



Arlington
Public
Schools



School Board's Proposed FY 2017-26 Capital Improvement Plan Information Item

June 2, 2016

MORE Seats for
Students

Agenda

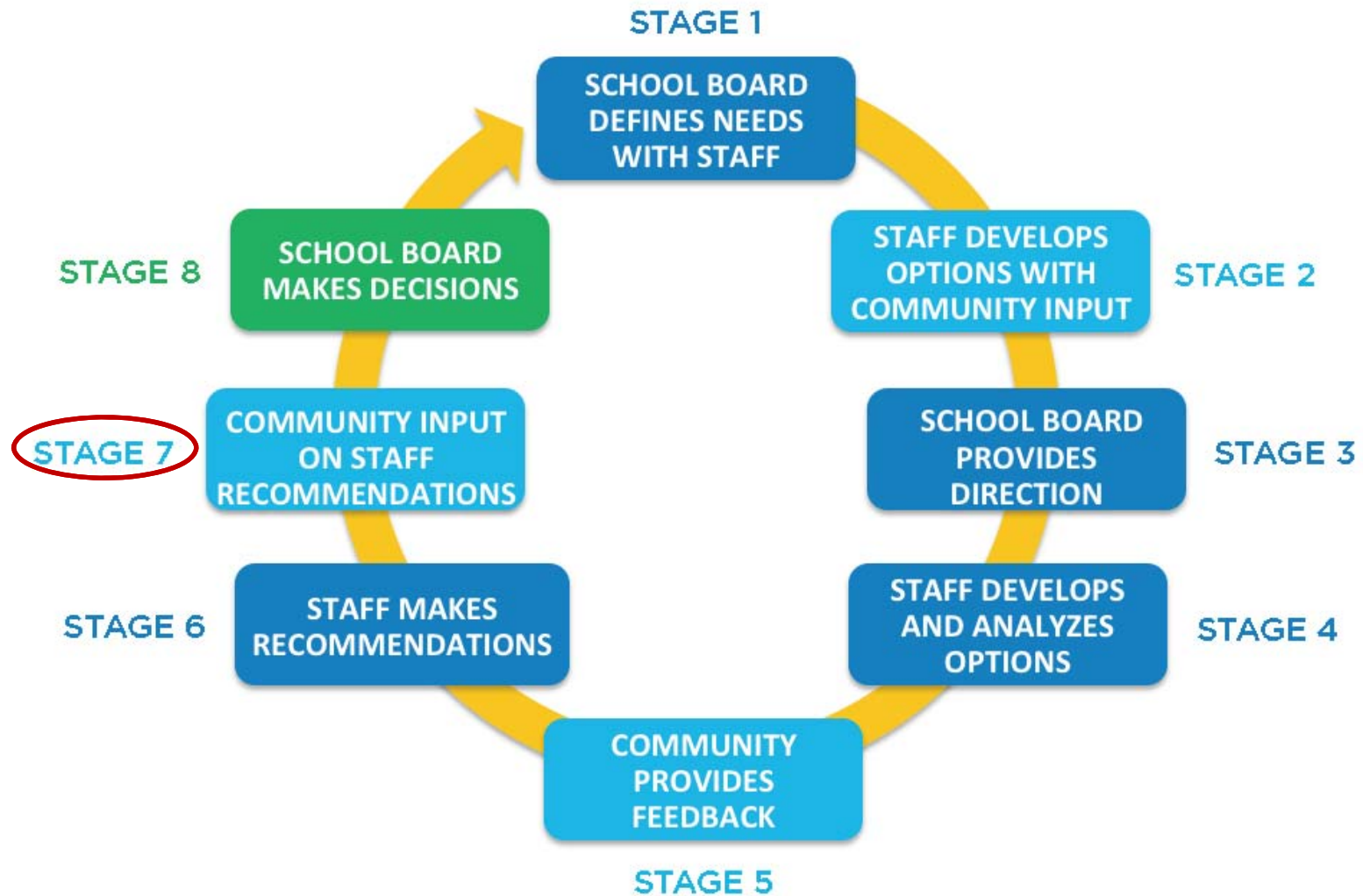


1. Process
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9. Community Facilities Study
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1. Process



