

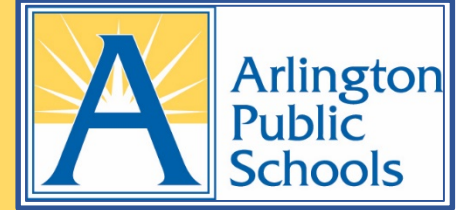
FY 2019-28

Capital Improvement Plan (CIP)

Work Session #4

May 22, 2018

Follow the CIP Process

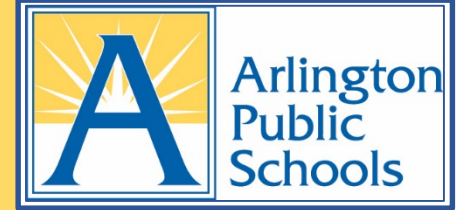


Information about the CIP: apsva.us/engage/cip_fy19-28/

Website includes:

- CIP background
- Who is impacted
- Timeline (with presentation links)
- Community engagement opportunities and events
- *New* – Community input from a variety of sources
- Previous CIP documents

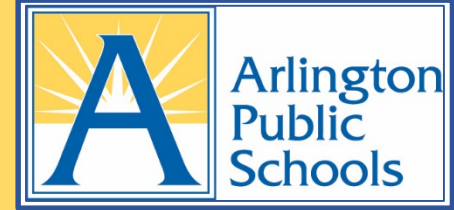
Agenda



- Background and Recap (7:00)
- Scenario B1 (7:15)
- Summary of Scenarios (7:30)
- School Board Discussion (7:45)
- Adjourn (9:00)

Background and Recap

CIP Work Session Schedule



Status	Date	Work Session	Topics
✓	April 24	#1	<ul style="list-style-type: none"> • CIP Overview <ul style="list-style-type: none"> - Seat needs, estimated total project costs, preliminary bonding capacity - CIP scenario • CIP Question Process
✓	May 7	#2	<ul style="list-style-type: none"> • Superintendent's proposed CIP • Projections, capital needs, bonding capacity and timing
✓	May 15	#3	<ul style="list-style-type: none"> • School Board's requested Scenarios A&B • Discussion with Advisory Groups – BAC, FAC, ACI¹
Tonight	May 22	#4	<ul style="list-style-type: none"> • Prioritizing School Board's CIP
	May 29		<ul style="list-style-type: none"> • Joint Work Session with County Board on school needs in Arlington's CIP
	June 12	#5	<i>if needed</i>

¹Advisory Council on Instruction (ACI), Budget Advisory Council (BAC), Advisory Council on School Facilities and Capital Projects (FAC)

Goal: Provide clear information and notes for readers

Changes reflect feedback from the School Board and internal review by APS staff

Slides include:

- Footnotes
- Operational definitions
- Legends and color coding
- Data sources when and where appropriate

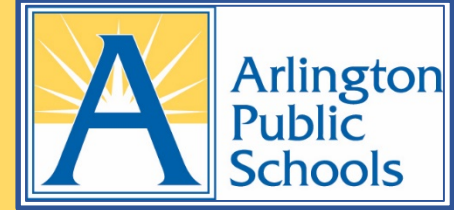
- Alternative combinations of projects, timing, and amenities for discussion purposes
- Assess each combination and its impact on
 - Bonding capacity¹
 - Balance between student enrollment and seats needed
 - Need for relocatable classrooms to manage growth

No decisions have been made on the School Board's CIP

¹ Bond capacity is the amount of bonds that can be issued in a given year that meets the debt service ratio.

All CIP Scenarios

Include the following Non-Capacity Projects and Timeline



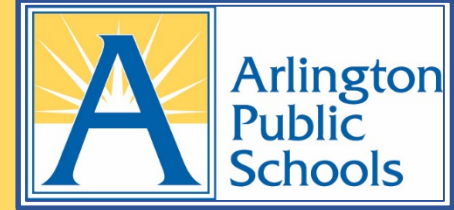
All Scenarios Include:		Completed August										After 10 year CIP horizon
		'19	'20	'21	'22	'23	'24	'25	'26	'27	'28	
Other	Transportation Facility Renovation	X										
	Major Infrastructure Projects (MC/MM)	X	X	X	X	X	X	X	X	X	X	
	Field Conversions to Synthetic Turf	X		X								
	Replacement of Synthetic Turf Fields		X		X		X	X		X	X	

Note

- Non-capacity projects are capital projects that do not produce seats, but are essential for the operation of facilities.
- Green highlights indicate projects that have delivery dates within the next ten years or after the CIP horizon period.
- The MC/MM identifies major maintenance investment needs for APS facilities, such as the repair and/or replacement of HVAC, roofing, and building envelope systems.

