

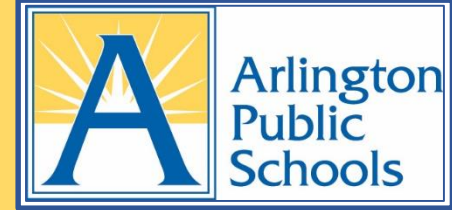
FY 2019-28

Capital Improvement Plan (CIP)

Joint County Board and School Board Work Session

May 29, 2018

Follow the School Board's CIP Process



Information about the CIP: apsva.us/engage/cip_fy19-28/

Website includes:

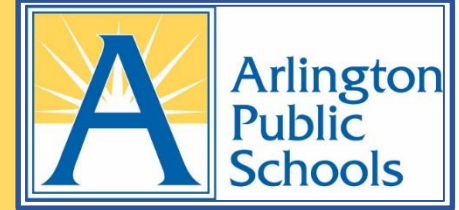
- CIP background
- Timeline (with presentation links)
- Community engagement opportunities and events
- Community input from a variety of sources
- Previous CIP documents

Note

Slides include footnotes, operational definitions, legends and color coding, and data sources when and where appropriate. The goal is to provide clear information and notes for readers. This content reflects feedback from the School Board and internal review by APS staff.

- Priorities for the FY 2019-28 CIP
- Needs shaping the FY 2019-28 CIP
- Community input shaping the CIP
- CIP Scenario A1 - planning for continued enrollment growth
- Opportunities to jointly address community priorities

Priorities for the FY 2019-28 CIP



- Plan for the PreK-12 instructional program and continued enrollment growth
- Maintain existing facilities
- Build upon the School Board/County Board partnership to address community priorities

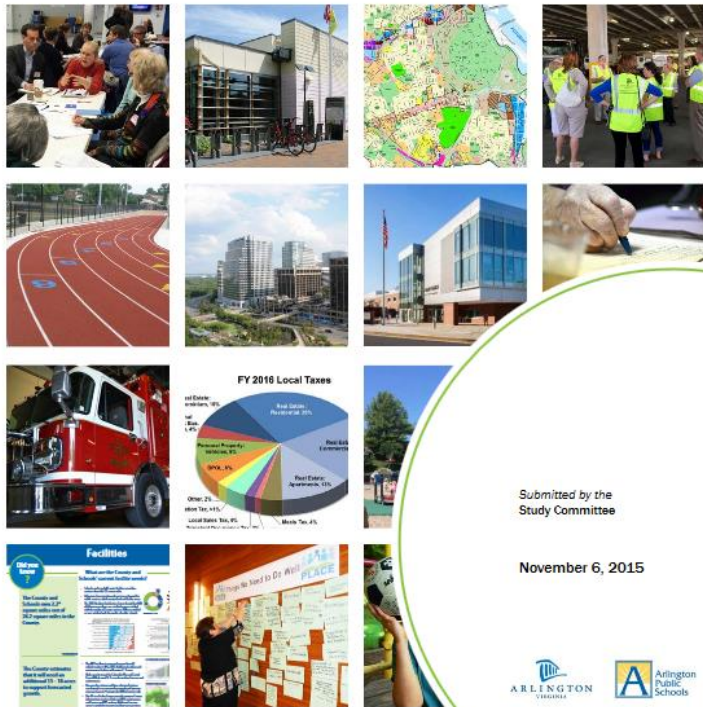
Thank you to the County Manager for identifying schools as a foundational investment in his proposed CIP

Source: <https://arlingtonva.s3.amazonaws.com/wp-content/uploads/sites/18/2018/05/FY19-28-Proposed-CIP-Managers-Overview.pdf>

Community Facilities Study (CFS)

Arlington
Community Facilities Study
A resource and facilities plan for our future

Final Report

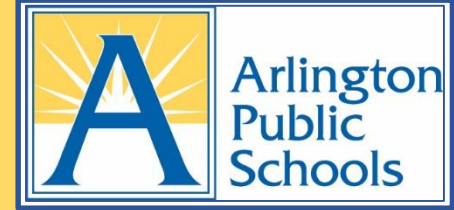


Recommendations shaping the CIP:

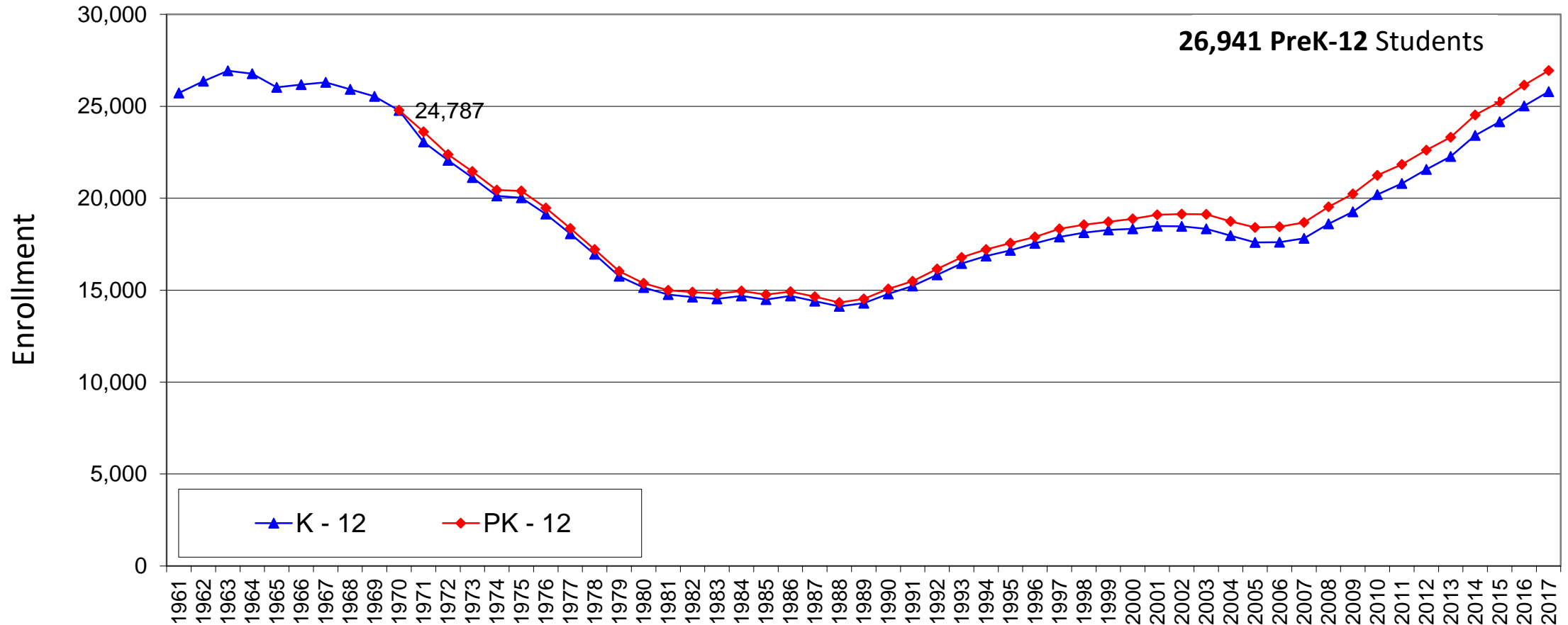
- Improve coordination and collaboration between County and APS
- Establish and implement a process to identify facility needs early
- Raise awareness of needs with the community and provide opportunities for input
- Monitor demographic and economic data to influence decision making
- Strategize alternate solutions before the CIP funding prioritization and specific siting processes begin

Source: Community Facilities Study Final Report http://arlingtonva.s3.amazonaws.com/wp-content/uploads/sites/5/2015/11/CFS_Final_Report_web.pdf

APS Historical Enrollment



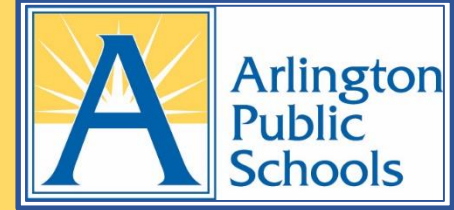
Total K-12 and PreK-12 Enrollment (September 30th)



Source: Arlington Public Schools, Monthly Enrollment Summary, <https://www.apsva.us/statistics/monthly-enrollment/>

Planning for Growth of over 32,000 Students by September 2027

Projections suggest APS will need over 5,000 additional seats



	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
Elementary School	(640)	47 +725 at Reed	(160)	(317)	(532)	(791)	(1,116)	(1,424)
Middle School	(269)	(341)	(357)	(449)	(501)	(564)	(537)	(559)
High School	(14)	292 +600 at Ed. Center, +250 at Arl. Tech ¹	(75)	(321)	(633)	(637)	(698)	(694)

¹ The 250 seats at Arlington Tech are the remaining seats needed to complete the FY 2017-26 CIP project for planned growth at Arlington Tech to 600 students. The FY 2017-26 CIP project seats were to be delivered by September 2018. This timeline has shifted to allow a comprehensive phased development planning effort to occur through the Career Center Working Group (CCWG) prior to beginning any capital expansion project.

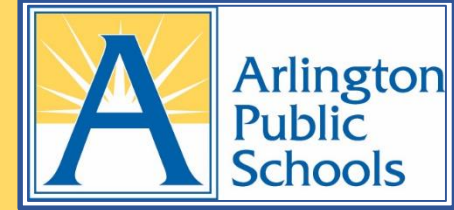
Note

Between school years 2017-18 and 2027-28, APS projects student enrollment to grow by 21%, to 32,600 students. This projected growth of about 5,700 students will require a similar growth in seats.

