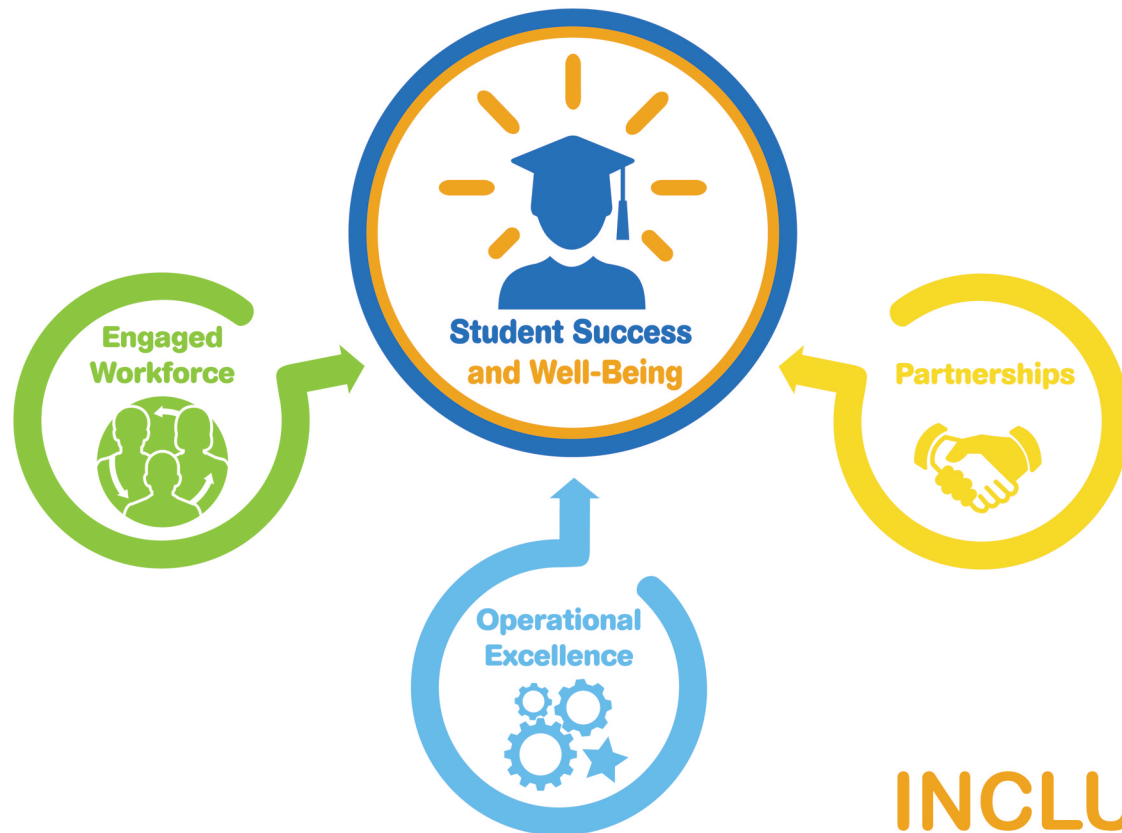


APS Strategic Plan  
2018-2024

# Superintendent's Proposed FY 2022-24 Capital Improvement Plan (CIP)

School Board Work Session #1  
May 11, 2021



**INCLUSION \* EXCELLENCE \* INNOVATION**

- Introductions
- CIP Question Process Overview
- Capital Projects in the Superintendent's Proposed FY 2022-24 CIP
- CIP Budget including capital reserve balance - *If time permits*

## APS Engage Website

- Updates about the CIP throughout the process:
  - School Board Work Session/Meetings related to CIP
  - Presentations
  - Timeline
  - Project cost studies, School Board CIP Questions

## Additional Communications

- Information on CIP development shared throughout process via APS School Talk Engage messages, social media, APS School Ambassador updates, news release
- June 10 School Board Public Hearing on Superintendent's Proposed FY 2022-24 CIP

**Follow the CIP Process:**

[www.apsva.us/engage/cip/](http://www.apsva.us/engage/cip/)



**Questions? Write to:**  
[engage@apsva.us](mailto:engage@apsva.us)

# CIP Question Process Overview

All Arlington Public Schools (APS) budget and operations decisions are based on the best information available at the time. Staff and community members are reminded that funding forecasts from Arlington County and the state may change, based on many external factors. Similarly, student enrollment and projections are based on the best available information, but are also subject to change due to employment, housing and other economic factors. For these reasons, APS and the Arlington School Board may adjust future budget allocations, staffing and other operations decisions to reflect the existing community and operating landscape.



## Asking CIP Questions

- Staff will record questions asked during CIP Work Sessions
- Submit additional questions in writing to the Superintendent

## CIP Question Responses

- CIP questions will be answered by the appropriate ELT member
- Available responses will be sent each Friday
- Responses will be posted on BoardDocs and the CIP website

# Capital Projects in the Superintendent's Proposed FY 2022-24 CIP

# Superintendent's Proposed FY 2022-24 CIP Capital Projects

SB Direction	Supt's Proposed CIP
1. Additional Secondary Seats	<ul style="list-style-type: none"> <li>Includes new plan for Career Center opening in 2026, costs added before June 24</li> <li>Relocates Arlington Community High School</li> </ul>
2. Career Center facility improvements	<ul style="list-style-type: none"> <li>Expansion into library was completed</li> <li>No additional improvements prior to the Career Center project</li> <li>Building will be repurposed and renovated for elementary needs as part of overall CC project</li> </ul>
3a. Upgrades to Kitchens	Ashlawn, Barrett, Campbell, Carlin Springs, Drew, Randolph, Arl. Science Focus & Swanson
3b. Security Vestibules	Campbell, Hoffman-Boston, Jamestown, Kenmore, Langston, Long Branch, Nottingham, Arlington Science Focus, Swanson, Tuckahoe
3c. Air Quality & HVAC	Identifies funds for near-term HVAC Enhancements
4. The Heights	Includes an underground garage with 75 parking spaces and artificial turf field above (option A)
5. Fields (sharing costs with County)	<ul style="list-style-type: none"> <li>FY 2023 – Wakefield HS, \$491,000</li> <li>FY 2024 – W-L HS and Williamsburg MS, \$1,087,000</li> <li>FY 2025 – <i>Greenbrier Stadium (Yorktown HS), \$828,000 (out year project)</i></li> </ul>
	Plus Major Infrastructure

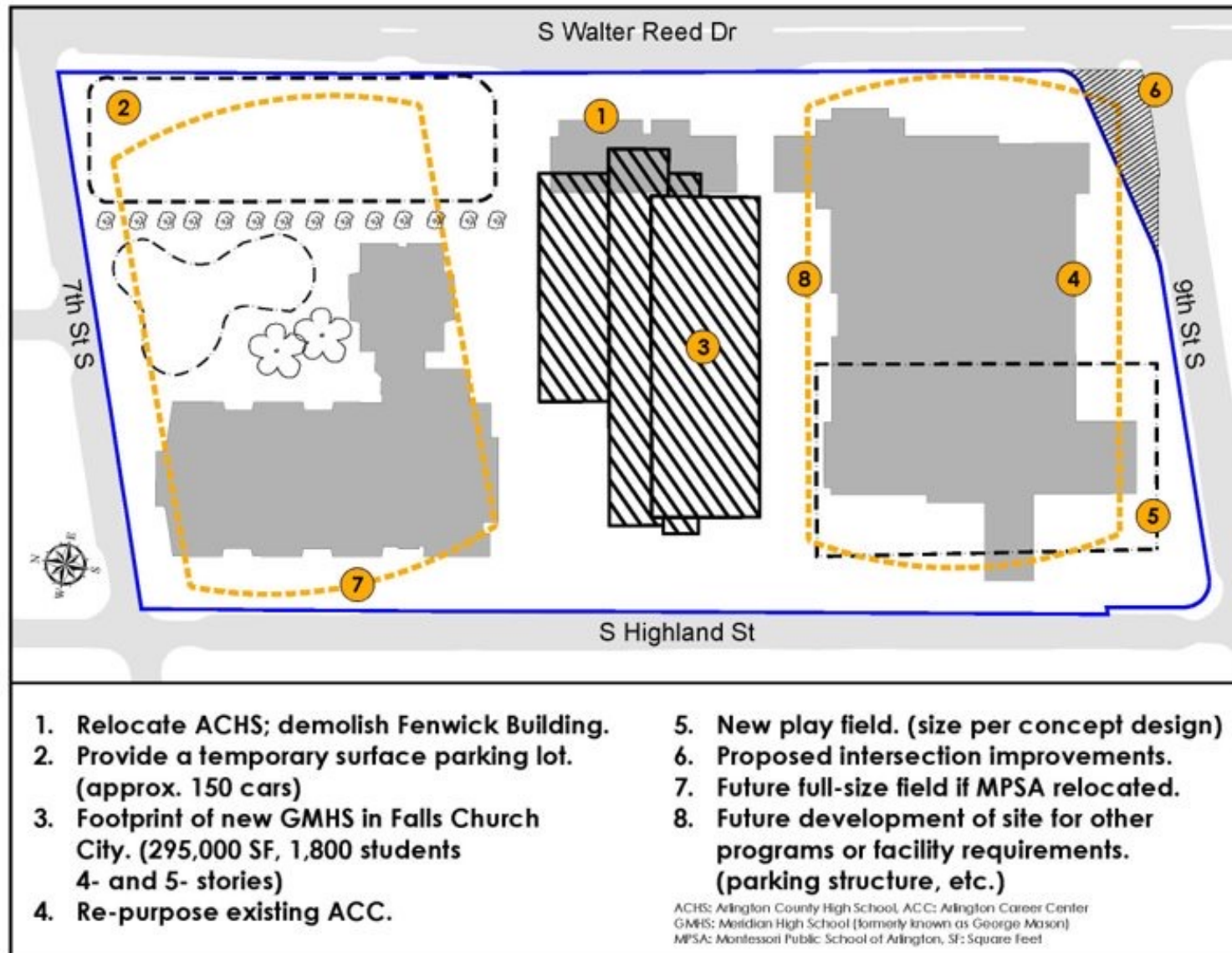
# Superintendent's Proposed FY 2022-24 CIP Projects - New Career Center Proposal

## Build a new facility for the Career Center

Relocate Arlington Community High School to a better facility and demolish Fenwick. Build a new 300,000 SF school in the center of the site with capacity for as many students as feasible (1,300 to 1,800 seats). Relocate MPSA to the existing Career Center building and demolish the MPSA building for a field and green space. Add parking on 9<sup>th</sup> St.

