



Arlington Public Schools
School Board's Adopted
FY 2009 – FY 2014 Capital Improvement Plan



Yorktown High School



Wakefield High School



Career Center



Jefferson Middle School

Arlington, Virginia
www.arlington.k12.va.us

May 29, 2008



Arlington Public Schools
FY 2009 – FY 2014 School Board's Adopted
Capital Improvement Plan

School Board

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May 29, 2008

Mr. Walter Tejada
Chair, Arlington County Board
2100 Clarendon Boulevard
Arlington, Virginia 22201

Dear Mr. Tejada,

I am pleased to present the FY 2009 – FY 2014 Adopted Capital Improvement Plan (CIP) for the Arlington Public Schools (APS). This proposed plan, responsive to the School Board's direction on the Capital Improvement Plan, builds on the progress made since 1988 when the school system first crafted a formal CIP supported by a bond referendum every two years.

Since the 1994 bond referendum, the CIP 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 January of this year, citizens around the county welcomed the first phase of the Washington-Lee High School building, a state-of-the-art educational facility that is the latest example of the commitment of Arlington citizens to provide our students high-quality learning environments. Construction is underway on the Reed/Westover Library project and the design is complete for the Yorktown High School renewal. Through bond referenda since 1988, the community has provided over \$409 million for school construction.

As construction costs have soared over the past few years, we have become concerned with the rise in the amount and proportion of our budget going to retiring the bond debt and its potential impact on our ability to continue to improve the delivery of educational services. As you know, in a memo to the Arlington County Board in January 2008, the County Manager expressed a similar concern about the rate of growth in the County's debt service and proposed limiting it each year. In the interest of prudent planning, Arlington Public Schools and Arlington County Government (ACG) staffs met over several months to discuss the capital needs of the entire community and how a capital plan could be developed to meet those needs while slowing the debt service growth rate. The agreement resulting from those discussions includes a limit on the average annual growth in debt service for the planning period of no more than 5% for each of our organizations. Additionally, we have agreed that debt retirement will constitute less than 10% of our operating budgets. Whether debt service as a percentage of total expenditures is calculated separately for each entity or in combination remains unresolved. However, this issue had no practical impact on the development of this CIP.

This six-year CIP stays well within the limits to which we have agreed and provides full funding to complete the construction of Yorktown and Wakefield high schools. It also addresses capital needs at Wakefield, Thomas Jefferson Middle School and the Career Center to keep them functioning well until their renewal and/or reconstruction can be addressed. The six-year Capital Improvement Plan totals \$257,765,890, with \$256,105,000 funded by bonds. Over the course of the expenditures through FY 2017, the average growth in debt service is estimated at less than 3.84% and the debt retirement expenditures stay at about 8.2% or less as a proportion of the operating budget, ranging from 7.31% to 8.23%.

The proposed 2008 bond referendum includes funds to complete the construction of Yorktown High School (\$82.975M), complete the design of Wakefield High School (\$11.1M) and to address capital needs at the Career Center (\$5.35M), totaling \$99,425,000.

We have estimated the 2010 and 2012 bond referenda at \$156.68M and \$0 respectively, but have also displayed the amounts and years in which bonds would be sold, which are the important variables in determining the rate of debt growth.

We believe this CIP recognizes the need to slow the accumulation of debt while addressing our most pressing capital needs in a way that is responsive to your priorities and to the needs of the students of the Arlington Public Schools.

Given the continuing support for public education in the Arlington community, I am confident that we will meet the challenges of delivering, in fiscally prudent ways, the necessary capital improvements for our community's schools. Implementation of the capital plan will allow Arlington to provide high quality instructional environments into the foreseeable future.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ed J. Fendley', with a stylized, cursive script.

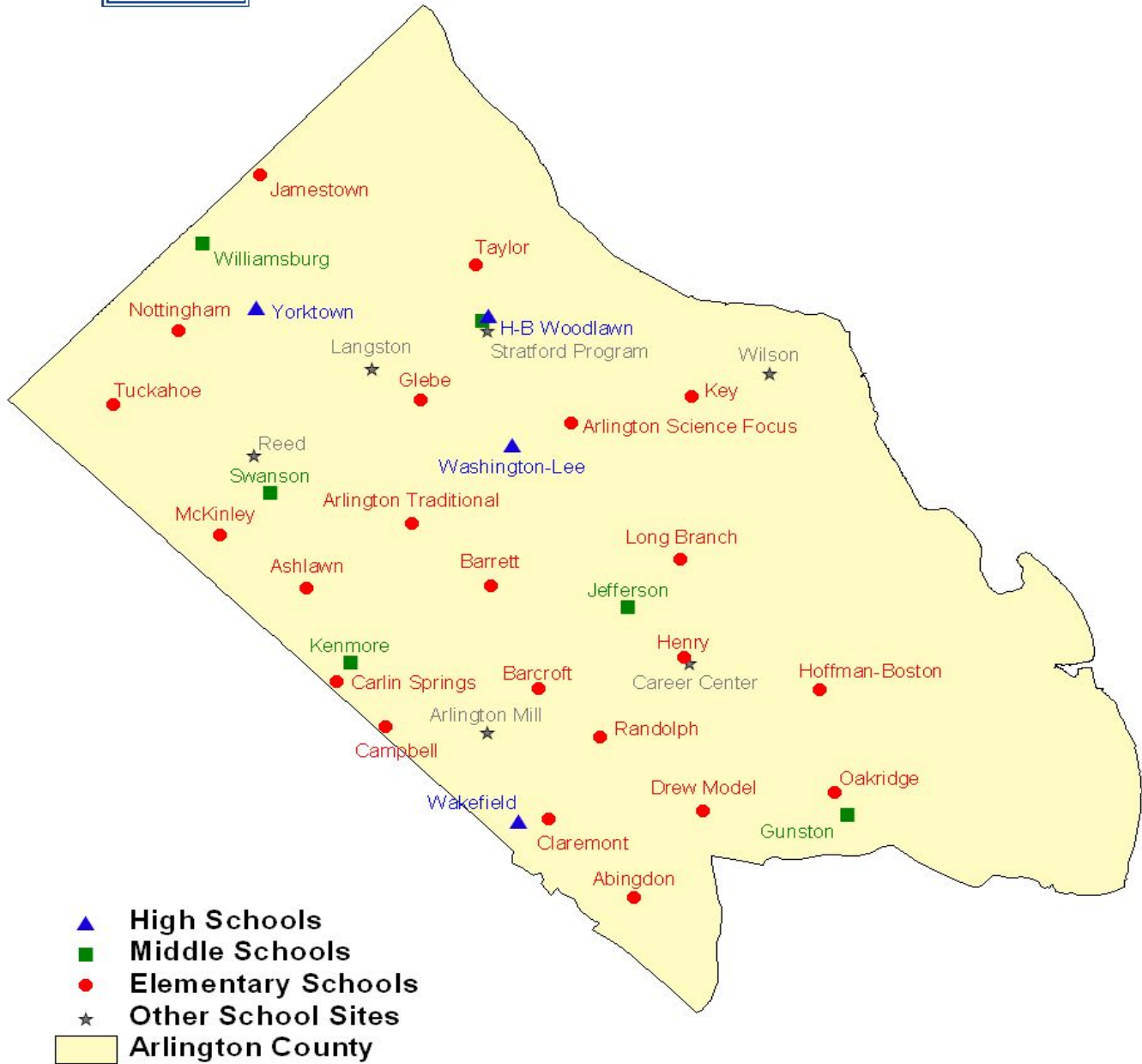
Ed J. Fendley
Chair, Arlington School Board

CIP Development Calendar

| | |
|--------------|--|
| August 3 | MC/MM request package sent to Principals and Program Managers |
| September 14 | Principals and Program Managers submit completed MC/MM request forms to Facilities |
| November 27 | Draft of FY 2009 MC/MM presented to Senior Staff |
| December 10 | Administrative Council review of draft MC/MM projects |
| April 8 | Senior Staff review of preliminary CIP |
| April 14 | Administrative Council review of preliminary CIP |
| April 22 | Senior Staff preliminary review of AFSAP Senior Staff review of final CIP |
| May 1 | Board Information Item – AFSAP |
| May 1 | Board Information Item – Superintendent’s Proposed FY 2009 – FY 2014 CIP |
| May 6 | CIP Work Session # 1 |
| May 13 | CIP Work Session # 2 |
| May 22 | CIP Public Hearing |
| May 29 | Board Action Item – Adopted FY 2009 – FY 2014 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 2009 – FY 2014 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 2007-2012 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. The formula for FY 2009, updated in fall 2007 based on changes in enrollment, allocates net local County tax revenue (gross revenues less tax refunds) between the County (51.9%) and the Schools (48.1%). The formula is updated annually. This 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 reviewed each year but 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 2009 – FY 2014 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.

