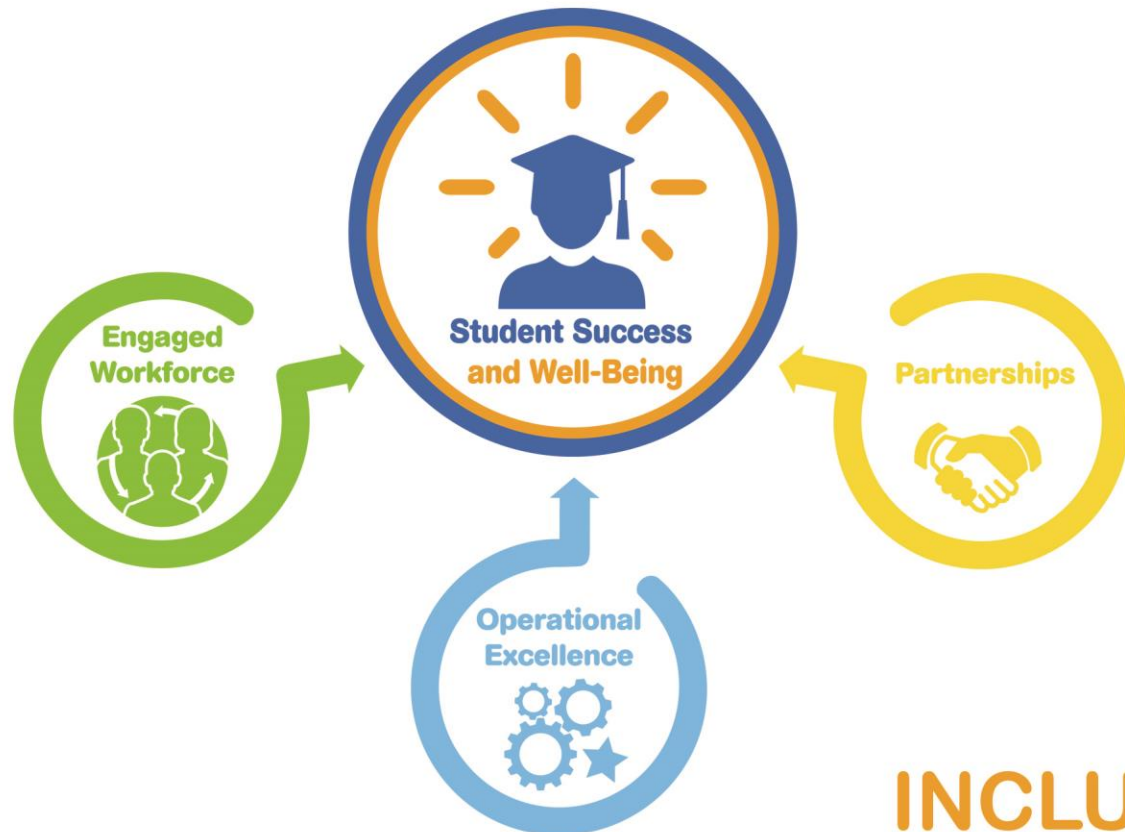


APS Strategic Plan 2018-2024

FY 2023-2032 Capital Improvement Plan (CIP) Direction

School Board Information Item
October 14, 2021



INCLUSION * EXCELLENCE * INNOVATION

Objective

Provide direction to focus the work that will shape the Superintendent's Proposed FY 2023-32 Capital Improvement Plan (CIP)

Agenda

1. Budget Framework and Continuing CIP Commitments
2. Arlington Career Center
3. A long-range plan to renovate existing school facilities
4. Recommendation for CIP Direction
5. Timeline

Budget Framework and Continuing CIP Commitments

FY 2022-24 CIP Projects

Improve Existing Facilities

- Major Infrastructure Projects
- HVAC Improvements
- Kitchen Renovations
- Entrance Renovations/Security Vestibules
- The Heights Building Phase 2
- Synthetic Field Turf Replacements

Enrollment Capacity

- Arlington Career Center Campus
 - Phase 1 – Relocate Arlington Community H.S. to new site by Aug. 2023
 - Phase 2 – Planning for the next phases of the campus projects TBD
- Options to Meet 10-year Projected Seat Needs (from FY 2021 CIP)

FY 2022-24 CIP Projects that will continue

Project	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	
Career Center Campus	ACHS relocated to new site by Aug. 2023	TBD and discussed later in presentation								
Major Infrastructure Inc. scheduled HVAC repl. Upgrades	✓	✓	✓	✓	✓	✓				
HVAC – improve filtration Cafeteria, gyms, etc.	✓									
Kitchen Renovations	Campbell Swanson	Drew Randolph	Barrett Carlin Springs	ASFS Ashlawn						
Entrance Renovations/ Security Vestibules	Campbell, Swanson, Langston, Kenmore, Long Branch, Hoffman-Boston	Tuckahoe Jamestown Nottingham		ASFS						
The Heights – Phase 2	✓									
Synthetic field turf replacement	Washington-Liberty Williamsburg MS (Aug. 2023)	Greenbrier (Yorktown) (Aug. 2024)								

