



Superintendent's Proposed FY 2019-28 Capital Improvement Plan (CIP)

School Board Information Item

May 3, 2018



Follow the CIP Process



Information about the CIP: apsva.us/engage/cip fy19-28/

Website includes:

- CIP background
- Who is impacted?
- Timeline (with presentation links)
- Engagement strategy and dates
- Previous CIP documents



Agenda



- Instructional Concept
- CIP: Projections, Rationale, and Instructional Program
- Bonding Capacity
 - Scenario 1 from April 24 Work Session
 - Scenario 2 Superintendent's Proposed CIP
- High School at Career Center Site
- Community Engagement
- Work Sessions and Timeline





INSTRUCTIONAL CONCEPT





INSTRUCTIONAL CONCEPT



Elementary Schools

- 19 neighborhood schools
- 5 option schools

Middle Schools

- 3 neighborhood schools
- 3 neighborhood schools with options
- 1 program

High Schools

- 4 neighborhood schools with options
- 4 programs

For example...

Immersion at Elementary

2 of the 5 options Schools: Claremont Key

Immersion at Middle School

 1 of the 3 neighborhood schools with options:
 Gunston

Immersion at High School

1 of the 4 neighborhood schools with options:
Wakefield

Note

This is a draft concept that will be reviewed and revised through the elementary boundary process and new strategic plan, working with principals, staff, and advisory committees.





FY 2019-28 CIP:

PROJECTIONS, RATIONALE, AND INSTRUCTIONAL PROGRAMS







Enrollment Growth Context

Needs for the 2019-28 CIP



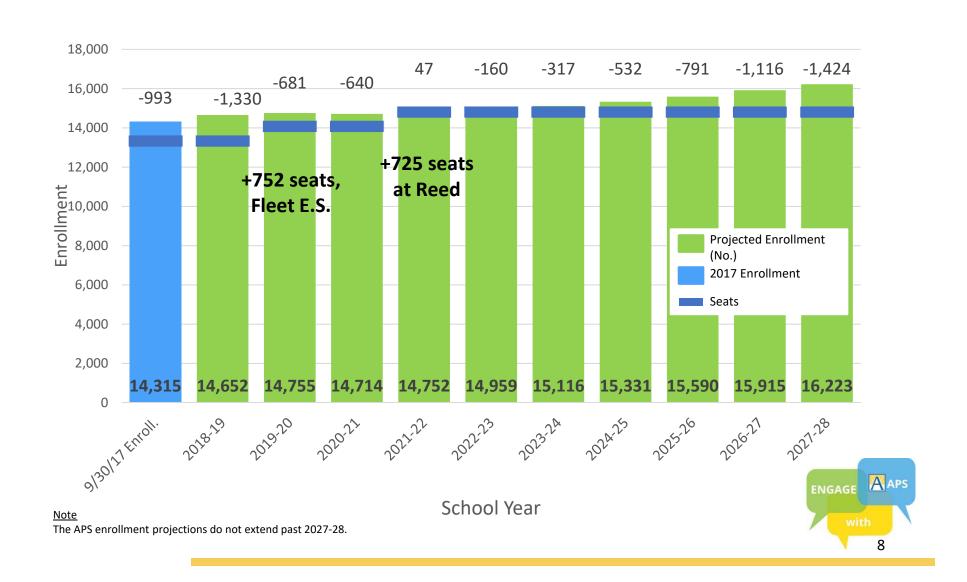
	2020- 21	2021- 22	2022- 23	2023- 24	2024- 25	2025- 26	2026- 27	2027- 28
Elementary School	(640)	47 +725 at Reed	(160)	(317)	(532)	(791)	(1,116)	(1,424)
Middle School	(269)	(341)	(357)	(449)	(501)	(564)	(537)	(559)
High School	(14)	292 +600 at Ed. Center, +250 at Arl. Tech *	(75)	(321)	(633)	(637)	(698)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

^{*} 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.



