

Superintendent's Proposed FY 2023-32 CIP

Work Session #3

June 7, 2022



- 6:30 Welcome and introductions**
- 6:35 FAC and JFAC Feedback**
- 7:15 Superintendent's Revised Proposal for the FY 2023-32 CIP**
- 8:30 Adjourn**



APS Engage Website

- Updates about the CIP throughout the process:
 - School Board Work Session/Meetings related to CIP
 - Presentations
 - Timeline
 - Project cost studies

Additional Communications

- Information on CIP development shared throughout process via APS School Talk Engage messages, social media, APS School Ambassador updates, news release
- June 15 School Board Public Hearing on Superintendent's Proposed FY 2023-32 CIP

Follow the CIP Process:

www.apsva.us/engage/cip/



Questions? Write to:
engage@apsva.us

Spring 2022 Schedule

2022	School Board Meetings and APS Activities
May 12	✓ School Board Info –Superintendent Proposed FY 2023-32 CIP
May 17	✓ Work Session #1
May 31	✓ Work Session #2
June 7	Work Session #3 – Feedback from FAC and JFAC Chairs and Adjustments for the School Board’s Proposed CIP
June 9	Information Item - School Board’s Proposed FY 2023-2032 CIP
June 13	Public Hearing - School Board’s Proposed 2023-32 CIP <i>Note the date change, rescheduled from June 15</i>
June 21	Work Session #4, if needed
June 23	Action Item - School Board’s Proposed FY 2023-2032 CIP
Nov. 1	Arlington Votes on 2022 Bond Referendum

All work sessions are held in the School Board Room and begin at 6:30 p.m.

Plans to Temporarily Relocate ACHS



Summer 2026

Amazon's HQ2 development at PenPlace includes a brand-new permanent facility for ACHS

Temporary Relocation Summer 2023

- APS has signed a letter of intent
- New address will be announced in the next few weeks when the lease is final
- Location is accessible for students via public transit
- Move will allow construction of the ACC Project to begin

FAC and JFAC Feedback

Superintendent's Revised Proposal for the FY 2023-32 CIP

June 9 Information Item

Entrance Renovations / Security Vestibules will all be completed by August 2024

- Claremont moved from fall 2025
- Arlington Science Focus moved from fall 2026
 - Kitchen completion remains in fall 2026
- Adjustments had no significant impacts to other CIP projects and:
 - Are cost neutral
 - Create a slight, manageable, increase to APS staffing workload
 - Do not impact completion timing of kitchen renovation projects
 - Are not expected to cause impacts to summer school programming

