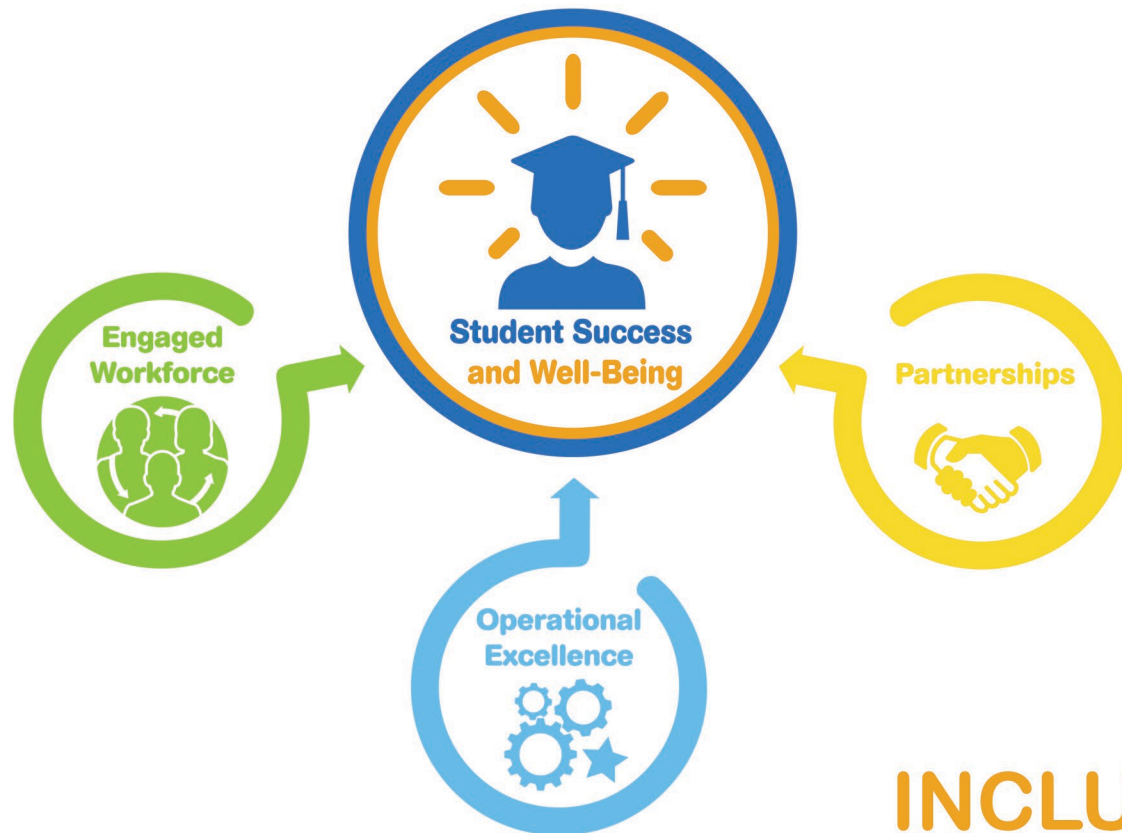


APS Strategic Plan  
2018-2024

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

School Board Work Session  
May 25, 2021



**INCLUSION \* EXCELLENCE \* INNOVATION**

## **This CIP continues to take shape, the proposed projects are based on:**

- Instruction and enrollment growth informing construction
- Resources focusing on
  - Secondary capacity needs
  - Improving operations that impact the school day
  - Maintaining existing facilities
- Resuming plans that were paused
- Adopting many ideas from the Arlington Career Center planning processes
- Providing community assets - fields and green space
- Addressing the county's scarcity of land for public facilities

## Agenda

- 6:00 Welcome
- 6:05 Recommendation for new facilities
- 6:20 Recommendations for facility improvements
- 6:40 CIP Budget Scenarios
- 6:45 Initial List of Requests to County Board for Work Session #3 (June 9)
- 6:50 Recommendations from FAC and JFAC Advisory Committee Chairs
- 7:00 Questions & Answers
- 7:10 Discussion: Priorities for the School Board's Proposed CIP (June 3)
- 8:00 Adjourn

All CIP materials used in this presentation are posted at [www.apsva.us/engage/cip](http://www.apsva.us/engage/cip)

Webpage updated regularly and includes:

- School Board Work Session/Meetings related to CIP
- Presentations
- Timeline
- Project cost studies
- School Board CIP Questions and staff responses



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

# Projected enrollment growth and instruction Recommendations for New Facilities

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.

# Projections and Capacity

## The FY 2022-24 CIP is based on:

- Published enrollment projections:
  - 2020 3-Year projections through 2023-24
  - 2019 10-Year projections from 2024-25 through 2029-30
- School capacity based on projects funded before and through the FY2021 CIP

