

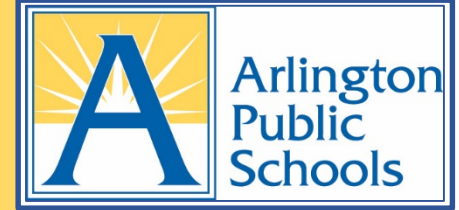
FY 2019-28

Capital Improvement Plan (CIP)

Work Session #3

May 15, 2018

Follow the CIP Process



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

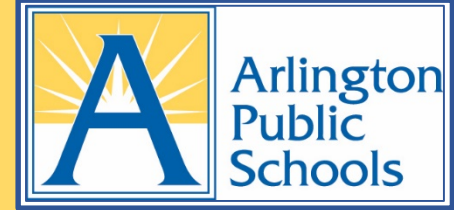
Website includes:

- CIP background
- Who is impacted?
- Timeline (with presentation links)
- Community engagement opportunities and events
- Previous CIP documents

- CIP scenarios (7:00)
 - Superintendent's Proposed CIP
 - School Board's requested scenarios
 - Comparing scenarios
- Clarifying questions (7:45)
- Advisory Committee Comments (8:00)
- School Board Discussion (8:30)
- Adjourn (9:00)

Enrollment Growth

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.

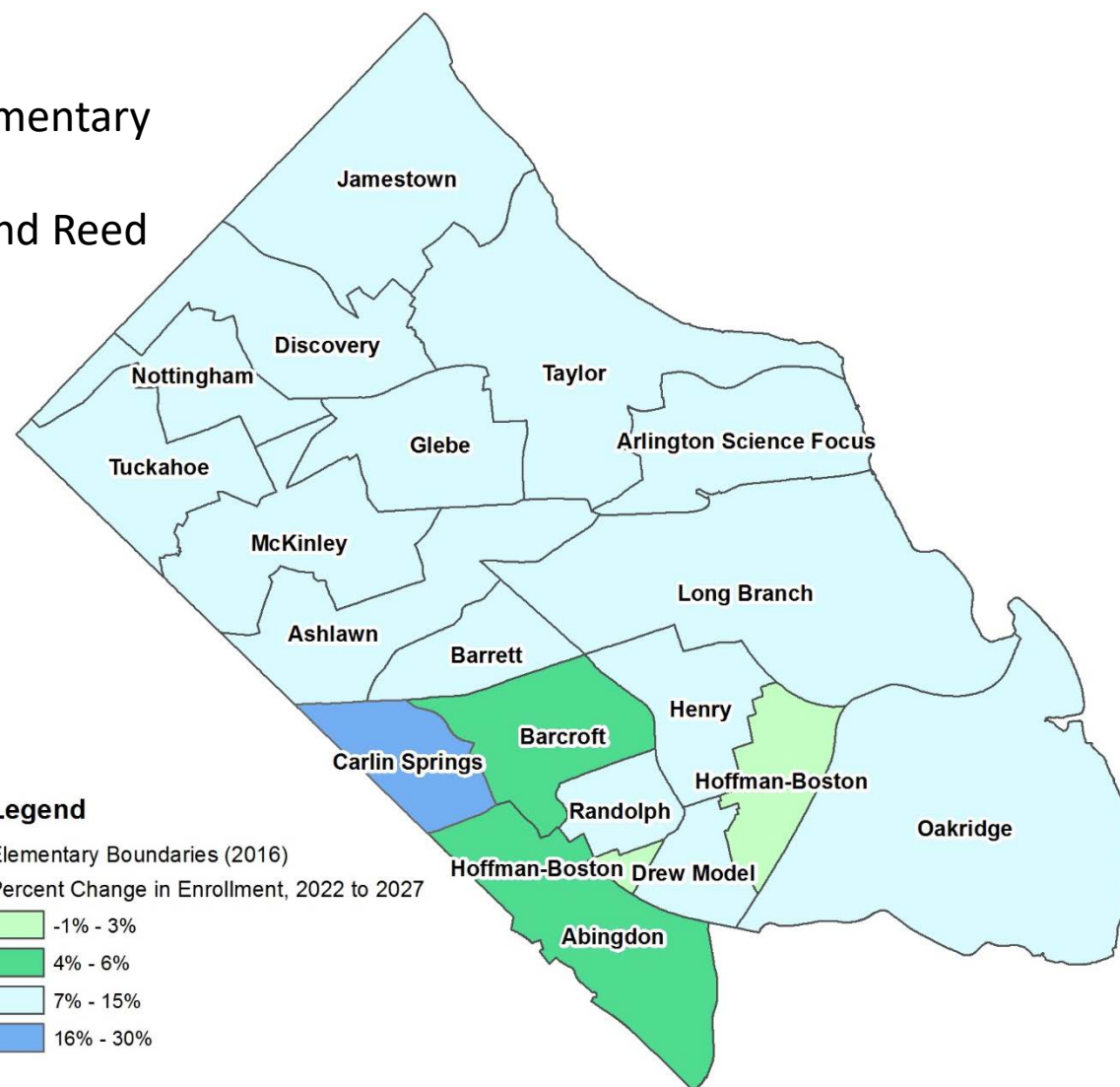
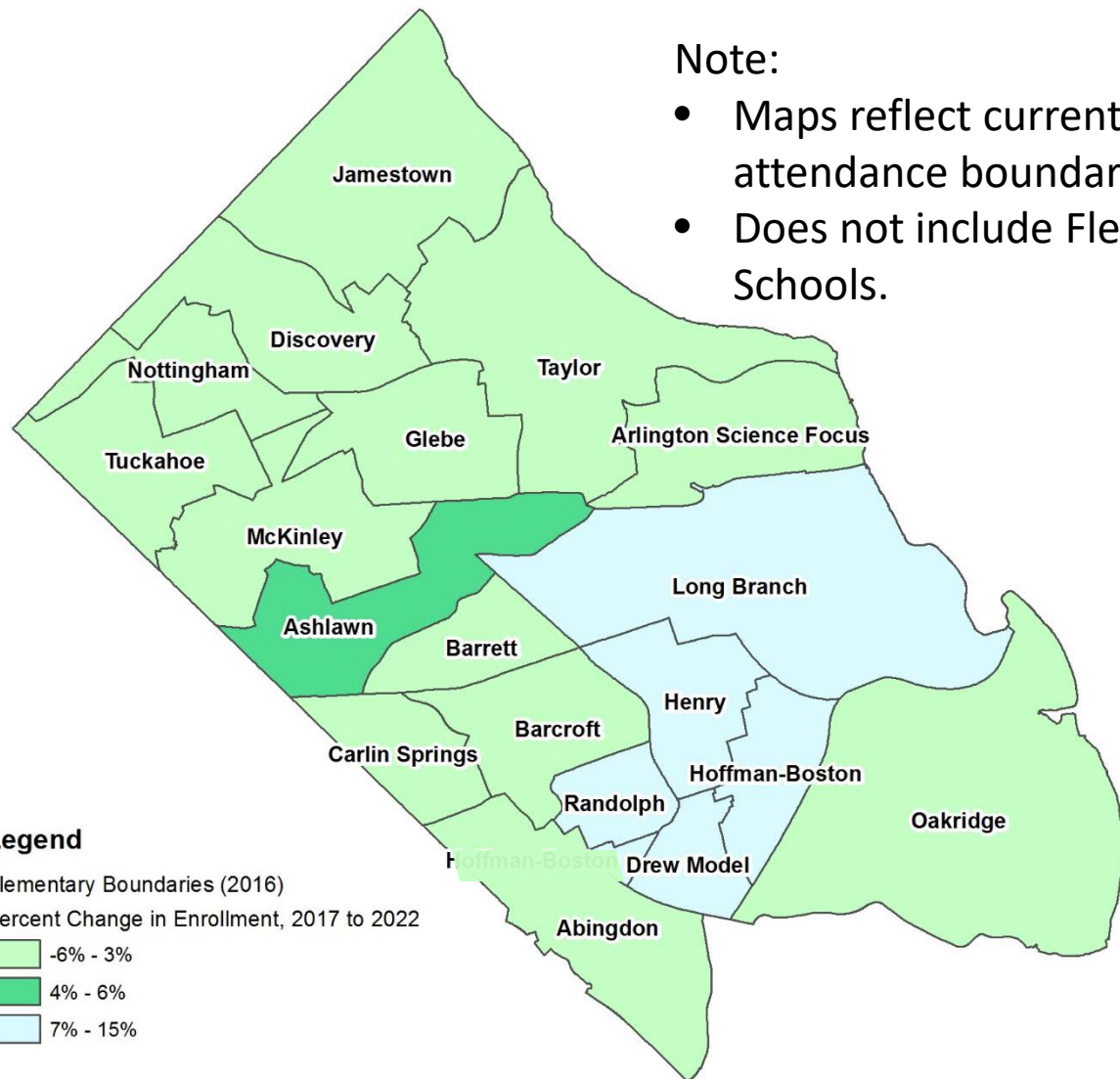
Projected Elementary School Enrollment Change

2017 to 2022 and 2022 to 2027



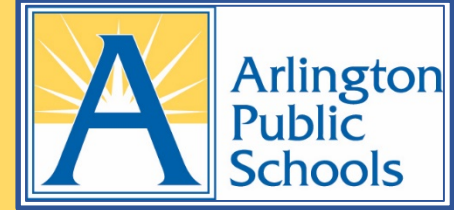
Note:

- Maps reflect current elementary attendance boundaries.
- Does not include Fleet and Reed Schools.