- Financial scenarios were presented at the September 21 work session
- At that time, additional bonding capacity available under the Medium Scenario (based on County projections from Feb. 2021) was as follows:
 - Total of \$489M over the ten-year CIP timeframe
 - Available the first 4 years (estimated timeframe for Career Center project): \$148M
- On September 22, County Manager provided preliminary information on FY 2023 revenue
 - Indicates much better revenue situation than previously assumed (4-5% vs. 1.45% growth)
 - Leads to greater bonding capacity availability, even without updating the out-year projections
- Revenue projections from the County will be updated several times before the FY 2023-32 CIP is presented in May 2022, which will change the amount of available bonding capacity

Recommended CIP Direction for Continuing Projects

The Superintendent's Proposed FY 2023-32 CIP will continue the funding for those projects outlined in the FY 2022-24 CIP including:

- Major infrastructure projects/HVAC improvements (annual funding)
- Kitchen renovations
- Entrance renovations/security vestibules
- The Heights building Phase 2
- Synthetic turf field replacements
- Previous bond funding for:
 - Career Center project
 - Planning to provide options to meet 10-year projected seat needs

Arlington Career Center

ACC Study: School Board Direction

School Board Direction	Study Results
Provide three (3) options, each at the lowest possible cost.	<ul style="list-style-type: none"> • Four (4) options developed • Each option has a less costly alternative providing a smaller facility
Provides facilities for existing programs within the ACC building, including appropriately sized cafeteria, library, gymnasium, arts space and CTE labs.	<ul style="list-style-type: none"> • Accounted for in both the proposed Base and Alternative Educational Specifications (Ed. Specs.).
Adds the maximum number of secondary seats within the stated cost limit.	<ul style="list-style-type: none"> • Base Ed. Specs. adds 845 new permanent secondary seats. • Alternative Ed. Specs. adds 395 new permanent secondary seats and was developed as a cost savings measure.
Adds an athletic field similar in size to what was proposed in the May 2020 concept.	<ul style="list-style-type: none"> • Options 1-3 meet this completely • Option 4 field is slightly smaller
Completes new and/or renovated space as close to December 2025 as possible.	<ul style="list-style-type: none"> • Option 4 completes the new facility by December 2025 • All other options are later due to phased occupied renovations
Includes parking to meet expected demand of the various uses on site.	<ul style="list-style-type: none"> • All options provide 400 parking spaces on-site. • Parking demand will be further reviewed during Concept Design in conjunction with updating the transportation study.

