

Creating Equity in Educational Resources

Providing Equal Access to Educational Resources in Underserved Areas by Re-purposing Existing Buildings into New Schools



A4LE 2022 Northeast Annual Regional Conference



Today's Speakers



Rachael Dischner

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Alexandria City Public Schools



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FTD Project Manager
Alexandria City Public Schools



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AIA, LEED AP, Principal
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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

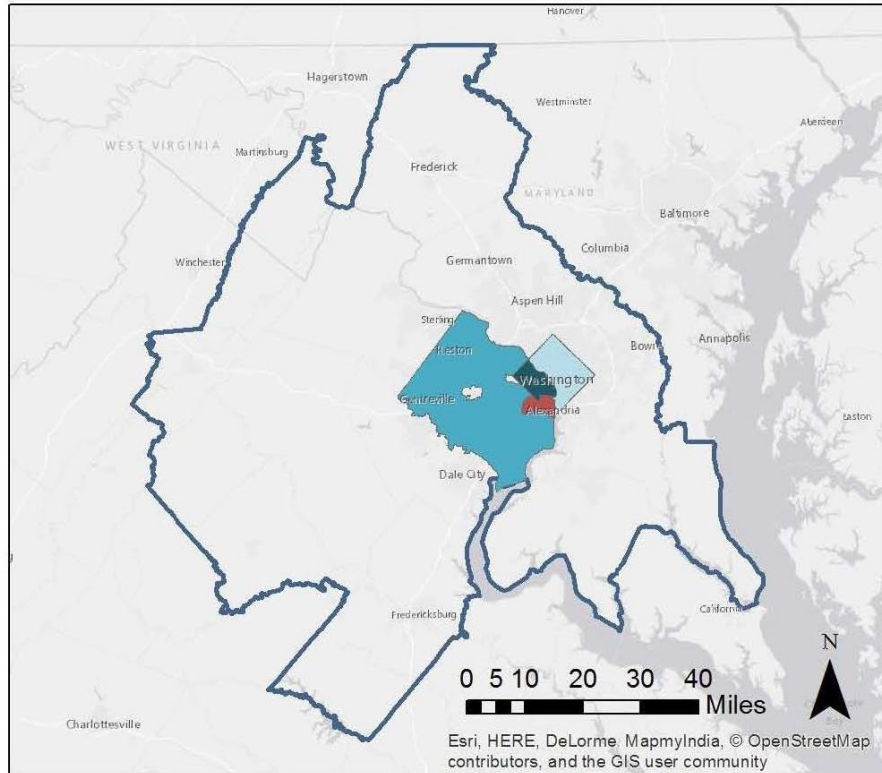
DC Metropolitan Area

Population 158,000

Mayor & City Council

Historic Old Town on Potomac River

Diverse & Growing Population



Jurisdiction

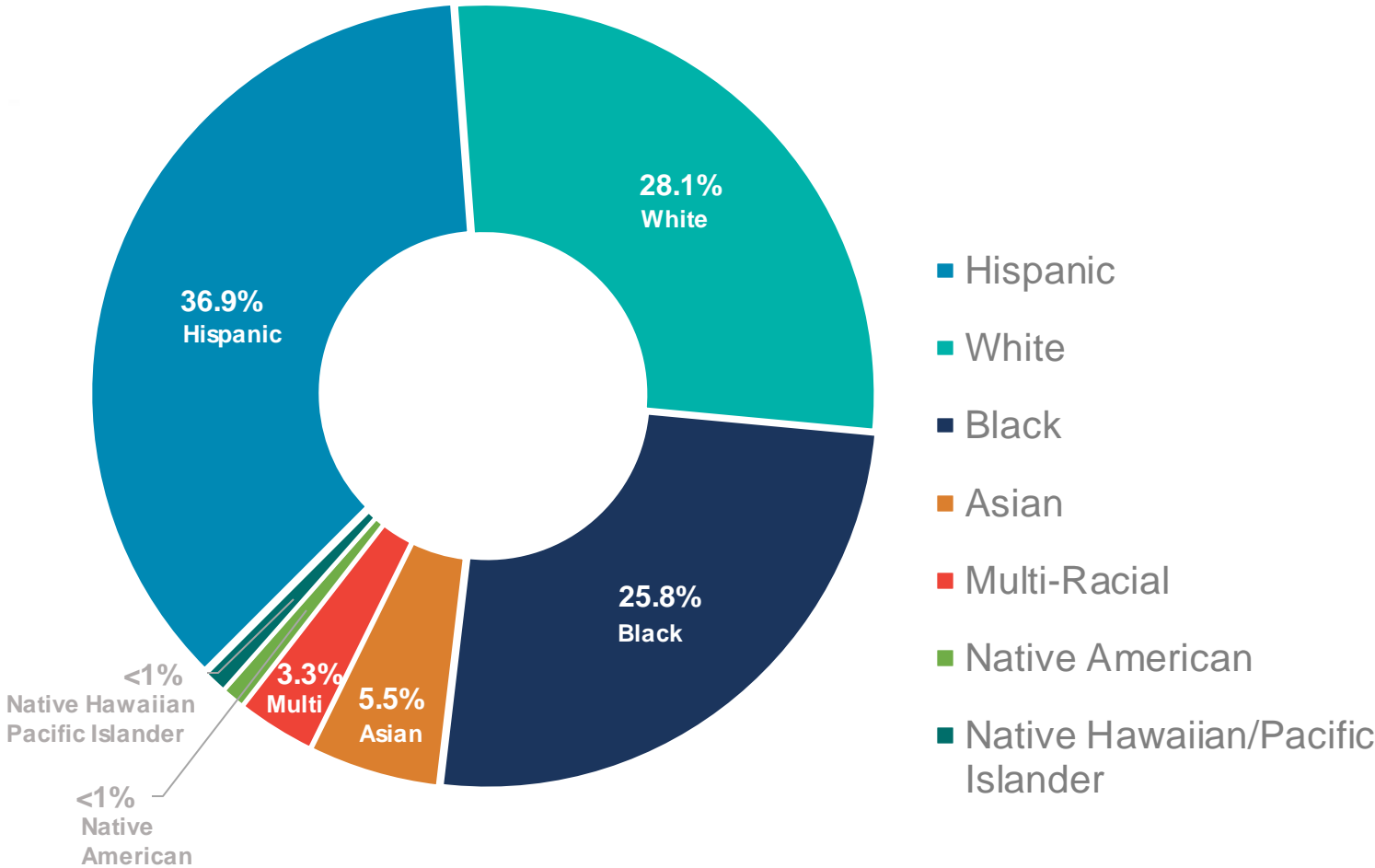
- City of Alexandria
- Arlington County
- District of Columbia
- Fairfax County
- Greater Washington MSA