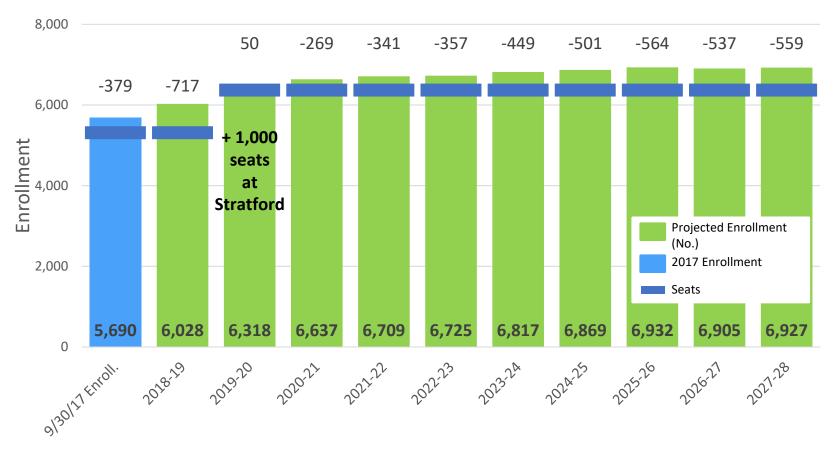
Elementary Enrollment Projections





Middle School Enrollment Projections



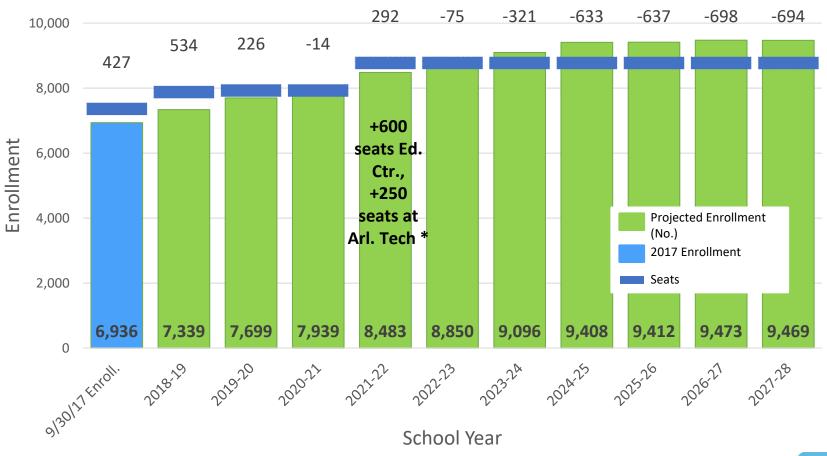


School Year



High School Enrollment Projections





Note

Assumes adding the maximum number of seats at the Ed. Center.



Reed Elementary School Proposed Opening Sept. 2021



Rationale

- Included in FY 2017-26 CIP
- Prepares for projected growth in elementary enrollment

Project Includes

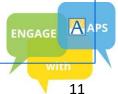
- 725 seats
- Estimated cost of \$55.0 Million or less

Total project cost includes costs for construction, design/project management/other professional services fees, commissioning, utility services, permitting, furniture, equipment (including technology), moving, legal expenses, project contingencies, and APS staff.

APS, Facilities & Operations Department. Data is as of April 24, 2018

Instructional Focus

Neighborhood School (defined by BLPC charge)



Future Elementary School

Proposed Opening TBD by Funding Scenario



Rationale

- Included in FY 2017-26 CIP
- Prepares for expected continuing growth in elementary enrollment

Project Includes

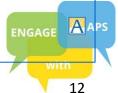
- 725-750 seats at location TBD
- Estimated cost TBD by funding scenario

Total project cost includes costs for construction, design/project management/other professional services fees, commissioning, utility services, permitting, furniture, equipment (including technology), moving, legal expenses, project contingencies, and APS staff.

APS, Facilities & Operations Department. Data is as of April 24, 2018

Instructional Focus

TBD



Future Middle School Seats Proposed Opening Sept. 2023



Rationale

Prepares for projected growth in middle school enrollment

Project Includes

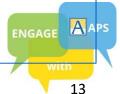
- 300 seat addition to school at location TBD
- Estimated cost of \$27.0 Million

Total project cost includes costs for construction, design/project management/other professional services fees, commissioning, utility services, permitting, furniture, equipment (including technology), moving, legal expenses, project contingencies, and APS staff.

