



Arlington Public Schools
School Board's Adopted
FY 2011 – FY 2016 Capital Improvement Plan



Wakefield High School



Bowie Gridley Architects

Arlington, Virginia
www.apsva.us

June 3, 2010



Arlington Public Schools
FY 2011 – FY 2016 School Board's Adopted
Capital Improvement Plan

School Board

Sally Baird, Chair
Libby Garvey, Vice Chair
James Lander
Abby Raphael
Emma Violand-Sánchez

Superintendent

Dr. Patrick K. Murphy



Table of Contents

Transmittal Letter v

CIP Calendar vi

Map of Arlington Public Schools.....vii

I. Capital Improvement Plan Overview

 Introduction..... 1

 Arlington Facilities & Student Accommodation Plan..... 2

 Project Prioritization 2

 Funding Sources 3

 Community Involvement..... 4

II. School Board Framework

 School Board Framework..... 5

 Superintendent’s Proposed Capital Improvement Plan..... 6

III. Major Construction Projects

 Major Construction Projects 9

 Sources of Funds for Major Construction Projects 9

 Bonds 9

 Current Revenues 11

 Funding Charts..... 11

 Capacity Analysis 12

 Construction Market Escalation..... 13

 Financial Analysis..... 13

IV. Major Construction Project Details

 Fiber Optic Cable Installation 18

 HVAC 19

 Roofing..... 20

 Wakefield High School 21

V. Capital Projects Fund

 Summary 23

 Minor Construction/Major Maintenance..... 24

 Major Construction 24

 Joint Projects..... 24

 Funding Summary 25

VI. Capital Projects Fund – Project List

 FY 2011 Minor Construction/Major Maintenance (MC/MM) Projects 27

VII. History of the CIP

 History of the CIP 29





June 4, 2010

Dear Colleagues,

I am pleased to present the FY 2011 – FY 2016 Capital Improvement Plan (CIP) for the Arlington Public Schools (APS). Since the 1994 bond referendum, our CIP program has focused on major school renewals, replacements and additions. As a result of the Arlington community's consistent and generous support, we can take great pride in what has been achieved to upgrade our public school buildings, reflecting the intent to provide high-quality learning environments for all public school students.

In the interest of prudent planning, Arlington Public Schools and Arlington County Government (ACG) staffs have worked closely on understanding each other's project priorities and our debt capacity constraints. We are thrilled the County Board reached consensus to move Wakefield's rebuilding forward by two years; we believe there will be significant cost savings by accelerating this project. As you know, the environment in which this CIP was developed was different from past CIPs. With previous CIPs, the economy was much stronger and the construction market was booming. Today we are faced with a weak economy, one advantage of which is that the construction market is also weak, resulting in low bids for construction which will allow us to proceed with Wakefield sooner than previously expected.

Our six-year Capital Improvement Plan totals \$165,484,226. Over the planning period of the CIP, the average growth in debt service is estimated at 4.6% and debt retirement as a proportion of the operating budget ranges from 7.93% to 9.55%.

The Arlington Public Schools 2010 bond referendum of \$102,888,000 will provide the funds to complete the construction of Wakefield High School, pay for a portion of our share of the joint APS/County project to install a fiber-optic cable network in support of our communications system, and provide funding for HVAC and roofing projects. The proposed 2012 bond referendum at \$11,070,000 includes additional funding for the fiber-optic cable project, and will fund additional HVAC and roofing projects. The proposed 2014 bond referendum at \$3,350,000 continues funding for HVAC and roofing projects.

Finally, this CIP is the result of careful collaboration and cooperation among APS and County staff, parents, school and community leaders as well as the members of the Arlington County Board. We are grateful for your continued help and support and we look forward to the successful completion of these projects to better serve the students of our community.

Sincerely,

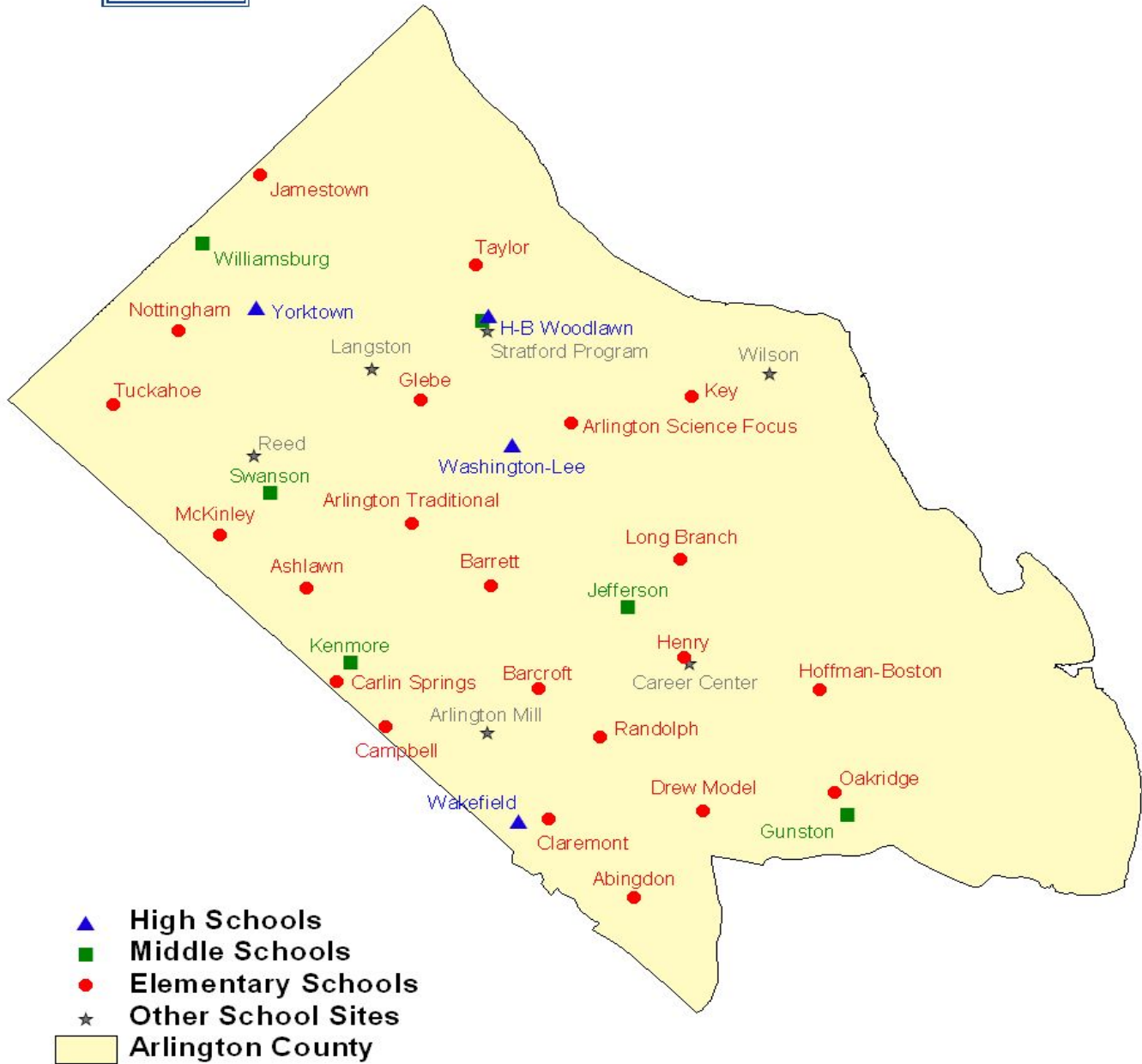
Sally Baird
Chair, Arlington School Board

CIP Development Calendar

August 11	MC/MM request package sent to Principals and Program Managers
September 18	Principals and Program Managers submit completed MC/MM request forms to Facilities
October 8	School Board Adopts CIP Framework
November 17	Draft of FY 2011 MC/MM presented to Senior Staff
December 7	Administrative Council review of draft MC/MM projects
April 5	Administrative Council review of preliminary CIP
April 27	Senior Staff review of proposed CIP
May 6	Superintendent's presents Proposed FY 2011 – FY 2016 CIP CIP Work Session # 1
May 11	CIP Work Session # 2
May 20	CIP Public Hearing
June 3	School Board Adopts FY 2011 – FY 2016 CIP



Arlington Public Schools







Arlington Public Schools

Capital Improvement Plan

Overview

INTRODUCTION

Every two years Arlington Public Schools (APS) develops a six-year Capital Improvement Plan (CIP) to address future facility needs. The CIP responds to requirements for new facilities, additions and renewals of existing schools, and other student accommodation needs as set forth in the Arlington Facilities and Student Accommodation Plan (AFSAP). In addition to major construction projects, the CIP also addresses minor construction and major maintenance needs. The CIP serves as a project planning and financial planning document for the six-year period.

Staff develops the CIP on a two-year cycle. During the first year of the cycle (also known as the “off year”), no changes are made to the prior year’s CIP. Instead, staff studies various programs, space needs, and policies to substantiate and update the projects for inclusion in the next year’s CIP. The second year of the cycle (also known as the “on year”) corresponds with the year in which a bond referendum is held. During the second year of the cycle, project scopes and estimates are revised as necessary based on the findings from the staff studies and based on current construction market conditions. This CIP for FY 2011 – FY 2016 is proposed in the second year of the two-year CIP development cycle for major construction projects and, as such, contains project scopes, schedules and cost estimates received since the FY 2009 – FY 2014 CIP.

