

# School Board Work Session 2023 Pre-Capital Improvement Plan (Pre-CIP) Report

June 29, 2023

Access the Pre-CIP Report by visiting: [www.apsva.us/engage/Pre-CIP Report/](http://www.apsva.us/engage/Pre-CIP Report/)

1. Superintendent's recommendations and School Board decision points
2. CIP background
3. Enrollment, projections and capacity
4. Related initiatives to inform the FY 2025-34 CIP
5. Rationale for recommendations in the Pre-CIP Report
6. Recap and timeline
7. Questions and discussion

Access the complete Pre-CIP Report by visiting:

[www.apsva.us/engage/Pre-CIP Report/](http://www.apsva.us/engage/Pre-CIP Report/)

# **Superintendent's Recommendation and School Board Decision Points**



## The Superintendent Recommends the School Board's October 2023 FY 2025-34 CIP direction include:

### Repurpose Nottingham for Swing Space Effective for SY 2026-27

Rationale detailed in the 2023 Pre-CIP Report, Appendices J and K

- Evaluation of 61 sites/options - identified 8 potential sites that could work
- Repurposing a neighborhood school has the lowest capital investment, leaving funds available for other CIP priorities
- Nottingham is in an area with excess elementary capacity and is the smallest school that can be accommodated by neighboring schools via a boundary process in fall 2025

### Plan for Future Phases of the Arlington Career Center Campus

Facilities & Operations will present the plan for future phases at an April 2024 School Board Meeting

- Aligns with School Board's FY 2023-32 CIP and maintains maximum student capacity at 2,570 seats
- Confirm to repurpose the existing ACC building for MPSA and deconstruct (demolish) the MPSA building replacing it with green space

## The Superintendent Recommends the School Board's October 2023 FY 2025-34 CIP direction include:

### **Conducting a full middle school boundary process in the Fall 2023**

Rationale detailed in the 2023 Pre-CIP Report, Appendix H

- Fall 2023 boundary process will balance capacity utilization across all neighborhood middle schools

### **Vote on program move and middle school boundaries in December 2023**

Rationale detailed in the 2023 Pre-CIP Report, Appendix H

- Relocate Middle School Immersion to Kenmore & Refine Middle School boundaries effective for SY 2025-26

## Fall 2023

- Sept. – Information on Academic Programming
- Sept. – Information on Long-Range Plan to Renovate Existing Facilities
- Sept. – Will receive a package with Community Feedback on Pre-CIP Report
- Oct. – Information and Action on CIP Direction
- Oct. – Information on Middle School Boundaries
- Dec. – Action on Middle School Boundaries

## Spring 2024

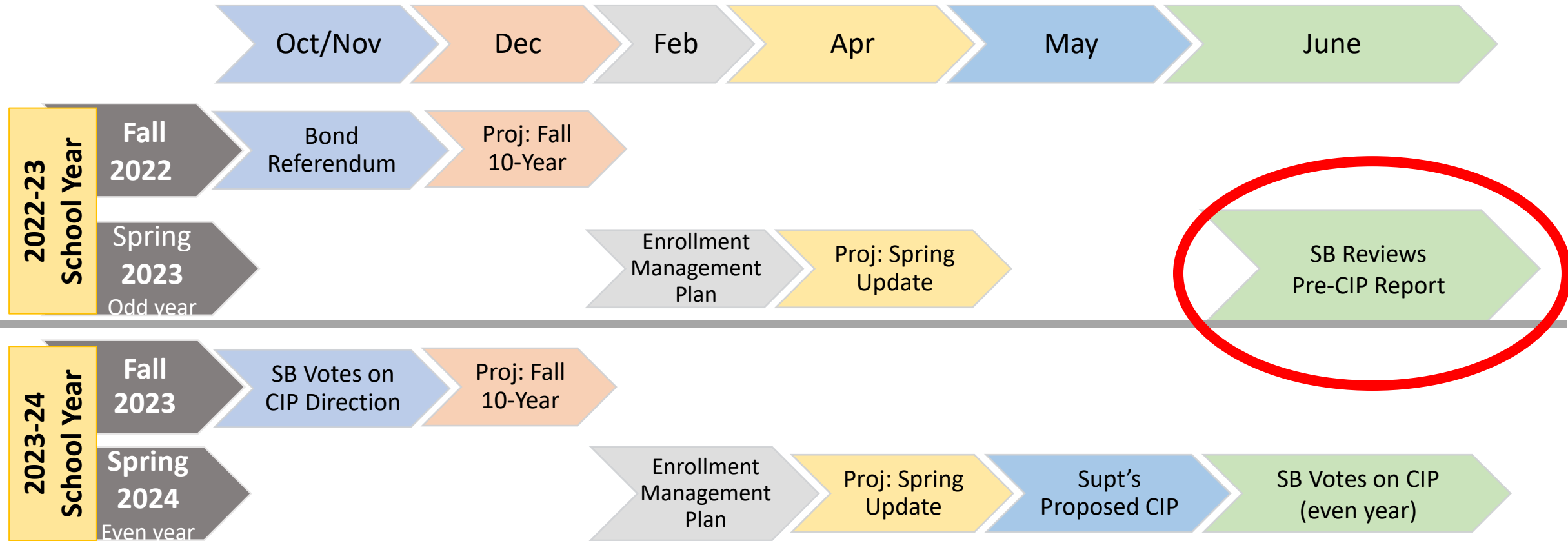
- April – Information on Future Phases of the ACC Campus
- May – Information and Work Session on Proposed FY 2025-34 CIP
- June – Action on FY 2025-34 CIP

**There is time for SB to study recommendation and review the feedback before voting.**

# CIP Background

# Two-Year CIP Planning Cycle

## Milestones by Month





# Recommendations Build from FY 2023-32 CIP

Projects	Approved and Budgeted in 2022 CIP Process	Planned or Under Consideration in 2024 CIP Process	Planned for the 2026 CIP Process or Later
<b>Construction Projects</b>			
• Major Infrastructure	✓*	✓**	✓
• Kitchen and Entrance/Security Vestibule Renovation Program	✓*	✓**	
• New ACC building	✓*		
• ACC garage and field	✓*		
• Field conversion at Kenmore		✓**	
• Artificial turf replacements- <i>Funded through Annual Operating Fund</i>	✓	✓	✓
• Repurpose ACC for MPSA		✓**	
• Deconstruct (demolish) current MPSA Building & Replace with Green Space		✓**	
• Long-Range Renovations (including Swing Space, if needed)		✓**	✓
<b>Non-Construction Projects</b>			
• ERP Modernization	✓***		
• Lock and Key Systems Replacement	✓***		
• PA Systems Replacement	✓***		
• New requests (e.g., Library Furniture)		✓	

\*Funding for these projects was included in the FY 2023-32 CIP and has been authorized by the voters in the 2022 bond referendum.

\*\*Funding for these projects was included in the FY 2023-32 CIP with anticipated voter authorization in the 2024 bond referendum.

\*\*\*Funding for these projects was included in the FY 2023-32 CIP and will come from the Capital Reserve.

# Enrollment, Projections and Capacity

- **The last decade:** CIP was “catching up” with 42% enrollment growth  
Sept. 2009 to 2019 reached 28,000 students, adding about 7,800 PreK-12 students
- **Today:** Enrollment leveling off; growth across Arlington is uneven  
Enrollment on Sept. 30, 2022 = 27,455 PreK-12 students
- **Short Term:** Projected modest increase  
Sept. 2022 to 2025 increase to almost 28,350 PreK-12 students
- **Long Term:** Projected modest decline  
Sept. 2022 to 2032 decrease to about 27,000 PreK-12 students

