$125,000
- \$125,000 – \$150,000
- More than \$150,000



★ School Location

Alexandria City Public Schools (ACPS)

Growing Capacity (1,100 seat deficit)

In 2017 at grade levels K-5 the capacity deficit at ACPS was at 1122 seats. The new Ferdinand T. Day Elementary School offered 638 seats decreasing the capacity gap by more than 55%.

Ramsay ES -183 over capacity (932 students)

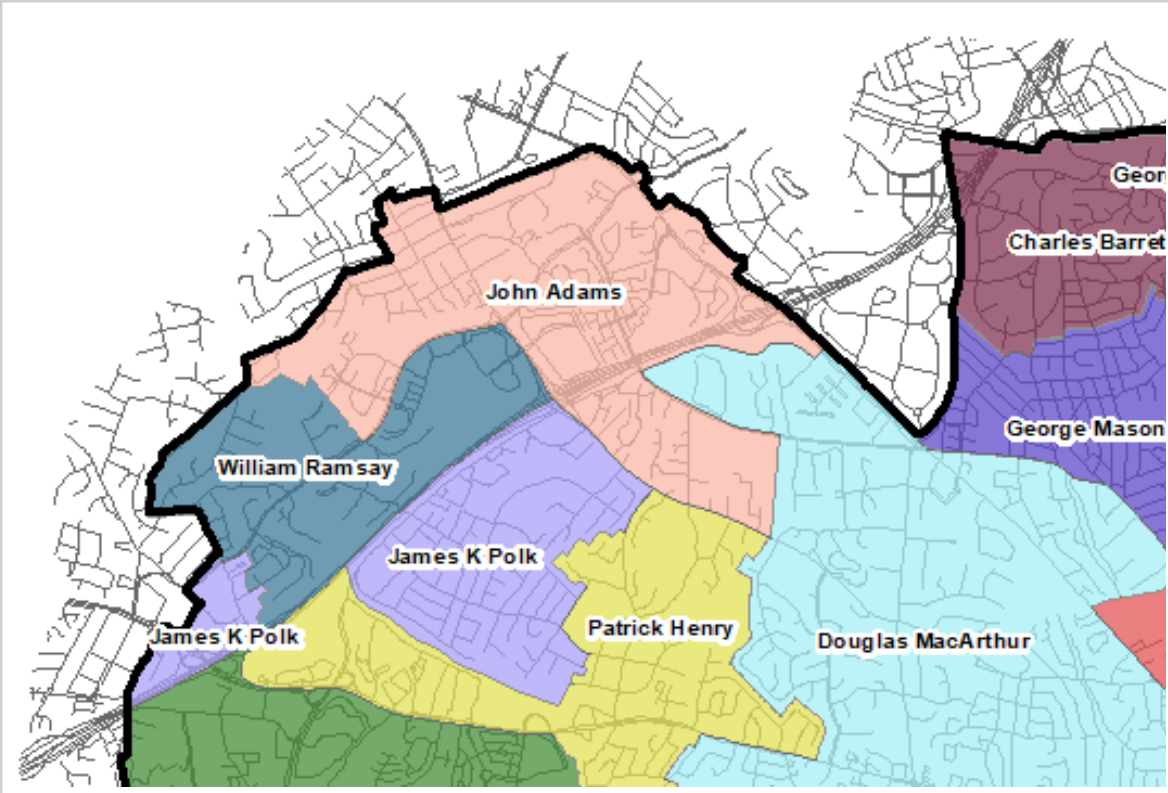
Tucker ES – 147 over capacity (767 students)

Adams ES – 217 over capacity (1,075 students)