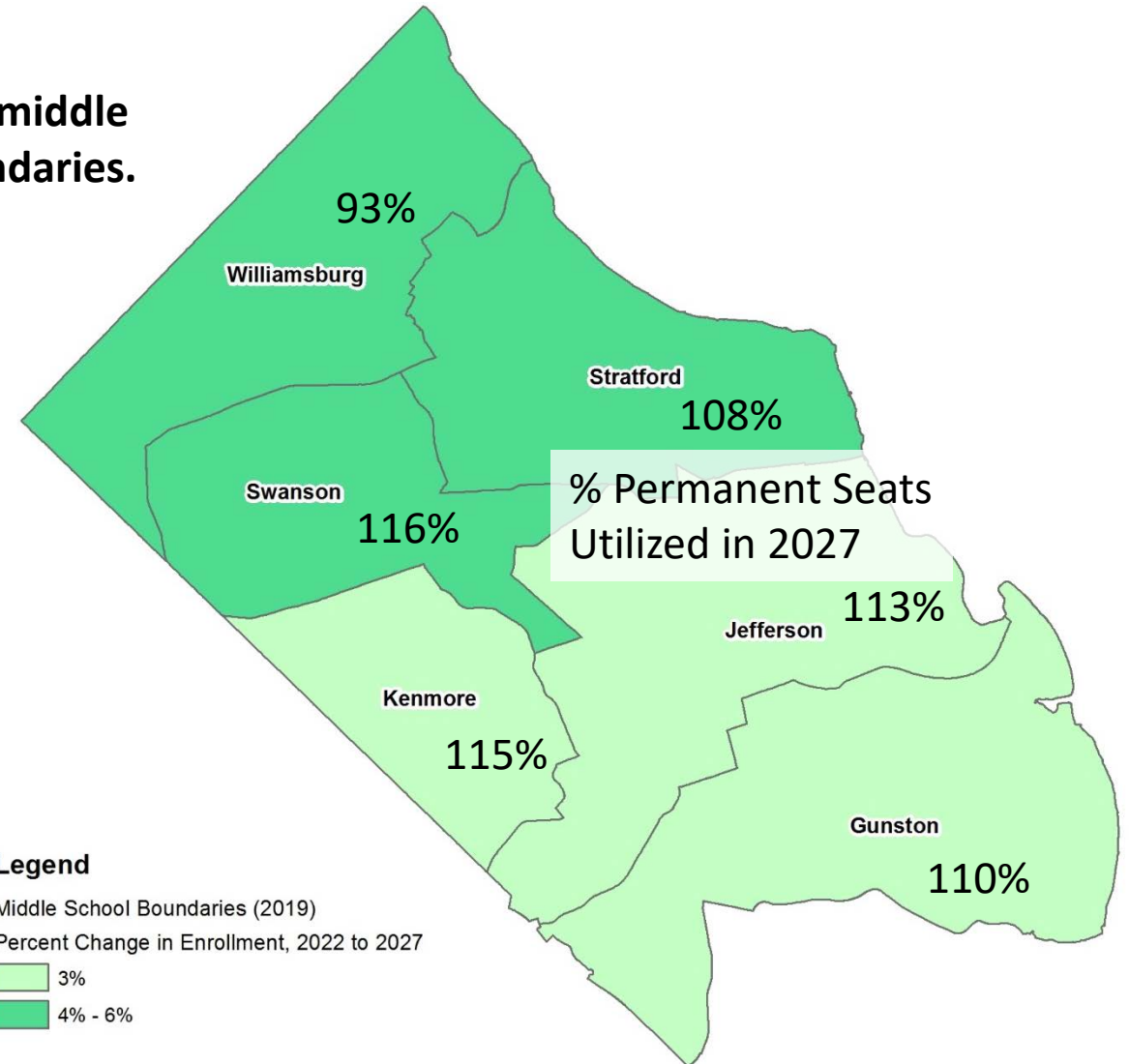
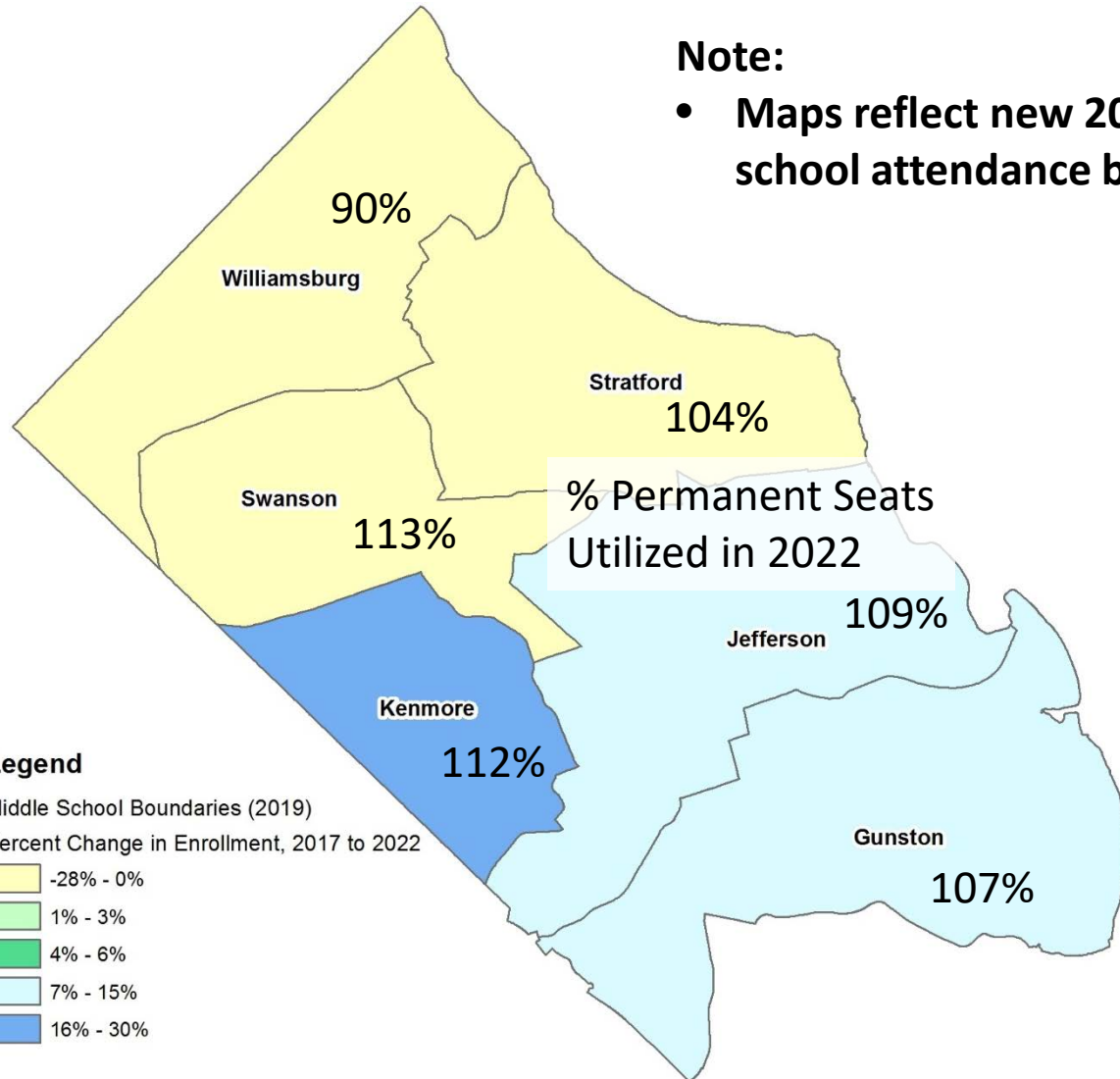
Projected Middle School Enrollment Change

2017 to 2022 and 2022 to 2027



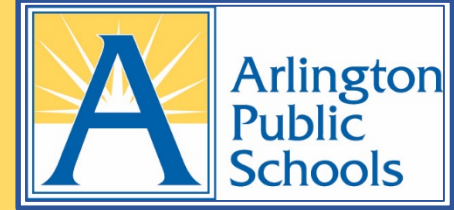
Note:

- Maps reflect new 2019 middle school attendance boundaries.



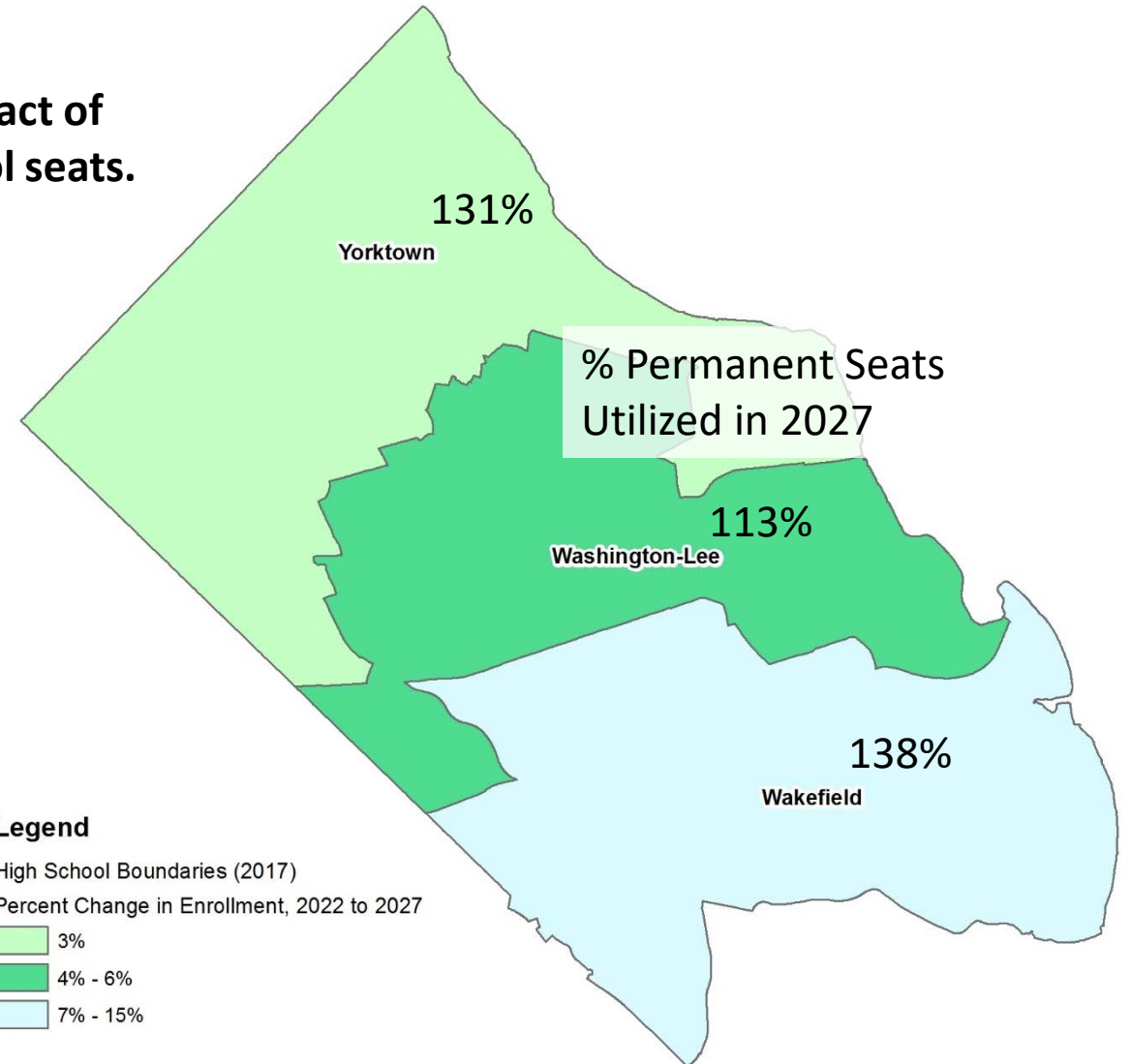
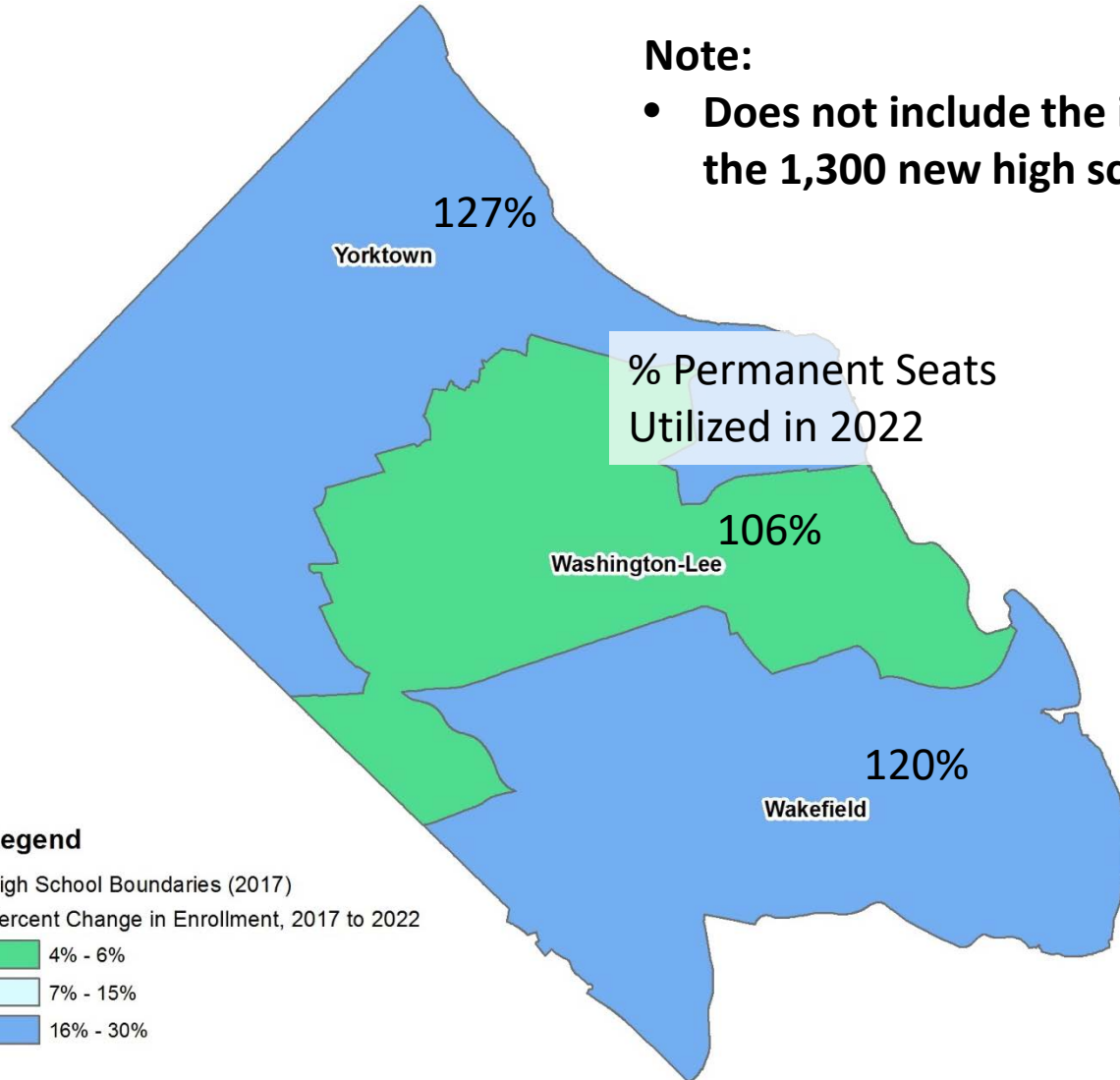
Projected High School Enrollment Change