**Projections compared with planned capacity shows the most urgent need for seats is at the middle school level.**

# Secondary Enrollment, Projections and Capacity (in the FY 2021 CIP)

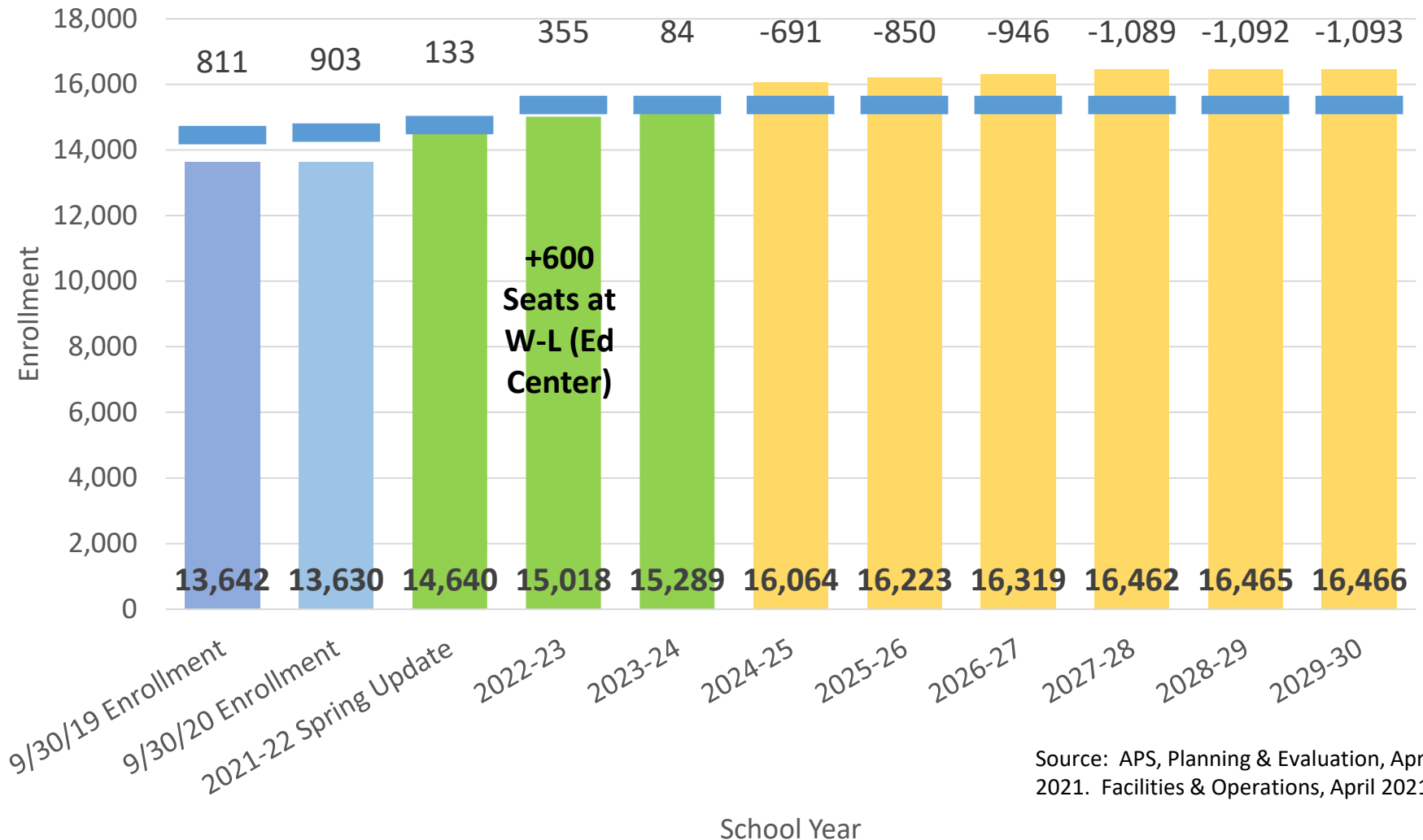
## No Additional Career Center Seats

### Note

In 2021-22, capacity is available for about 330 CTE students from other APS high schools per 2 block period, this will remain available with the new building

Starting in 2029-30, the high school enrollment projections are completely based on assumptions for Grade 9 students from:

- Births
- Future construction
- Past cohort transition rates continuing into the future



Source: APS, Planning & Evaluation, April 2021. Facilities & Operations, April 2021.

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# High School Enrollment, Projections and Capacity (in the FY 2021 CIP)

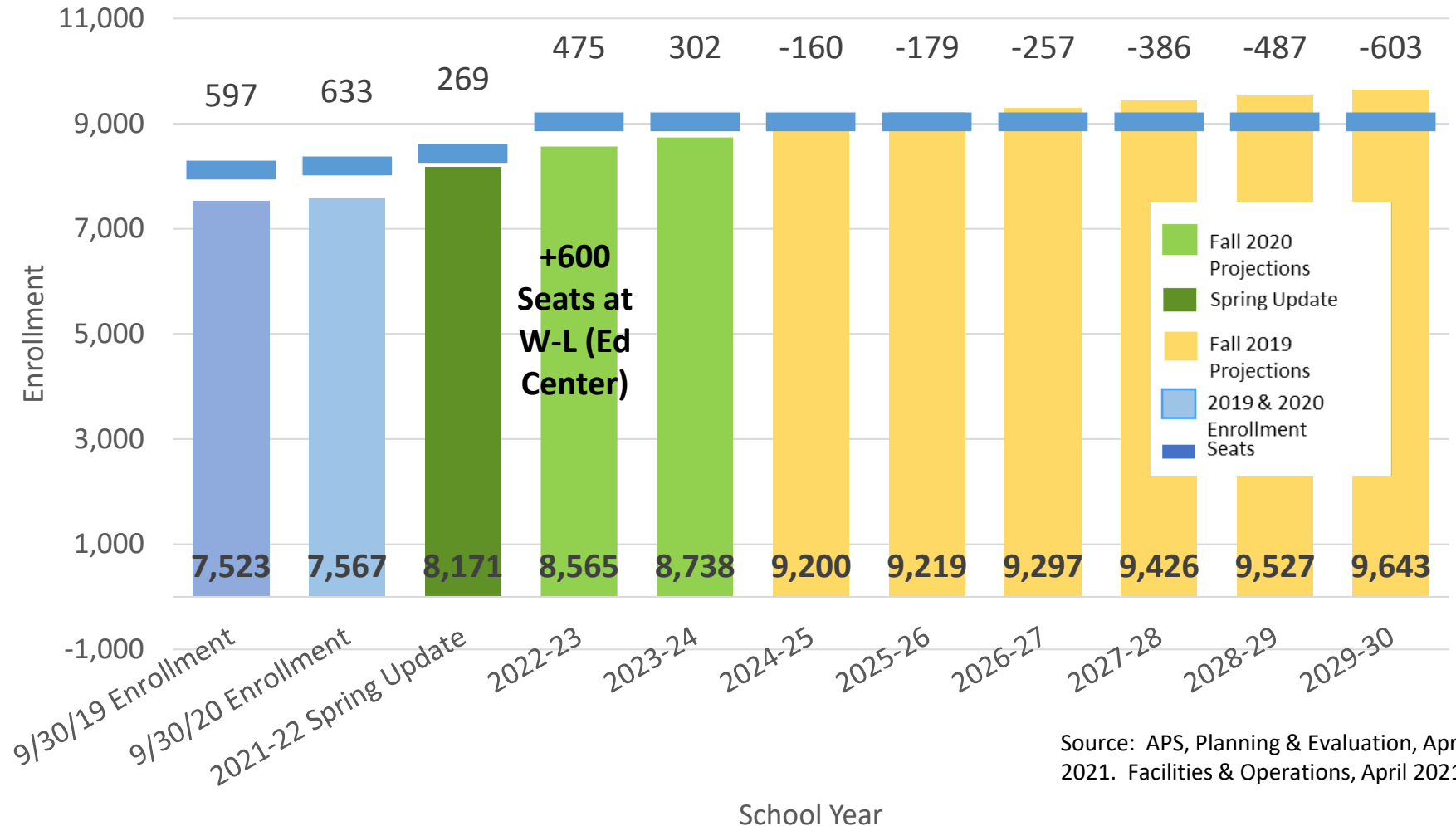
## No Additional Career Center Seats

### Note

In 2021-22, capacity is available for about 330 CTE students from other APS high schools per 2 block period, this will remain available with the new building