Project Funding Superintendent's Revised Proposed FY 2023-32 CIP

Project Description <i>(projects in italics are from the FY22-24 CIP)</i>	OTHER FUNDING SOURCES					BOND FUNDING										TOTAL FUNDING
	Operating and Other	MC/MM (not bonds)	Capital Reserve ¹	County Funding	Previous Bond Funding	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	
<i>Seats Available in/Completion Date (X)</i>						<i>Fall 2022</i>	<i>Fall 2023</i>	<i>Fall 2024</i>	<i>Fall 2025</i>	<i>Fall 2026</i>	<i>Fall 2027</i>	<i>Fall 2028</i>	<i>Fall 2029</i>	<i>Fall 2030</i>	<i>Fall 2031</i>	
IMPROVEMENTS AT EXISTING FACILITIES																
<i>Major Infrastructure Projects</i>					\$28.40	\$8.20	\$8.60	\$9.00	\$9.50	\$10.00	\$10.50	\$11.00	\$11.60	\$12.20	\$12.80	\$131.80
<i>Kitchen and Entrance/Security Vestibule Renovation Program</i> ²			\$7.88		\$12.80	\$8.95	\$7.41	\$5.70								\$42.74
<i>Gunston and Wakefield Entrances</i>						X										
<i>Hoffman-Boston, Long Branch, and Taylor Entrances</i>							X									
<i>Kenmore, Langston, and Williamsburg Entrances</i>							X									
<i>Campbell and Swanson Kitchens and Entrances</i>							X									
Claremont, Jamestown, Nottingham, Science Focus, and Tuckahoe Entrances								X								
<i>Drew and Randolph Kitchens</i>								X								
<i>Barrett and Carlin Springs Kitchens</i>									X							
<i>Ashlawn and Science Focus Kitchens</i>										X						
<i>The Heights Building - Phase 2, Option A</i>			\$2.10	\$2.17	\$9.97	\$0.00										\$14.24
<i>Synthetic field turf replacement (APS share)</i> ³		\$2.41				X	X	X								\$2.41
<i>Long-range Plan to Renovate Existing Facilities</i>										TBD	TBD	TBD	TBD	TBD	TBD	\$0.00
<i>Enterprise Resource Planning (ERP) System Modernization</i> ⁴	\$8.28		\$3.72													\$12.00
<i>Lock and Key System Replacement</i>			\$4.05					X								\$4.05
<i>Public Address System Replacement</i>			\$1.35					X								\$1.35
<i>Kenmore field conversion to synthetic turf (APS share)</i>													\$3.02			\$3.02
ENROLLMENT CAPACITY																
<i>Career Center Campus Project - new ACC building, field, garage</i>	\$1.25				\$37.40	\$38.87	\$57.74	\$28.18	\$11.18							\$174.62
PLACEHOLDER to Move MPSA into renovated ACC building								\$3.75	\$8.44	\$2.81	X					\$15.00
PLANNING																
<i>To provide options for projected seat needs or improvements to existing facilities</i>					\$2.00											\$2.00
TOTAL PROJECTS	\$9.53	\$2.41	\$19.10	\$2.17	\$90.57	\$56.02	\$73.75	\$42.88	\$24.43	\$18.44	\$13.31	\$11.00	\$14.62	\$12.20	\$12.80	\$403.23
ADDITIONAL BONDING CAPACITY AVAILABLE						\$0.00	\$0.00	\$33.00	\$0.00	\$68.00	\$53.00	\$27.00	\$36.00	\$36.00	\$52.00	\$305.00
<i>Color coding in the chart above corresponds with the bond referendum year in which it would be approved by the voters as shown on the line "Bond Referenda Amounts" below (e.g., figures in green above would be in the 2022 referendum).</i>						2022 Referendum		2024 Referendum		2026 Referendum		2028 Referendum		2030 Referendum		
BOND REFERENDA AMOUNTS						\$165.01		\$39.20		\$20.50		\$25.62		\$25.00		
<i>Debt Service Ratio is calculated based on the FY 2023 School Board Adopted budget and County-provided revenue projections through FY 2032</i>						Debt Service Ratio Target ≤9.8%	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032
						Debt Service Ratio -- APS	8.04%	8.64%	9.36%	9.19%	9.39%	8.57%	7.97%	7.73%	7.39%	7.06%
						Annual Bond Issuance	\$56.02	\$73.75	\$42.88	\$24.43	\$18.44	\$13.31	\$11.00	\$14.62	\$12.20	\$12.80
						Annual APS Debt Service Increase	\$1.49	\$5.02	\$6.77	\$0.12	\$2.98	(\$5.39)	(\$3.77)	(\$0.97)	(\$1.83)	(\$2.21)

¹ Capital Reserve funds are allocated to projects in order to mitigate the need for bond funding.

² Of the \$7.48M shown in FY 2023, \$4.12M was already included in the FY 2021 bond referendum.

³ Replacements will occur as follows: FY23: Wakefield; FY24: W-L & Williamsburg; FY25: Greenbrier Stadium (YT)

⁴ In addition to the \$3.72M earmarked from the Capital Reserve, \$3.66M in grant funding is currently available. The remaining \$4.62M (estimated) will come from Reserves and/or FY23 and FY24 Closeouts.