Overview of the Arlington Public Schools Organization

The Arlington County Public Schools is directed by an elected five-member School Board. In the past, the County Board appointed the School Board, but in November 1993 the voters approved a referendum to institute an elected School Board. Since January 1, 1998, all five members of the School Board have been elected. School Board members serve staggered four-year terms in a sequence similar to that of County Board members. The Superintendent of Schools is appointed by the School Board for a four-year term.

The School Board functions independently of the County Board but is required to prepare and submit an annual budget to the County Board for its consideration. The cost of operating the public schools is met with an appropriation and transfer by the County Board from the County’s General Fund as well as aid from the state and from the federal government. Because the School Board can neither levy taxes nor incur indebtedness under Virginia law, the local costs of the school system are provided by appropriation from the General Fund of the County. The funds necessary to construct school facilities are provided by capital appropriations from the General Fund of the County or by general obligation bonds approved by Arlington voters and issued by the County.

Since FY 2002, the County Board and School Board have agreed upon a revenue sharing formula for setting the County transfer to the Schools which is updated annually. The formula for FY 2011, updated in fall 2009 based on changes in actual enrollment from year to year, allocates net local County tax revenue between the County (50.9%) and the Schools (49.1%) plus provides an additional amount for increased enrollment. The County transfer, along with federal, state and other local revenues, funds all APS expenditures including debt service. Outside school revenues that increase or decrease do not alter the allocation of revenue from the County.

The School Board has been able to fund the operating and capital needs of the Schools as well as establish reserves for unanticipated expenses and/or revenue shortfalls within the current revenue sharing allocation. Having a Revenue Sharing Agreement has allowed both Boards to have more strategically-focused discussions on current and future budget issues, rather than on the distribution of funds. The current agreement is not year specific and is intended to serve as an ongoing agreement until modified by the Boards.

ARLINGTON FACILITIES AND STUDENT ACCOMMODATION PLAN

The Arlington Facilities and Student Accommodation Plan (AFSAP) for FY 2010 – FY 2015 provides a comprehensive look at student enrollment and building capacity within Arlington Public Schools. Specific information about each school is provided, as well as an overall look at enrollment and capacity issues throughout the county.

Information provided in the AFSAP includes:

- Current and projected enrollments by school and grade level
- Enrollment vs. capacity analysis
- Description of enrollment projection methodology
- Housing trends and impact on enrollment
- Capacity analysis maps

The AFSAP is available in electronic format through the Arlington Public Schools Facilities and Operations website under the Facilities Planning section (www.apsva.us/afsap).

PROJECT PRIORITIZATION

Inclusion of major and minor construction projects in the CIP is determined based on a number of factors. While some factors differ for major and minor construction projects, each factor is used to determine the relative need of each project.

Major Construction

In deciding which major construction projects to include in the CIP, a number of factors are examined such as building condition, capacity utilization, educational adequacy, special considerations, and the availability of financial resources. Each of these factors consists of underlying components that can be evaluated. After an evaluation of these factors, APS staff makes recommendations to the School Board for projects to be included in the CIP.

Minor Construction/Major Maintenance (MC/MM)

Factors influencing the prioritization of minor construction/major maintenance projects include facility maintenance assessments, input from principals/building managers, input from the Advisory Council on School Facilities and Capital Programs, overcrowding, safety concerns, scheduled maintenance services, statutory requirements, and improvements necessary for instructional purposes. Within the availability of resources, projects with the greatest needs based on the factors above are included in the annual budget and in the corresponding CIP.

FUNDING SOURCES

Funding for the Capital Improvement Plan is provided by bond financing and by current revenues. Bond financing is generated through the sale of municipal bonds. Arlington County issues general obligation bonds which must be approved by the County's voters. The County's practice is to schedule bond referenda for even-numbered calendar years (which correspond to odd-numbered fiscal years). Additionally, as part of the annual budget process, the County appropriates current revenues to APS that may be used for capital projects. The annual appropriation of current revenues to the Capital Projects Fund for capital improvements provides greater flexibility in addressing ongoing facility needs since Arlington has opted to seek voter approval for bond financing every other year.

It is APS' practice to fund the design of a major construction project in one bond year and the construction in the next bond year. This practice of funding design and construction of projects in separate bond years allows the project design to be well underway prior to the second bond year, thus providing a more accurate construction cost for inclusion in the next funding period. This practice reflects a capital planning approach that starts with a basic project estimate followed by subsequent refinement over time. Each CIP reflects new input and information about projects over a multi-year period. During planning, each project is progressively developed with regard to capacity information, school input, community input, and other factors that may refine the scope of work.

The following is a summary of funding for the FY 2011 – FY 2016 CIP:

FY 2011 - FY 2016 PROJECT FUNDING							
Source of Funds	FY 2011 (2010 Bond)	FY 2012	FY 2013 (2012 Bond)	FY 2014	FY 2015 (2014 Bond)	FY 2016	Total
Major Construction							
Bond Funding *	\$123,216,000	\$0	\$11,070,000	\$0	\$3,350,000	\$0	\$137,636,000
Current Revenues	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sub -Total	\$123,216,000	\$0	\$11,070,000	\$0	\$3,350,000	\$0	\$137,636,000
Minor Construction/ Major Maintenance							
Current Revenues	\$4,641,371	\$4,641,371	\$4,641,371	\$4,641,371	\$4,641,371	\$4,641,371	\$27,848,226
Total	\$127,857,371	\$4,641,371	\$15,711,371	\$4,641,371	\$7,991,371	\$4,641,371	\$165,484,226

* In November 2008, voters approved a bond referendum in the amount of \$99.425 million for projects at the Career Center, Wakefield High School, and Yorktown High School. The amount designated for Yorktown High School was \$82.98 million for construction. However, when bids for the project were opened, the cost for construction was \$56.4 million, leaving \$26.58 million in bonding authority remaining. Since that time, additional funds for Jefferson Middle School and the Reed project were approved by the School Board, reducing the available bonding authority to \$20.33 million. This available bonding authority will reduce the November 2010 bond referendum amount from \$123,216,000, the total bond funding needed for the projects, to \$102,888,000. This reduction in requested bonding authority will not reduce the amount of debt service required to pay back these bonds.

See page 11 for specific projects associated with the Major Construction funds and page 25 for projects associated with Minor Construction/Major Maintenance.

COMMUNITY INVOLVEMENT

Throughout the facilities planning process, a variety of school and community stakeholders provide valuable feedback that helps shape the scope of the projects included in the CIP. Those stakeholders include local school communities, parents, citizen and civic groups, the broader Arlington community, County staff members and system-wide teacher/administrative staff. The Advisory Council on School Facilities and Capital Programs, a group that periodically reports directly to the School Board, provides input to the School Board and to APS staff. At the school level, the Building Level Planning Committees (BLPCs) participate directly in the design of individual projects. In this process, the BLPC works with an architect appointed by the School Board to determine how best to meet the goals and objectives for the project as approved in the CIP. Through consensus, the BLPC assists in creating a schematic design that is presented to and approved by the School Board in terms of scope and budget.

In 2007, the County Board established a new body designed to provide review of public projects. The Public Facilities Review Committee (PFRC) was formed to ensure that the highest quality of land use planning, design, transportation planning, and other important community aspects are incorporated into civic projects as assigned to the Committee by the Arlington County Board. More specifically, the PFRC allows advisory commissions and committees to have timely input on the development of significant County and Schools projects prior to the formal submission of the project for public hearings held by the Planning Commission and the County Board.

The major responsibilities of the PFRC are as follows:

- Provide a forum in which the Planning Commission, citizens' community groups, advisory commissions and committees can have a dialogue with the project lead and other staff to review, discuss, and comment on any important public facility project.
- Ensure that the highest quality of land use planning and design is incorporated into development projects; to promote compliance with the County's Comprehensive Plan, other planning documents and County policies; and to address community concerns and goals.
- Help inform commissions and the County Board on the outstanding issues with regard to a specific plan and any conditions which it might determine to be necessary or appropriate to address those issues.
- Provide an efficient means for broad-based public participation, precluding the necessity of multiple presentations to and reviews by each individual commission during the development phase.
- Provide advice to the County Board and County Manager in the development of the Capital Improvements Program.

The PFRC is concerned with design issues relevant to the external building design, site placement, and relationship within the neighborhood context. The PFRC will not address internal building design, as that is guided by the educational or programmatic needs of the building users.



Arlington Public Schools

Capital Improvement Plan

School Board Framework

SCHOOL BOARD FRAMEWORK

On October 8, 2009, the School Board adopted the following framework for the FY 2011 – FY 2016 Capital Improvement Plan:

Capital Investment

In order to provide safe, adequate, and functional learning environments, it is important to provide capital funding for APS facilities. To ensure the projects and priorities identified in the FY 2009 – 2014 CIP continue to move forward, the FY 2011-2016 CIP will:

Major Capital Projects

- Use the latest design development plans to refine the cost estimates for the reconstruction of Wakefield High School.
- Identify the next course of action for the Career Center.
- Explore the potential use of other APS and county facilities and sites regarding short and long-term increase in school capacity. Evaluate public/private partnerships for the development of these properties.
- Provide alternative scenarios for the timing of major projects.
- Detail the criteria used for prioritizing projects.
- Ensure continuation of the capital reserve.