Developing the CIP

Planning for Continued Enrollment Growth

Developing a CIP

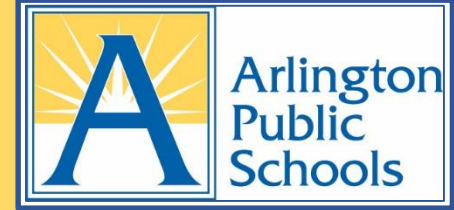


April 24	Baseline CIP scenario - Included all projects required to address seat needs, in the required timeframe
May 7	Superintendent's Proposed CIP – Adjusted timeline to fit within the bonding capacity ¹ Delays opening of Career Center 800 seats, New Elementary School, and adjusted Career Center/Arlington Tech
May 15	School Board's requested Scenario A Opens Career Center in fall 2024, delays openings of New Elementary School and Middle School Addition School Board's requested Scenario B Uses Education Center for elementary seats, repurposes Henry for Career Center seats, delays plans for New Elementary School and Middle School Addition
May 22	School Board's requested Scenario B1 A variation of Scenario B without a parking garage at the Career Center
May 29	School Board's requested Scenario A1

¹ APS's bonding capacity is framed by the County Board-adopted financial and debt management policies. The policies provide the parameters for the amounts and timing of bond-financed projects to be included in the County's CIP, ensuring that the CIP is financially sustainable and that it supports the County's triple, triple-A bond ratings.

Community Input

Shaping the CIP

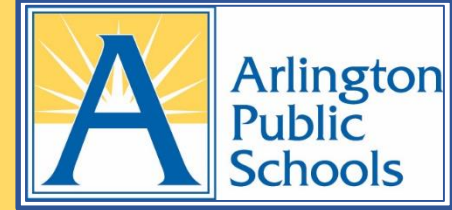


Addressing Specific Projects	
Site 1,300 High School Seats	Spring 2019
Instructional Focus of the Education Center	Fall 2017
Reed Elementary School Building Level Planning Committee (BLPC)	Oct. 2017 – June 2018
Career Center Working Group	Jan. – Aug. 2018
Input on the FY 2019-28 CIP	
Community Outreach Sessions	May 14, 16, 21
School Board Discussion with Advisory Groups – BAC, FAC, ACI ¹	May 15
Public Hearing	May 17
Community Questionnaire	May 7- 31
Input to Engage@apsva.us and School.Board@apsva.us	Ongoing

¹Advisory Council on Instruction (ACI), Budget Advisory Council (BAC), Advisory Council on School Facilities and Capital Projects (FAC)

What We Heard From the Public

Top Rated Priorities for Funding in Arlington's next CIP



What We Heard From the Public



Schools

Maintenance of existing assets

Roads/paving, parks, community centers, water/sewer, libraries
("Fix what we have first")

Metro

Pedestrian safety

Sidewalks, crosswalks, crossing signals, streetlights

Fiscal responsibility

No "gold-plating" or "million-dollar bus stops"

When asked for their priorities for Arlington's next CIP, respondents rated the following key capital areas as most "important"¹

- **Maintenance of existing public schools (avg. rating of 81 out of 100)**
- Maintenance of roads and streets (avg. 80 out of 100)
- **New or expanded public schools to address growing enrollment (avg. 75 out of 100)**
- Maintenance and/or expansion of existing parks and playgrounds (avg. 73 out of 100)
- Water and sewer projects (avg. 72 out of 100)
- The following priorities each had an avg. of 70 out of 100
 - Metro
 - Public safety vehicles, equipment, and/or facilities
 - Maintenance of existing libraries



Proposed FY 2019-2028 Capital Improvement Plan (CIP)
County Manager's Overview

Sources: Arlington County Manager's Proposed FY19-28 CIP <https://arlingtonva.s3.amazonaws.com/wp-content/uploads/sites/18/2018/05/FY19-28-Proposed-CIP-Managers-Overview.pdf>

Arlington County's Capital Improvement Plan Online Engagement (February-March 2018)

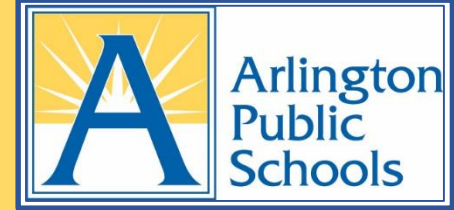
¹ In February 2018, County residents were asked to provide feedback regarding the types of investments they believed were important considerations as the County Manager was developing his proposed FY 2019-2028 CIP. Respondents were asked to give feedback on the importance they personally placed on funding 17 key capital areas using a sliding scale from "Not Important" to "Very Important."

Scenario A1

Builds on the FY 2016-27 CIP and prepares APS for continued growth across all school levels

Scenario A1 Plans for Continued Enrollment Growth

Seats and Timeline



Scenario A1		Completed August										
		'19	'20	'21	'22	'23	'24	'25	'26	'27	'28	After 10 year CIP horizon
Elementary	Henry Moves to Fleet	752										
	Drew Refresh	X										
	Montessori Moves to Henry (500 repurposed seats)	X										
	New ES at Reed Building			725								
	New ES in an existing building and/or site											725-750 ('29)
M.S.	Addition at MS TBD (Gunston, Williamsburg or Kenmore)											300 ('30)
High	Education Center Renovation (HS seats)			600								
	Arlington Tech Internal Renovation (capacity to 600)			250								
	Career Center ¹											
	Addition (educational spaces, multi-use gym & black box)						800					
	Performing Arts Addition						X					
	Synthetic Field and Parking Garage								X			

¹ See slide #15 for more information on the instructional spaces at this facility.

Thank you!