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 2009 – FY 2014 CIP:

| FY 2009 - FY 2014 PROJECT FUNDING | | | | | | | |
|--|------------------------|-------------|------------------------|-------------|------------------------|-------------|---------------|
| Source of Funds | FY 2009 (2008 Bond) | FY 2010 | FY 2011 (2010 Bond) | FY 2012 | FY 2013 (2012 Bond) | FY 2014 | Total |
| Major Construction | | | | | | | |
| Bond Funding | \$99,425,000 | \$0 | \$156,680,000 | \$0 | \$0 | \$0 | \$256,105,000 |
| Current Revenues | \$1,660,890 | \$0 | \$0 | \$0 | \$0 | \$0 | \$1,660,890 |
| Sub -Total | \$101,085,890 | \$0 | \$156,680,000 | \$0 | \$0 | \$0 | \$257,765,890 |
| Minor Construction/ Major Maintenance | | | | | | | |
| Current Revenues | \$10,450,502 | \$5,045,644 | \$5,106,844 | \$5,186,544 | \$5,283,344 | \$5,395,644 | \$36,468,522 |
| Total | \$111,536,392 | \$5,045,644 | \$161,786,844 | \$5,186,544 | \$5,283,344 | \$5,395,644 | \$294,234,412 |

See page 11 for specific projects associated with the Major Construction funds and page 27 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 Improvement 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 Direction

SCHOOL BOARD DIRECTION

On September 20, 2007, the School Board provided the following direction on the FY 2009 – FY 2014 Capital Improvement Plan:

THE SUPERINTENDENT’S PROPOSED FY 2009 – FY 2014 CAPITAL IMPROVEMENT PLAN (CIP) WILL:

- Identify a source for the remaining funding needed to complete the Washington-Lee High project.
- Use the latest design plans to refine the cost estimates for the Yorktown High project.
- Rank order the three major projects currently in design (Career Center (including High School Continuation), Thomas Jefferson Middle School, Wakefield High School) and set up funding by year for these projects.

The order of the projects will be based on:

- Project cost and availability of funding;
 - Project feasibility studies and schematic designs;
 - Condition of the buildings and the learning environment;
 - Capacity needs;
 - Analysis of the Multi-site Study recommendations;
 - Consequences of deferral for each site;
 - Relationship between projects, if any;
 - Discussions with Arlington County Government in regard to inherently joint projects; and
 - An analysis of the debt associated with the planned projects, the effect on the availability of both operating and capital funds for FY 2009 and future years, and the degree to which the School's debt fits the County's debt guidelines.
- Identify major maintenance investments for facilities where renewal is deferred.
 - Access potential for capital funding from alternative sources such as:
 - Public Private Educational & Infrastructure Act
 - Higher Education partners
 - Performance contracting
 - Savings on leased space
 - Reflect continued coordination of the County and School CIP processes and provide information on the interaction of County and School projects.

RESPONSE TO SCHOOL BOARD DIRECTION

Each bullet listed below provides staff's response to each bullet in the School Board's framework shown on the previous page.

- Washington-Lee Project The Board directed staff to identify a source to complete the funding for this project. As part of FY 2007 close out, \$4,496,956 was allocated to Washington-Lee, leaving a balance of \$500,000 to be funded. These funds will come from current revenues in the FY 2009 budget.
- Yorktown High School Project The Board directed staff to provide an updated cost estimate for this project. The current cost projection is \$109,975,000. As part of the 2004 and 2006 bonds, \$27,000,000 was allocated to the project. The FY 2009 – FY 2014 CIP includes an additional \$82,975,000 to come from a bond referendum to be presented to Arlington County voters in November 2008. If approved, funding for this project will be complete.
- Prioritization of Projects The School Board's framework for the CIP directed staff to "rank order the three major projects currently in design (Career Center (including High School Continuation), Thomas Jefferson Middle School, Wakefield High School) and set up funding by year for these projects." In October 2007, the School Board held a work session on the resumption of the BLPC process which included an analysis of the CIP funding required as well as the available funding for these projects. Over the past ten years, APS has taken on significant debt to reconstruct its aging school buildings. With the cost of funding the Washington–Lee and Yorktown projects along with APS's existing debt service, it would not be possible to fund all three projects listed in the framework as part of the FY 2009 – FY 2014 CIP. The School Board, through its discussions with the community, determined APS would proceed with the Wakefield High School project only. As shown on page 11, \$11,100,000 is included for design and pre-construction needs in the 2008 bond referendum and \$156,680,000 is included in the 2010 bond referendum for construction.

In order to address the current capital needs of Wakefield High School and the other two major projects listed in the framework, (Career Center and Thomas Jefferson), the School Board requested staff to complete a capital needs plan and budget for these buildings that would allow them to function effectively for a number of years until funding is available for their reconstruction.

- Capital Needs As referenced above, funds are not identified in this CIP for the reconstruction of the Career Center or Thomas Jefferson. This CIP includes a total of \$12,436,000 to address the capital needs of these two buildings until funds are identified from other sources or in future CIPs, and for Wakefield until construction funds are available in 2013. Of the \$12.4 million, \$5,350,000 is included in the FY 2008 bond referendum, \$5,000,000 will come from current revenues, and \$2,086,000 will come from the County for its portion of the Career Center and Jefferson capital needs.

These funds will be used to repair/replace major mechanical, electrical, and plumbing systems, along with any repairs needed to the structures and roofs of the buildings. Also of high priority will be repairs to life safety systems.

-
- Access Potential for Capital Funding Alternatives The School Board directed staff to review alternative funding sources for capital projects such as:
 - Public Private Educational & Infrastructure Act (PPEA)
 - Higher Education partners
 - Performance contracting
 - Savings on leased space

The different types of financing sources listed above were reviewed as part of the Multi-site Study. This study explains how PPEA, lease purchase financing, performance contracting, and tax increment-financing work. APS has started to look at these types of financing options for future projects. Currently, APS and the County are reviewing options for a public/private joint use project at the Wilson School site. As part of the conceptual plan design of the Career Center, APS is exploring the possibility of partnering with Northern Virginia Community College in a joint venture.

- Coordination of Projects As part of developing the CIP, the School Board directed staff to coordinate the process with the County staff. After a series of meetings, APS and County staff have agreed to an average growth rate in debt service over the planning period and the sharing of costs for the major maintenance needs at the Career Center and Thomas Jefferson.

FUTURE STUDIES AND DIRECTION

The FY 2009 CIP Work Plan will include areas staff will address during the upcoming year including daylighting at Thomas Jefferson, the Career Center, and the Arlington Mill High School Continuation program.





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 which is currently in progress, and the planned project at Yorktown (Phase II).
- *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 better – 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 2004, a \$78.1 million referendum passed with 80% of voters' approval and in 2006, \$33.7 million was approved by 77% of the voters. Since 1988 – the year of APS' first CIP – no school bond referendum has failed voter approval. In fact, since then no school bond referendum has received less than 73% voter approval.

The tables below outline the funding approved in the referenda from 1996 to 2006 and proposed for the referenda in 2008 and 2010. Summary information on all APS major construction projects since 1996 may be found on pages 31-32 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 | | |
|---|---------------------------------|-------------------------|
| New Projects | | Ongoing Projects |
| Career Center - Design | Washington-Lee High School | Reed School - Design |
| Jefferson Middle School - Design | Yorktown High School - Phase II | |
| Wakefield High School - Design | | |

| 2008 Bond Referendum = \$99,425,000 | |
|--|--|
| New Projects | Ongoing Projects |
| Career Center - Capital Needs | Yorktown High School - Phase II Construction |
| | Wakefield High School - Design |

| 2010 Bond Referendum = \$156,680,000 | |
|---|--|
| New Projects | |
| Wakefield High School - Construction | |

| 2012 – No Referendum |
|-----------------------------|
|-----------------------------|

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, \$500,000 in current revenue is proposed in the FY 2009 budget to provide the remaining funds necessary for the reconstruction of Washington-Lee High School. Additionally, \$1,160,890 is proposed to complete the funding needed for the Reed project. Current revenues for major construction projects for the six-year plan total \$1,660,890.