Major Maintenance

- Identify major maintenance investment needs for APS facilities, such as the repair and/or replacement of HVAC systems, detail any additional funding needed above that identified in the MC/MM fund, and furnish options for providing additional funding.

Finance

The financial management of capital investments is an integral part of the overall management of all APS finances. The FY 2011 – FY 2016 CIP will consider capital expenditures in the context of APS budget priorities and will:

- Provide an analysis of our debt capacity under various funding scenarios to determine APS' ability to fund future construction projects.
- Assess potential for capital funding from alternative sources such as public/private partnerships and higher education partnerships.

Energy & Environment

APS has made it a priority to use new green technology in the development of its facilities not only to protect the environment but also to reap the economic benefit of using less energy. In the development of new facilities the CIP will:

- Outline the importance of developing projects that are sensitive to environmental concerns while taking advantage of the economic savings related to new green technology.

Demographics

The APS student population is projected to continue to grow. This growth will impact all areas of the county. In order to plan for these changes, the CIP will:

- Evaluate enrollment projections to determine the need for future capacity.

Property Management

APS leases private space to house certain administrative and support services. During this CIP timeframe, APS will need to either renew those leases or identify other space options. To address this issue, the proposed CIP will:

- Provide an analysis of the various building leases and a cost-benefit analysis of continuing to lease space versus other space options.

SCHOOL BOARD ADOPTED CAPITAL IMPROVEMENT PLAN

The School Board adopted six-year Capital Improvement Plan totals \$165,484,226 and includes funding of \$104,613,000 to begin construction of the new Wakefield High School in July 2011, \$6,653,000 for a fiber optic cabling project to be completed jointly with the County, and \$26,370,000 for new HVAC and roofing projects.

The CIP was developed with one primary objective: funding the construction of a new Wakefield High School. This project was included in the previous CIP and was considered the most important project to be addressed in this CIP. APS is currently carrying the debt service for the reconstruction of two other high schools along with some smaller projects at other schools; this, along with the downturn in the economy limited the amount of funds available for debt service in this CIP planning period. As a result, the CIP focuses on the Wakefield project and decisions about other projects to include in this CIP were made with this in mind.

In preparing the CIP, staff reviewed other needs to determine if there were projects that were a higher priority than the reconstruction of Wakefield High School. In doing so, staff looked at the following criteria: mandates, health/safety, environment, instructional adequacy, and other general criteria.

- Mandates are federal, state, or county requirements that APS must meet, such as standards required by the Americans with Disabilities Act. Also included in this category are projects outlined through Memorandums of Understanding with Arlington County.
- Health and Safety criteria include projects necessary to protect building occupants, protect the building itself, to correct code violations, to provide better accessibility and to provide upgrades to security.
- Environmental criteria include projects that provide enhanced heating, cooling, and indoor air quality, appropriate light and noise levels, and those that will conserve energy.

-
- Instructional adequacy criteria include projects which are undertaken to provide appropriate learning environments (including classroom size, shape, and amenities) and to increase capacity in our schools.
 - Other general criteria include projects that extend the useful life of the facility or may yield to economies of scale.

After reviewing all projects against these criteria, staff determined that, while there were other important projects to be funded, the reconstruction of Wakefield High School was the highest priority for this CIP planning period.

The School Board approved the schematic design for Wakefield in June 2009 and approved energy and environmental alternatives for the project, including geothermal heating, solar hot water, and photovoltaic generation of electricity, in December 2009. In March 2010, the School Board received an updated cost estimate for Wakefield based on design development to that point. Since that time, design development has proceeded and the cost estimates have been refined further. As a result, the March 2010 project cost estimate of \$109,043,000 for a construction start in July 2011 has been increased by \$6,670,000 bringing the total project cost estimate to \$115,713,000. The previous CIP included \$11.1 million for design and pre-construction costs, leaving \$104,613,000 to be funded in this CIP.

To address some of the most pressing major maintenance needs for APS facilities, two new project areas have been added in this CIP: HVAC and Roofing. Because the useful lives of both HVAC and roofing projects are expected to be at least twenty years, bond funding was considered appropriate for these new projects. Studies were conducted to determine where needs were the greatest for both HVAC and roofing. Funding of \$14.6 million has been provided to address HVAC needs at Taylor Elementary, H-B Woodlawn, and other elementary schools. In addition, funding of \$11.8 million is provided for roofing projects at sixteen buildings throughout the county.

In 1998, the County and APS approved a franchise agreement with Comcast that provided for a private fiber optic network connected to most APS facilities which has become the backbone of APS communications. As part of that agreement, Comcast provided access to their cable at no cost to the County and APS. However, this cable franchise agreement expires on July 1, 2013, and the County and APS must begin planning now to ensure they have options to provide their own cable network if a new franchise agreement cannot be approved. Even if an agreement can be reached, the County intends to move forward with its own fiber optic cable network. Funding of \$6.7 million is proposed in this CIP and represents APS' share of the cost to provide fiber optic cable to meet future APS communications needs.

Bond funding was provided in the previous CIP for the Career Center to improve the building and extend its useful life. In January 2010, Governor Kaine, as part of a competitive evaluation process, approved Arlington Public Schools' request for a Qualified School Construction Bond (QSCB) allocation. APS will use the funding to issue no-interest bonds for an energy efficiency improvement project at the Career Center. The interest-free loans will serve to reduce the cost of the project by reducing the associated debt service. The Facilities and Operations department is in the process of preparing design plans to start the capital needs work. Because the building's infrastructure is being improved, and reconstruction of the facility is not planned in the near future, no additional funding is proposed in this CIP for the Career Center.

Arlington Public Schools projects enrollment to increase for the time frame covered by this CIP. Enrollment increases around the county have resulted in crowding or potential crowding in many schools. APS staff, in partnership with the Facilities Advisory Council, is exploring options for

increasing capacity system-wide. The Progressive Planning Model adopted by the School Board in December 2009 delineates several options for increasing capacity. Those options include, for the short term: increasing class size, increasing utilization factors for secondary schools, purchasing relocatable classrooms, converting computer labs and other interior spaces into instructional rooms, and moving Pre-K classes. Long-term options for increasing system capacity under discussion include: creating a Pre-K center in alternative space, using or developing other County or Schools buildings for instructional space, investigating alternative admissions and transfer policies, and considering flexible secondary school calendars. Staff is investigating both short-term and long-term options and will be reporting on these to the School Board on a twice-yearly basis.

Currently APS leases five properties which provide primarily administrative and support offices although some instructional programs are housed in leased space. Leased facilities offer some advantages: the lessor assumes the capital risk, the leases do not affect debt limits and the buildings are designed to be flexible and easy to reconfigure. Maintenance and operations burdens can be transferred to the owner to produce a more predictable cash flow for budgeting. However, the term of the lease should be closely matched with the requirement, and lease market variations can be more volatile than capital costs which can make market timing an important factor for renewal.

Leases are reviewed for appropriateness and cost effectiveness relative to dynamic market conditions on an on-going basis and at lease renewal decision points. The table below indicates when various lease facilities will be up for renewal. Decisions on lease renewal should predate expiration by 1½ - 2 years to ensure that a full range of options is available for negotiation.

CURRENT APS LEASES				
Name and Location	Square Feet	Description	Expiration Date	Remarks
<u>EAP</u> 200 N. Glebe Road Arlington, VA 22203	3,738	Employee Assistance Program	12/31/10	EAP will move into other APS space at the end of this lease term.
<u>Arlington Mill</u> 4600 N Fairfax Blvd. Arlington, VA 22207	7,000	High School Continuation	8/31/11	2 x 2 year extension 8/31/2015
<u>Clarendon Education</u> 2801 N. Clarendon Blvd. Arlington, VA 22201	57,063	Adult Education REEP Administrative Offices	9/30/12	
<u>Syphax</u> 1439 N. Quincy Street Arlington, VA 22201	26,900	Administrative Offices	12/30/12	
<u>Marshall</u> 2847 Wilson Boulevard Arlington, VA	11,217	Library/Media Processing Services New Directions	5/31/25	

In preparation for negotiation, APS and the County are in negotiation with a commercial real estate broker to assist in identifying alternatives to APS and County accommodation requirements. In addition to lease negotiation, the commercial real estate broker will include an analysis of the overall needs for administrative space, consolidation potential, cost of occupancy, and a comparison of the total cost of lease, lease-to-own and owned facilities to meet APS needs.



Arlington Public Schools

Capital Improvement Plan

Major Construction Projects

MAJOR CONSTRUCTION PROJECTS

Major construction projects include renewals, reconstructions, and renovations as defined below:

- *Renewal*: a comprehensive project where virtually all systems are replaced, with a large amount of demolition that leaves only concrete, steel, and other structural elements remaining. This may include some elements of comprehensive demolition and new construction. Examples of renewal projects include Hoffman-Boston, Glebe and Nottingham.
- *Reconstruction*: complete demolition of a building, leading to new construction as a replacement for the demolished structure. Examples include the Langston and Kenmore projects, the Washington-Lee project completed in December 2009, and the Yorktown Phase II project which is currently under construction.
- *Renovation*: replacement of selected finishes or systems as necessary to bring the facility up to code or current standards. An example is the work done at Campbell Elementary.