2017 to 2022 and 2022 to 2027



Note:

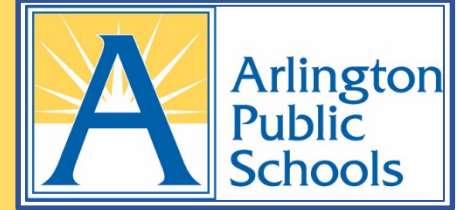
- Does not include the impact of the 1,300 new high school seats.



Scenarios

All Scenarios

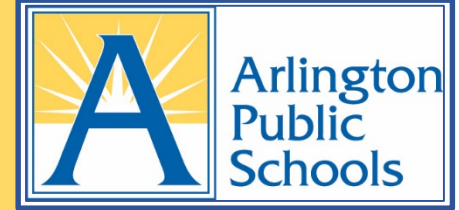
Include the following Non-Capacity Projects and Timeline



All Scenarios		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	

Projects Identified by the Career Center Working Group

Timing and projects vary across CIP scenarios



Career Center: 800+ new H.S. seats, multi-use gym & black box

Career Center: Synthetic field and underground parking garage

Career Center: Demolish Henry and replace w/synthetic field*

**Requires replacement of Henry seats at another location*

Career Center: Performing arts addition with 500 additional seats

Career Center: Swimming pool addition

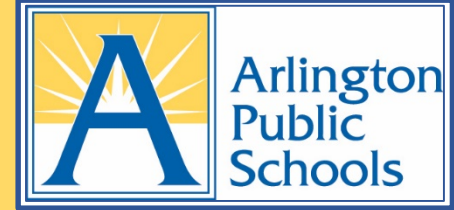
Superintendent's Proposed CIP

Superintendent's Proposed CIP - Seats and Timeline



Superintendent's Proposed CIP		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										
	Education Center Renovation (ES seats)											
	New ES at Reed Building			725								
	Replacement ES for Henry (parking below school)											
	New ES (parking below school)											725 ('29)
M.S.	Addition at TBD (Gunston, Williamsburg or Kenmore)					300						
High	Education Center Renovation (HS seats)			600								
	Arlington Tech Internal Renovation (capacity to 600)			250								
	Henry Refresh (temporary HS Seats)											
	Career Center: Addition (multi-use gym & black box)								800			
	Career Center: Synthetic Field and Parking Garage											
	Career Center: Demolish Henry replace w/Synthetic Field											
	Career Center: Performing Arts Addition											
Career Center: Swimming Pool Addition												

Superintendent's Proposed CIP



Project Description	OTHER FUNDING SOURCES					BOND FUNDING										TOTAL BOND FUNDING	TOTAL PROJECT COST	
	Operating	MC/MM (not bonds)	Capital Reserve	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	ArCo		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/Ar Tech (FY17-26 project; 250 seats in 2021) **	\$ 0.75					\$ 12.00	\$ 1.00	\$ -	\$ 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	\$ 16.00	\$ 14.10	\$ 2.15								\$ 32.25	\$ 37.00
MS: Renovation/Addition Location TBD (300 seats in 2023)	\$ 0.55						\$ 1.90	\$ 2.00	\$ 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							\$ 2.10	\$ -									\$ 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	\$ 8.60	\$ 4.69	\$ 11.25	\$ 7.86	\$ 7.86	\$ 127.15	\$ 64.95	\$ 41.25	\$ 29.10	\$ 22.60	\$ 19.05	\$ 62.30	\$ 73.10	\$ 20.60	\$ 46.00	\$ 49.00	\$ 427.95	\$ 598.36

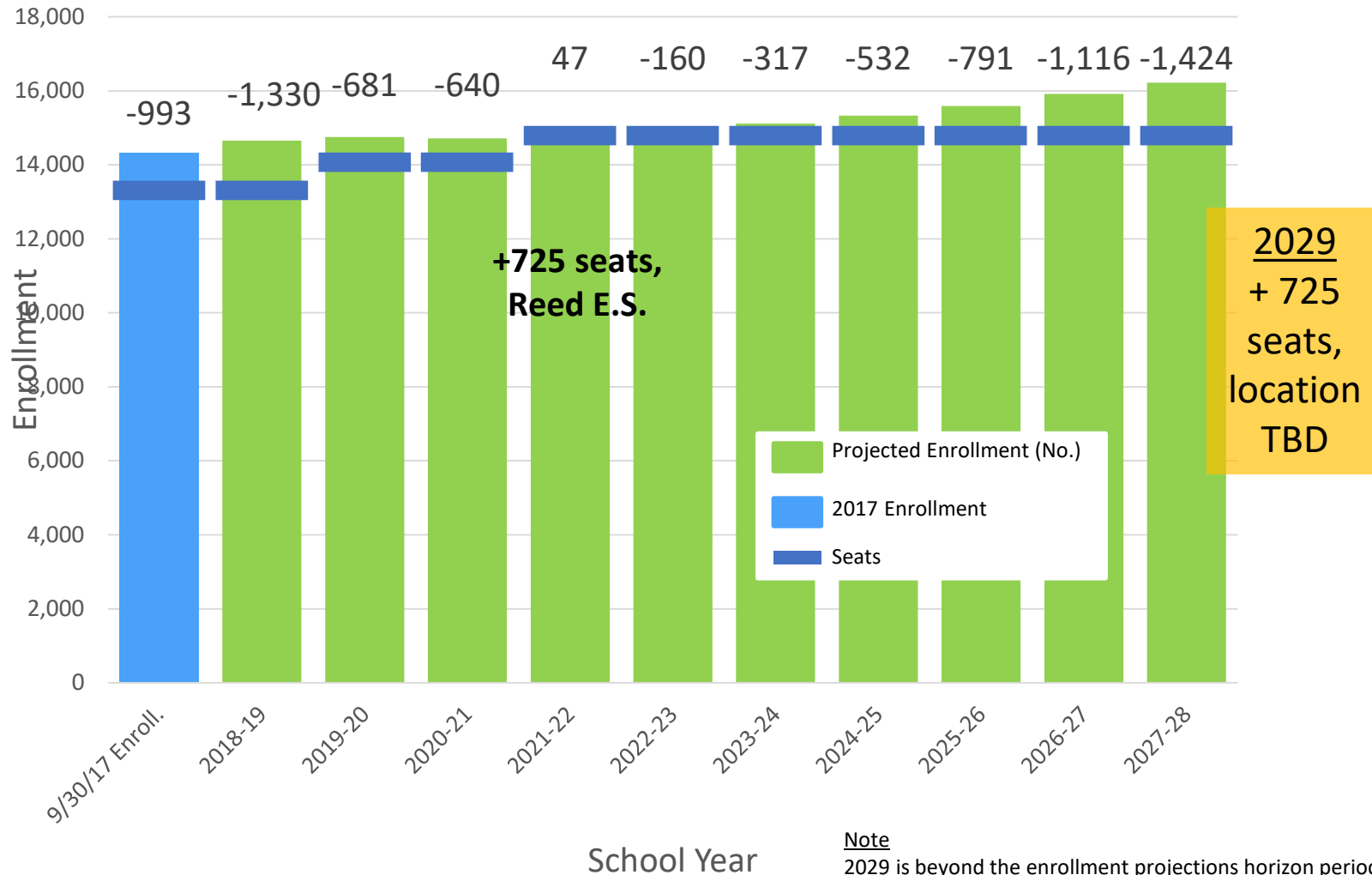
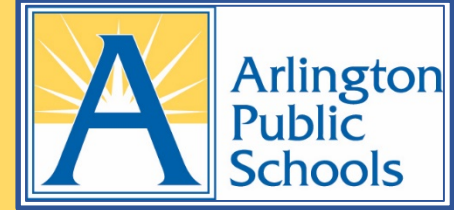
BOND REFERENDA AMOUNTS	2018 \$ 103.72	2020 \$ 53.20	2022 \$ 133.30	2024 \$ 30.70	2026 \$ 98.00 ***
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Debt Service Ratio Target ≤9.8%	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	Total
Debt Service Ratio -- APS	9.28%	9.59%	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

* 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.
 *** 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).