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

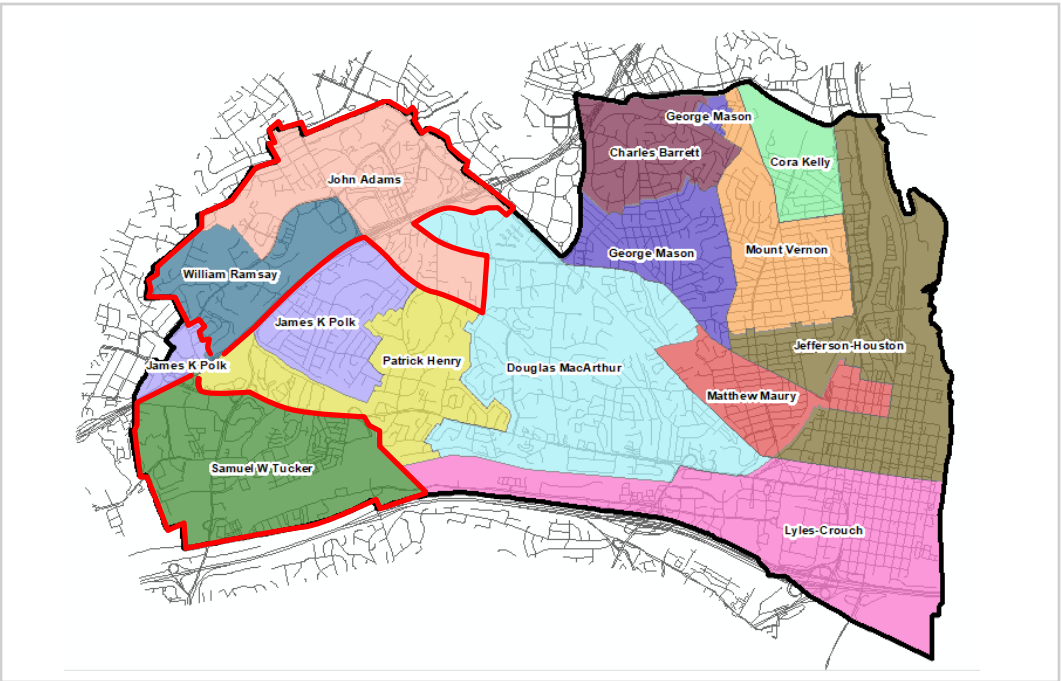
Per Pupil Cost: \$18,331

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

Alexandria City Public Schools (ACPS)

Demographics

Median Household Income, by Census Tract



★ 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)