Update the Existing ACC Building for MPSA

Phase 2 Campus Project

- Plan for campus completion and green space to be included as part of the Superintendent's Proposed FY 2025-34 CIP
- Renovate existing ACC building for MPSA
 - Begin renovation in fall 2026, opens in fall 2028
 - Placeholder of \$15 million to prepare the space for MPSA use
 - Placeholder figure will be updated in spring 2024 for FY 2025-34 CIP
 - Work would be accomplished as a major refresh project
 - Establish a prioritized work list with the program moving to the building
 - Contract work as per the prioritized list

Superintendent's Revised Proposed FY 2023-32 CIP Timeline for Project Completion

Project	Fall 2022	Fall 2023	Fall 2024	Fall 2025	Fall 2026	Fall 2027	Fall 2028/29	Fall 2030/31
Major Infrastructure	✓	✓	✓	✓	✓	✓	✓	✓
Entrance Renovations/ Security Vestibules	Gunston, Wakefield	Campbell, Hoffman-Boston, Kenmore, Langston, Long Branch, Swanson, Taylor, Williamsburg	Jamestown Nottingham Tuckahoe Claremont, ASFS	Claremont	ASFS			
Kitchen Renovations		Campbell, Swanson	Drew Randolph	Barrett Carlin Springs	ASFS Ashlawn			
Lock and Key Systems Replacement		All Schools						
PA Systems Replacement	Nottingham, Taylor, W-L	Gunston, Kenmore	Jefferson					
Synthetic turf replacement	Wakefield	Washington-Liberty Williamsburg	Greenbriar					

Superintendent's Revised Proposed FY 2023-32 CIP Timeline for Project Completion

Project	Fall 2022	Fall 2023	Fall 2024	Fall 2025	Fall 2026	Fall 2027	Fall 2028/29	Fall 2030/31
Heights Phase 2		✓ (TBD)						
Long-Range Plan to Renovate Existing School Facilities Note: June 9 Info Item will include direction to develop swing space					TBD	TBD	TBD	TBD
Kenmore Field Conversion								✓
Relocate ACHS		✓						
ACC Project (Using Base Ed. Specs.)				New ACC		Field/Garage		
Renovate ACC for MPSA							✓	
Modernize APS ERP System				✓				

Additional Financial Information

- APS uses the same interest rate as the County when calculating the debt service costs for bond issuances
 - Currently the rate is 5% which has been the rate used in CIP calculations for many years
- The County Manager's Proposed FY 2023-32 CIP includes \$25 million per year for APS bond issuance in FY 2027 through FY 2032
 - \$150M is less than \$284M available bonding capacity shown in Superintendent's Proposed CIP
 - County used placeholders because Superintendent's CIP was not yet out when County Manager's CIP was finalized
 - Historically, the CIP changes significantly from one to the next because revenue projections change, and priorities change based on new information
 - Both County leadership and County Manager are not concerned about this difference
 - Renovations plan is forthcoming that will guide more concrete and specific planning in the next CIP

Questions and Discussion

Superintendent's Proposed FY 2023-32 CIP

Work Session #3

June 7, 2022

All Arlington Public Schools (APS) budget and operations decisions are based on the best information available at the time. Staff and community members are reminded that funding forecasts from Arlington County and the state may change, based on many external factors. Similarly, student enrollment and projections are based on the best available information, but are also subject to change due to employment, housing and other economic factors. For these reasons, APS and the Arlington School Board may adjust future budget allocations, staffing and other operations decisions to reflect the existing community and operating landscape.

Appendices

Additional Details and Cost for
Projects in the Superintendent's Proposed FY 2023-32 CIP