Work Session #2 – Superintendent’s Proposed CIP

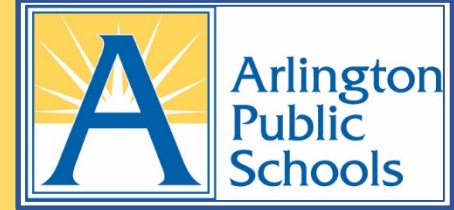
Seats provided across all school levels, with timing aligned with bonding capacity



Superintendent’s Proposed CIP		Completed August										
		'19	'20	'21	'22	'23	'24	'25	'26	'27	'28	After 10 year CIP horizon
Elementary	Henry Moves to Fleet	752										
	Drew Refresh	X										
	Montessori Moves to Henry (500 repurposed seats)	X										
	Education Center Renovation (ES seats)											
	New ES at Reed Building			725								
	Replacement ES for Henry (parking below school)											
	New ES (parking below school)											725 ('29)
M.S.	Addition at TBD (Gunston, Williamsburg or Kenmore)					300						
High	Education Center Renovation (HS seats)			600								
	Arlington Tech Internal Renovation (capacity to 600)			250								
	Henry Refresh (temporary HS Seats)											
	Career Center: Addition (multi-use gym & black box)								800			
	Career Center: Synthetic Field and Parking Garage											
	Career Center: Demolish Henry replace w/Synthetic Field											
	Career Center: Performing Arts Addition											
Career Center: Swimming Pool Addition												

Work Session #3 – Scenario A

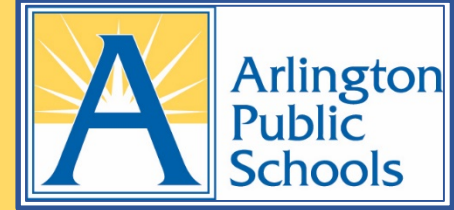
SB explores accelerating Career Center, delaying opening of middle and elementary seats



Scenario A		Completed August										
		'19	'20	'21	'22	'23	'24	'25	'26	'27	'28	After 10 year CIP horizon
Elementary	Henry Moves to Fleet	752										
	Drew Refresh	X										
	Montessori Moves to Henry (500 repurposed seats)	X										
	Education Center Renovation (ES seats) (replaces Henry)											
	New ES at Reed Building			725								
	Replacement ES for Henry (parking below school)											
	New ES (parking below school)											725 ('31)
M.S.	Addition at TBD (Gunston, Williamsburg or Kenmore)											300 ('31)
High	Education Center Renovation (HS seats)			600								
	Arlington Tech Internal Renovation (capacity to 600)			250								
	Henry Refresh (temporary HS Seats)											
	Career Center: Addition (multi-use gym & black box)						800					
	Career Center: Synthetic Field and Parking Garage								X			
	Career Center: Demolish Henry replace w/Synthetic Field											
	Career Center: Performing Arts Addition						X					
Career Center: Swimming Pool Addition												

Work Session #3 – Scenario B

SB explores accelerating Career Center, considering Ed. Center for elementary seats



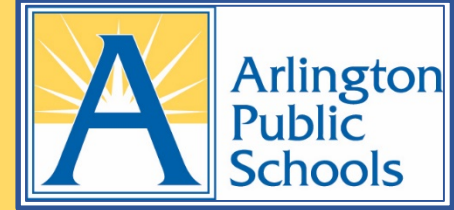
Scenario B		Completed August										
		'19	'20	'21	'22	'23	'24	'25	'26	'27	'28	After 10 year CIP horizon
Elementary	Henry Moves to Fleet	752										
	Drew Refresh	X										
	Montessori Moves to Henry (repurposed seats)	X										
	Education Center Renovation (Montessori ES seats, replaces Henry)			X								
	New ES at Reed Building			725								
	Replacement ES for Henry (parking below school)											
	New ES (parking below school)											
M.S.	Addition at TBD (Gunston, Williamsburg or Kenmore)											
High	Education Center Renovation (HS seats)											
	Arlington Tech Internal Renovation (capacity to 600)			250								
	Henry Refresh (temporary HS Seats)			500								
	Career Center: Addition (multi-use gym & black box)						800					
	Career Center: Synthetic Field and Parking Garage								X			
	Career Center: Demolish Henry replace w/Synthetic Field								X			
	Career Center: Performing Arts Addition + 500 permanent seats replacing temporary Henry HS seats							X				
	Career Center: Swimming Pool Addition											

Note
Arrows indicate that seats move to another location.