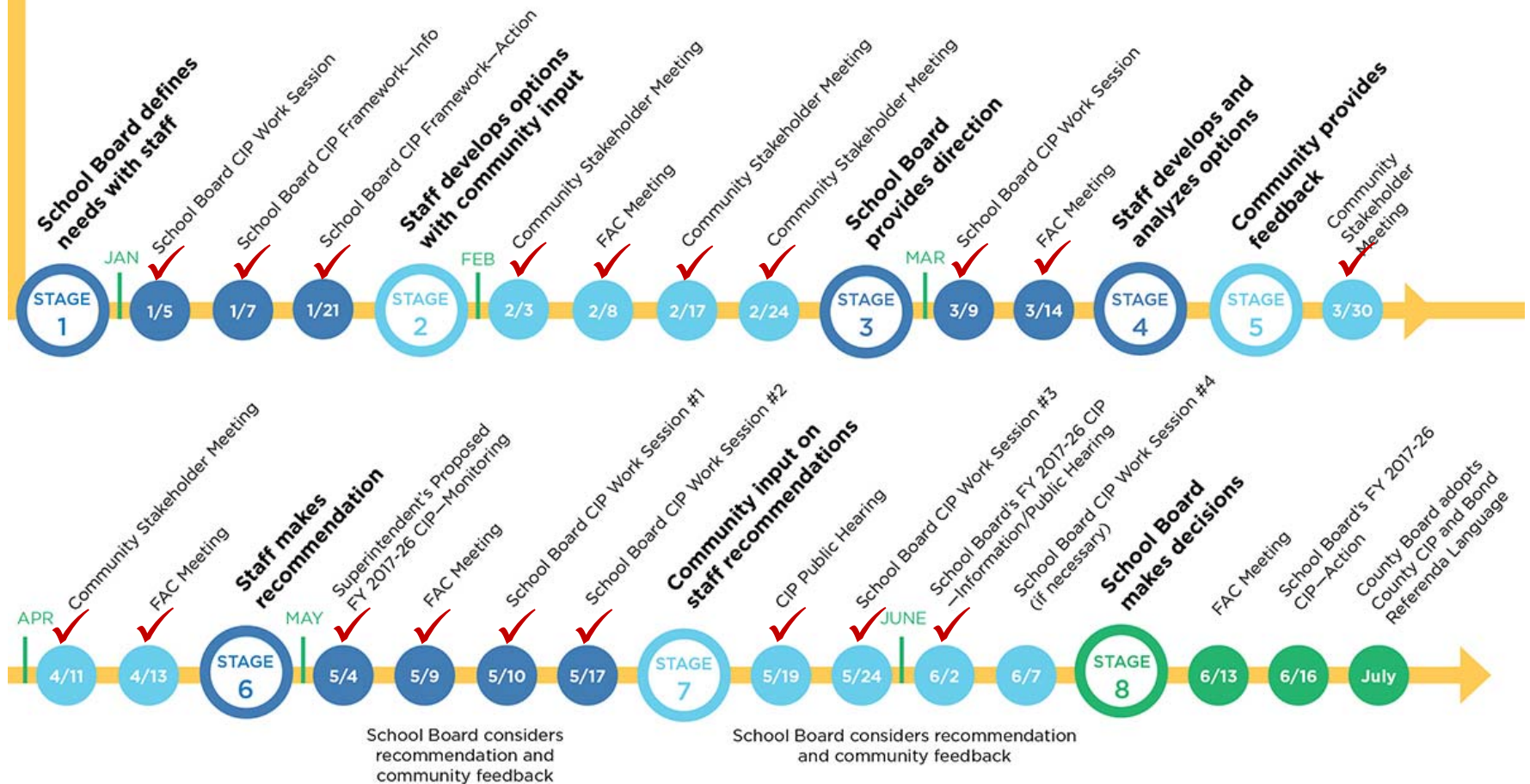
CIP Process



CIP Schedule



CIP ENGAGEMENT TIMELINE



Community Engagement



- **21 Meetings**
 - **2** School Board Work Sessions
 - **1** Joint School Board / County Board Work Session
 - **2** CIP Public Hearings
 - **1** High School Principals' Meeting
 - **2** Administrative Council Meetings
 - **4** CCPTA Meetings
 - **4** Facility Advisory Council Meetings
 - **5** Community Forums
- **250+** Periscope Views
- **1,600+** Feedback Form Responses
- **4,000+** MoreSeats Website Views

2. Priorities



APS Enrollment Growth



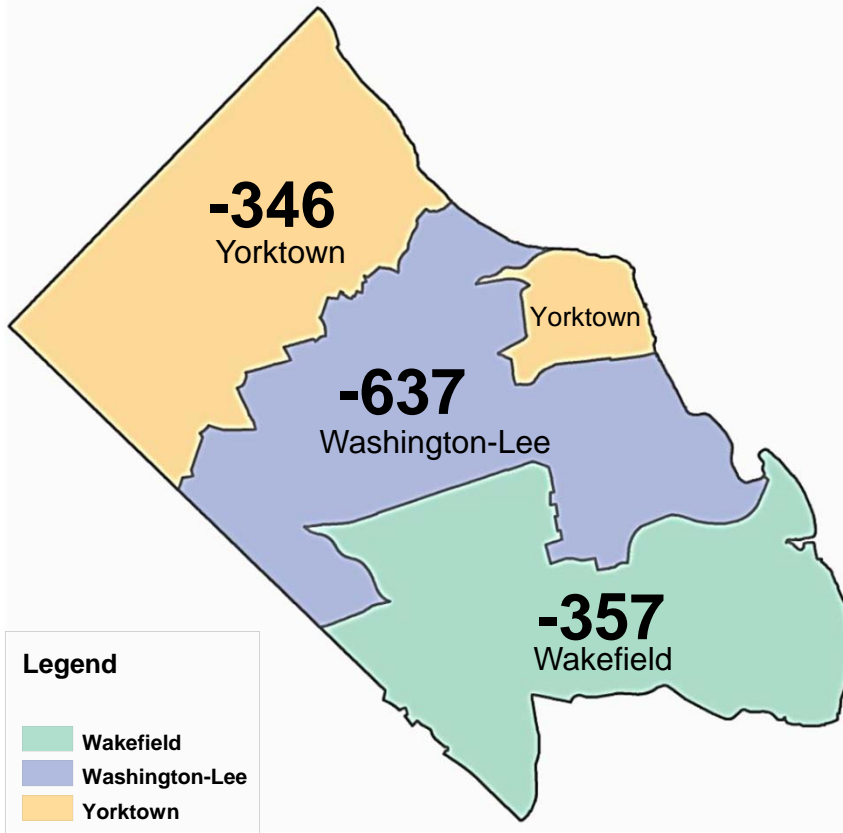
- Projected to reach a record high of more than **27,000** students in School Year 2017-18.
- Slated to surpass the **30,000** student milestone in School Year 2021-22.
- Projected to increase by nearly **6,700** students over the next decade.