Building additions are also considered major construction projects.

SOURCES OF FUNDS FOR MAJOR CONSTRUCTION PROJECTS

Major construction projects may be funded by bond financing, by current revenues, or a combination of the two. Bond financing is generated through the sale of municipal bonds. Arlington County issues general obligation bonds which must be approved by the County's voters. Arlington County's practice is to schedule bond referenda for even-numbered calendar years (which correspond to odd-numbered fiscal years). Additionally, as part of the annual budget process, Arlington County appropriates current revenues to APS which may be used for capital projects. The annual appropriation of current revenues to the Capital Projects Fund for capital improvements provides greater flexibility in addressing ongoing facility needs since Arlington has opted to seek voter approval for bond financing every other year.

BONDS

Although in some cases current revenues in the Capital Projects Fund are allocated to fund portions of major construction projects, large projects – those costing \$500,000 or more with useful lives of 15 years or greater – are typically funded with proceeds from bond sales. If a project is financed with bonds, it should have a useful life similar in length to the repayment schedule of the bonds issued for that project. Arlington Public Schools continues to implement a substantial bonded portion of the Capital Improvement Plan, and Arlington County voters have continued to approve bonds by a large majority. In 2006, a \$33.7 million referendum passed with 77% of voters' approval and in 2008, \$99.425 million was approved by 75% of the voters. Since 1988 – the year of APS' first CIP – no school bond referendum has failed voter approval.

The tables below outline the funding approved in the referenda from 1996 to 2008 and for the referenda in 2010, 2012 and 2014. Summary information on all APS major construction projects since 1996 may be found on pages 29-30 in the “History of the CIP” section.

1996-2002 Bond Referenda = \$201,433,500		
Completed Projects		
Abingdon Elementary	Drew Model School	Nottingham Elementary
Arlington Science Focus Elementary	Education Center	Oakridge Elementary
Arlington Traditional Elementary	Glebe Elementary	Swanson Middle School
Ashlawn Elementary	Gunston Middle School	Tuckahoe Elementary
Barrett Elementary	Hoffman-Boston Elementary	Williamsburg Middle School
Cabling in Schools	Jamestown Elementary	Yorktown High School - Phase I
Campbell Elementary	Kenmore Middle School	Wakefield High School Roof
Carlin Springs Elementary	Key Elementary	Washington-Lee High School Track
Claremont Elementary	Langston High School Continuation	

2004-2006 Bond Referenda = \$111,840,000		
Completed Projects	Ongoing Projects	
Washington-Lee High School	Career Center – Design	Wakefield High School – Design
Reed School	Jefferson Middle School – Design	Yorktown High School Reconstruction

2008 Bond Referendum = \$99,425,000	
Ongoing Projects	
Career Center - Capital Needs & Improvements	Wakefield High School – Design & Pre-construction Needs
Jefferson Middle School Capital Needs & Improvements	Yorktown High School Reconstruction

2010 Bond Referendum = \$102,888,000	
New Projects	
Wakefield High School - Reconstruction	Fiber Optic Cabling Project – I-Net
HVAC Projects	Roofing Projects

2012 Bond Referendum = \$11,070,000	
New Projects	
HVAC Projects	Fiber Optic Cabling Project – I-Net
	Roofing Projects

2014 Bond Referendum = \$3,350,000	
New Projects	
HVAC Projects	Roofing Projects

CURRENT REVENUES

In addition to bond proceeds, projects may be funded with current revenues. Current revenues are funds other than those generated by the sale of bonds and are appropriated to APS on an annual basis through the annual budget process.

In this CIP, no projects are to be funded with current revenues. All projects shown below will be funded with general obligation bonds.

The chart below shows the major construction projects planned over the next six years. Descriptions of each of the projects are found in this document beginning on page 17.

SIX-YEAR MAJOR CONSTRUCTION FUNDING PLAN								
Projects Expenditures	Previous Bonds	FY 2011 (2010 Bond)	FY 2012 (2012 Bond)	FY 2013 (2012 Bond)	FY 2014	FY 2015 (2014 Bond)	FY 2016	FY 11-16
Wakefield High School	\$11,100,000	\$104,613,000	\$0	\$0	\$0	\$0	\$0	\$104,613,000
Fiber Optic Cabling Project	\$0	\$2,303,000	\$0	\$4,350,000	\$0	\$0	\$0	\$6,653,000
HVAC Projects	\$0	\$11,600,000	\$0	\$2,000,000	\$0	\$1,000,000	\$0	\$14,600,000
Roofing Projects	\$0	\$4,700,000	\$0	\$4,720,000	\$0	\$2,350,000	\$0	\$11,770,000
Yorktown High School	\$56,368,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$67,468,000	\$123,216,000	\$0	\$11,070,000	\$0	\$3,350,000	\$0	\$137,636,000

Note: The 2010 bond referendum amount will actually be \$102,888,000 as a result of using \$20,328,000 in previously approved bonding authority.

The chart below outlines the timing of the sale of bonds associated with each of the projects in the CIP. It is important to note that the average growth in the debt service over the planning period does not exceed 6.2% and the debt service as a percent of total APS expenditures does not exceed 10% over the planning period, as mandated by County policy.

ANNUAL BOND SALES - FY 2011 - FY 2016 (in millions)							
	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	Total
Wakefield High School	\$29.000	\$46.500	\$29.113				\$104.613
Fiber Optic Cabling Project		\$1.997	\$0.306	\$4.350			\$6.653
HVAC Projects	\$3.000	\$5.800	\$3.800	\$1.000	\$1.000		\$14.600
Roofing Projects	\$2.350	\$2.350	\$2.360	\$2.360	\$2.350		\$11.770
Yorktown High School *	\$10.100	\$8.500					\$18.600
Total	\$44.450	\$65.147	\$35.579	\$7.710	\$3.350	\$0.000	\$156.236
	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	
Debt Service Growth	13.2%	8.7%	10.3%	5.4%	-4.8%	-4.9%	
6-year Rolling Average						4.6%	
Debt Service as % of Total Expenditures	8.26%	8.91%	9.47%	9.55%	8.70%	7.93%	

* Funds for the Yorktown project were approved in previous bond referenda. However, the remainder of the bonds needed to complete the project will be sold in FY 2011 and FY 2012, thus impacting our debt service.

CAPACITY ANALYSIS

Projected student capacity for APS in September 2010 is 20,619 seats. This number does not include capacity provided by relocatable classrooms. Overall, APS currently uses 90.5% of its building capacity and has 2,169 seats available countywide. These seats, however, are not evenly distributed throughout APS buildings.

The following table shows enrollment (current and projected) vs. capacity for each APS school building for the CIP planning years.

APS Building Capacities and Projected Student Enrollment, 2010-2015 (No Dual Enrolled Students)

