

FY 2021 SCHOOL BOARD CIP Questions

#	QUESTION	DEPT.	RECEIVED	RESPONSE	DISTRIBUTED
1	<p><u>Transportation Staff Facility</u></p> <ul style="list-style-type: none"> • Why can't this project's start be delayed? Belts are being tightened all over in response to the COVID impact on revenue. Why not this one? • Can the 2 phases of this project be separated and Phase 2 not started? • In the face of seat deficits, why was completing this project and adding more monies to it considered urgent? 	Facilities and Operations	May 22, 2020	June 1, 2020	June 1, 2020
2	<p><u>The Heights Building</u></p> <ul style="list-style-type: none"> • In slide #14 from the Interim Superintendent's Proposed FY 2021 CIP, it is ambiguous if the costs outlined apply to both a covered parking and synthetic turf field? • Arlington County Government (ACG) denied permission to APS (in either 2016 or 2017) from building the parking garage at the same time of constructing the rest of the building, saying they would review the need when the temporary firehouse moved off site from The Heights property. Has APS gotten the green light from ACG to add an underground parking garage at the Heights? 	Facilities and Operations	May 22, 2020	May 31, 2020	June 1, 2020
3	<p><u>Kitchen Renovations</u></p> <p>What is the rationale behind kitchen renovations and why are they considered necessary to include in the CIP?</p> <p>Specifically, regarding McKinley and Key:</p> <ul style="list-style-type: none"> • Why are McKinley and Key's kitchen renovations estimated at exactly the same amount since their permanent capacities are different? • McKinley's 241 seat expansion was completed in 2016, bringing its permanent capacity to 684. Now ATS is planned to move to that building. ATS' enrollment is 589. If the kitchen at McKinley is sized for 684, then it can handle 589. We are in control of ATS' enrollment. If the plan is to expand ATS' enrollment when moving to the McKinley building, then why not expand it only to the McKinley permanent capacity, and save the kitchen renovation costs. • Separate from the kitchen renovation, why do we need to spend \$100K to refresh the McKinley building that had 	Facilities and Operations Planning and Evaluation	May 22, 2020	June 1, 2020	June 1, 2020

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	<p>a major renovation less than 4 years ago? Can't we tighten the belt here?</p> <ul style="list-style-type: none"> • Key's current enrollment is 56 students above permanent capacity. But during the upcoming ES boundary adjustment process, we can adjust Key's boundary and resulting enrollment so that it matches capacity when the boundary changes goes into effect. Key is an old school so I understand the need for refresh (paint, lighting, floors, etc.), but why do we need to spend \$2.8M on renovating its kitchen? 				
4	<p><u>Career Center Expansion Project Concept Design</u></p> <ul style="list-style-type: none"> • In slide #10 of the <i>Arlington Career Center Expansion Project Concept Design</i> presentation, the space programming for academic and technical space accounts for 41.7% of total space. How much of that space is traditional lab and classroom space? How many new classrooms are needed and what is the square footage that corresponds with those spaces? • In slide #15, how many of the 420 parking spaces are required for each building on the site? • In slide #17, the Career Center BLPC suggested that eventually the Montessori school needed to move off the site. What is the corresponding cost for the parking needs related to the Montessori school? • What can be done to help ensure that current students can have the amenities they need as soon as possible even if the 800 seats can't be built. • What site barriers are in place that may be removed to help make the vision for a high school campus more affordable and delivered on time? 	Facilities and Operations	May 22, 2020	June 1, 2020	June 1, 2020
5	<p><u>Major Infrastructure Projects</u></p> <p>The Oakridge PTA and a parent want to know when the HVAC will be fixed at Oakridge. They report that the classrooms at the south/southeast parts of the building are extremely hot and difficult for learning. A School Board member explained that the work was delayed and is done in priority order</p>	Facilities and Operations	May 26, 2020	June 1, 2020	June 1, 2020

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	based on budget. Can someone from Facilities please address this directly with PTA and the concerned parent? Perhaps via the principal?				
6	<u>Fields</u> Why have field renovations been de-emphasized in the current proposed CIP? What is the plan for keeping up with the necessary field improvements?	Reassigned to F&MS	May 27, 2020	June 1, 2020	June 1, 2020
7	<u>The Heights Building Proposed Parking</u> <ul style="list-style-type: none"> • How many parking spaces will be provided in the recommended \$16.4M parking project at The Heights? • When the County denied APS' plan to build the parking garage, they said they wanted to see the experience of Heights users (staff and parents) using nearby commercial parking garages before they approved the underground parking. What is that experience? • How many of the 100 spaces APS is getting in the Penzance underground parking can be used for the short-term parking needs that the Heights parking project addresses? • What are the plans for staff parking originally envisioned in the underground lot under the field? Has the notion of staff parking at the school been dropped? • What happened to the \$5M originally planned for the cost of staff parking under the field? That original project envisioned 90 parking spaces, covered access to the school and a field on top of it. This new project has all these same elements (but fewer? parking spaces). What is the actual escalation of that project from \$5M to \$16.4M in 4 years? It appears to be 50% escalation per year. How can that be? 	Facilities and Operations	May 27, 2020	June 1, 2020	June 1, 2020
8a	<u>The Heights Building Proposed Parking</u> <ul style="list-style-type: none"> • A 300%+ increase in cost? Please justify. • What is our experience with parking, Penzance, and leased spaces? We really do need this information to support plans for this build. 	Facilities and Operations	May 27, 2020	June 1, 2020	June 1, 2020
8b	<u>The Heights Building Proposed Parking</u> <ul style="list-style-type: none"> • Can we increase the number of student at HBW by leasing nearby office space for teaching and repurposing some of the Shriver space? 	Planning and Evaluation and Teaching and Learning	May 27, 2020		