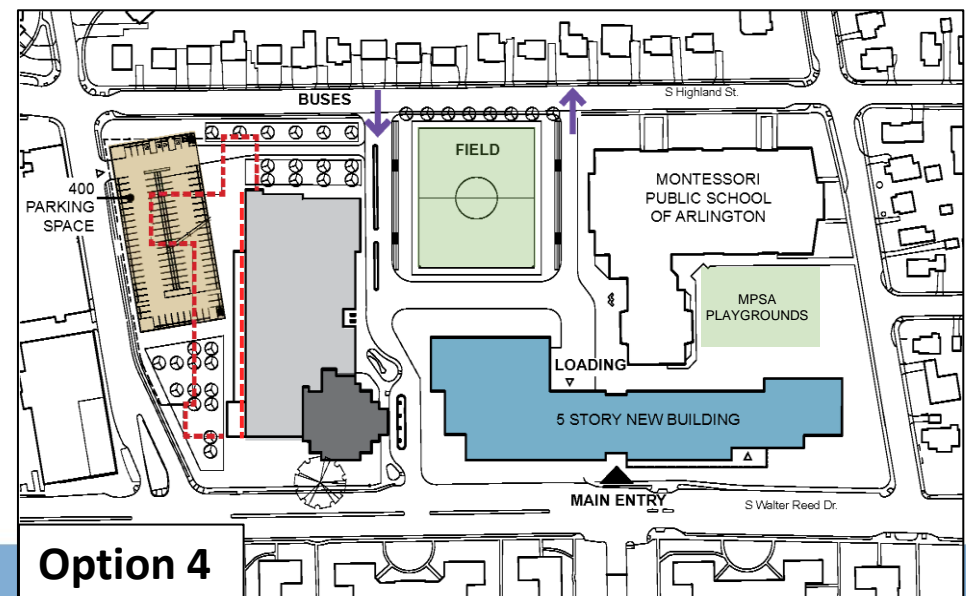
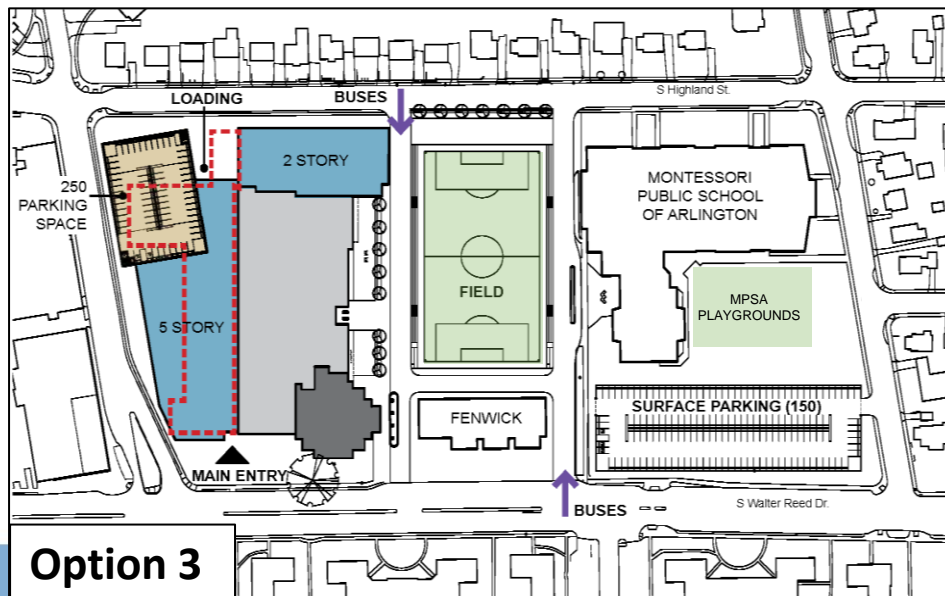
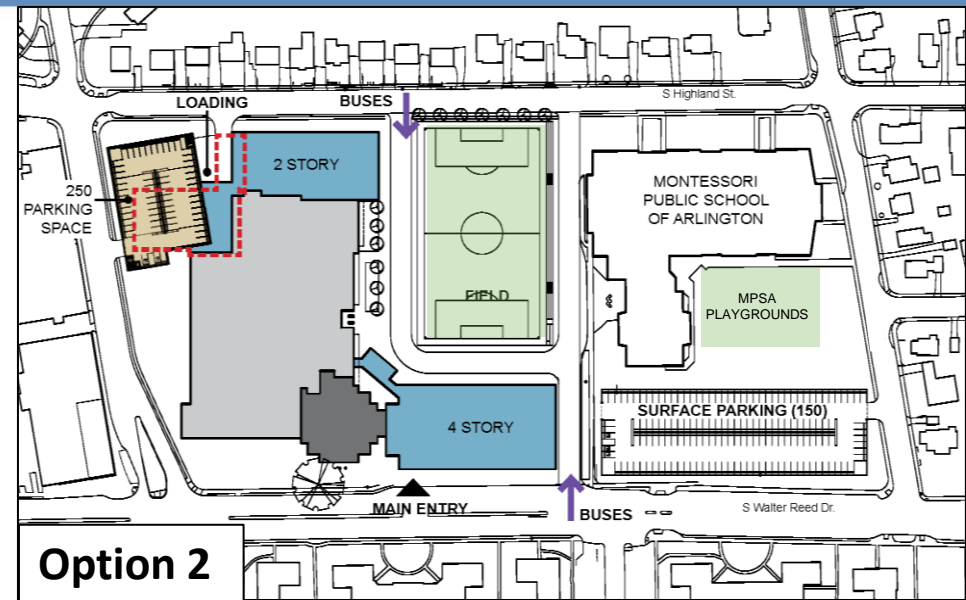
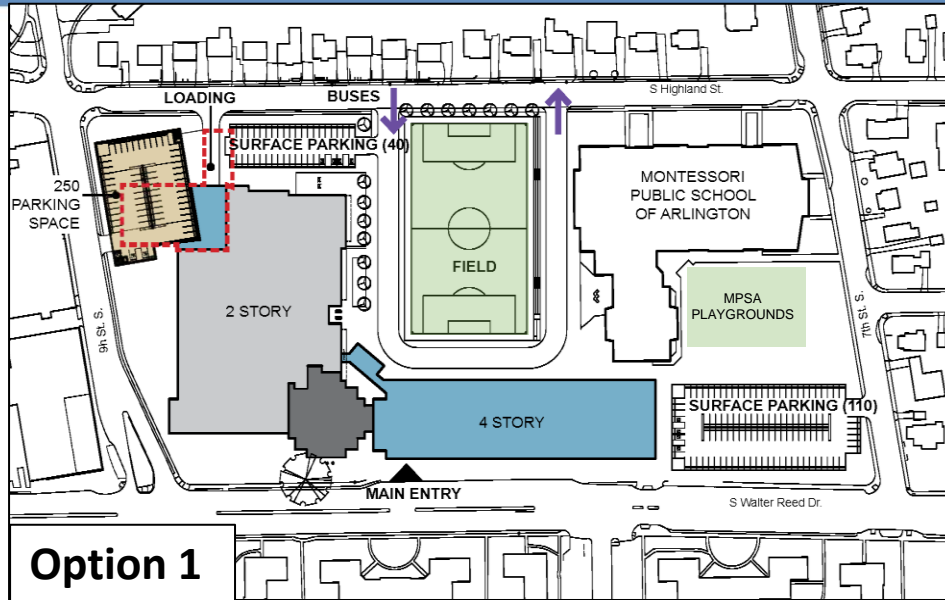
Summary: Outline Educational Specifications