Superintendent's Proposed CIP

Elementary School Projections



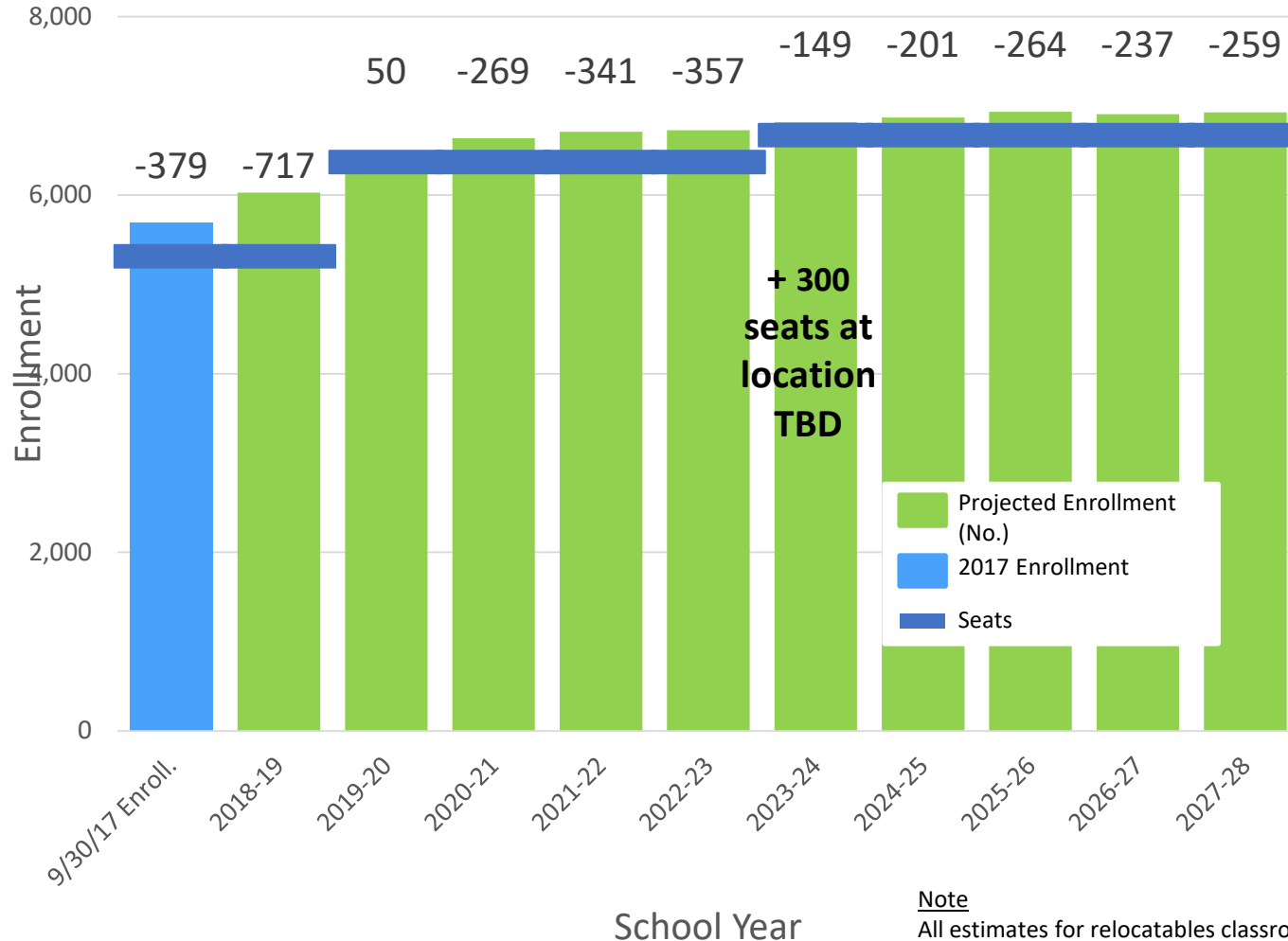
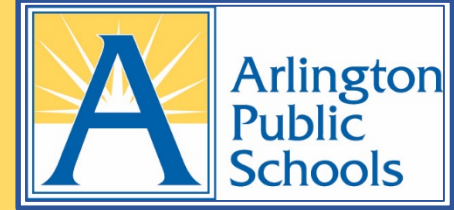
Note
 2029 is beyond the enrollment projections horizon period.
 All estimates for relocatable classrooms are based on an average class size of 25 students, across all levels.

- Growth is manageable if distributed evenly
- **21 elementary schools each** would need
 - 1 to 2 relocatable classrooms in 2024-25
 - 2 to 3 relocatable classrooms in 2027-28

Abingdon, Discovery, Fleet and Reed have no space for relocatable classrooms
- New elementary school opens in 2029 (beyond the 10 year projections)

Superintendent's Proposed CIP

Middle School Projections

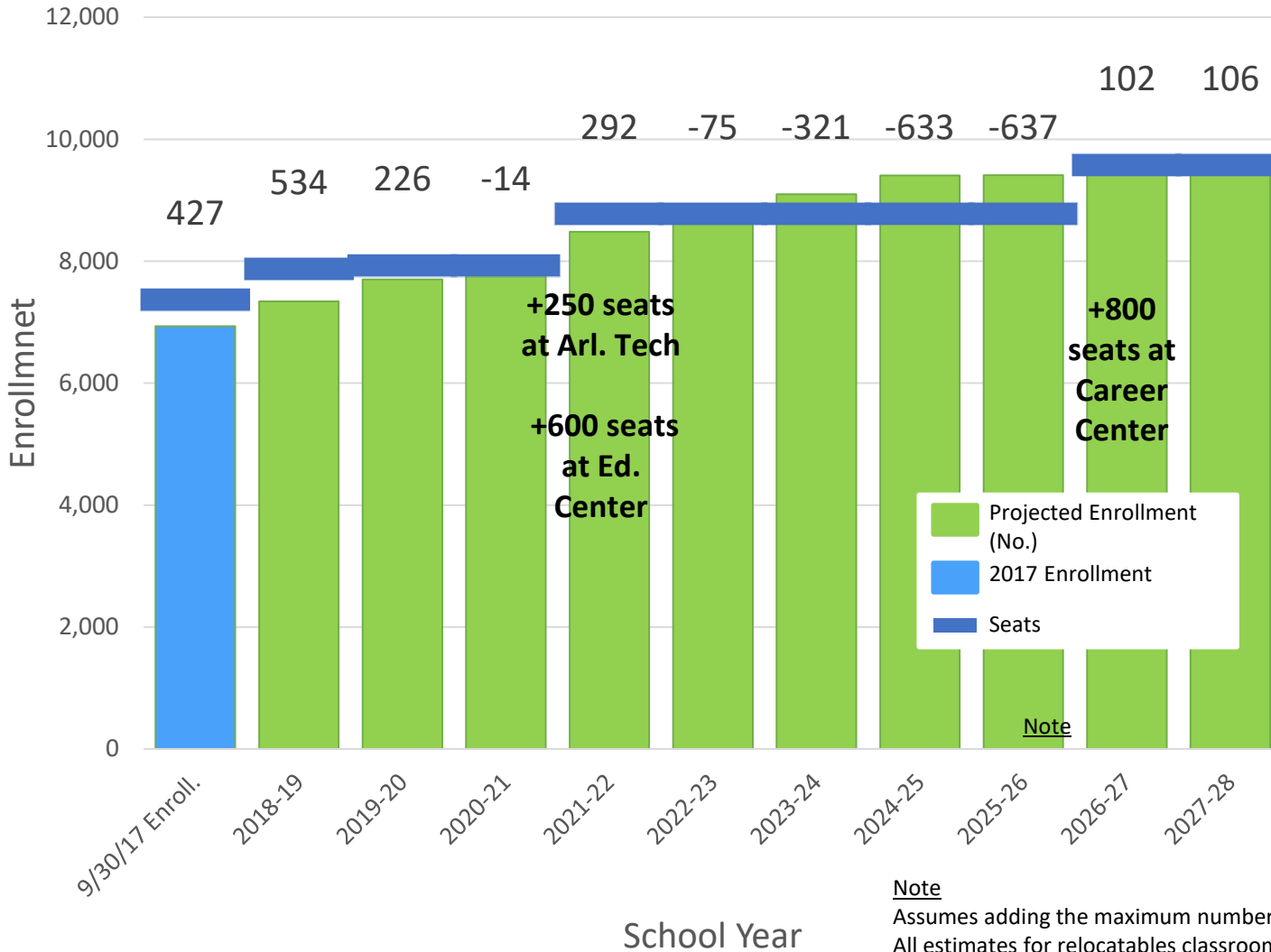
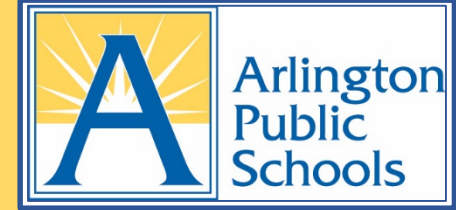


Note

All estimates for relocatable classrooms are based on an average class size of 25 students, across all levels.

- In 2022-23 growth is manageable; would need
 - 3 to 4 relocatable classrooms at Gunston, Kenmore, Swanson and Williamsburg and
 - 1 relocatable classroom at Jefferson
Stratford site has no space for relocatable classrooms
- Addition opens at Gunston, Kenmore or Williamsburg in 2023
- In 2025-26 growth is manageable, would need
 - 2 to 3 relocatable classrooms at Gunston, Kenmore, Swanson and Williamsburg and
 - 1 relocatable classroom at Jefferson
Stratford site has no space for relocatable classrooms

Superintendent's Proposed CIP High School Projections

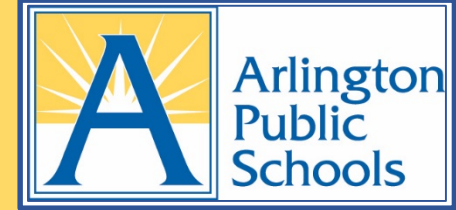


- Enrollment will be managed at **Wakefield and Washington-Lee** by adding
 - 6 to 7 relocatable classrooms in 2023-24
 - 13 relocatable classrooms in 2024-25

Yorktown has no space for relocatable classrooms

Projected Enrollment and Seats Difference

Superintendent's Proposed CIP

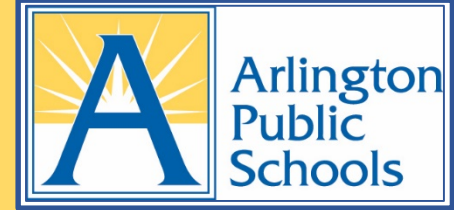


	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
Elementary School	(640)	47 +725 seats, Reed E.S.	(160)	(317)	(532)	(791)	(1,116)	(1,424)
Middle School	(269)	(341)	(357)	(149) +300 seats at location TBD	(201)	(264)	(237)	(259)
High School	(14)	292 +250 seats at Arl. Tech, +600 seats at Ed. Center	(75)	(321)	(633)	(637)	102 +800 seats at Career Center	106

2029
+ 725 elementary seats, location TBD

Superintendent's Proposed CIP

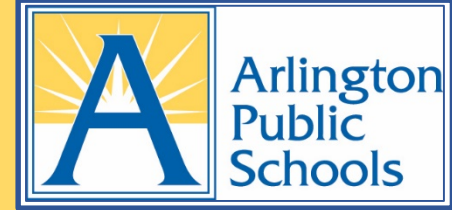
High School Seats



CIP Projects	Existing Schools
<p>Washington-Lee, Sept. 2021</p> <ul style="list-style-type: none">• Total capacity = 2,800 with renovation of Ed. Center, includes additional<ul style="list-style-type: none">– neighborhood seats– Countywide IB seats• 2025-26 will need 9 relocatable classrooms	<p>Wakefield, Sept. 2018</p> <ul style="list-style-type: none">• Total Capacity = 2,203
<p>Career Center, Sept. 2026</p> <ul style="list-style-type: none">• Total capacity = 1,850 includes<ul style="list-style-type: none">– 800 seats for neighborhood– 600 seats for Countywide Arl. Tech– 300 seats for CTE students enrolled at the other schools– 150 seats for academies• Facility includes classrooms, multi-use gym & black box theater	<p>Yorktown, Sept. 2018</p> <ul style="list-style-type: none">• Total Capacity = 2,189

Superintendent's Proposed CIP

High School Seats, Facility and Budget Considerations



Budget

- Remains under the 9.8% debt service ratio target
- Annual debt service increases are high in FY25 and FY26

Facility Needs/Request/Logistics

- Adds 3,427 seats, E.S.=1,477; M.S.= 300; H.S.=1,650
- Prepares for 725 E.S. seats in 2029, beyond the 10-year CIP horizon.
- Boundary change for
 - High school for 2021
 - Potentially for all H.S. for 2026
 - Potentially for E.S. for 2029