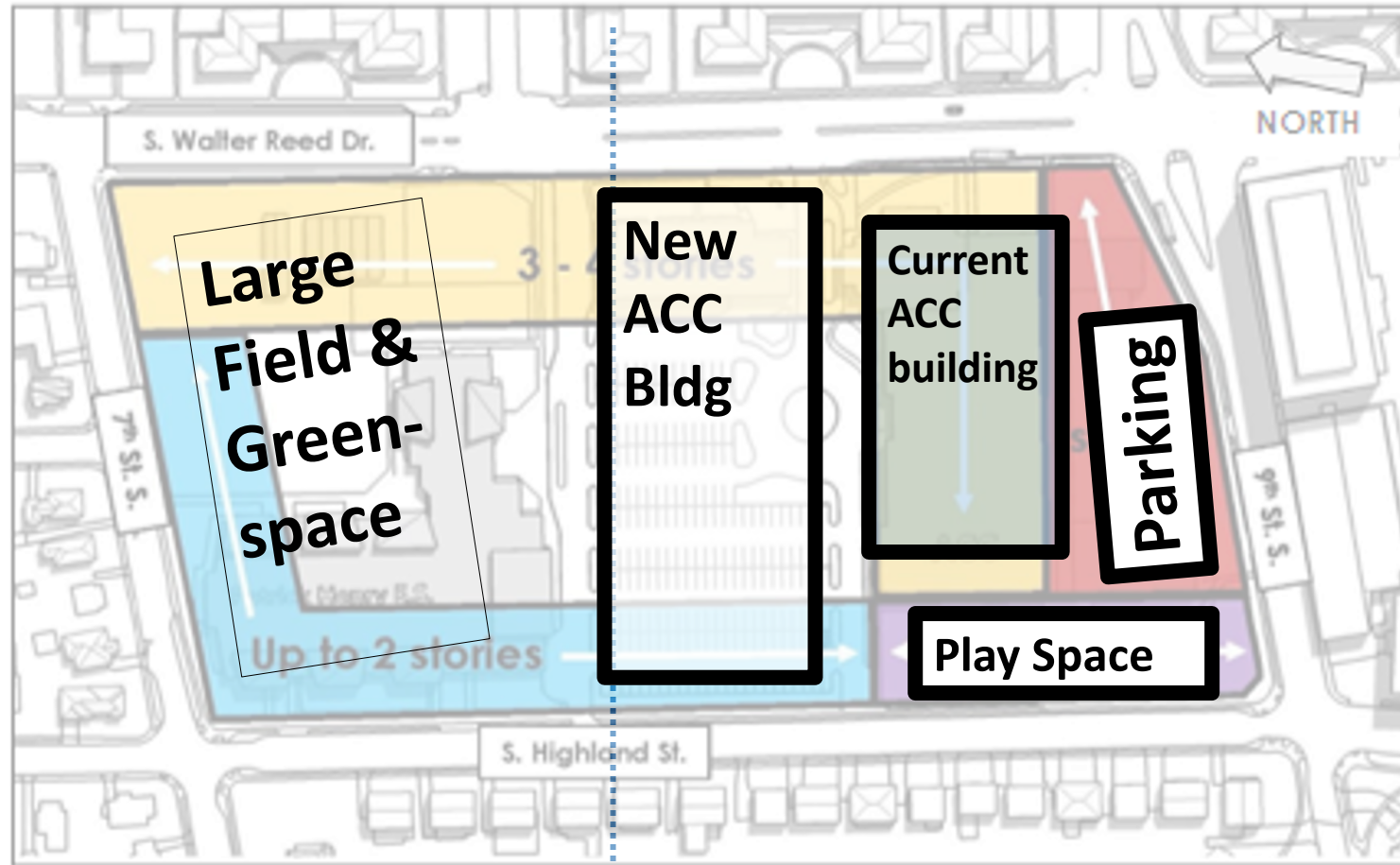
	Relocate ACHS	New ACC	MPSA relocation	Field Completion	Garage Completion
Completion date	August 2023	Aug. 2026	Aug. 2027	Aug. 2028	
Total Cost	<b>Details being prepared to estimate costs</b>  <b>Estimate tentatively available for June 14 Work Session #4</b>				
Funding for Pre-construction \$ <i>in millions</i>					
Funding for Construction					

# Superintendent's Proposed FY 2022-24 CIP Projects - New Career Center Proposal



# Superintendent's Proposed FY 2022-24 CIP Projects - New Career Center Proposal

## Proposal for Massing and Density



*Exhibit developed by staff for March 19, April 12, and June 13, 2018 CCWG Meetings*



# Superintendent's Proposed FY 2022-24 CIP Projects - New Career Center Proposal

## Next Steps – Career Center Campus

Schools/Programs	May-21	Construction			Upon Completion
		Phase I	Phase II	Phase III	
Arlington Career Center	In ACC building	In ACC building	In NEW ACC building in central location on site.	In NEW ACC building in central location on site.	
Montessori Public School of Arlington	In MPSA building	In MPSA building	In MPSA building; Existing ACC undergoing renovation.	In 2021 ACC building	
Arlington Community High School	In Fenwick building	Relocated to another location; Fenwick demolished during Phase I.			
Fields and Green Space	Corner of 7th St S & Walter Reed Dr	Not available; MPSA playground relocated to existing ballfield.		Not available; Existing MPSA demolished; new field and green space under construction.	7th St S from Walter Reed to Highland
Parking Lot on Premises	In central location on site	Temporary surface lot on corner of 7th St S & Walter Reed Dr	Temporary surface lot on corner of 7th St S & Walter Reed Dr	Above ground parking garage on 9th St S	

# Superintendent's Proposed FY 2022-24 CIP Projects – The Heights Building

## The Heights Building Parking and Field

Complete development of the Heights Building with an underground garage with 75 parking spaces and artificial turf field above (option A)

<b>Completion Date</b>	<b>August 2023</b>
Total Cost ( <i>\$ in millions</i> )	\$14.24
Funding for Pre-construction	\$2.85
Funding for Construction	\$11.39



# Superintendent's Proposed FY 2022-24 CIP Projects – The Heights Building

## **The Heights Building: Provide accessibility and short-term parking needs**

- Per School Board direction, staff completed a design study to provide accessibility and short-term parking needs at The Heights Building.
- An architecture and engineering team evaluated four options:
  - Option A – an underground garage with 75 parking spaces and artificial turf field above.
  - Option C – an underground garage with 24 parking spaces and artificial turf field above.
  - Option D1 – extend temporary natural grass field to cover where the temporary fire station will be removed. No parking included.
  - Option D2 – Provide surface parking for 20 spaces, including pick-up and drop-off areas where the temporary fire station will be removed.
- Option B was removed from consideration after School Board feedback received at the August 18, 2020, work session.

# Superintendent's Proposed FY 2022-24 CIP Projects – The Heights Building

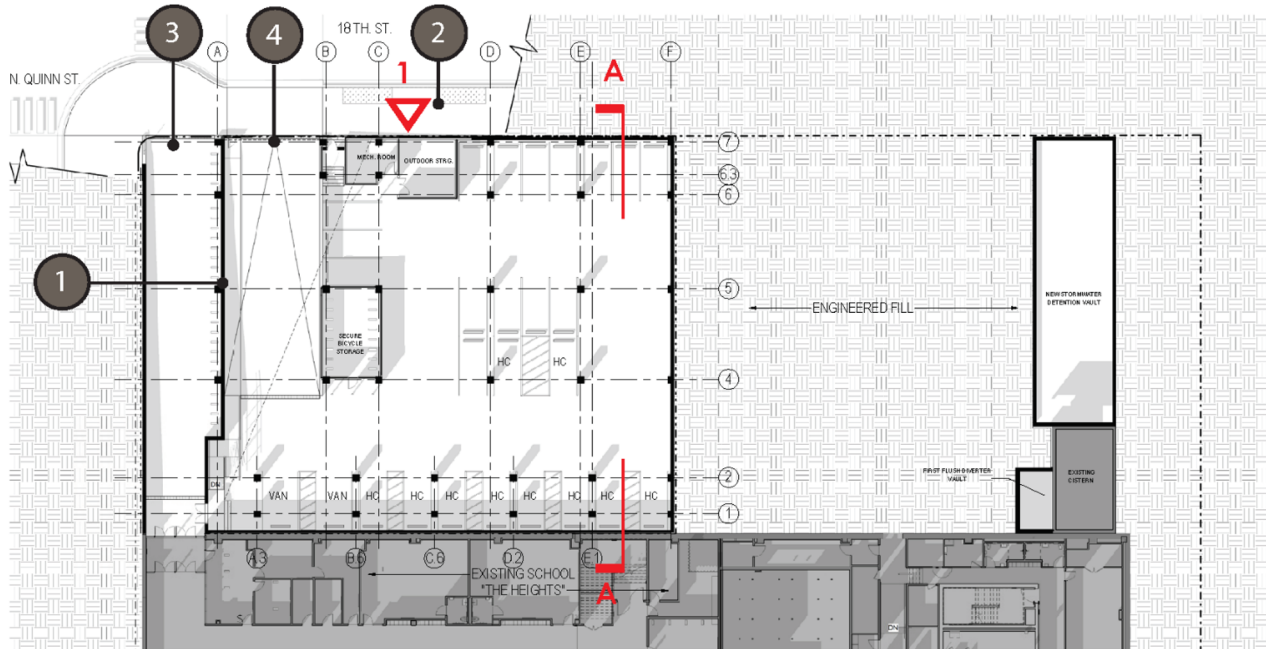
## The Heights Building: Provide accessibility and short-term parking needs (continued)

- [August 18, 2020, work session](#) identified several challenges with the existing site conditions:
  - Does not have ability to support on-site staff/visitor parking, short-term/long-term accessible parking, or student pick-up/drop-off.
  - Long-term availability of leased spaces in Rosslyn is uncertain; leases are month-to-month with 30-day notice of termination by either APS or landlord. Availability of leasable parking space may diminish and/or increase in cost over time.
  - On-street accessible spaces on N. Quinn St. near the ground floor entrance are currently not fully accessible; they are frequently occupied by other vehicles, and it takes some time to reach the building in all weathers, given the length of the ramp.
  - Short-term or infrequent visitors must find metered spaces on the street, or park temporarily, enter the building to obtain a fob or pass, drive to the leased spaces down the block, find a parking space, and then walk back to the building, which leads to considerable parking anxiety for visitors to the building.
- Design studies sought to address one or more of these challenged.