	Base Ed. Specs.	Alternative Ed. Specs.
Summary	Existing ACC programs, with increase to Arlington Tech planned enrollment	Existing ACC programs, at current planned enrollment levels
Common areas	Consistent size (square footage) and quantity of spaces provided	
Planned enrollment	1,050 Arlington Tech 300 CTE from Neighborhood HS <u>200 Academic Academy, EL, PEP</u> 1,550 total	600 Arlington Tech 300 CTE from Neighborhood HS <u>200 Academic Academy, EL, PEP</u> 1,100 total
Maximum capacity	1,795	1,345
Permanent seats added	845	395
Square footage required	260,000 SF	225,000 SF

Notes:

1. Permanent capacity of the existing ACC building is 950 seats.
2. Student to teacher ratios – Arlington Tech HS 26.9:1, Arlington Tech MS 25.15:1, CTE 20:1, EL/Academic Academy 15:1, PEP/Special Ed 10:1.
3. 300-seats CTE from neighborhood HS is per period for each of three periods resulting in 900-seats available per day.

ACC Options: Site Plan (260,000 SF)



ACC Options: Overview

Options developed are intended to illustrate a broad range of how the Ed. Specs. can be accommodated on the site.

Option	Brief Description
Option 1	Minimizes the number of additions to the existing ACC building, thus simplifying construction and reducing costs. Results in largest building footprint and greatest travel distances within the building.
Option 2	Like Option 1 but involves two additions to the existing ACC building in order to create a more compact building footprint.
Option 3	Provides a similar massing solution to that reviewed with the BLPC and PFRC during the 2020 Concept Design by focusing density on 9 th St. Existing Fenwick building/site area can remain for other uses.
Option 4	Provides a new building for ACC, delivering completed space before any other option; construction complexity and duration reduced by avoiding phased occupied renovations. Most of the existing ACC building/site area can remain for other uses. Field size smaller than other options.

ACC Options: View from Walter Reed (260,000 SF)



ACC Options: View from Highland (260,000 SF)



ACC Options: Project Schedule

Date	Activity		
November to December 2021	<ul style="list-style-type: none"> Start Concept Design <ul style="list-style-type: none"> Develop design team scope and fee based on School Board direction Begin development and update multimodal transportation analysis 		
January 2022 to December 2023	<ul style="list-style-type: none"> Design Phase – expected to be similar for all options <ul style="list-style-type: none"> Feb. to May 2022 - reconvene the existing committees for 3 or 4 meetings including <ul style="list-style-type: none"> Building Level Planning Committee (BLPC) Public Facilities Review Committee (PRFC) 		
January 2024 to completion	<ul style="list-style-type: none"> Construction phase – estimated completion by option 		
	Option	School Complete	All Phases Complete
	<ul style="list-style-type: none"> Option 4 	<ul style="list-style-type: none"> Dec. 2025 	<ul style="list-style-type: none"> April 2027
	<ul style="list-style-type: none"> Options 1 and 2 	<ul style="list-style-type: none"> Aug. 2027 	<ul style="list-style-type: none"> Dec. 2027
<ul style="list-style-type: none"> Option 3 	<ul style="list-style-type: none"> Dec. 2027 	<ul style="list-style-type: none"> Aug. 2028 	

ACC Options: Phased Completion – Construction

- Each option is expected to involve a phased delivery with portions of the project being complete ahead of others.
- Preliminary completion sequence for major areas of work:

Option 1 Dec. 2027 completion	Option 2 Dec. 2027 completion	Option 3 Aug. 2028 completion	Option 4 Apr. 2027 completion
<ul style="list-style-type: none"> • Walter Reed addition • Partial ACC renovations • Partial ACC renovations, parking structure, field, and site work, school complete Aug. 2027 	<ul style="list-style-type: none"> • Walter Reed addition • Partial ACC renovations • Highland addition, partial ACC renovations, and parking structure, school complete Aug. 2027 • Field and site work 	<ul style="list-style-type: none"> • Highland addition • 9th St addition and parking structure • ACC renovations, school complete Dec. 2027 • Field and site work 	<ul style="list-style-type: none"> • New ACC, school complete Dec. 2025 • Parking structure, field, and site work

ACC Options: Impact on students and staff

- **Montessori Public School of Arlington (MPSA) – impacts on students/staff:**
 - In all options the most significant impacts will occur during construction of the major addition(s) or new building.
 - Construction related to the parking structure, site work, and existing ACC renovations will have a lesser impact on MPSA due to the expected intensity and location.
- **ACC – impacts on students/staff:**
 - Options 1-3 will require major additions being constructed next to the functioning school and will require multiple moves for ACC students/staff to facilitate renovations within the existing building.
 - Option 4 keeps major construction farthest away from the functioning school and will require a single move for ACC students/staff from the existing building to the new building.