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/ Current Revenue | FY 2009 (2008 Bond) | FY 2010 | FY 2011 (2010 Bond) | FY 2012 | FY 2013 (2012 Bond) | FY 2014 | FY 09-14 |
| Career Center | \$1,400,000 | \$5,350,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$5,350,000 |
| Jefferson Middle School | \$4,697,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Wakefield High School | \$2,815,000 | \$11,100,000 | \$0 | \$156,680,000 | \$0 | \$0 | \$0 | \$167,780,000 |
| Washington-Lee High Sch. | \$68,665,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Washington-Lee High Sch. | \$29,165,050 | \$500,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$500,000 |
| Yorktown High Sch.-Ph. II | \$27,000,000 | \$82,975,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$82,975,000 |
| Reed-Phase II | \$4,207,400 | \$1,160,890 | \$0 | \$0 | \$0 | \$0 | \$0 | \$1,160,890 |
| Reed-Phase II | \$10,661,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Total | \$148,610,450 | \$101,085,890 | \$0 | \$156,680,000 | \$0 | \$0 | \$0 | \$257,765,890 |
| Revenue | | | | | | | | |
| General Obligation Bond | \$115,238,000 | \$99,425,000 | \$0 | \$156,680,000 | \$0 | \$0 | \$0 | \$256,105,000 |
| Current Revenue | \$33,372,450 | \$1,660,890 | \$0 | \$0 | \$0 | \$0 | \$0 | \$1,660,890 |
| Total | \$148,610,450 | \$101,085,890 | \$0 | \$156,680,000 | \$0 | \$0 | \$0 | \$257,765,890 |

- Grey highlights indicate funding from current revenues.
- A portion of the previous allocations of funding for design of Wakefield (\$4,477,000), Jefferson (\$2,345,000), and Career Center (\$2,000,000) have been reallocated to the Washington-Lee and Reed projects in exchange for current revenues that will be used for major maintenance needs at the Career Center, Jefferson, and Wakefield.

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 5% as agreed by APS and ACG. Also the debt service as a percent of total APS expenditures does not exceed 10% over the planning period.

| ANNUAL BOND SALES - FY 2009 - FY 2014 PLUS OUT YEARS (in millions) | | | | | | | | | |
|--|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|------------------|
| | FY 2009 | FY 2010 | FY 2011 | FY 2012 | FY 2013 | FY 2014 | FY 2015 | FY 2016 | Total |
| Yorktown | \$31.500 | \$26.830 | \$13.545 | \$11.100 | | | | | \$82.975 |
| Wakefield | \$5.550 | \$5.550 | | | \$31.350 | \$31.350 | \$62.675 | \$31.305 | \$167.780 |
| Capital Needs | \$5.350 | | | | | | | | \$8.700 |
| Total | \$42.400 | \$32.380 | \$13.545 | \$11.100 | \$31.350 | \$31.350 | \$62.675 | \$31.305 | \$259.455 |
| | FY 2009 | FY 2010 | FY 2011 | FY 2012 | FY 2013 | FY 2014 | FY 2015 | FY 2016 | FY 2017 |
| Debt Service Growth | | 8.31% | 5.88% | -0.10% | -3.38% | 5.34% | 1.20% | 9.28% | 4.18% |
| 6-year Rolling Average | | | | | | | 2.88% | 3.04% | 2.75% |
| DS % of Total Expend. | 7.72% | 8.06% | 8.23% | 7.92% | 7.38% | 7.50% | 7.31% | 7.70% | 7.74% |

CAPACITY ANALYSIS

Projected student capacity for APS in September 2008 is 20,430 seats. This capacity includes additional space made available when Phase I of the reconstructed Washington-Lee High School was occupied. This number does not include capacity provided by relocatable classrooms. Overall, APS currently uses 91.5% of its building capacity and has 1,713 seats available countywide. These seats, however, are not evenly distributed throughout APS buildings.

Whereas in previous years the focus has been on elementary school additions and renewals, the renewal of secondary schools is the focus of the FY 2009 – FY 2014 CIP. None of the proposed projects for FY 2009 – FY 2014 will increase school capacities.