## Pre-CIP Report Recommendations for CIP and Planning Projects

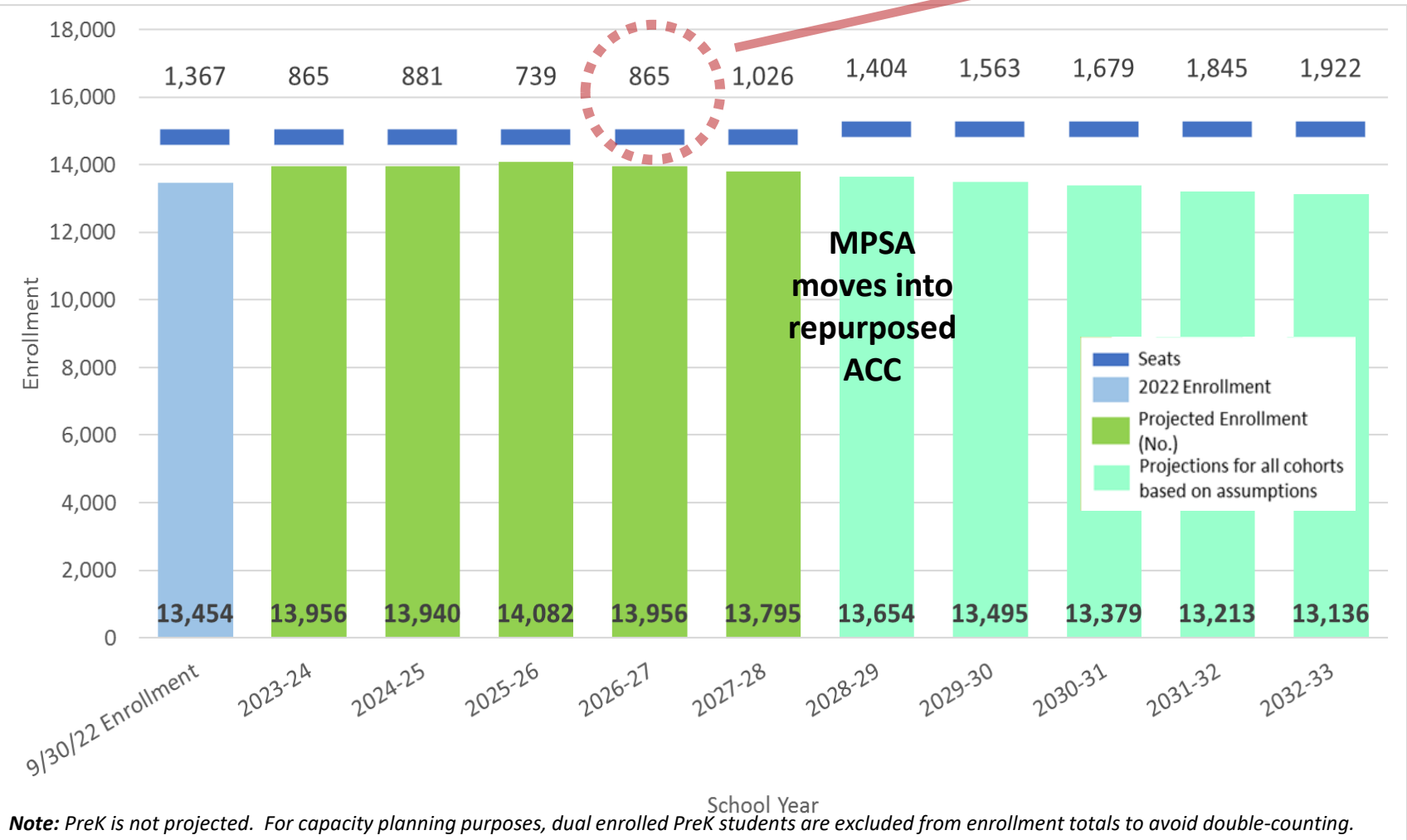
- Prioritize improvements to existing school facilities
- Use boundary processes to manage enrollment

# Projected Elementary School Capacity Utilization

- By 2026 - anticipate a surplus of 850+ elementary seats
- Surplus continues in 2028 as capacity adds 237 ES seats
  - Adding 700 estimated seats in repurposed ACC building
  - Subtracting 463 seats in current MPSA building

## Projected Difference Between Elementary Students and Building Design Seat Capacity Over the Next Decade

865 more seats than projected E.S. students



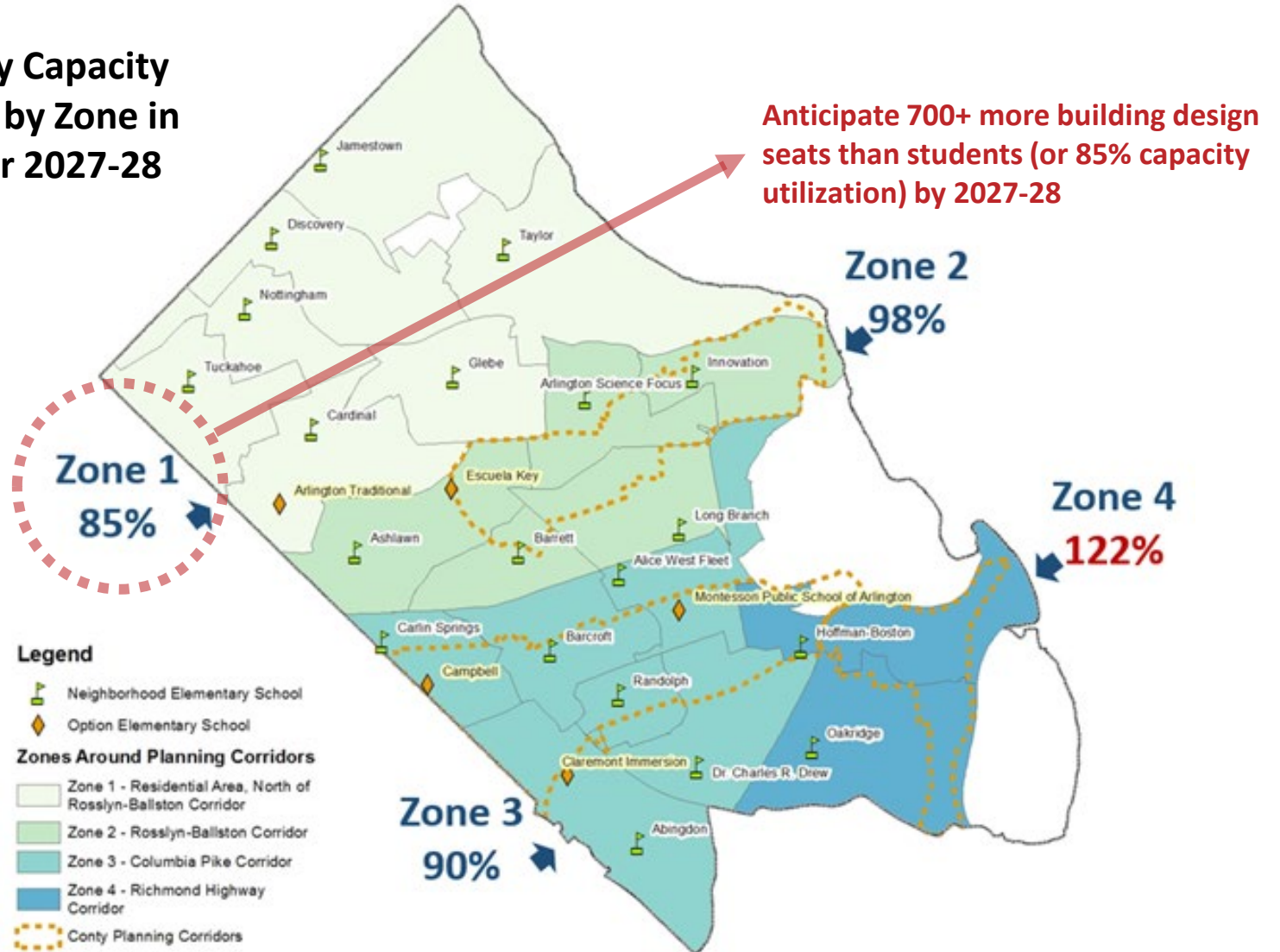
Today's Future View

# Projected Elementary School Capacity Utilization by Zone

Pre-CIP Report recommends for Fall 2026 concurrently:

- Repurposing a school in Zone 1 for swing space
- Implementing boundary changes for efficient capacity utilization among neighborhood schools, including:
  - All schools in Zone 1
  - ASFS and Innovation
  - Oakridge, Hoffman-Boston and Fleet
  - Abingdon and Drew

Projected Elementary Capacity Utilization by Zone in School Year 2027-28



# Projected Middle School Capacity Utilization

By 2025-26

anticipate:

- Surplus of about 400 seats
- Variation in capacity utilization rates
  - Gunston 111%
  - Swanson 105%
  - Jefferson 99%
  - Hamm 89%
  - Kenmore 86%
  - Williamsburg 71%

