

School Board's 2019-2028 Capital Improvement Plan (CIP) and Bond Resolutions

June 21, 2018

Follow the School Board's CIP Process



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

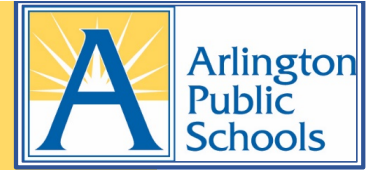
Website includes:

- 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.

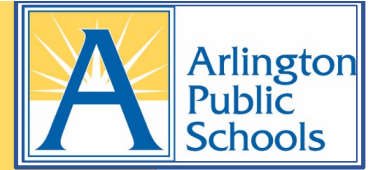
Agenda



- Review development of the FY 2019-28 CIP
- School Board's recommended 2019-28 CIP, Scenario A2

Planning for Growth: Over 32,000 Students by September 2027

Projections suggest APS will need more than 5,000 additional seats



Ideally, permanent seats would be added in the years that are circled

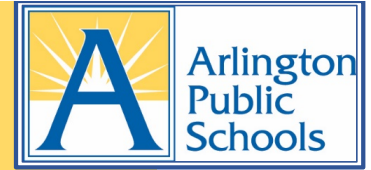
	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
Elementary School	(640)	47 +725 at Reed	(160)	(317)	(532)	(791)	(1,116)	(1,424)
Middle School	(269)	(341)	(357)	(449)	(501)	(564)	(537)	(559)
High School	(14)	292 +600 at Ed. Center, +250 at Arl. Tech ¹	(75)	(321)	(633)	(637)	(698)	(694)

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.

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 Scenarios A & B A - Opens Career Center in fall 2024, delays openings of New Elementary School and Middle School Addition 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 A variation of Scenario A that adjusts timing of New Elementary School from 2031 to 2029 and the Middle School Addition from 2031 to 2030
June 7	School Board's Proposed CIP Scenario A1
June 12	School Board's Proposed CIP Scenario A2 Includes all projects from Scenario A1, builds field, below grade parking deck in 2023 ahead of 800+ seats in 2025

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.