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9	<u>The Heights Building Proposed Parking</u> <ul style="list-style-type: none"> • Are we splitting the cost of the field with the county? • What would it cost to just build the field? • What is the comparison of building a garage vs. leasing parking spaces and using the parking provided on the new Penzance building (next to The Heights)? • Is it possible to build a smaller parking garage, perhaps 20 spaces. Would the cost saving be meaningful 	Facilities and Operations	May 27, 2020, Work Session	June 1, 2020	June 1, 2020
10	<u>Kitchen Renovations</u> Can the kitchen renovations happen at other years (summers), other than the timeframe in the proposed CIP?	Planning and Evaluation and Facilities and Operations	May 27, 2020, Work Session	June 1, 2020	June 1, 2020
11	<u>High School Boundary Adjustments</u> <ul style="list-style-type: none"> • What is the plan for HS boundary changes as a result of the changes in seat expansion due to the reduced CIP funding? • If the Ed Center opens in January 2022, won't we still need HS boundary changes to go into effect in the Fall of 2021? • Is the HS boundary change process still envisioned for Fall 2020? 	Planning and Evaluation	May 27, 2020		
12	<u>Transportation Staff Facility</u> <ul style="list-style-type: none"> • If it is true, as the Assistant Superintendent of Facilities and Operations informed the School Board at 5/21 meeting, that the Transportation Staff Facility project has not started, then what is the actual impact of cancelling or delaying the start of the Transportation Staff Facility? As the Assistant Superintendent of Facilities and Operations said, Teaching and Learning must be the priority. • How will eliminating the 2 Transportation Staff Facilities projects have an impact on funding and debt service ratios in the years beyond FY22? 	Facilities and Operations and Finance and Management Services	May 27, 2020	June 1, 2020	June 1, 2020
13	<u>Future Funding</u> Need talking points: what will happen if revenues do not recover and APS will not	Finance & Mgmt. Services	May 27, 2020, Work Session		

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	have funds to build new (beyond this CIP) seats at the middle (548 seats in 2025) and high school levels (800 seats).	F&O P&E			
14	List of all projects and costs	F&O	May 28, 2020, Work Session	June 2, 2020	June 2, 2020
15	What has to be funded now – Supt.'s CIP?	Finance & Mgmt. Services F&O P&E	May 28, 2020, Work Session		
16	Additions at Yorktown and Wakefield	F&O	May 28, 2020 Work Session		
17	<u>Unused Bonding Capacity</u> Following up on a question from the CIP work session #2 (May 28) about possible additional projects to use the \$53M in currently-unused available bonding capacity, what are the costs and staff recommendations for including projects found on slide 13 of the WS #2 presentation, https://go.boarddocs.com/vsba/arlington/Board.nsf/files/BQ2R676BDB06/\$file/CIP%20Work%20Session%20%20-%20Presentation%20052820.pdf	Facilities and Operations and Finance and Management Services	May 29, 2020		
18	In December 2019, the SB approved \$600K to do 14 design studies on projects that would inform CIP development (see attached CIP Direction presentation from Dec 5, 2019 SB meeting). Those Design Studies were completed at the end of April but I don't recall that they were shared with the SB. For Tuesday's WS, I would like to see staff's explanations, costs, and recommendation on which of the 14 Design Studies items should be included in the SB's Proposed CIP. I want to propose for our discussion on Tuesday: <ul style="list-style-type: none"> • The Heights item in the Supt's proposed CIP be scaled back to include only finishing the Heights project (bus loop, field, etc) without the underground parking: <ul style="list-style-type: none"> ○ See Design Studies slide 20 ○ need for short-term parent parking is unclear 	Facilities and Operations	May 31, 2020	June 2, 2020	June 2, 2020

