



Arlington
Public
Schools



School Board's FY 2017-26 Capital Improvement Plan

Action Item

June 16, 2016

MORE Seats for
Students

Agenda



- Process & Overview
- Projected Seat Needs
- School Board's Proposed CIP
- Next Steps
- Summary

- FY 2017-26 CIP addresses projected seat needs through 2025-26 School Year.
- Every 2 years – CIP is revised and updated.
- All future APS CIPs:
 - ✓ New available space opportunities will be incorporated.
 - ✓ Funding scenarios will be updated.
 - ✓ Plans will reflect updated enrollment projections.

- FY 2017-26 CIP – no plans for extreme measures included to relieve crowding:
 - ✓ No double shifts of class schedules for HS Students
 - ✓ No required out-of-school internships
 - ✓ No expansion of digital classes
- All High School Students (current & future) will have full access to athletics and extra-curricular activities.



Projected Seat Needs

Seats Already Added



Project	New Seats	School Year Completed
Ashlawn ES	225	2014
Discovery ES	630	2015
Internal Modifications to Jefferson MS	104	2015
Internal Modifications to Washington-Lee HS	300	2015
Total	1,259	

Seats Available / Needed



School Level	Fall 2015-16
Elementary	-617
Middle	+54
High	+386

No capacity included for relocatable classrooms.

Future Seats Already Committed



	Seats	Scheduled Completion
<i>Under Construction</i>		
McKinley Addition	241	December 2016
Fenwick Renovation	300	August 2016
<i>Construction Contract Awarded</i>		
Abingdon Addition	136	December 2017
<i>In Design</i>		
New ES at Jefferson	725	August 2019
New MS at Stratford	339	August 2019
New School at Wilson	775	August 2019
Total Seats Already Committed	2,516	

Projected Seats Needed

School Level	In 5 Years: 2020-21	In 10 Years: 2025-26
Elementary	-666	-1,387
Middle	-337	-438
High	-1,260	-2,775
Total	-2,263	-4,600

Includes committed seats listed on Slide #8.

School Board's Proposed CIP

- New MS at Stratford site
- New school at Wilson site
- New ES at Jefferson site
- Greatest priority is at the high school level.
- Second greatest priority is at elementary level.



Seats Added

\$ in millions

Location	# of Seats	To Be Completed	Reserves
Gunston MS	60+	Aug. 2017	\$1.0
Kenmore MS	60+	Aug. 2017	\$1.0
Wakefield HS	300+	Aug. 2017	\$4.0
Yorktown HS	300+	Aug. 2018	\$4.0
Total	720+		\$10.0

Additions / Renovations / New



Seats Added

\$ in millions

\$ in millions

Location	# of Seats	To Be Completed	Joint Funding	Bond Funding
Seats Gained at Career Center for Arlington Tech*	300	2016		
Career Center/Arlington Tech Addition/Renovation	300+	2018	TBD	\$12.00
High School Seats <i>Location or Locations TBD</i>	1,300+	2022	TBD	\$146.71
Reed - Expanded	725	2021	\$5.50	\$42.25
Elementary Seats <i>Location or Locations TBD</i>	400-725	2025	\$9.16	\$58.04
Total	3,025-3,350+		\$14.66	\$259.00

FY 2017 - FY 2026 CIP



Previous CIPs	New Seats	Completion	Prior Bonds	2016 Bond	Reserves	Joint Fund	Other Funds	Future Bonds
Fenwick Renovation	300	2016			\$0.40			
McKinley Addition	241	2016	\$20.10					
Abingdon Addition	136	2017	\$30.70			\$1.24	\$0.54	
New ES at Jefferson	725	2019	\$40.30			\$17.90	\$0.80	
Subtotal	1,402		\$91.10		\$0.40	\$19.14	\$1.34	
FY2017-26 CIP	New Seats	Completion	Prior Bonds	2016 Bond	Reserves	Joint Fund	Other Funds	Future Bonds
New MS at Stratford	339	2019	\$5.25	\$26.03	\$0.25	\$4.22	\$0.80	
New School at Wilson	775	2019	\$7.50	\$78.40	\$7.00	\$6.00	\$1.90	
Infrastructure (HVAC, roofing etc.)	N/A	N/A	\$9.56	\$12.40				\$63.20
MS internal modifications	120	2017			\$2.00			
HS internal modifications	600	2017/2018			\$8.00			
Career Ctr./Arlington Tech	300+	2018		\$12.00			\$0.75	
Arl. Tech from program moves*	300	2016						
HS Seats [Location(s) TBD]	1,300+	2022		\$10.00		TBD		\$136.71
Reed - Expanded	725	2021			\$4.00	\$5.50	\$1.25	\$38.25
Elementary Seats TBD	400-725	2025				\$9.16	\$1.72	\$58.04
Subtotal	4,859 - 5,184+		\$22.31	\$138.83	\$21.25	\$24.88	\$6.42	\$296.20
Grand Total	6,261-6,586+		\$113.41	\$138.83	\$21.65	\$44.02	\$7.76	\$296.20

Elementary Seat Status by 2020-21 (5 Yr.)