Starting in 2029-30, the high school enrollment projections are completely based on assumptions for Grade 9 students from:

- Births
- Future construction
- Past cohort transition rates continuing into the future



Source: APS, Planning & Evaluation, April 2021. Facilities & Operations, April 2021.

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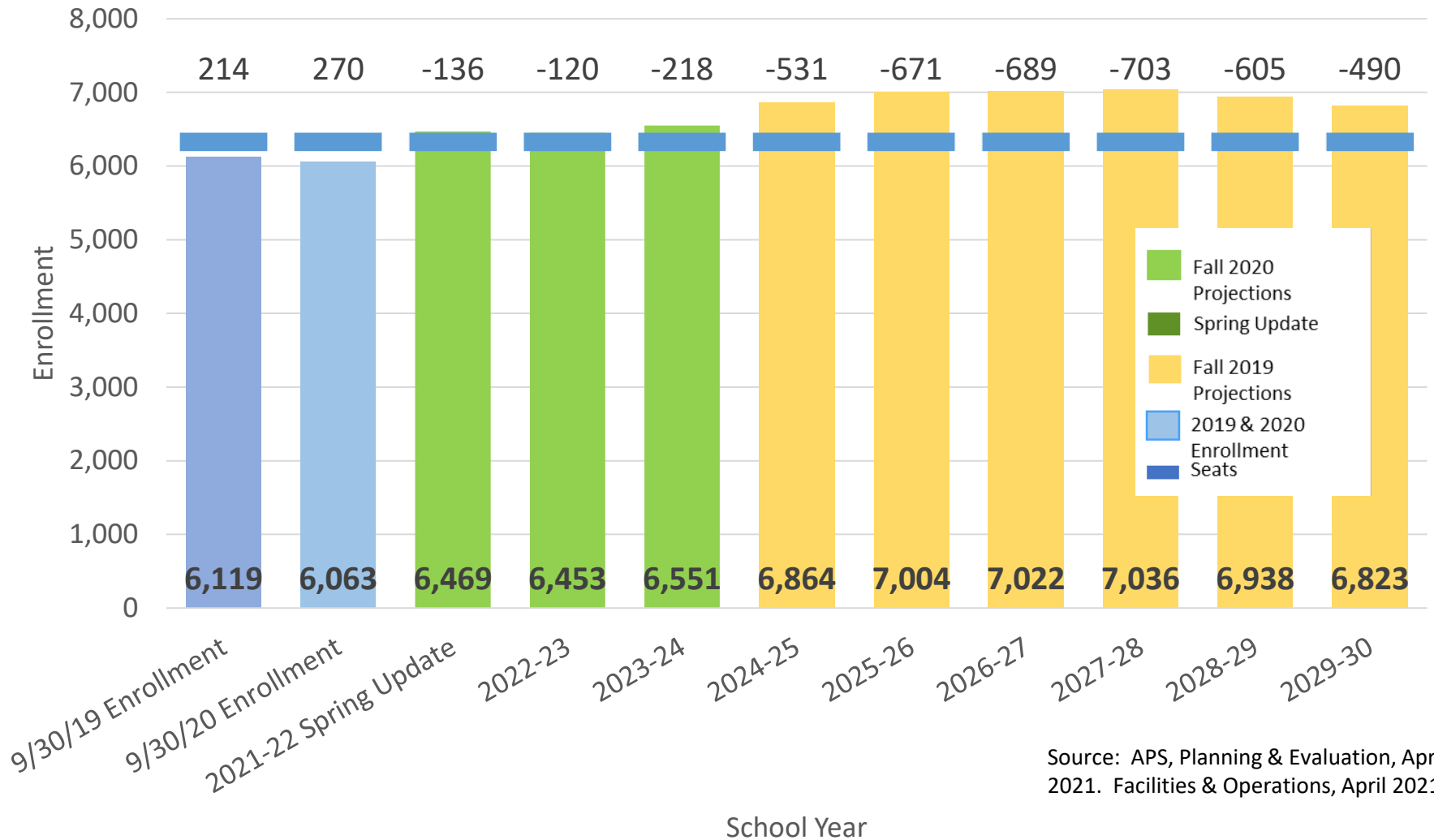
# Middle School Enrollment, Projections and Capacity (in the FY 2021 CIP)

## No Additional Career Center Seats

### Note

Starting in 2028-29, the middle school enrollment projections are completely based on assumptions for Grade 6 to 8 students from:

- Births
- Future construction
- Past cohort transition rates continuing into the future



Source: APS, Planning & Evaluation, April 2021. Facilities & Operations, April 2021.

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# Elementary School Enrollment, Projections and Capacity (in the FY 2021 CIP)