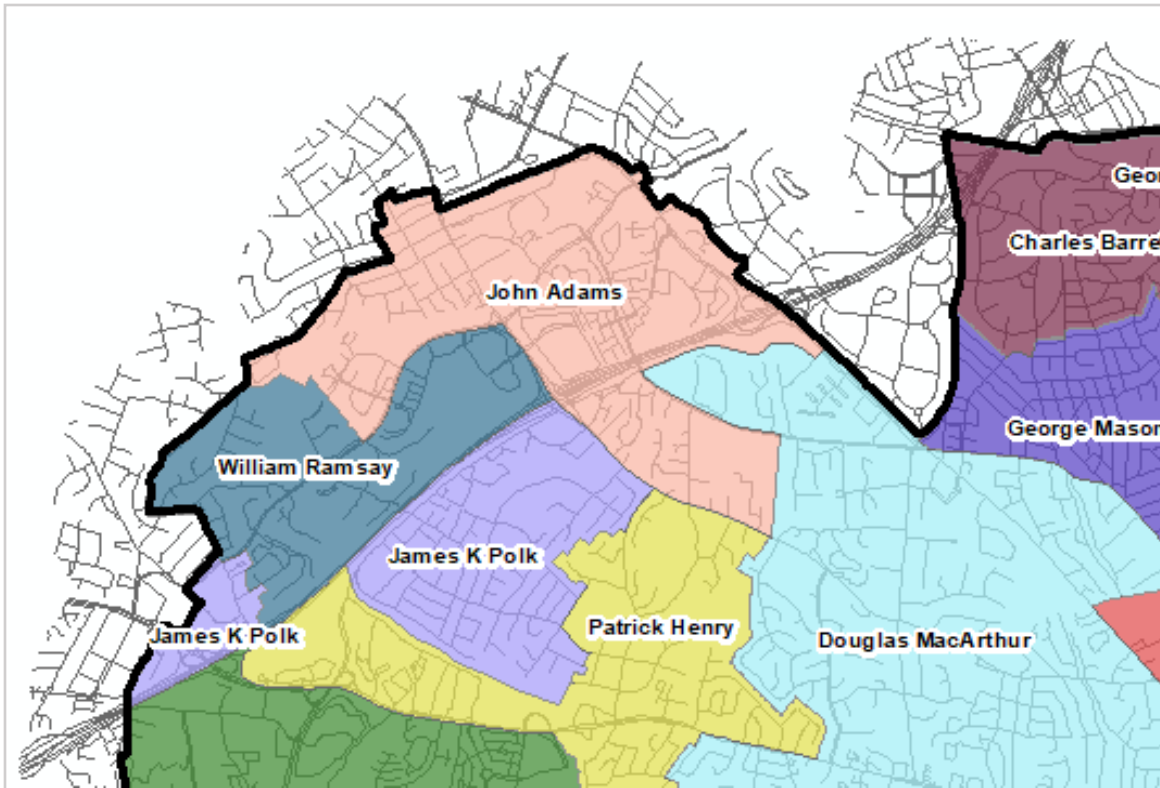
Tucker ES – 147 over capacity (767 students)

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

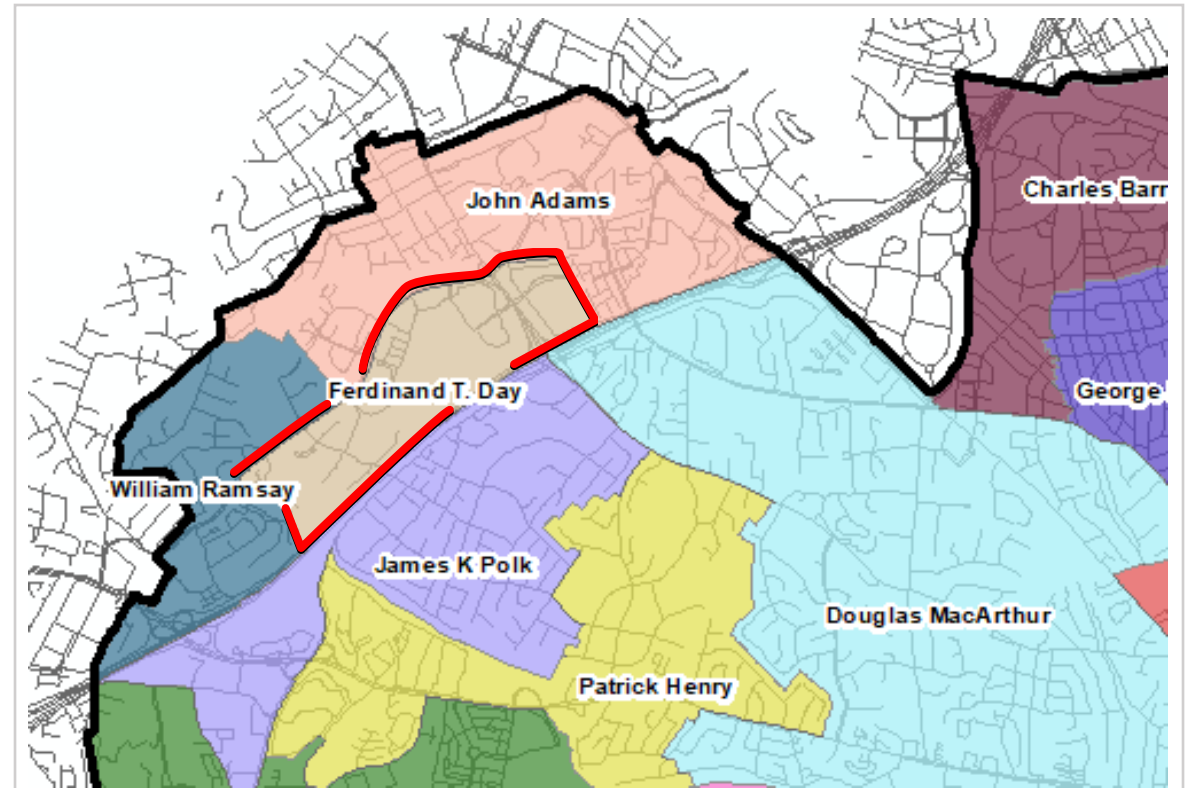
= 2 New Elementary Schools

Alexandria City Public Schools (ACPS)