APS, Facilities & Operations Department. Data is as of April 24, 2018

Instructional Focus

Neighborhood school with options



Additional Arlington Tech Seats Delivered by Sept. 2021



Rationale

- Included in FY 2017-26 CIP
- Prepares for projected high school enrollment growth

Project Includes

- 250 additional seats achieved through internal renovations
- Estimated cost of \$18.75 Million for all 600 seats

(1) The Career Center/Arlington Tech project funding was \$12.75 million in the FY 2017-26 CIP. Of that amount, it is estimated that \$4.54 million will have been used over the summer of 2017 and 2018 for internal modifications generating 350 seats. The remaining \$8.21 million along with the new funding in the FY 2019-28 CIP will be used to provide the 250 additional seats needed for Arlington Tech. (2) Total project cost includes costs for construction, design/project

management/other professional services fees, commissioning, utility services, permitting, furniture, equipment (including technology), moving, legal expenses, project contingencies, and APS staff.

APS, Facilities & Operations Department. Data is as of April 24, 2018

Instructional Focus

Expand county-wide Arlington Tech program to 600 seats



500-600 High School Seats at Ed Center Proposed Opening Sept. 2021



Rationale

- Included in FY 2017-26 CIP as part of 1,300 secondary seats
- Prepares for projected high school enrollment growth

Project Includes

- 500-600 seats through renovation of existing facility
- Estimated cost \$37.0 Million

<u>Note</u>

Total project cost includes costs for construction, design/project management/other professional services fees, commissioning, utility services, permitting, furniture, equipment (including technology), moving, legal expenses, project contingencies, and APS staff.

Source

APS, Facilities & Operations Department. Data is as of April 24, 2018

Instructional Focus

Increases capacity at Washington-Lee to accommodate continued growth:

- Neighborhood high school seats
- 2) Expand county-wideInternational Baccalaureate(IB) program



800 High School Seats at the Career Center





Rationale

- Included in FY 2017-26 CIP as part of 1,300 secondary seats
- Prepares for projected high school enrollment growth

Project Includes

- 800 seats
- Estimated cost TBD based on funding scenario

Note

Total project cost includes costs for construction, design/project management/other professional services fees, commissioning, utility services, permitting, furniture, equipment (including technology), moving, legal expenses, project contingencies, and APS staff.

Source

APS, Facilities & Operations Department. Data is as of April 24, 2018

Instructional Focus

- Potential neighborhood high school seats
- Expand county-wide Arlington Tech program



Other CIP Projects



- Major infrastructure projects (bond funded MC/MM), \$81.0 Million over 10 years
- Elementary School refresh for Sept. 2019, \$1.80 Million
 - Drew Model and
 - Patrick Henry
- Field conversions to synthetic turf, \$1.97 Million
- Turf field replacements, \$2.89 Million
- Transportation staff facility renovation, \$2.10 Million

Total project cost includes costs for construction, design/project management/other professional services fees, commissioning, utility services, permitting, furniture, equipment (including technology), moving, legal expenses, project contingencies, and APS staff.