School	Capacity	2010		2011		2012		2013		2014		2015	
		Enrollment	Percent	Enrollment	Percent	Enrollment	Percent	Enrollment	Percent	Enrollment	Percent	Enrollment	Percent
Abingdon	589	489	83.0%	515	87.4%	520	88.3%	536	91.0%	556	94.4%	564	95.8%
ASF	553	507	91.7%	543	98.2%	540	97.6%	563	101.8%	581	105.1%	588	106.3%
ATS	460	454	98.7%	454	98.7%	454	98.7%	454	98.7%	454	98.7%	454	98.7%
Ashlawn	435	407	93.6%	432	99.3%	449	103.2%	472	108.5%	492	113.1%	493	113.3%
Barcroft	460	374	81.3%	353	76.7%	372	80.9%	379	82.4%	389	84.6%	395	85.9%
Barrett	575	580	100.9%	610	106.1%	624	108.5%	626	108.9%	652	113.4%	662	115.1%
Campbell	434	397	91.5%	423	97.5%	446	102.8%	463	106.7%	462	106.5%	474	109.2%
Carlin Springs	585	622	106.3%	635	108.5%	668	114.2%	694	118.6%	714	122.1%	722	123.4%
Claremont	597	530	88.8%	525	87.9%	545	91.3%	555	93.0%	560	93.8%	575	96.3%
Drew	623	555	89.1%	573	92.0%	590	94.7%	605	97.1%	614	98.6%	623	100.0%
Glebe	509	472	92.7%	511	100.4%	550	108.1%	576	113.2%	596	117.1%	603	118.5%
Henry	463	426	92.0%	464	100.2%	491	106.0%	514	111.0%	537	116.0%	538	116.2%
Hoffman-Boston	564	392	69.5%	371	65.8%	392	69.5%	395	70.0%	403	71.5%	412	73.0%
Jamestown	596	593	99.5%	625	104.9%	669	112.2%	688	115.4%	702	117.8%	720	120.8%
Key	651	658	101.1%	677	104.0%	693	106.5%	703	108.0%	725	111.4%	740	113.7%
Long Branch	533	503	94.4%	519	97.4%	511	95.9%	523	98.1%	527	98.9%	546	102.4%
McKinley	443	453	102.3%	470	106.1%	480	108.4%	496	112.0%	513	115.8%	521	117.6%
Nottingham	513	570	111.1%	631	123.0%	650	126.7%	684	133.3%	691	134.7%	709	138.2%
Oakridge	581	600	103.3%	636	109.5%	654	112.6%	673	115.8%	702	120.8%	707	121.7%
Randolph	484	422	87.2%	451	93.2%	478	98.8%	492	101.7%	511	105.6%	513	106.0%
Taylor	659	652	98.9%	694	105.3%	740	112.3%	763	115.8%	811	123.1%	811	123.1%
Tuckahoe	521	572	109.8%	597	114.6%	595	114.2%	611	117.3%	622	119.4%	635	121.9%
Total Elem Cap	11828	11228	94.9%	11709	99.0%	12111	102.4%	12465	105.4%	12814	108.3%	13005	110.0%
Gunston	932	683	73.3%	689	73.9%	733	78.6%	778	83.5%	817	87.7%	873	93.7%
Jefferson	931	587	63.1%	617	66.3%	649	69.7%	685	73.6%	723	77.7%	768	82.5%
Kenmore	985	729	74.0%	754	76.5%	809	82.1%	842	85.5%	892	90.6%	952	96.6%
Swanson	948	861	90.8%	875	92.3%	931	98.2%	987	104.1%	1038	109.5%	1109	117.0%
Williamsburg	997	950	95.3%	969	97.2%	1040	104.3%	1096	109.9%	1153	115.6%	1232	123.6%
H-B Woodlawn	238	216	90.8%	216	90.8%	216	90.8%	216	90.8%	216	90.8%	216	90.8%
Total Middle Cap	5031	4026	80.0%	4120	81.9%	4378	87.0%	4604	91.5%	4839	96.2%	5150	102.4%
Wakefield	1797	1368	76.1%	1377	76.6%	1383	77.0%	1428	79.5%	1473	82.0%	1549	86.2%
Washington-Lee	1854	1909	103.0%	1929	104.0%	1971	106.3%	1997	107.7%	2076	112.0%	2185	117.9%
Yorktown	1862	1692	90.9%	1684	90.4%	1671	89.7%	1737	93.3%	1797	96.5%	1875	100.7%
H-B Woodlawn	416	396	95.2%	396	95.2%	396	95.2%	396	95.2%	396	95.2%	396	95.2%
Total High Cap	5929	5365	90.5%	5386	90.8%	5421	91.4%	5558	93.7%	5742	96.8%	6005	101.3%
Total	22788	20619	90.5%	21215	93.1%	21910	96.1%	22627	99.3%	23395	102.7%	24160	106.0%
Integration Station	n/a	30	n/a	30	n/a	30	n/a	30	n/a	30	n/a	30	n/a
Stratford Program	n/a	48	n/a	45	n/a	45	n/a	45	n/a	45	n/a	45	n/a
Arlington Mill*	n/a	176	n/a	164	n/a	176	n/a	194	n/a	187	n/a	196	n/a
Langston	n/a	79	n/a	89	n/a	83	n/a	64	n/a	67	n/a	70	n/a
Enrollment TOTAL		20952		21543		22244		22960		23724		24501	

CONSTRUCTION MARKET ESCALATION

An escalation allowance is intended to reflect the following variable predictions of future conditions:

- inflation, which takes into account the market forces of supply and demand on the price level of construction labor and materials, and
- construction market conditions, which affect the level of profit and productivity that contractors use in the submission of their bids.

As we move toward the end of the current recession, it becomes more difficult to predict future construction cost escalation rates. In the near term, there is some confidence that escalation will remain relatively flat but as we move into 2011, there is likely to be a modest increase of 2.5% to 3%. Beyond that, annual escalation could be anywhere from 5% to 10% or more in the out years depending on market factors.

FINANCIAL ANALYSIS

As outlined in the previous sections, projects for inclusion in the CIP are first evaluated on a number of factors primarily based on needs. Once that evaluation was complete, an analysis of APS' financial capacity was performed. Both the analysis of need and the analysis of financial capacity was considered in the development of the CIP and the final placement of projects over the six-year period of the CIP.

Financial capacity is defined as the ability to maintain service levels, withstand disruptions in the regional and local economy, and meet the demands of normal growth and development. Because bond ratings reflect a jurisdiction's financial condition and management expertise, the effect of a bond proposal on these ratings is also a concern. Bond rating agencies use a number of measures to evaluate the capacity of a jurisdiction to take on additional debt. Typically these are measures of wealth and ability to pay, and include debt as a proportion of the market or assessed value of real estate, and debt as a proportion of total income. There is no legal limit in Virginia on the level of general obligation debt issued by Virginia counties. County and APS staff use the following debt guidelines, outlined in County policy, to develop both the County and APS capital improvements plans each year:

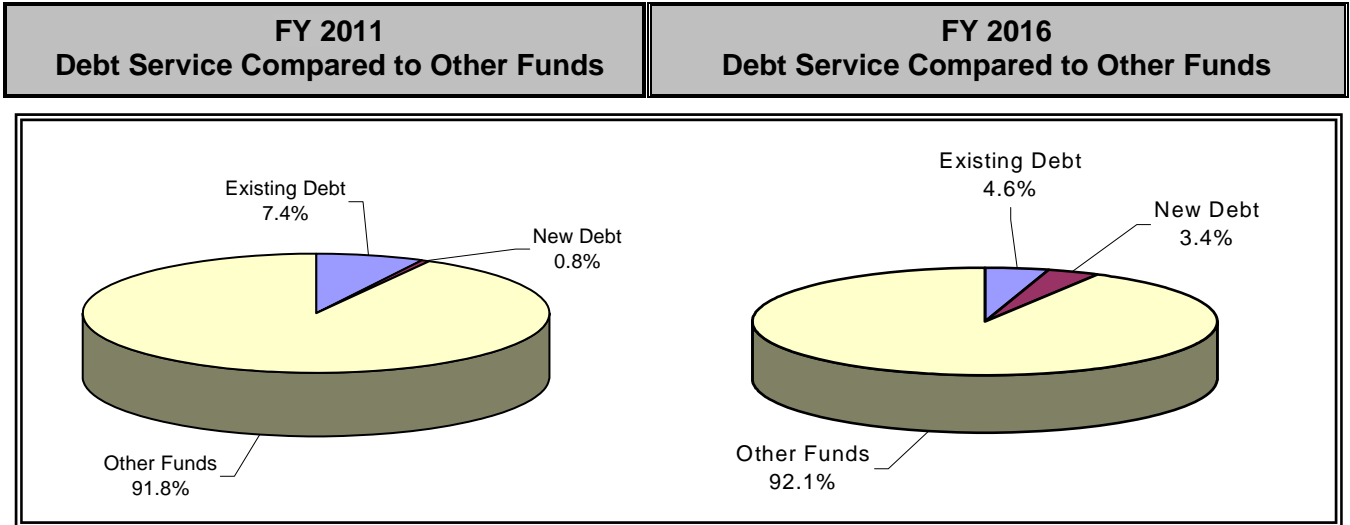
- Net tax-supported debt service payments as a percent of general expenditures will not exceed 10% within the six-year projection (here, general expenditures includes all funds except the Capital Projects Fund)
- The ratio of net tax-supported debt to income will not exceed 6% within the six-year projection
- Net tax-supported debt as a percentage of full market value ratio will not exceed 4% within the six-year projection
- Debt service growth over the six-year projection should not exceed the average ten-year historical revenue growth

When assessing the debt guidelines, County and APS debt is combined for the debt to income ratio and the debt to property value ratio but each entity is assessed independently for the debt service as a percent of general expenditures ratio.

The tables on page 11 show the projects that are included in APS' FY 2011 – FY 2016 CIP as well as the timing of the sale of the bonds associated with these projects that allows us to meet the County's debt management policies. While the amount included in the 2010 bond referendum might appear large, it is important to note that it is the timing of the sale of the bonds that directly affects debt service and hence debt capacity, not the amount of the bond referendum. The 2010 referendum will seek authorization for the full amount for construction of Wakefield High School, less the bonding authority

remaining from the 2008 bond referendum (see page 11), even though the sale of the bonds will take place over three years because once construction is begun, there will be no logical stopping point.

In FY 2011, for every dollar spent by APS on funds other than the Capital Projects Fund, 8.2 cents will be applied to debt service. In FY 2016, it is anticipated that 7.9 cents of each dollar spent by APS will be applied to debt service, a reduction of 0.3 cents per dollar over the planning period.



To determine when the bonds should be sold for the adopted projects, Facilities staff estimates the project schedules. The tentative start dates for the projects in the 2010 bond are identified below.

2010 Bond		
Location	Project	Tentative Start Date
Wakefield High School	Construction	July 2011
Fiber Optic Cabling Project	Construction	Summer 2012
HVAC Projects	Renovation	Summer 2011
Roofing Projects	Renovation	Summer 2011

During the development of this CIP, Finance staff prepared and analyzed numerous financial scenarios in which the variables were project timing, project costs, sale of bonds, and growth in County revenues. These scenarios provided estimates of funds available for the CIP.