# The Heights Building – Option C



1-Concrete Structure  
2-New Sidewalk

3-Pedestrian Entry  
4-Vehicular Entry

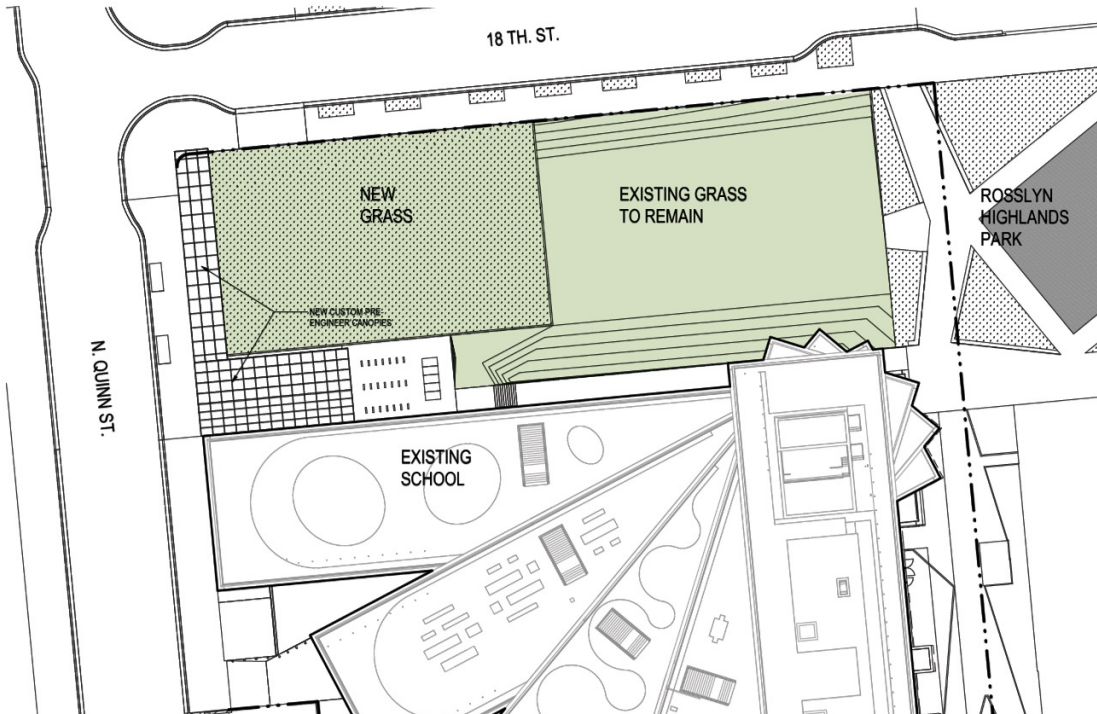
**Garage Level Plan**



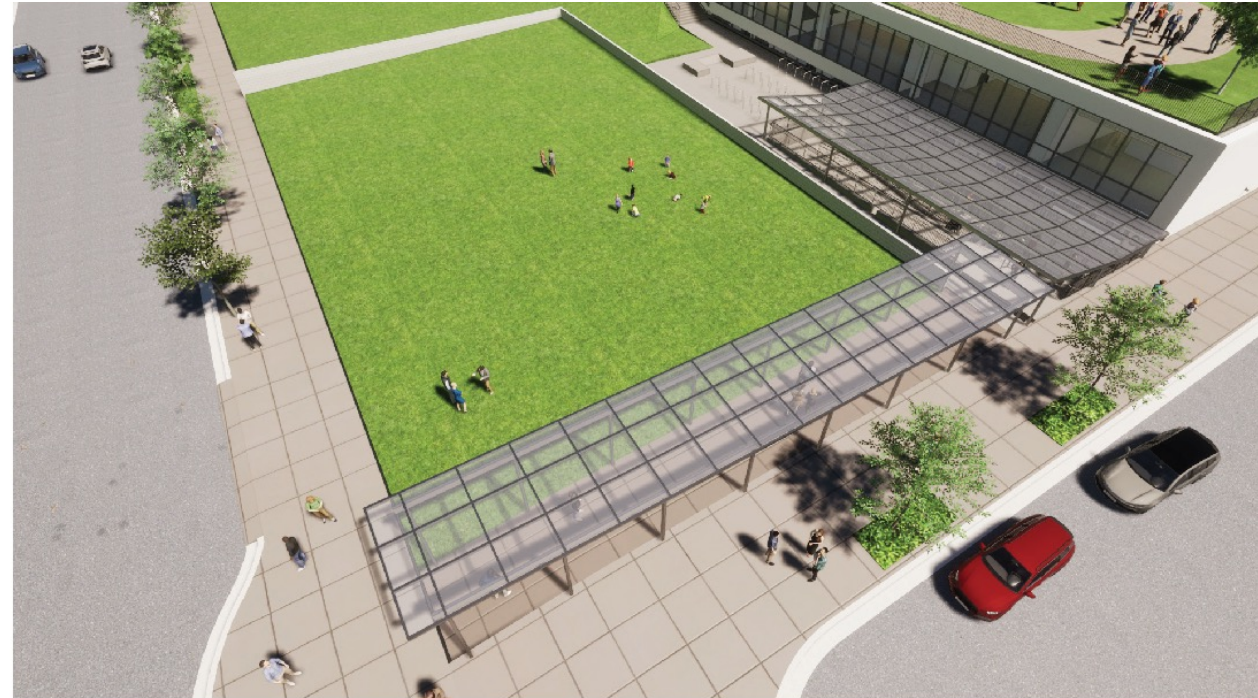
**Bird's Eye View**



# The Heights Building – Option D1



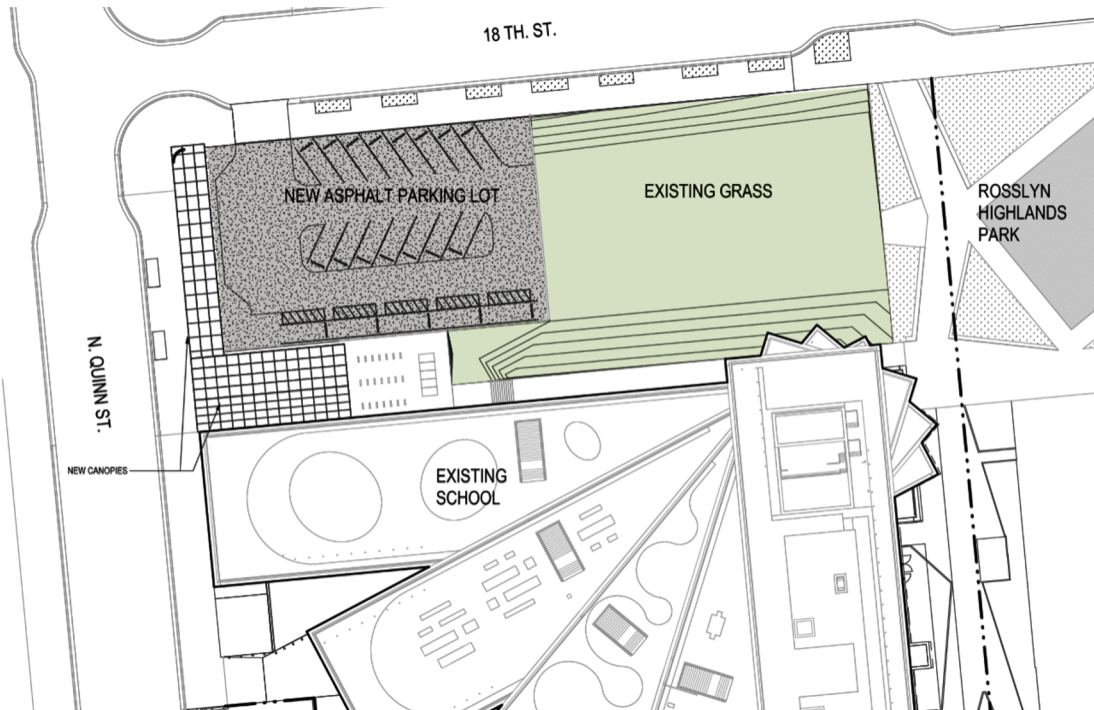
Site Plan



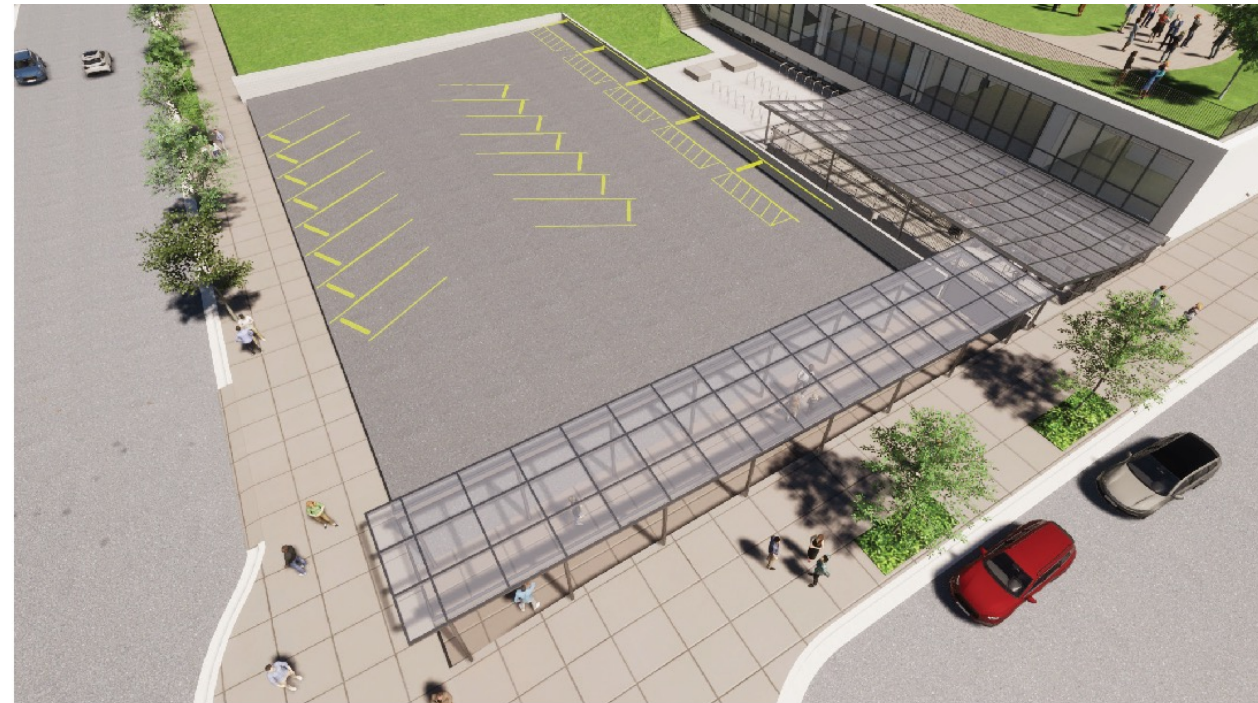
Bird's Eye View



# The Heights Building – Option D2



Site Plan



Bird's Eye View

# The Heights Building – Cost Summary

	Option A	Option B	Option C	Option D1	Option D2
<b>CBRE/Heery Total Project Cost</b>	\$12,920,418	N/A	\$10,244,380	\$3,539,768	\$3,560,275
<b>Downey &amp; Scott Total Project Cost</b>	\$11,078,907	N/A	\$9,624,211	\$3,517,866	\$3,350,564
<b>Estimate Source</b> (Costs shown below are the greater of the 2 estimates)	CBRE/Heery	N/A	CBRE/Heery	CBRE/Heery	CBRE/Heery
<b>Estimate Delta</b> (% difference between the 2 estimates)	16.6%	N/A	6.4%	0.6%	6.3%

<b>2021</b>	<b>Completion - Total Project Cost (M)</b>	\$12.92	N/A	\$10.24	\$3.54	\$3.56
	Escalation Year 1	5.0%	N/A	5.0%	5.0%	5.0%
<b>2022</b>	<b>Completion - Total Project Cost (M)</b>	\$13.57	N/A	\$10.75	\$3.72	\$3.74
	Escalation Year 2	5.0%	N/A	5.0%	5.0%	5.0%
<b>2023</b>	<b>Completion - Total Project Cost (M)</b>	\$14.24	N/A	\$11.29	\$3.90	\$3.92
	Escalation Year 3	5.0%	N/A	5.0%	5.0%	5.0%
<b>2024</b>	<b>Completion - Total Project Cost (M)</b>	\$14.96	N/A	\$11.85	\$4.10	\$4.12
	Escalation Year 4	5.0%	N/A	5.0%	5.0%	5.0%
<b>2025</b>	<b>Completion - Total Project Cost (M)</b>	\$15.70	N/A	\$12.45	\$4.30	\$4.33
	Escalation Year 5	4.0%	N/A	4.0%	4.0%	4.0%
<b>2026</b>	<b>Completion - Total Project Cost (M)</b>	\$16.33	N/A	\$12.94	\$4.48	\$4.50

# Superintendent's Proposed FY 2022-24 CIP Projects – The Heights Building

## **The Heights Building: Provide accessibility and short-term parking needs (continued)**

In addition to parking, a below-grade facility provides:

- Covered accessible entrance;
- Short and long-term handicap parking directly adjacent to a building entrance;
- Off-street parent pick-up/drop-off;
- Secure bicycle storage;
- Outdoor equipment storage;
- Student bicycle racks; and
- Allows the largest possible field at the site.