APS, Facilities & Operations Department. Data is as of April 24, 2018





BONDING CAPACITY



Scenario 1 – April 24 CIP Work Session



SCENARIO FOR CIP WORK SESSION 4/24/18				RFUNDI	IG SOU	RCES						BOND F	UNDING						
Project Description	Operat		MC/MM (not bonds)	Capital Reserve		Fund	Previous Bond Funding	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	TOTAL BOND FUNDING	PROJECT COST
Seats Available in								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								\$ 44.25	\$ 55.00
Career Ctr/Arl Tech (FY17-26 project; 250 seats in 2021) **	\$ 0.	.75					\$ 12.00	\$ -	\$ 9.55	\$ 1.50								\$ 11.05	\$ 23.80
Career Center Phase 1 (800 seats in 2024)	\$ 1.	.30					\$ 6.00		\$ 2.80	\$ 9.60	\$ 50.00	\$ 53.70	\$ 4.50					\$ 120.60	\$ 127.90
Education Center (500-600 seats in 2021)	\$ 0.	.75					\$ 4.00	\$ 1.10	\$ 29.00	\$ 2.15								\$ 32.25	\$ 37.00
MS: Gunston Renovation/Addition (300 seats in 2023)	\$ 0.	.55						\$ 1.90	\$ 2.00	\$ 10.60	\$ 11.30	\$ 0.65	j					\$ 26.45	\$ 27.00
New ES w/Parking below (725-750 seats in 2026)	\$ 1.	.30									\$ 5.90	\$ 6.30	\$ 33.10	\$ 35.50	\$ 2.50			\$ 83.30	\$ 84.60
Transportation Staff Facility Renovation								\$ 1.80	\$ 0.30									\$ 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 @ 30%)								\$ 0.62		\$ 1.35								\$ 1.97	\$ 1.97
Turf field replacements (APS share @ 30%)			\$ 2.89															\$ -	\$ 2.89
TOTAL PROJECTS	\$ 8.	.60	\$ 4.69	\$ 11.25	\$7.86	\$ 7.86	\$127.15	\$ 48.75	\$ 68.80	\$ 35.20	\$ 75.00	\$ 68.65	\$ 45.80	\$ 43.90	\$ 11.10	\$ 8.80	\$ 9.00	\$ 415.00	\$ 582.41

^{*} 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 \$5.5 million will have been used over the summers of 2017 and 2018 for internal modifications generating 350 seats. The remaining \$7.25 million along with the new funding in the FY19-28 CIP will be used for an addition to provide the 250 additional seats needed for Arlington Tech.

	2018		2020		2022		2024		2026		
BOND REFERENDA AMOUNTS	\$ 121.17		\$ 159.70		\$ 87.30		\$ 17.00		\$ 17.80		
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%	9.34%	9.98%	9.71%	10.18%	10.63%	10.74%	10.50%	10.46%	9.36%	
Annual Bond Issuance	\$ 48.75	\$ 68.80	\$ 35.20	\$ 75.00	\$ 68.65	\$ 45.80	\$ 43.90	\$ 11.10	\$ 8.80	\$ 9.00	\$415.0
Annual APS Debt Service Increase		\$0.54	\$4.78	(\$0.27)	\$4.60	\$4.65	\$2.35	(\$0.07)	\$1.37	(\$6.51)	\$11.4



Scenario 2 – Superintendent's Proposed CIP



SCENARIO 2 - SUPERINTENDENT'S PROPOSED CIP				FUNDIN	IG SOU	RCES							BOND FU	NDING						
Project Description	Operat		C/MM (not onds)	Capital Reserve		Fund ArlCo	Previous Bond Funding	FY 2019	FY 202	0 F	Y 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	TOTAL BOND FUNDING	TOTAL PROJECT COST
Seats Available in								Fall 201	3 Fall 201	19 Fa	all 2020	Fall 2021	Fall 2022	Fall 2023	Fall 2024	Fall 2025	Fall 2026	Fall 2027		
							_													_
Stratford (1,000 seats in 2019) *	\$ 0.	80					\$ 22.25		3										\$ 9.03	\$ 36.55
Wilson (114 seats in 2019) *	\$ 1.	90		\$ 7.00	\$3.00	\$3.00	\$ 82.90	\$ 3.0	0										\$ 3.00	\$ 100.80
Major Infrastructure Projects (bond-funded MC/MM)								\$ 7.2	D \$ 7.4	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		\$24.1	\$17.	75	\$2.40								\$ 44.25	\$ 55.00
Career Ctr/Arl Tech (FY17-26 project; 250 seats in 2021) **	\$ 0.	75					\$ 12.00	\$ 1.0	0 \$ -	\$	5.00								\$ 6.00	\$ 18.75
Career Center Phase 1 (800 seats in 2026)	\$ 1.	30					\$ 6.00					\$3.50	\$10.40	\$54.10	\$58.10	\$4.90			\$ 131.00	\$ 138.30
Education Center (500-600 seats in 2021)	\$ 0.	75					\$ 4.00	\$ 16.0	\$ 14.	10 \$	2.15								\$ 32.25	\$ 37.00
MS: Renovation/Addition Location TBD (300 seats in 2023)	\$ 0.	55						\$1.9	\$2.0	00	\$10.60	\$11.30	\$0.65						\$ 26.45	\$ 27.00
New ES w/Parking below (725-750 seats in 2029)	\$ 1.	30													\$ 6.60	\$ 7.10	\$ 37.20	\$ 40.00	\$ 90.90	\$ 95.20
Transportation Staff Facility Renovation								\$ 2.1) \$ -										\$ 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 @ 30%)								\$ 0.6	2	\$	1.35								\$ 1.97	\$ 1.97
Turf field replacements (APS share @ 30%)		\$	2.89																\$ -	\$ 2.89
TOTAL PROJECTS	\$ 8.	60 \$	4.69	\$11.25	\$7.86	\$7.86	\$127.15	\$ 64.9	5 \$ 41.3	25 \$	29.10	\$ 22.60	\$ 19.05	\$ 62.30	\$ 73.10	\$ 20.60	\$ 46.00	\$ 49.00	\$ 427.95	\$ 598.36
								2018	7		2020	1	2022	1	2024	1	2026	1		
				ВС	ND REF	ERENDA	AMOUNTS		2	\$	53.20		\$ 133.30		\$ 30.70		\$ 98.00	***		
		D	Debt S	Service	Ratio	Targe	t ≤9.8%	FY 2019	FY 202	0 F	Y 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	Total	
					Debt \$	Service R	Ratio APS	9.28	% 9.59	9%	9.79%	9.45%	9.15%	8.92%	9.34%	9.57%	9.71%	9.15%		
					Δnr	ual Bon	d Issuance	¢ 640	¢ /11 ′	2E ¢	29 10	\$ 22.60	\$ 19.05	¢ 62.20	\$ 73.10	\$ 20.60	\$ 46.00	\$ 49.00	\$427.95	