**Projected Difference Between Middle School Students and Building Design Seat Over the Next Decade**

**About 400 more seats than M.S. students**



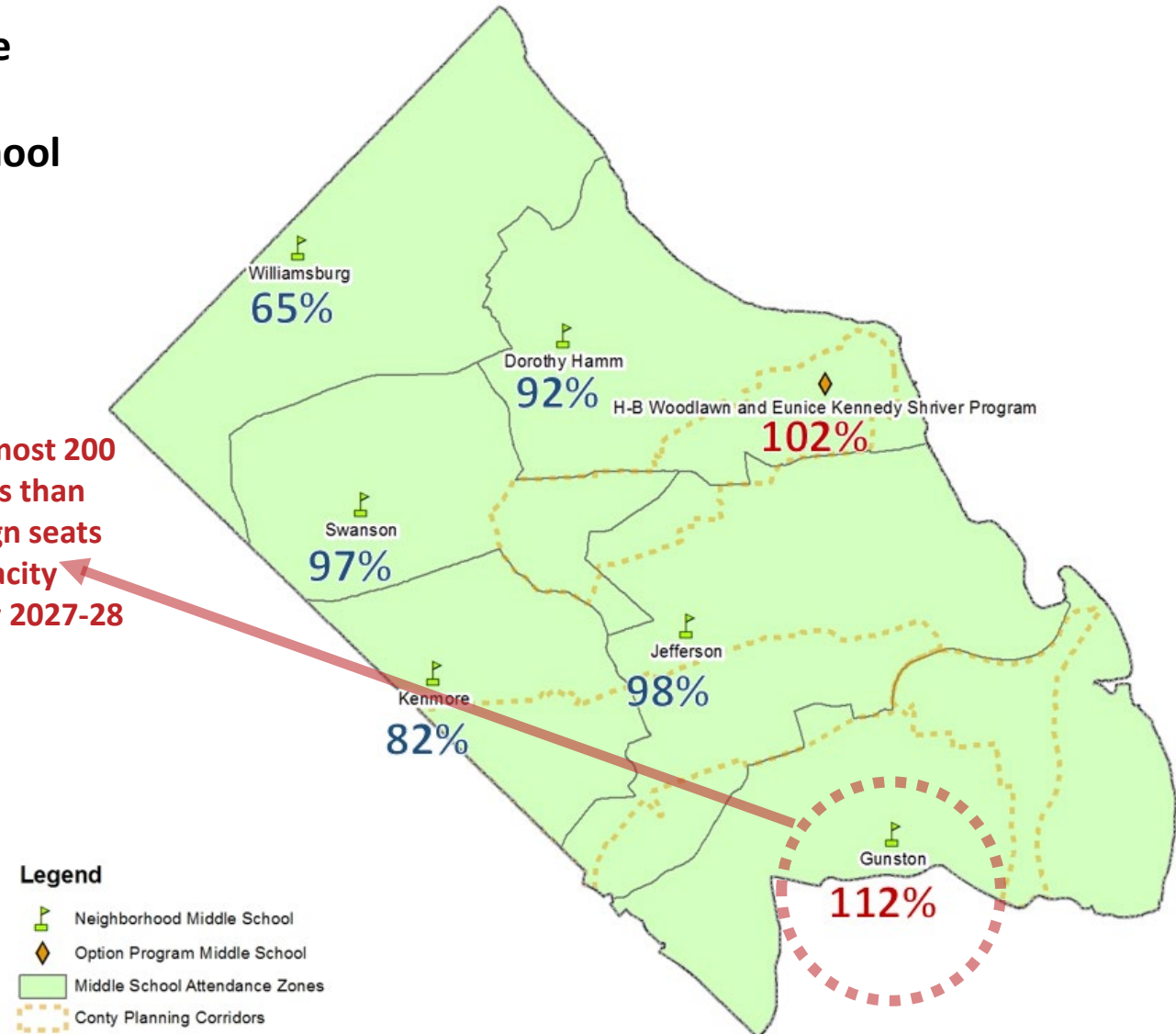
**Today's Future View**

Pre-CIP Report recommends for Fall 2025 concurrently:

- Relocating Immersion from Gunston to Kenmore; and
- Implementing boundary changes for efficient capacity utilization.

Projected Middle School Capacity Utilization in School Year 2027-28

Anticipate almost 200 more students than building design seats (or 112% capacity utilization) by 2027-28

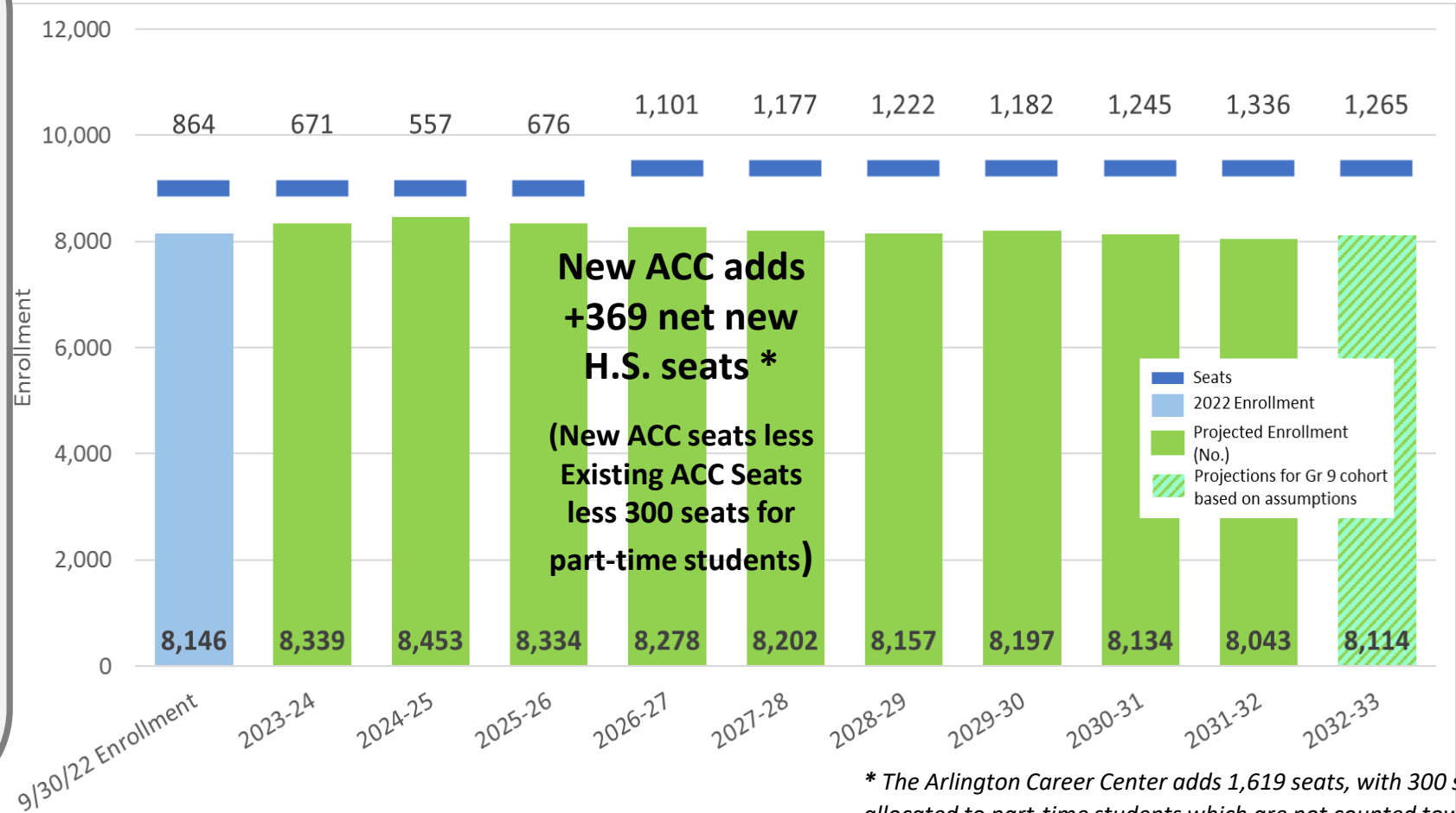




# Projected High School Capacity Utilization

- **New ACC building opens in December 2025**
- **By School Year 2026-27, existing ACC (950 building design seats) no longer counted in high school capacity**
- **Anticipate variation in capacity utilization rates across high schools**
  - Wakefield 105%
  - Yorktown 97%
  - Washington-Liberty 89%

**Projected Difference Between High School Students and Building Design Seats Over the Next Decade**



**New ACC adds +369 net new H.S. seats \***  
**(New ACC seats less Existing ACC Seats less 300 seats for part-time students)**

\* The Arlington Career Center adds 1,619 seats, with 300 seats allocated to part-time students which are not counted towards the new building's capacity. The legacy Career Center building is not counted toward high school capacity in this chart as of 2026-27.