Superintendent's Proposed FY 2023-32 CIP

Project Funding

Project Description <i>(projects in italics are from the FY22-24 CIP)</i>	OTHER FUNDING SOURCES					BOND FUNDING										TOTAL FUNDING
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<i>Kitchen and Entrance/Security Vestibule Renovation Program²</i>			\$7.38		\$12.80	\$7.48	\$9.07	\$6.01								\$42.74
<i>Gunston and Wakefield Entrances</i>						X										
<i>Taylor and Williamsburg Entrances</i>							X									
<i>Campbell and Swanson Kitchens and Entrances</i>							X									
<i>Drew and Randolph Kitchens</i>								X								
<i>Barrett and Carlin Springs Kitchens</i>									X							
<i>Science Focus Kitchen/Entrance and Ashlawn Kitchen</i>										X						
<i>Langston, Kenmore, Long Branch and Hoffman-Boston Entrances</i>							X									
<i>Tuckahoe, Jamestown and Nottingham Entrances</i>								X								
<i>Claremont Entrance</i>									X							
<i>The Heights Building - Phase 2, Option A</i>			\$2.85	TBD	\$9.97	\$1.42										\$14.24
<i>Synthetic field turf replacement (APS share)³</i>		\$2.41				X	X	X								\$2.41
<i>Long-range Plan to Renovate Existing Facilities</i>										TBD	TBD	TBD	TBD	TBD	TBD	\$0.00
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PLANNING																
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TOTAL PROJECTS	\$9.53	\$2.41	\$19.35	\$0.00	\$90.57	\$55.97	\$75.41	\$43.19	\$20.68	\$10.00	\$10.50	\$11.00	\$14.62	\$12.20	\$12.80	\$388.23

ADDITIONAL BONDING CAPACITY AVAILABLE

\$31.00	\$0.00	\$5.00	\$0.00	\$75.00	\$57.00	\$27.00	\$37.00	\$36.00	\$52.00	\$320.00
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BOND REFERENDA AMOUNTS	2022 Referendum	2024 Referendum	2026 Referendum	2028 Referendum	2030 Referendum
	\$165.20	\$24.51	\$20.50	\$25.62	\$25.00

Debt Service Ratio is calculated based on the FY 2023 School Board Adopted budget and County-provided revenue projections through FY 2032

Debt Service Ratio Target ≤9.8%

	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032
Debt Service Ratio -- APS	8.04%	8.64%	9.38%	9.21%	9.37%	8.44%	7.82%	7.58%	7.25%	6.92%
Annual Bond Issuance	\$55.97	\$75.41	\$43.19	\$20.68	\$10.00	\$10.50	\$11.00	\$14.62	\$12.20	\$12.80
Annual APS Debt Service Increase	\$1.49	\$5.02	\$6.94	\$0.15	\$2.60	(\$6.23)	(\$4.03)	(\$0.94)	(\$1.79)	(\$2.18)