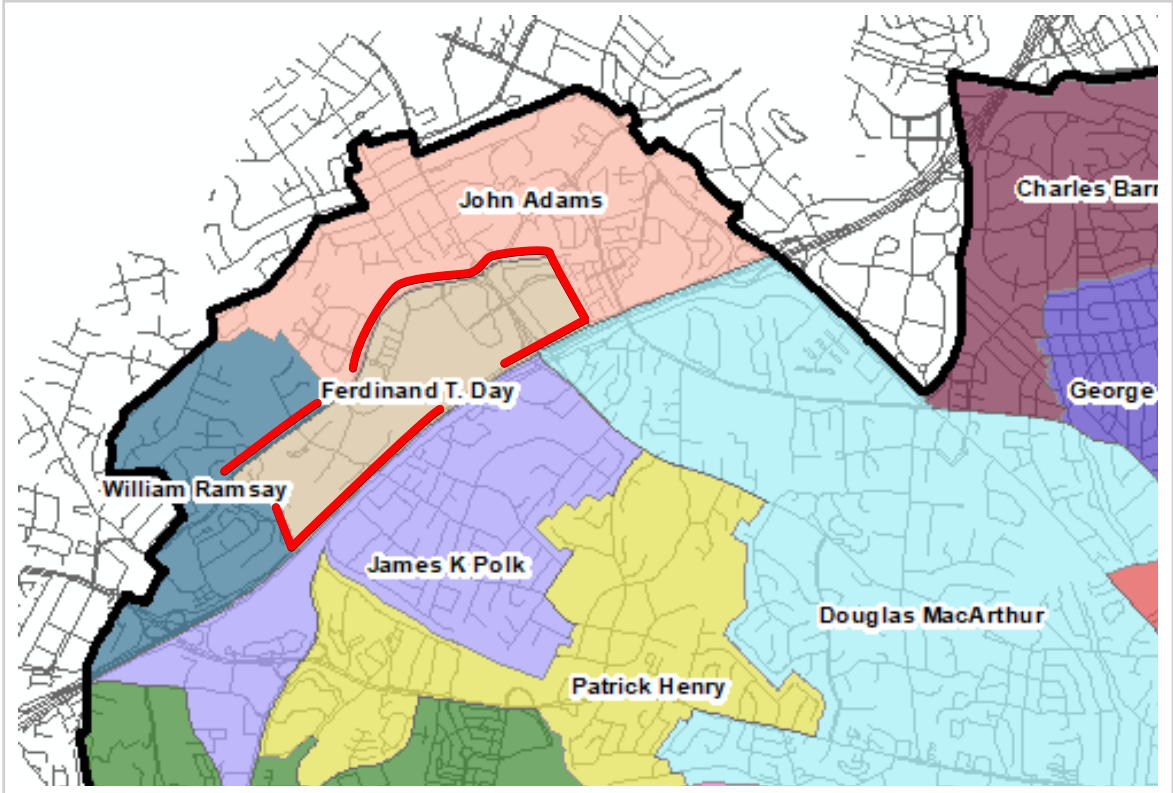
= 2 New Elementary Schools

Alexandria City Public Schools (ACPS)

Adjacent Elementary School Districts



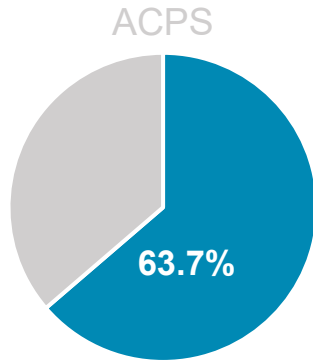
Before ST, JA, WR were overcrowded



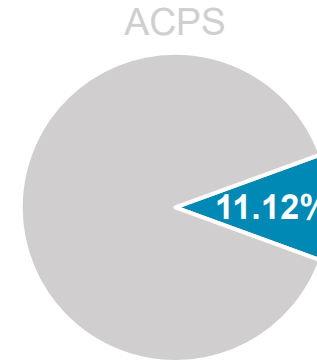
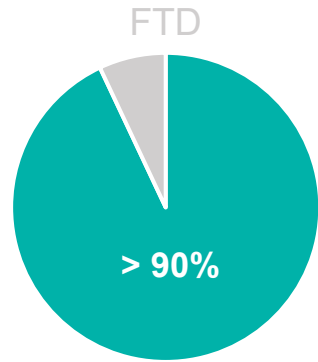
After