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

| School | Capacity | 2008 | | 2009 | | 2010 | | 2011 | | 2012 | | 2013 | |
|-------------------------|----------|------------|---------|------------|---------|------------|---------|------------|---------|------------|---------|------------|---------|
| | | Enrollment | Percent | Enrollment | Percent | Enrollment | Percent | Enrollment | Percent | Enrollment | Percent | Enrollment | Percent |
| Abingdon | 560 | 384 | 68.6% | 370 | 66.1% | 373 | 66.6% | 371 | 66.3% | 375 | 67.0% | 373 | 66.6% |
| ASF | 463 | 485 | 104.8% | 485 | 104.8% | 481 | 103.9% | 488 | 105.4% | 466 | 100.6% | 460 | 99.4% |
| ATS | 442 | 442 | 100.0% | 442 | 100.0% | 442 | 100.0% | 442 | 100.0% | 442 | 100.0% | 442 | 100.0% |
| Ashlawn | 418 | 371 | 88.8% | 397 | 95.0% | 410 | 98.1% | 430 | 102.9% | 423 | 101.2% | 427 | 102.2% |
| Barcroft | 442 | 344 | 77.8% | 328 | 74.2% | 315 | 71.3% | 312 | 70.6% | 321 | 72.6% | 317 | 71.7% |
| Barrett | 531 | 484 | 91.1% | 493 | 92.8% | 525 | 98.9% | 539 | 101.5% | 531 | 100.0% | 519 | 97.7% |
| Campbell | 397 | 326 | 82.1% | 337 | 84.9% | 361 | 90.9% | 362 | 91.2% | 374 | 94.2% | 374 | 94.2% |
| Carlin Springs | 563 | 495 | 87.9% | 470 | 83.5% | 477 | 84.7% | 470 | 83.5% | 486 | 86.3% | 480 | 85.3% |
| Claremont | 515 | 484 | 94.0% | 466 | 90.5% | 465 | 90.3% | 458 | 88.9% | 465 | 90.3% | 465 | 90.3% |
| Draw | 558 | 541 | 97.0% | 555 | 99.5% | 561 | 100.5% | 569 | 102.0% | 563 | 100.9% | 563 | 100.9% |
| Glebe | 422 | 427 | 101.2% | 442 | 104.7% | 444 | 105.2% | 454 | 107.6% | 450 | 106.6% | 449 | 106.4% |
| Henry | 419 | 339 | 80.9% | 364 | 86.9% | 365 | 87.1% | 372 | 88.8% | 370 | 88.3% | 368 | 87.8% |
| Hoffman-Bos. | 581 | 324 | 55.8% | 315 | 54.2% | 296 | 50.9% | 296 | 50.9% | 301 | 51.8% | 299 | 51.5% |
| Jamestown | 572 | 524 | 91.6% | 545 | 95.3% | 535 | 93.5% | 530 | 92.7% | 542 | 94.8% | 537 | 93.9% |
| Key | 626 | 572 | 91.4% | 574 | 91.7% | 566 | 90.4% | 558 | 89.1% | 553 | 88.3% | 559 | 89.3% |
| Long Branch | 493 | 452 | 91.7% | 444 | 90.1% | 452 | 91.7% | 447 | 90.7% | 450 | 91.3% | 450 | 91.3% |
| McKinley | 402 | 428 | 106.5% | 410 | 102.0% | 427 | 106.2% | 430 | 107.0% | 430 | 107.0% | 428 | 106.5% |
| Nottingham | 469 | 472 | 100.6% | 505 | 107.7% | 514 | 109.6% | 529 | 112.8% | 510 | 108.7% | 518 | 110.4% |
| Oakridge | 560 | 492 | 87.9% | 489 | 87.3% | 483 | 86.3% | 485 | 86.6% | 486 | 86.8% | 486 | 86.8% |
| Randolph | 420 | 357 | 85.0% | 327 | 77.9% | 310 | 73.8% | 315 | 75.0% | 325 | 77.4% | 324 | 77.1% |
| Taylor | 631 | 590 | 93.5% | 596 | 94.5% | 611 | 96.8% | 623 | 98.7% | 632 | 100.2% | 623 | 98.7% |
| Tuckahoe | 499 | 543 | 108.8% | 537 | 107.6% | 532 | 106.6% | 544 | 109.0% | 530 | 106.2% | 537 | 107.6% |
| Total Elem. Cap | 10983 | 9876 | 89.9% | 9891 | 90.1% | 9945 | 90.5% | 10024 | 91.3% | 10025 | 91.3% | 9998 | 91.0% |
| Gunston | 798 | 531 | 66.5% | 514 | 64.4% | 530 | 66.4% | 534 | 66.9% | 563 | 70.6% | 574 | 71.9% |
| Jefferson | 812 | 565 | 69.6% | 534 | 65.8% | 560 | 69.0% | 563 | 69.3% | 588 | 72.4% | 598 | 73.6% |
| Kenmore | 850 | 808 | 95.1% | 889 | 104.6% | 902 | 106.1% | 908 | 106.8% | 948 | 111.5% | 963 | 113.3% |
| Swanson | 815 | 752 | 92.3% | 745 | 91.4% | 766 | 94.0% | 772 | 94.7% | 806 | 98.9% | 818 | 100.4% |
| Williamsburg | 850 | 897 | 105.5% | 896 | 105.4% | 923 | 108.6% | 929 | 109.3% | 968 | 113.9% | 985 | 115.9% |
| H-B Woodlawn | 205 | 207 | 94.5% | 207 | 94.5% | 207 | 94.5% | 207 | 94.5% | 207 | 94.5% | 207 | 94.5% |
| Total Middle Cap | 4330 | 3760 | 86.8% | 3571 | 82.5% | 3888 | 89.8% | 3913 | 90.4% | 4080 | 94.2% | 4145 | 95.7% |
| Wakefield | 1564 | 1438 | 91.9% | 1385 | 88.6% | 1376 | 88.0% | 1398 | 89.4% | 1382 | 88.4% | 1414 | 90.4% |
| Wash.-Lee+ | 1600 | 1584 | 99.0% | 1557 | 97.3% | 1543 | 96.4% | 1547 | 96.7% | 1539 | 96.2% | 1570 | 98.1% |
| Yorktown | 1595 | 1670 | 104.7% | 1672 | 104.8% | 1690 | 106.0% | 1673 | 104.9% | 1671 | 104.8% | 1709 | 107.1% |
| H-B Woodlawn | 358 | 389 | 104.6% | 389 | 104.6% | 389 | 104.6% | 389 | 104.6% | 389 | 104.6% | 389 | 104.6% |
| Total High Cap* | 5117 | 5081 | 99.3% | 4872 | 95.2% | 4998 | 97.7% | 5007 | 97.9% | 4981 | 97.3% | 5082 | 99.3% |
| Total | 20430 | 18717 | 91.5% | 17864 | 86.8% | 18831 | 91.5% | 18944 | 92.0% | 19086 | 92.7% | 19225 | 93.4% |
| Integration Station* | n/a | 30 | n/a | 24 | n/a | 24 | n/a | 24 | n/a | 24 | n/a | 24 | n/a |
| Stratford Prog.* | n/a | 40 | n/a | 35 | n/a | 35 | n/a | 35 | n/a | 35 | n/a | 35 | n/a |
| Arl. Mill* | n/a | 184 | n/a | 190 | n/a | 174 | n/a | 195 | n/a | 186 | n/a | 193 | n/a |
| Langston* | n/a | 91 | n/a | 86 | n/a | 80 | n/a | 92 | n/a | 99 | n/a | 97 | n/a |
| Enrollment TOTAL | | 19062 | | 18199 | | 19144 | | 19290 | | 19430 | | 19574 | |

Capacity is not currently calculated for APS' High School Continuation Programs or for Integration Station or the Stratford Program.

+Washington-Lee's capacity changes in 2008 to 1600 to reflect the opening of Phase I of the new building.

*High school students (approx.125) who are enrolled at the Career Center in full-day programs are counted in their home high school enrollment figures.

Last update: March 14, 2008 (2008 numbers and Elementary schools affected by boundary/program moves)

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.

Professional cost estimators caution that escalation is both speculative and unpredictable and should be re-evaluated periodically. After consulting with a professional cost estimator and general contractors, APS staff used an escalation factor of 5% in this CIP. This is considered to be a conservative estimate. As projects are being developed, APS staff will continue to refine the market escalations used.

FINANCIAL ANALYSIS

As outlined in the previous sections, projects proposed for inclusion in the CIP are first evaluated on a number of factors primarily based on needs. Once that evaluation is complete, an analysis of APS' financial capacity is performed. Both the analysis of need and the analysis of financial capacity must be 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. Previously, County and APS staff used the following debt guidelines to develop both the County and APS proposed capital improvement plans each year:

- Total tax-supported debt service payments as a percent of current expenditures will not exceed 10% (here, current expenditures includes all funds except the Capital Projects Fund)
- Debt per capita/per capita income ratio will not exceed 6%
- Net tax-supported debt as a percentage of assessed property value ratio will not exceed 4%

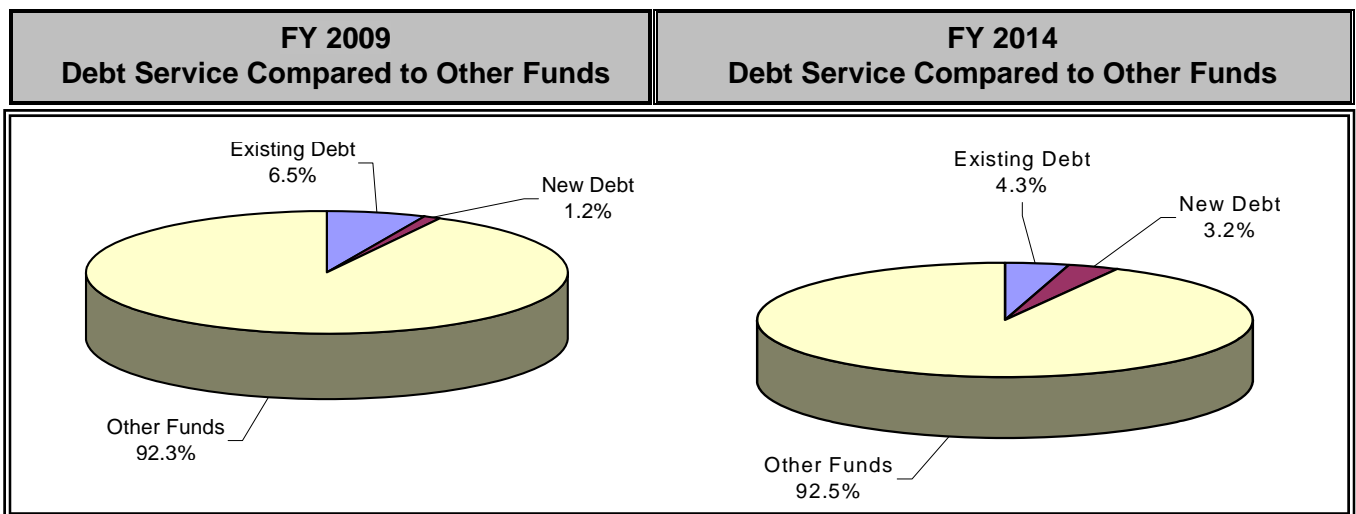
When assessing the debt guidelines, County and APS debt was combined for the debt per capita/per capita income ratio and the debt/property value ratio but, prior to this CIP, each entity was assessed independently for the debt service as a percent of current expenditures ratio.

In a memo dated January 16, 2008, from the County Manager to the Arlington County Board, the County Manager expressed concern about the rate of growth in the County's debt service and proposed limiting this growth each year. The County Manager's proposal outlined changes in the allocation of debt capacity for the Arlington County Government (ACG) and the Arlington Public Schools (APS). APS understands and appreciates the County Manager's concern over the rate of growth in Arlington's total debt service. APS and ACG staffs met over the course of several months to discuss the capital needs of the entire community and how a capital plan could be developed to meet those needs while slowing the rate of growth in debt service. APS and ACG have agreed that the average annual growth in debt service for the planning period will not exceed 5% for each of our organizations. Whether debt service as a percentage of total expenditures is calculated separately for

each entity or in combination remains unresolved. However, this issue has no practical impact on the development of this CIP.