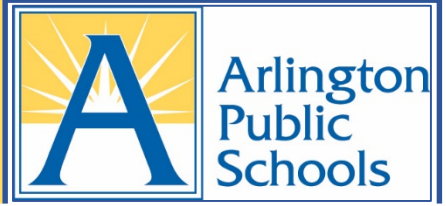
Boundaries Policy 30-2.2 state "At a minimum, there will be a systematic review of boundaries every five years."
- Peak Year for relocatable classrooms is **2024-25***
 - **69 needed across all levels, covered by existing stock**
 - **Additional costs for moving and installation**
- Request JFAC find a site for second elementary school (location TBD, 2029)

*assumes capacity of 25 students across all levels, rounding up

Scenario A

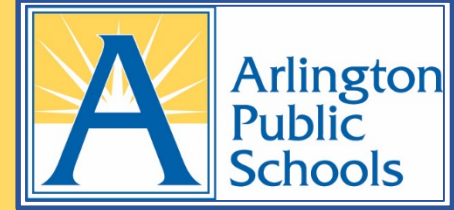
Scenario A - Career Center by 2024

Seats and Timeline



Scenario A		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										
	Education Center Renovation (ES seats) (replaces Henry)											
	New ES at Reed Building			725								
	Replacement ES for Henry (parking below school)											
	New ES (parking below school)											725 ('31)
M.S.	Addition at TBD (Gunston, Williamsburg or Kenmore)											300 ('31)
High	Education Center Renovation (HS seats)			600								
	Arlington Tech Internal Renovation (capacity to 600)			250								
	Henry Refresh (temporary HS Seats)											
	Career Center: Addition (multi-use gym & black box)						800					
	Career Center: Synthetic Field and Parking Garage								X			
	Career Center: Demolish Henry replace w/Synthetic Field											
	Career Center: Performing Arts Addition							X				
Career Center: Swimming Pool Addition												

Scenario A – Career Center by 2024



Project Description	OTHER FUNDING SOURCES					BOND FUNDING											TOTAL BOND FUNDING	TOTAL PROJECT COST
	Operating	MC/MM (not bonds)	Capital Reserve	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								\$ 44.25	\$ 55.00
Career Ctr/Arl Tech (FY17-26 project; 250 seats in 2021) **	\$ 0.75					\$ 12.00	\$ 1.00	\$ -	\$ 5.00								\$ 6.00	\$ 18.75
Career Center 800 seat Addition (2024)	\$ 1.30					\$ 6.00		\$ 2.80	\$ 9.60	\$ 50.00	\$ 53.70	\$ 4.50					\$ 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)										\$ 3.20	\$ 3.50	\$ 18.00	\$ 19.40	\$ 2.00			\$ 46.10	\$ 46.10
Education Center (600 HS seats in 2021)	\$ 0.75					\$ 4.00	\$ 16.00	\$ 14.10	\$ 2.15								\$ 32.25	\$ 37.00
MS: Renovation/Addition Location TBD (300 seats 2031)															\$ 2.60	\$ 2.80	\$ 5.40	\$ 37.00
New ES w/Parking below (725-750 seats in 2031)	\$ 1.30														\$ 7.10	\$ 7.70	\$ 14.80	\$ 103.00
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	\$ 11.25	\$ 7.86	\$ 7.86	\$ 127.15	\$ 63.05	\$ 42.75	\$ 28.90	\$ 65.00	\$ 69.50	\$ 31.20	\$ 27.80	\$ 10.60	\$ 18.50	\$ 19.50	\$ 376.80	\$ 662.16

BOND REFERENDA AMOUNTS	2018 \$ 113.72	2020 \$ 140.45	2022 \$ 55.60	2024 \$ 17.00	2026 \$ 38.00
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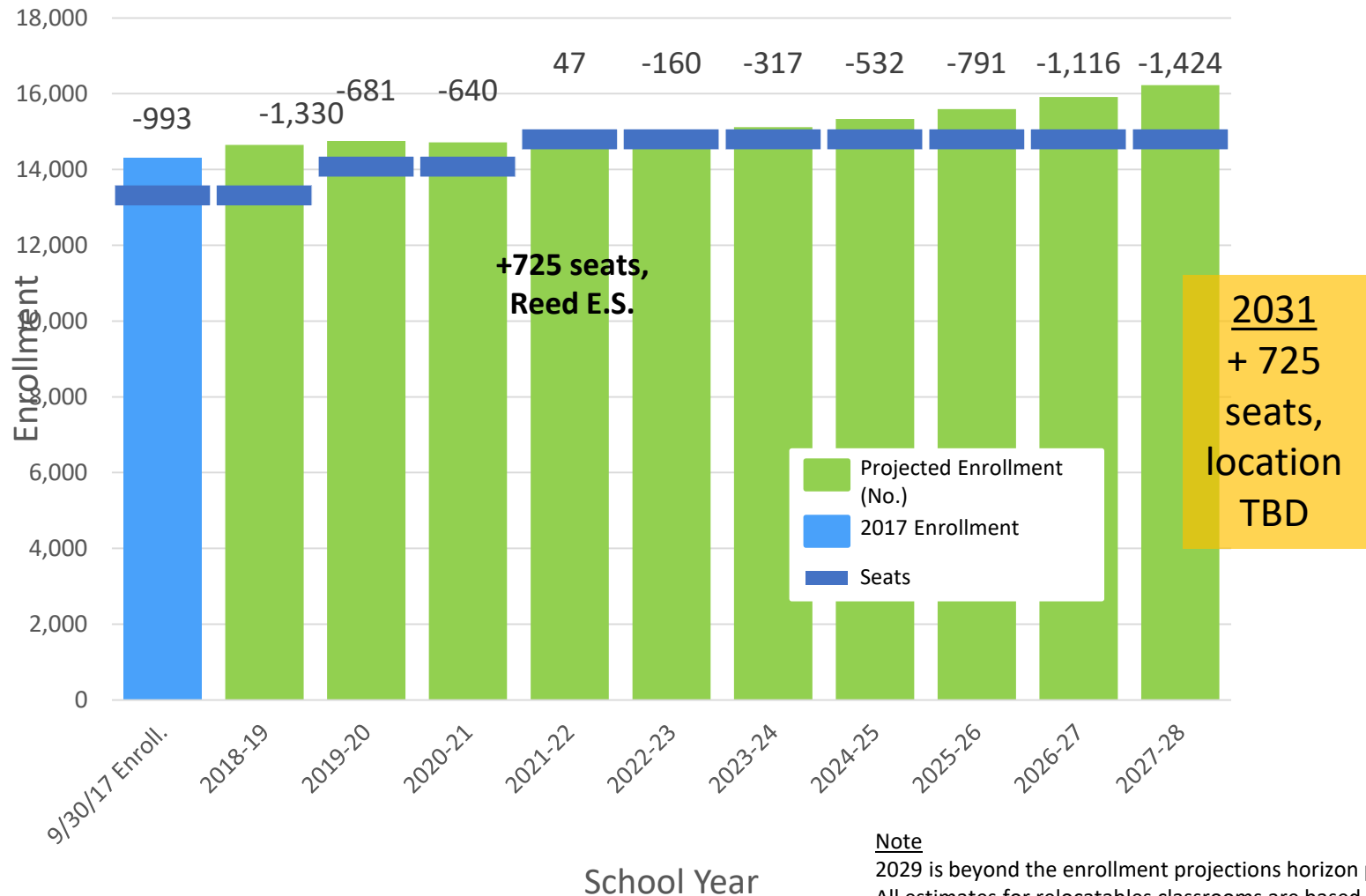
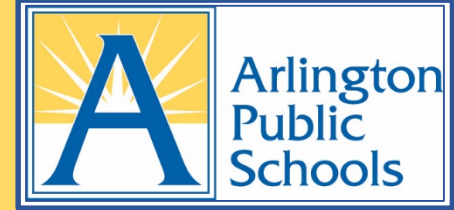
Debt Service Ratio Target ≤9.8%	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	Total
Debt Service Ratio -- APS	9.28%	9.56%	9.79%	9.44%	9.77%	10.25%	10.17%	9.73%	9.72%	8.79%	
Annual Bond Issuance	\$ 63.05	\$ 42.75	\$ 28.90	\$ 65.00	\$ 69.50	\$ 31.20	\$ 27.80	\$ 10.60	\$ 18.50	\$ 19.50	\$376.80
Annual APS Debt Service Increase		\$1.97	\$2.14	(\$0.87)	\$3.65	\$4.81	\$0.96	(\$1.58)	\$1.46	(\$5.39)	\$7.14

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

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Scenario A – Career Center by 2024

Elementary School Projections



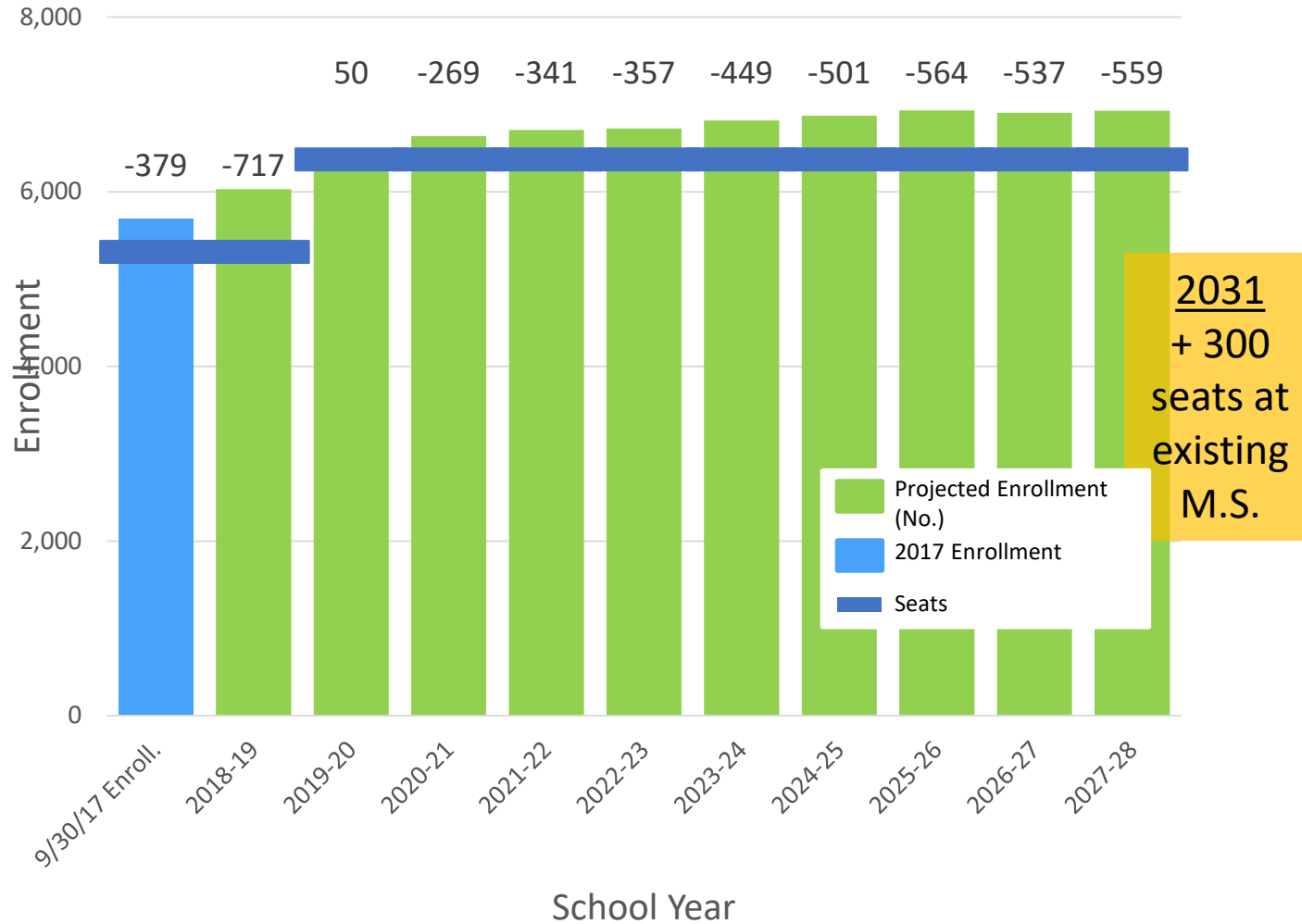
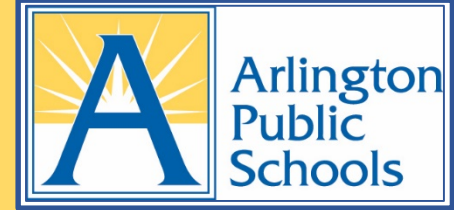
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Abingdon, Discovery, Fleet and Reed have no space for relocatable classrooms
- New elementary school opens in 2031 (after 10 year CIP horizon)