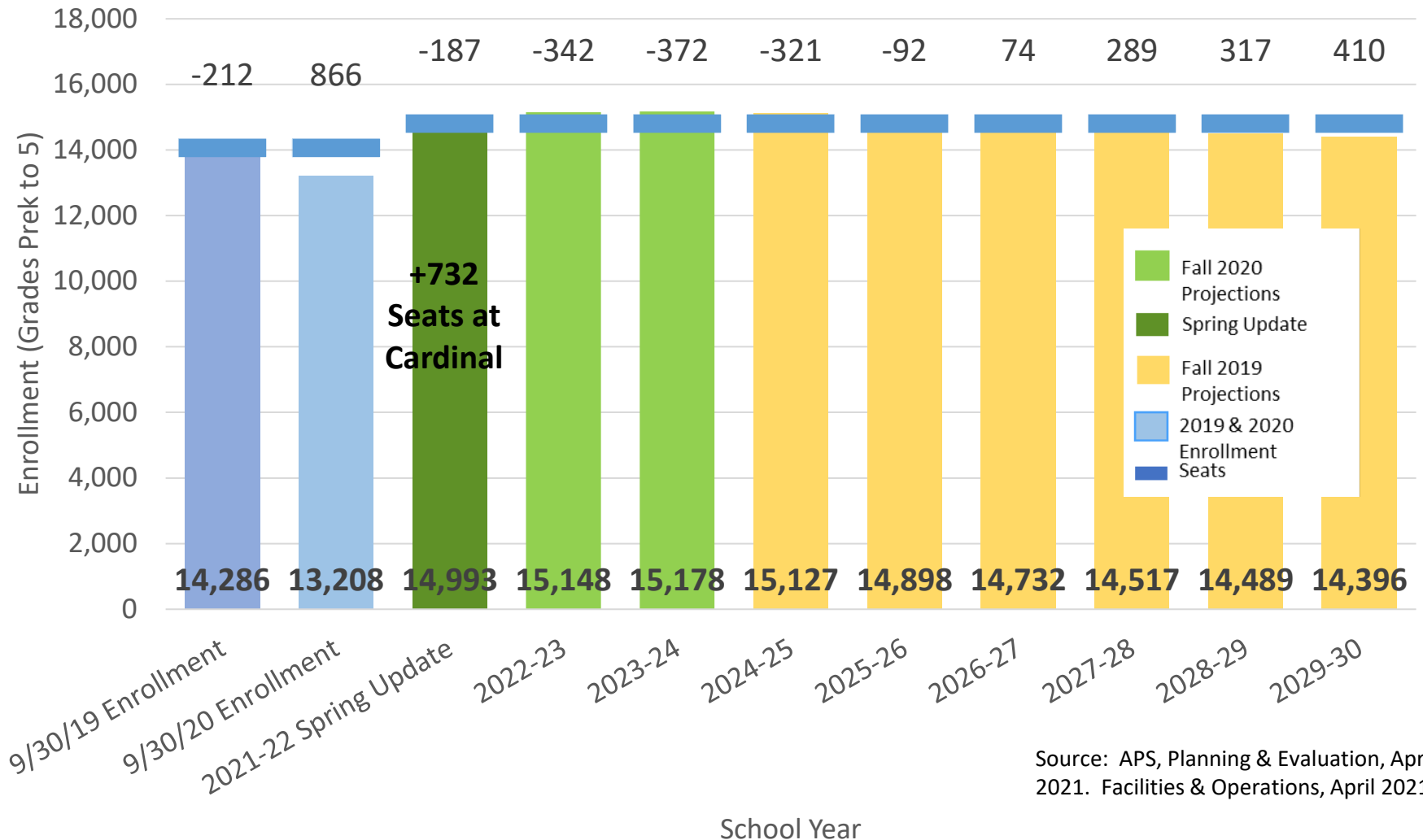
## No Additional Seats at Career Center Site

**Note**

Starting in 2025-26, the elementary school enrollment projections are completely based on assumptions\* for K to Grade 5 students from:

- Births
- Future construction
- Past cohort transition rates continuing into the future

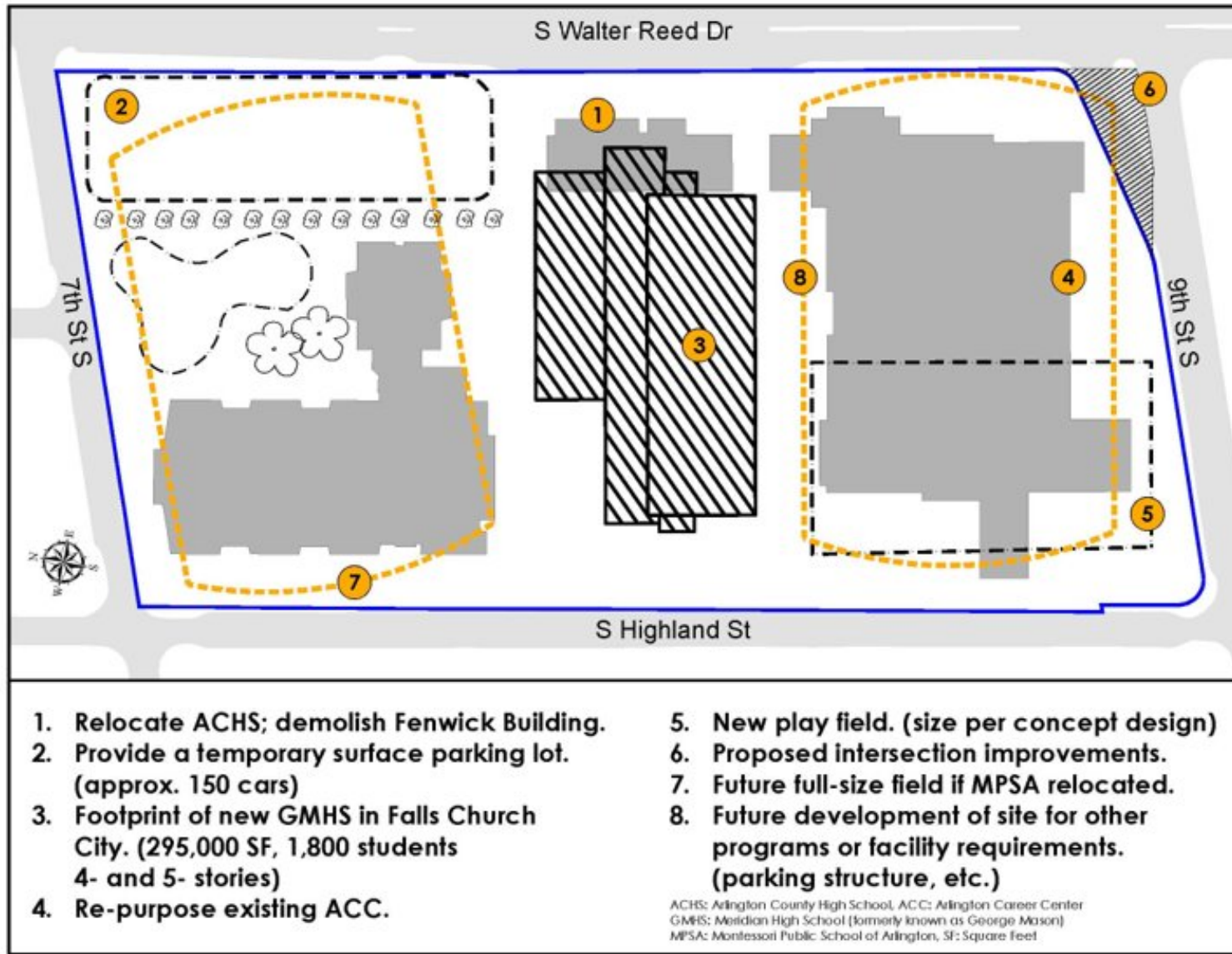
Projection assumptions only apply to Grades K to 5. PreK is not projected and is an estimate provided by the Department of Teaching and Learning. The PreK estimate is added to each Grade K to 5 projection to produce elementary enrollment totals for PreK to Grade 5 for each projection year.