## **The Heights Building: Provide accessibility and short-term parking needs (continued)**

Staff's recommendation is to pursue Option A for these reasons:

- Comprehensively addresses short-term parking, on-site accessible parking, on-site parent pick-up/drop-off, covered accessible entrance, and field space needs.
- FY 2022 CIP design study resulted in a lower estimated total project cost (approximately \$3M) compared to what was proposed in the Interim Superintendent's FY 2021 CIP.
- Option C provides less value since it is a slightly lower capital investment with significantly less features.
- Options D1 & D2 require substantial capital investment due to the underground stormwater facilities that are required in all options while resulting in severe compromises to either field or parking area.

# Superintendent's Proposed FY 2022-24 CIP Projects – Facility Upgrades

## Kitchen Renovations

Complete kitchen renovations at various facilities to meet current codes, standards, and APS operational requirements.

<i>\$ in millions</i>	Campbell* Swanson*	Drew Randolph	Barrett Carlin Springs	Arl. Science Focus* Ashlawn
Completion date	August 2023	August 2024	August 2025	August 2026
Total Cost	\$6.87	\$5.50	\$6.13	\$6.68
Funding for Pre-construction <i>\$ in millions</i>	\$1.72	\$1.38	\$1.53	\$1.67
Funding for Construction	\$5.15	\$4.12	\$4.60	\$5.01

\*Costs include scope to implement needed main entrance renovations concurrent with kitchen renovations.

# Superintendent's Proposed FY 2022-24 CIP Projects – Facility Upgrades to Kitchens

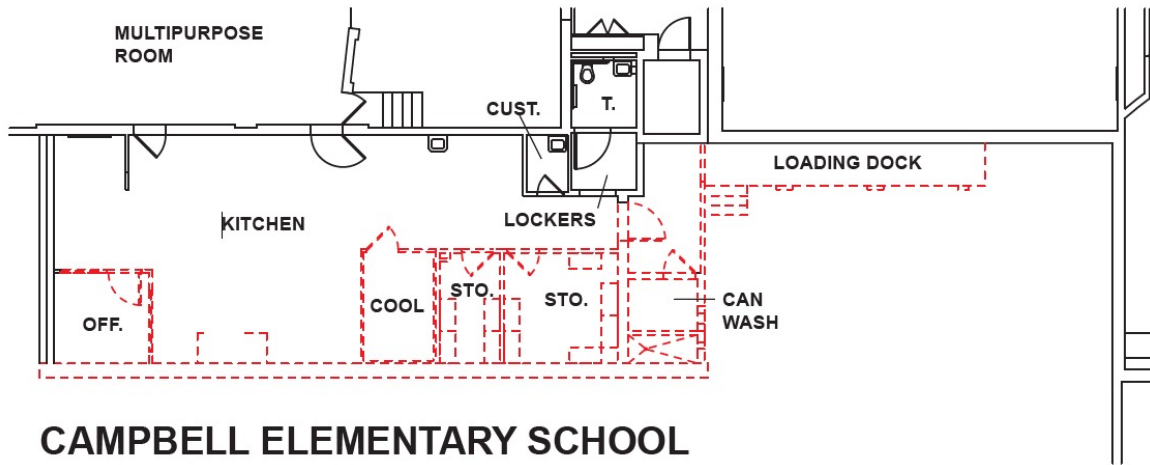
## **Needed Facility Upgrades: Kitchen Renovations - Reasons Needed**

- Serving 40-50% more students than the kitchens were designed to accommodate. Current standard requires two efficient serving lines sharing one point of sale to serve current building populations. A clean, inviting space encourages students to eat, leading to a successful school day.
- Many kitchens were designed as serving kitchens with food prepared elsewhere. Current practice requires more area for preparation and additional equipment to provide the nutritional meals required. The Hunger Free Food Act of 2010 requires serving more fruits, vegetables and grains, which requires more prep space than is currently available.
- Food used to be delivered in bulk to the warehouse and now is delivered to the schools requiring larger dry storage, refrigeration, and cooler spaces.
- Spaces and equipment have exceeded their useful life and must be brought up to current code and Department of Health requirements.

# Superintendent's Proposed FY 2022-24 CIP Projects – Facility Upgrades to Kitchens

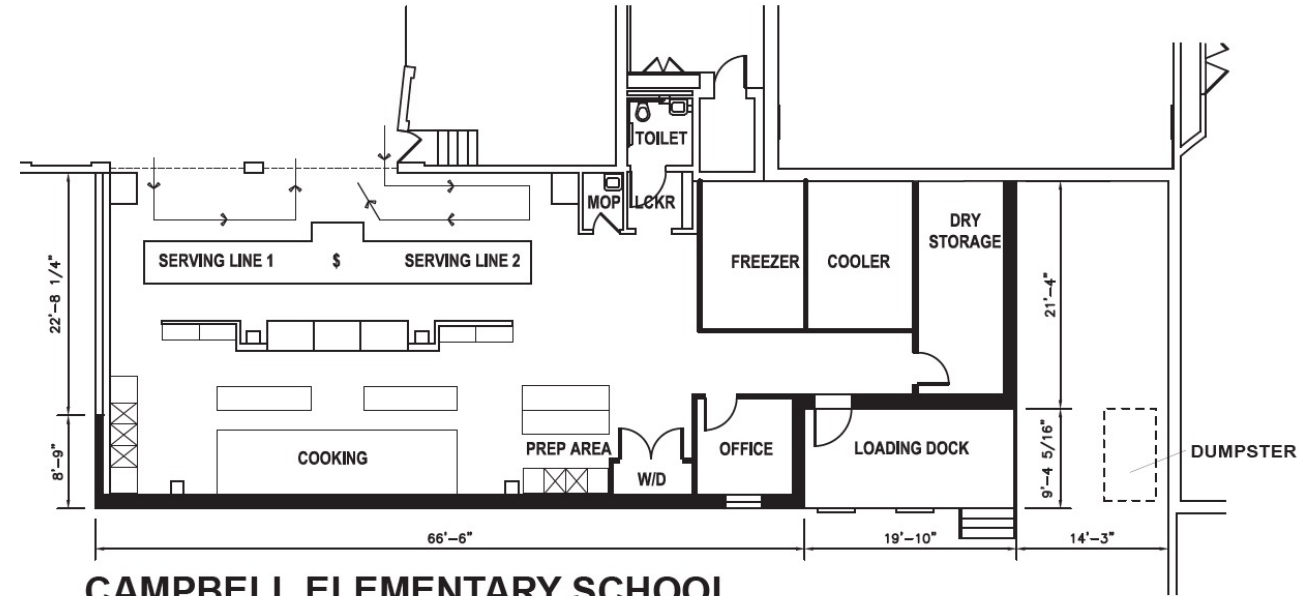
## Needed Facility Upgrades: Kitchen Renovations

- Food & Nutrition Services staff identified eight sites where kitchen renovations are most urgently needed.
- An architect and food service specialist evaluated each site and provided a plan for a complete kitchen and serving line modernization to meet current APS standards and best practices.
- Except for Randolph Elementary School, a modest addition is required at all sites because sufficient space is not available within the existing building.
- Timing of the renovations is established based on the priority order provided by Food & Nutrition Services staff.
  - Campbell and Swanson
  - Drew and Randolph
  - Barrett and Carlin Springs
  - Science Focus and Ashlawn