Scenario A2 June 12, 2018, combines Career Center into one project

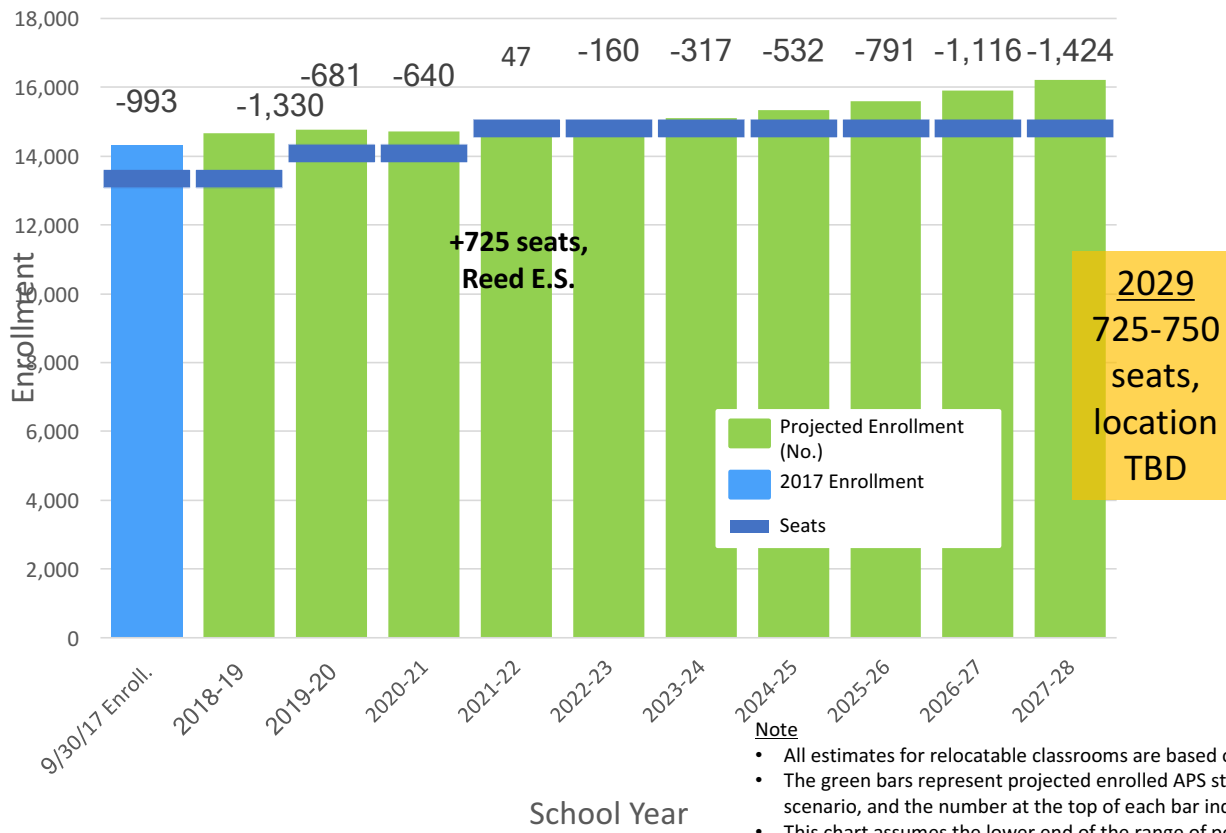
Projects and Timeline



		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 Project – field and parking garage (2023); 800 seat addition and performing arts facility (2025)					X		800				
Infrastructure	Major Infrastructure Projects (MC/MM)	X	X	X	X	X	X	X	X	X	X	
	Transportation Staff Facility Renovation	X										
	Field conversions to synthetic turf (APS share)	X		X								
	Turf field replacements (APS share)		X		X		X	X		X	X	

Scenario A2

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

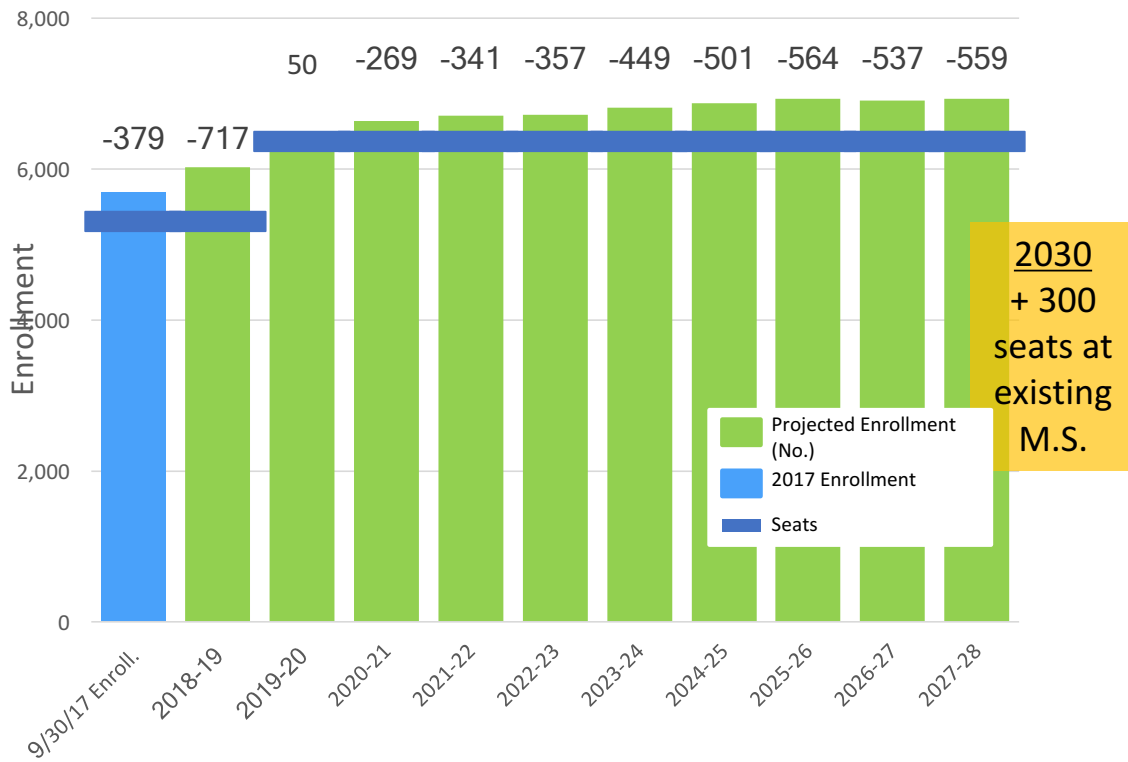
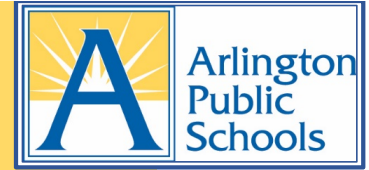
Abingdon, Discovery, Fleet and Reed do not have space for relocatable classrooms

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 the lower end of the range of possible elementary seats, 725-750, opening in 2029.