To the working group which includes more than 30 members representing

- PTAs and APS students
- Advisory Councils & Commissions
- Civic Associations and community interests

Chair - Kathleen McSweeney
APS and Arlington County Staff

From the CCWG Charge

- The CCWG shall develop a plan that defines how APS can open 700-800+ additional seats to the Career Center facility by 2022, within funding already approved by the School Board, while also providing options for optimizing future development of public facilities within the study area through a phased development plan.
- APS will lead separate processes to address the instructional focus for the Career Center and to plan the building of the 700-800+ seats.

Source: "Charge for the Joint Career Center Working Group" adopted by the School Board
November 14, 2017

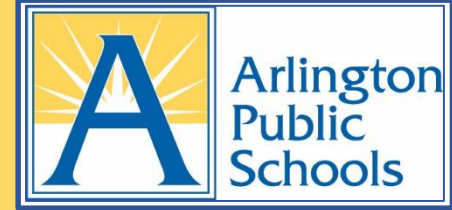
Scenario A1: A Plan for 800 seats

- In September 2024, the facility will open with additions and a renovation of the existing building
- Includes instructional spaces found across APS high schools:
 - core classrooms
 - labs (art and science)
 - expanded cafeteria
 - library/media center
 - multi-purpose gymnasium/assembly space
 - black box theater
 - performing arts/fine arts/music
 - specialty shops
- Adds an at-grade field above a parking garage by Sept. 2026



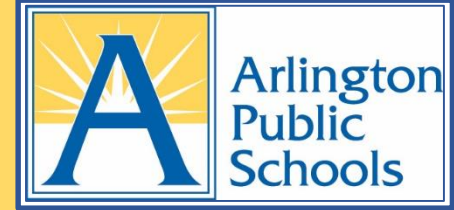
Source: Images from Meeting #2, Career Center Working Group presentation, January 29, 2018.
Top-most photo is from John Ronan Architects.

Alignment with High School Teaching and Learning Experiences throughout APS



- Challenging and engaging learning experiences that include:
 - Core Courses
 - Advanced offerings (Advanced Placement and Dual Enrollment)
 - Health & PE, World Languages, Fine and Performing Arts, Music, CTE, etc.
- Achievement of Advanced and Standard Diplomas
- Integrated with other programs at the Career Center, including Arlington Tech as an option program
- Opportunity to build on long-term PreK-12 Instructional Vision and Programs

Scenario A1



Project Description	OTHER FUNDING SOURCES					BOND FUNDING											TOTAL BOND FUNDING	TOTAL PROJECT COST
	Operating	MC/MM (not bonds)	Capital Reserve ¹	Joint Fund		Previous Bond Funding	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028		
				APS	ArlCo		Fall 2018	Fall 2019	Fall 2020	Fall 2021	Fall 2022	Fall 2023	Fall 2024	Fall 2025	Fall 2026	Fall 2027		
Stratford (1,000 seats in 2019) *	\$ 0.80		\$ 0.25	\$ 2.11	\$ 2.11	\$ 22.25	\$ 9.03										\$ 9.03	\$ 36.55
Wilson (114 seats in 2019) *	\$ 1.90		\$ 7.00	\$ 3.00	\$ 3.00	\$ 82.90	\$ 3.00										\$ 3.00	\$ 100.80
Major Infrastructure Projects (bond-funded MC/MM)							\$ 7.20	\$ 7.40	\$ 7.60	\$ 7.80	\$ 8.00	\$ 8.20	\$ 8.40	\$ 8.60	\$ 8.80	\$ 9.00	\$ 81.00	\$ 81.00
Reed - Expanded (725 seats in 2021)	\$ 1.25		\$ 4.00	\$ 2.75	\$ 2.75		\$ 24.10	\$ 17.75	\$ 2.40	725							\$ 44.25	\$ 55.00
Career Ctr/Arl Tech (FY17-26 project; 250 seats in 2021) **	\$ 0.75					\$ 12.00	\$ 1.00	\$ -	\$ 5.00	250							\$ 6.00	\$ 18.75
Career Center 800 seat Addition (2024)	\$ 1.30					\$ 6.00		\$ 2.80	\$ 9.60	\$ 50.00	\$ 53.70	\$ 4.50	800				\$ 120.60	\$ 127.90
Career Center Performing Arts Facility (2024)								\$ 0.70	\$ 0.80	\$ 4.00	\$ 4.30	\$ 0.50					\$ 10.30	\$ 10.30
Career Center Field and Parking Garage (2026)			\$ 7.00							\$ 3.20	\$ 3.50	\$ 11.00	\$ 19.40	\$ 2.00			\$ 39.10	\$ 46.10
Education Center (600 HS seats in 2021)	\$ 0.75					\$ 4.00	\$ 16.00	\$ 14.10	\$ 2.15	600							\$ 32.25	\$ 37.00
MS: Renovation/Addition Location TBD (300 seats in 2030)			\$ 7.00											\$ 2.50	\$ 2.70	\$ 6.90	\$ 12.10	\$ 35.00
New ES in Existing Building (725-750 seats in 2029) ²	\$ 1.30		\$ 7.00										\$ 5.10	\$ 5.50	\$ 21.90	\$ 31.10	\$ 63.60	\$ 73.90
Transportation Staff Facility Renovation							\$ 2.10										\$ 2.10	\$ 2.10
Drew Model School refresh (summer 2019)		\$ 0.95															\$ -	\$ 0.95
Patrick Henry building refresh (summer 2019)		\$ 0.85															\$ -	\$ 0.85
Field conversions to synthetic turf (APS share)							\$ 0.62		\$ 1.35								\$ 1.97	\$ 1.97
Turf field replacements (APS share)		\$ 2.89															\$ -	\$ 2.89
TOTAL PROJECTS	\$ 8.05	\$ 4.69	\$ 32.25	\$ 7.86	\$ 7.86	\$ 127.15	\$ 63.05	\$ 42.75	\$ 28.90	\$ 65.00	\$ 69.50	\$ 24.20	\$ 32.90	\$ 18.60	\$ 33.40	\$ 47.00	\$ 425.30	\$ 631.06