**Today's Future View**

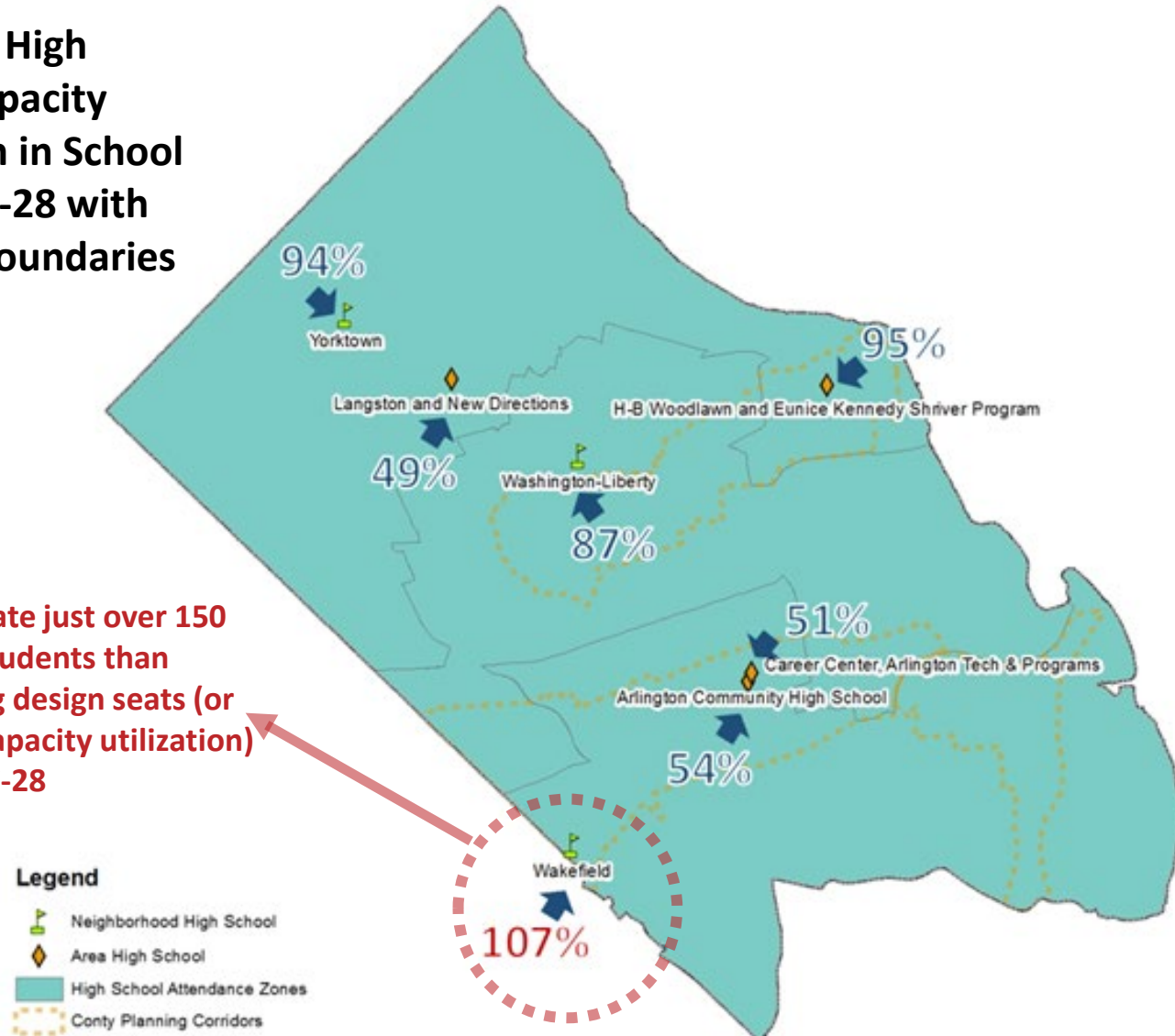


Pre-CIP Report recommends for Fall 2026:

- Implementing boundary changes for efficient capacity utilization across neighborhood high schools

Projected High School Capacity Utilization in School Year 2027-28 with existing boundaries

Anticipate just over 150 more students than building design seats (or 107% capacity utilization) by 2027-28



# Related Initiatives to Inform the FY 2025-34 CIP

## **Sept. 2023 - Academics will present:**

- Overall goals for APS' academic programs
- Plans to focus decisions within the CIP

## **September 2023 – F&O will present results of the evaluation assessment**

- Includes evaluation of each school
- Identifies schools with the greatest need for renovation
- Provide Superintendent and School Board with a prioritized list of schools

## **October 2023 – School Board vote on FY 2025-34 CIP Direction Directs Superintendent to:**

- Prepare cost estimates for top priority schools
- Include as many renovations as possible in the proposed FY 2025-34 CIP

## **April 2024 – F&O will present information to complete the ACC Campus**

- Aligns with School Board's CIP and
  - Maintains maximum student capacity at 2,570 seats
  - Repurposes the existing ACC building for MPSA
  - Deconstruct (demolish) the MPSA Building and replaces it with green space

## **May 2024 – Superintendent's Proposed FY 2025-34 CIP includes next steps for the ACC Campus**

# Rationale for Recommendations in the Pre-CIP Report

Access the Pre-CIP Report by visiting: [www.apsva.us/engage/Pre-CIP Report/](http://www.apsva.us/engage/Pre-CIP%20Report/)

# October 2023 CIP Direction for **Swing Space**

**Swing Space** is a facility that can be used by a school while its building is undergoing extensive renovations. The space must consider the needs of elementary-aged students and ensure they have access to resources necessary for teaching and learning.

## Recommend repurposing Nottingham Elementary School for swing space

- Supports the long-range plan to renovate existing facilities
- Decision is necessary to prepare for the elementary boundary process

**Confirmation of Swing Space plans will be made  
in June 2024 vote on the FY 2025-34 CIP**



1. Identified comprehensive list of **61 sites/options ("sites")**
2. Defined the educational specifications
3. Established evaluation criteria
4. Evaluated all sites

### **Results**

- 45 sites eliminated, did not meet minimum requirements
- 16 sites studied further and 8 removed due to one of the following:
  - Earlier studies showed major concerns
  - County-owned properties that would likely take too long to develop
  - School programming (different schedule) adjustments too challenging

### Recommendation: Repurpose an elementary school for swing space

Comparing the remaining sites considered

Recommend	Repurpose					Build New E.S.	
	Fairlington Community Center	Washington-Liberty Annex	Syphax Education Center	Commercial Building	Current ACC Building	Next to an existing school	At Virginia Highlands
<ul style="list-style-type: none"> <li>• &lt;\$5 million</li> </ul>	<ul style="list-style-type: none"> <li>• \$40 to 50 million</li> <li>• County owned, may delay availability</li> </ul>	<ul style="list-style-type: none"> <li>• \$40 to 50 million</li> </ul>	<ul style="list-style-type: none"> <li>• \$40 to 50 million</li> <li>• Plus lease for new offices</li> </ul>	<ul style="list-style-type: none"> <li>• \$40 to 50 million</li> <li>• Plus the annual cost of lease</li> </ul>	<ul style="list-style-type: none"> <li>• \$25 million</li> <li>• FY 2023-32 CIP designated building for MPSA</li> </ul>	<ul style="list-style-type: none"> <li>• \$70+ million</li> </ul>	<ul style="list-style-type: none"> <li>• \$70+ million</li> <li>• Master planning of site scheduled for FY30</li> </ul>