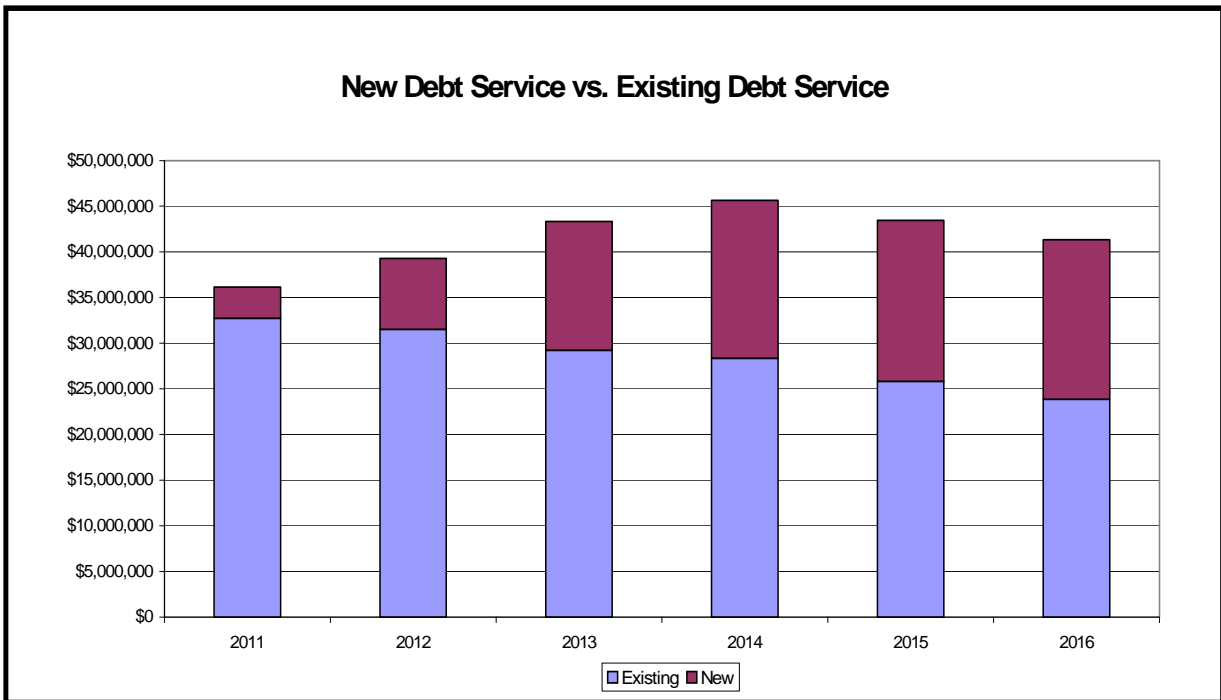
Using the project schedules, APS staff, in conjunction with construction professionals, developed a cash flow projection for each project. The chart below was based on the estimated project schedule and the projected cash flow analysis for each project as well as the updated three-year budget forecast based on the School Board's Adopted FY 2011 budget. The updated three-year budget forecast, which will be reviewed by the School Board at a CIP Work Session, includes the following assumptions:

- total locally-generated County revenues increase by 0% for FY 2012, 3% for FY 2013 and 4% per year for FY 2014 and beyond;

- the existing Revenue Sharing Agreement continues at the same level as FY 2011 plus additional funding each year for increased enrollment;
- State revenues increase by \$1.5 million in FY 2012 based on the General Assembly's adopted 2010-2012 biennial budget and remain at that level for FY 2013 through FY 2016;
- federal revenues remain at the same level as FY 2011;
- federal stimulus funding is no longer available in FY 2012 and beyond;
- budgeted carry-forward equals \$2.5 million on an annual basis;
- debt service is based on the sale of bonds for a 20-year term at a fixed interest rate of 5.0%;
- expenditures in FY 2012 through FY 2014 are based on the School Board's Adopted FY 2011 budget and projected increases or decreases for changes in baseline services based on contractual obligations or program needs; and
- no funding for step increases or any compensation adjustment is included in any year.

The "Revenue Surplus/(Shortfall)" column is derived by subtracting the "Total Expenditures not including Debt Service" and "Total Debt Service" columns from the "Estimated Total Revenue" column.

Fiscal Year	Estimated Total Revenue	Total Expenditures not including Debt Service	Debt Service			Revenue Surplus/ (Shortfall)
			Existing	New	Total	
FY 2011	\$442,029,383	\$405,890,283	\$32,730,600	\$3,408,500	\$36,139,100	\$0
FY 2012	\$445,421,327	\$412,523,542	\$31,524,879	\$7,768,288	\$39,293,167	(\$6,395,382)
FY 2013	\$462,121,327	\$411,616,962	\$29,238,036	\$14,086,650	\$43,324,686	\$7,179,679
FY 2014	\$482,721,327	\$430,319,924	\$28,367,150	\$17,285,345	\$45,652,495	\$6,748,908







Arlington Public Schools

Capital Improvement Plan

Major Construction Projects Details

MAJOR CONSTRUCTION PROJECT DETAIL DESCRIPTIONS

In this section of the CIP, an overview is provided for each of the projects planned in the next six years. The overviews include a general description of the project and an assessment of the operating impact of the project. Also shown is a table that outlines the fiscal year or bond year in which funding is provided over the six-year planning period (FY 2011 – FY 2016). Where applicable, funding from prior years is noted.

FIBER OPTIC CABLE INSTALLATION

County Wide

Project Cost Estimates

Major Capital Investment

Fiber Optic Cabling	<u>\$6,653,000</u>
Total	\$6,653,000

PROJECT DESCRIPTION In 1998, the County and APS approved a franchise agreement with Comcast that provided for a private fiber optic network connected to most APS facilities which has become the backbone of APS communications. As part of the agreement, Comcast provided access to their cable at no cost to the County and APS. However, this cable franchise agreement expires on July 1, 2013, and the County and APS must begin planning now to ensure they have options to provide their own cable network if a new franchise agreement cannot be approved. Even if an agreement can be reached, the County intends to move forward with its own fiber optic cable network. The funding included in this CIP represents APS' share of the cost to provide fiber optic cable to meet future APS communications needs.

The fiber optic communications network is projected to be complete in FY 2016. Effective July 1, 2013, at the expiration of the franchise agreement, it is not certain that Comcast will continue to provide fiber for the Institutional Network (I-Net). Instead, maintenance costs will be required to provide equivalent fiber connections and are included in the three-year budget forecast as part of the operating budget.

OPERATING IMPACT If the County and APS do not provide their own fiber optic cable network, effective July 1, 2013, it is estimated APS will need to pay approximately \$1,865,000 annually for fiber connections.

FY 2011 - FY 2016 PROJECT FUNDING							
Source of Funds	FY 2011 (2010 Bond)	FY 2012	FY 2013 (2012 Bond)	FY 2014	FY 2015 (2014 Bond)	FY 2016	Total
Bond	\$2,303,000		\$4,350,000		-	-	\$6,653,000
Total	\$2,303,000	\$0	\$4,350,000	\$0	\$0	\$0	\$6,653,000

HVAC PROJECTS

Various Locations

Project Cost Estimates

Major Maintenance Investment

Taylor Elementary HVAC	\$ 5,600,000
HB Woodlawn HVAC	\$ 4,000,000
Other Elementary HVAC	<u>\$ 5,000,000</u>
Total	\$14,600,000

PROJECT DESCRIPTION In 2007, APS created a task force to review HVAC needs throughout the system. The Facilities Maintenance department continues to review its overall staffing resources to re-align them with current priorities. For example, carpentry positions have been converted to HVAC positions to facilitate the implementation of an evening shift. This shift will be dedicated to preventive maintenance which will prolong the life of all HVAC equipment thereby providing significant long-term savings. As well as offering financial benefit and improved comfort for our school population, this strategy has environmental benefits. As an example, changing filters at quarterly can save as much as one third in energy consumption.

Over the past four years, APS has allocated over \$3.7 million to improve HVAC systems in APS buildings. However, to make an even greater impact, bond financing will be used to continue to provide HVAC system improvements. Work to be performed will include replacement of chillers, boilers, and water towers. Specific details of the work to be performed at each school are available in the Posey and Lutz reports; a copy of each report is available in the Facilities and Operations department.

OPERATING IMPACT Since these projects are expected to include significant HVAC systems work, it is expected that these improvements will affect utility costs. However, until projects are completed, the effect on utilities cannot be quantified.

FY 2011 - FY 2016 PROJECT FUNDING							
Source of Funds	FY 2011 (2010 Bond)	FY 2012	FY 2013 (2012 Bond)	FY 2014	FY 2015 (2014 Bond)	FY 2016	Total
Bond	\$8,800,000	-	\$4,800,000	-	\$1,000,000	-	\$14,600,000
Total	\$8,800,000	\$0	\$4,800,000	\$0	\$1,000,000	\$0	\$14,600,000

ROOFING PROJECTS

Various Locations

Project Cost Estimates

Major Maintenance Investment

Roofing Various Locations	<u>\$11,770,000</u>
Total	<u>\$11,770,000</u>

PROJECT DESCRIPTION As part of the MC/MM budget process, APS has provided some funding for roofing projects in past years. To provide a more comprehensive approach to improving roofing throughout the system, APS contracted for a study to review sixteen buildings. The report has been completed and provides recommendations for improvements to the sixteen buildings. Specific details of work to be performed at each school are available in the Gale report. A copy of the report is available in the Facilities and Operations department.