300 Shows the number of seats coming online that year

BOND REFERENDA AMOUNTS	2018 \$ 113.72	2020 \$ 140.45	2022 \$ 48.60	2024 \$ 32.80	2026 \$ 95.60 ***
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Debt Service Ratio Target ≤9.8%

	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	Total
Debt Service Ratio -- APS	9.28%	9.56%	9.79%	9.44%	9.77%	10.25%	10.07%	9.70%	9.80%	9.07%	
Annual Bond Issuance	\$ 63.05	\$ 42.75	\$ 28.90	\$ 65.00	\$ 69.50	\$ 24.20	\$ 32.90	\$ 18.60	\$ 33.40	\$ 47.00	\$425.30
Annual APS Debt Service Increase		\$1.97	\$2.14	(\$0.87)	\$3.65	\$4.81	\$0.26	(\$1.05)	\$2.27	(\$3.92)	\$9.24

¹ This is a plan to allocate funds to Capital Reserve over the next ten years in order to mitigate the need for bond funding for needed buildings

* Bonds for Stratford and Wilson being sold in FY 2019 are from previous bond referenda.

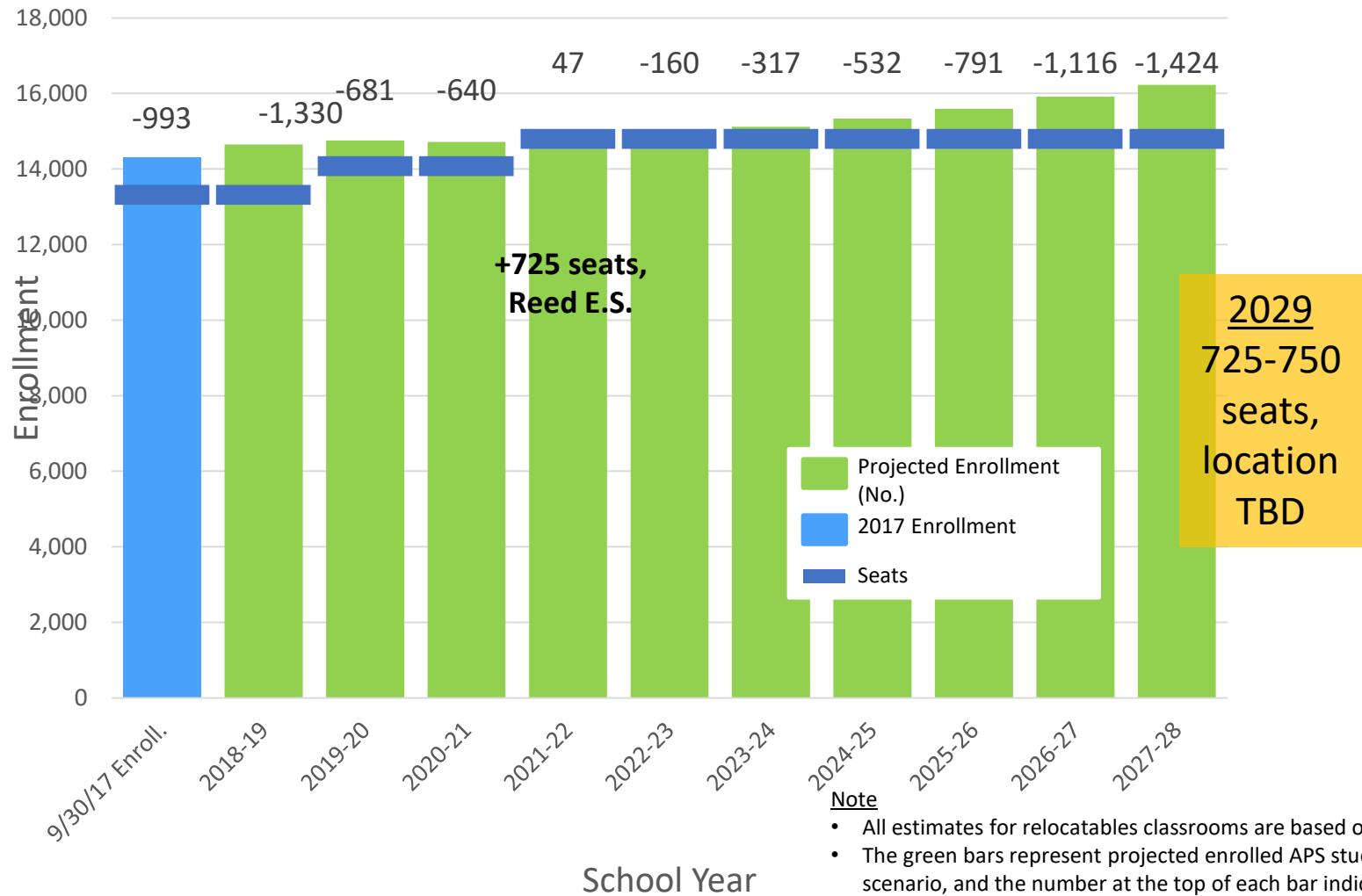
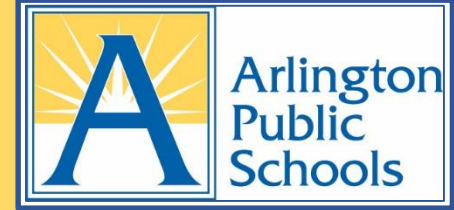
** The Career Center/Arlington Tech project funding was \$12.75 million in the FY17-26 CIP. Of that amount, it is estimated that \$4.54 million will have been used over the summers of 2017 and 2018 for internal modifications generating 350 seats. The remaining \$8.21 million along with the new funding in the FY19-28 CIP will be used to provide the 250 additional seats needed for Arlington Tech.