Scenario A2

Middle School Projections



2030
+ 300
seats at
existing
M.S.

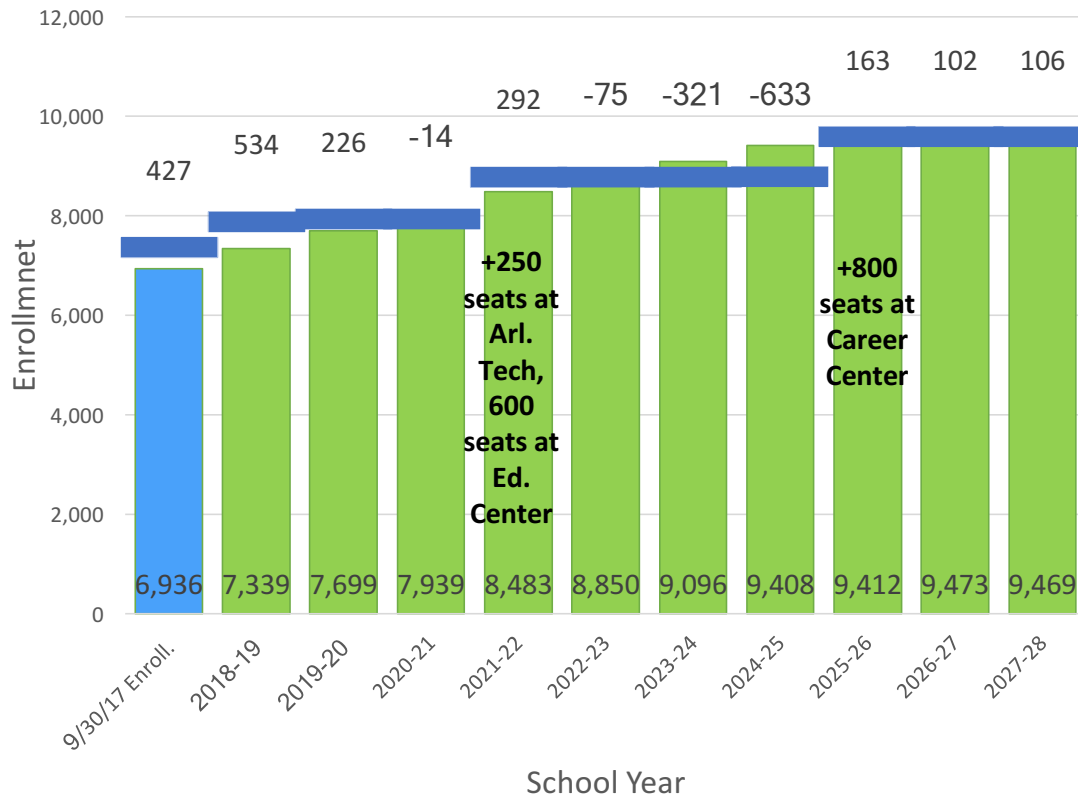
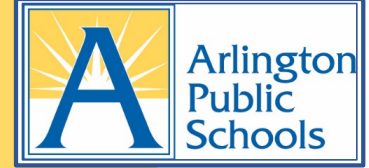
In 2025-26, growth requires:

- 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

Note School Year

- 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.

Scenario A2 High School Projections



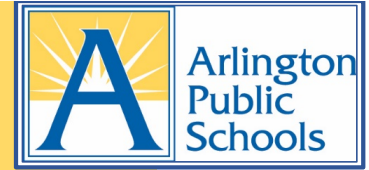
- High School capacity will exceed enrollment for 6 of 10 years in this CIP scenario
- In 2024-25, enrollment growth requires 13 relocatable classrooms each at Wakefield and Washington-Lee
Yorktown does not have space for relocatable classrooms

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.

Provides 3,436 seats

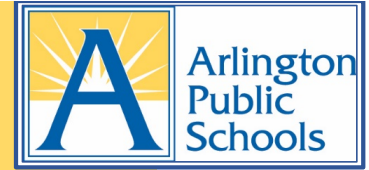
From fall 2019 through fall 2022



	Projected Seat Deficit Fall 2022	Options to Address Needs Fall 2019 through 2022	Estimated Seats Added in Fall 2022	Seats as a % of Projected Enrollment in Fall 2022
TOTAL	(592)		3,436	98%
Elementary School	(160)	<ul style="list-style-type: none"> • Fleet Elementary School • New school @Reed 	752 725	99%
Middle School	(357)	<ul style="list-style-type: none"> • New M.S. at Stratford • Additional seats at Wilson 	1,000 57	95%
High School	(75)	<ul style="list-style-type: none"> • Additional seats at Wilson • Career Center/Arl. Tech • Educ. Center Renovation 	52 250 600	99%