The table below shows the funding included for major roofing projects during this planning period.

OPERATING IMPACT Once major roofing systems are replaced or repaired, it is expected annual maintenance costs will decrease.

FY 2011 - FY 2016 PROJECT FUNDING							
Source of Funds	FY 2011 (2010 Bond)	FY 2012	FY 2013 (2012 Bond)	FY 2014	FY 2015 (2014 Bond)	FY 2016	Total
Bond	\$4,700,000	-	\$4,720,000	-	\$2,350,000	-	\$11,770,000
Total	\$4,700,000	\$0	\$4,720,000	\$0	\$2,350,000	\$0	\$11,770,000

WAKEFIELD HIGH SCHOOL

4901 S. CHESTERFIELD ROAD, ARLINGTON, VA 22206

FY 2011 Capacity 1,564
 FY 2011 Enrollment 1,368

FY 2016 Capacity 1,600
 FY 2016 Enrollment 1,549

Project Cost Estimates

Soft Cost \$ 18,000,000
 Construction \$ 97,713,000
 Total \$115,713,000



PROJECT DESCRIPTION Wakefield High School was constructed in 1953 and a swimming pool was added in the 1970s. The design team has completed a Schematic Design Report which was approved by the School Board in June 2009 and the Design Development phase was completed in March 2010. Construction documents will be completed in March 2011 to allow for a July 2011 construction start if funding for the project is approved in the November 2010 referendum.

The new Wakefield High School will comprise approximately 386,000 square feet and will be located at the corner of South George Mason Drive and South Dinwiddie Streets. The new design will include innovative educational facilities as well as cultural resources such as a new natatorium, a black box theater and a performing arts theater, auxiliary and main gymnasium spaces, a media center, and a collegiate-style student lounge off of a central outdoor courtyard space. The site will also include a new pedestrian and bike trail connection throughout the campus, new baseball and softball fields, practice fields, bicycle facilities, and an outdoor restroom facility. In anticipation of 2010 bond funding approval, the project would commence in July 2011 and occupancy of the new school building would occur in Fall 2013. Demolition of the existing school and construction of athletic fields would be completed in the Spring 2014.

The Wakefield project will use a geothermal heat pump mechanical system which is more efficient than a traditional cooling system or air source heat pump system. As an all electric system, the geothermal system can take advantage of any future changes in electricity generation modes and is not tied to a single fuel source and its costs and pollution profiles. Overall, the geothermal system is expected to realize about 10% less energy use per year than the conventional system. In addition, Wakefield will have solar hot water and photovoltaic generation of electricity.

OPERATING IMPACT Since this project is expected to have new, more energy efficient mechanical systems, it is anticipated this project will affect utility costs. However, until the new building has been in use for a period of time, the effect on utilities cannot be quantified.

FY 2011 - FY 2016 PROJECT FUNDING							
Source of Funds	FY 2011 (2010 Bond)	FY 2012	FY 2013 (2012 Bond)	FY 2014	FY 2015 (2014 Bond)	FY 2016	Total
Bond	\$104,613,000	-	-	-	-	-	\$104,613,000
Total	\$104,613,000	\$0	\$0	\$0	\$0	\$0	\$104,613,000





Arlington Public Schools

Capital Improvement Plan

Capital Projects Fund

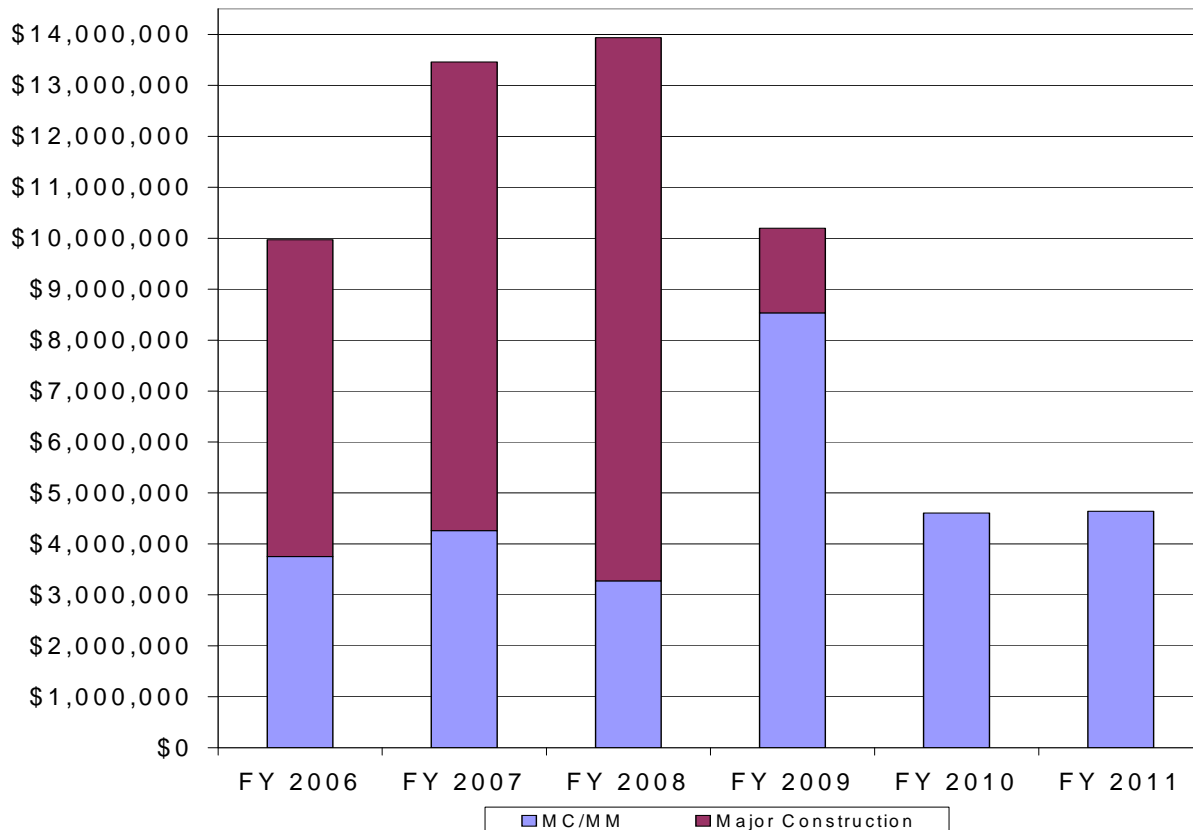
The Capital Projects Fund includes three programs:

- Minor Construction/Major Maintenance (MC/MM)
- Major Construction
- Joint Projects

Until FY 2005, the Capital Projects Fund, which is funded by current revenues, included only the Minor Construction/Major Maintenance program. However, with the increased desire to allocate current revenues to major construction projects such as renewals and additions it was necessary to establish a second program to distinguish funds for major construction from those allocated for minor construction/major maintenance projects. Additionally, a Joint Projects program was established to account for funds received from the County as reimbursement for its share of joint construction projects.

Prior to FY 2002, the funding level of the Capital Projects Fund had remained relatively constant. In FY 2002, the Capital Projects Fund budget was increased to begin addressing the backlog of major maintenance building needs and the continued need for relocatables.

The following table shows the funds budgeted in the Capital Projects Fund as part of each adopted budget since FY 2006.



MINOR CONSTRUCTION/MAJOR MAINTENANCE

The Minor Construction/Major Maintenance (MC/MM) program of \$4,641,371 for FY 2011 provides funding for major system and component replacement, improvements in the configuration of educational spaces and facility systems, and a budget reserve.

This year, over 210 requests were received from principals, program managers and building managers for consideration. The MC/MM Committee, comprising members of the Facilities and Finance departments, representatives from each principals group and an Advisory Council on School Facilities member, reviewed all requests based on the following criteria:

- Mandates
- Immediate Instructional Needs
- Essential Building Repairs
- General Instructional Enhancements
- General Building Enhancements

Within these criteria, according to information received from the Facilities department after its assessments of the requested projects, the Committee categorized the projects as:

- Urgent – cannot be delayed; needed immediately for health and safety reasons
- Necessary – needed within 3 years to maintain basic level and quality community services
- Desirable – needed within 4-6 years to improve quality and level of service

Based on this system, an Urgent, Immediate Instructional Need receives a higher priority than a Necessary, Immediate Instructional Need. Similarly, a Necessary, Immediate Instructional Need receives a higher priority than a Desirable, Immediate Instructional Need. Some requests were forwarded to the Maintenance department to be completed as work orders. Once the remaining requests were reviewed and prioritized according to the criteria listed above, staff developed the MC/MM Budget.

The MC/MM projects for FY 2011 identified on page 27 total \$4,641,371.

MAJOR CONSTRUCTION

This CIP provides no pay-as-you-go funding for major capital projects.

JOINT PROJECTS

This CIP provides no pay-as-you-go funding for joint projects.

FUNDING SUMMARY

The chart below is a summary of current revenue allocated to the Minor Construction/Major Maintenance and Major Construction Funds. The out-year projections shown are estimates only and will likely change, depending upon the availability of funds during budget development each year.

