

## **ADVISORY COUNCIL ON SCHOOL FACILITIES AND CAPITAL PROGRAMS**

### **MEETING AGENDA**

January 11, 2016

Drew Elementary School, Library

- 6:30 - 7:00 Building Tour
- 7:00 - 7:05 Welcome
- 7:05 - 7:10 Public Comment
- 7:10 - 7:10 Approve Minutes
- 7:10 - 7:30 MC/MM – Jim Meikle
- 7:30 – 8:10 CIP Process and Framework Updates – John Chadwick
- 8:10 - 8:30 High School Enrollment Discussion – Kelly King
- 8:30 - 8:40 BLPC/PFRC for New ES at Jefferson – John Chadwick
- 8:40 - 8:55 Committee Assignments and Reports
- South Arlington Working Group – Meg Tuccillo
  - CCPTA – Don Weinstein
  - Parks and Recreation – Pam Silberstein
  - ACI – Bill Schimmel
  - BAC & Budget Workgroup
  - Project Updates – Benjamin Burgin
  - Swanson/Williamsburg Interim Solutions – Zach Larnard
- 8:55 - 9:00 Wrap Up and Next Steps

**Next Meeting:** February 8, 2016, Patrick Henry Elementary School

## **Up Coming Meetings:**

- Stratford Joint BLPC/PFRC: Wednesday, January 20, 2016, 7:00 PM, Stratford
- School Board Meeting: CIP Framework-Action: Thursday, January 21, 2016, 7:30 PM
- Wilson BLPC: Wednesday, January 27, 2016, 7:00 PM
- Stratford BLPC: Monday, February 1, 2016 7:00 PM
- CIP Community Stakeholder Meeting: Wednesday, February 3, 2016
- School Board Meeting: Thursday, February 4, 2016, 7:30 PM
- Wilson BLPC: Wednesday, February 10, 2016 7:00 PM
- Wilson PFRC: Wednesday, February 17, 2016 7:00 PM
- School Board Meeting: Thursday, February 18, 2016, 7:30 PM
- School Board Meeting: Superintendent's Proposed FY 2017 Budget: Thursday, February 25, 2016, 7:30 PM
- Budget Work Session #1 immediately following SB meeting: Thursday, February 25, 2016, Rm. 101

**Advisory Council on School Facilities and Capital Programs (FAC)**  
**Meeting Minutes**  
**January 11, 2016**

Members in attendance: Ben Burgin, George Buzby, John Chadwick, Gerry Collins, Michael Freda, Greg Greeley, Eric Harold, Kelly King, Lois Koontz, James Lander, Zach Larnard, Greg Lloyd, Steve Maguire, Jim Meikle, Ron Molteni, Heather Obora, Bill Schimmel, Stacy Snyder, Meg Tuccillo, Jeff Turner, Don Weinstein and Lionel White.

Michael Shea (Budget Advisory Council) also attended a portion of the meeting.

1. Facility Tour: Principal Catharina Genove provided a tour of the Drew Model School and Montessori program facilities, including a look at spaces managed in the evening by Parks and Recreation. Of particular interest were the ways in which the Model School and Montessori programs share the building. The members were also interested in the two gardens (which are supported in part by business grants), the outdoor play areas, and the classrooms used by children with special needs.
2. Welcome: Kelly King opened the meeting at 7:00 at the Drew Model School library.
3. Approval of Minutes: Lois Koontz asked that the notes from last month's high school capacity brainstorming session be inserted into the draft December minutes. Don will do so, and then distribute the revised minutes to the FAC members for rapid electronic approval.
4. Public Comment: Kelly asked if there were any citizens present who wished to address the FAC. Hearing no response, she moved to the next agenda item.
5. Minor Construction/Major Maintenance Program (MC/MM): Jim Meikle provided an advance look at a presentation he is preparing for the School Board highlighting his team's success in implementing a regular and sustained program of planned maintenance and minor construction for APS. He analyzed a decade of data (2007-2017) and determined the following benefits of the current MC/MM program:
  - The number of unanticipated requests from the schools is much lower than previously
  - MC/MM is now closely aligned with the CIP. Most activities are planned well in advance, based on the CIP, with 90% of MC/MM funds being used for such work.
  - There is much more preventive maintenance, including an exemplar program at Wakefield High School which is being extended to Discovery
  - Filters are changed more often
  - Security cameras and security controls have been installed at all schools

- Nine new roofs have been installed
- Six HVAC systems have been thoroughly overhauled
- Thirteen new gym floors have been installed
- Eight new playgrounds have been constructed
- Energy efficiency is greatly improved
- More money is devoted to providing employees with trades training
- APS is the Virginia platinum energy efficiency award winner

The strategic payoff has been buildings in a better state of repair using less energy, more predictable on-going expenses, increased sustainability, and an improved environment for student instruction.