Source: APS, Planning & Evaluation, April 2021. Facilities & Operations, April 2021.

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.

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



## Capacity estimates for the new ACC building becoming more clear

- Supt's proposed CIP ranged between 1,300 to 1,800 seats
- Educational specifications being used for cost estimates are for 1,700 seats

More detailed information about this plan is available in the May 6 and May 11 presentations on [www.apsva.us/engage/cip](http://www.apsva.us/engage/cip)

# Career Center Proposal with Accelerated Timeline

Schools/ Programs	May 2021	Construction			Upon Completion
		Phase 1	Phase 2	Phase 3	
		Aug. 2023	Dec. 2025 <i>Revised</i>	Aug. 2027 <i>Revised</i>	
<b>ACC</b>	In ACC building	In New ACC building			
<b>MPSA</b>	In MPSA building	In ACC building			
<b>ACHS</b>	In Fenwick	Relocated to another location			
<b>Fields and Green Space</b>	Corner of 7 <sup>th</sup> St. & Walter Reed Dr.	Unavailable			7 <sup>th</sup> St. from Walter Reed Dr. to Highland
<b>Parking Lot</b>	Center of property	Temp. location on corner of 7 <sup>th</sup> & Walter Reed		Above ground parking garage on 9 <sup>th</sup> St.	

## Career Center Proposal

- Responds to projected enrollment, additional capacity keeps enrollment levels manageable at other schools
- Aligns with vision for multiple programs and pathways to graduation

## The Heights Building Project

- **Essential to making the school accessible for Shriver students and their caregivers**
- Accessible garage, with a field completes the new facility that opened in 2019
- Provides a field and green space for physical education and athletics

## Upgrades to Kitchen Facilities will Improve School Operations

- Healthy school meals develop healthy practices that students can use throughout their life
- Instructional schedules will not be limited by lunch serving lines

# Instruction on the Arlington Career Center Site

School/Program	Sept. 30, 2020	Upon Completion August 2027
<b>Montessori Public School of Arlington (MPSA)</b>	<ul style="list-style-type: none"> <li>• 460 students</li> <li>• Grades Pre-K to 5</li> </ul>	<ul style="list-style-type: none"> <li>• 775 students</li> <li>• Grades Pre-K to 8</li> </ul>
<b>Arlington Career Center (ACC)</b>	<ul style="list-style-type: none"> <li>• 513 full-time students</li> <li>• 550 more students in CTE courses</li> <li>• Grades 9 to 12</li> </ul>	<ul style="list-style-type: none"> <li>• 1,400 full-time students</li> <li>• 900 more students in CTE courses</li> <li>• Grades 6-12</li> </ul>
<b>Arlington Community High School (ACHS)</b>	<ul style="list-style-type: none"> <li>• 173 students</li> <li>• Grades 9 to 12 and adults (16 years and older)</li> </ul>	Relocated
<b>Total</b>	<b>About 1,700 students</b>	<b>About 3,075 students</b>

	<b>Sept. 30, 2020</b>	<b>Upon completion December 2025</b>
<b>Enrollment and Admission</b>	<ul style="list-style-type: none"> <li>• 513 full-time students</li> <li>• 183 seats for 550 part-time CTE students</li> <li>• Grades 9 to 12</li> <li>• Students apply via lottery beginning in grade 9 and continue in program</li> </ul>	<ul style="list-style-type: none"> <li>• 1,400 full-time students</li> <li>• 300 seats for 900 part-time CTE students</li> <li>• Grades 6-12</li> <li>• Students apply via lottery beginning in grade 6 and 9 and continue in program</li> </ul>
<b>Programs</b>	<ul style="list-style-type: none"> <li>• Arlington Tech</li> <li>• Academic Academy</li> <li>• English Learner Institute</li> <li>• Program for Employment Preparedness (PEP)</li> <li>• CTE (part-time)</li> </ul>	<p><b>Changes</b></p> <ul style="list-style-type: none"> <li>• Doubles Arl. Tech planned seats (1,200)</li> <li>• Creates middle school option program with project-based learning focus</li> <li>• Adds space to accommodate 350 more students from other high schools in CTE courses</li> </ul>

	<b>Sept. 30, 2020</b>	<b>Upon Completion December 2025</b>
<b>Facility</b>	<ul style="list-style-type: none"> <li>• Adaptable building with capacity for 950 students</li> <li>• No further modifications planned, would require addition</li> <li>• Latest renovation added classrooms above the Columbia Pike Library</li> <li>• 16 relocatable classrooms</li> </ul>	<ul style="list-style-type: none"> <li>• New building with capacity for 1,700 students</li> <li>• Include new CTE labs, spaces for middle school electives</li> </ul>
<b>Notes</b>		
<ul style="list-style-type: none"> <li>• Addresses middle school enrollment needs</li> <li>• Robust student-led recruiting process</li> <li>• Expect some students may enter or exit at different points based on the fit of the project-based learning model</li> </ul>		