High School Seat Deficits



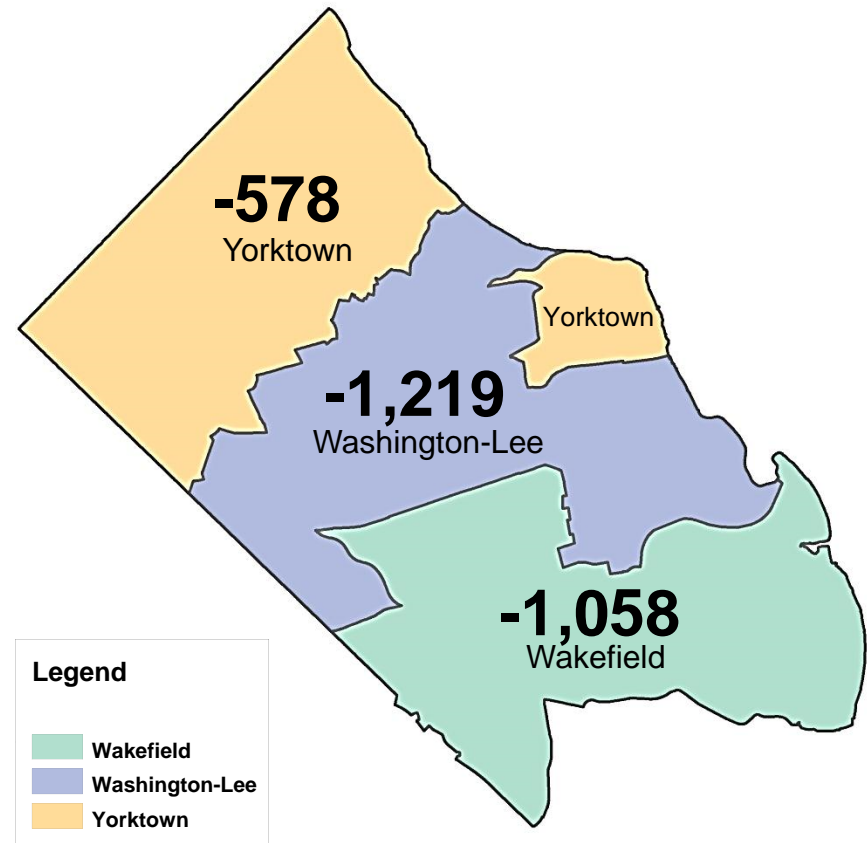
Projected 2020-21

County-wide Deficit = **-1,260**



Projected 2025-26

County-wide Deficit = **-2,775**



Notes:

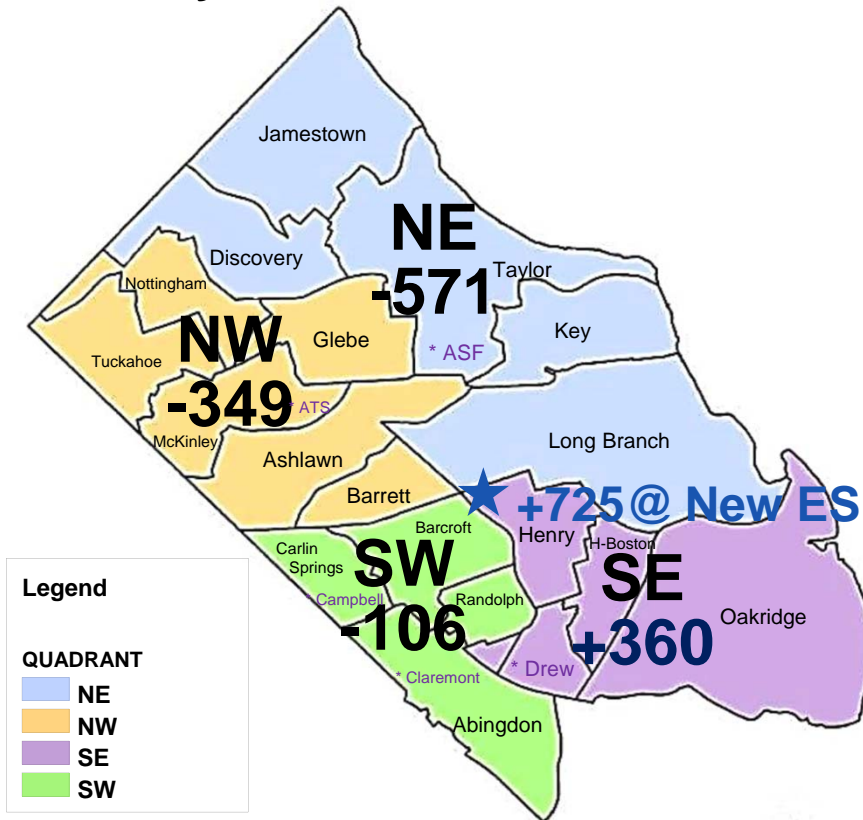
- Arlington Career Center, Arlington Mill, H-B Woodlawn, and Stratford have a deficit zero (0) seats and are not reflected on the maps.
- Maps do not show +80 projected seats available at Langston Program.

Elementary School Seat Deficits



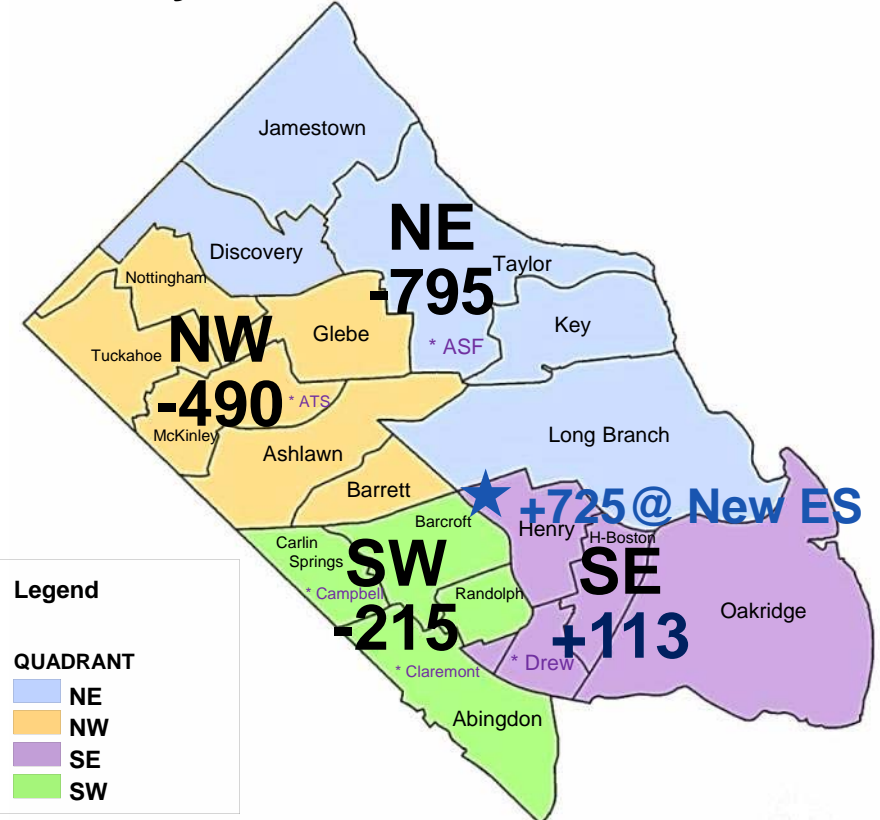
Projected 2020-21

County-wide Deficit = **-666**



Projected 2025-26

County-wide Deficit = **-1,387**



Notes:

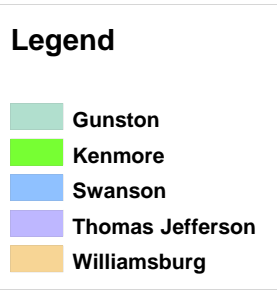
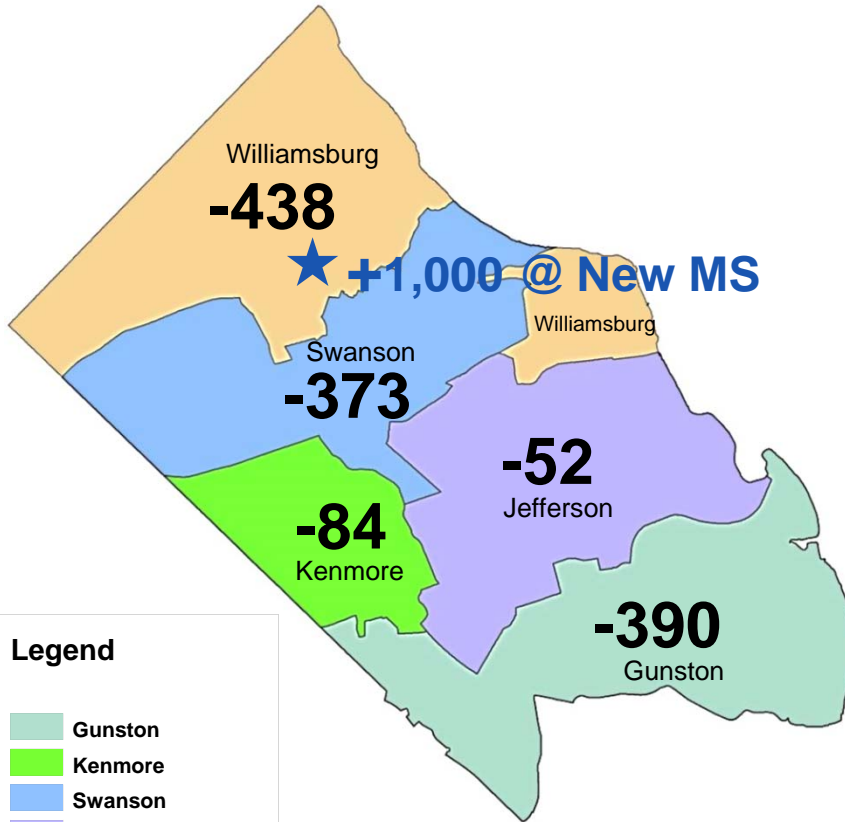
1. Seat deficit equals building capacity in each quadrant minus projected enrollment.
2. Peer models and dual enrolled students not included (54 students at Reed).
3. Includes planned capacity at New Elementary School @ Jefferson, additions at Abingdon, McKinley and Ashlawn.

Middle School Seat Deficits



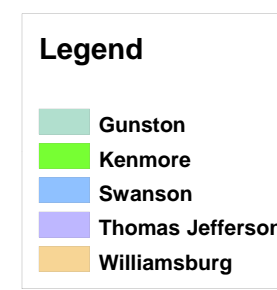
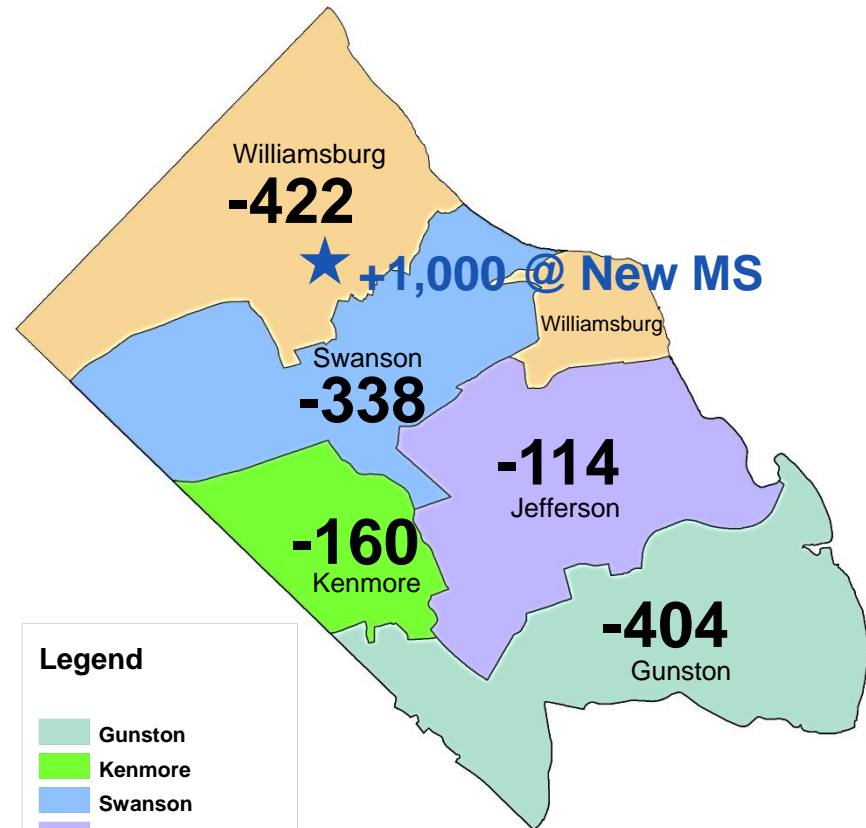
Projected 2020-21

County-wide Deficit = **-337**



Projected 2025-26

County-wide Deficit = **-438**



Note:

- Capacity figures include additional seats gained at new middle school at Stratford (1,000 seats) and H-B Woodlawn (+41 seats) in August 2019.