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

Annual APS Debt Service Increase



^{**} 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.

^{***} The 2026 bond referendum amount includes an additional \$3 million for the New ES project that would be sold in FY 2029 (not shown in this chart).

Differences Between Scenarios 1 & 2



- Delays the opening for some school projects:
 - 800 seats at Career Center moved from Fall 2024 to Fall 2026
 - New Elementary School is moved from Fall 2026 to Fall 2029
- Change in scope of Career Center/Arlington Tech project
 - Provides 250 additional seats for Arlington Tech
 - Project changed from addition to internal modifications



Debt Service Ratio Comparison – Scenarios 1 & 2



Scenario 1 – April 24 CIP Work Session #1

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%	9.34%	9.98%	9.71%	10.18%	10.63%	10.74%	10.50%	10.46%	9.36%	
Annual Bond Issuance	\$ 48.75	\$ 68.80	\$ 35.20	\$ 75.00	\$ 68.65	\$ 45.80	\$ 43.90	\$ 11.10	\$ 8.80	\$ 9.00	\$415.0
Annual APS Debt Service Increase		\$0.54	\$4.78	(\$0.27)	\$4.60	\$4.65	\$2.35	(\$0.07)	\$1.37	(\$6.51)	\$11.4

Scenario 2 – Superintendent's Proposed CIP

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%	9.59%	9.79%	9.45%	9.15%	8.92%	9.34%	9.57%	9.71%	9.15%	
Annual Bond Issuance	\$ 64.95	\$ 41.25	\$ 29.10	\$ 22.60	\$ 19.05	\$ 62.30	\$ 73.10	\$ 20.60	\$ 46.00	\$ 49.00	\$427.95
Annual APS Debt Service Increase		\$2.16	\$1.98	(\$0.86)	(\$0.60)	(\$0.13)	\$4.30	\$3.11	\$2.50	(\$2.63)	\$9.84





HIGH SCHOOL AT CAREER CENTER





High School Seats at Career Center



	CTAE Program*	Arlington Tech	Other Programs**	High School	Total
Fall 2018	300	350	150		800
By Fall 2021		250			250
Fall 2026				800	800
TOTAL	300	600	150	800	1,850

^{**} Other Programs include Academic Academy, Program for Employment Preparedness (PEP), HILT Institute, and Alternatives for Parenting Teens



^{*} There are approximately 300 seats that are used throughout the school day to serve approximately 900 parttime students.