## CAMPBELL ELEMENTARY SCHOOL PROPOSED DEMOLITION

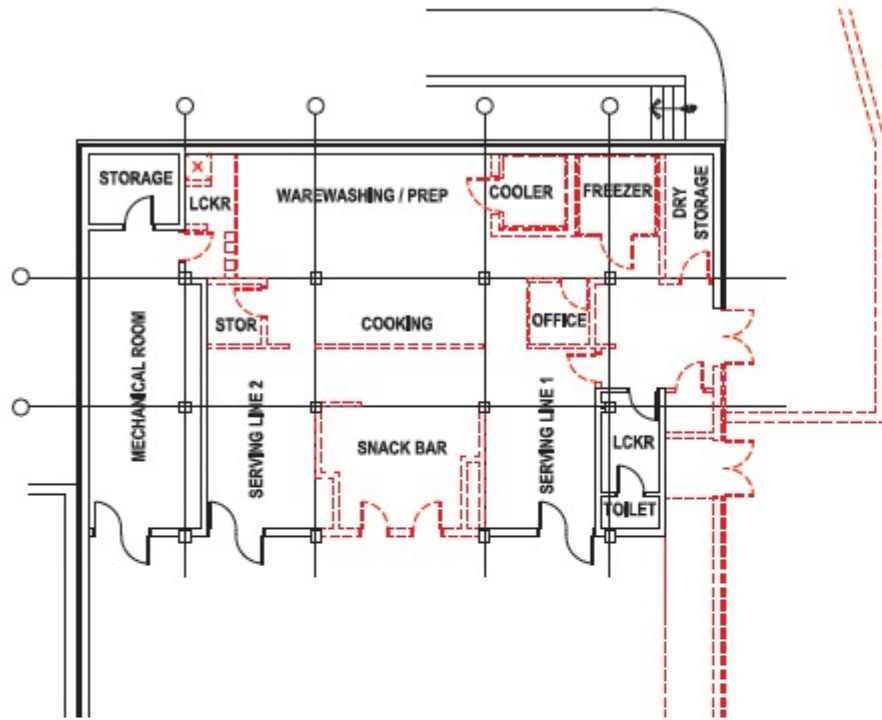
EXISTING KITCHEN 1250 SF



## CAMPBELL ELEMENTARY SCHOOL PROPOSED LAYOUT

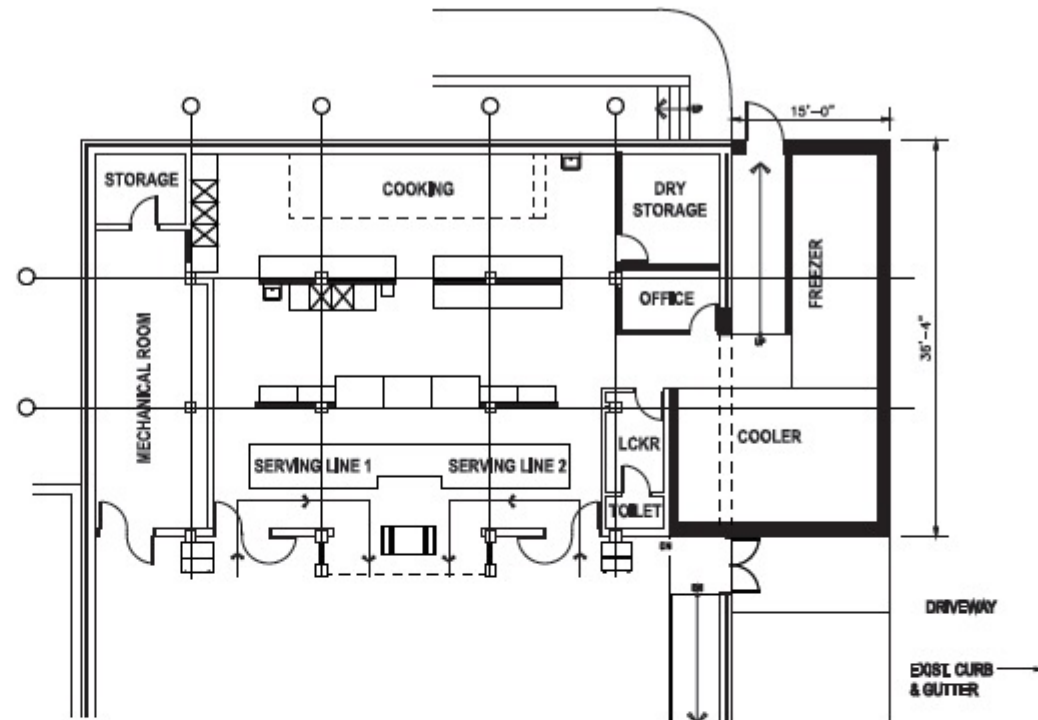
EXISTING KITCHEN 2440 SF

 DEMOLITION  
 NEW CONSTRUCTION





**SWANSON MIDDLE SCHOOL  
PROPOSED DEMOLITION**

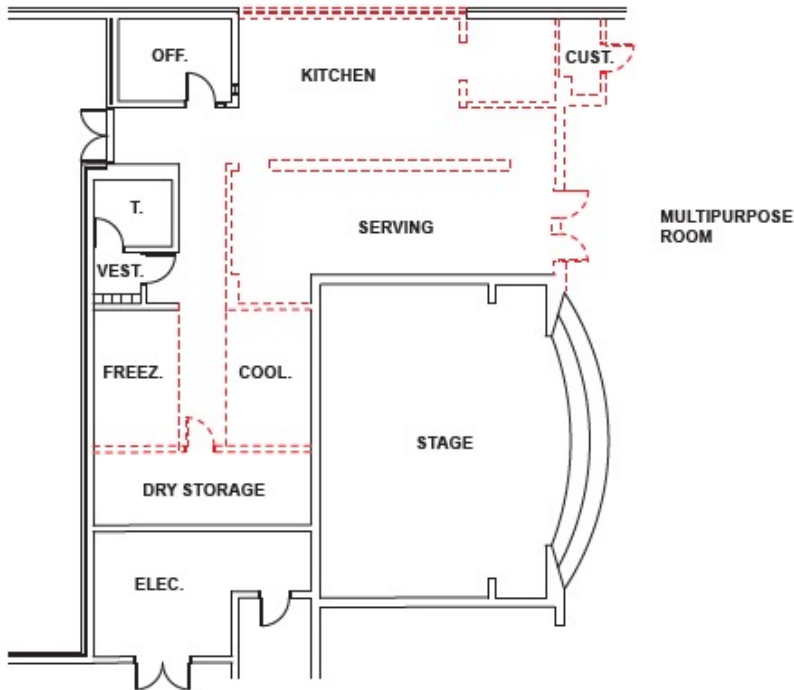
EXISTING KITCHEN 1592 SF



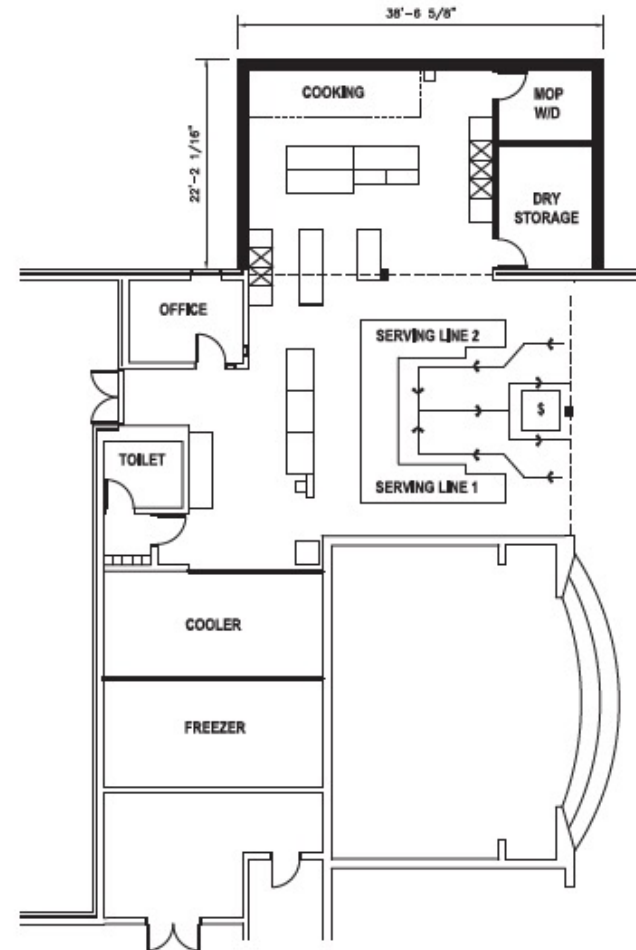
**SWANSON MIDDLE SCHOOL  
PROPOSED LAYOUT**

KITCHEN 2131 SF



 DEMOLITION  
 NEW CONSTRUCTION

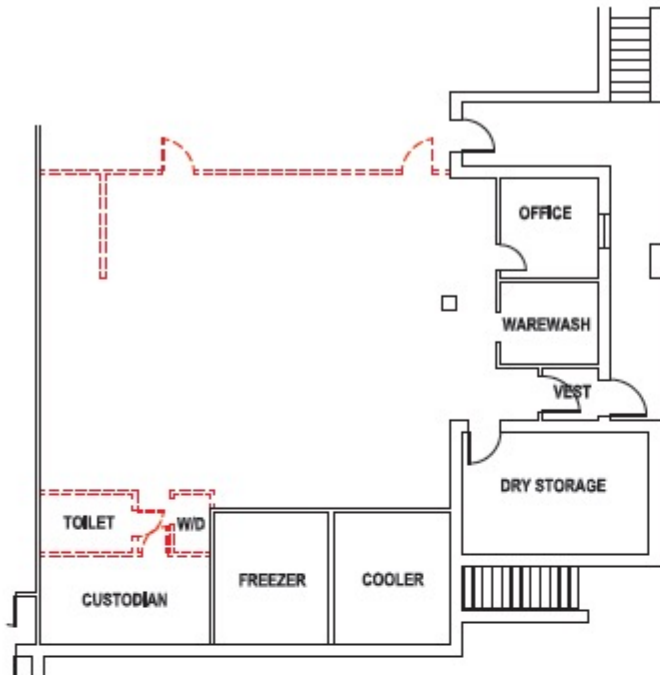


**DREW ELEMENTARY SCHOOL  
PROPOSED DEMOLITION**  
EXISTING KITCHEN 1890 SF



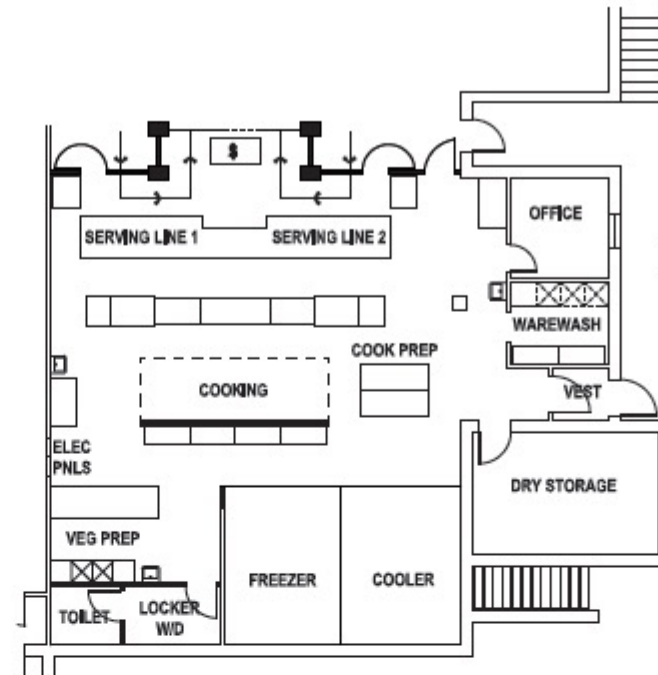
**DREW ELEMENTARY SCHOOL  
PROPOSED**  
PROPOSED KITCHEN 2700 SF