Existing Seats 2015-16 + Committed Seats	14,047
New Seats added by 2020-21 in proposed CIP	0
Total Seats Available	14,047
Projected Enrollment in 2020-21	14,713
Seat Status	-666
Total Seats Available as Percentage of Projected Enrollment	95.47%

Elementary Seat Status by 2025-26 (10 Yr.)

Existing Seats 2020-21	14,047
New Seats Added per FY 2017-26 CIP <ul style="list-style-type: none">• Reed Expanded (725)• Elementary Seats Locations TBD (400-725)	1,125 to 1,450
Total Seats Available	15,172 to 15,497
Projected Enrollment	15,434
Seats +/-	-262 to +63
Total Seats Available as Percentage of Projected Enrollment	98.30 to 100.40%

Middle School Seat Status by 2020-21

Existing Seats 2015-16 + Committed Seats	6,232
New Seats Added per CIP <ul style="list-style-type: none">• Gunston MS Internal Modification (60+)• Kenmore MS Internal Modification (60+)	120+
Total Seats Available	6,352+
Projected Enrollment	6,569
Seats +/-	-217
Total Seats Available as Percentage of Projected Enrollment	96.69%

Middle School Seat Status by 2025-26

Existing Seats 2020-21	6,352
New Seats Added per CIP	0
Total Seats Available	6,352
Projected Enrollment	6,670
Seats +/-	-318
Total Seats Available as Percentage of Projected Enrollment	95.23%

High School Seat Status by 2020-21

Existing Seats 2015-16 + Committed Seats	6,903
New Seats Added per CIP <ul style="list-style-type: none">• Wakefield Internal Mod. (300)• Yorktown Internal Mod. (300)• Arlington Tech (600)• Arlington Community HS (300)	1,500
Total Seats Available	8,403
Projected Enrollment	8,163
Seats +/-	+240
Total Seats Available as Percentage of Projected Enrollment	102.94%

High School Seat Status by 2025-26

Existing Seats 2020-21	8,403
New Seats Added per CIP <ul style="list-style-type: none">• 1,300 seats at locations TBD	1,300
Total Seats Available	9,703
Projected Enrollment	9,678
Seats +/-	+25
Total Seats Available as Percentage of Projected Enrollment	100.25%



Financial Analysis

November 2016 Bond Referendum



\$ in millions

New MS at Stratford	\$26.03
New School at Wilson	\$78.40
Career Center / Arlington Tech	\$12.00
Secondary Seats TBD	\$10.00
Infrastructure (HVAC, Roof, etc.)	\$12.40
Total	\$138.83

Revision to School Board's Proposed CIP



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- Completion date of new ES at Reed changed from 2023-24 to 2021-22 using \$4.0M reserves.