CAPITAL PROJECTS FUND BY ACCOUNT								
Account Description	Adopted FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	Total FY 11 - FY 16
ADA Upgrades	\$100,000	\$100,000	\$100,000	\$75,000	\$75,000	\$75,000	\$75,000	\$500,000
Annual Testing	\$250,000	\$250,000	\$250,000	\$200,000	\$190,000	\$180,000	\$170,000	\$1,240,000
Asbestos Abatement	\$160,000	\$160,000	\$160,000	\$100,000	\$95,000	\$80,000	\$75,000	\$670,000
Building Syst. Renewal	\$1,151,800	\$1,455,000	\$1,355,000	\$1,355,000	\$1,355,000	\$1,355,000	\$1,355,000	\$8,230,000
Concrete Replacement	\$0	\$0	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$250,000
Consulting Fees	\$60,000	\$120,000	\$120,000	\$100,000	\$100,000	\$100,000	\$100,000	\$640,000
Energy Conservation	\$0	\$0	\$50,000	\$25,000	\$25,000	\$20,000	\$15,000	\$135,000
Facility Improvements	\$210,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$360,000
Flooring	\$0	\$0	\$0	\$100,000	\$100,000	\$100,000	\$100,000	\$400,000
Grounds Improvements	\$65,000	\$65,000	\$65,000	\$65,000	\$65,000	\$65,000	\$65,000	\$390,000
HVAC Reserve	\$140,334	\$140,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$640,000
Indoor Air Quality (IAQ)	\$150,000	\$150,000	\$150,000	\$100,000	\$75,000	\$75,000	\$75,000	\$625,000
Kitchen Equipment	\$20,000	\$62,000	\$62,000	\$62,000	\$62,000	\$62,000	\$62,000	\$372,000
Painting	\$0	\$0	\$0	\$125,000	\$100,000	\$100,000	\$100,000	\$425,000
Paving	\$0	\$0	\$0	\$60,000	\$60,000	\$60,000	\$60,000	\$240,000
Playgrounds	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$180,000
Relocatables	\$550,000	\$585,000	\$620,000	\$690,000	\$760,000	\$760,000	\$760,000	\$4,175,000
Roofing	\$100,000	\$100,000	\$100,000	\$75,000	\$75,000	\$75,000	\$75,000	\$500,000
Security	\$400,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$1,200,000
Theater Safety Projects	\$0	\$100,000	\$85,000	\$25,000	\$25,000	\$25,000	\$25,000	\$285,000
Sal & Ben./Adm. Costs	\$821,753	\$737,232	\$759,300	\$782,100	\$805,600	\$829,800	\$854,700	\$4,768,732
Budget Reserve	\$396,858	\$327,139	\$325,071	\$262,271	\$233,771	\$239,571	\$234,671	\$1,622,494
Capital Reserve	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal - MC/MM	\$4,605,745	\$4,641,371	\$4,641,371	\$4,641,371	\$4,641,371	\$4,641,371	\$4,641,371	\$27,848,226
Major Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal - Maj. Const.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$4,605,745	\$4,641,371	\$4,641,371	\$4,641,371	\$4,641,371	\$4,641,371	\$4,641,371	\$27,848,226





Arlington Public Schools

Capital Improvement Plan

Capital Projects Fund – Project List

The following list provides information for the Minor Construction/Major Maintenance projects planned for FY 2011. Listed is the name of the building at which the work will be completed, a brief project description, and the anticipated cost of the project. Specific projects for the out-years will be identified each year during the annual budget development process.

FY 2011 Minor Construction/Major Maintenance (MC/MM) Projects

Ashlawn

Replace fire alarm main panel	\$40,000
Repair structural issue	<u>\$100,000</u>
	\$140,000

Arlington Science Focus

Repair playfield	<u>\$50,000</u>
	\$50,000

Barrett

Replace remaining roof	\$430,000
Repair playfield	<u>\$50,000</u>
	\$480,000

Campbell

Replace rooftop units	<u>\$300,000</u>
	\$300,000

Career Center

Replace first floor carpet	<u>\$60,000</u>
	\$60,000

Claremont

Replace two ventilation units	\$35,000
Replace ten additional heat pump units	<u>\$60,000</u>
	\$95,000

HB Woodlawn

Replace chiller	<u>\$150,000</u>
	\$150,000

Henry

Upgrade fire alarm system	<u>\$130,000</u>
	\$130,000

Long Branch

Repair two ventilation units	<u>\$70,000</u>
	\$70,000

Williamsburg

Replace office AC unit	<u>\$40,000</u>
	\$40,000

System-wide – Scheduled Replacement Projects

System-wide

ADA upgrades - various projects	\$100,000
Annual testings - fire alarms, water, backflow prevention, sprinkler, etc.	\$250,000
Asbestos/air monitoring - various projects	\$160,000
Consulting fees - various projects	\$120,000
Grounds improvements - various projects	\$65,000
HVAC controls upgrade	\$85,000
HVAC in communications closets (Ashlawn, Campbell, Gunston, Randolph)	\$55,000
Indoor air quality (IAQ) - investigation and remediation	\$150,000
Kitchen equipment upgrades and installation (ATS, Ashlawn, Drew)	\$62,000
Playgrounds - various projects	\$30,000
Relocatables	\$585,000
Roofing - various projects	\$100,000
Security - various projects	\$200,000
Theater safety inspection corrections	\$100,000
MC/MM Budget Reserve	\$327,139
Salaries & Benefits/Administrative Costs	<u>\$737,232</u>
Subtotal System-wide	\$3,126,371
Subtotal - Current revenues allocated to MC/MM	\$4,641,371



Arlington Public Schools

Capital Improvement Plan

History of the CIP

Arlington Public Schools first began publishing a Capital Improvement Plan in 1988. The early CIPs included projects such as HVAC replacements, window replacements, recurring major maintenance like roof replacements and playground resurfacing, and “facility alteration/new construction”. At that time, “facility alteration/new construction” included projects such as kitchen construction, installation of elevators and renovation of science labs. Today, with nearly two decades of capital improvement planning experience, APS now includes many types of projects in its CIP - some are quite small and straightforward while others are very large and complex.

In 1988, Arlington County first began issuing bonds for the school system. Through bond referenda from 1988 forward, the Arlington community has provided \$509,023,500 for school construction.

Since 1996, APS has renovated, renewed or expanded 18 schools; replaced or reconstructed eight schools; constructed one entirely new school and one new track facility; and provided technology cabling for all schools. Also since 1996, the roof has been replaced at Wakefield High School and renovations to portions of the Education Center have occurred. These projects and their actual costs (through December 31, 2009) may be found on the following page.

Additionally, since 1996, more than \$55 million has been budgeted for smaller recurring maintenance projects. These types of projects were previously called Pay-Go, but are now called Minor Construction/Major Maintenance. These projects are still funded by current revenues (non-bond) on a pay-as-you-go basis.

Bond Referenda Summary

1988	\$12,800,000
1990	\$23,000,000
1992	\$24,425,000
1994	\$36,100,000
1996	\$29,120,000
1998	\$50,705,000
2000	\$42,612,500
2002	\$78,996,000
2004	\$78,128,000
2006	\$33,712,000
2008	<u>\$99,425,000</u>
	\$509,023,500



For the joint projects at Drew, Gunston, Hoffman-Boston and Langston, the costs shown include the APS and County project costs. The costs shown are the final project costs except where otherwise noted.

RENEWALS AND/OR EXPANSION OF 18 SCHOOLS

1. Abingdon.....	\$685,243	
2. Arlington Science Focus	\$8,213,531	
3. Arlington Traditional	\$5,967,856	
4. Ashlawn.....	\$1,022,579	
5. Barrett	\$3,417,215	
6. Campbell.....	\$2,325,153	
7. Claremont.....	\$7,596,177	
8. Glebe.....	\$10,270,595	As of 3/31/10
9. Gunston Phases II & III	\$18,787,032	
10. HB Woodlawn	\$3,613,026	
11. Jamestown	\$5,907,181	
12. Jefferson	\$4,065,076	As of 3/31/10
13. Key	\$7,324,808	
14. Nottingham	\$12,800,149	As of 3/31/10
15. Oakridge.....	\$6,925,880	
16. Swanson	\$6,457,246	As of 3/31/10
17. Tuckahoe	\$5,892,673	
18. Williamsburg.....	\$3,485,959	

REPLACEMENT/RECONSTRUCTION OF 8 SCHOOLS

1. Drew.....	\$13,077,017	
2. Hoffman-Boston	\$12,721,115	
3. Kenmore.....	\$37,898,469	As of 3/31/10
4. Langston	\$9,681,193	
5. Reed.....	\$15,829,908	As of 3/31/10
6. Washington-Lee	\$99,147,658	As of 3/31/10
7. Yorktown Phase I.....	\$9,599,840	
8. Yorktown Phase II.....	\$26,442,672	As of 3/31/10

ONE NEW SCHOOL

1. Carlin Springs.....	\$15,232,091
------------------------	--------------

OTHER

1. Ed Center renovations	\$2,295,333
2. Wakefield roof replacement	\$1,330,880
3. Washington-Lee track.....	\$1,390,676