### **Rationale for repurposing Nottingham for swing space**

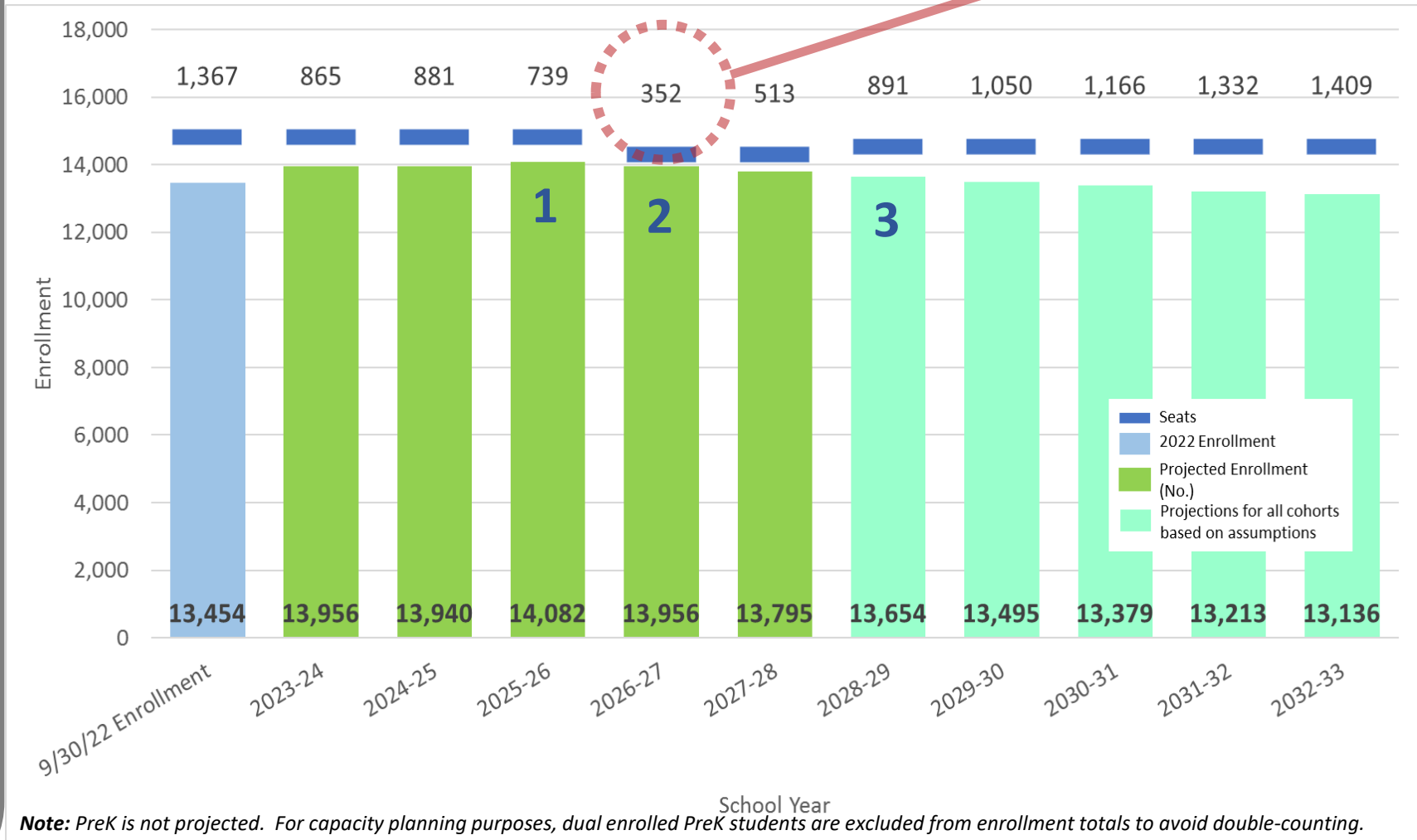
- Excess elementary capacity in Zone 1 (Langston Blvd. Corridor)
- Surrounding schools have capacity to welcome reassigned students in a boundary change
- Potential overlapping walk zones with Discovery and Tuckahoe<sup>1</sup>
- Currently has five relocatable classrooms, space to add more if needed
- Missing Middle Expanded Housing Options and Plan Langston Boulevard Area Plan
  - New students not expected in next 10 years
  - If enrollment in this area increases, Nottingham could be returned to a neighborhood school

<sup>1</sup> 2018 Bus Transportation Service Review [www.apsva.us/engage/transportation-review/](http://www.apsva.us/engage/transportation-review/)

# Projected Elementary School Capacity Utilization

1. Seat surplus declines through 2025-26
2. 2026-27 subtracts Nottingham's capacity (513) as it is repurposed for Swing Space
3. 2028-29 adds 237 net seats which reflects MPSA move
  - Adding approximately 700 seats in repurposed ACC building
  - Subtracting 463 seats as MPSA building is vacated for eventual deconstruction (demolition)

**Projected Difference Between Elementary Students and Building Design Seat Capacity Over the Next Decade**



## Swing Space impacts 2023-24 Grade 2 students and younger starting Fall 2026

- The community is encouraged to give feedback thru Sept. 15, 2023, prior to the October School Board vote on the CIP direction
- A public hearing will be held before the June 2024 vote on the FY 2025-34 CIP
- Beginning June 2024, assuming the SB votes to repurpose Nottingham as swing space, APS will provide periodic updates on next steps for staff and families preparing for fall 2026
  - For Staff:
    - Normal staffing attrition rates mean staff members can be reassigned to another school
    - HR will give Nottingham staff priority to fill vacant positions at other schools
  - For Families:
    - Staff are assessing various options to accommodate families
    - Options will be shared with families after the School Board vote confirms plans for swing space

# Swing Space Recommendation Timeline

2023	July to Sept. 15	<p><b>Public Participation: Understand and give feedback on the recommendation</b></p> <ul style="list-style-type: none"> <li>Review the proposal and supporting data <a href="http://www.apsva.us/engage/Pre-CIP Report/">www.apsva.us/engage/Pre-CIP Report/</a></li> <li>Provide feedback to the SB via <a href="mailto:engage@apsva.us">engage@apsva.us</a></li> <li>Participate in a Community Table Session</li> </ul> <p><b>Monday, July 31 6-8 p.m. Virtual; Tuesday, Aug 22 6-8 p.m. in person; Sept. TBD Virtual</b></p>
	Oct. 12 & 26	<p><b>SB Meetings</b> Recommend and act upon the FY 2025-34 CIP Direction, include repurposing Nottingham for Swing Space</p>
2024	May 14	<p><b>SB Work Session</b> Review the details within the proposal, answer questions</p>
	May 26	<p><b>SB Meeting</b> Present Superintendent's Proposed FY 2025-34 CIP</p>
	June 6	<p><b>SB Meeting</b> Present School Board's Proposed FY 2025-34 CIP</p>
	June 11 & 20	<p><b>SB Public Hearing and SB Action</b></p>
	Nov. 5	<p><b>Public Participation:</b> Vote on School Bond Referendum</p>
2025	June to Dec.	<p><b>Elementary School Boundary Process</b></p>
2026	Fall	<p><b>School opens as new boundaries apply and Nottingham is opened for swing space</b></p>

# **Plan for Boundary Adjustments at All School Levels**

# Timeline for Boundary Changes by School Level

	Middle	High	Elementary*
Planning unit data review <b>July to Sept. 1</b>	2023	2024	2025
Proposal and engagement <b>Oct. &amp; Nov</b>	2023	2024	2025
SB Vote in <b>Dec.</b>	2023	2024	2025
<b>New boundaries effective Fall</b>	2025	2026	2026
Years from PU review to effective boundaries	2	2	1

*\*Elementary boundary changes would affect all Zone 1 schools (ATS, Cardinal, Discovery, Glebe, Jamestown, Nottingham, Taylor, Tuckahoe); ASFS & Innovation; Oakridge, Hoffman-Boston & Fleet, and Abingdon & Drew*



# Updating Policy B-2.1 Boundaries

- **Policy will be reviewed March to Sept. 2024**
- **Changes to consider**
  - Clarifying goals and methods for “promoting demographic diversity”
  - How Pre-K should be factored into elementary school boundaries
  - Proximity and access to public transportation
  - Development of a PIP

December 2023 Action on  
**Middle School Boundary  
Adjustments and Program Moves**

# Middle School Boundary Recommendation Timeline

2023	July 10 to Sept. 1	<p><b>Public Participation: Data Review Begins July 10</b></p> <ul style="list-style-type: none"> <li>Review the planning unit data that will be used to develop the Fall 2023 proposal at <a href="https://www.apsva.us/engage/2023-MS-Boundaries/">https://www.apsva.us/engage/2023-MS-Boundaries/</a></li> <li>Provide feedback for staff to use in refining the planning unit data</li> <li>Participate in a Community Table Session</li> </ul> <p><b>Monday, July 31 6-8 p.m. Virtual; Tuesday, Aug. 22 6-8 p.m. in person, Sept. TBD Virtual</b></p>
	Sept. 26	<p><b>SB Work Session</b></p> <ul style="list-style-type: none"> <li>Review draft proposal and adjustments based on data review</li> <li>Review plan for engagement and SB action</li> </ul>
	Oct. 12	<p><b>SB Meeting</b> Present Superintendent's Proposed M.S. Boundary Adjustments and Program Moves for Fall 2025</p>
	Oct. & Nov.	<p><b>Public Participation: Info Sessions on Proposed Boundary and Program Moves</b></p>
	Nov. 27	<p><b>SB Public Hearing</b></p>
	Dec. 14	<p><b>SB Action</b></p>
2024	Fall	<p><b>M.S. Information Night</b></p>
2025	Fall	<p><b>School opens as new M.S. boundaries apply and Immersion at Kenmore</b></p>