 DEMOLITION  
 NEW CONSTRUCTION





**RANDOLPH ELEMENTARY SCHOOL  
PROPOSED DEMOLITION**

EXISTING KITCHEN 2175 SF

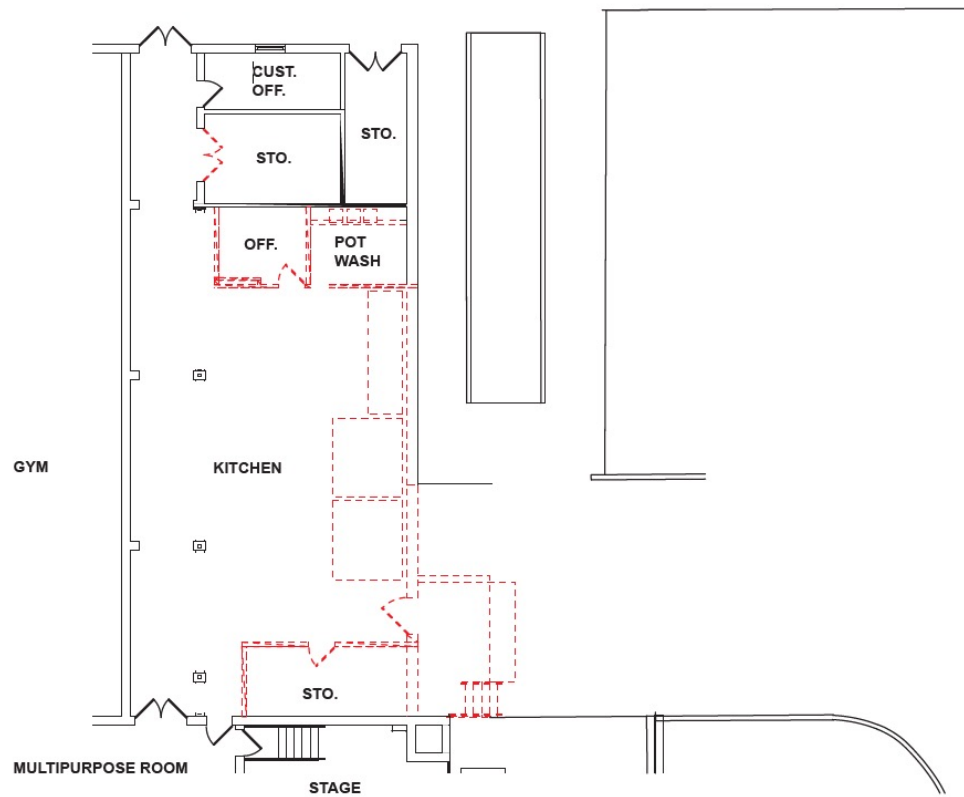


**RANDOLPH ELEMENTARY SCHOOL  
PROPOSED LAYOUT**

KITCHEN 2305 SF

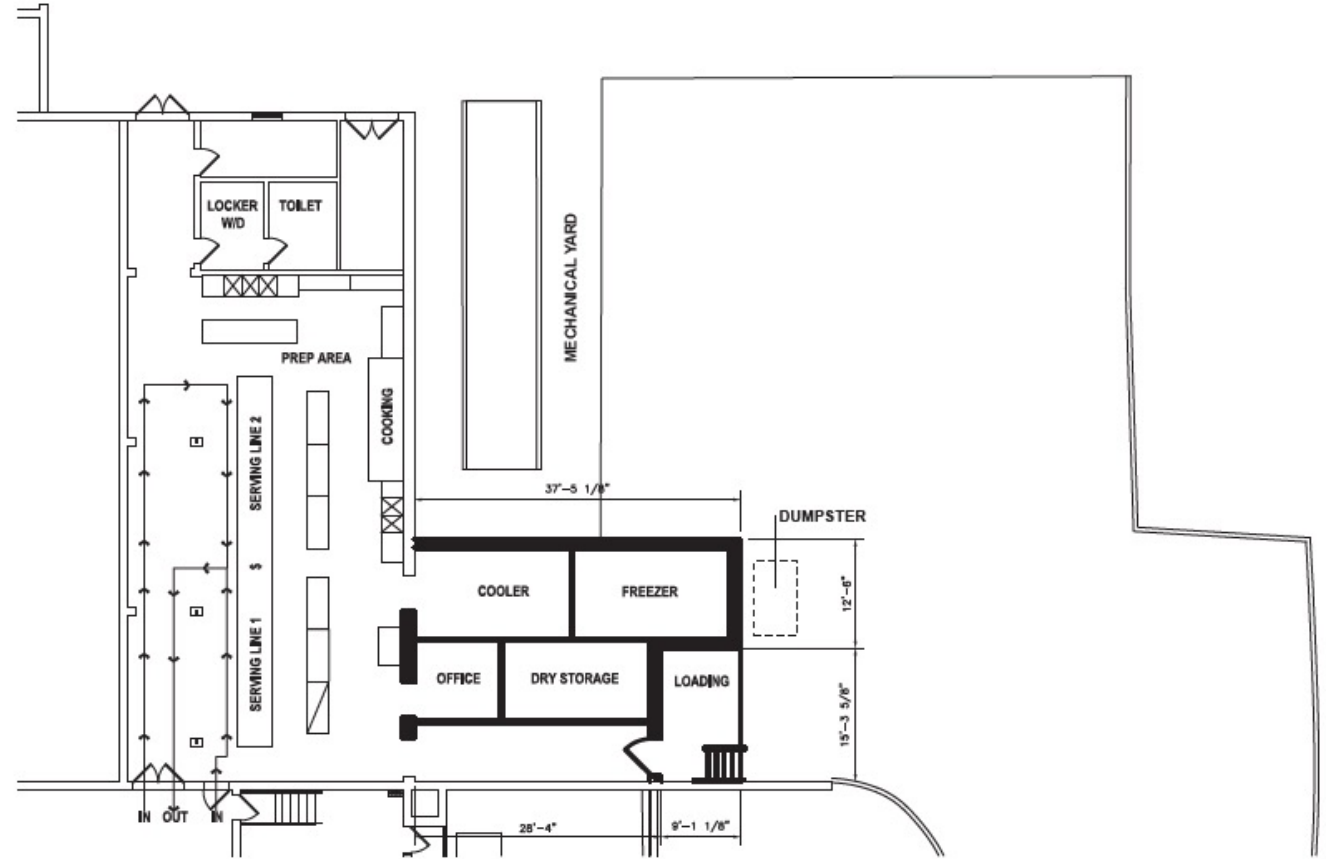
 DEMOLITION  
 NEW CONSTRUCTION







**BARRETT ELEMENTARY SCHOOL  
PROPOSED DEMOLITION**

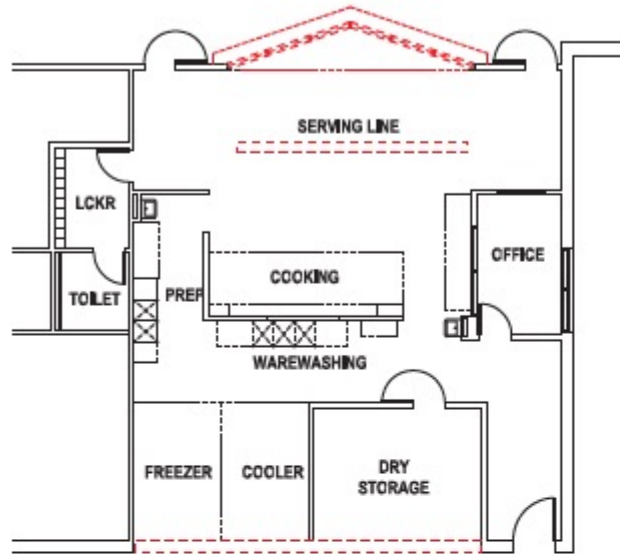
EXISTING KITCHEN 1834 SF  
(INCLUDES CORRIDOR TO DOORS)