Option 1	Option 2	Option 3	Option 4
Aug. 2027 school complete	Aug. 2027 school complete	Dec. 2027 school complete	Dec. 2025 school complete
Dec. 2027 completion	Dec. 2027 completion	Aug. 2028 completion	Apr. 2027 completion

ACC Options: Cost Estimating Process

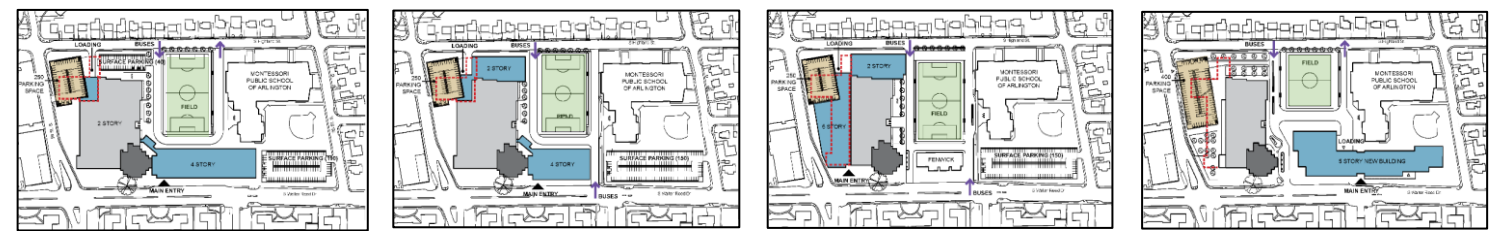
- The design team created an outline of educational specifications, illustrations, and narratives to define project scope.
- Two independent estimates were prepared: one from a professional cost estimator and one from a construction manager.
- The two estimates were reconciled prior to completion to ensure similar assumptions were used as the basis of each estimate.
- Current dollars were used as the estimate baseline, with costs escalated based on expected construction duration.
- Total project costs presented are an average of the two estimates prepared.

ACC Options: Types of Cost

% of Total Project Cost	Type of Cost
66-69%	Construction Costs – cost of construction for each scope item identified in the study report; based historical data and current market conditions.
3-5%	Construction Contingency – reserved for anticipated changes that occur during construction; varies due to project complexity.
15-16%	Owner (Soft) Costs – non-construction project costs (professional fees, permits, furniture, technology, etc.); based on experience from past APS projects.
<u>11-13%</u>	Escalation – reserved for anticipated increases in current construction and other project costs; varies due to expected project duration.
100%	Total Project Cost - summation of the other types of cost.

ACC Options: Cost Estimate (in millions)

Base Ed. Specs. – 260,000 SF / 1,795 maximum capacity

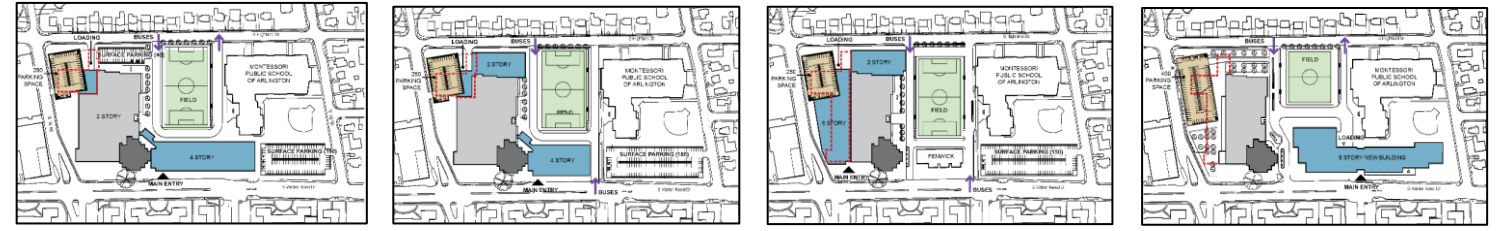


	Option 1	Option 2	Option 3	Option 4
Construction Costs	\$104.66	\$108.57	\$115.13	\$118.17
Construction Contingency	\$8.38	\$8.69	\$9.21	\$5.91
<u>Owner (Soft) Cost</u>	<u>\$24.87</u>	<u>\$25.80</u>	<u>\$27.36</u>	<u>\$27.30</u>
Subtotal – 2021 Project Costs	\$137.90	\$143.05	\$151.70	\$151.38
<u>Escalation</u>	<u>\$17.80</u>	<u>\$18.58</u>	<u>\$23.42</u>	<u>\$19.10</u>
Total Project Cost	\$155.70	\$161.63	\$175.11	\$170.48

ACC Options: Cost Estimate (in millions)