Projected Seat Needs in SY2025-26



- **2,775** more HS seats
- **438** more MS seats
- **1,387** more ES seats

4,600 more seats needed total
in **2025-26**

Relocatable Classrooms



- Are NOT counted in permanent capacity of a school
- Will not be eliminated because enrollment growth is projected to outpace planned permanent seats
- Will increase by 23% next school year, the majority to be deployed at middle schools
- Are preferred on paved (impermeable) rather than on grass (permeable) surfaces to lessen storm water impact
- Are part of the long term strategy to address school seat deficits until permanent seats are constructed
- Provide additional seats so that existing class-size does not increase

Relocatable Classroom Costs



- The cost to purchase and install an individual relocatable classroom unit is approximately \$75,000.
- The cost to purchase and install a four classroom complex is approximately \$300,000.
- Three or more relocatables on-site requires storm water mitigation measures, unless placed on an already paved surface.
- As permanent seats come on-line additional costs will be incurred to redeploy existing relocatable classrooms to alleviate crowding at other APS schools.

FY 2017 - FY 2026 CIP



\$ in millions

Location	New Seats	Completion	Prior Bonds	Reserves	Joint Fund	Other Funds	Future Bonds
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	
Stratford MS	339	2019	\$5.25	\$0.25	\$4.22	\$0.80	\$26.03
New School at Wilson	775	2019	\$7.50	\$7.00	\$6.00	\$1.90	\$78.40
Fenwick renovation	300	2016		\$0.40			
Infrastructure (HVAC, roofing etc.)	N/A	N/A	\$9.56				\$75.60
MS internal modifications	120	2017		\$2.00			
HS internal modifications	600	2017/2018		\$8.00			
Reed internal mod.	200	2017		\$0.75			
Career Center/Arl Tech	300+	2018				\$0.75	\$12.00
Secondary Seats TBD	1,000	2022					\$146.71
Reed - Expanded	525	2023			\$5.50	\$1.25	\$42.25
Elementary Seats TBD	400-725	2025			\$9.16	\$1.72	\$58.04
Total	5,661-5,986+		\$113.41	\$18.40	\$44.02	\$7.76	\$439.03

3. Completed and Current Projects



Completed Projects



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	

Current Projects – 2014 Bond



Project	New Seats	To Be Completed
McKinley ES	241	Dec. 2016
Abingdon ES	136	Dec. 2017
New ES at Jefferson Site	725	Aug. 2019
Total	1,102	

4. Committed Projects



Committed Projects Funding from 2014 and 2016 Bonds



\$ in millions

Project	New Seats	To Be Completed	2014 Bond	2016 Bond	Capital Reserves	Joint Fund	Total
Stratford MS	339	Aug. 2019	\$5.3	\$26.0	\$0.3	\$4.2	\$35.8
Wilson	775	Aug. 2019	\$7.5	\$78.4	\$7.0	\$6.0	\$98.9
Total	1,114		\$12.8	\$104.4	\$7.3	\$10.2	\$134.7

NOTE: The total capacity of the new middle school at Stratford is 1,000 seats with a net seat gain of 339 seats.

5. Projects Funded from Reserves



New Projects Funded from Reserves



\$ in millions

Internal Modifications	Seats Added	To Be Completed	Reserves
Career Center - Fenwick	300+	Aug. 2016	\$0.4
Wakefield HS	300+	Aug. 2017	\$4.0
Yorktown HS	300+	Aug. 2018	\$4.0
Reed School	200+	Aug. 2017	\$0.75
Gunston MS	60+	Aug. 2017	\$1.0
Kenmore MS	60+	Aug. 2017	\$1.0
Total	1,220+		\$11.15

6. School Board's Proposed CIP



Proposed New Capital Projects



\$ in millions

Location	New Seats	To Be Completed	Joint Fund	Bond Funding
Career Center/Arlington Tech	300+	2018	TBD	\$12.00
Secondary Seats TBD	1,000+	2022	TBD	\$146.71
Reed - Expanded	525	2023	\$5.50	\$42.25
Elementary Seats TBD	400-725	2025	\$9.16	\$58.04
Total	2,225-2,550+		\$14.66	\$259.00

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+

FY 2017 - FY 2026 CIP



\$ in millions

Location	New Seats	Completion	Prior Bonds	Reserves	Joint Fund	Other Funds	Future Bonds
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	
Stratford MS	339	2019	\$5.25	\$0.25	\$4.22	\$0.80	\$26.03
New School at Wilson	775	2019	\$7.50	\$7.00	\$6.00	\$1.90	\$78.40
Fenwick renovation	300	2016		\$0.40			
Infrastructure (HVAC, roofing etc.)	N/A	N/A	\$9.56				\$75.60
MS internal modifications	120	2017		\$2.00			
HS internal modifications	600	2017/2018		\$8.00			
Reed internal modifications	200	2017		\$0.75			
Career Center/Arlington Tech	300+	2018				\$0.75	\$12.00
Secondary Seats TBD	1,000	2022					\$146.71
Reed - Expanded	525	2023			\$5.50	\$1.25	\$42.25
Elementary Seats TBD	400-725	2025			\$9.16	\$1.72	\$58.04
Total	5,661-5,986+		\$113.41	\$18.40	\$44.02	\$7.76	\$439.03