The tables on page 11 show the projects that are included in APS' FY 2009 – FY 2014 CIP as well as the timing of the sale of the bonds associated with these projects that allows us to meet the agreed-upon criterion. While the amounts included in two bond referenda 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 each bond referendum. The 2010 referendum will seek authorization for the full amount for construction of Wakefield High School even though the sale of the bonds will take place over four years because once construction is begun, there will be no logical stopping point.

In FY 2009, for every dollar spent by APS on funds other than the Capital Projects Fund, 7.7 cents will be applied to debt service. In FY 2014, using the assumptions outlined on pages 14 and 15, it is anticipated that 7.5 cents of each dollar spent by APS will be applied to debt service, a reduction of 0.2 cents per dollar over the planning period.



To determine when the bonds should be sold for the proposed projects, Facilities staff estimates the project schedules. The tentative start dates for the projects in the 2008 bond are identified below.

| 2008 Bond | | |
|---------------------------------|---------------|----------------------|
| Location | Project | Tentative Start Date |
| Career Center | Capital Needs | Summer 2009 |
| Wakefield High School | Design | Summer 2009 |
| Yorktown High School – Phase II | Construction | Winter 2009 |

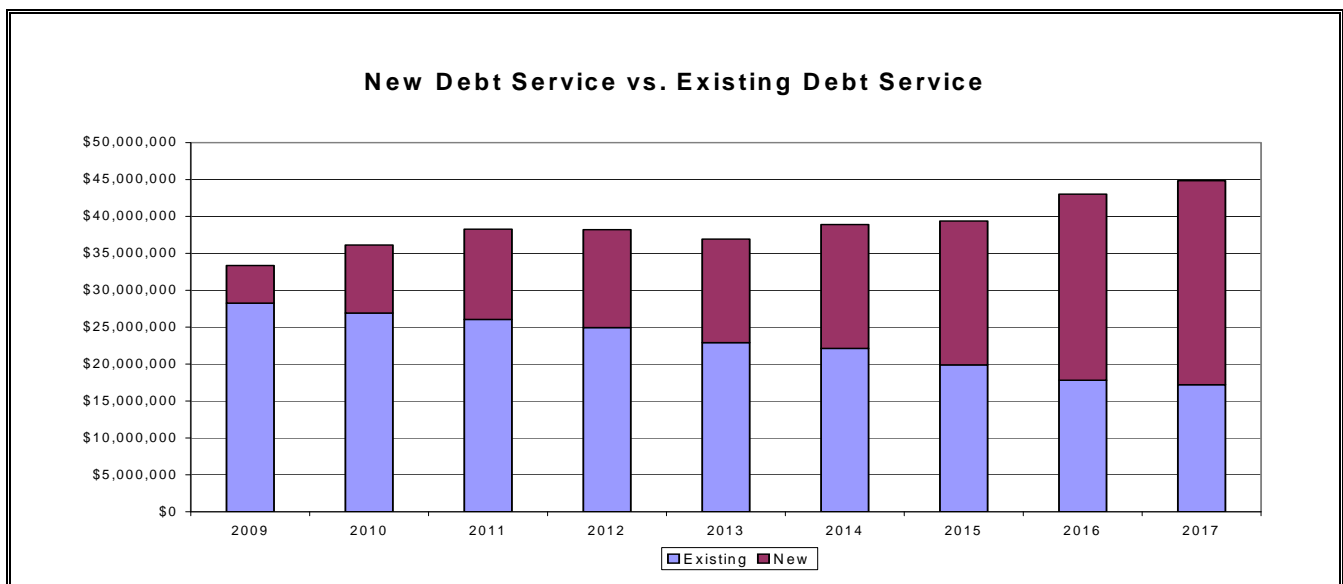
During the development of this CIP, Finance staff prepared and analyzed dozens of different financial scenarios in which the variables were project timing, project costs, use of current revenues, sale of bonds, and growth in County revenues. These scenarios provided estimates of funds available for the 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 and was derived using the following assumptions for the School Board's Adopted FY 2009 – FY 2014 CIP:

- total locally-generated County revenues increase by 4.0% per year;
- total County re-estimated revenue of \$5.76 million annually;
- the existing Revenue Sharing Agreement continues at 48.1%, the same rate as is currently in effect;
- State revenues increase by 3.0% per year;
- federal revenues increase by 1.0% per year;
- debt service is based on the sale of bonds for a 20-year term at a fixed interest rate of 5.0%;
- budgeted carry-forward equals \$2.5 million on an annual basis; and
- the cost of continuing services is estimated at 86% of total revenues; funding for step increases, minor construction/major maintenance (MC/MM), and debt service is in addition to this baseline cost.

The "Funds Remaining for New Initiatives" column is derived by subtracting all other columns from the "Estimated Total Revenue" column.

| Fiscal Year | Estimated Total Revenue | Estimated Cost of Existing Services inc. Steps & MC/MM | Debt Service | | Funds Remaining for New Initiatives |
|-------------|-------------------------|--|--------------|--------------|-------------------------------------|
| | | | Existing | New | |
| FY 2010 | \$448,691,000 | \$398,799,960 | \$26,924,964 | \$9,219,910 | \$13,746,166 |
| FY 2011 | \$465,347,907 | \$413,412,611 | \$26,045,006 | \$12,224,220 | \$13,666,070 |
| FY 2012 | \$482,647,294 | \$428,604,573 | \$24,967,849 | \$13,264,080 | \$15,810,792 |
| FY 2013 | \$500,614,231 | \$444,396,311 | \$22,912,405 | \$14,025,578 | \$19,279,938 |
| FY 2014 | \$519,274,776 | \$460,808,948 | \$22,127,782 | \$16,784,325 | \$19,553,721 |







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 2009 – FY 2014). Where applicable, we have noted funding from prior years.

CAREER CENTER

816 S. WALTER REED DRIVE, ARLINGTON, VA 22204

FY 2009 Capacity N/A
 FY 2009 Enrollment 459

FY 2014 Capacity N/A
 FY 2014 Enrollment 459

Project Cost Estimates

Major Maintenance Investment \$6,170,000



PROJECT DESCRIPTION The Career Center, constructed in 1973, has seen various interior renovations. However, major building systems do not meet current building codes and have outlived their expected lives. In addition, the school was designed with moveable partitions which no longer provide appropriate separation of teaching areas.

A feasibility study was conducted in August 2007 to determine the scope of improvements required to bring the facility up to current standards and to serve the career and technical education programs of the future. The feasibility study indicated that the site could accommodate High School Continuation (HSC) programs and space for a post-secondary education partner, in addition to the current program. Co-locating these educational programs offers some efficiencies resulting from shared space. In addition to these programs, the site could also accommodate some office space for APS staff.

Due to financial constraints, no funding is included in the FY 2009 – FY 2014 CIP for the reconstruction of the building. Funding is provided to address major building system deficiencies in order to extend the life of the building until it can be reconstructed.

OPERATING IMPACT Since this project is expected to include significant HVAC and other major building systems work, it is expected that this project will affect utility costs. However, until the project is designed and specific systems improvements are identified, the effect on utilities cannot be quantified.

| FY 2009 - FY 2014 PROJECT FUNDING | | | | | | | |
|-----------------------------------|------------------------|------------|------------------------|------------|------------------------|------------|--------------------|
| Source of Funds | FY 2009 (2008 Bond) | FY 2010 | FY 2011 (2010 Bond) | FY 2012 | FY 2013 (2012 Bond) | FY 2014 | Total |
| Bond | \$5,350,000 | - | - | - | - | - | \$5,350,000 |
| Current Revenues | - | - | - | - | - | - | \$0 |
| Total | \$5,350,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$5,350,000 |

Note: Bond funding for major maintenance needs is in addition to an estimated \$820,000 from the County for its portion of the building. The capital needs project for the Career Center will begin in spring 2009.