## **Rationale – APS should do the following:**

- Balance capacity utilization across all neighborhood middle schools and maximize use of facilities
- Provide access to similar learning environments
- Be good stewards of taxpayer funds
- Address the six considerations in Policy B-2.1 Boundaries  
Efficiency; Proximity; Stability; Alignment; Demographics; Contiguity

## **Proposal Effective for Fall 2025**

- Move Immersion from Gunston to Kenmore and
- Adjust middle school boundaries

**In October, an updated middle school proposal will have details and refinements**

## **Pre-CIP Report Draft Middle School Recommendation**

- Provides capacity utilization for proposed middle school boundaries using grade 6-8 projections for SY 2027-28
- Assumes in Fall 2025:
  - County-wide Immersion grades 6, 7 & 8 move as whole to Kenmore
  - Two-thirds of Immersion students that live in current Gunston boundary move to Kenmore
  - Boundary changes apply to grade 6 students, students in grades 7 & 8 will be grandfathered

Williamsburg's enrollment is

















- below capacity; its boundary is defined by Swanson's and Hamm's walk zones
- projected to decline; the school will have more seats than students

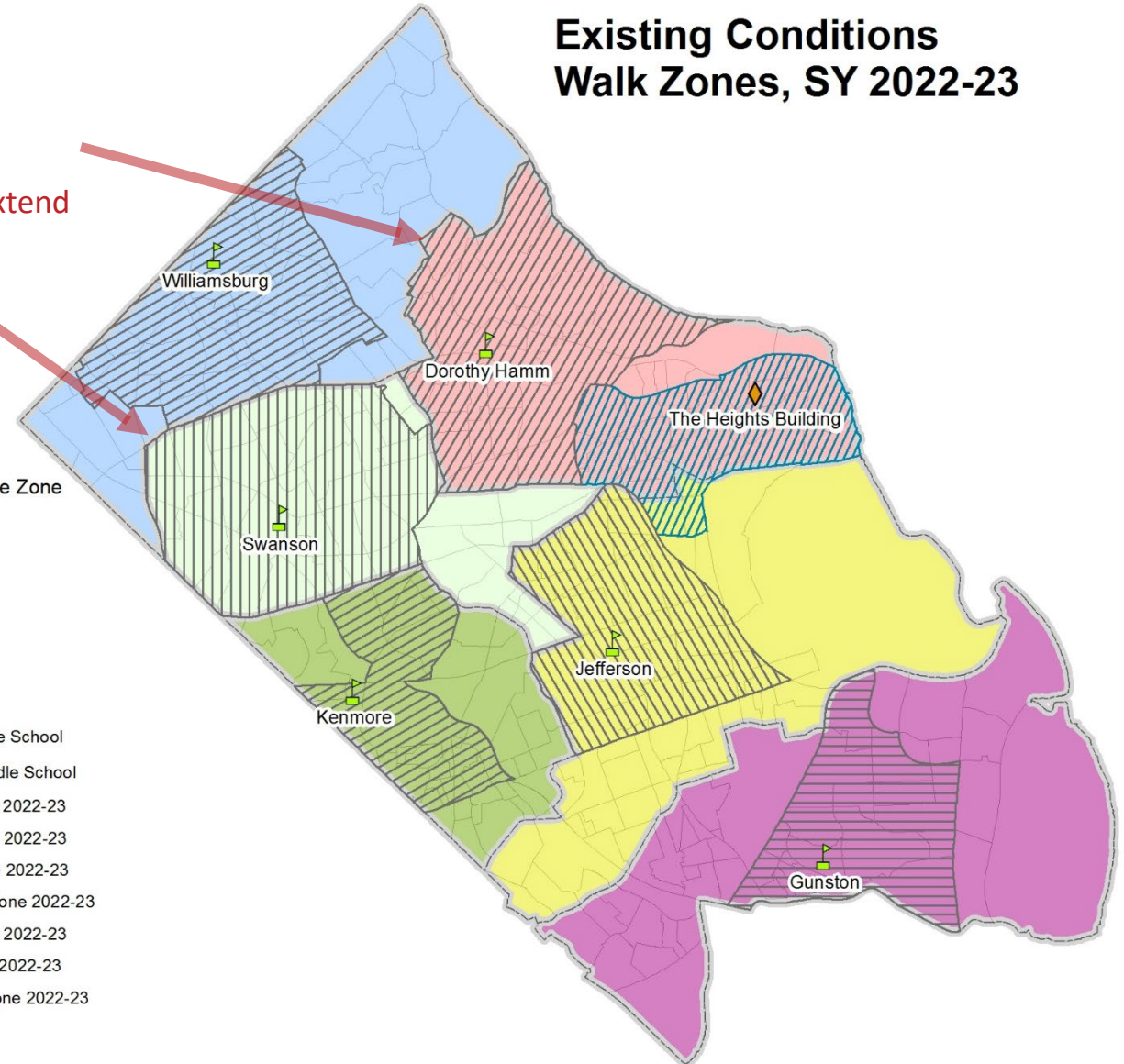
The 2017 M.S. boundary for Williamsburg is constrained by Swanson's and Hamm's walk zones. This limits how far Williamsburg's boundary can extend and leaves it under capacity.

## Existing Conditions Walk Zones, SY 2022-23

### Legend

Middle School Attendance Zone Boundaries, 2022-23

-  Dorothy Hamm
-  Gunston
-  Jefferson
-  Kenmore
-  Swanson
-  Williamsburg
-  Neighborhood Middle School
-  Option Program Middle School
-  Kenmore Walk Zone 2022-23
-  Swanson Walk Zone 2022-23
-  D. Hamm Walk Zone 2022-23
-  Williamsburg Walk Zone 2022-23
-  Jefferson Walk Zone 2022-23
-  Gunston Walk Zone 2022-23
-  The Heights Walk Zone 2022-23
-  Planning Units



**Williamsburg's capacity utilization improves by expanding into the walk zones for Swanson and Hamm**

# Current Projected M.S. Capacity Utilization

	Maintains existing boundaries 2025-26	
	2025-26 Year 1	2027-28 Year 3
<b>Dorothy Hamm</b>	89%	92%
<b>Gunston</b>	<b>111%</b>	<b>112%</b>
<b>Jefferson</b>	99%	98%
<b>Kenmore</b>	86%	82%
<b>Swanson</b>	<b>105%</b>	97%
<b>Williamsburg</b>	71%	65%

**Maintaining existing boundaries will create imbalance, leaving some schools overcrowded while others have excess space.**

# Comparing the Adjustments (Appendix H)

Based on 9/30/22 enrollment	2022-23 Actual (2022-23 Boundaries)	<u>Possible Scenario</u> Boundary change and Immersion moves to Kenmore
No. K to Grade 8 students residing in a planning unit w/new boundary <small>Count is for Sept. 30, 2022 students, not projection</small>	n/a	Approximately 1,900
No. of planning units with new boundary	n/a out of 347	Approximately 40 out of 347
No. of walkable planning units reassigned to another school and eligible for transportation	n/a	Approximately 12 from D. Hamm 6 from Swanson



# Comparing the Adjustments (Appendix H)

Percentage of Grade 6-8 students who reside in walk zone based on 9/30/22 enrollment	2022-23 Actual (2022-23 Boundaries)	<u>Possible Scenario</u> Boundary change and Immersion moves to Kenmore
At all neighborhood middle schools	52%	Approximately 50%
Dorothy Hamm	55%	Approximately 40%
Swanson	70%	Approximately 60%

**The recommendation possibly:**

- Fills middle schools closer to capacity
- Increases the number of students who require transportation based on current policy and practices
- Requires more information to determine transportation costs

# Transportation Concerns/Challenges

## An initial assessment of the draft MS recommendation utilizing existing policy and practices for transportation:

- APS loses transportation efficiencies on hub stops for Montessori and Immersion students at Gunston.
- Reducing the walk zone will require additional buses to provide transportation to some students.
- There will be increased congestion in the neighborhoods of some schools to accommodate bus staging and stacking during arrival and dismissal time.
- Some bus routes may be extended and will have students in transit for a longer time.
- Students who attend option schools may be provided transportation ([E-5.1 PIP-1 General Transportation Services](#)<sup>1</sup>).