Adjacent Elementary School Districts



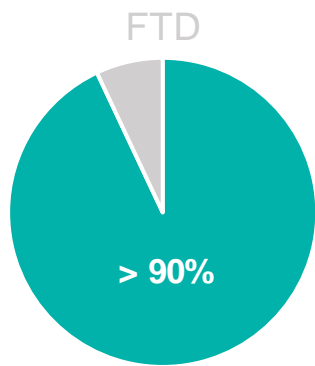
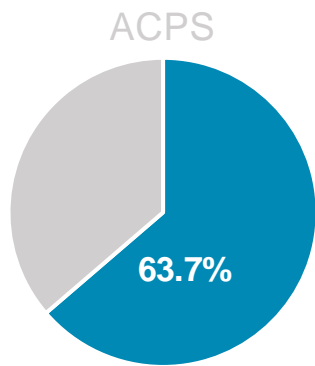
Before ST, JA, WR were overcrowded



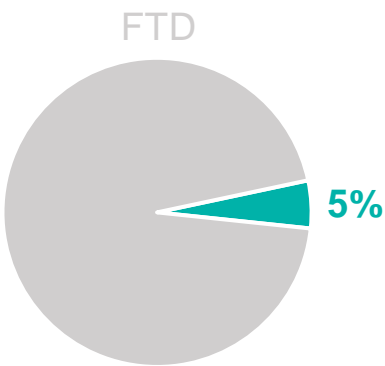
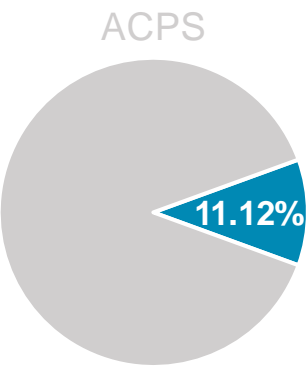
After

Student Demographics

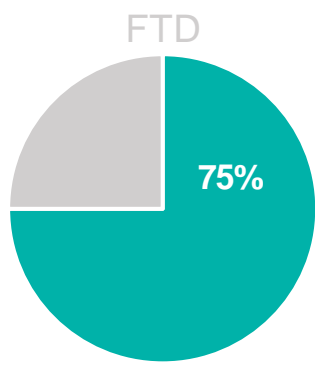
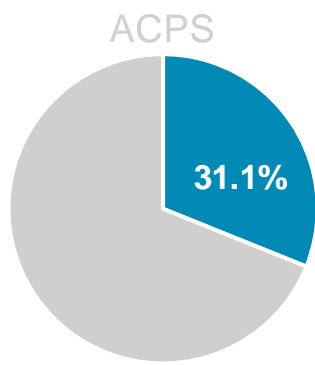
Alexandria City Public Schools and Ferdinand T. Day ES



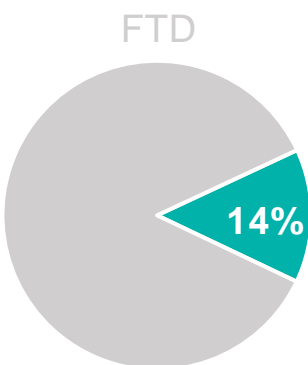
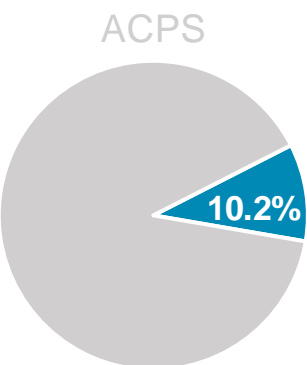
Eligible for free or reduced price meals



