

ADVISORY COUNCIL ON SCHOOL FACILITIES AND CAPITAL PROGRAMS (FAC)

MEETING MINUTES

November 8, 2021 – 6:30 PM

Cardinal Elementary School - Library

In Attendance: Heather Carkuff Josen, Jeff Chambers, Michael DePalma, Mike Freda, John Giambalvo, David Goodman, Cynthia Hilton, Sally Hoekstra, Rebecca Hunter, Daryl Johnson, Lois Koontz, Steven Leutner, Kelley Litzner, Greg Lloyd, Nathan McQueen, Adam Rasmussen, Lisa Stengle

Minutes:

1. Tour: Members of the FAC toured Cardinal Elementary with the Principal and learned about the extended facilities, upgrades that will be used in future APS facilities, and space usage in the new layout.
2. FAC meeting opened with approval of minutes from the November 2021 meeting.
3. Public Comment: None presented.
4. Liaison Updates:
 - a. Immersion Vision Feeder School Sub-Committee: Discussed feeder solutions for Key Elementary. Proposed border changes will attempt to minimize moves. Waitlist paused for moving children from Claremont to Key. Recommendations will go to the school board next.
 - b. ACTL: Focused on math and literacy. Virtual Learning Program continues to be a topic of discussion. ASAC parents in particular are concerned with virtual learning support for their children. Numbers dropped at the elementary and middle school levels and slightly increased at the high school level.
 - c. BAC: Discussed upcoming BAC activities to examine budgets and determine where efficiency gains might be possible. Teacher salaries/retirements, bus driver salaries, and several other on-going budget issues require resolution and action in the coming months. Budget outlooks for this school year appear to be better than expected.
5. Operating Efficiencies Brief: Jim Meikle (APS)
 - a. Briefed FAC on HVAC efficiencies, construction, and maintenance items
 - b. Minor Construction Major Maintenance (MCMM) budgets have been cut the past two years, causing HVAC maintenance at several schools to fall behind. Requested FAC advocacy for bolstering MCMM budget to ensure no significant failures occur at school facilities for six schools listed as high priority for repairs/updates. MCMM is typically funded out of operational funds (as opposed to CIP bond funds).

- c. Sustainability Committee Liaison to the FAC noted that the SCL has supported FAC recommendations for MCMM budgets in the past, given the close relationship between sustainability and maintenance.
 - d. HVAC Building Automation Systems (BAS) upgrades require \$350k per school. Several require these updates.
 - e. Nine (9) schools listed as priority for complete overhaul of their HVAC systems. These are new, complete systems for ventilation and filtration/purification and used estimates from deep studies conducted by two sets of engineers using actual school plans. Costs ranged from ~\$5M to ~\$30M+ depending on age of the system, size of the school, work requirements (ceilings, ductwork, etc.), and replacement options. Total for the top 9 schools (approximately 1/4 of all schools) is \$154M+.
 - f. Jeff Chambers comment: HVAC upgrades/replacement is one of several factors required for evaluating facility needs. The upcoming CIP (FY23-32) will be used to set priority for facilities upgrades. The FAC needs to establish criteria for upgrade prioritization. In terms of balancing near-term costs with long-term return on investment (ROI), APS takes a value engineering approach and considers costs vs. returns that also include long-term sustainability benefits.
 - g. One member noted that the recently hired Asst. Superintendent for Facilities abruptly departed, which may cause some communication issues for facility prioritization.
6. Proposed FY2023-32 CIP Brief: Jeff Chambers (APS)
- a. ACC Site: Board directed Superintendent to move forward with "Option 4" planning. First issue is to move the MPSA playground to the baseball field location prior to the start of ACC construction. New ACC construction is projected to start in Summer 2023.
 - b. ACHS: Bond funding from 2022-2024 CIP will be used to relocate students to temporary site by August 2023. Amazon Pen Place will provide a permanent ACHS location and is slated for completion by 2026-27.
 - c. CIP Direction/Priorities: plan will continue to fund priorities from the 2022-2024 CIP and support major building system upgrades. APS will begin working on the ACC Option 4 concept design, which includes the Base Education Specs (\$170.5M, 1,795 students) and the Alternate Education Specs (\$153M, 1,345 students). New building slated for completion by December 2025, with all ACC construction - including a new recreation field - completed by April 2027.
 - d. ACC building is available for other uses. The FY2023-32 CIP plan includes a study for the entire career center campus and its uses. The site must accommodate a total student capacity of 2,570 seats, keep traffic manageable, and determine re-use/removal options of the MPSA and old ACC buildings.
 - e. FY2025-34 CIP will include specific recommendations for the entire campus, including a schedule and prioritization for renovations by facility with associated bond funding sources.

7. Subcommittee for the Career Center Project:
 - a. One member expressed continuing unease with the proposed 400-parking space parking garage on the ACC site. Two members expressed strong support and noted that teachers need on-site parking. One member expressed concern for how APS balances expenses with needs. "Everything is a \$200M project" may not be the answer for everything.
 - b. January: enrollment projections from Planning and Evaluation will be ready for review.

8. ACC Building Level Planning Committee (BLPC) Update: Lisa Stengle (APS)
 - a. Described differences from the old plan (4th comprehensive H.S. with full set of playing fields and aquatic center) and current plan, which greatly reduced projected costs for the site.
 - b. Education specs, a parking study, and other key preliminary planning items were either already complete or are nearly complete, which will help accelerate the planning process.
 - c. Plan to meet with teachers to discuss square footage requirements for student spaces.
 - d. One FAC member expressed concern regarding the lack of growth in CTE spaces at the ACC. Stated that no data appears to exist for actual seat requirements, but anecdotal evidence exists that CTE can/should grow larger with additional seats to accommodate students who desire CTE classes. Stated that this ACC plan is the opportunity to ensure that enough CTE seats exist for APS into the future. Jeff Chambers commented that CTE spaces are being added, both at the new ACC building and via flex spaces that can accommodate different CTE classes in the same space (with some reconfiguration) as required. Some CTE spaces will also be added to the new ACHS location.
 - e. Question pertaining to use, status and development of the County owned property known as, the Quincy Property and the Virginia Hospital Center. Jeff Chambers responded that APS conducted several studies and determined that there was no real use / case for the property due to its location, lack of transportation options, busy road, and various site restrictions (no yellow buses, boundary issues, etc.). May be of use in the future, but for now, there are no plans.
 - f. Draft BLPC plan will be submitted to the School Board on Nov. 12th.
 - g. APS will begin the process of reaching out to former BLPC members to determine who will return to the new iteration of BLPC.

9. Long-Range Plan to Renovate Existing Facilities Subcommittee:
 - a. New FAC subcommittee is forming to create criteria and assess priorities for determining which facilities require renovation and when they should occur.
 - b. Jeff Chambers noted that APS requested this help from the FAC in order to have input from the community for "the right priorities in the right order" using a comprehensive, holistic view of student and APS needs.

- c. One member noted that growth in South Arlington, needed school renovations for the oldest, smallest schools, and other factors will play into the analysis.

10. Misc. request:

- a. One member asked for a brief on Amazon-funded participation in APS facilities.