² Adjusted cost for renovation of existing building in lieu of full cost of building new ES.

*** The 2026 bond referendum amount includes an additional \$2M for the New ES project and \$15.9M for the MS Renovation/Addition (not shown in this chart).

Scenario A1

Elementary School Projections



Growth requires each elementary school to have:

- 1 to 2 relocatable classrooms in 2024-25
- 2 to 3 relocatable classrooms in 2027-28

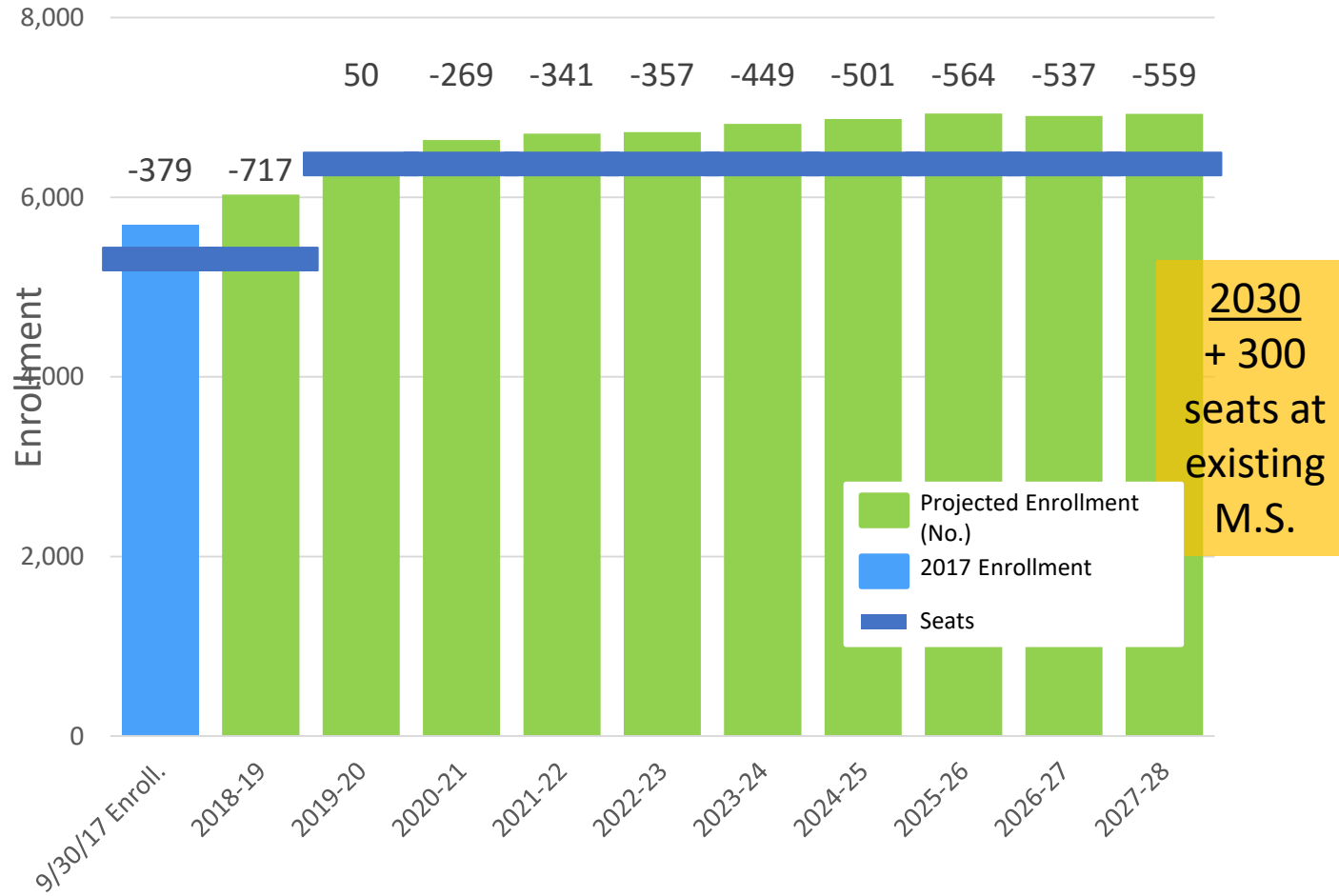
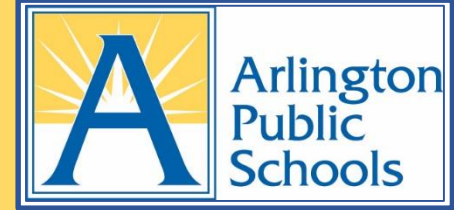
Abingdon, Discovery, Fleet and Reed do not have space for relocatable classrooms