High School at Career Center SiteFull Build Out



Development	Seats	Total Cost 2019 Dolla	t Estimate rs (Millions)	Description
		Low	High	
In Superintendent's	CIP			
800+ seats Per CCWG Charge	800	\$102.50	\$105.10	box theater
				Renovation of existing building 50,000 sq. ft.
Additional Funding	Needed			
Field and parking garage	0	\$31.80	\$35.00	New multi-use field on top of 500 structured parking spaces below grade
Performing arts facility addition	0	(being	priced)	
Swimming pool addition	0	(being	priced)	
Demolish Henry	-468	\$5.80	\$6.80	Demolition of Henry and construction of multi-use field
and replace seats at another site	725 to 750	\$54.60	\$64.30	New elementary school with structured parking below
Total *		\$194.70	\$211.20	Plus cost of pool and performing arts facility.

* Not including the cost of the performing arts and swimming pool additions

Notes

2, 2018

(1) All amounts are in 2019 dollars – 4% per year compounded escalation must be added based on planned project completion date to arrive at final estimated cost. (2) Total project cost includes costs for construction, design/project management/other professional services fees, commissioning, utility services, permitting, furniture, equipment (including technology), moving, legal expenses, project contingencies, and APS staff. APS, Facilities & Operations Department. Data is as of May





COMMUNITY ENGAGEMENT





Community Engagement



- Informing the Community
 - Web banners on APS home page and school home pages
 - CIP on Engage, <u>apsva.us/engage/cip_fy19-28/</u>:
 - Background, timeline, presentation links and prior CIP documents
 - Who is impacted?
 - School Talk messages, Ambassadors updates, CCPTA
 - What's Up, APS? Podcast
 - Social media posts on Twitter and Facebook
 - Communications page to include School Talk summaries with CIP updates, Frequently Asked Questions (FAQs), and brief videos
- Community Outreach
 - May 16: CIP Information Session at Reed
 - May 30: CIP Information Session at Career Center



Sharing Information About the CIP on Social Media





Learn more about the development of our FY 2019-28 Capital Improvement Plan. The draft CIP will be presented at tonight's School Board meeting.



(i) Instagram





Arlington Schools @AP\$Virginia

Learn more about the development of our FY 2019-28 Capital Improvement Plan. The draft CIP will be presented at tonight's School Board meeting. apsva.us/engage/cip_fy1... pic.twitter.com/4WmcIxt6BF







Community Engagement



- Community questionnaire on the Superintendent's proposed CIP
 - May 11-31
 - Available at <u>www.apsva.us/engage</u> (English and Spanish)
- Community input gathered through other engagement processes including:
 - Reed BLPC
 - Career Center Working Group
 - Upcoming Education Center BLPC





WORK SESSIONS AND TIMELINE



Abingdon addition and renovations. Schematic design by Hord |Coplan |Macht.



Agenda for Next Work Session



Date	Work Session	Topics
May 7	#2	Projections and timingCapital project timing
May 15	#3	 Discussion with Advisory Groups – BAC, FAC, ACI*
May 22	#4	 Prioritizing School Board's CIP
May 29		Joint Work Session with County Board • School needs in Arlington's CIP
June 12	#5	if needed



^{*} Advisory Council on Instruction (ACI), Budget Advisory Council (BAC), Advisory Council on School Facilities and Capital Projects (FAC)

CIP Timeline



Status	Date	Schedule for the CIP
✓	April 17	Career Center Working Group, Joint Work Session with County Board
✓	April 19	Monitoring Item
✓	April 24	Work Session #1
✓	May 3	Supt's Proposed FY19-28 CIP
	May 7	Work Session #2
	May 15	Work Session #3
	May 16	Community Outreach: CIP Information Session at Reed
	May 22	Work Session #4
	May 29	Joint Work Session with County Board
	May 30	Community Outreach: CIP Information Session at Career Center
	June 7	School Board's Proposed FY19-28 CIP
	June 12	Work Session #5 (if needed)
	June 21	School Board adopts final FY19-28 CIP
	July	County Board adopts final FY 19-28 CIP (includes schools)
	Nov. 6	2018 Bond referendum