Student Demographics

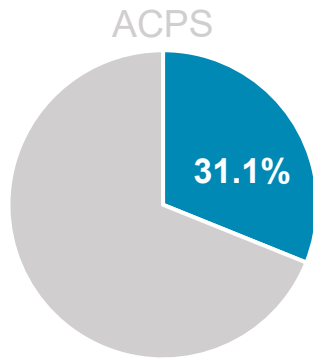
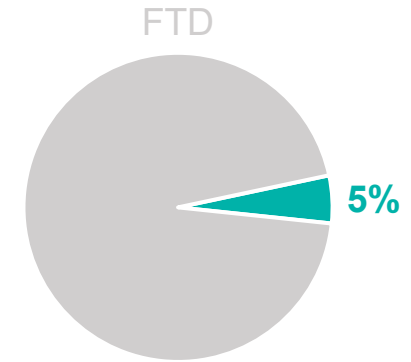
Alexandria City Public Schools and Ferdinand T. Day ES



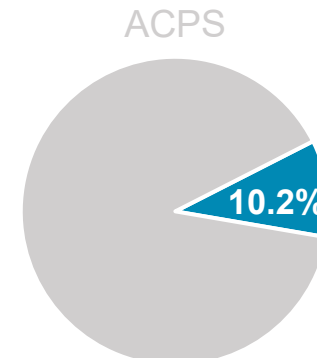
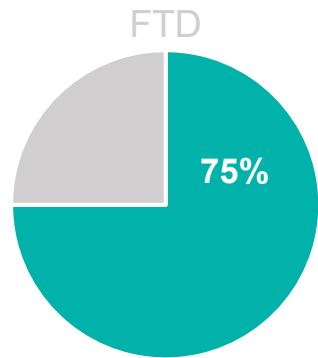
Eligible for free or reduced price meals



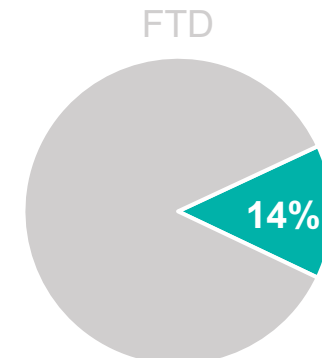
Receiving talented and gifted services



Students requiring English Learners (EL) services



Students receiving special education services:



ACPS Process of Finding a Site/Building for a new West End School

1995 - DC Popularity Grows

growth of DC metro and scarcity of large parcels for schools

Early 2016 The Search Begins

ACPS was looking for available lease space for Pre-K Center, Swing Space and New ES. 1701 North Beauregard offered for lease and opportunity to purchase. The property was in receivership.

August – December 2016

Property Study Period

2017 Average Cost

The West End of City of Alexandria have been experiencing higher office vacancy rates. The average cost/SF for purchase was approximately **\$205** for Arlington/Alexandria non-metro buildings.

April 2017 Property Purchased

ACPS purchased the 120,000 SF building for \$15 million at **\$125/SF**. The favorable pricing was due to excess office building supply and the property was in receivership.

1995

2016

2017

Site & Building Acquisition Challenges



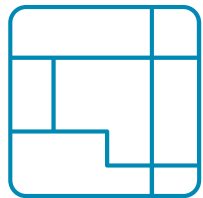
Funding

Proposal in operating budget had to be shifted to CIP towards property purchase. Had to reprioritizing other CIP projects
\$16 million for retrofitting ES
\$ 8.3 million for retrofitting preschool



Covenants

4 entities held covenants in master declaration that needed to be amended. 3 were successful and 4th entity wanted to tie this with sale of their property. ACPS was not able to come to an agreement with this entity, therefore filed certificate of take in Fall of 2016



Zoning Regulations

P&Z allowed school use to be permitted in CDD #4 zone



Schedule

Fast track entitlement/design and construction process. Development Special Use Permit Amendment