**APS will need to continue exploring strategies to reduce transportation demand.**

<sup>1</sup> Arlington Public Schools. Policy Implementation Procedure. E-5.1 PIP-1 General Transportation Services. [https://go.boarddocs.com/vsba/arlington/Board.nsf/files/CJGKAS50972B/\\$file/E-5.1%20PIP-1%20General%20Transportation%20Services.pdf](https://go.boarddocs.com/vsba/arlington/Board.nsf/files/CJGKAS50972B/$file/E-5.1%20PIP-1%20General%20Transportation%20Services.pdf)

# Recap and Timeline

# Pre-CIP Report Recommendations Combined Timeline

2023	July to Sept. 1 and 15	<p><b>Public Participation: Understand and give feedback on the recommendations</b></p> <ul style="list-style-type: none"> <li>Review the recommendations and supporting data <a href="http://www.apsva.us/engage/Pre-CIP Report/">www.apsva.us/engage/Pre-CIP Report/</a></li> <li>Participate in a Community Table Session</li> </ul> <p><b>Monday, July 31 6-8 p.m. Virtual; Tuesday, Aug. 22 6-8 p.m. in person; Sept. TBD Virtual</b></p> <p>Provide feedback to the SB through <a href="mailto:engage@apsva.us">engage@apsva.us</a></p> <ul style="list-style-type: none"> <li>By Sept. 1 on planning unit data for boundaries</li> <li>By Sept. 15 on all other items</li> </ul>
	Oct. 12	<p><b>SB Meeting</b> Recommendations for:</p> <ul style="list-style-type: none"> <li>FY 2025-34 CIP Direction and</li> <li>Relocate M.S. Immersion to Kenmore &amp; Refine Boundaries effective for 2025-26</li> </ul>
	Oct. 26	<p><b>SB Meeting</b> Act on the FY 2025-34 CIP Direction</p>
	Dec. 14	<p><b>SB Meeting</b> Act on Relocating M.S. Immersion to Kenmore &amp; Refining Boundaries, effective 2025-26</p>
2024	May 14	<p><b>SB Work Sessions</b> Discuss details in Superintendent's Proposed FY 2025-34 CIP</p>
	May 26	<p><b>SB Meeting</b> Present Superintendent's Proposed FY 2025-34 CIP</p>
	June 6	<p><b>SB Meeting</b> Present School Board's Proposed FY 2025-34 CIP</p>
	June 11 & 20	<p><b>SB Public Hearing and SB Action</b> on the FY 2025-34 CIP</p>
	Nov. 5	<p><b>Public Participation:</b> Vote on the School Bond Referendum</p>

## **Vote on Pre-CIP Report recommendations**

- October 2023 – CIP direction including swing space
- December 2023 – M.S. Boundaries
- June 2024 – FY 2025-34 CIP

## **Request for one-time or closeout funds for related planning tasks outlined in report**

- Program capacity study
- Planning Unit (PU) splits
- Lottery system updates
- Consultant to help with Fall 2024 and/or 2025 boundary processes

## **Trade-offs for all recommendations**

- **Swing Space repurposes a neighborhood elementary school**
- **MS boundary recommendation may**
  - **Turn some walkers into bus riders**
  - **Impact transportation efficiencies and changes how transportation may be provided to County-wide secondary option programs**

## Examples of other content addressed in the Pre-CIP Report

- Proposed approach to define school program capacity
- Analysis showing Pre-K to K enrollment does not improve Kindergarten projections
- Update on Project Labor Agreement
- Results of APS Initiatives Addressing Enrollment and Building Utilization (Appendix F)

# Questions & Discussion

# Appendix and Reference Slides



- **Spring review of Planning Unit data to be used in boundary process**
  - 2023 Pre-CIP Report kicks off M.S. review
  - Fall 2023 boundary proposal will correct any issues identified during review
- **Academic Programming (Recommendations in September)**
  - Department of Academics will define overall goals to help focus decisions for the CIP
- **School Capacity Review**
  - Pre-CIP Report proposes a methodology to evaluate and regularly update school program capacities that reflect how classrooms are being used especially for classrooms serving small numbers of students

- **Building Design Capacity**
  - The number of students a building can accommodate based on the original educational specifications of the building
- **Capacity Utilization Rate**
  - Measures the extent that school buildings are occupied by taking student enrollment divided by building design capacity
- **Swing Space**
  - Facility that can be used by a school while its building is undergoing extensive renovations
- **Planning Unit (PU) Splits**
  - Some PUs added large numbers of students, limiting flexibility in boundary process
  - Comprehensive review of all PUs will determine if any need to be subdivided

# FY2023-34 CIP Funding Scenario

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 <sup>1</sup>	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	
						Fall 2022	Fall 2023	Fall 2024	Fall 2025	Fall 2026	Fall 2027	Fall 2028	Fall 2029	Fall 2030	Fall 2031	
<b>IMPROVEMENTS AT EXISTING FACILITIES</b>																
<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> <sup>2</sup>			\$9.12		\$12.80	\$8.95	\$7.41	\$5.70								\$43.98
<i>Gunston, Jefferson, and Wakefield Entrances</i>						X										
<i>Hoffman-Boston, Long Branch, and Taylor Entrances</i>							X									
<i>Kenmore, Langston, Williamsburg, and W-L Entrances</i>							X									
<i>Campbell and Swanson Kitchens and Entrances</i>							X									
<i>Claremont, Jamestown, Nottingham, Science Focus, and Tuckahoe Entrances</i>								X								
<i>Glebe and Oakridge Entrances</i>								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> <sup>3</sup>		\$2.41				X	X	X								\$2.41
<i>PLACEHOLDER for Long-range Plan to Renovate Existing Facilities (inc. swing space, if needed)</i> <sup>4</sup>										\$6.56	\$11.69	\$14.00	\$11.40	\$12.80	\$12.20	\$68.65
<i>Enterprise Resource Planning (ERP) System Modernization</i> <sup>5</sup>	\$8.28		\$3.72					X								\$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>								\$2.44	Q4 CY26							\$2.44
<b>ENROLLMENT CAPACITY</b>																
<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
<i>PLACEHOLDER to move MPSA into refreshed ACC building</i> <sup>6</sup>									\$3.75	\$8.44	\$2.81	X				\$15.00
<i>PLACEHOLDER to demolish MPSA; green space</i> <sup>4</sup>													\$2.00			\$2.00
<b>PLANNING</b>																
<i>To provide options for projected seat needs or improvements to existing facilities</i>					\$2.00											\$2.00
<b>TOTAL PROJECTS</b>	<b>\$9.53</b>	<b>\$2.41</b>	<b>\$20.34</b>	<b>\$2.17</b>	<b>\$90.57</b>	<b>\$56.02</b>	<b>\$73.75</b>	<b>\$45.32</b>	<b>\$24.43</b>	<b>\$25.00</b>	<b>\$25.00</b>	<b>\$25.00</b>	<b>\$25.00</b>	<b>\$25.00</b>	<b>\$25.00</b>	<b>\$474.54</b>

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).

**BOND REFERENDA AMOUNTS**

2022 Referendum	2024 Referendum	2026 Referendum	2028 Referendum	2030 Referendum
\$165.01	\$41.64	\$38.75	\$50.00	

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%**

Debt Service Ratio -- APS	8.04%	8.64%	9.36%	9.22%	9.42%	8.68%	8.22%	8.13%	7.90%	7.70%
Annual Bond Issuance	\$56.02	\$73.75	\$45.32	\$24.43	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00
Annual APS Debt Service Increase	\$1.49	\$5.02	\$6.77	\$0.37	\$2.97	(\$4.74)	(\$2.63)	\$0.37	(\$0.87)	(\$1.04)

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

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

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

<sup>4</sup> Funding amounts are PLACEHOLDERS ONLY based on the \$25 million per year for APS in the County Manager's Proposed CIP. Amounts are in 2022 dollars and do not include escalation. They will be updated for the FY 2025-34 CIP.

<sup>5</sup> 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.

<sup>6</sup> Placeholder is in 2022 dollars and does not include escalation. It will be updated for the FY 2025-34 CIP.