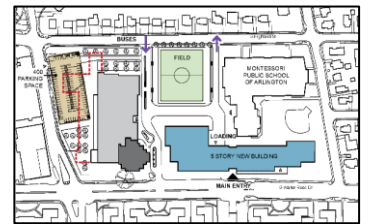
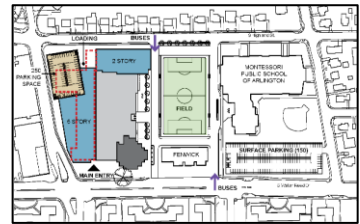
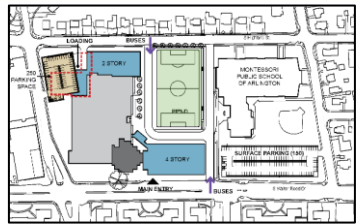
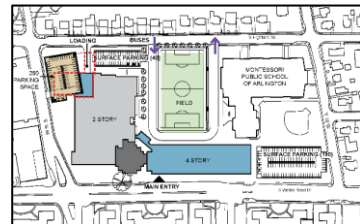
Alternative Ed. Specs. – 225,000 SF / 1,345 maximum capacity

- Cost reductions are exclusively related to constructing less new square footage; all other parking and site costs remain unchanged.



	Option 1	Option 2	Option 3	Option 4
Construction Costs	\$93.48	\$97.15	\$104.22	\$105.83
Construction Contingency	\$7.48	\$7.78	\$8.34	\$5.29
<u>Owner (Soft) Cost</u>	<u>\$22.21</u>	<u>\$23.08</u>	<u>\$24.76</u>	<u>\$24.45</u>
Subtotal – 2021 Project Costs	\$123.17	\$128.01	\$137.31	\$135.56
<u>Escalation</u>	<u>\$16.07</u>	<u>\$16.89</u>	<u>\$21.11</u>	<u>\$17.33</u>
Total Project Cost	\$139.24	\$144.89	\$158.42	\$152.89

ACC Options: Summary



	Option 1	Option 2	Option 3	Option 4
Number of construction phases	Minimum of 5			3
Construction within an occupied building	Yes, will occur while school is in session			No
Entirely new building	No			Yes
All new and renovated school space complete – <u>new seats</u> available, if applicable	August 2027		December 2027	December 2025
All construction phases complete	December 2027		August 2028	April 2027
Total Cost – Base Ed. Specs. (260,000 SF / 1,795 capacity)	\$155.70	\$161.63	\$175.11	\$170.48
Total Cost – Alternative Ed. Specs. (225,000 SF / 1,345 capacity)	\$139.24	\$144.89	\$158.42	\$152.89
Flex space	No		Fenwick building/site remains for future use	Majority of existing ACC building/site remains for future use

ACC Options: Superintendent recommends Option 4

- Option 4 with a new school facility fits the site and meets the school needs
 - Maximizes the flexibility for long-term optimization of the Career Center Campus.
 - Best footprint to fully integrate the learning experience, supporting and enhancing the existing school culture.
- Option 4 has the fastest construction timeline
 - School opens Dec. 2025, 1 ½ years before second fastest option
 - All projects completed by April 2027, more than a year before the second fastest option
 - Least disruptive to existing ACC and MPSA students and staff.
 - Lowest level of project complexity.
- Option 4 is affordable
 - Current financial outlook provides a reasonable likelihood that project funding could be accommodated within the FY 2023-32 CIP.

ACC Project Funding

Based on Superintendent's recommended Option 4

- The total cost for the Career Center project ranges from \$170.48M for the high option to \$152.89M for the low option.
- The FY22-24 CIP includes **\$31.22M** in previous bond funding that is already set aside for the Phase 2 ACC project.
- Based on the costs for Option 4 noted above, the remaining amount to be funded in the FY23-32 CIP ranges from \$139.26M for the high option to \$121.67M for the low option.
- The remaining project funding would come from future bonds (FY 2023 and later) and possibly the Capital Reserve.

Option 4 leaves the existing ACC building open for reuse

Future plans for the campus must maintain manageable enrollment and traffic levels

- Time is needed to determine how best to plan for the entire campus
- The “long-range plan to renovate existing school facilities” will include assessment of the Arlington Career Center and Montessori Public School of Arlington buildings
- Depending upon the recommendations, the FY2025-34 CIP could consider increasing the size of the Arlington Career Center field

Recommendation for CIP Direction

Recommended CIP Direction for Arlington Career Center (ACC)

The Superintendent is directed to begin work immediately on the ACC concept design using the:

- Proposed Base and Alternative Educational Specifications (Ed. Specs.), and
- Option 4 and the proposed Project Requirements

ACC PROJECT REQUIREMENTS	Base Ed. Specs.	Alternative Ed. Specs.
Maximum capacity	1,795	1,345
Instructional programs (identified on the Ed. Specs.)	Arlington Tech Academic Academy, EL, PEP CTE from neighborhood HS	Arlington Tech Academic Academy, EL, PEP CTE from neighborhood HS
Estimated total project cost (in millions)	\$170.48	\$152.89
Site facilities (playgrounds, fields, structured/surface parking, etc.)	As generally shown on the Option 4 Site Plan, with the expectation of further development and refinement during Concept Design	
Building Size (square feet)	260,000	225,000
Year complete	December 2025 (new building) April 2027 (all construction phases)	

Recommended CIP Direction for ACC continued

The Superintendent is directed to:

- Prior to, or concurrent with, adoption of the FY 2023-2032 CIP present to the School Board for approval a proposed:
 - Concept Design and reconciled cost estimate meeting the Base Ed. Specs.; and
 - An alternative Concept Design and reconciled cost estimate meeting the Alternative Ed. Specs., designed to accommodate a future addition.
- Include the Arlington Career Center project, based in the approved Project Requirements, in the Superintendent's Proposed FY 2023-32 CIP

Long-Range Plan to Renovate Existing School Facilities

A long-range renovation plan of existing school facilities includes:

1. The modernization of existing school facilities.
2. Holistically upgrading building systems.
3. Improving both indoor and outdoor common spaces.
4. Updating educational specifications to current standards.
5. Addressing inequities between facilities.
6. Managing fluctuations in enrollment.
7. Evaluating the need for relocatable classrooms.

The plan will be developed by representatives from:

- The Department of Diversity, Equity, and Inclusion - Equity Guidelines
- The Department of Facilities & Operations – Space and Building Systems
- The Department of Finance and Management Services – Budgetary Guidelines
- The Department of Planning and Evaluation – Enrollment Guidelines
- The Departments of Academics & Student Support – Educational Guidelines
- The Advisory Council on School Facilities and Capital Programs (FAC) - Community Feedback

Expected deliverables include:

- Framework and guidelines for evaluating existing facilities for the FY 23-32 CIP
- Produce a schedule and prioritization of renovations by facility for the FY 25-34 CIP

Recommended CIP Direction for Long-Range Plan to Renovate Existing School Facilities

The Superintendent's Proposed FY 2023-32 CIP will include:

- A framework and guidelines for evaluating existing facilities
- A plan for the FY 2025-34 CIP to include:
 - A schedule and prioritization of renovations by facility
 - Bond or other funding sources to implement the long-range renovation plan

Review of Recommendations for CIP Direction

Recommended CIP Direction for Continuing Projects

The Superintendent's Proposed FY 2023-32 CIP will continue the funding for those projects outlined in the FY 2022-24 CIP including:

- Major infrastructure projects/HVAC improvements (annual funding)
- Kitchen renovations
- Entrance renovations/security vestibules
- The Heights building Phase 2
- Synthetic turf field replacements
- Previous bond funding for:
 - Career Center project
 - Planning to provide options to meet 10-year projected seat needs

Recommendation for CIP Direction

Recommended CIP Direction for Arlington Career Center (ACC)

The Superintendent is directed to begin work immediately on the ACC concept design using the:

- Proposed Base and Alternative Educational Specifications (Ed. Specs.), and
- Option 4 and the proposed Project Requirements

ACC PROJECT REQUIREMENTS	Base Ed. Specs.	Alternative Ed. Specs.
Maximum capacity	1,795	1,345
Instructional programs (identified on the Ed. Specs.)	Arlington Tech Academic Academy, EL, PEP CTE from neighborhood HS	Arlington Tech Academic Academy, EL, PEP CTE from neighborhood HS
Estimated total project cost (in millions)	\$170.48	\$152.89
Site facilities (playgrounds, fields, structured/surface parking, etc.)	As generally shown on the Option 4 Site Plan, with the expectation of further development and refinement during Concept Design	
Building Size (square feet)	260,000	225,000
Year complete	December 2025 (new building) April 2027 (all construction phases)	

Recommended CIP Direction for ACC continued

The Superintendent is directed to:

- Prior to, or concurrent with, adoption of the FY 2023-2032 CIP present to the School Board for approval a proposed:
 - Concept Design and reconciled cost estimate meeting the Base Ed. Specs.; and
 - An alternative Concept Design and reconciled cost estimate meeting the Alternative Ed. Specs., designed to accommodate a future addition.
- Include the Arlington Career Center project, based in the approved Project Requirements, in the Superintendent's Proposed FY 2023-32 CIP

Recommended CIP Direction for Long-Range Plan to Renovate Existing School Facilities

The Superintendent's Proposed FY 2023-32 CIP will include:

- A framework and guidelines for evaluating existing facilities
- A plan for the FY 2025-34 CIP to include:
 - A schedule and prioritization of renovations by facility
 - Bond or other funding sources to implement the long-range renovation plan

Timeline

CIP Tentative Timeline

2021 Dates	Topic	Focus
✓ Sept. 21	Overall	<ul style="list-style-type: none"> Work Session - Planning for the Superintendent's Proposed FY 2023-2032 CIP
Oct. 14 and 28	Overall and ACC	<ul style="list-style-type: none"> SB Meetings – CIP Direction, including the School Board's Project Requirements and Ed Specs for ACC
Nov. 2 Election	Bond Vote	<ul style="list-style-type: none"> Arlington votes on Bond Referendum (FY22-24 CIP)