PROJECT APPROACH

Project Metrics

Phase I– Renovation of Office Building (4 floors, 88,000 total gsf) & Playground

- \$22 million
- Design Build Delivery – 1st for ACPS
- LEED Certified

Phase II– Addition of Gym (1 story, 8,300 total gsf)

- \$6 million
- Design Build Delivery
- LEED Silver

Existing Site



Existing Conditions

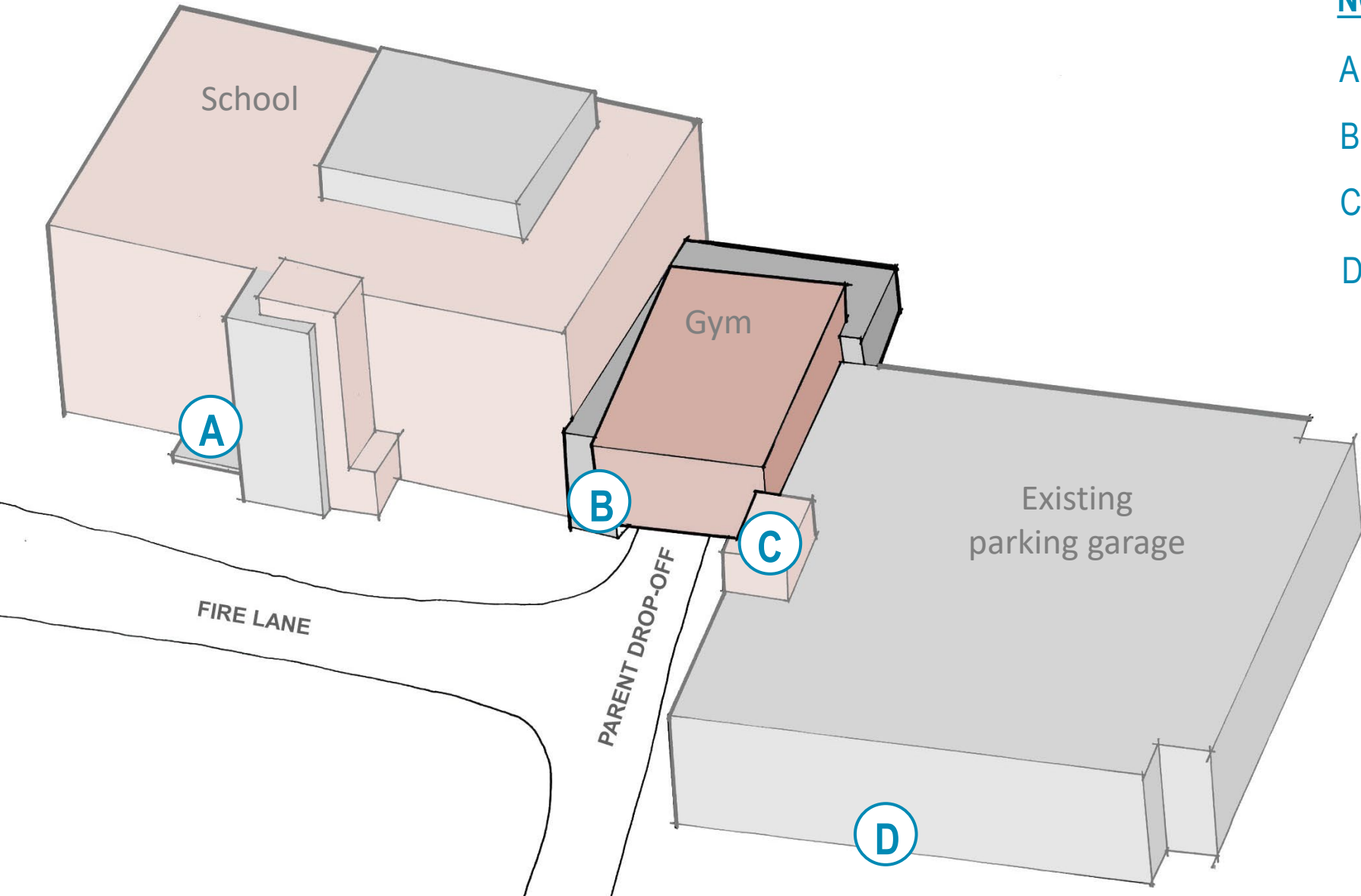


Incorporating the Program into an Office Building

4 Floors of the Existing Building – 88,000 gsf vs 107,000 gsf (Ed spec)

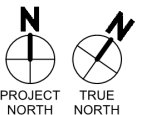
- Physical Education Space – undersized and difficult to achieve
- Multi-purpose Space - undersized
- Extended Learning Space - undersized
- General Music Classroom - undersized

Phased Concept Diagram



NOTES LEGEND

- A. School Entrance
- B. Gym Egress Stair
- C. ADA Accessible/after Hours Gym Entry
- D. Existing Garage Entrance





1st FLOOR PLAN



Extended Learning Space Concept

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Library Concept

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Cafeteria Concept

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Physical Activity Space Concept Rendering

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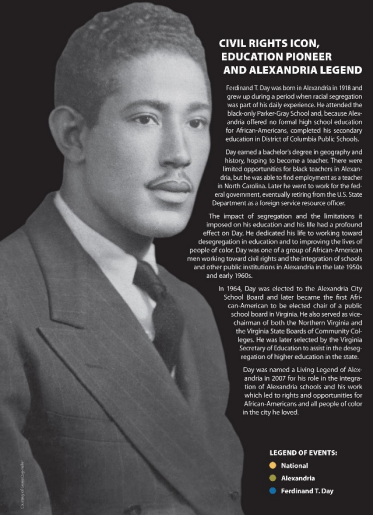
THE RESULTS



New School Entrance



New School Lobby



CIVIL RIGHTS ICON, EDUCATION PIONEER AND ALEXANDRIA LEGEND

Ferdinand T. Day was born in Alexandria in 1918 and grew up during a period when racial segregation was part of the daily experience. He completed the back-only Parker-Gray School and, because Alexandria offered no formal high school education for African-Americans, completed his secondary education at District of Columbia Public Schools.

Day earned a bachelor's degree in geography and history, hoping to become a teacher. There were limited opportunities for black teachers in Alexandria, but he was able to find employment as a teacher in Seattle, Canada. Later he went to work for the federal government, eventually retiring from the U.S. State Department as a foreign service employee.