Scenario B1

Scenario B1

Explores accelerating Career Center, but delays parking garage. Considering Ed. Center for elementary seats

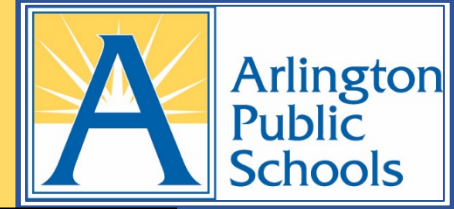


Scenario B-1		Completed August											
		'19	'20	'21	'22	'23	'24	'25	'26	'27	'28	After 10 year CIP horizon	
Elementary	Henry Moves to Fleet	752											
	Drew Refresh	X											
	Montessori Moves to Henry (repurposed seats)	X											
	Education Center Renovation (Montessori ES seats, replaces Henry)			X									
	New ES at Reed Building			725									
	Replacement ES for Henry (parking below school)												
	New ES (parking below school)												
M.S.	Addition at TBD (Gunston, Williamsburg or Kenmore)												
High	Education Center Renovation (HS seats)												
	Arlington Tech Internal Renovation (capacity to 600)			250									
	Henry Refresh (temporary HS Seats)			500									
	Career Center: Addition (multi-use gym & black box)						800						
	Career Center: Synthetic Field and Parking Garage												('31)
	Career Center: Demolish Henry replace w/Synthetic Field								X				
	Career Center: Performing Arts Addition + 500 permanent seats replacing temporary Henry HS seats									X			
Career Center: Swimming Pool Addition													

Note

- Arrows indicate that seats move to another location.
- Bolded text indicates a change in timing for a capital projection included in Scenario B.

Scenario B1



Project Description	OTHER FUNDING SOURCES					BOND FUNDING											TOTAL BOND FUNDING	TOTAL PROJECT COST
	Operating	MC/MM (not bonds)	Capital Reserve	Joint Fund		Previous Bond Funding	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028		
				APS	ArICo		Fall 2018	Fall 2019	Fall 2020	Fall 2021	Fall 2022	Fall 2023	Fall 2024	Fall 2025	Fall 2026	Fall 2027		
Stratford (1,000 seats in 2019) *	\$ 0.80		\$ 0.25	\$2.11	\$2.11	\$ 22.25	\$ 9.03										\$ 9.03	\$ 36.55
Wilson (114 seats in 2019) *	\$ 1.90		\$ 7.00	\$3.00	\$3.00	\$ 82.90	\$ 3.00										\$ 3.00	\$ 100.80
Major Infrastructure Projects (bond-funded MC/MM)							\$ 7.20	\$ 7.40	\$ 7.60	\$ 7.80	\$ 8.00	\$ 8.20	\$ 8.40	\$ 8.60	\$ 8.80	\$ 9.00	\$ 81.00	\$ 81.00
Reed - Expanded (725 seats in 2021)	\$ 1.25		\$ 4.00	\$2.75	\$2.75		\$24.10	\$17.75	\$2.40	725							\$ 44.25	\$ 55.00
Education Center (500 ES seats in 2021)	\$ 0.75					\$ 4.00	\$ 16.00	\$ 14.10	\$ 2.15	500							\$ 32.25	\$ 37.00
Career Ctr/ArI Tech (FY17-26 project; 250 seats in 2021) **	\$ 0.75					\$ 12.00	\$ 1.00	\$ -	\$ 5.00	250							\$ 6.00	\$ 18.75
Transportation Staff Facility Renovation							\$ 2.10	\$ -									\$ 2.10	\$ 2.10
Field conversions to synthetic turf (APS share)							\$ 0.62		\$ 1.35								\$ 1.97	\$ 1.97
Career Center 800 seat Addition (2024)	\$ 1.30					\$ 6.00	\$2.80	\$9.60	\$50.00	\$53.70	\$4.50	800					\$ 120.60	\$ 127.90
Career Center 500 seat Addition inc. Perf Arts Facility (2024)							\$6.10	\$6.60	\$34.60	\$37.20	\$4.00	500					\$ 88.50	\$ 88.50
Career Center Field and Parking Garage (2031)														\$3.90	\$4.20		\$ 8.10	\$ 56.00
Career Center - demolish Henry, build multi-use field (2026)										\$0.60	\$2.20	\$5.60	\$0.50				\$ 8.90	\$ 8.90
MS: Renovation/Addition Location TBD (300 seats in TBD)																	\$ -	\$ -
New ES w/Parking below (725-750 seats in TBD)																	\$ -	\$ -
Drew Model School refresh (summer 2019)		\$ 0.95															\$ -	\$ 0.95
Patrick Henry building refresh (summer 2021)		\$ 0.85															\$ -	\$ 0.85
Turf field replacements (APS share)		\$ 2.89															\$ -	\$ 2.89
TOTAL PROJECTS	\$ 6.75	\$ 4.69	\$11.25	\$7.86	\$7.86	\$127.15	\$ 63.05	\$ 48.15	\$ 34.70	\$ 92.40	\$ 99.50	\$ 18.90	\$ 14.00	\$ 9.10	\$ 12.70	\$ 13.20	\$ 405.70	\$ 619.16