Scenario A – Career Center by 2024

Middle School Projections



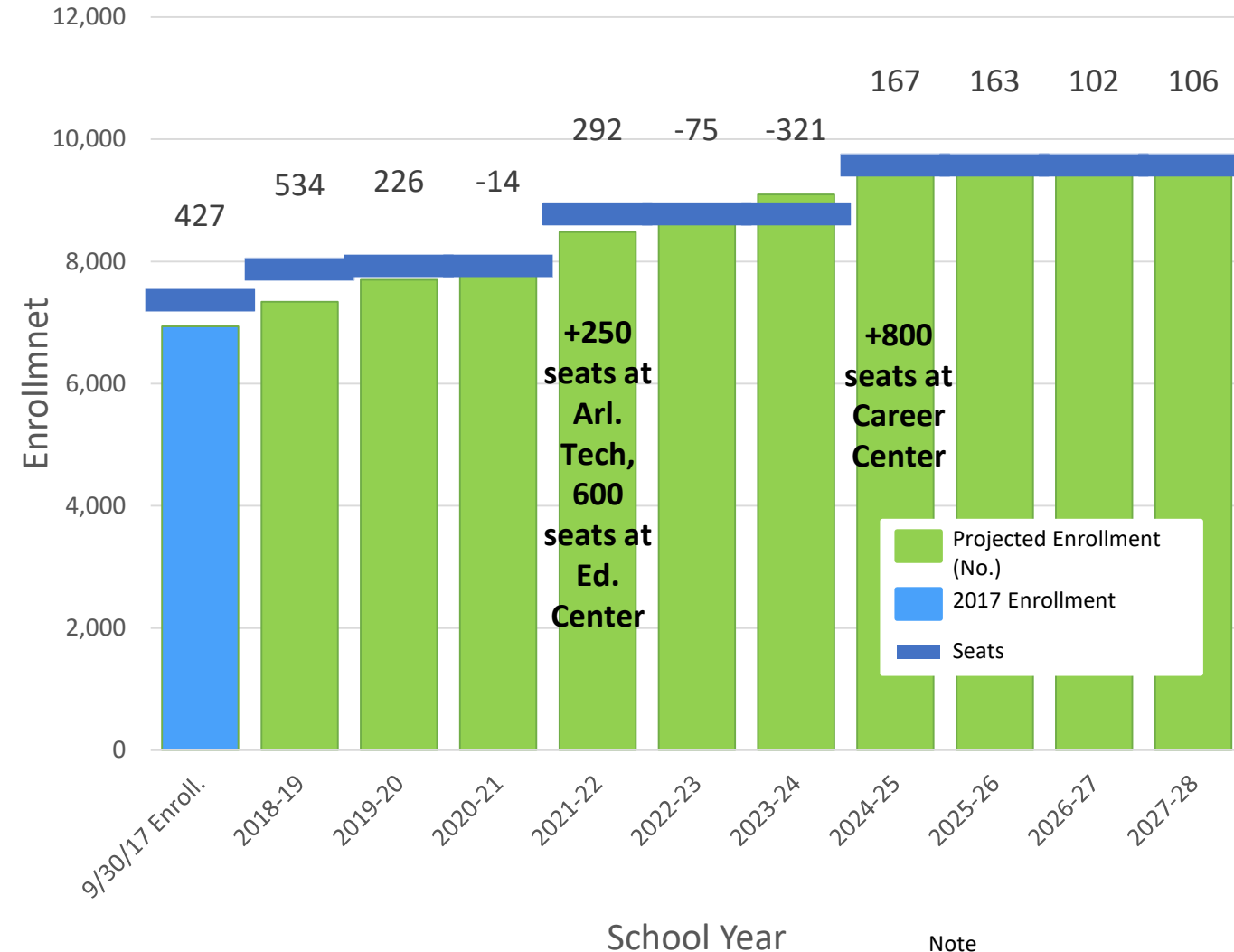
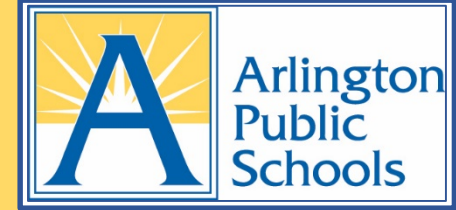
- In 2022-23 growth is manageable, would need
 - 3 to 4 relocatable classrooms at Gunston, Kenmore, Swanson and Williamsburg and
 - 1 relocatable classroom at Jefferson Stratford has no space for relocatable classrooms
- In 2025-26 growth is manageable, would need
 - 5 to 6 relocatable classrooms at Gunston, Kenmore, Swanson and Williamsburg and
 - 1 relocatable classroom at Jefferson Stratford has no space for relocatable classrooms
- Addition opens at Gunston, Kenmore or Williamsburg in 2031

Note

All estimates for relocatables classrooms are based on an average class size of 25 students, across all levels.

Scenario A – Career Center by 2024

High School Projections



Note

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

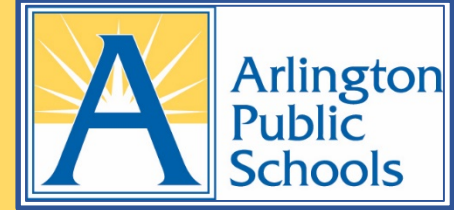
All estimates for relocatable classrooms are based on an average class size of 25 students, across all levels.

- High School capacity will exceed enrollment for 7 of 10 years in this CIP scenario
- In 2023-24, enrollment is manageable; **Wakefield and Washington-Lee would need to add 6 to 7 relocatable classrooms**

Yorktown has no space for relocatable classrooms

Projected Enrollment and Seats Difference

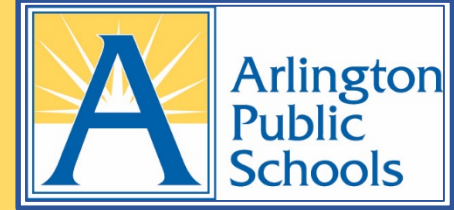
Scenario A



	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
Elementary School	(640)	47 +725 seats, Reed E.S.	(160)	(317)	(532)	(791)	(1,116)	(1,424)
Middle School	(269)	(341)	(357)	(449)	(501)	(564)	(537)	(559)
High School	(14)	292 +250 seats at Arl. Tech, 600 seats at Ed. Center	(75)	(321)	167 +800 seats at Career Center	163	102	106

Scenario A – Career Center by 2024

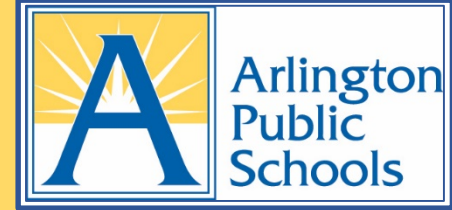
High School Seats



CIP Projects	Existing Schools
<p>Washington-Lee, Sept. 2021</p> <ul style="list-style-type: none">• Total capacity = 2,800 with renovation of Ed. Center, includes additional<ul style="list-style-type: none">– neighborhood seats– Countywide IB seats• 2023-24 will need 7 relocatable classrooms	<p>Wakefield, Sept. 2018</p> <ul style="list-style-type: none">• Total Capacity = 2,203
<p>Career Center, Sept. 2024</p> <ul style="list-style-type: none">• Total capacity = 1,850, includes<ul style="list-style-type: none">– 800 seats for neighborhood– 600 seats for Countywide Arl. Tech– 300 seats for CTE students enrolled at the other schools– 150 seats for academies• Facility includes<ul style="list-style-type: none">– classrooms, multi-use gym & black box theater– performing arts space– underground parking with synthetic field on top (2026)	<p>Yorktown, Sept. 2018</p> <ul style="list-style-type: none">• Total Capacity = 2,189

Scenario A – Career Center by 2024

High School Seats, Facility and Budget Considerations



Budget

- Exceeds 9.8% debt service ratio target in FY24 and FY25
- Annual debt service increases are high in FY23 and FY24

Facility Needs/Request/Logistics

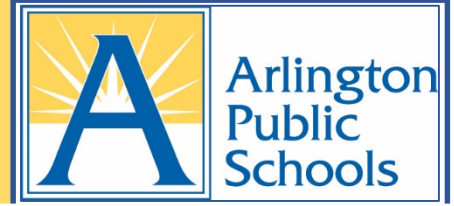
- Adds 3,127 seats, E.S.=1,477; H.S.=1,650
- Prepares for 725 E.S. seats and 300 M.S. seats in 2031, beyond the 10-year CIP horizon.
- Boundary change for
 - High School for 2021
 - Potentially for all H.S. for 2024
 - Potentially for E.S. for 2031

Boundaries Policy 30-2.2 state "At a minimum, there will be a systematic review of boundaries every five years."
- Peak Year for relocatable classrooms is 2027-28*
 - 80 needed across all levels, covered by existing stock
 - Additional costs for moving and installation
- Request JFAC find a site for second elementary school (location TBD, 2031)

*assumes capacity of 25 students across all levels, rounding up

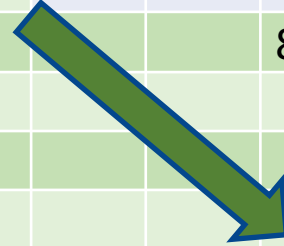
Scenario B

Scenario B – Education Center for Elementary Seats

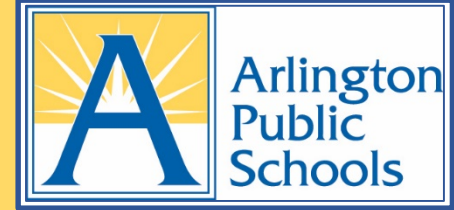


Seats and Timeline

Scenario B		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 (repurposed seats)	X										
	Education Center Renovation (Montessori ES seats, replaces Henry)			X								
	New ES at Reed Building			725								
	Replacement ES for Henry (parking below school)											
	New ES (parking below school)											
M.S.	Addition at TBD (Gunston, Williamsburg or Kenmore)											
High	Education Center Renovation (HS seats)											
	Arlington Tech Internal Renovation (capacity to 600)			250								
	Henry Refresh (temporary HS Seats)			500								
	Career Center: Addition (multi-use gym & black box)						800					
	Career Center: Synthetic Field and Parking Garage								X			
	Career Center: Demolish Henry replace w/Synthetic Field								X			
	Career Center: Performing Arts Addition + 500 permanent seats replacing temporary Henry HS seats										X	
	Career Center: Swimming Pool Addition											