Financial Analysis



Project Description	TOTAL PROJECT COST	OTHER FUNDING SOURCES					TOTAL BOND FUNDING NEEDED	BOND FUNDING IN FY 2017-2026 CIP											TOTAL BOND FUNDING
		Operating	MC/MM (not bonds)	Capital Reserve	Joint Fund			Previous Bond Funding	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	
					APS	ArCo			Fall 2016	Fall 2017	Fall 2018	Fall 2019	Fall 2020	Fall 2021	Fall 2022	Fall 2023	Fall 2024	Fall 2025	
COMMITTED PROJECTS																			
Stratford (1,000 seats in 2019)	\$ 36.55	\$ 0.80		\$ 0.25	\$ 2.11	\$ 2.11	\$ 5.25	\$ 26.03		\$ 17.00	\$ 9.03							\$ 26.03	
Wilson (114 seats in 2019)	\$ 100.80	\$ 1.90		\$ 7.00	\$ 3.00	\$ 3.00	\$ 7.50	\$ 78.40	\$ 36.00	\$ 39.40	\$ 3.00							\$ 78.40	
Career Center - Fenwick (600 seats in 2016)	\$ 0.40			\$ 0.40				\$ -										\$ -	
HVAC, Roofing & Infrastructure Projects	\$ 85.16						\$ 9.56	\$ 75.60	\$ 6.50	\$ 5.90	\$ 7.20	\$ 7.40	\$ 7.60	\$ 7.80	\$ 8.00	\$ 8.20	\$ 8.40	\$ 8.60	\$ 75.60
PROPOSED PROJECTS																			
Gunston (60 seats in 2017)	\$ 1.00			\$ 1.00				\$ -										\$ -	
Kenmore (60 seats in 2017)	\$ 1.00			\$ 1.00				\$ -										\$ -	
Wakefield (300 seats in 2017)	\$ 4.00			\$ 4.00				\$ -										\$ -	
Yorktown (300 seats in 2018)	\$ 4.00			\$ 4.00				\$ -										\$ -	
Career Center/Arlington Tech (300 seats in 2018)	\$ 12.75	\$ 0.75			TBD	TBD		\$ 12.00	\$ 2.00	\$ 10.00								\$ 12.00	
Secondary Seats TBD (1300 seats by 2022)	\$ 146.71				TBD	TBD		\$ 146.71	\$ 5.00	\$ 5.00	\$ 27.50	\$ 21.50	\$ 31.00	\$ 13.75	\$ 12.50	\$ 5.25	\$ 18.21	\$ 7.00	\$ 146.71
Reed - Expanded (725 seats in 2021)	\$ 49.00	\$ 1.25		\$ 4.00	\$ 2.75	\$ 2.75		\$ 38.25			\$ 12.00	\$ 19.25	\$ 7.00					\$ 38.25	
Elementary Seats TBD (400-725 seats in 2025)	\$ 68.92	\$ 1.72			\$ 4.58	\$ 4.58		\$ 58.04					\$ 0.50	\$ 2.00	\$ 6.00	\$ 19.75	\$ 29.79	\$ 58.04	
TOTAL COMMITTED & PROPOSED PROJECTS	\$ 510.29	\$ 6.42	\$ -	\$ 21.65	\$ 12.44	\$ 12.44	\$ 22.31	\$ 435.03	\$ 49.50	\$ 77.30	\$ 58.73	\$ 48.15	\$ 46.10	\$ 23.55	\$ 26.50	\$ 33.20	\$ 56.40	\$ 15.60	\$ 435.03

BOND REFERENDA AMOUNTS	2016 \$138.83	2018 \$146.60	2020 \$ 17.90	2022 \$ 89.49	2024 \$ 42.21
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Debt Service Ratio Target ≤9.8%	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	Total
Debt Service Ratio -- APS	8.17%	8.71%	9.75%	9.95%	10.20%	10.10%	9.79%	9.66%	9.67%	9.67%	
Annual APS Debt Service Increase	\$2.02	\$4.24	\$7.39	\$2.50	\$2.75	\$0.88	(\$0.70)	\$0.62	\$1.35	\$1.46	\$22.5
TOTAL COUNTY & SCHOOLS DEBT SERVICE RATIO	8.08%	8.26%	8.91%	9.35%	9.77%	9.78%	9.65%	9.58%	9.49%	9.28%	

- Planning underway to determine the feasibility and cost of internal modifications at Arlington Science Focus
- Funding sources to be determined
- Four classrooms (est. 93 seats) not counted in seat status on previous slides

Next Steps



Community Engagement Processes



- **Arlington Tech:** planning and phasing study
- **High Schools:** visioning process
- **High Schools:** boundary refinement process
- **Middle Schools:** boundary change process for new MS at Stratford site
- **Elementary Schools:** boundary change process for new ES at Jefferson site
- **Drew Neighborhood School:** visioning process
- **Aurora Hills Community & Senior Center:** planning study with Arlington County for joint-use redevelopment

If boundary refinements take effect **September 2017 to balance enrollment** among Wakefield, Washington-Lee and Yorktown:

- Only incoming and future **9th graders** reassigned
- Up to 100 students total reassigned the first year
- Community engagement process **September** to early **November 2016**
- Process will include review of SB Policy 25-2.2 (Enrollment and Transfers for Schools and Programs) **for IB and other admissions** procedures

Summary



- CIP plans for projected seat needs through 2025-26 School Year.
- Addresses greatest need at high school level by providing over 2,800 seats.
- Addresses elementary need by providing over 1,100 seats.
- New MS at Stratford, Wilson site project, and new ES at Jefferson remain in CIP to be completed in 2019 as scheduled.
- Reed project ES is advanced to open 2021 with assistance of County.
- High school visioning process will take place during 2016-17 school year to define requirements and configurations that will define future of Arlington Tech and the Career Center, and other high school seats to be provided, most likely in place of the Education Center.

Arlington Career Center Campus



Location	Seats
Existing Career Center building at 6/7 model, approximately	800
Fenwick Center building as renovated, approximately	300
Proposed \$12 million renovation/addition	300+
Total	1,400+



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