The impact of segregation and the limitations it imposed on his education and his life had a profound effect on Day. He dedicated his life to working toward desegregation in education and to improving the lives of people of color. He was one of a group of African-American men working toward civil rights and the integration of schools and other public institutions in Alexandria in the late 1950s and early 1960s.

In 1964, Day was elected to the Alexandria City School Board and later became the first African-American to be elected chair of a public school board in Virginia. He also served as vice-chairman of both the Northern Virginia and the Virginia State Boards of Community Colleges. He was later selected by the Virginia Secretary of Education to assist in the planning and development of higher education in the state.

Day was named a Living Legend of Alexandria in 2007 for his role in the desegregation of Alexandria schools and his work which led to rights and opportunities for African-Americans and all people of color in the city he loved.

LEGEND EVENTS:

- National
- Alexandria
- Ferdinand T. Day

1861-1865 AMERICAN CIVIL WAR

On January 11, 1863, in the middle of the American Civil War, President Abraham Lincoln issues the Emancipation Proclamation, an executive order that changed the status of freed African-American slaves from "slave" to "free." PHOTO: Portrait of an African American soldier.

1896 PLESSY V. FERGUSON

The landmark decision by the United States Supreme Court upheld the principle of "separate but equal." It allowed racial segregation for public facilities as long as the segregated facilities are equal in quality. PHOTO: Segregated drinking fountain in an Oklahoma City street corner around May 1911.