Amount needed to be under 10%

Amount needed to be under 9.8%

725 Shows the number of seats coming online that year

	2018	2020	2022	2024	2026
BOND REFERENDA AMOUNTS	\$ 124.92	\$ 200.75	\$ 25.10	\$ 17.00	\$ 28.90

Debt Service Ratio Target ≤9.8%

	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	Total
Debt Service Ratio -- APS	9.28%	9.56%	9.87%	9.61%	10.34%	11.23%	10.92%	10.26%	10.20%	9.17%	
Annual Bond Issuance	\$ 63.05	\$ 48.15	\$ 34.70	\$ 92.40	\$ 99.50	\$ 18.90	\$ 14.00	\$ 9.10	\$ 12.70	\$ 13.20	\$405.7
Annual APS Debt Service Increase		\$1.97	\$2.68	(\$0.31)	\$6.36	\$7.71	(\$0.44)	(\$3.10)	\$1.21	(\$6.08)	\$10.0

* Bonds for Stratford and Wilson being sold in FY 2019 are from previous bond referenda.

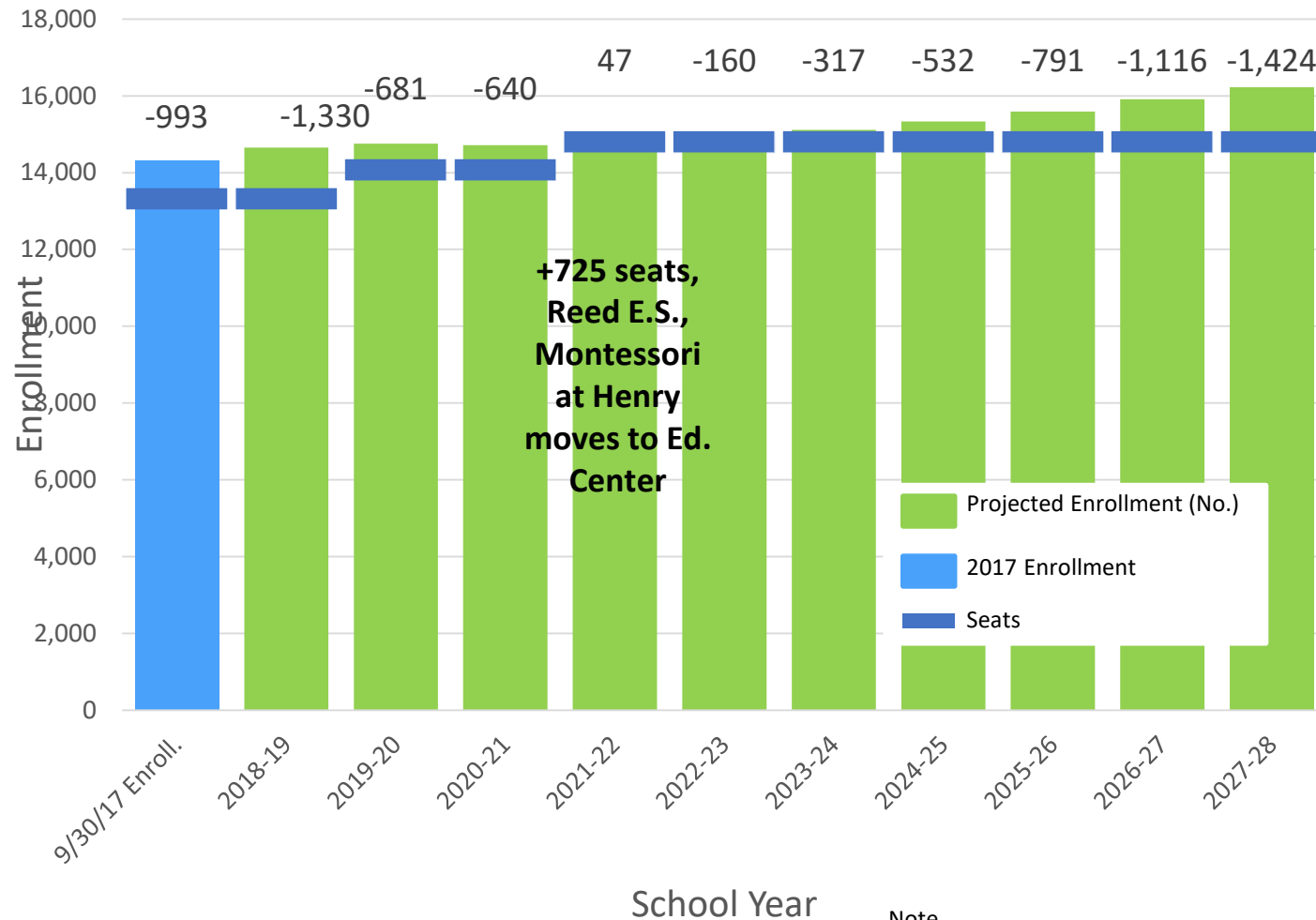
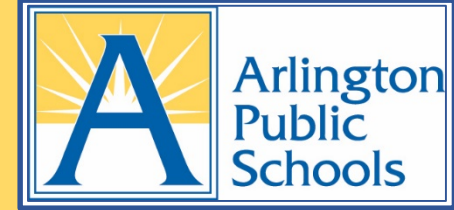
** The Career Center/Arlington Tech project funding was \$12.75M in the FY17-26 CIP. Of that amount, it is estimated that \$4.54M will have been used over the summers of 2017 and 2018 for internal modifications generating 350 seats. The remaining \$8.21M along with the \$6M in new funding in the FY19-28 CIP will be used to provide the 250 additional seats needed for Arlington Tech.