JEFFERSON MIDDLE SCHOOL
2700 S. LANG STREET, ARLINGTON, VA 22206

FY 2009 Capacity 812
 FY 2009 Enrollment 565

FY 2014 Capacity 812
 FY 2014 Enrollment 598

Project Cost Estimates

Major Maintenance Investment
 Current Revenues \$3,662,000
 County Funding \$1,266,000
 Total \$4,928,000

Deferred \$ 772,000



PROJECT DESCRIPTION Jefferson Middle School was constructed in 1972. In 2005, a planning study was initiated to evaluate the current conditions at the school and to provide recommendations for the renewal of the facility. The study recommended a comprehensive renewal of the existing building to bring classrooms to current APS standards, meet ADA requirements, replace existing mechanical, electrical and plumbing systems, enhance building security, and improve the architectural character of the building. The planning study did not address the County's co-located community center in detail. However, the code compliance and systemic upgrades would affect the entire facility, including the community center. A feasibility study was completed in 2007 by the design team using funds included in the 2006 bond referendum. Due to financial constraints, no funding is included in the FY 2009 – FY 2014 CIP for the reconstruction of the building. Funding of \$3,662,000 from current revenues and \$1,266,000 from the County is provided to address major building system deficiencies in order to extend the life of the building until it can be reconstructed.

OPERATING IMPACT Once major building systems are replaced or repaired, it is expected that this will have a positive effect on utility costs. However, until the project is designed and specific improvements are identified, the effect on utilities cannot be quantified.

| FY 2009 - FY 2014 PROJECT FUNDING | | | | | | | |
|-----------------------------------|---------|---------|---------|---------|---------|---------|-------|
| Source of Funds | FY 2009 | FY 2010 | FY 2011 | FY 2012 | FY 2013 | FY 2014 | Total |
| Bond | - | - | - | - | - | - | \$0 |
| Current Revenues | - | - | - | - | - | - | \$0 |
| Total | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |

REED SCHOOL

1644 N. MCKINLEY ROAD, ARLINGTON, VA 22205

FY 2009 Capacity N/A
 FY 2009 Enrollment N/A

FY 2014 Capacity 258
 FY 2014 Enrollment 258

Project Cost Estimates

Design \$ 1,830,157
 Construction \$14,199,133
 Total \$16,029,290



PROJECT DESCRIPTION The existing Reed School was constructed in the early 1900s with several additions occurring through the 1950s. The Reed School project and the Westover Library project were combined as a joint project under a Memorandum of Understanding approved by the School and County Boards. The building will provide approximately 45,000 square feet of space to accommodate The Children's School (a daycare center primarily for children of APS employees), APS special education programs including Integration Station (a program serving toddlers with special needs), and the APS Teen Parenting program. Additionally, the project will house the Arlington County Government's new Westover Library in approximately 16,000 square feet of space. The shell of the building, constructed in 1938, will be retained.

Funding has been secured. APS' share of the project is \$16,029,290 and the County's share to construct the library portion of the building is \$5,580,135. Construction of the project started in the spring of 2008 and will be completed by summer 2009.

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.

The full summary of funding sources for the School's portion of the project are shown in the table below:

\$ 8,141,000 – 2004 Bond
 \$ 2,520,000 – 2006 Bond
 \$ 2,480,000 – Capital Projects Fund – Major Construction Reserve
 \$ 1,727,400 – FY 2008 Capital Projects Fund
 \$ 1,160,890 – FY 2009 Capital Projects Fund
 \$16,029,290 Total

Note: The Reed project was initially funded primarily with current revenues. To provide savings in debt service, a portion of these current revenues were transferred to the Washington-Lee project and for capital needs at Jefferson. Bond funds were sold later for Reed.

| FY 2009 - FY 2014 PROJECT FUNDING | | | | | | | |
|-----------------------------------|------------------------|------------|------------------------|------------|------------------------|------------|--------------------|
| Source of Funds | FY 2009 (2008 Bond) | FY 2010 | FY 2011 (2010 Bond) | FY 2012 | FY 2013 (2012 Bond) | FY 2014 | Total |
| Bond | - | - | - | - | - | - | \$0 |
| Current Revenues | \$1,160,890 | - | - | - | - | - | \$1,160,890 |
| Total | \$1,160,890 | \$0 | \$0 | \$0 | \$0 | \$0 | \$1,160,890 |

WAKEFIELD HIGH SCHOOL

4901 S. CHESTERFIELD ROAD, ARLINGTON, VA 22206

FY 2009 Capacity 1,564
 FY 2009 Enrollment 1,438

FY 2014 Capacity 1,600
 FY 2014 Enrollment 1,414



Project Cost Estimates

Major Maintenance Investment
 Current Revenues \$1,338,000
 Total \$1,338,000

Deferred \$2,493,507

Design \$ 12,577,000
 Construction \$156,680,000
 Total \$169,257,000

PROJECT DESCRIPTION Wakefield was constructed in 1953 and a pool was added in the 1970s. Major building systems including plumbing and HVAC require significant investment and renovations are required to bring the facility up to current space guidelines. The design team has completed a feasibility study which reports on the investigation of existing conditions at the site, summarizes the educational specifications, and presents three design concept alternatives. Funding of \$1,338,000 is provided from current revenues to address major building system deficiencies in order to extend the life of the building until it can be reconstructed. Additional funding to complete the design work begun with funding from the 2006 referendum is planned for the 2008 referendum, with funding for construction in the 2010 referendum.

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 2009 - FY 2014 PROJECT FUNDING | | | | | | | |
|-----------------------------------|------------------------|------------|------------------------|------------|------------------------|------------|----------------------|
| Source of Funds | FY 2009 (2008 Bond) | FY 2010 | FY 2011 (2010 Bond) | FY 2012 | FY 2013 (2012 Bond) | FY 2014 | Total |
| Bond - Design & Construction | \$11,100,000 | - | \$156,680,000 | - | - | - | \$167,780,000 |
| Current Revenues | - | - | - | - | - | - | \$0 |
| Total | \$11,100,000 | \$0 | \$156,680,000 | \$0 | \$0 | \$0 | \$167,780,000 |

Note: The capital needs project for Wakefield will begin in spring 2009. Additional funds for design in the amount of \$1,477,000 are from the 2006 bond.

WASHINGTON - LEE HIGH SCHOOL
1301 N. STAFFORD STREET, ARLINGTON, VA 22201

FY 2009 Capacity 1,600
 FY 2009 Enrollment 1,584

FY 2014 Capacity 1,600
 FY 2014 Enrollment 1,570

Project Cost Estimates

Design \$ 4,514,000
 Construction \$93,816,050
 Total \$98,330,050



PROJECT DESCRIPTION Begun in the spring of 2006, the project at Washington-Lee entails phased new construction of an approximately 350,000 square foot facility that will accommodate 1,600 students and will include a new 10-lane community swimming pool. The new school is expected to earn Leadership in Energy and Environmental Design (LEED) certification for being environmentally sound and energy efficient. The project will also provide approximately one acre of additional green space as the previous sprawling building has been tightened into a new four-level building.

Phase I of the project was completed in January 2008. Phase II of the project is scheduled to be completed in the summer of 2009 and Phase III in the winter of 2009.

OPERATING IMPACT The project is anticipated to receive Silver LEED certification which should help reduce energy costs. In the winter of 2008, Phase I of the building was occupied. Until the building has been in use for a period of time it is difficult to estimate the effect on utilities costs. Phase II of the project is scheduled to be completed in the summer of 2009. Again, until Phase II of the building has been in use for a period of time it is difficult to estimate the effect on utilities costs.