1918 BIRTH OF FERDINAND T. DAY

On August 11, 1918, in Alexandria, Virginia, Ferdinand T. Day is born. He is the first African-American to be born in Alexandria, Virginia.

1935 HIGH SCHOOL GRADUATION

Ferdinand T. Day graduates from Alexandria Technical High School in DC, and goes on to earn a bachelor's degree in geography and history from New Rochelle College in NY. Unable to teach in Alexandria because of his limited qualifications for black teachers, he moves to North Carolina to teach and later joins the Federal government.

INTEGRITY

1939 LIBRARY SET-UP

On August 21, Alexandria's library on Queen Street in Old Town is the site of the earliest set-up of a public library for African-American children in the city. Ferdinand T. Day is not a part of this set-up but knows many of those who are involved. PHOTO: An illustration of a library being set up in the Alexandria library.

1948 DESEGREGATION OF THE ARMED FORCES

On July 26, President Harry S. Truman issues an executive order desegregating the armed forces, following an Army Army. Privately, blacks in the military had worked under other officers for more than half a century before they could begin training while members of being qualified. PHOTO: Soldiers during Alexandria, C. Smith and Robert C. Brown, Alexandria, July 1945.

1954 BROWN V. BOARD OF EDUCATION OF TOPEKA

A landmark United States Supreme Court case is brought by the Board of Education in Topeka, Kansas. It holds that state laws that require separate public schools for black and white students are unconstitutional. The May 17, 1954 decision effectively overturns the "separate but equal" doctrine of 1896. The justices in the decision state that "separate but equal" is not a part of this set-up but knows many of those who are involved. PHOTO: The Supreme Court building in Washington, D.C.

1956 STANLEY PLAN AND THE SECRET SEVEN

The Stanley Plan, a plan to desegregate Alexandria schools, is developed by the Secret Seven, a group of seven African-American leaders in the city. The plan is a critical element in the city's "Mission First" in the Brown Boarding of 1956.

1957 LITTLE ROCK NINE

The Little Rock Nine are the first African-American students to attend Little Rock Central High School. They are the first African-American students to attend Little Rock Central High School. They are the first African-American students to attend Little Rock Central High School. They are the first African-American students to attend Little Rock Central High School.

EQUALITY

1958-1959 NINE PUPILS MAKE HISTORY IN ALEXANDRIA

In 1958, 14 black students in Alexandria begin to attend white schools. At the time, a state law prohibited black students from attending white schools based on separate-but-equal. The students, known as the "Secret Seven," are the first African-American students to attend white schools in Alexandria. They are the first African-American students to attend white schools in Alexandria. They are the first African-American students to attend white schools in Alexandria.

1963 CHILDREN'S CRUSADE

According to Dr. Martin Luther King Jr., Alexandria is the most segregated city in the United States. The Birmingham Movement is organized by the Southern Christian Leadership Conference to bring attention to segregation efforts. The march is organized by Dr. Martin Luther King Jr., James Bevel, and Fred Shuttlesworth. The march is organized by Dr. Martin Luther King Jr., James Bevel, and Fred Shuttlesworth. The march is organized by Dr. Martin Luther King Jr., James Bevel, and Fred Shuttlesworth.

1964 SCHOOL BOARD EXPANSION

Alexandria City School Board expands from six to nine members and appoints Ferdinand T. Day as one of the three new members. Ten years after the Brown Boarding case, Day is the only African-American on the board and the first to be appointed to the position. PHOTO: Ferdinand T. Day.

1965 PATH TO INTEGRATION

Alexandria begins on the path to integration, combining the high schools in the Alexandria Board of Education. "Reverend Dr. King," the Rev. C.C. Williams, High School Board member since 1959, and Dr. Martin Luther King Jr. are among the leaders who work to desegregate the school system. Day is appointed as Chairman of Alexandria City School Board for the first time. He is the first African-American to be appointed to the position. PHOTO: Ferdinand T. Day.