Provides 4,236 seats

From fall 2019 through fall 2027



	Projected Seat Deficit Fall 2027	Options to Address Needs Fall 2019 through 2027	Estimated Seats Added in Fall 2027	Seats as a % of Projected Enrollment in Fall 2027
TOTAL	(1,877)		4,236	94%
Elementary School	(1,424)	<ul style="list-style-type: none"> • Fleet Elementary School • New school @Reed 	752 725	91%
Middle School	(559)	<ul style="list-style-type: none"> • New M.S. at Stratford • Additional seats at Wilson 	1,000 57	92%
High School	106	<ul style="list-style-type: none"> • Additional seats at Wilson • Career Center/Arl. Tech • Educ. Center Renovation • Career Center 	52 250 600 800	101%

Scenario A2



Project Description	OTHER FUNDING SOURCES					BOND FUNDING											TOTAL BOND FUNDING	TOTAL PROJECT COST
	Operating	MCMM (not bonds)	Capital Reserve ¹	Joint Fund		FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028			
				APS	ArlCo											Previous Bond Funding		
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 MCMM)							\$ 7.20	\$ 7.40	\$ 7.80	\$ 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 Project - field and parking garage (2023); 800 seat Addition and performing arts facility (2025)	\$ 1.30		\$ 31.00			\$ 6.00	\$ 2.80	\$ 3.10	\$ 19.90	\$ 21.00	\$ 34.00	\$ 60.40	\$ 5.20	800			\$ 146.40	\$ 184.70
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)			\$ -										\$ 2.50	\$ 2.70	\$ 13.90		\$ 19.10	\$ 35.00
New ES in Existing Building (725-750 seats in 2029) ²	\$ 1.30		\$ -										\$ 5.10	\$ 5.50	\$ 28.90	\$ 31.10	\$ 70.60	\$ 73.90
Transportation Staff Facility Renovation			\$ 2.10														\$ -	\$ 2.10
Drew Model School refresh (summer 2019)		\$ 0.85															\$ -	\$ 0.85
Patrick Henry building refresh (summer 2019)		\$ 0.85															\$ -	\$ 0.85
Field conversions to synthetic turf (APS share)			\$ 1.97														\$ -	\$ 1.97
Turf field replacements (APS share)		\$ 2.89															\$ -	\$ 2.89
TOTAL PROJECTS	\$ 8.05	\$ 4.69	\$ 46.32	\$ 7.86	\$ 7.86	\$ 127.15	\$ 63.13	\$ 42.35	\$ 37.05	\$ 28.80	\$ 42.00	\$ 68.60	\$ 18.70	\$ 16.60	\$ 40.40	\$ 54.00	\$ 411.63	\$ 631.46

300 Shows the number of seats coming online that year

BOND REFERENDA AMOUNTS	2018	2020	2022	2024	2026
	\$ 103.00	\$ 58.10	\$ 114.00	\$ 32.80	\$ 109.60 ***

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%	9.57%	9.78%	9.56%	9.35%	9.45%	9.93%	9.38%	9.47%	8.84%	
Annual Bond Issuance	\$ 63.13	\$ 42.35	\$ 37.05	\$ 28.80	\$ 42.00	\$ 68.60	\$ 18.70	\$ 16.60	\$ 40.40	\$ 54.00	\$ 411.63
Annual APS Debt Service Increase		\$ 1.98	\$ 2.10	(\$ 0.06)	\$ 0.01	\$ 2.13	\$ 4.84	(\$ 2.44)	\$ 2.13	(\$ 3.15)	\$ 7.53

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

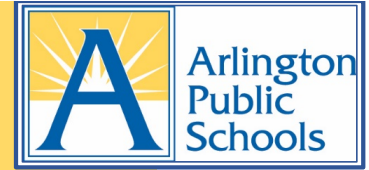
* Bonds for Stratford and Wilson being sold in FY 2019 are from previous bond referenda.

** 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 A2



Debt Service

- Does not exceed the 10% debt service ratio¹
- Exceeds APS's 9.8% target ratio in FY25
- Annual debt service increases are high² in FY25

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.