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



Site & Building Acquisition Challenges



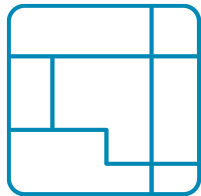
Funding

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

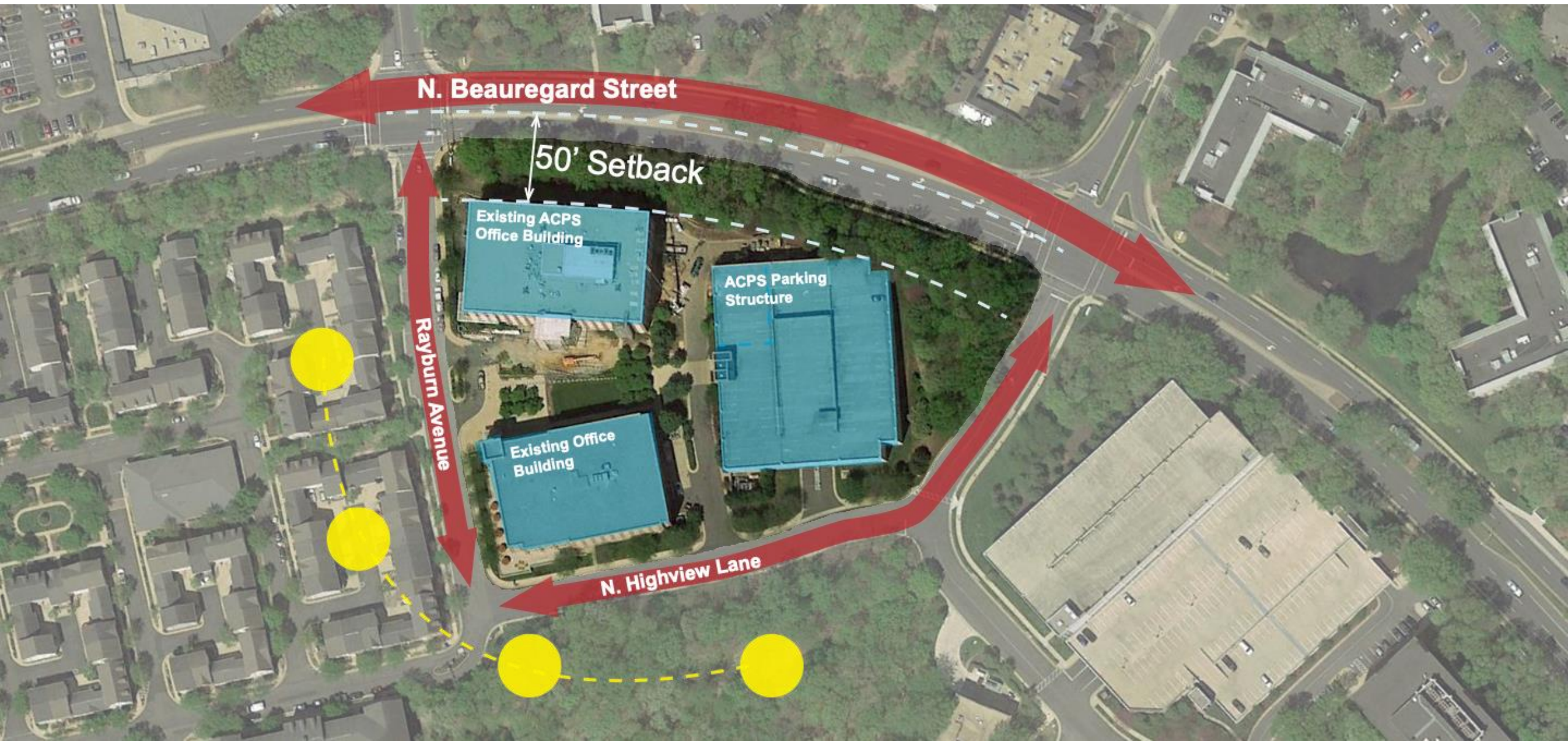
Phase I– Renovation of Office Building (4 floors, 88,000 total gsf) & Playground