1971-1974 LEGACY OF FERDINAND T. DAY

Ferdinand T. Day dies on January 24, 1974, at the age of 55. He is buried in the Alexandria City Cemetery. He is the first African-American to be buried in the Alexandria City Cemetery. He is the first African-American to be buried in the Alexandria City Cemetery.

2015 LEGACY OF FERDINAND T. DAY

The Alexandria City School Board honors Ferdinand T. Day for his role in the desegregation of Alexandria schools. He is the first African-American to be honored by the Alexandria City School Board. He is the first African-American to be honored by the Alexandria City School Board.

COMMUNITY

1963 MARCH ON WASHINGTON

On August 28, 1963, 250,000 demonstrators gather at the Lincoln Memorial for the March on Washington for Jobs and Freedom. Dr. Martin Luther King Jr. is among the speakers. He is the first African-American to be a speaker at the March on Washington. He is the first African-American to be a speaker at the March on Washington.

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RESILIENCE

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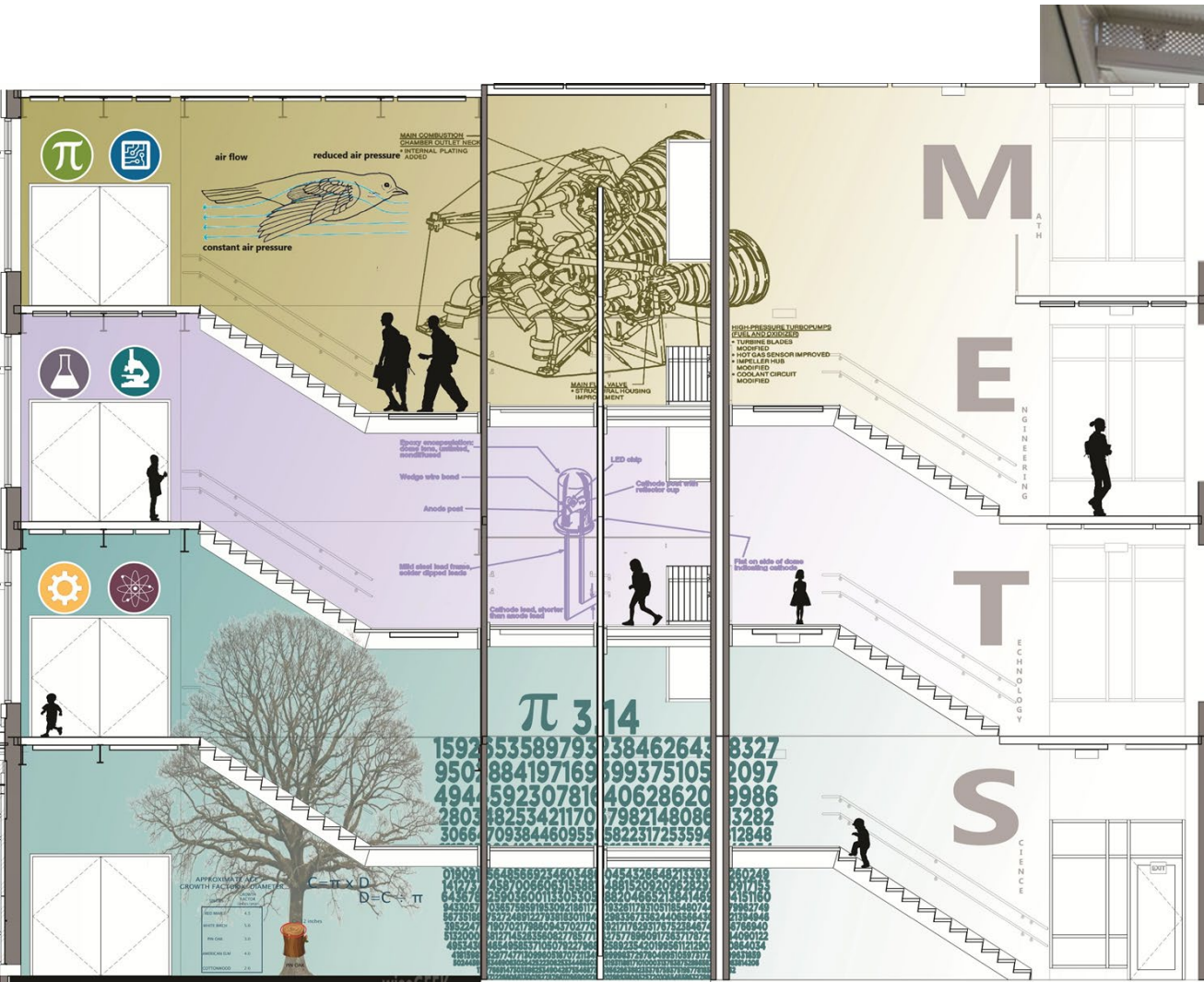
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“Day provided the moral leadership that helped Alexandria reconcile its segregated past of racial injustice by appealing to the city’s conscience and hopes for a better future. Martin Luther King Jr. believed that to effect the change necessary in America required people who were tough-minded but tenderhearted, and that describes my dear friend of 40 years... He was a passionate advocate for educational equality and excellence.”