Greg Lloyd asked if we could predict when each major piece of equipment would be at the end of its lifespan. Jim responded that his team is gradually collecting such data.

There was a brief discussion of the study to examine the energy efficiency of the Ed Center. Although initially expensive, installing double-glazed windows would significantly reduce the building's energy consumption.

Steve Maguire asked about the use of PTA money for school improvements. Although APS will generally work with the PTAs, there are issues of equity: should a school in a wealthy neighborhood have better facilities, funded through the school's PTA, than an equivalent school in a less wealthy neighborhood?

Greg Greeley reflected on his experience with Randolph Elementary School, which previously had recurring HVAC problems. Given improved preventive maintenance under MC/MM, this is no longer the case.

6. CIP Process and Framework Updates: John Chadwick briefly discussed the School Board working session held last week that focused on the FY 2017-26 CIP Framework. Zach Larnard reviewed portions of the presentation, copies of which had been sent to the FAC members, focusing on the planned work schedule and the community engagement process. The process will culminate with a School Board vote on the CIP scheduled for June. Much of the CIP focuses on the high school seat deficit. As John commented: "It is time to focus on the high schools". The following set of CIP high school talking points, prepared by APS staff, were read and later distributed to the FAC:

- Looking at the projected enrollment at the high school level, it is the priority area for the CIP.
- How should we move forward in addressing this issue with the community? How can the FAC work with APS to ensure an effective process?
- What kind of process would be effective? Community forums to start with? Should we begin with a community survey to raise awareness?
- What kinds of social media would be effective?

- Would the FAC members be willing to be “ambassadors” to help us reach out to families with younger children—reaching down to parents of elementary school children to help plan for the future?
- How should we approach physical space possibilities for new comprehensive high schools? How should we approve the use of existing space in the county for smaller high school programs?
- Should we approach colleges and universities using Arlington space to consider collaborating in using space?
- Should other high school considerations from last year’s master plan be included in the process?

Lionel White outlined the projected need for seats at the elementary, middle, and high school levels, and the expected deficits. The shortage of high school seats is particularly severe at the mid-term planning level (we will be short 1,260 seats), and at the long-term planning level (we will be short 2,775 seats). Lionel observed that a 5% seat deficit is manageable, but that the larger deficits projected in the mid- and long-term would be more difficult to handle.

Gerry Collins asked what we would do if the Langston Program was under enrolled. This led to a broader discussion of the Langston Program. James Lander commented that the participants are generally “not typical students”. Many were previously enrolled at one of the three comprehensive high schools, but did not find them to be a good fit where they could succeed. Langston provides more of a supportive community attuned to students who may learn differently.

George Buzby reflected on students with special needs as schools continue to exceed their planned capacities. There may be a temptation for the schools to create space by transferring their special needs students to consolidated facilities. George suggested that this would be very harmful to the students, many of who are the least flexible of Arlington’s children. Don suggested that the FAC might wish to learn a bit more about the special education programs as they relate to facility design and use. Greg Greeley extended George’s comments to urge that none of Arlington’s programs be moved more than absolutely essential.

7. High School Enrollment Discussion: As a continuation of the previous agenda item, the FAC continued discussing the need for additional high school seats. This was a broad and free-flowing discussion. Kelly opened by asking, “What is a comprehensive high school?” James said that School Board defines a comprehensive high school as one housing no more than 2,200 students. That led Stacy Snyder to wonder whether an Arlington high school could fit a new, more flexible model, more in tune with changing US educational trends that focused less on amenities such as football stadiums. James asked the FAC to help to develop a high school vision for APS that could accommodate a constantly evolving environment. There was a brief discussion of high schools

housing up to 3,000 students, with several members pointing to a variety of problems that would result.

Kelly asked James what his expectations are for April when staff comes to the Board with a recommendation. She asked if they expected to come out with something like the last CIP stating a certain number of high school seats in a location to be determined. James said that the Board was looking for more definition than that.

Gerry asked for the status of the County's much-discussed interest in the Syphax Property on North Quincy Street. John said that the County signed a Memorandum of Agreement with the property owner, and has paid a deposit. He reminded everyone that the site isn't all that large, that we are looking at a three-year process, and that APS hasn't been guaranteed space there.