# Middle Schools on the Career Center Campus

	<b>ACC Middle School – Dec. 2025</b>	<b>MPSA Middle School – Aug. 2027</b>
<b>Enrollment</b>	<ul style="list-style-type: none"> <li>• 450 students</li> <li>• Once enrolled, can continue through grade 12</li> </ul>	<ul style="list-style-type: none"> <li>• Up to 175 students</li> <li>• End in grade 8</li> <li>• No preference for Arlington Tech lottery</li> </ul>
<b>Shared resources</b>	<ul style="list-style-type: none"> <li>• Elective Classrooms</li> </ul>	<ul style="list-style-type: none"> <li>• Elective Classrooms</li> </ul>
<b>Separate programs</b>	<ul style="list-style-type: none"> <li>• Creation of "pods" of core classrooms to support the middle school model</li> <li>• Project-Based Learning</li> </ul>	<ul style="list-style-type: none"> <li>• Creation of 6 2-classroom pods to support the Montessori model of "Communities"</li> <li>• Montessori Model</li> </ul>

	Sept. 30, 2020	Upon completion - Aug. 2027
<b>Enrollment and Admission</b>	<p>MPSA enrollment</p> <ul style="list-style-type: none"> <li>• 460 students</li> <li>• Grades Pre-K to 5</li> </ul> <p>Lottery admissions</p> <ul style="list-style-type: none"> <li>• Reserves 2/3 of the spots for students whose families meet income eligibility guidelines</li> <li>• Once enrolled continue to grade 5</li> </ul>	<p><b>Adjustments</b></p> <p>All APS Montessori is under one roof</p> <ul style="list-style-type: none"> <li>• Pre-K/K satellites (about 300 3, 4 and 5-year-olds)</li> <li>• 71 middle school students at Gunston*</li> <li>• Once enrolled continue to grade 8</li> </ul> <p><small>*Confirmed M.S. Montessori enrollment on May 25, after reporting different number to SB.</small></p>

**Notes:**

- Achieves Montessori Vision of one school, with capacity for 775
- Locating satellite classrooms in this central location more accessible to income eligible families
- MPSA provide transportation for all students who live outside the walk zone
- Co-locating facilitates teacher collaboration and program alignment
- Possibility of creating co-taught Pre-K special education & primary Montessori classes to allow for more inclusion at the Preschool level
- May require rebalancing classes if preschool students continue with the program beyond Pre-K

## Accredited Alternative High School

	Sept. 30, 2020	Upon completion August 2023
<b>Enrollment</b>	173* students 16 years and older <ul style="list-style-type: none"> <li>• 77 Grades 9 to 12</li> <li>• 96 adults</li> </ul> <p>*On average more than 285 students from 2015-16 to 2019-20</p>	<ul style="list-style-type: none"> <li>• TBD</li> <li>• Possibility to co-locate with other APS Adult Programs</li> </ul>
<b>Facility</b>	<ul style="list-style-type: none"> <li>• Moved 3 times in last 20 years (4 buildings)</li> <li>• Fenwick building a repurposed office building</li> </ul>	Begin search to find space <ul style="list-style-type: none"> <li>• Accessible to enrolled students</li> <li>• Around ACHS educational specifications</li> <li>• Rentable for a minimum of 20 years</li> </ul>

# Recommendations for Facility Improvements

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## **Proposed facility improvement and major infrastructure funds:**

- Maintains facilities and fields
- Upgrades to kitchens, security vestibules and air quality systems to achieve the following:
  - Meet standards in place at new schools; and
  - Improve school operations.

## **Bring kitchens up to current APS standards**

- Ensure that all students have access to high-quality, nutritional meals
- National school lunch program requirements continue to evolve, including more fresh vegetables, fresh fruit and scratch cooking
- Upgrades
  - Add on-site food storage and preparation space
  - Improve lunch lines - serve more students in less time

# Comparing Cafeteria Workspaces

## Campbell Elementary School

Serves average of **450** lunches per day



## Discovery Elementary School

Serves average of **150** lunches per day



## **Makes the school accessible for Shriver Program students and caregivers**

- Originally planned to open with school in 2019
- Building delayed due to the county's need for a temporary Fire Station

## **Project:** Underground structure with direct access to the school space

- Option A
  - 11 Handicap and 64 general parking spaces
  - Will not need to continue leasing staff parking spaces
- Option C
  - 12 Handicap and 12 general parking spaces
  - Will need to lease additional staff parking spaces, if available
- Both Options - lighted turf field for school and community use



## **Continue the systematic renovation of main entry vestibules to meet current safety and security standards**

- Ensures visitors check-in at the main office.
- Completes upgrades at all schools.
- Satisfies the priority order provided by Safety, Security, Risk and Emergency Management staff.

## **Implement staff recommended HVAC enhancements**

- Ensure that more schools have increased ventilation and filtration enhancements
- Upgrade filtration to highest level possible for current systems targeting MERV-13
- Replace and/or enhance building automation system (BAS) controls in school division to maximize ventilation
- Upgrade filtration for larger common spaces with portable HEPA units

## **Replace Synthetic Turf Fields, shared costs with Arlington County Department of Parks and Recreation**

- 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

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

- If included in annual Minor Construction/Major Maintenance (MC/MM) budget, then MC/MM needs to be increased to account for the additional cost of the field replacements.

## Major infrastructure projects to upkeep our schools and operations

Projects maintain existing APS buildings, include--but are not limited to--the following:

- HVAC
- Electrical
- Roofing
- Windows

# What projects can APS afford? CIP Budget Scenarios

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# Draft Comparison of Projects in CIP Scenarios

Projects	#1 Supt's Proposal	Additional Budget Scenarios		
		#2	#3	#4
Enrollment Capacity - <b>Career Center TBD</b>	Fall 28 New ACC building opens Fall 2026 1,300 to 1,800 seats	Fall 27 New ACC building opens Dec. 2025 1,300 to 1,800 seats		
Major infrastructure	on-going annual			
HVAC renovations				
Kitchens - Campbell and Swanson	Fall 23	Fall 23		
Kitchens - Drew and Randolph	Fall 24	Fall 24	not included	
Kitchens - Barrett and Carlin Springs	Fall 25	Fall 25	not included	
Kitchens - ASFS & Ashlawn	Fall 26	Fall 26	not included	
Vestibules - Langston, Kenmore, Long Branch, Hoffman-Boston	Fall 23	Fall 23		
Vestibules - Tuckahoe, Jamestown, Nottingham	Fall 24	Fall 24		
The Heights Building - Phase 2 Option A	Fall 23	Fall 23	not included	Fall 23
Turf field - Wakefield	Fall 22			
Turf fields - Washington-Liberty and Williamsburg	Fall 23			
Turf field - Greenbriar Stadium	Fall 23			