**BARRETT ELEMENTARY SCHOOL  
PROPOSED**

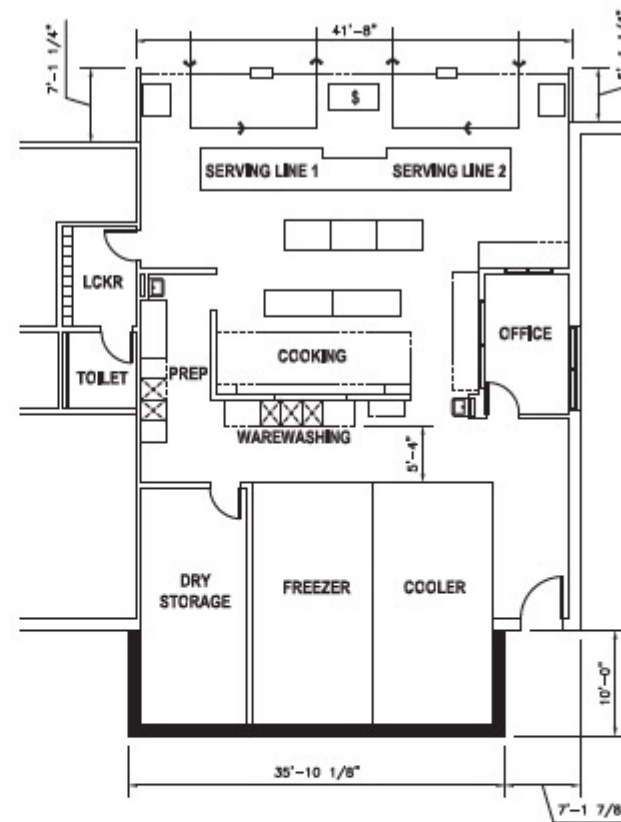
PROPOSED KITCHEN 2800 SF

 DEMOLITION  
 NEW CONSTRUCTION





**CARLIN SPRINGS ELEMENTARY SCHOOL  
PROPOSED DEMOLITION**

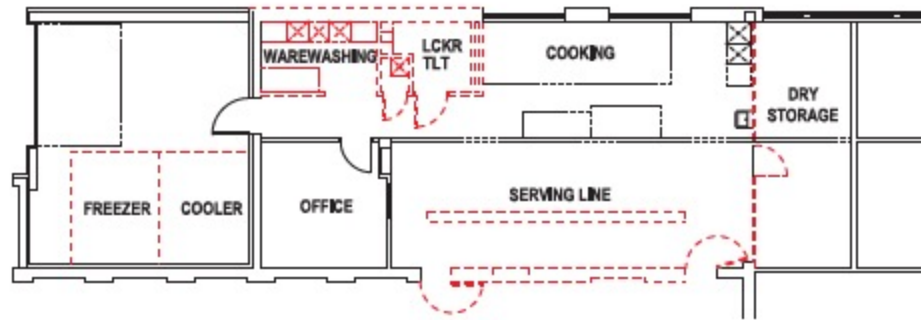
EXISTING KITCHEN 1964 SF



**CARLIN SPRINGS ELEMENTARY SCHOOL  
PROPOSED LAYOUT**

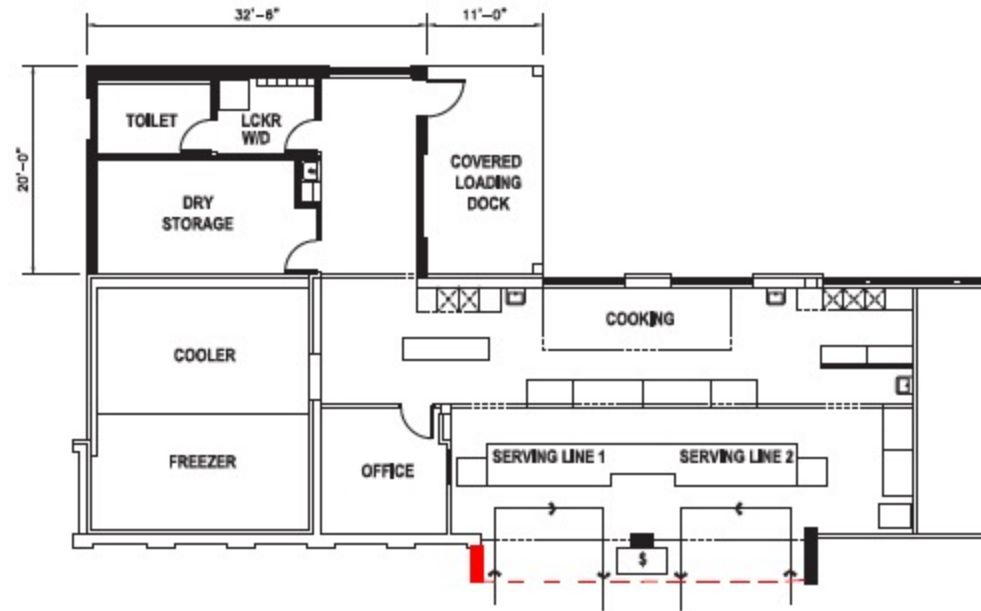
KITCHEN 2,745 SF

 DEMOLITION  
 NEW CONSTRUCTION





## SCIENCE FOCUS ELEMENTARY SCHOOL PROPOSED DEMOLITION

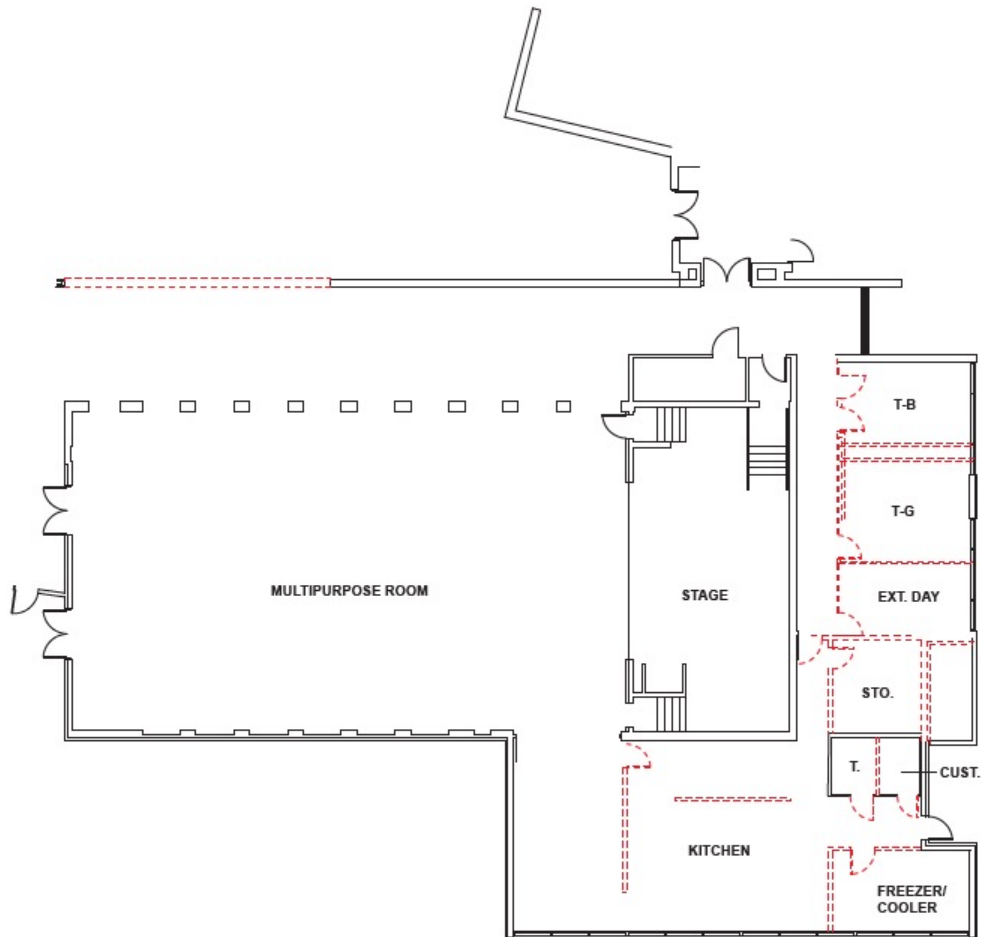
EXISTING KITCHEN 1837 SF



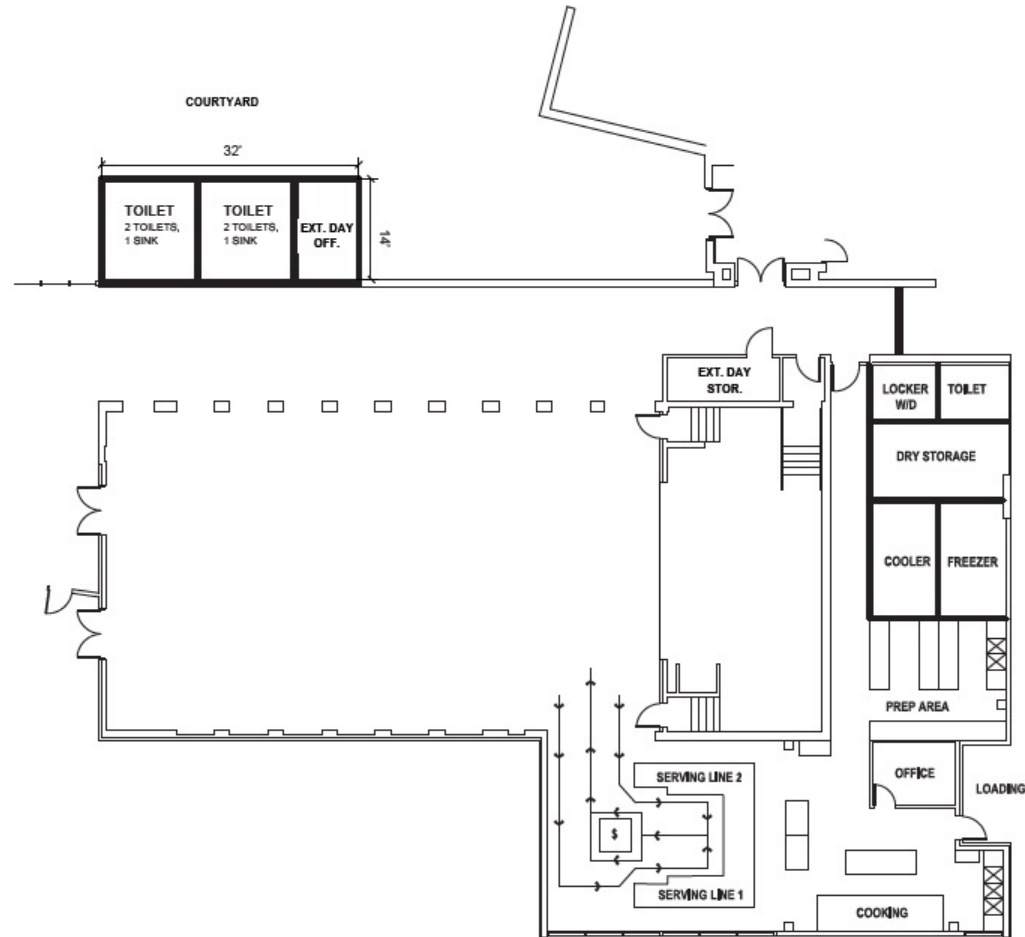
## SCIENCE FOCUS ELEMENTARY SCHOOL PROPOSED LAYOUT

KITCHEN 2432 SF

 DEMOLITION  
 NEW CONSTRUCTION



**ASHLAWN ELEMENTARY SCHOOL  
PROPOSED DEMOLITION**  
EXISTING KITCHEN 1535 SF



**ASHLAWN ELEMENTARY SCHOOL  
PROPOSED**  
PROPOSED KITCHEN 2409 SF  
PROPOSED ADDITION 440 SF

DEMOLITION  
 NEW CONSTRUCTION

# Superintendent's Proposed FY 2022-24 CIP Projects – Facility Upgrades

## Main Entry Vestibules

Complete entrance renovations at various facilities to improve safety and security and to meet APS operational requirements.

<i>\$ in millions</i>	Langston Kenmore Long Branch Hoffman-Boston	<i>Campbell Swanson</i>	Tuckahoe Jamestown Nottingham	<i>Arl. Science Focus</i>
Completion date	2023	2023	2024	2026
Total Cost	\$0.97	<i>With kitchen renovation</i>	\$0.81	<i>With kitchen renovation</i>

# Superintendent's Proposed FY 2022-24 CIP Projects – Facility Upgrades to Entry Vestibules

## **Needed Facility Upgrades: Main Entry Vestibule Enhancements**

- For several years, APS has been systematically renovating main entry vestibules to meet current safety and security standards.
- For development of the FY22 CIP, staff studied main entry vestibule renovations at 10 locations.
- Conceptual plans were reviewed by Safety, Security, Risk and Emergency Management staff.
- Timing of the renovations is established based on the priority order provided by Safety, Security, Risk and Emergency Management staff.
- Langston, Kenmore, Long Branch, Hoffman-Boston, Campbell, Swanson, Tuckahoe, Jamestown, Nottingham, and Arlington Science Focus.

# Superintendent's Proposed FY 2022-24 CIP Projects – Facility Upgrades

## Air Quality

Include a near-term HVAC Enhancements project in the CIP to address targeted interventions to improve filtration at APS facilities.

Completion date	No later than 2024
Total Cost ( <i>\$ in millions</i> )	\$10.5

# Superintendent's Proposed FY 2022-24 CIP Projects – Facility Upgrades to Air Quality

## Needed Facility Upgrades: Air Quality and HVAC Improvements

- Based on evaluations of existing HVAC systems conducted at all APS facilities in Fall 2020, a mechanical engineering firm developed several options for improvements at 19 facilities.
- Improvements are categorized by the following:
  - Increase in ventilation – renovate the system to upgrade ventilation required by the current building code.
  - Increase in filtration – renovate the system to achieve MERV-13 filtration.
- Given the magnitude of scope, cost, and timeline, staff recommends near term HVAC enhancements for the FY 2022-24 CIP.



# Superintendent's Proposed FY 2022-24 CIP Projects – Facility Upgrades to Air Quality

## Needed Facility Upgrades: Air Quality and HVAC Improvements

Recommendation is to include a **Near-term HVAC Enhancements** project in the CIP to address targeted interventions to improve filtration at APS facilities for these reasons:

- Certified Air Cleaning Devices (CACDs) currently in use address immediate ventilation and filtration needs and will continue to be used until they are no longer necessary;
- Could be implemented system-wide within a shorter time frame (e.g. 3 years) than when performed at the time of a comprehensive HVAC system replacement; and
- More cost effective than a comprehensive HVAC system replacement, making capital funds available for other APS priorities.

# Superintendent's Proposed FY 2022-24 CIP Projects – Facility Upgrades to Air Quality

## **Needed Facility Upgrades: Air Quality and HVAC Improvements** (continued)

- Ventilation and filtration will be comprehensively addressed at the time of HVAC system replacement.
- Criteria for HVAC system replacement will include:
  - Ensuring ventilation is provided to meet existing building code requirements; and
  - Achieving a minimum of MERV-13 filtration.
- As has occurred in the past, HVAC system replacements will continue to use funds from the Major Infrastructure Projects line item.

# Superintendent's Proposed FY 2022-24 CIP Projects – Fields

## Turf Fields – Joint investment with County

Replacement of three APS synthetic turf fields:

- FY 2023 – Wakefield HS, \$491,000
- FY 2024 – Washington-Liberty HS and Williamsburg MS, \$1,087,000
- *FY 2025 – Greenbrier Stadium (Yorktown HS), \$828,000 (in out year of CIP)*

<i>\$ in millions</i>	Wakefield HS	Washington-Liberty and Williamsburg MS	<i>Greenbrier Stadium (Yorktown HS)</i>
Completion date	2023	2024	2025
Total Cost	\$0.491	\$1.087	\$0.828

**(Turf) Fields: Fund only if the county moves forward with the joint effort; and seek partners to help cover costs**

Department of Parks & Recreation plans to include the following cost sharing of three APS synthetic turf fields in their CIP:

- FY 2023 – Wakefield HS, \$491,000
- FY 2024 – Washington-Liberty HS and Williamsburg MS, \$1,087,000
- *FY 2025 – Greenbrier Stadium (Yorktown HS), \$828,000 (in out year of CIP)*

Replacement fields cannot be paid for by bonds, must be paid for with current revenue

- If included in annual MC/MM budget, then MC/MM needs to be increased to account for the additional cost of the field replacements

# Superintendent's Proposed FY 2022-24 CIP Projects – Major Infrastructure

**Major infrastructure projects are those required for the upkeep of our schools and operations**

These projects, which must continue in order to maintain existing APS buildings, include--but are not limited to—HVAC, Electrical, Roofing, Windows

Year available	FY22	FY23	FY24	FY25	FY26	FY27	Total
Total Cost <i>(\$ in millions)</i>	7.8	8.2	8.6	9.0	9.5	10.0	63.2

# CIP Budget

## including Capital Reserve Balance

All Arlington Public Schools (APS) budget and operations decisions are based on the best information available at the time. Staff and community members are reminded that funding forecasts from Arlington County and the state may change, based on many external factors. Similarly, student enrollment and projections are based on the best available information, but are also subject to change due to employment, housing and other economic factors. For these reasons, APS and the Arlington School Board may adjust future budget allocations, staffing and other operations decisions to reflect the existing community and operating landscape.