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	<ul style="list-style-type: none"> ○ approval of an underground garage by ACG is unknown/uncertain at this time ● Expansion of Kenmore to create 525 additional seats for ~\$20M be added to the SB's Proposed CIP <ul style="list-style-type: none"> ○ See Design Studies slides 50 & 52 ○ Adds construction funding to the planning and design funding already proposed in the CIP ○ gets an earlier start on providing MS seats whose need we know is coming ● Add kitchen renovation projects at Campbell, Carlin Springs, Randolph, Sci Focus and Ashlawn to the FY19-30 CIP that are now being conceived for the next tier of CIP projects: <ul style="list-style-type: none"> ○ \$13.8M (assuming \$2.76M each school based on McK and Key kitchen renovations proposed in current CIP) ○ Improves inadequate facilities earlier than planned ○ Prepares 3 Col Pike area and 2 R-B corridor schools (per SB direction in Dec 2019) for results of the ES boundary process beginning in Fall 2021 				
19	<p>Do staff recommend additional projects be included in the CIP, either from the list of Design Studies, the projects envisioned for future CIPs, or from any other source? If not, why not?</p> <p>Specifically, wrt the ATS expansion described in the Design Studies, how does staff recommend we fit a larger school population from Key Immersion into the ATS building? If the answer includes physical buildout, when is it envisioned that will occur if we don't get started with that project now?</p>	Facilities and Operations	June 2, 2020		
20	<p><u>The Heights Accessible Parking</u> How may the parking needs for The Heights Building be met if the covered drop-off/pick-off and parking area beneath the field is not constructed?</p>	Facilities and Operations	June 3, 2020		
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ARLINGTON PUBLIC SCHOOLS

MEMORANDUM

DATE: June 2, 2020
TO: Members of the School Board
VIA: Dr. Francisco Duran, Superintendent
FROM: John Chadwick

FY 2021 CIP QUESTION #14:

Design Studies

At the May 28, 2020 School Board Work Session, a request was made to learn about where the Design Studies requested by the School Board in December 2019 may be referenced.

RESPONSE:

On May 15, 2020, the Design Studies requested by the School Board in December 2019 were posted on the FY 2021 CIP Engage website, <https://www.apsva.us/engage/cip/#resources>, under the *Resources* section of the site. The Design Studies PDF link is accompanied with the following note:

On December 6, 2019, the School Board directed the Department of Facilities and Operations to produce design studies, including costs, for fourteen facilities. Please note that cost estimates and other information in these design studies may no longer reflect current information because these studies were requested prior to Arlington County experiencing the economic impacts of COVID-19. These economic impacts also affect the CIP, which now prioritizes immediate needs for Fiscal Year (FY) 2021.

When referencing the Design Studies, please note:

- For each project two estimates were prepared: one from a professional cost estimator and one from a construction manager.
- The two estimates were reconciled prior to completion to ensure similar assumptions were used as the basis of each estimate.
- Current dollars were used as the estimate baseline; values must be escalated depending on the project's completion date on a compounded basis:
 - 5% per year escalation for the first four years (2020 to 2024)
 - 4% per year escalation for year five and onward

ARLINGTON PUBLIC SCHOOLS

MEMORANDUM

DATE: June 2, 2020
TO: Members of the School Board
VIA: Lisa Stengle
FROM: John Chadwick

FY 2021 CIP QUESTION #18:

In December 2019, the SB approved \$600K to do 14 design studies on projects that would inform CIP development (see attached CIP Direction presentation from Dec 5, 2019 SB Meeting). Those Design Studies were completed at the end of April but I don't recall that they were shared with the SB.

For Tuesday's WS, I would like to see staff's explanations, costs, and recommendation on which of the 14 Design Studies items should be included in the School Board's Proposed CIP.

I want to propose for our discussion on Tuesday:

- The Heights item in the Supt's proposed CIP be scaled back to include only finishing the Heights project (bus loop, field, etc.) without the underground parking:
 - See Design Studies slide 20
 - Need for short-term parent parking is unclear
 - Approval of an underground garage by ACG is unknown/uncertain at this time
- Expansion of Kenmore to create 525 additional seats for ~\$20M be added to the SB's Proposed CIP
 - See Design Studies slides 50 & 52
 - Adds construction funding to the planning and design funding already proposed in the CIP
 - Gets an earlier start on providing MS seats whose need we know is coming
- Add kitchen renovation projects at Campbell, Carlin Springs, Randolph, Science Focus and Ashlawn to the FY19-30 CIP that are now being conceived for the next tier of CIP projects:
 - \$13.8M (assuming \$2.76M each school based on McKinley and Key kitchen renovations proposed in current CIP)
 - Improves inadequate facilities earlier than planned
 - Prepares 3 Columbia Pike area and 2 Rosslyn-Ballston corridor schools (per School Board direction in December 2019) for results of the ES boundary process beginning in Fall 2021

RESPONSE:

The design studies were included in the May 1 Friday Letter under "Action" (last item). They are posted on Engage under the CIP at <https://www.apsva.us/wp-content/uploads/2020/05/200427-CIP-Studies-v3.pdf>.

The staff recommendation on which design studies to include in the School Board's Proposed FY 2021 CIP remains as it was in the Interim Superintendent's Proposed FY 2021 CIP, namely:

- The Heights Building: Construct the synthetic turf field above access to the ground floor of building with covered parking
- Transportation Staff Facility:
 - Complete Phase 1 comprising staff break room, restrooms, showers, exercise and training rooms, for which interior demolition has already taken place
 - Phase 2: Renovation of administrative offices, including an ADA accessible ramp to make the entire main floor of the Trades Center Building accessible for the first time