Note

- Within the ten-year CIP period, net tax-supported debt service payments should not exceed 10% of general expenditures, not including the Capital Projects Fund. This percentage is known as the debt service ratio.
- Bond financing is generated through the sale of general obligation bonds by Arlington County as authorized by County voters through bond referenda. Bond referenda are scheduled for even-numbered calendar years, with the next bond referenda in November 2018.

Scenario B1

Elementary School, Balance Between Enrollment and Seats



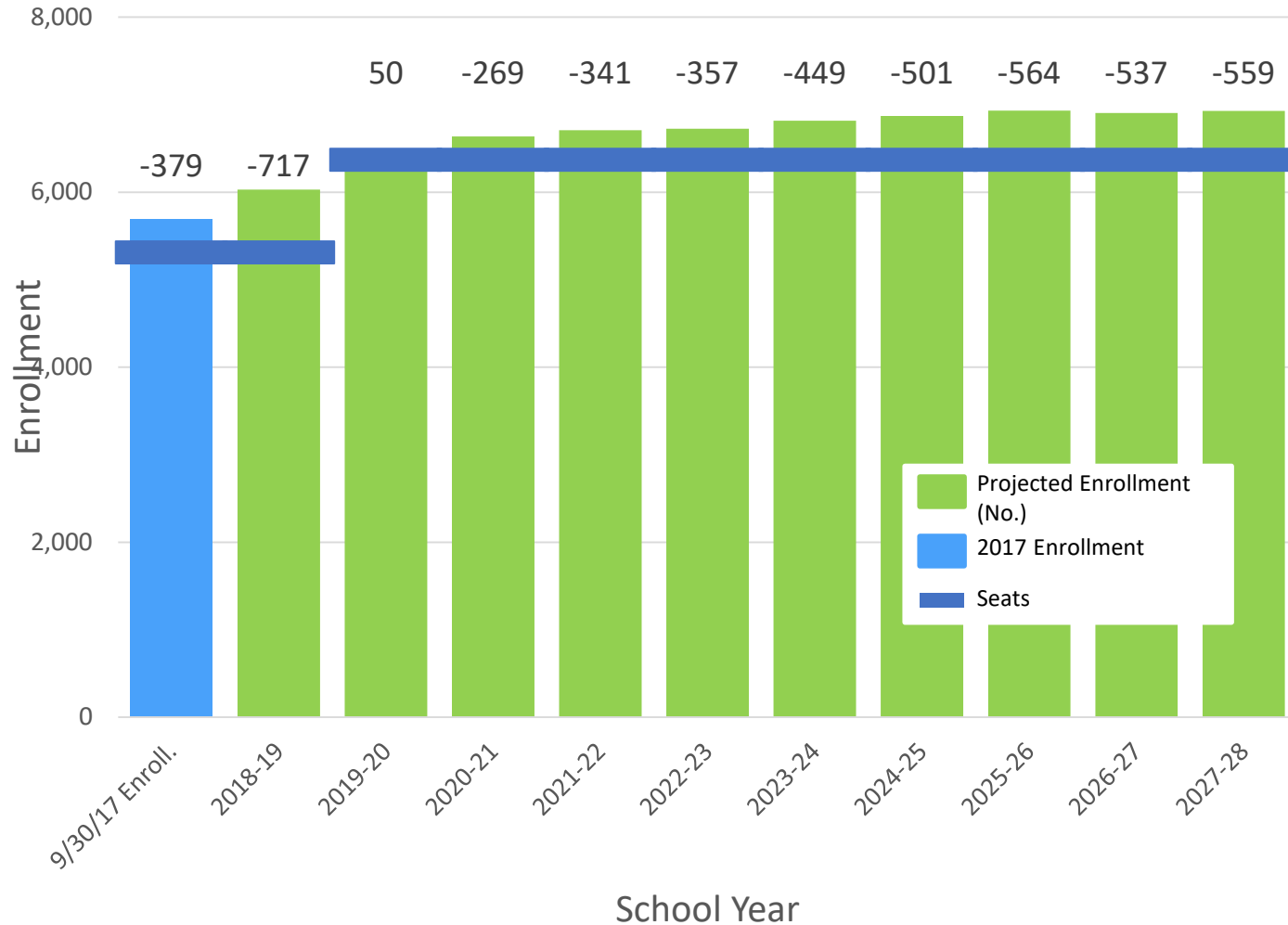
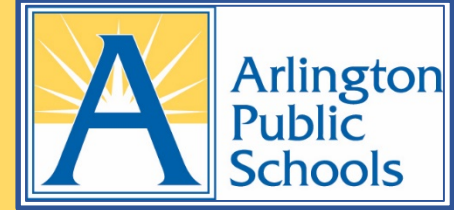
- Elementary seats will exceed enrollment in 2021-22
- Growth is manageable if distributed evenly
- **21 elementary schools** would each need 2 to 3 relocatable classrooms in 2027-28
Abingdon, Discovery, Fleet and Reed have no space for relocatable classrooms
- No additional elementary schools are included in this scenario