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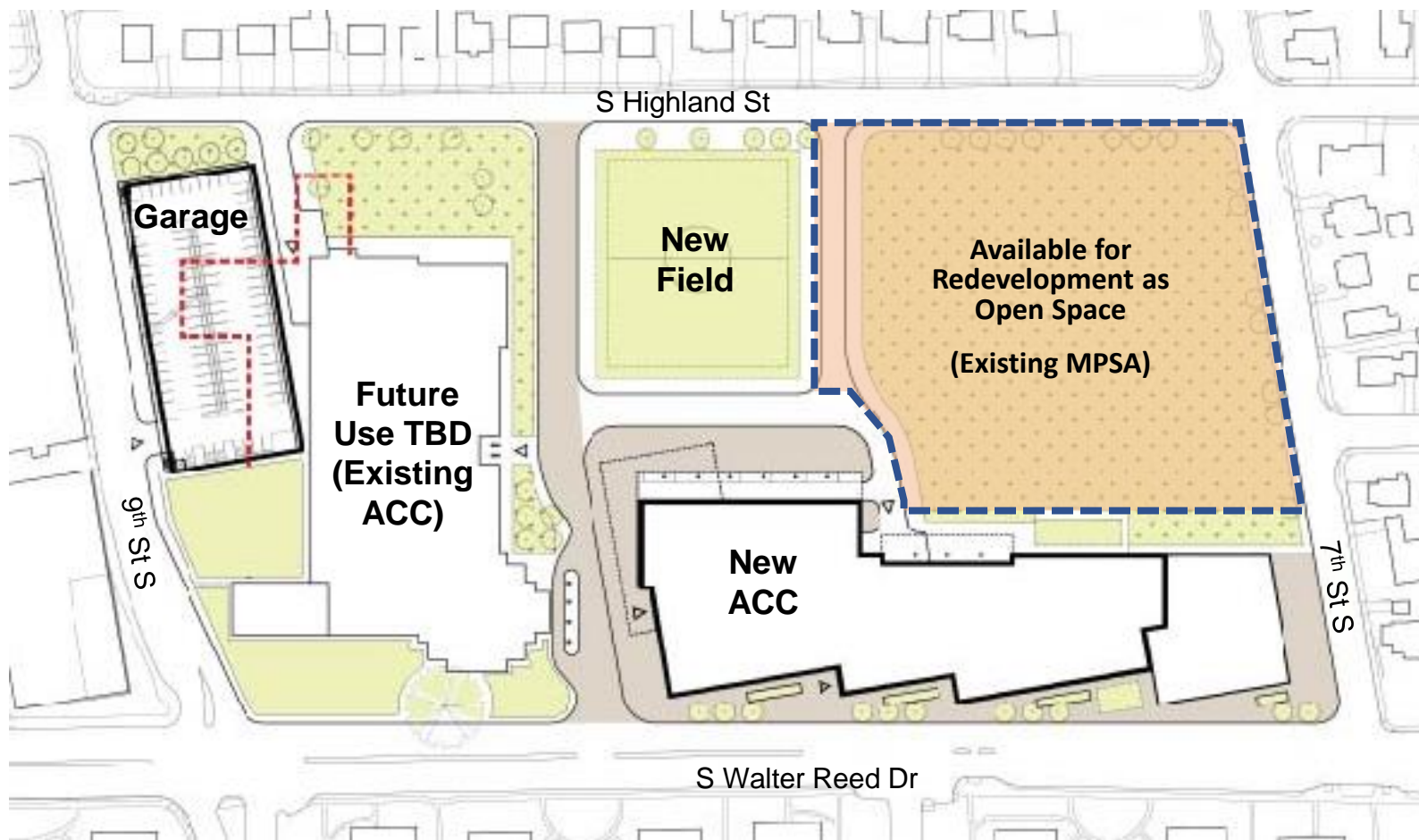
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Illustration of Potential Long-Term Use of the Career Center Campus; Assumes Superintendent's Recommendation for Base Ed Specs

Makes the best use of limited land on the site, setting up future opportunities if needed



Proposed CIP includes funds for ACC Project with capacity for 1,795 students

- Dec. 2025 - new ACC completed
- Apr. 2027 – parking structure and field completed

Note: Proposed CIP does not quantify the costs for other long-term uses on the campus

FY 2025-34 CIP will propose

- Plans for relocating MPSA
- Redevelopment of MPSA space
- Potential uses for existing ACC space, with recommendation developed by next Chief Academic Officer