Scenario B - Education Center for Elementary Seats



Project Description	OTHER FUNDING SOURCES						BOND FUNDING										TOTAL BOND FUNDING	TOTAL PROJECT COST
	Operating	MC/MM (not bonds)	Capital Reserve	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								\$ 44.25	\$ 55.00
Career Ctr/Arl Tech (FY17-26 project; 250 seats in 2021) **	\$ 0.75					\$ 12.00	\$ 1.00	\$ -	\$ 5.00								\$ 6.00	\$ 18.75
Career Center 800 seat Addition (2024)	\$ 1.30					\$ 6.00		\$ 2.80	\$ 9.60	\$ 50.00	\$ 53.70	\$ 4.50					\$ 120.60	\$ 127.90
Career Center 500 seat Addition inc. Perf Arts Facility (2024)								\$ 6.10	\$ 6.60	\$ 34.60	\$ 37.20	\$ 4.00					\$ 88.50	\$ 88.50
Career Center Field and Parking Garage (2026)										\$ 3.20	\$ 3.50	\$ 18.00	\$ 19.40	\$ 2.00			\$ 46.10	\$ 46.10
Career Center Pool (TBD)																	\$ -	\$ -
Career Center - demolish Henry; build multi-use field (2026)										\$ 0.60	\$ 2.20	\$ 5.60	\$ 0.50				\$ 8.90	\$ 8.90
Education Center (500 ES seats in 2021)	\$ 0.75					\$ 4.00	\$ 16.00	\$ 14.10	\$ 2.15								\$ 32.25	\$ 37.00
MS: Renovation/Addition Location TBD (300 seats in TBD)																	\$ -	\$ -
New ES w/Parking below (725-750 seats in TBD)																	\$ -	\$ -
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 2021)		\$ 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	\$ 6.75	\$ 4.69	\$ 11.25	\$ 7.86	\$ 7.86	\$ 127.15	\$ 63.05	\$ 48.15	\$ 34.70	\$ 95.60	\$ 103.00	\$ 36.90	\$ 33.40	\$ 11.10	\$ 8.80	\$ 9.00	\$ 443.70	\$ 609.26

BOND REFERENDA AMOUNTS	2018 \$ 124.92	2020 \$ 207.45	2022 \$ 64.50	2024 \$ 17.00	2026 \$ 20.80
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Debt Service Ratio Target ≤9.8%

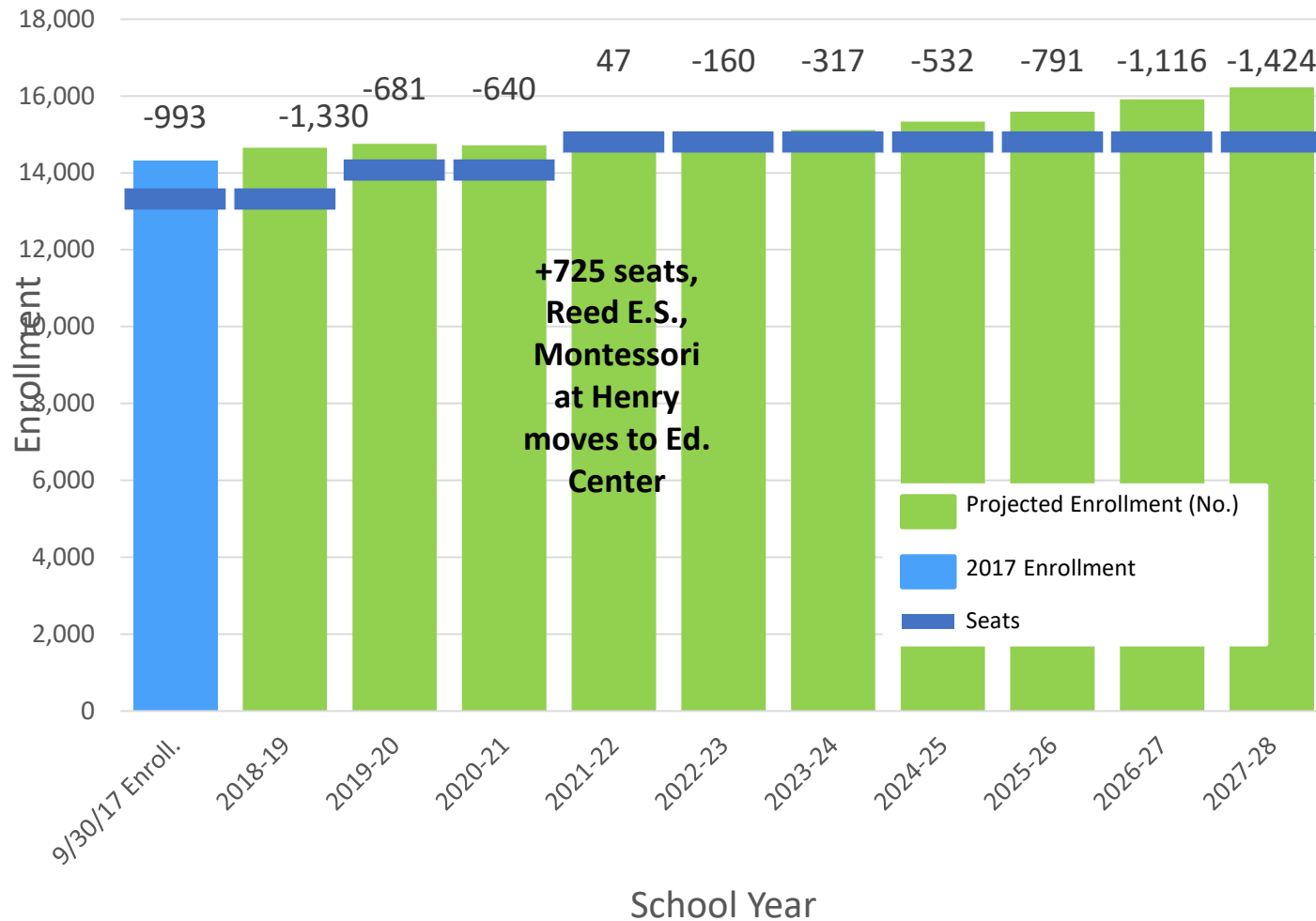
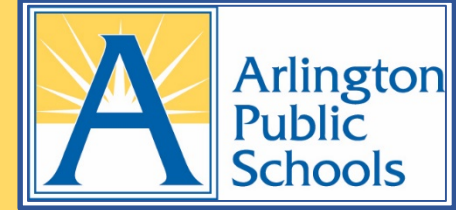
	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	Total
Debt Service Ratio -- APS	9.28%	9.56%	9.87%	9.61%	10.39%	11.33%	11.27%	10.86%	10.81%	9.69%	
Annual Bond Issuance	\$ 63.05	\$ 48.15	\$ 34.70	\$ 95.60	\$ 103.00	\$ 36.90	\$ 33.40	\$ 11.10	\$ 8.80	\$ 9.00	\$ 443.7
Annual APS Debt Service Increase		\$ 1.97	\$ 2.68	(\$ 0.31)	\$ 6.68	\$ 8.05	\$ 1.34	(\$ 1.22)	\$ 1.30	(\$ 6.58)	\$ 13.9

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

** The Career Center/Arlington Tech project funding was \$12.75M in the FY17-26 CIP. Of that amount, it is estimated that \$4.54M will have been used over the summers of 2017 and 2018 for internal modifications generating 350 seats. The remaining \$8.21M along with the \$6M in new funding in the FY19-28 CIP will be used to provide the 250 additional seats needed for Arlington Tech.

Scenario B - Education Center for Elementary Seats

Elementary School Projections



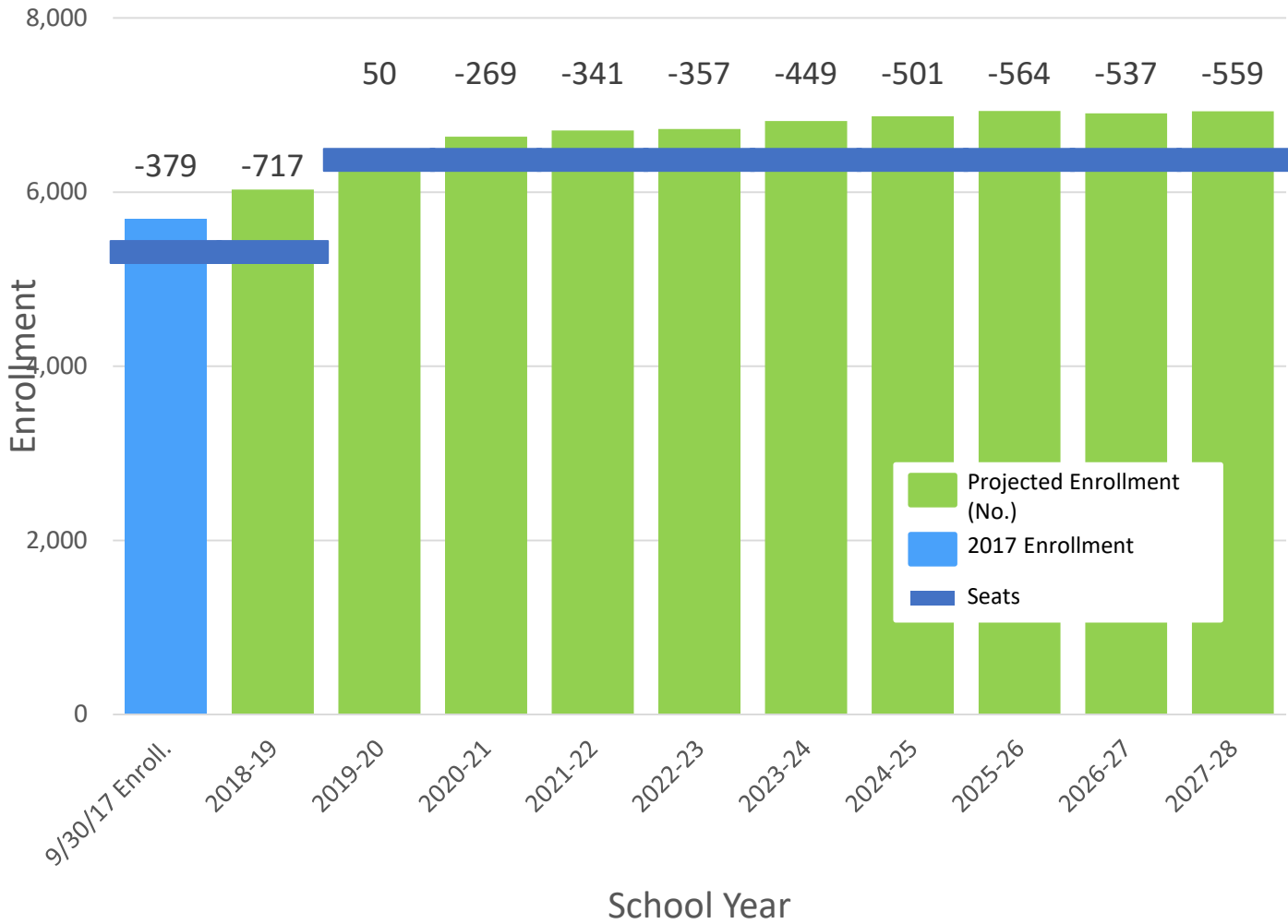
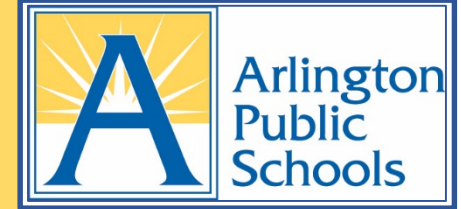
- Elementary capacity will exceed enrollment in 2021-22
- Growth is manageable if distributed evenly
- **21 elementary schools** would each need 2 to 3 relocatable classrooms in 2027-28
Abingdon, Discovery, Fleet and Reed have no space for relocatable classrooms
- No additional elementary schools are included in this scenario

Note

All estimates for relocatable classrooms are based on an average class size of 25 students, across all levels.