Note

- All estimates for relocatable classrooms are based on an average class size of 25 students, across all levels.
- The green bars represent projected enrolled APS students, the blue horizontal lines indicate the number of seats available in the scenario, and the number at the top of each bar indicates the difference between enrolled students and seats.

Scenario B1

Middle School, Balance Between Enrollment and Seats



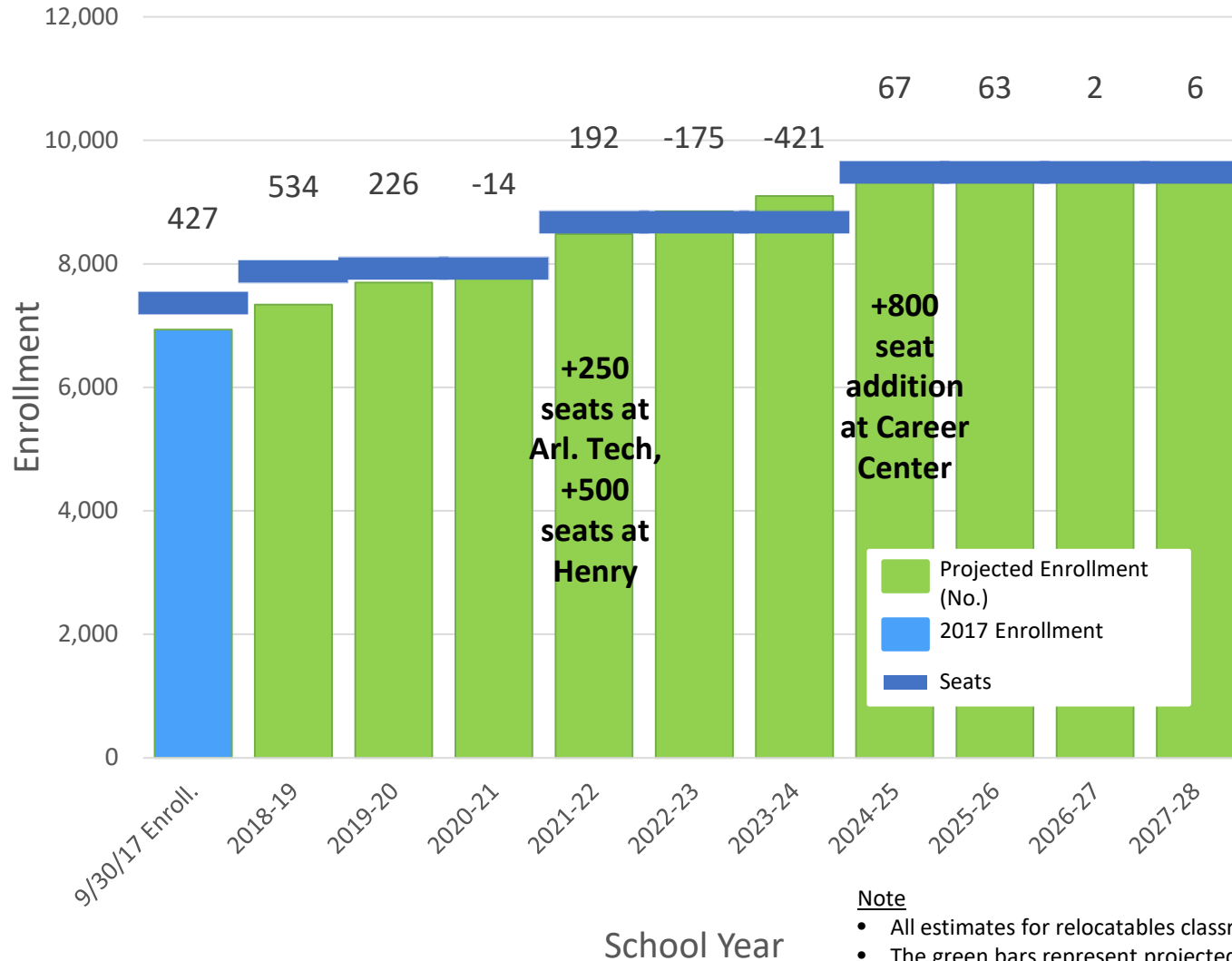
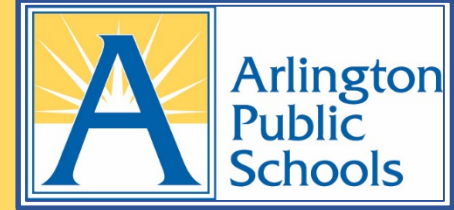
- In 2022-23 growth is manageable; would need
 - 3 to 4 relocatable classrooms at Gunston, Kenmore, Swanson and Williamsburg and
 - 1 relocatable classroom at Jefferson
Stratford site has no space for relocatable classrooms
- In 2025-26 growth is manageable; would need
 - 5 to 6 relocatable classrooms at Gunston, Kenmore, Swanson and Williamsburg and
 - 1 relocatable classroom at Jefferson
Stratford site has no space for relocatable classrooms
- No additional middle schools seats are included in this scenario