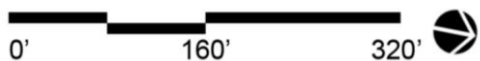
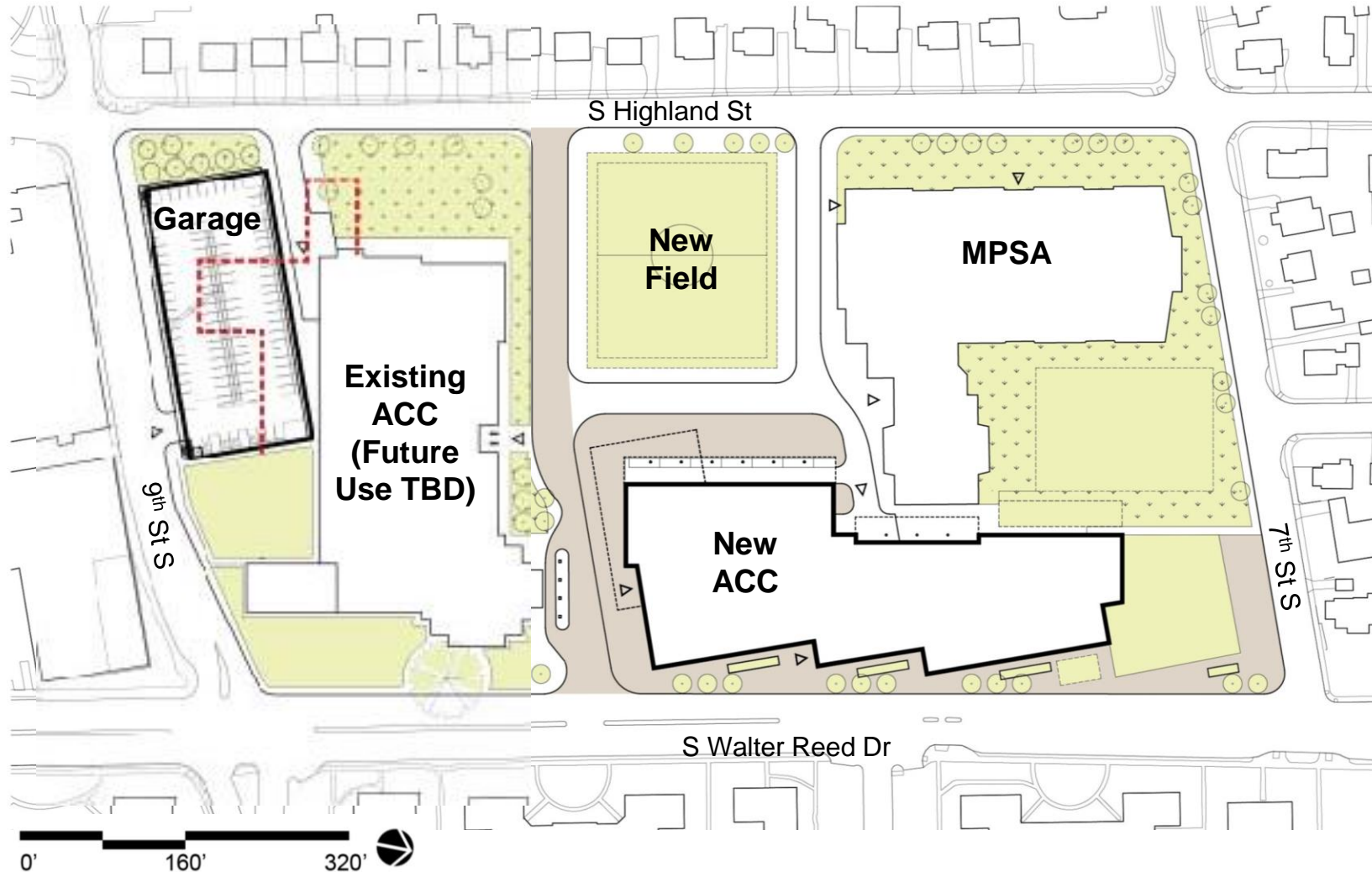


Illustration of Potential Long-Term Use of the Career Center Campus; Assumes Alternate Ed. Specs.