# Superintendent's Proposed FY 2022-24 CIP #1

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	
<i>Seats Available in</i>					<i>Fall 2021</i>	<i>Fall 2022</i>	<i>Fall 2023</i>	<i>Fall 2024</i>	<i>Fall 2025</i>	<i>Fall 2026</i>	
<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							TBD
<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			\$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							\$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>\$151.71</b>
<b>TOTAL AVAILABLE DEBT CAPACITY @ 9.8% TARGET DEBT RATIO</b>					<b>\$47.90</b>	<b>\$59.10</b>	<b>\$18.65</b>	<b>\$47.40</b>	<b>\$8.60</b>	<b>\$82.30</b>	
<b>SURPLUS/(SHORTFALL) IN DEBT CAPACITY</b>					<b>\$6.03</b>	<b>\$43.02</b>	<b>\$3.78</b>	<b>\$33.39</b>	<b>(\$0.90)</b>	<b>\$72.30</b>	<b>\$157.62</b>

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

2021 Referendum	2022 Referendum	2024 Referendum	2026 Referendum
\$23.01	\$25.41	\$23.51	\$10.00

Debt Service Ratio is calculated based on the estimated FY 2022 School Board adopted budget projected out for 3 years based on County-provided revenue projections and will be updated once the School Board adopts its FY 2022 budget.

### Debt Service Ratio Target ≤9.8%

	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
Debt Service Ratio -- APS	8.60%	8.95%	9.05%	9.07%	8.57%	8.66%
Annual Bond Issuance	\$41.87	\$16.08	\$14.87	\$14.01	\$9.50	\$10.00
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)

# Career Center @ \$184.7M plus All Other Projects #2

## Uses all \$24M in Current Bond-Funded Capital Reserves

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>	County Funding	Previous Bond Funding	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	
<b>Seats Available in/Completion Date (X)</b>						<i>Fall 2021</i>	<i>Fall 2022</i>	<i>Fall 2023</i>	<i>Fall 2024</i>	<i>Fall 2025</i>	<i>Fall 2026</i>	
<b>Bonds sold</b>						<i>Spring 22</i>	<i>Spring 23</i>	<i>Spring 24</i>	<i>Spring 25</i>	<i>Spring 26</i>	<i>Spring 27</i>	
<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>					\$0.00	\$0.00						\$0.00
Career Center TBD <sup>2</sup>	\$1.30		\$19.43	TBD	\$20.80	\$16.60	\$36.28	\$41.89	\$30.01	\$11.00	\$7.39	\$184.70
<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 to Improve Filtration (i.e., cafeterias, gyms, etc.)					\$10.50							\$10.50
Kitchen Renovations												
Campbell and Swanson ( <i>includes entrance renovations</i> )			\$1.72			\$5.15		X				\$6.87
Drew and Randolph						\$1.38	\$4.12		X			\$5.50
Barrett and Carlin Springs							\$1.53	\$4.60		X		\$6.13
Science Focus and Ashlawn ( <i>ASF includes entrance renovation</i> )								\$1.67	\$5.01		X	\$6.68
Entrance Renovations/Security Vestibules												
Langston, Kenmore, Long Branch, Hoffman-Boston						\$0.97		X				\$0.97
Tuckahoe, Jamestown, Nottingham							\$0.81		X			\$0.81
The Heights Building - Phase 2, Option A			\$2.85	TBD		\$9.97	\$1.42	X				\$14.24
Synthetic field turf replacement <sup>3</sup>		\$2.41										\$2.41
<b>TOTAL PROJECTS</b>	<b>\$1.30</b>	<b>\$2.41</b>	<b>\$24.00</b>	<b>\$0.00</b>	<b>\$43.40</b>	<b>\$41.87</b>	<b>\$52.36</b>	<b>\$56.76</b>	<b>\$44.02</b>	<b>\$20.50</b>	<b>\$17.39</b>	<b>\$304.01</b>

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

### BOND REFERENDA AMOUNTS

2021 Referendum	2022 Referendum	2024 Referendum	2026 Referendum
\$23.01	\$133.59	\$41.90	\$10.00

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.

### Debt Service Ratio Target ≤9.8%

	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
Debt Service Ratio -- APS	8.61%	9.05%	9.70%	10.31%	10.20%	10.40%
Annual Bond Issuance	\$41.87	\$52.36	\$56.76	\$44.02	\$20.50	\$17.39
Annual APS Debt Service Increase	\$1.46	\$1.49	\$4.66	\$5.08	\$0.29	\$2.64

<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)



# Career Center @ \$184.7M plus HVAC & Other Projects #3

## Uses all \$24M in Current Bond-Funded Capital Reserves

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>	County Funding	Previous Bond Funding	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	
<b>Seats Available in/Completion Date (X)</b>						<i>Fall 2021</i>	<i>Fall 2022</i>	<i>Fall 2023</i>	<i>Fall 2024</i>	<i>Fall 2025</i>	<i>Fall 2026</i>	
<b>Bonds sold</b>						<i>Spring 22</i>	<i>Spring 23</i>	<i>Spring 24</i>	<i>Spring 25</i>	<i>Spring 26</i>	<i>Spring 27</i>	
<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>					\$0.00	\$0.00						\$0.00
Career Center TBD <sup>2</sup>	\$1.30		\$22.28	TBD	\$20.80	\$16.60	\$36.28	\$39.04	\$30.01	\$11.00	\$7.39	\$184.70
<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 to Improve Filtration (i.e., cafeterias, gyms, etc.)					\$10.50							\$10.50
Kitchen Renovations												
Campbell and Swanson ( <i>includes entrance renovations</i> )			\$1.72			\$5.15		X				\$6.87
Drew and Randolph												\$0.00
Barrett and Carlin Springs												\$0.00
Science Focus and Ashlawn ( <i>ASF includes entrance renovation</i> )												\$0.00
Entrance Renovations/Security Vestibules												
Langston, Kenmore, Long Branch, Hoffman-Boston						\$0.97		X				\$0.97
Tuckahoe, Jamestown, Nottingham							\$0.81		X			\$0.81
The Heights Building - Phase 2, Option A												\$0.00
Synthetic field turf replacement <sup>3</sup>		\$2.41										\$2.41
<b>TOTAL PROJECTS</b>	<b>\$1.30</b>	<b>\$2.41</b>	<b>\$24.00</b>	<b>\$0.00</b>	<b>\$43.40</b>	<b>\$30.52</b>	<b>\$45.29</b>	<b>\$47.64</b>	<b>\$39.01</b>	<b>\$20.50</b>	<b>\$17.39</b>	<b>\$271.46</b>

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

### BOND REFERENDA AMOUNTS

2021 Referendum	2022 Referendum	2024 Referendum	2026 Referendum
\$6.12	\$122.94	\$36.89	\$10.00

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.