The full summary of funding sources are shown in the table below:

\$ 1,581,000 – 2002 Bond
 \$64,599,000 – 2004 Bond
 \$ 2,485,000 – 2006 Bond
 \$28,915,050 – Capital Projects Fund
\$ 750,000 – County contribution for the construction of two additional pool lanes
 \$98,330,050 Total

| FY 2009 - FY 2014 PROJECT FUNDING | | | | | | | |
|-----------------------------------|---------------------|------------|---------------------|------------|---------------------|------------|------------------|
| Source of Funds | FY 2009 (2008 Bond) | FY 2010 | FY 2011 (2010 Bond) | FY 2012 | FY 2013 (2012 Bond) | FY 2014 | Total |
| Bond | - | - | - | - | - | - | \$0 |
| Current Revenues | \$500,000 | - | - | - | - | - | \$500,000 |
| Total | \$500,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$500,000 |

YORKTOWN HIGH SCHOOL
5201 N. 28TH STREET, ARLINGTON, VA 22207

FY 2009 Capacity 1,595
 FY 2009 Enrollment 1,670

FY 2014 Capacity 1,600
 FY 2014 Enrollment 1,709

Project Cost Estimates

Design \$ 5,900,000
 Construction \$104,075,000
 Total \$109,975,000



PROJECT DESCRIPTION Following the 2004 completion of an approximately 58,000 gross square foot, 31 classroom addition, the remaining portions of the building will be renewed, resulting in a new high school that will accommodate approximately 1,600 students. The renewed Yorktown campus will replace all of the existing buildings except for the existing approximately 5,000 net square feet portion of the auditorium. The interior of the auditorium shell will be completely renovated. The project will build back an additional 194,110 nsf of program space as part of approximately 300,000 gross square feet of new construction. The new construction includes a new, approximately 19,000 nsf aquatics facility that will replace the existing facility located adjacent to the school. Construction will be phased as students will remain on the site during the construction period. The approximately four and one half year construction period is planned to begin in winter of 2009.

Partial funding is provided from the 2004 and 2006 bonds. The remaining funding will come from a bond referendum to be presented to Arlington County voters in November 2008.

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.

The full summary of funding sources are shown in the table below:

\$ 2,200,000 – 2004 Bond
 \$ 24,800,000 – 2006 Bond
 \$ 82,975,000 – 2008 Bond
 \$109,975,000 Total

| FY 2009 - FY 2014 PROJECT FUNDING | | | | | | | |
|-----------------------------------|------------------------|------------|------------------------|------------|------------------------|------------|---------------------|
| Source of Funds | FY 2009 (2008 Bond) | FY 2010 | FY 2011 (2010 Bond) | FY 2012 | FY 2013 (2012 Bond) | FY 2014 | Total |
| Bond | \$82,975,000 | - | - | - | - | - | \$82,975,000 |
| Current Revenues | - | - | - | - | - | - | \$0 |
| Total | \$82,975,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$82,975,000 |





Arlington Public Schools

Capital Improvement Plan

Capital Projects Fund

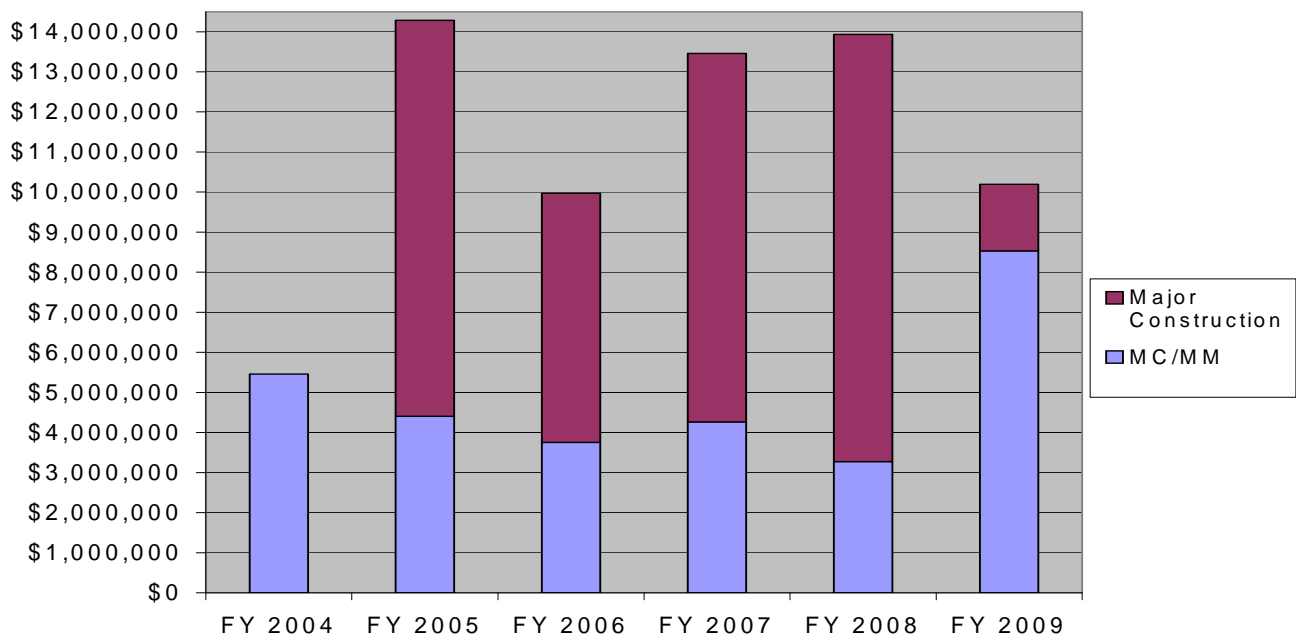
The Capital Projects Fund includes three programs:

- 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.

Of the total FY 2009 Capital Projects Fund allocation of \$12,111,392, \$1,660,890 (13.7%) is applied to major construction projects. The following table shows the funds budgeted in the Capital Projects Fund as part of each adopted budget since FY 2004.



MINOR CONSTRUCTION/MAJOR MAINTENANCE

The Minor Construction/Major Maintenance (MC/MM) program of \$10,450,502 for FY 2009 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 300 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 a 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 2009 identified on page 27 total \$10,450,502.

MAJOR CONSTRUCTION

As part of the close-out of FY 2007, \$10,934,819 was carried forward for on-going projects. With a combination of additional revenues and reallocation of FY 2008 funds, additional funding of \$5,934,956 was provided for Washington-Lee (\$4,496,956), the Wilson building upgrade (\$300,000), and the MC/MM fund (\$1,138,000).

The CIP provides a total of \$1,660,890 in current revenues for major construction projects. No additional current revenues are proposed in FY 2010 – FY 2014 as shown in the funding charts on pages 3 and 11. As part of the FY 2009 Budget, \$500,000 is set aside to complete the funding of Washington-Lee High School and \$1,160,890 is allocated to the Reed project.

JOINT PROJECTS

No funds are budgeted in this program. As noted previously, this program is a holding account in which funds reimbursed by the County for joint projects are held until being paid out upon receipt of the next construction invoice for the joint project. In FY 2009 this program will track the County funds for the Reed construction project and for the capital needs of Thomas Jefferson and the Career Center.