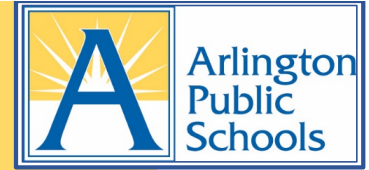
² A high debt service increase reflects an increase of \$3 million or more over the previous fiscal year.

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:
 - 725-750 E.S. seats
 - 300 M.S. seats
- Requires need to find an existing building and/or site for the New Elementary School

Capital Projects Funded by the 2018 Bond Referendum

Based on School Board's Proposed 2019-28 CIP A2



Project	2018 Bond (in millions)
New ES at Reed Building	\$44.25
Career Center/Arlington Tech Internal Renovation	\$6.0
Career Center Project – field and parking garage (2023); 800 seat addition and performing arts facility (2025) <i>(planning & design funds)</i>	\$5.9
Education Center Renovation (HS seats)	\$32.25
Major Infrastructure Projects (MC/MM)	\$14.60
Total	\$103.00



Planning for the next CIP



- Capital Improvement Plans (CIP) are updated every two years
- If the School Board's Proposed 2019-28 CIP 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)
 - Planning & design funds for Career Center Project field and parking garage (2023); 800 seat addition and performing arts facility (2025)
- The CIP will be re-evaluated in 2020. Career Center planning and design will define the funds needed in 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.

CIP Schedule

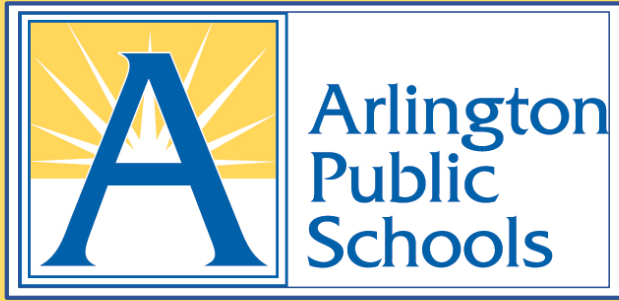


Status	Date	Schedule for the CIP
✓	April 17	Career Center Working Group, Joint Work Session with County Board
✓	April 19	Monitoring Item
✓	April 24	Work Session #1
✓	May 3	Supt's Proposed FY19-28 CIP
✓	May 7	Work Session #2
✓	May 14	Community Outreach - CIP Information Session at Washington-Lee
✓	May 15	Work Session #3
✓	May 16	Community Outreach - CIP Information Session at Swanson
✓	May 21	Community Outreach - CIP Information Session at Career Center
✓	May 22	Work Session #4
✓	May 29	Joint Work Session with County Board
✓	June 7	School Board's Proposed FY 2019-28 CIP
✓	June 12	Work Session #5
✓	June 21	School Board adopts final FY 2019-28 CIP
	July 14	County Board adopts final FY 2019-28 CIP (includes schools)
	Nov. 6	2018 Bond referendum

Timeline for High School Planning



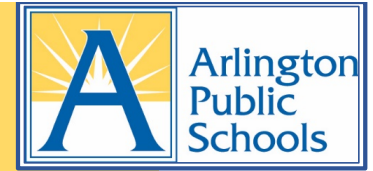
Date	Step
August 2018	Career Center Working Group (CCWG) Makes recommendations to School Board and County Board
September 2018 to June 2019	APS defines the Instructional Vision for PreK-12 <ul style="list-style-type: none"> • Articulate multiple pathways for student success, building from the 2018-24 Strategic Plan and profile of a graduate • Use vision to plan for continued enrollment growth, new schools and programs (including Ed. Center & Career Center) Education Center Planning Conduct Building Level Planning Committee (BLPC) and Public Facilities Review Committee (PFRC)
January to Fall 2019	Career Center Planning Building Level Planning Committee (BLPC) / Public Facilities Review Committee (PFRC) process starts
Spring 2020	APS Develops 2021-2030 CIP
September 2021	Arlington Tech at the Career Center Internal Renovation completed



School Board's 2019-2028 Capital Improvement Plan (CIP) and Bond Resolutions

June 21, 2018

School Board's Proposed 2019-28 CIP: A Plan for 800 seats



- Adds an at-grade field above a parking garage by Sept. 2023
- In September 2025, the facility will open with additions and a renovation of the existing building. Includes the following instructional spaces, similar to spaces across APS high schools:
 - Core classrooms
 - Labs (art and science)
 - Expanded cafeteria
 - Library/media center
 - Multi-purpose gymnasium/assembly space
 - Performing arts facility
 - Includes theater with stage, lighting, green room, etc., instrumental music studio, choir music studio, dance studio*
 - Black box theater
 - Career and Technical Education (CTE) specialty shops



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