## Changing Economic Environment and the 3-year CIP

Typically, APS and Arlington County prepare 10-Year CIPs every two years; COVID has required some adjustments

- Spring 2020 – FY 2021-30 CIP was narrowed to prepare a one-year FY 2021 CIP
- Spring 2021 – Added off-year CIP to fill gap until Spring 2022; 3-year timeframe: FY 2022-24
- Spring 2022 – Intent is to return to typical ten-year capital planning process

The County is providing estimates of future years' revenue

- APS and the County both need these estimates to build their CIPs
- County has provided very conservative revenue estimates for FY25-FY27 for planning purposes only

The County will submit a medium-term proposed FY 2022-24 CIP in early June

- Will include a limited list of investments, including near-term APS needs
- Will include limited projects beyond 3-year term to show completion timelines

# Superintendent's Proposed FY 2022-24 CIP Projects and Debt Capacity

Project Description <i>(projects in italics are from the FY21 CIP; the others are new)</i>	OTHER FUNDING SOURCES				BOND FUNDING						TOTAL FUNDING
	Operating	MC/MM (not bonds)	Capital Reserve <sup>1</sup>	Previous Bond Funding	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	
Seats Available in					Fall 2021	Fall 2022	Fall 2023	Fall 2024	Fall 2025	Fall 2026	
Bonds sold					Spring 22	Spring 23	Spring 24	Spring 25	Spring 26	Spring 27	
<b>ENROLLMENT CAPACITY</b>											
<i>Planning funds to provide options to meet 10-year projected seat needs</i>				\$2.00							\$2.00
<i>Design funds to meet 10-year projected seat needs</i>				\$15.80	\$16.60						\$32.40
Career Center TBD <sup>2</sup>				\$5.00							\$5.00
<b>IMPROVEMENTS AT EXISTING FACILITIES</b>											
<i>Major Infrastructure Projects</i>				\$10.10	\$7.80	\$8.20	\$8.60	\$9.00	\$9.50	\$10.00	\$63.20
HVAC Renovations				\$10.50							\$10.50
Kitchen Renovations											
Campbell and Swanson <i>(includes entrance renovations)</i>			\$1.72		\$5.15						\$6.87
Drew and Randolph					\$1.38	\$4.12					\$5.50
Barrett and Carlin Springs						\$1.53	\$4.60				\$6.13
Science Focus and Ashlawn <i>(ASF includes entrance renovation)</i>							\$1.67	\$5.01			\$6.68
Entrance Renovations/Security Vestibules											
Langston, Kenmore, Long Branch, Hoffman-Boston					\$0.97						\$0.97
Tuckahoe, Jamestown, Nottingham						\$0.81					\$0.81
The Heights Building - Phase 2, Option A			\$2.85		\$9.97	\$1.42					\$14.24
Synthetic field turf replacement <sup>3</sup>		\$2.41									\$2.41
<b>TOTAL PROJECTS</b>	<b>\$0.00</b>	<b>\$2.41</b>	<b>\$4.57</b>	<b>\$43.40</b>	<b>\$41.87</b>	<b>\$16.08</b>	<b>\$14.87</b>	<b>\$14.01</b>	<b>\$9.50</b>	<b>\$10.00</b>	<b>\$156.71</b>
<b>TOTAL AVAILABLE DEBT CAPACITY @ 9.8% TARGET DEBT RATIO</b>					<b>\$85.87</b>	<b>\$16.08</b>	<b>\$14.87</b>	<b>\$45.01</b>	<b>\$8.60</b>	<b>\$83.80</b>	
<b>SURPLUS/(SHORTFALL) IN DEBT CAPACITY</b>					<b>\$44.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$31.00</b>	<b>(\$0.90)</b>	<b>\$73.80</b>	<b>\$147.90</b>

Note: Chart has been updated to reflect the School Board's FY 2022 Adopted Budget.

Color coding in the chart above corresponds with the bond referendum year in which it would be approved by the voters as shown on the line "Bond Referenda Amounts" below (e.g., figures in blue above would be in the 2021 referendum).

**300** Shows the number of seats coming online that year

Debt Service Ratio is calculated based on the FY 2022 School Board Adopted budget projected out for 3 years based on County-provided revenue projections.

	2021 Referendum	2022 Referendum	2024 Referendum	2026 Referendum
<b>BOND REFERENDA AMOUNTS</b>	<b>\$23.01</b>	<b>\$25.41</b>	<b>\$23.51</b>	<b>\$10.00</b>
<b>Debt Service Ratio Target ≤9.8%</b>				
Debt Service Ratio -- APS	8.61%	9.05%	9.15%	9.17%
Annual Bond Issuance	\$41.87	\$16.08	\$14.87	\$14.01
Annual APS Debt Service Increase	\$1.46	\$1.49	\$1.03	\$0.98
				(\$2.52)
				\$1.72

<sup>1</sup> Capital Reserve funds are allocated to projects in order to mitigate the need for bond funding.  
<sup>2</sup> \$5M remains from the Arlington Tech Expansion project that could be used for the Career Center  
<sup>3</sup> Replacements will occur as follows: FY23-Wakefield; FY24-W-L and Williamsburg; FY25-Greenbriar Stadium (YT)



- The School Board adopted its FY 2022 Budget last Thursday
- The budget included \$21.66M in reserve funding
  - \$1.28M was used from the non-bonded portion of the Capital Reserve
- Balance in the Capital Reserve: \$32.16M
  - Bond funded: \$24.05M
  - Non-bond funded (could be used for operating budget): \$8.11M
- The County estimates we will receive \$6M-\$8M in bond premium from the Spring 2021 bond sale
  - Bond premium must be used for capital projects
- Two projects have balances that could be transferred to Capital Reserve:
  - Connect Arlington: \$139,826
  - Randolph HVAC: \$75,000

# Timeline and Community Information for the CIP Process

All Arlington Public Schools (APS) budget and operations decisions are based on the best information available at the time. Staff and community members are reminded that funding forecasts from Arlington County and the state may change, based on many external factors. Similarly, student enrollment and projections are based on the best available information, but are also subject to change due to employment, housing and other economic factors. For these reasons, APS and the Arlington School Board may adjust future budget allocations, staffing and other operations decisions to reflect the existing community and operating landscape.

2021 School Board Meeting	Topic
✓ May 6 SB Meeting	Superintendent's Proposed FY 2022-24 CIP
<b>May 11 Work Session #1</b>	<b>Detailed review of Supt's Proposed CIP</b>
May 25 Work Session #2	
June 3 SB Meeting	Information: School Board's Proposed FY 2022-24 CIP
June 9 Work Session #3	Joint Work Session with County Board
June 10 Public Hearing	School Board's Proposed FY 2022-24 CIP
June 14 Work Session #4	
June 24 SB Meeting	Action: School Board Adopts the FY 2022-24 CIP
November 2	Voting on Bond Referendum

## APS Engage Website

- Updates about the CIP throughout the process:
  - School Board Work Session/Meetings related to CIP
  - Presentations
  - Timeline
  - Project cost studies, School Board CIP Questions

## Additional Communications

- Information on CIP development shared throughout process via APS School Talk Engage messages, social media, APS School Ambassador updates, news release
- June 10 School Board Public Hearing on Superintendent's Proposed FY 2022-24 CIP

**Follow the CIP Process:**

[www.apsva.us/engage/cip/](http://www.apsva.us/engage/cip/)



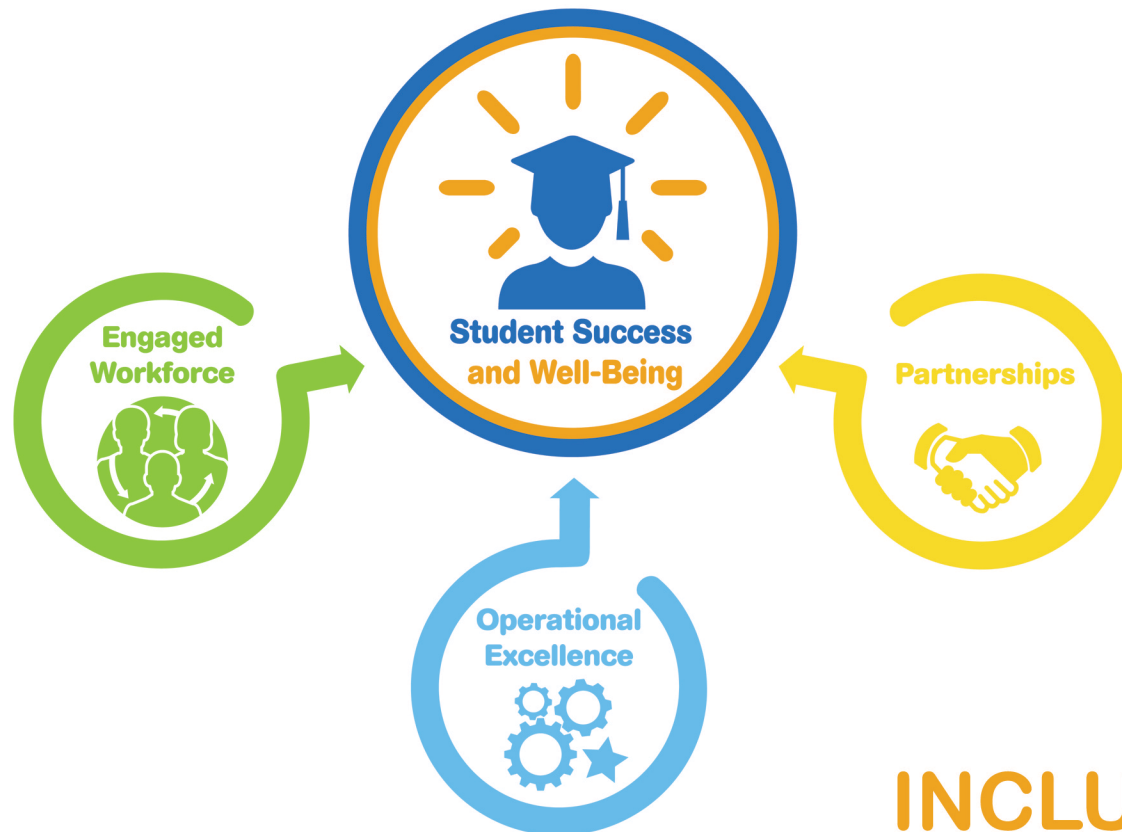
**Questions? Write to:**  
[engage@apsva.us](mailto:engage@apsva.us)

APS Strategic Plan  
2018-2024

# Superintendent's Proposed FY 2022-24 Capital Improvement Plan (CIP)

School Board Work Session #1

May 11, 2021



**INCLUSION \* EXCELLENCE \* INNOVATION**