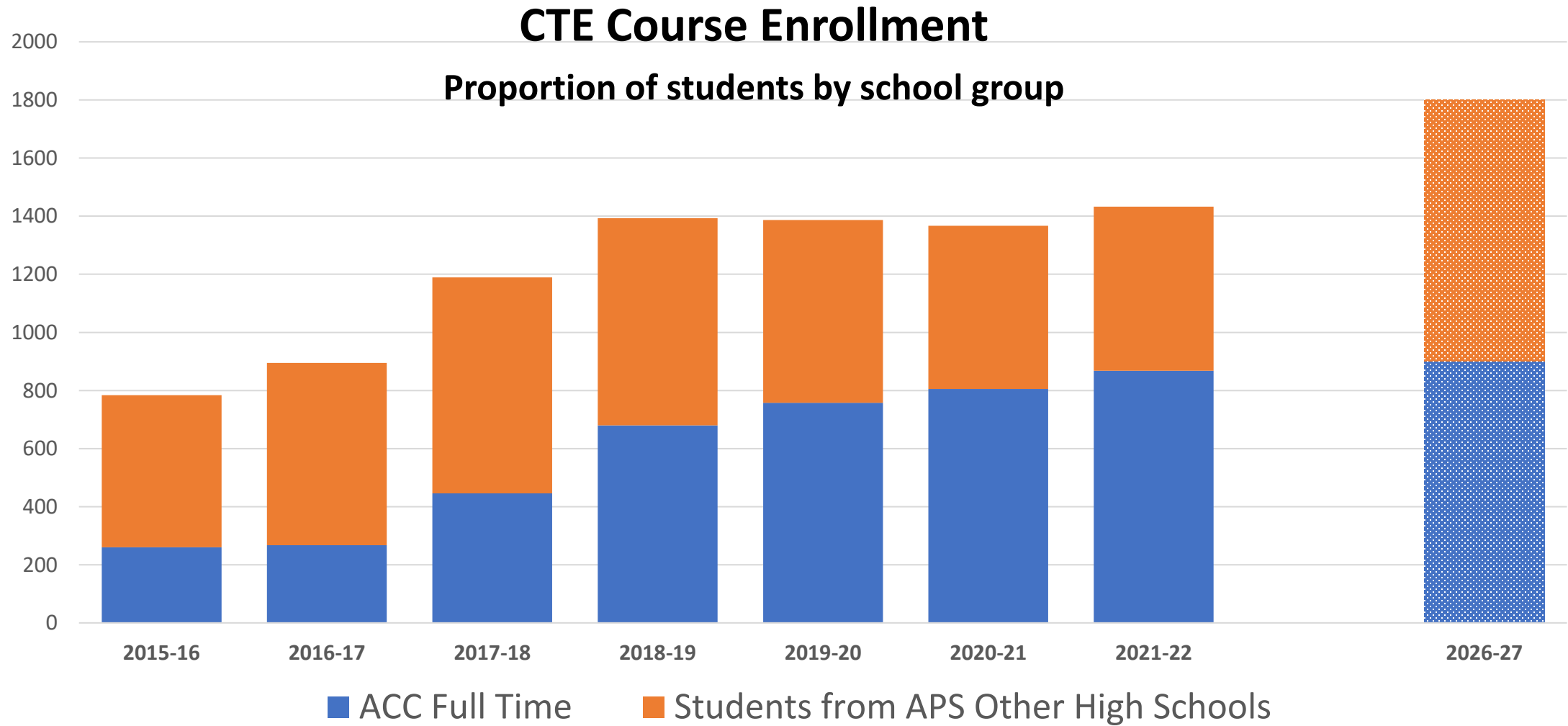
If the CIP includes the ACC Project using the Alternative Ed. Specs. with capacity for 1,395 students

- Dec. 2025 - new ACC completed
- Apr. 2027 – parking structure and field completed
- MPSA remains on the campus