High School Seats



HIGH	Fall 2016	Fall 2017	Fall 2018	Fall 2019	Fall 2020	Fall 2021	Fall 2022	Fall 2023	Fall 2024	Fall 2025	Total
Seats status BEFORE projects	75	(278)	(654)	(1,032)	(1,333)	(1,862)	(2,231)	(2,501)	(2,814)	(2,848)	
<i>Seats available from Committed projects:</i>											
New School at Wilson				73							
<i>Subtotal Seats Available from Committed projects</i>				73							73
Seats status AFTER Committed projects	75	(278)	(654)	(959)	(1,260)	(1,789)	(2,158)	(2,428)	(2,741)	(2,775)	
<i>Seats available from Proposed projects:</i>											
Career Center - Fenwick renovation *	300										
Career Center/Arl Tech - Arl Mill move to Fenwick	300										
Wakefield internal modification		300									
Yorktown internal modification			300								
Career Center/Arl Tech renovation/addition			300								
Career Center/Arl Tech program change						343					
Secondary seats TBD							1,000				
<i>Subtotal Seats Available from Proposed projects</i>	600	300	600			343	1,000				2,843
Seats status AFTER Committed & Proposed projects	675	622	846	541	240	54	685	415	102	68	
* Committed project but seats not yet counted in HS deficit of -2,775.											

Elementary School Seats



ELEMENTARY	Fall 2016	Fall 2017	Fall 2018	Fall 2019	Fall 2020	Fall 2021	Fall 2022	Fall 2023	Fall 2024	Fall 2025	Total
Seats status BEFORE projects	(1,042)	(1,441)	(1,492)	(1,636)	(1,768)	(1,956)	(2,081)	(2,206)	(2,355)	(2,489)	
<i>Seats available from Current projects:</i>											
McKinley addition	241										
Abingdon renovation/addition		136									
New ES at Jefferson				725							
<i>Subtotal Seats Available from Current projects</i>	241	136		725							1,102
Seats status AFTER Current projects	(801)	(1,064)	(1,115)	(534)	(666)	(854)	(979)	(1,104)	(1,253)	(1,387)	
<i>Seats available from Proposed projects:</i>											
Reed internal modification		200									
Reed - Expanded								525			
Elementary seats TBD										400	
<i>Subtotal Seats Available from Proposed projects</i>		200						525		400	1,125
Seats status AFTER Current & Proposed projects	(801)	(864)	(915)	(334)	(466)	(654)	(779)	(379)	(528)	(262)	

Middle School Seats



MIDDLE	Fall 2016	Fall 2017	Fall 2018	Fall 2019	Fall 2020	Fall 2021	Fall 2022	Fall 2023	Fall 2024	Fall 2025	Total
Seats status BEFORE projects	(322)	(535)	(853)	(1,057)	(1,378)	(1,390)	(1,423)	(1,417)	(1,458)	(1,479)	
<i>Seats available from Committed projects:</i>											
Stratford MS				1,000							
New School at Wilson				41							
<i>Subtotal Seats Available from Committed projects</i>				1,041							1,041
Seats status AFTER Committed projects	(322)	(535)	(853)	(16)	(337)	(349)	(382)	(376)	(417)	(438)	
<i>Seats available from Proposed projects:</i>											
Gunston internal modification		60									
Kenmore internal modification		60									
<i>Subtotal Seats Available from Proposed projects</i>		120									120
Seats status AFTER Committed & Proposed projects	(322)	(415)	(733)	104	(217)	(229)	(262)	(256)	(297)	(318)	

7. 2016 Fall Bond Referendum



Proposed Capital Projects Funded in 2016 Bond



\$ in millions

Project	2016 Bond
Stratford MS	\$26.03
Wilson	\$78.40
Career Center / Arlington Tech	\$12.00
Secondary Seats TBD	\$10.00
Infrastructure (HVAC, Roof, etc.)	\$12.40
Total	\$138.83

Proposed New Capital Projects in Future Bond Referenda



- Funds for secondary seats, locations TBD
- Reed site expanded for elementary seats
- Funds for elementary seats, locations TBD