- \$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

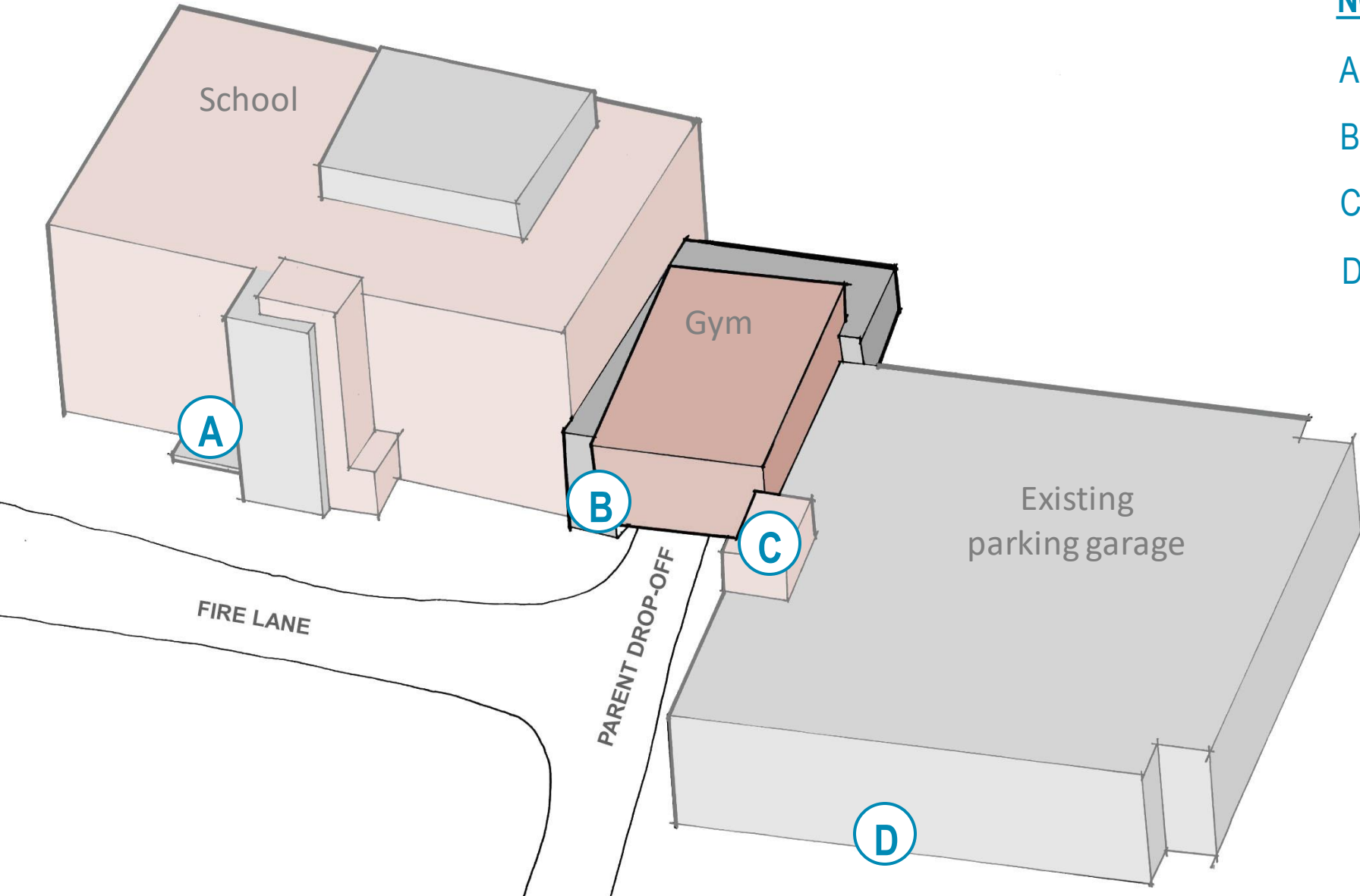


Incorporating the Program into an Office Building

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 LEADER

Ferdinand T. Day was born in Alexandria in 1898 and grew up during a period when racial segregation was part of the daily experience. He attended the black-only Parker-Grey School and, because Alexandria offered no formal high school education for African-Americans, completed his secondary education in 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 North Carolina, later he went to work for the federal government, eventually serving from the U.S. State Department as a foreign service measure officer.

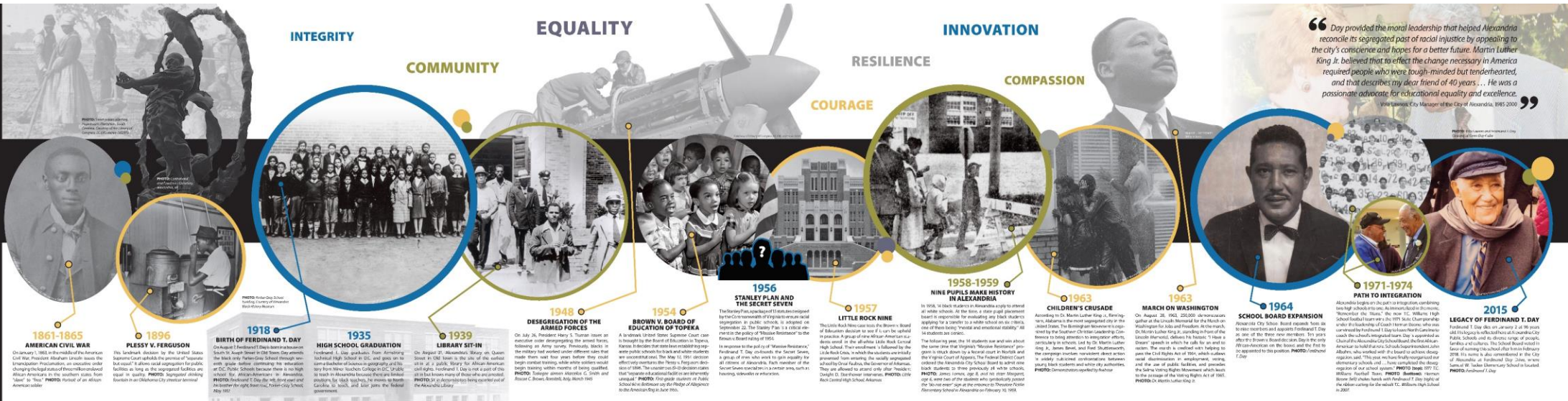
The impact of segregation and the limitations it imposed on his education and his life had a profound effect on Day. He dedicated his life to working toward desegregation in education and to improving the lives of people of color. He was one of a group of African-American men working toward civil rights and the integration of schools and other public institutions in Alexandria in the late 1940s and early 1950s.

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, day 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 OF EVENTS

- National
- Alexandria
- Ferdinand T. Day



1861-1865 AMERICAN CIVIL WAR
On May 1, 1861, in the middle of the American Civil War, President Abraham Lincoln issues the Emancipation Proclamation, an executive order changing the legal status of three million enslaved African Americans in the southern states 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 premise of "separate but equal." It allows racial segregation for public facilities as long as the segregated facilities are equal in quality. PHOTO: Segregated drinking fountain in an Oklahoma City street after World War II.