Note

- All estimates for relocatable classrooms are based on an average class size of 25 students, across all levels.
- The green bars represent projected enrolled APS students, the blue horizontal lines indicate the number of seats available in the scenario, and the number at the top of each bar indicates the difference between enrolled students and seats.

Scenario B1

High School, Balance Between Enrollment and Seats



Note

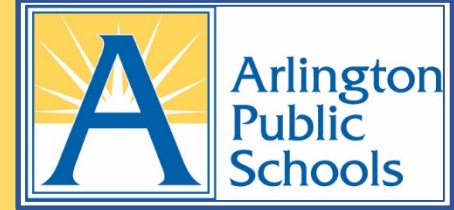
- All estimates for relocatable classrooms are based on an average class size of 25 students, across all levels.
- The green bars represent projected enrolled APS students, the blue horizontal lines indicate the number of seats available in the scenario, and the number at the top of each bar indicates the difference between enrolled students and seats.

- High School capacity will exceed enrollment for 6 of 10 years in this CIP scenario
- From 2021-22 through 2023-24, Henry would be used for high school seats at the Career Center
- In 2023-24, enrollment will require 17 relocatable classroom at both **Wakefield and Washington-Lee**

Yorktown has no space for relocatable classrooms

Scenario B1

Difference between projected enrollment and expected seats



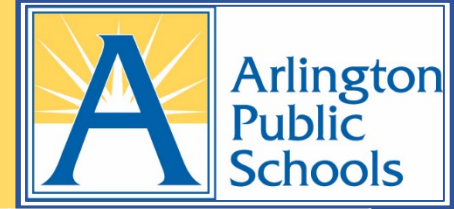
	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
Elementary School	(640)	47 +725 seats at Reed E.S., Montessori at Henry moves to Ed. Center	(160)	(317)	(532)	(791)	(1,116)	(1,424)
Middle School	(269)	(341)	(357)	(449)	(501)	(564)	(537)	(559)
High School	(14)	192 +250 seats at Arl. Tech, +500 seats at Henry	(175)	(421)	67 +800 seat addition at Career Center	63	2	6

Note

Based on this scenario, numbers in red indicate instances when there are more projected enrolled APS students than available seats. Figures in the dark font represent instances when there are more seats than projected students under the relevant scenario.