8. Financial Analysis



Financial Analysis



Project Description	BOND FUNDING IN FY 2017-2026 CIP										Total Bond Funding
	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	
Seats Available in	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)		\$ 17.00	\$ 9.03								\$ 26.03
Wilson (114 seats in 2019)	\$ 36.00	\$ 39.40	\$ 3.00								\$ 78.40
HVAC, Roofing & Infrastructure Projects	\$ 6.50	\$ 5.90	\$ 7.20	\$ 7.40	\$ 7.60	\$ 7.80	\$ 8.00	\$ 8.20	\$ 8.40	\$ 8.60	\$ 75.60
PROPOSED PROJECTS											
Career Center/Arlington Tech (300 seats in 2018)	\$ 2.00	\$ 10.00									\$ 12.00
Secondary Seats TBD (1000 seats in 2022)	\$ 5.00	\$ 5.00	\$ 27.50	\$ 21.50	\$ 31.00	\$ 13.75	\$ 12.50	\$ 5.25	\$ 18.21	\$ 7.00	\$ 146.71
Reed - Expanded (525 seats in 2023)				\$ 4.00	\$ 12.00	\$ 19.25	\$ 7.00				\$ 42.25
Elementary Seats TBD (400-725 seats in 2025)					\$ 0.50	\$ 2.00	\$ 6.00	\$ 19.75	\$ 29.79		\$ 58.04
TOTAL COMMITTED & PROPOSED PROJECTS	\$ 49.50	\$ 77.30	\$ 46.73	\$ 32.90	\$ 51.10	\$ 42.80	\$ 33.50	\$ 33.20	\$ 56.40	\$ 15.60	\$ 439.03
BOND REFERENDA AMOUNTS	2016		2018		2020		2022		2024		
	\$138.83		\$112.35		\$ 56.15		\$ 89.49		\$ 42.21		
DEBT SERVICE RATIO UNDER 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	8.17%	8.71%	9.75%	9.75%	9.77%	9.77%	9.77%	9.74%	9.75%	9.75%	
Annual Debt Service Increase	\$2.02	\$4.24	\$7.39	\$1.30	\$1.25	\$1.45	\$1.28	\$1.32	\$1.34	\$1.45	\$23.0

9. Community Facilities Study

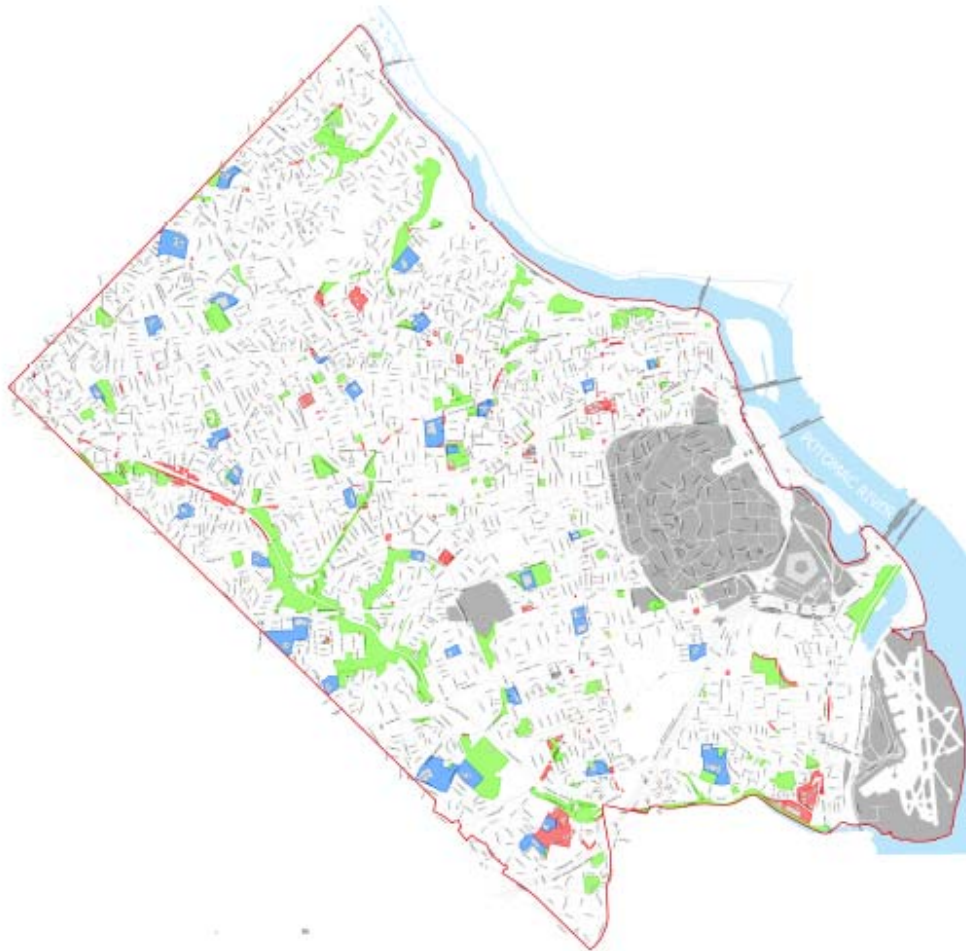


Arlington **Community Facilities Study**

A resource and facilities plan for our future



10. County Sites



- Buck property
- Virginia Hospital Center property on Carlin Springs
- Community Centers including:
 - Gunston
 - Madison

11. Processes Required



- High school boundary refinements to balance enrollment for Wakefield, Washington-Lee and Yorktown
- Planning/cost/phasing study for renovations at the Career Center for Arlington Tech
- Planning/cost study for phased renovations/additions or complete replacement of the Education Center

12. Next Steps



CIP Schedule



Date	Event
June 7	School Board CIP Work Session #4 (if needed)
June 13	FAC Meeting
June 16	School Board's Proposed FY 2017-26 CIP – Action
July 19	County Board Takes Action on County CIP Including School Projects



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