1918 BIRTH OF FERDINAND T. DAY
On August 1, Ferdinand T. Day is born in Alexandria, Virginia, to Hugh Street and Ollie Marie Day parents. The black-only Parker-Grey School through which he grows up is the only school in Alexandria that provides a high school education for African-Americans. PHOTO: Ferdinand T. Day, the 18th, 19th, and 20th-century high school, 1918.

1935 HIGH SCHOOL GRADUATION
Ferdinand T. Day graduates from Alexandria's high school in DC, and goes on to become a teacher of science in a high school in DC. He then works for the U.S. State Department in the U.S. State Department. PHOTO: Ferdinand T. Day, the 18th, 19th, and 20th-century high school, 1935.

1939 LIBRARY SIT-IN
On August 21, Alexandria's library on Queen Street in Old Town is the site of a sit-in by a group of African-American students and community members. The sit-in is a protest against the library's policy of not allowing African-American students to use the library. PHOTO: A group of African-American students sitting in the library, 1939.

1948 DESEGREGATION OF THE ARMED FORCES
On July 26, President Harry S. Truman issues an executive order desegregating the armed forces, including the Army, Navy, and Air Force. This order is the first step toward desegregating the military. PHOTO: A group of African-American soldiers in uniform, 1948.

1954 BROWN V. BOARD OF EDUCATION OF TOPEKA
A landmark U.S. Supreme Court case is decided by the Court in Topeka, Kansas. It declares that state laws establishing separate public schools for black and white students are unconstitutional. The May 17, 1954 decision effectively overturns the "separate but equal" doctrine established in Plessy v. Ferguson. PHOTO: A group of African-American children standing in front of a school, 1954.

1956 STANLEY PLAN AND THE SECRET SEVEN
The Stanley Plan, a desegregation plan proposed by the U.S. Supreme Court, is adopted in Alexandria. It is a plan to desegregate the city's public schools. PHOTO: A group of African-American children standing in front of a school, 1956.

1957 LITTLE ROCK NINE
The Little Rock Nine are a group of African-American students who are the first to integrate Central High School in Little Rock, Arkansas. They are the first African-American students to attend Central High School. PHOTO: A group of African-American students standing in front of Central High School, 1957.

1958-1959 NINE PUPILS MAKE HISTORY IN ALEXANDRIA
In 1958, nine African-American students attend all-white schools in Alexandria. They are the first African-American students to attend all-white schools in Alexandria. PHOTO: A group of African-American students standing in front of a school, 1958-1959.

1963 CHILDREN'S CRUSADE
According to Dr. Martin Luther King Jr., Birmingham, Alabama is the most segregated city in the United States. The Birmingham Children's Crusade is a series of protests by African-American children against segregation. PHOTO: A group of African-American children standing in front of a school, 1963.

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 one of the speakers. PHOTO: A group of African-American people standing in front of the Lincoln Memorial, 1963.

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 Dr. King's March on Washington Day is the only African-American on the board and the first to be elected to the position. PHOTO: Ferdinand T. Day, 1964.

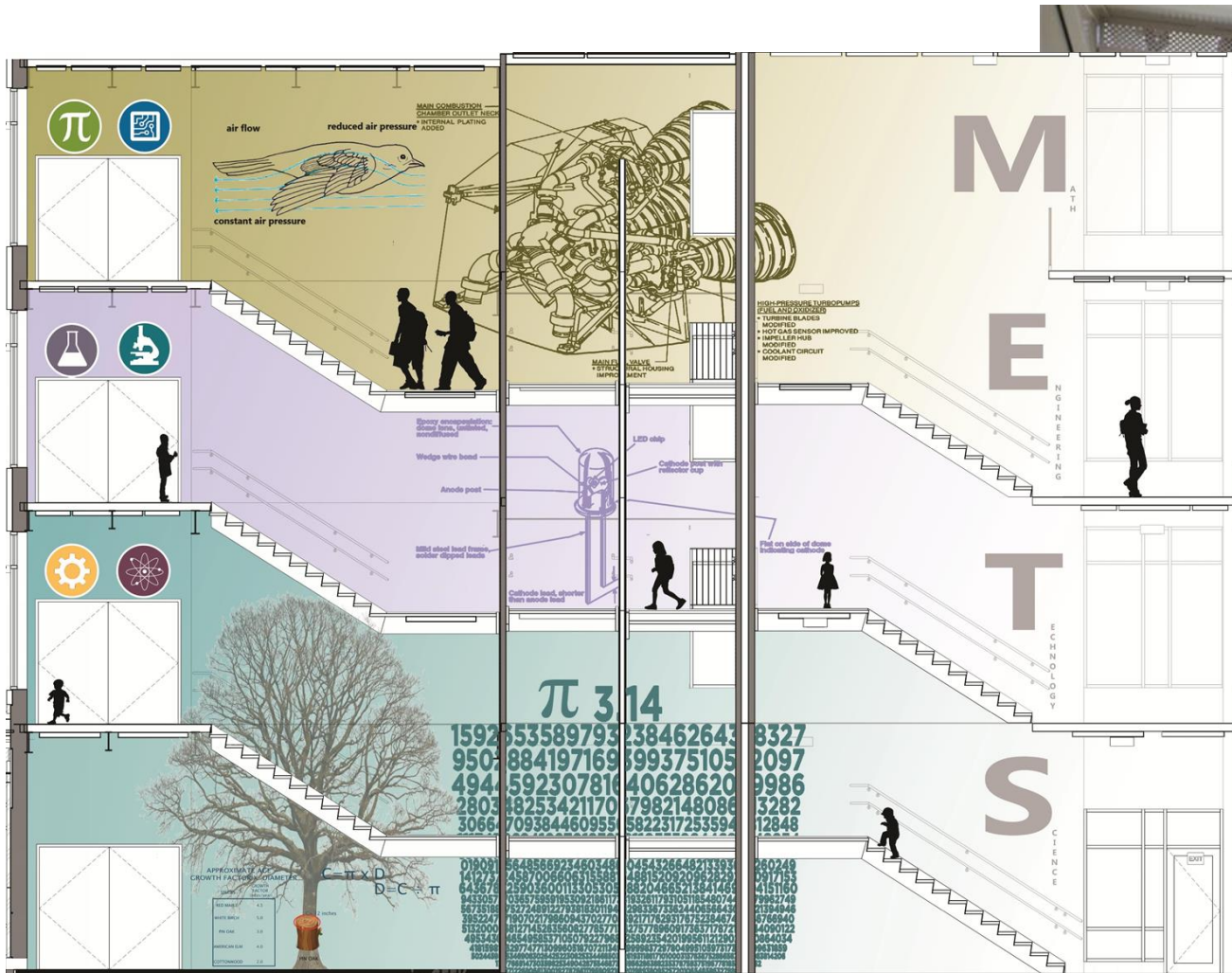
1971-1974 PATH TO INTEGRATION
Alexandria begins its path to integration, beginning with high schools in 1971, then middle schools in 1972, and elementary schools in 1973. PHOTO: A group of African-American children standing in front of a school, 1971-1974.