CIP Tentative Timeline

2022 Dates	Topic	Focus
✓ Sept. 21	Overall	<ul style="list-style-type: none"> Work Session - Planning for the Superintendent's Proposed FY 2023-2032 CIP
Oct. 14 and 28	Overall and ACC	<ul style="list-style-type: none"> SB Meetings – CIP Direction, including the School Board's Project Requirements and Ed Specs for ACC
Nov. 2 Election	Bond Vote	<ul style="list-style-type: none"> Arlington votes on Bond Referendum (FY22-24 CIP)
Feb. 10	Overall	<ul style="list-style-type: none"> Work Session - Annual Update and 2021 10-Year Projections
Feb. to May TBD	ACC	<ul style="list-style-type: none"> Reconvene BLPC & PRFC, obtain feedback on concept design
March 2022	ACHS	<ul style="list-style-type: none"> Identify site and prepare to modify space
TBD	ACC	<ul style="list-style-type: none"> SB Meeting - Information and vote on concept design
May 12	Overall	<ul style="list-style-type: none"> SB Meeting - Information Superintendent Proposed FY 2023-32 CIP, includes ACC concept design and costs Note – SB will hold five (5) CIP work sessions in May and June
June 9	Overall	<ul style="list-style-type: none"> SB Meeting - Information School Board Proposed FY 2023-32 CIP
June 15	Overall	<ul style="list-style-type: none"> SB Public Hearing on School Board's Proposed FY 2023-32 CIP
June 23	Overall	<ul style="list-style-type: none"> SB Meeting – School Board votes on FY 2023-32 CIP
Nov. 1 Election	Bond Vote	<ul style="list-style-type: none"> Arlington votes on Bond Referendum



Frequent updates during each engagement process on APS Engage, including:

- Links to School Board Work Sessions/Meetings
- Presentations
- Timeline
- Data
- Community Input

Additional communications shared throughout the process via:

- School Talk Engage messages
- Social media
- School Ambassador updates
- News release

Follow processes at
www.apsva.us/engage/



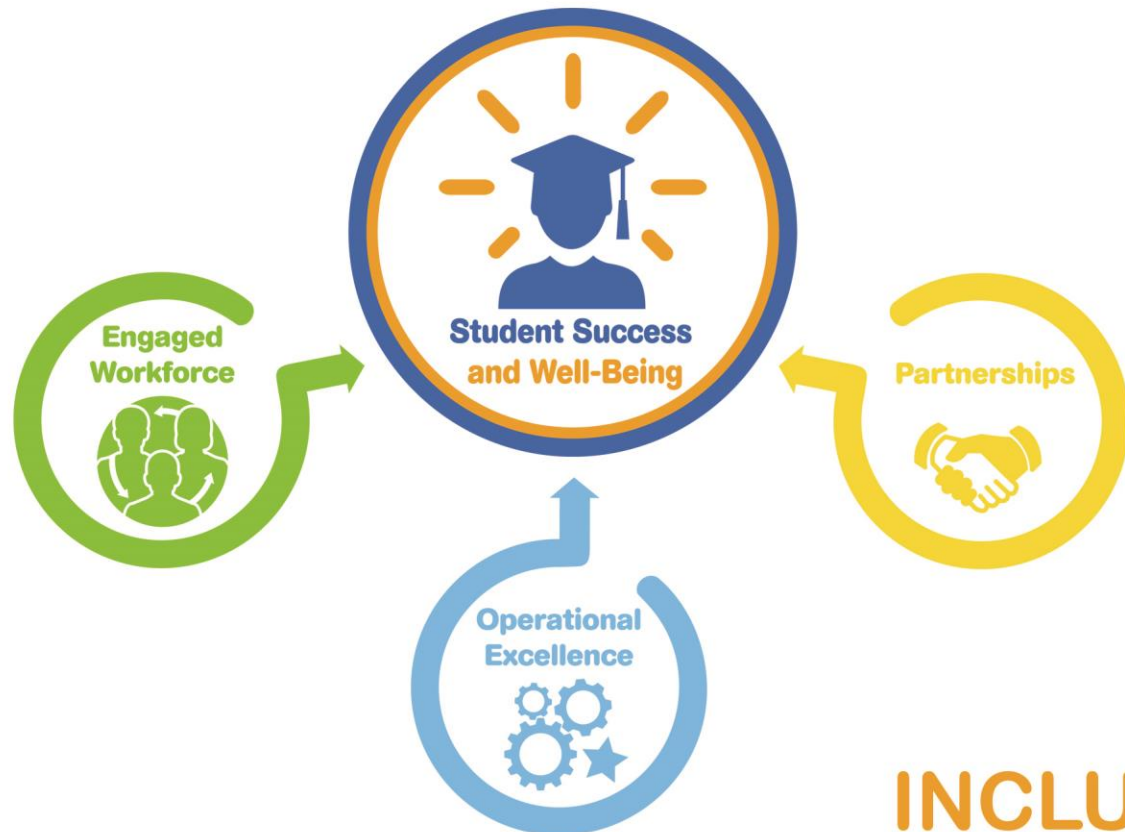
Questions? Write to:
engage@apsva.us

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.

APS Strategic Plan 2018-2024

FY 2023-2032 Capital Improvement Plan (CIP) Direction

School Board Information Item
October 14, 2021



INCLUSION * EXCELLENCE * INNOVATION