Note

- All estimates for relocatable classrooms are based on an average class size of 25 students, across all levels.
- The green bars represent projected enrolled APS students, the blue horizontal lines indicate the number of seats available in the scenario, and the number at the top of each bar indicates the difference between enrolled students and seats.
- This chart assumes that the lower end of the range of possible elementary seats, 725-750, opening in 2029.

Scenario A1

Middle School Projections



2030
+ 300
seats at
existing
M.S.

In 2025-26, growth requires:

- 5 to 6 relocatable classrooms each at Gunston, Kenmore, Swanson and Williamsburg, and
- 1 relocatable classroom at Jefferson
Jefferson has room for one relocatable classroom; when opened, Stratford will not have space for relocatable classrooms

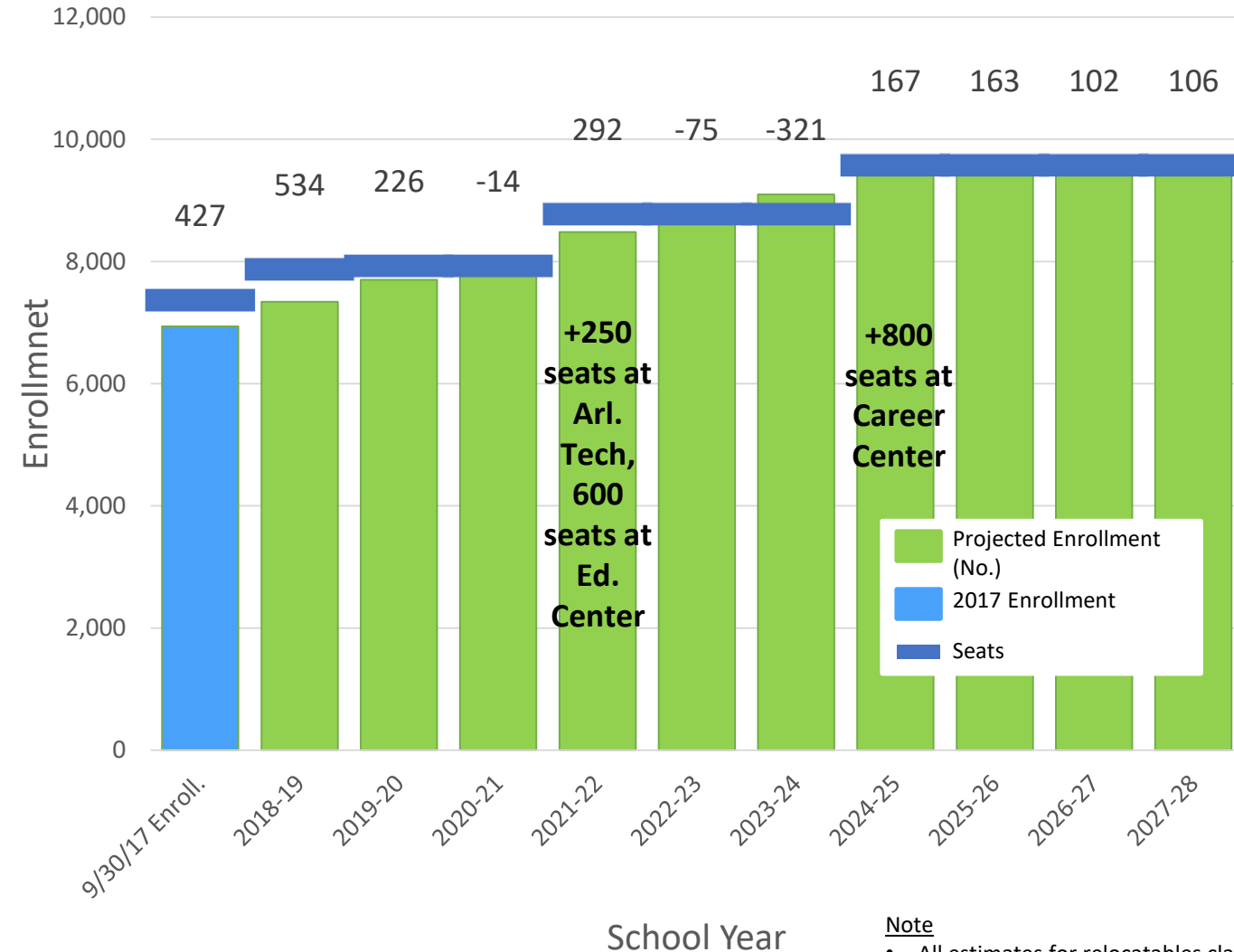
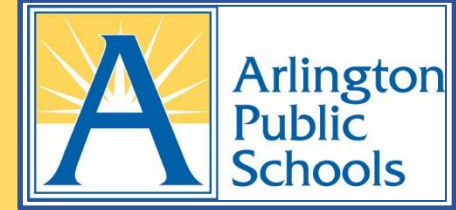
School Year

Note

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- The green bars represent projected enrolled APS students, the blue horizontal lines indicate the number of seats available in the scenario, and the number at the top of each bar indicates the difference between enrolled students and seats.