The discussion next turned to the FAC's role in supporting the stakeholder engagement process outlined in the CIP Framework. Most members were comfortable with our taking on a role similar to that used a few years ago during the boundary discussions. FAC members could volunteer to attend elementary school PTA meetings and help organize engagement sessions running parallel to the APS-led public forums. There was also some discussion of using the CCPTA and the Parent Resource Center to help get the word out amongst the elementary school parents about the looming need for more high school seats, since their children will be most affected.

Kelly noted that a large concern is ensuring that the people most impacted (those of elementary school age children) are involved in this discussion now. It is likely not on their minds and getting them involved in these already planned community engagement processes for February is critical. Reingold (an APS contractor) was present at the meeting per John's request and understands that as an issue. Kelly noted that the FAC is happy to help gather feedback and thoughts from the community to provide the Board with information but needs to know that citizens understand that this is an issue we are looking to address in a very short timeframe. She noted that if we do not involve citizens now then it will only further delay the process in the future.

Meg Tuccillo noted that public forums would be held on the following dates at 7:00pm: 2/3/16 (Yorktown); 2/17/16 (Wakefield); 2/14/16 (Washington-Lee); 3/30/16 (Washington-Lee); and 4/13/16 (Thomas Jefferson).

8. BLPC/PFRC for New Elementary School at Jefferson Site: As an informational item, John discussed the benefits of combining the BLPC and PFRC processes for the new elementary school recently approved by the County Board for the Thomas Jefferson Middle School site. He noted that much of the preliminary planning and public engagement normally done by those groups has already been completed for this project, largely courtesy of the South Arlington Working Group, although there was still considerable work to be done by sub-committees on issues such as public transportation. Several FAC members

referred to the recommendations from the Community Facilities Study to standardize Arlington public construction processes as being an input to this project.

9. Committee Assignments and Reports:

- CCPTA: The FAC and the CCPTA met at the same time in December, with Don Weinstein opting to attend the FAC. The CCPTA agenda largely focused on fund raising, but also included a briefing on Arlington Tech; similar to the one we received that evening.
- ACI: Bill Schimmel reported that the last meeting was generally uneventful, and included an update from the ACI committee on Career, Technical, and Adult Education (CTAE). Bill will forward a copy to the FAC members.
- South Arlington Working Group: Meg discussed the next steps in implementing the working group's recommendations. She noted that the County and School Boards had approved construction of a new elementary school at the Jefferson site, leaving open, for now, the School Board's decision on what type of program should be housed there. Also, the School Board has not yet formally approved the working group's recommendation to move the current Patrick Henry Elementary School students to the new school, in turn moving the Montessori students from Drew Elementary to Henry, which would then create space for additional students at Drew. Meg said that the School Board had asked for "listening sessions" to obtain public comment on these potential shifts. Eric Harold asked what "listening sessions" were.
- Park and Recreation: No report.
- BAC: No report.

10. Project Updates: Ben Burgin provided the following project updates:

- Abingdon Elementary School: The design phase is nearing completion. The project will be out for bid in March, with construction to begin next summer.
- Ashlawn Elementary School: Work is nearly complete on the Montague Street ramp. The final grounds work will be completed in the spring, when the weather permits.
- Discovery Elementary School: The athletic/play fields will be turned over for use in February. Initial measurements point to the building achieving great energy savings, as planned. Detailed data will be available once the new power meter is connected to the recently activated solar panels.
- McKinley Elementary School: The project is on schedule. Dominion Power devoted extensive resources to activating the new underground electrical service, which was a critical aspect of the project.
- Stratford Middle School: The schematic design phase is about 50% complete. The FAC briefly discussed a potential sequence of construction activities should the project be pushed back to 2020.

- Washington-Lee High School: Phase 1 of the interior reconfiguration is almost finished, with some specialty glass and furniture scheduled to arrive this month. APS is in discussion with the low bidder for Phase 2.
- Wilson Site: APS is working on the schematic design, while continuing to pursue parking options.

11. Swanson/Williamsburg Interim Solutions: Zach noted that he had received reports from the interim planning committees at Swanson and Williamsburg Middle Schools and is focusing on the number of relocatables needed at each site. Earlier in the day, Meg disseminated copies of the two summary reports to the FAC members. The question was asked of Staff whether the Stratford project was being delayed. John indicated that they are looking into it now for bond reasons. He stated that they thought that with just the sixth and seventh graders moving into the building both Williamsburg and Swanson Middle Schools would still be able to fit their grades in their current buildings but that they are just researching the impacts. No further information was provided.

Kelly noted that much has changed on at least the Swanson project and it leaves many of those that participate in the process feeling like their time is wasted.

12. Next Meeting: The next meeting will be held on 8 February 2016 at Patrick Henry Elementary School.