—Vicki Lawson, City Manager of the City of Alexandria, 1985-2000

Ferdinand T. Day Graphic Design



New Communicating Stair



Physical Activity Space- Temporary until Phase 2

hord | coplan | macht





Typical K-5 Classroom

hord | coplan | macht





Extended Learning Flex Space

hord | coplan | macht





Library – Fourth Floor

hord | coplan | macht





New Playground on Parking Garage

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ACIPS
Alexandria City Public Schools



Connecting Bridge & Gym Addition



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Gymnasium Interior

Phase 2

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Stage & Performance Space

Phase 2

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Current State of Ferdinand T. Day ES



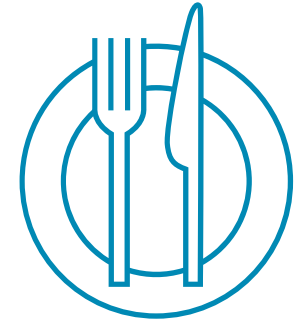
**School Community is
Growing & Vibrant**



**Extended Learning Spaces
are Working Well**

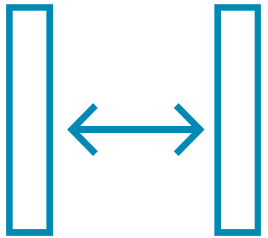


**Expanded Physical
Education Space
Recently Completed**

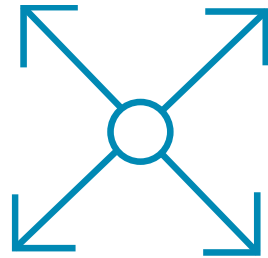


**Cafeteria is a little
undersized**

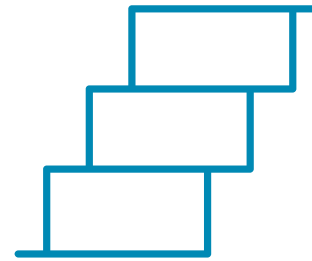
What to Look for in an Office Building



Column Bay Spacing /
Fenestration



Floor to Floor Heights



Vertical Circulation –
Stairs, Capacity, Elevators

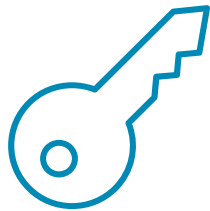


Parking, Open Space,
Playground
& Zoning

Lessons Learned



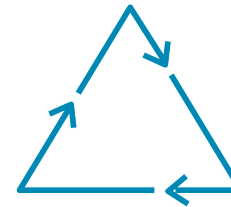
**Security, Safety
& Egress**



**School System as
a Landlord**



**Team Chemistry
& Project Delivery**



**Reusing as Much
Infrastructure as
Possible**



**Importance of
Pre-planning**



Ferdinand T. Day Campus Today

Phases 1 & 2 complete

hord | coplan | macht



Contact Information



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