

## 2017 – 2018 FACILITIES ADVISORY COUNCIL/BUDGET ADVISORY COUNCIL

Joint Meeting Notes – Wednesday, December 13th, 2017

Education Center, Room 101

7:30 PM - 9:30 PM

The meeting started at 7:36 PM.

1. Welcome
  - a. Eleven members were present: Matt deFerranti, Jennifer Wagener, Ainsley Stapleton, Matt Hochstein, Robert Ramsey, Heather Wathington, Lars Florio, Lida Anestidou, Michael Bruce, Cecilia Ciepiela-Kaelin and Christina Diaz Torres; APS staff members Leslie Peterson and Tameka Lovett-Miller from Finance and John Chadwick from Facilities; and School Board Liaison Tannia Talento.
  - b. Members of the FAC for our joint meeting, led by Stacy Snyder
2. Staff Presentation on CIP Framework and Projections (John Chadwick)
  - a. This was presented at the last school board meeting on November 30th
  - b. APS enrollment is over 27,000 and highest point ever in history
    - i. Elementary Schools largely addressed with the Fleet School and Westover School, but the CIP includes an additional 400-700+ seats in South Arlington (tbd)
    - ii. Middle School seats will not be fully addressed, even after the opening of Stratford; likely to be addressed by facilities additions
    - iii. High School seats will be addressed with the Wakefield seats, additional Yorktown seats and growth in Arlington Tech and Education Center; but additional seats will be needed beginning in 2024
  - c. Committed CIP projects: Career Center (600-700), Education Center (500-600) and New Reed School, additional elementary seats and middle school seats
  - d. Future needs: Transportation facility, facility refresh for Montessori Program at Henry, facility refresh for neighborhood program at Drew, field upgrades (moving towards more turf), consider recommendations from Career Center working group
  - e. Maintenance: HVAC, roofing, infrastructure
  - f. CIP will kick off in January
3. Construction Costs: low/medium/high
  - a. Career Center working group's job is to develop a recommendation for the new seats, including the architecture and build costs – an outside group will also estimate costs so the two versions can be reconciled
    - i. There is about \$75 million available from the last CIP for this project – already challenged to complete the project with that amount
  - b. For the Reed School, there are 3 scenarios being prepared for the project in terms of design and cost
  - c. Diligence to scope projects with cost as a top consideration
4. Discussion of the current Capital Fund Revenues (John Chadwick, Director of Internal Audit)

- a. APS spends more on its facilities, but gets more out of the facilities than the average comparable (i.e. our schools are used in the evenings and weekends for non-school items)
  - b. Looking nationwide at comparable districts to help us do a good comparison – such as San Diego and Denver
  - c. Consultants have been hired to research this for us – expecting to get information from them in the new year
5. Discussion of the current Bonds and the 10% limit
- a. County policy imposes a 10% debt service limit; this can be shared between the County and APS
  - b. The raising of the county tax rate gives a little more room under the 10% limit
  - c. County priority is on capital reserves since using capital reserves prevent us from issuing additional Bonds to fund capital projects
    - i. We are seeing a significant escalation in our capital project costs that is going to put us in a challenging position as the revenue is not growing at the same rate
      - 1. We don't yet know the full impact of this as the escalation issue was just recently surfaced and is still being estimated
    - ii. How do we better educate our community about this challenge?

The meeting concluded at 9:37pm.