Scenario A1

High School Projections



- High School capacity will exceed enrollment for 7 of 10 years in this CIP scenario
- In 2023-24, enrollment growth requires 6 to 7 relocatable classrooms each at Wakefield and Washington-Lee
Yorktown does not have space for relocatable classrooms

Note

- All estimates for relocatable classrooms are based on an average class size of 25 students, across all levels.
- The green bars represent projected enrolled APS students, the blue horizontal lines indicate the number of seats available in the scenario, and the number at the top of each bar indicates the difference between enrolled students and seats.

Debt Service

- Exceeds both 10% debt service ratio¹ and APS's 9.8% target ratio in FY24 and FY25
- Annual debt service increases are high² in FY23 and FY24

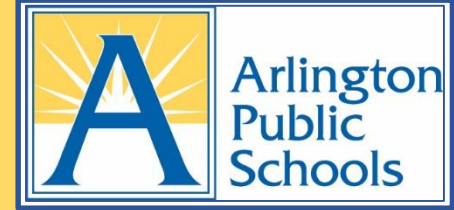
¹ Within the ten-year CIP period, net tax-supported debt service payments should not exceed 10% of general expenditures, not including the Capital Projects Fund. This percentage is known as the debt service ratio.

² A high debt service increase reflects an increase of \$3 million or more over the previous fiscal year.

Seats

- The CIP adds 3,127 seats
 - E.S.=1,477
 - H.S.=1,650
- The CIP includes additional funds for seats beyond the 10-year CIP horizon
 - 725 E.S. seats
 - 300 M.S. seats
- Requires need to find an existing building and/or site for the New Elementary School

Maintains Existing Facilities and Partners with Arlington County on Fields



		Completed August										
		'19	'20	'21	'22	'23	'24	'25	'26	'27	'28	After 10 year CIP horizon
Other	Transportation Facility Renovation	X										
	Major Infrastructure Projects (MC/MM)	X	X	X	X	X	X	X	X	X	X	
	Field Conversions to Synthetic Turf	X		X								
	Replacement of Synthetic Turf Fields		X		X		X	X		X	X	

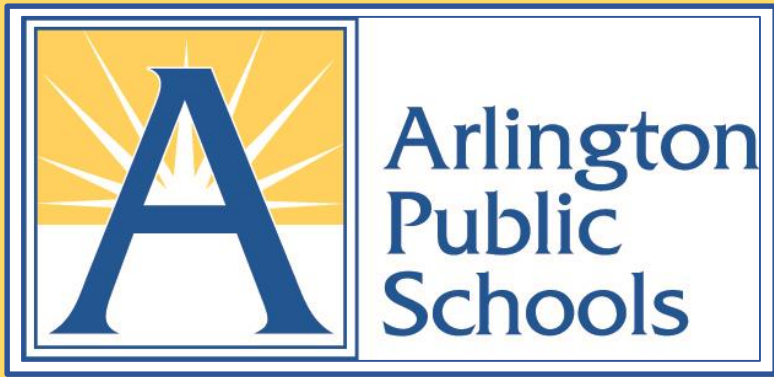
Note

- Non-capacity projects are capital projects that do not produce seats, but are essential for the maintenance and operation of facilities.
- Green highlights indicate projects that have delivery dates within the next ten years or after the CIP horizon period.
- The MC/MM identifies major maintenance investment needs for APS facilities, such as the repair and/or replacement of HVAC, roofing, and building envelope systems.

- Capital Improvement Plans (CIP) are updated every two years
- If Scenario A1 is adopted for the November 2018 bond referendum¹, it includes:
 - Major Infrastructure Projects (MC/MM)
 - Reed (725 E.S. seats)
 - Career Center/Arlington Tech (250 H.S. seats)
 - Education Center (600 H.S. seats)
 - Transportation staff facility renovation
 - Field conversions to synthetic turf
 - 800 H.S. seats at the Career Center (planning & design funds)
- The CIP will be re-evaluated in 2020 and will further define the needs for the Career Center site for the 2020 bond referendum

¹ Bond financing is generated through the sale of general obligation bonds by Arlington County as authorized by County voters through bond referenda. Bond referenda are scheduled for even-numbered calendar years, with the next bond referendum in November 2018.

- Plan for the Career Center Site
 - Commitment on dedicated fields in 2024
 - Assistance in securing off-site parking
- Determine jointly-funded amounts available for each project
- Consider debt capacity apportionment
- Identify sites and buildings for future schools



FY 2019-28

Capital Improvement Plan (CIP)

Joint County Board and School Board Work Session

May 29, 2018