Scenario B - Education Center for Elementary Seats

Middle School Projections

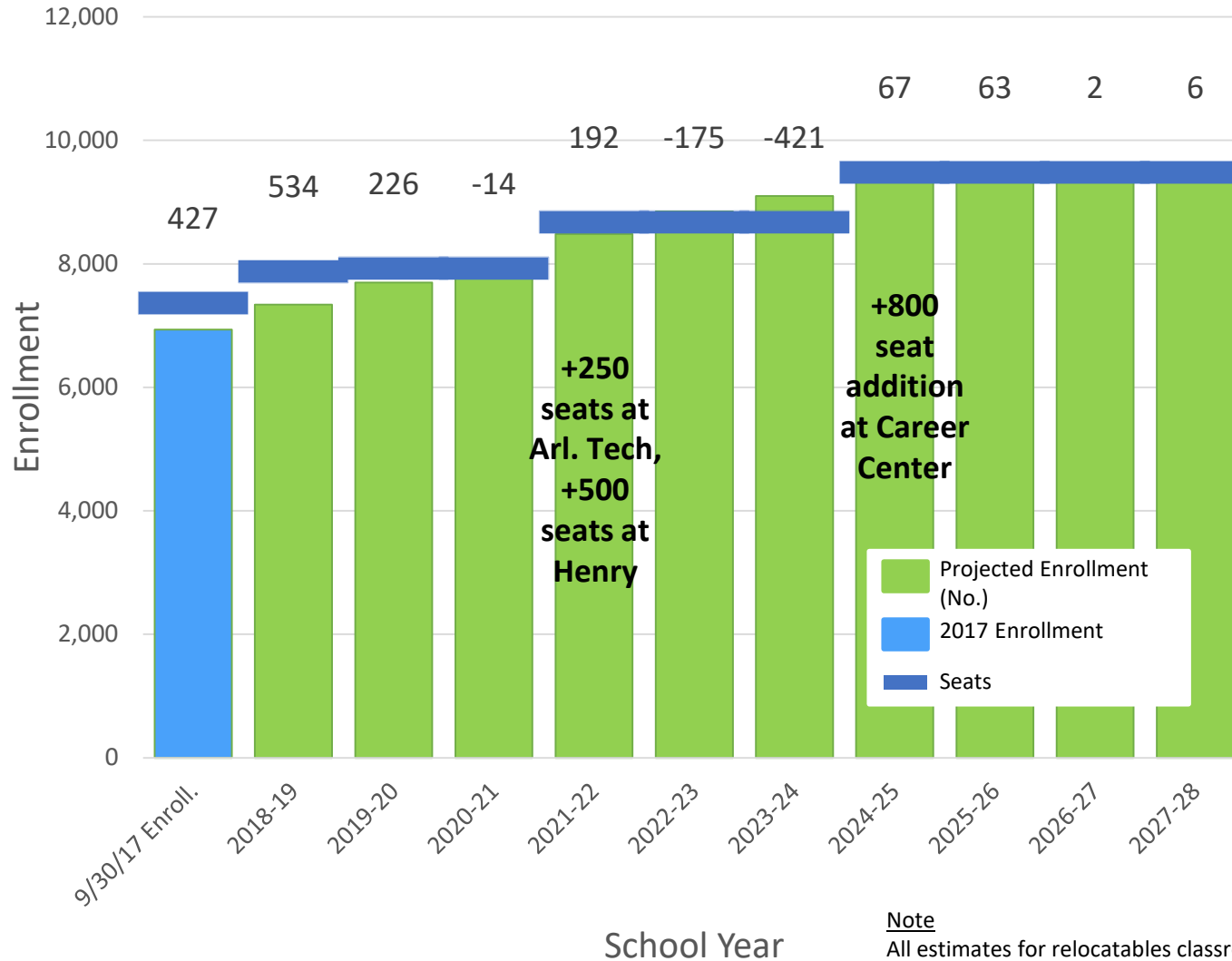
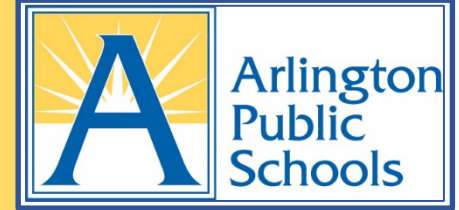


- In 2022-23 growth is manageable; would need
 - 3 to 4 relocatable classrooms at Gunston, Kenmore, Swanson and Williamsburg and
 - 1 relocatable classroom at Jefferson
Stratford site has no space for relocatable classrooms
- In 2025-26 growth is manageable; would need
 - 5 to 6 relocatable classrooms at Gunston, Kenmore, Swanson and Williamsburg and
 - 1 relocatable classroom at Jefferson
Stratford site has no space for relocatable classrooms
- No additional middle schools seats are included in this scenario

Note
All estimates for relocatables classrooms are based on an average class size of 25 students, across all levels.

Scenario B - Education Center for Elementary Seats

High School Projections



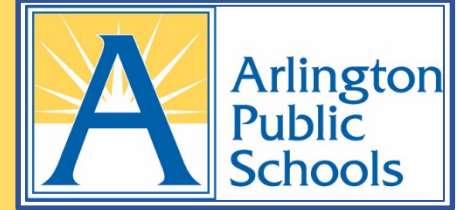
- High School capacity will exceed enrollment for 6 of 10 years in this CIP scenario
- From 2021-22 through 2023-24, Henry would be used for high school seats at the Career Center
- In 2023-24, enrollment will require 17 relocatable classroom at both **Wakefield and Washington-Lee**
Yorktown has no space for relocatable classrooms

Note

All estimates for relocatables classrooms are based on an average class size of 25 students, across all levels.

Projected Enrollment and Seats Difference

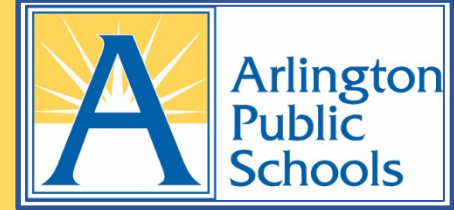
Scenario B



	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
Elementary School	(640)	47 +725 seats at Reed E.S., Montessori at Henry moves to Ed. Center	(160)	(317)	(532)	(791)	(1,116)	(1,424)
Middle School	(269)	(341)	(357)	(449)	(501)	(564)	(537)	(559)
High School	(14)	192 +250 seats at Arl. Tech, +500 seats at Henry	(175)	(421)	67 +800 seat addition at Career Center	63	2	6

Scenario B - Education Center for Elementary Seats

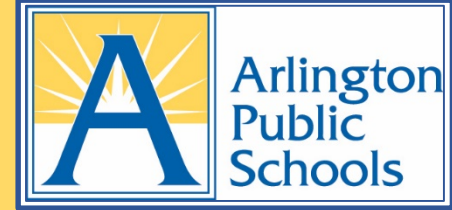
High School Seats



CIP Projects	Existing Schools
<p>Washington-Lee, Sept. 2021</p> <ul style="list-style-type: none">• Total capacity = 2,208• 2023-24 will need 19 relocatable classrooms <p><i>Elementary school will be co-located on site in renovated Ed. Center</i></p>	<p>Wakefield, Sept. 2018</p> <ul style="list-style-type: none">• Total Capacity = 2,203
<p>Career Center, Sept. 2024</p> <ul style="list-style-type: none">• Total capacity = 2,350, includes<ul style="list-style-type: none">– 1,300 seats for neighborhood– 600 seats for Countywide Arl. Tech– 300 seats for CTE students enrolled at the other schools– 150 seats for academies• Facility includes<ul style="list-style-type: none">– classrooms, multi-use gym & black box theater– performing arts space– underground parking with synthetic field on top (2026)– synthetic field replaces demolished Henry (2026)	<p>Yorktown, Sept. 2018</p> <ul style="list-style-type: none">• Total Capacity = 2,189

Scenario B - Education Center for Elementary Seats

High School Seats, Facility and Budget Considerations



Budget

- Exceeds 9.8% debt service ratio target in FY21 and FY 23 through FY27
- Annual debt service increases are high in FY24 and FY27

Facility Needs/Request/Logistics

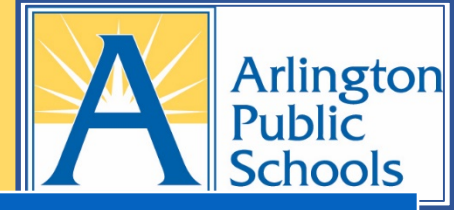
- Adds 3,027 seats, E.S.=1,477; H.S.=1,550**
- Removes elementary school from Career Center, moves it to Washington-Lee
- Ed. Center capacity will be 500, sharing relocatable classroom space with Washington-Lee
- Boundary change for all H.S. for 2024
 - Boundaries Policy 30-2.2 state "At a minimum, there will be a systematic review of boundaries every five years."*
- Peak Year for relocatable classrooms is 2027-28*
 - 80 needed across all levels, covered by existing stock
 - Additional costs for moving and installation
- Additional middle and elementary school seats will be reassessed in next CIP
- Henry available Sept. 2021 until demolished for field in 2026

* Assumes capacity of 25 students across all levels, rounds up to whole number

** This high school totals subtracts the eventual demolished seats at the Patrick Henry building.

Comparing the Scenarios

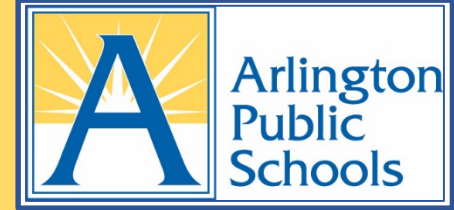
Comparing CIP Scenarios



		Superintendent's Proposed CIP	Scenario A Career Center by 2024	Scenario B Education Center for Elementary Seats
Seats Added	Total	4,152	4,152	3,027
	Elementary School	2,202	2,202	1,477
	Middle School	300	300	0
	High School	1,650	1,650	1,550
High School size range		1,850-2,800	1,850-2,800	2200 – 2,350
Peak Year for Relocatable Classrooms		2025-26 (69)	2027-28 (80)	2027-28 (80)
Boundary changes		Yes	Yes	Yes
Financing	Remains under the 9.8% debt service ratio target	Yes, all years	No, FY24 & 25	No, FY21, and FY23-27
	Years when annual debt service increases are high	FY25 & 26	FY23 & 24	FY23 & 24

Comparing CIP Scenarios

Career Center



	Superintendent's Proposed CIP	Scenario A Career Center by 2024	Scenario B Education Center for Elementary Seats
800+ new H.S. seats, multi-use gym & black box	2026	2024	2024
Synthetic field and underground parking garage	Not included	2026	2026
Demolish Henry and replace w/synthetic field* <i>*Requires replacement of Henry seats at another location</i>	Not included	Not included	2026
Performing arts addition	Not included	2024	2024 with 500 additional seats
Swimming pool addition	Not included	Not included	Not included

Clarifying questions

Advisory Committee Comments

School Board Discussion