### Debt Service Ratio Target ≤9.8%

	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
Debt Service Ratio -- APS	8.61%	8.88%	9.43%	9.92%	9.75%	9.96%
Annual Bond Issuance	\$30.52	\$45.29	\$47.64	\$39.01	\$20.50	\$17.39
Annual APS Debt Service Increase	\$1.46	\$0.35	\$3.98	\$4.21	(\$0.14)	\$2.72

<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)

# Career Center @ \$184.7M plus The Heights & Other Projects #4

## Uses all \$24M in Current Bond-Funded Capital Reserves

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>	County Funding	Previous Bond Funding	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	
						Fall 2021	Fall 2022	Fall 2023	Fall 2024	Fall 2025	Fall 2026	
<b>Seats Available in/Completion Date (X)</b>						Spring 22	Spring 23	Spring 24	Spring 25	Spring 26	Spring 27	
<b>Bonds sold</b>												
<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>					\$0.00	\$0.00						\$0.00
Career Center TBD <sup>2</sup>	\$1.30		\$19.43	TBD	\$20.80	\$16.60	\$36.28	\$41.89	\$30.01	\$11.00	\$7.39	\$184.70
<b>IMPROVEMENTS AT EXISTING FACILITIES</b>												
<i>Major Infrastructure Projects</i>					\$10.10	\$7.80						\$17.90
HVAC Renovations to Improve Filtration (i.e., cafeterias, gyms, etc.)					\$10.50							\$10.50
Kitchen Renovations												
Campbell and Swanson ( <i>includes entrance renovations</i> )			\$1.72			\$5.15		X				\$6.87
Drew and Randolph												\$0.00
Barrett and Carlin Springs												\$0.00
Science Focus and Ashlawn ( <i>ASF includes entrance renovation</i> )												\$0.00
Entrance Renovations/Security Vestibules												
Langston, Kenmore, Long Branch, Hoffman-Boston						\$0.97		X				\$0.97
Tuckahoe, Jamestown, Nottingham							\$0.81		X			\$0.81
The Heights Building - Phase 2, Option A			\$2.85	TBD		\$9.97	\$1.42	X				\$14.24
Synthetic field turf replacement <sup>3</sup>		\$2.41										\$2.41
<b>TOTAL PROJECTS</b>	<b>\$1.30</b>	<b>\$2.41</b>	<b>\$24.00</b>	<b>\$0.00</b>	<b>\$43.40</b>	<b>\$40.49</b>	<b>\$38.51</b>	<b>\$41.89</b>	<b>\$30.01</b>	<b>\$11.00</b>	<b>\$7.39</b>	<b>\$240.40</b>

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

### BOND REFERENDA AMOUNTS

2021 Referendum	2022 Referendum	2024 Referendum	2026 Referendum
\$17.51	\$108.99	\$18.39	\$0.00

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.

### Debt Service Ratio Target ≤9.8%

	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
Debt Service Ratio -- APS	8.61%	9.03%	9.47%	9.87%	9.57%	9.66%
Annual Bond Issuance	\$40.49	\$38.51	\$41.89	\$30.01	\$11.00	\$7.39
Annual APS Debt Service Increase	\$1.46	\$1.35	\$3.28	\$3.63	(\$1.04)	\$1.80

<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)

# Possible Requests for County Board

Preparation for the June 9 Joint Work Session (#3)

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.

- 1. Funds for developing community assets: green fields and recreational facilities**
  - The Heights Building agreement
    - APS delayed development of the space for the temporary relocation of the fire station
    - Arlington County committed to funding
  - The Arlington Career Center field
- 2. Bonding capacity to support school needs**
- 3. Are there any updates to the County's plans for Columbia Pike Library?**
- 4. What help can the county provide in finding a new long-term location for ACHS?**

# Requests to Prepare for Future CIPs

- 1. Ensure the Pentagon City Planning Study and the Lee Highway Plan include defined spaces for APS schools that aligns with potential housing growth**
- 2. Include schools as an element in Arlington County's Comprehensive Plan by January 2024**
- 3. How soon can local regulations for school development eliminate the Use Permit and apply By Right, comparable with the county's facility developments?**
  - The Use Permit only applies to school facilities
  - Adds to the school development timeline and increases costs
  - Lubber Run and the Aquatics Center were By Right developments
- 4. Continue making improvements on Carlin Springs Road**
  - The 2017 recommendation for locating High School Seats eliminated Kenmore due to the need for transportation improvements
  - Request to complete so if this site is needed in the future, it can be considered

# Input from Advisory Committees

**Facilities and Capital Programs (FAC) – John Giambalvo, Chair**

**Joint Facilities Advisory Commission (JFAC) – Kathleen McSweeney, Chair**

# Questions & Answers

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.

# Discussion:

# Priorities for the School Board's Proposed CIP

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

*\*Date Change*

# EXTRA

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.

# Superintendent's Proposed FY 2022-24 CIP Request for County's Help

## Eliminating the Use Permit required for Building Schools

Schools are held to a different standard than other county and private developments and must go through the Use Permit process. Below is some background information:

### Zoning Ordinance

[arlingtonva.s3.amazonaws.com/wp-content/uploads/sites/38/2019/10/ACZO.pdf](https://arlingtonva.s3.amazonaws.com/wp-content/uploads/sites/38/2019/10/ACZO.pdf)

See page 4-2 for example, where Schools have U's (requires use permit approval), but parks and open space have P's (allowed by-right)

### Zoning Ordinance definition

<https://projects.arlingtonva.us/plans-studies/general-land-use-plan/implementation/>

### Use Permit definition

<https://projects.arlingtonva.us/plans-studies/general-land-use-plan/implementation/>