2015 LEGACY OF FERDINAND T. DAY
Ferdinand T. Day dies on January 2 at 88, after a long battle with cancer. He is remembered 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. PHOTO: Ferdinand T. Day, 2015.

66 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.

—Vivian Lewis, City Manager of the City of Alexandria, 1985-2009

Ferdinand T. Day Graphic Design



New Communicating Stair

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Physical Activity Space- Temporary until Phase 2

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Typical K-5 Classroom

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Extended Learning Flex Space

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Library – Fourth Floor



New Playground on Parking Garage

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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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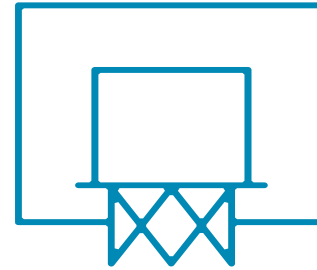
Current State of Ferdinand T. Day ES



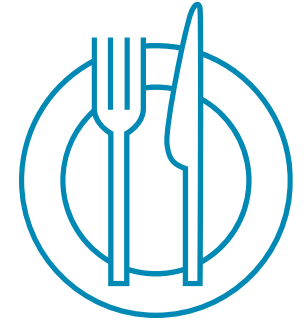
**School Community is
Growing & Vibrant**



**Extended Learning Spaces
are Working Well**

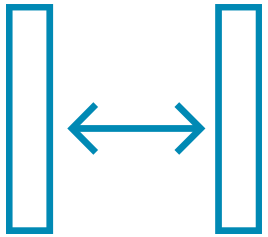


**Expanded Physical
Education Space
Recently Completed**

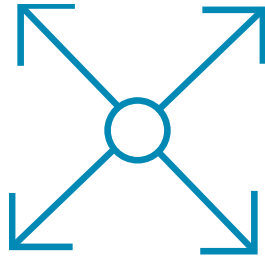


**Cafeteria is a little
undersized**

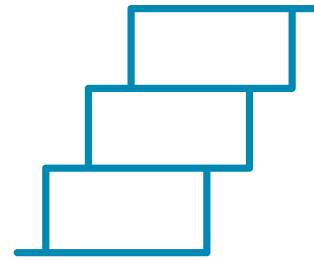
What to Look for in an Office Building



Column Bay Spacing /
Fenestration



Floor to Floor Heights



Vertical Circulation –
Stairs, Capacity, Elevators

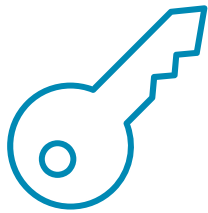


Parking, Open Space,
Playground
& Zoning

Lessons Learned



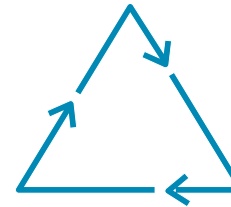
**Security, Safety
& Egress**



**School System as
a Landlord**



**Team Chemistry
& Project Delivery**



**Reusing as Much
Infrastructure as
Possible**



**Importance of
Pre-planning**

Q + A



Ferdinand T. Day Campus Today

Phases 1 & 2 complete

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ACIPS
Alexandria City Public Schools

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