Summary of Scenarios

Summary of CIP Scenarios



		Superintendent's Proposed CIP	Scenario A	Scenario B	Scenario B1
Seats Added Between FY 2019-28	Total	3,427	3,127	3,027	3,027
	Elementary School ¹	1,477	1,477	1,477	1,477
	Middle School	300	0	0	0
	High School	1,650	1,650	1,550	1,550
Seats Added Beyond FY 2019-28	Total	725	1,025	0	0
	Elementary School	725	725	0	0
	Middle School	0	300	0	0
Peak Year for Relocatable Classrooms²		2025-26 (69)	2027-28 (80)	2027-28 (80)	2027-28 (80)
Boundary changes		Yes	Yes	Yes	Yes
Financing	Remains under the 9.8% debt service ratio target	Yes, all years	No, FY24 & 25	No, FY21 and FY23-27	No, FY21 and FY23-27
	Years when annual debt service increases are high ³	FY25 and 26	FY23 and 24	FY23 and 24	FY23 and FY24

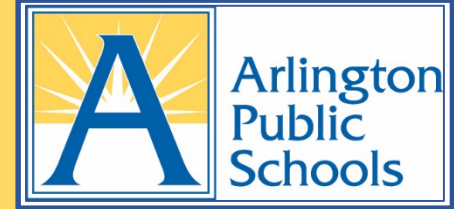
¹ All scenarios assume that elementary school seats, within the ten-year CIP horizon period, include Fleet and new elementary school at the Reed building.

² All estimates for relocatable classrooms are based on an average class size of 25 students, across all levels.

³ A high debt service increase in one above \$3 million.

Summary of CIP Scenarios

Career Center



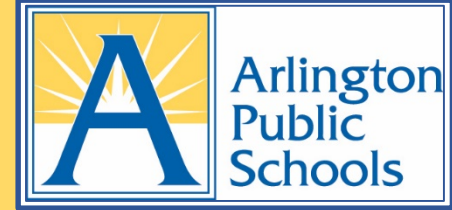
	Superintendent's Proposed CIP	Scenario A	Scenario B	Scenario B1
800+ new general H.S. classrooms, specialty shops and multi-purpose gym/assembly, expanded cafeteria, library/media center, black box theater	2026	2024	2024	2024
Synthetic field and underground parking garage	Not included	2026	2026	2031
Demolish Henry and replace w/synthetic field ¹	Not included	Not included	2026	2026
Performing arts addition	Not included	2024	2024 with 500 additional seats	2024 with 500 additional seats
Swimming pool addition	Not included	Not included	Not included	Not included
Total Career Center Seats²	1,850	1,850	2,350	2,350
Total Seats at the Career Center Site³	2,513	2,513	3,013	3,013

¹ Requires replacement of Henry seats at another location.

² Includes 600 seats for Arlington Tech, 300 seats for CTE students enrolled at other schools, and 150 seats for academies.

³ Includes 200 seats at Arlington Community High School and seats at Patrick Henry which vary from 463 to 500 based on scenario.

Background on CIP



- Capital Improvement Plans (CIP) are updated every two years.
- The Superintendent's Proposed CIP includes the following projects in the November 2018 bond referendum¹ :
 - MC/MM
 - Reed
 - Career Center/Arlington Tech
 - Education Center
 - Middle School addition
 - Transportation staff facility renovation
 - Field conversions to synthetic turf
- Acceleration of 800 seats at the Career Center would add design funds in the 2018 bond referendum.
- The CIP will be re-evaluated in two years for the 2020 bond referendum.

¹ Bond financing is generated through the sale of general obligation bonds by Arlington County as authorized by County voters through bond referenda. Bond referenda are scheduled for even-numbered calendar years, with the next bond referendum in November 2018.

CIP Timeline



Status	Date	Schedule for the CIP
✓	April 17	Career Center Working Group, Joint Work Session with County Board
✓	April 19	Monitoring Item
✓	April 24	Work Session #1
✓	May 3	Supt's Proposed FY19-28 CIP
✓	May 7	Work Session #2
✓	May 14	Community Outreach - CIP Information Session at Washington-Lee
✓	May 15	Work Session #3
✓	May 16	Community Outreach - CIP Information Session at Reed
✓	May 21	Community Outreach: CIP Information Session at Career Center
	May 22	Work Session #4
	May 29	Joint Work Session with County Board
	June 7	School Board's Proposed FY19-28 CIP
	June 12	Work Session #5 (if needed)
	June 21	School Board adopts final FY19-28 CIP
	July	County Board adopts final FY 19-28 CIP (includes schools)
	Nov. 6	2018 bond referendum

School Board Discussion