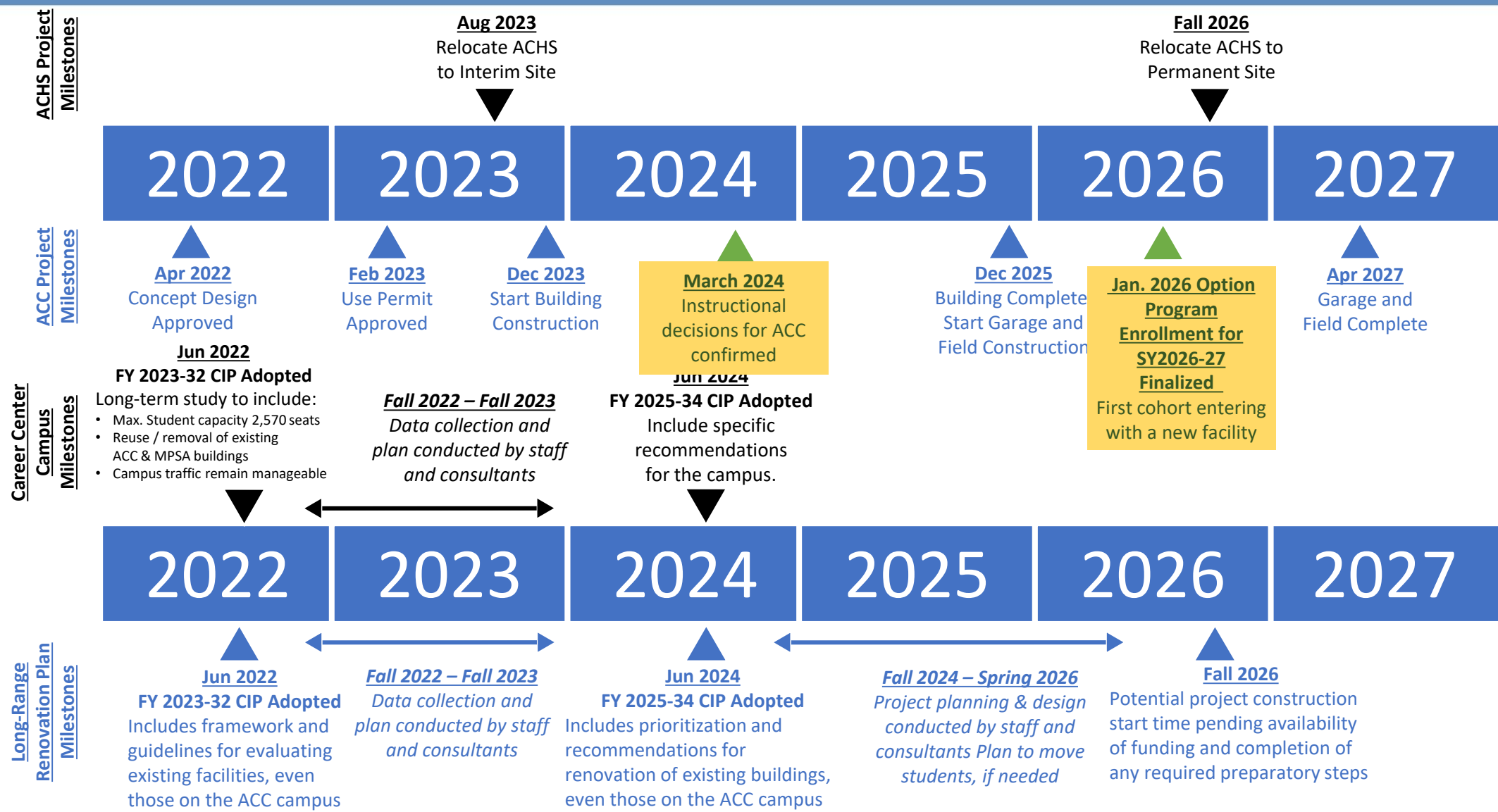
ACC Enrollment

No. of students	April 2022	2026-27 School Year	
		Base Ed. Specs for 1,795 students	Alt. Ed. Specs. for 1,345 students
Total in ACC building per day	1,089	2,395	1,945
Full-Time ACC	524	1,495	1,045
Part time CTE students from other high schools	565	900	900
Total on campus per period	1,205	2,570	2,120
Full-Time ACC	524	1,495	1,045
Part time CTE from other schools (1/3 of enrolled students)	188	300	300
Other buildings	493	775	775
	MPSA	Existing ACC	Existing ACC

New ACC Expands CTE Access



School Board Recommended Direction for the FY 2023-32 CIP Timeline



Larger ACC will Benefit Other High Schools

As enrollment grew, secondary building capacities were expanded within existing building envelope at Wakefield, Washington-Liberty and Yorktown.

The larger ACC facility will allow APS to plan for a “preferred capacity.” somewhere between 1,600 to 2,200 students at the 3 neighborhood high schools

	Original Capacity for New H.S. Building		Major Renovation to Address Enrollment Growth Interior modifications, no addition			
	Year Completed	Capacity for No. of Students	Year Completed	Revised Capacity for No. of Students	Change in Student Capacity	Change in building square footage
Washington-Liberty	2009	1,600	2015	2,208	+608	0
Yorktown	2013	1,610	2018	2,189	+589	0
Wakefield	2013	1,620	2017	2,203	+603	0

Strategies to intensify building high school building use:

- Increase class size
- Adjust utilization factors and schedules to increase the number of periods per day classrooms are used
- Ends of hallways or tall atriums enclosed for teacher planning and collaboration spaces outside of classrooms
- Expanding virtual class offerings
- Transfer policies to even out enrollment
- Use of relocatable classrooms