FUNDING SUMMARY

The chart below is a summary of funds 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 2008 | FY 2009 | FY 2010 | FY 2011 | FY 2012 | FY 2013 | FY 2014 | Total FY 09 - FY 14 |
| ADA Upgrades | \$25,000 | \$100,000 | \$103,000 | \$106,100 | \$109,300 | \$112,600 | \$116,000 | \$647,000 |
| Asbestos Abatement | \$106,000 | \$160,000 | \$164,800 | \$140,100 | \$119,100 | \$101,200 | \$86,000 | \$771,200 |
| Building Syst. Renewal | \$987,500 | \$310,000 | \$500,000 | \$515,000 | \$530,500 | \$546,400 | \$562,800 | \$2,964,700 |
| Concrete Replacement | \$30,000 | \$45,000 | \$46,400 | \$47,800 | \$49,200 | \$50,700 | \$52,200 | \$291,300 |
| Consulting Fees | \$120,000 | \$120,000 | \$123,600 | \$127,300 | \$131,100 | \$135,000 | \$139,100 | \$776,100 |
| Contract Services | \$0 | \$27,000 | \$27,800 | \$28,600 | \$29,500 | \$30,400 | \$31,300 | \$174,600 |
| Energy Conservation | \$50,000 | \$0 | \$50,000 | \$51,500 | \$53,000 | \$54,600 | \$56,200 | \$265,300 |
| Facility Improvements | \$750,989 | \$1,610,000 | \$1,658,300 | \$1,708,000 | \$1,759,200 | \$1,812,000 | \$1,866,400 | \$10,413,900 |
| Flooring | \$440,000 | \$240,000 | \$247,200 | \$254,600 | \$262,200 | \$270,100 | \$278,200 | \$1,552,300 |
| Grounds Improvements | \$20,000 | \$190,000 | \$195,700 | \$201,600 | \$207,600 | \$213,800 | \$220,200 | \$1,228,900 |
| Painting | \$0 | \$180,000 | \$185,400 | \$191,000 | \$196,700 | \$202,600 | \$208,700 | \$1,164,400 |
| Paving | \$145,000 | \$100,000 | \$103,000 | \$106,100 | \$109,300 | \$112,600 | \$116,000 | \$647,000 |
| Playgrounds | \$30,000 | \$130,000 | \$133,900 | \$137,900 | \$142,000 | \$146,300 | \$150,700 | \$840,800 |
| Relocatables | \$450,000 | \$500,000 | \$425,000 | \$361,300 | \$307,100 | \$261,000 | \$221,900 | \$2,076,300 |
| Roofing | \$75,000 | \$75,000 | \$77,300 | \$79,600 | \$82,000 | \$84,500 | \$87,000 | \$485,400 |
| Signage | \$50,000 | \$0 | \$20,000 | \$20,600 | \$21,200 | \$21,800 | \$22,500 | \$106,100 |
| Comm. Act. Credit | (\$179,619) | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Sal & Ben./Adm. Costs | \$104,438 | \$866,458 | \$909,800 | \$955,300 | \$1,003,100 | \$1,053,300 | \$1,106,000 | \$5,893,958 |
| Budget Reserve | \$70,841 | \$74,444 | \$74,444 | \$74,444 | \$74,444 | \$74,444 | \$74,444 | \$446,664 |
| Arlington Mill - HSC | \$0 | \$1,000,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$1,000,000 |
| HVAC Improvements | \$0 | \$2,600,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$2,600,000 |
| Capital Reserve | \$0 | \$2,122,600 | \$0 | \$0 | \$0 | \$0 | \$0 | \$2,122,600 |
| Subtotal - MC/MM | \$3,275,149 | \$10,450,502 | \$5,045,644 | \$5,106,844 | \$5,186,544 | \$5,283,344 | \$5,395,644 | \$36,468,522 |
| Major Construction | \$10,661,637 | \$1,660,890 | \$0 | \$0 | \$0 | \$0 | \$0 | \$1,660,890 |
| Subtotal - Maj. Const. | \$10,661,637 | \$1,660,890 | \$0 | \$0 | \$0 | \$0 | \$0 | \$1,660,890 |
| Total | \$13,936,786 | \$12,111,392 | \$5,045,644 | \$5,106,844 | \$5,186,544 | \$5,283,344 | \$5,395,644 | \$38,129,412 |





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 2009. 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 2009 Minor Construction/Major Maintenance (MC/MM) Projects

Abingdon

| | |
|--|-----------------|
| Remove plexiglass windows and replace with glass | <u>\$20,000</u> |
| | \$20,000 |

Barcroft

| | |
|-------------------------------------|-----------------|
| Food warmer, oven, hot food counter | <u>\$14,400</u> |
| | \$14,400 |

Claremont

| | |
|-------------------------------------|------------------|
| Replace concrete steps | \$15,000 |
| Repair water infiltration issues | \$150,000 |
| Correct storm water erosion | \$75,000 |
| Food warmer, oven, hot food counter | <u>\$14,400</u> |
| | \$254,400 |

Gunston

| | |
|----------------------------------|-----------------|
| Replace two cold cases | \$8,000 |
| Replace ceiling tiles in library | <u>\$60,000</u> |
| | \$68,000 |

HB Woodlawn

| | |
|---------------------------|-----------------|
| Install overflow scuppers | <u>\$10,000</u> |
| | \$10,000 |

Henry

| | |
|-------------------------------------|-----------------|
| Food warmer, oven, hot food counter | <u>\$14,400</u> |
| | \$14,400 |

Key

| | |
|-------------------------------------|-----------------|
| Food warmer, oven, hot food counter | <u>\$14,400</u> |
| | \$14,400 |

Science Focus

| | |
|-------------------------------------|-----------------|
| Food warmer, oven, hot food counter | <u>\$14,400</u> |
| | \$14,400 |

Swanson

| | |
|------------|-----------------|
| Brick work | <u>\$75,000</u> |
| | \$75,000 |

System-wide – Scheduled Replacement Projects**Flooring**

| | |
|---------|------------------|
| Henry | \$30,000 |
| Swanson | \$130,000 |
| Taylor | <u>\$80,000</u> |
| | \$240,000 |

Ground-Playfields

| | |
|---------|------------------|
| Barrett | \$75,000 |
| Key | <u>\$75,000</u> |
| | \$150,000 |

Painting

| | |
|-------------|------------------|
| HB Woodlawn | \$110,000 |
| Taylor | <u>\$70,000</u> |
| | \$180,000 |

Playgrounds-Replacement Projects

| | |
|----------|------------------|
| Ashlawn | \$50,000 |
| Oakridge | <u>\$50,000</u> |
| | \$100,000 |

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 |
| Auditorium/theater risk management assessment | \$27,000 |
| Auditorium/theater repairs | \$100,000 |
| Building exterior | \$30,000 |
| Concrete replacement - various projects | \$30,000 |
| Consulting fees - various projects | \$120,000 |
| Grounds improvements - various projects | \$40,000 |
| Indoor air quality (IAQ) - investigation and remediation | \$100,000 |
| Investigation of water infiltration issues | \$40,000 |
| Kitchen equipment installation | \$20,000 |
| Paving - various projects | \$100,000 |
| Playgrounds - various projects | \$30,000 |
| Relocatables | \$500,000 |
| Repair/replace clocks, public announcement system, and bells | \$60,000 |
| Roofing - various projects | \$75,000 |
| Security - various projects | \$850,000 |
| Budget Reserve | \$74,444 |
| Salaries & Benefits/Administrative Costs | \$866,458 |
| Arlington Mill – High School Continuation | \$1,000,000 |
| HVAC Improvements | \$2,600,000 |
| Capital Reserve | <u>\$2,122,600</u> |

Subtotal System-wide **\$9,295,502**

Subtotal - Current revenues allocated to MC/MM **\$10,450,502**

FY 2009 Major Construction Projects

| | |
|-----------------------------|--------------------|
| Washington-Lee Construction | \$500,000 |
| Reed Project | <u>\$1,160,890</u> |

Subtotal - Current revenues allocated to Major Construction **\$1,660,890**

TOTAL FY 2009 CAPITAL PROJECTS FUND **\$12,111,392**



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 \$409,598,500 for school construction.

Since 1996, APS has renovated, renewed or expanded 19 schools; replaced or reconstructed four 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 and renovations to portions of the Education Center have occurred. These projects and their actual costs (through March 31, 2008) may be found on the following page.

Additionally, since 1996, more than \$50 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 | <u>\$33,712,000</u> |
| | \$409,598,500 |

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 19 SCHOOLS

| | | |
|----------------------------------|--------------|---------------|
| 1. Abingdon..... | \$685,243 | |
| 2. Arlington Science Focus | \$8,213,531 | |
| 3. Arlington Traditional | \$5,967,856 | As of 3/31/08 |
| 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 3/31/08 |
| 9. Gunston Phases II & III | \$18,787,032 | |
| 10. HB Woodlawn | \$3,613,026 | As of 3/31/08 |
| 11. Jamestown | \$5,907,181 | As of 3/31/08 |
| 12. Key | \$7,324,808 | |
| 13. Nottingham | \$12,764,164 | As of 3/31/08 |
| 14. Oakridge..... | \$6,925,880 | |
| 15. Swanson | \$6,457,246 | As of 3/31/08 |
| 16. Tuckahoe | \$5,892,673 | |
| 17. Williamsburg..... | \$3,485,959 | |
| 18. Yorktown Phase I..... | \$9,598,554 | As of 3/31/08 |
| 19. Washington-Lee | \$67,207,854 | As of 3/31/08 |

REPLACEMENT/RECONSTRUCTION OF 4 SCHOOLS

| | | |
|-------------------------|--------------|---------------|
| 1. Drew..... | \$13,077,017 | |
| 2. Hoffman-Boston | \$12,721,115 | |
| 3. Kenmore..... | \$37,538,907 | As of 3/31/08 |
| 4. Langston | \$9,681,193 | |

ONE NEW SCHOOL

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

OTHER

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