## Policy B-2.1 consideration

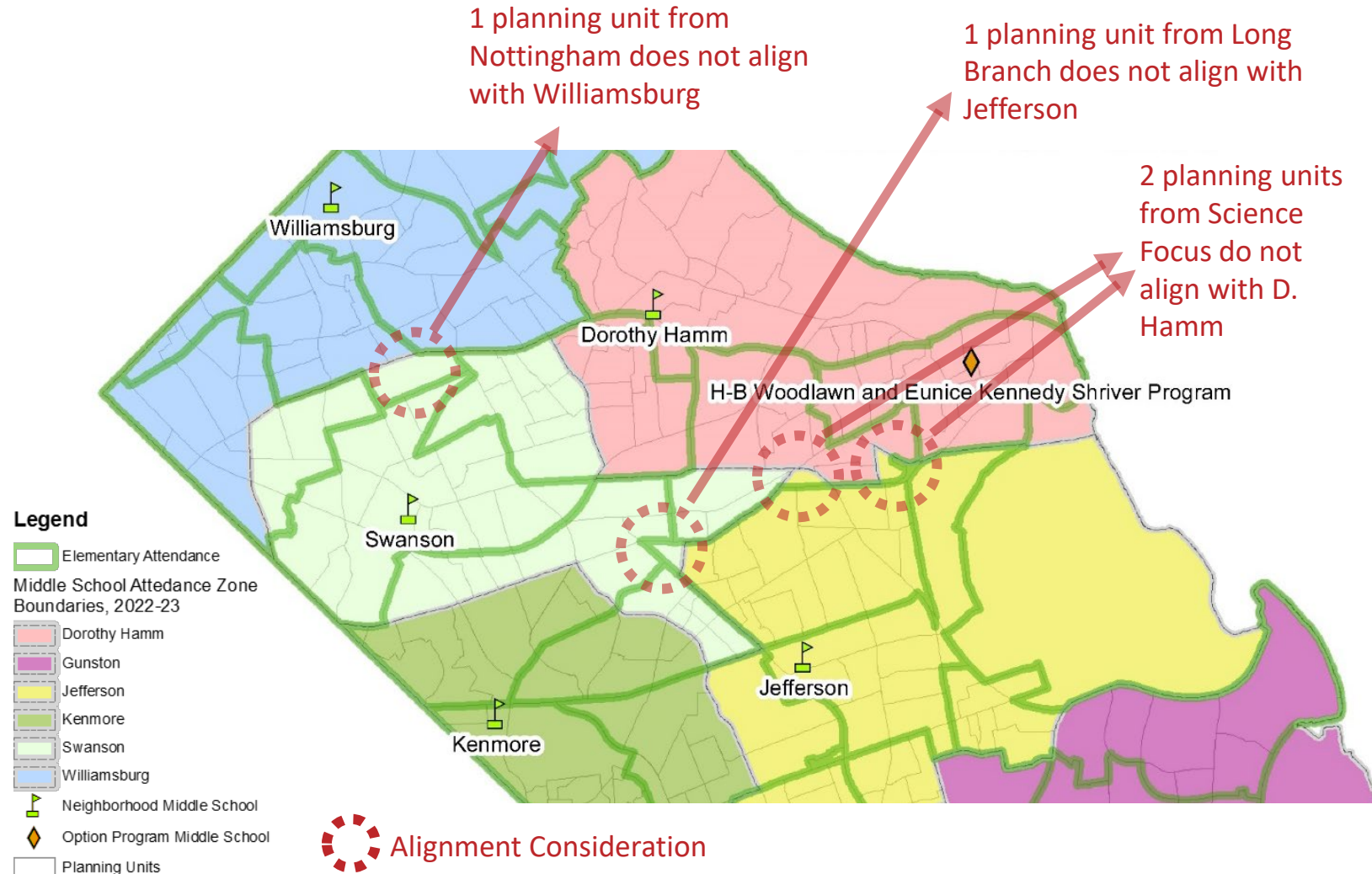
### Alignment

Minimizing separation of small groups of students from their classmates when moving between school levels.

- Note: past boundary processes required 25 or more students to transition through school levels

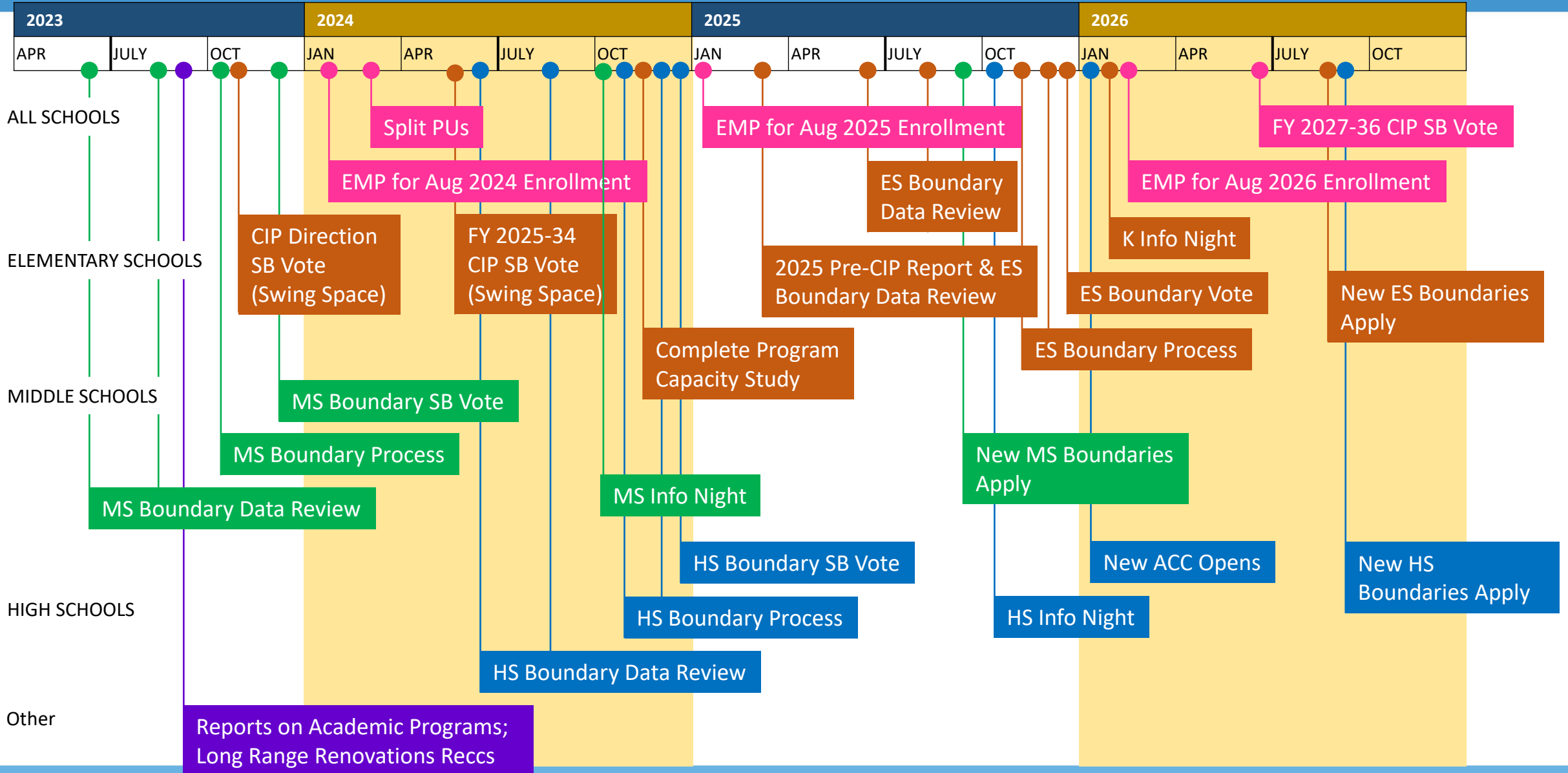
### The recommendation addresses

- Alignment – identifying and reassigning small groups of students separated from their classmates, from E.S. to M.S. And M.S. to H.S.



# 2023-26 Boundary Related Timeline

Projects Depend on Each Other



# School Board Work Session 2023 Pre-Capital Improvement Plan (Pre-CIP) Report

June 29, 2023

Access the Pre-CIP Report by visiting: [www.apsva.us/engage/Pre-CIP Report/](http://www.apsva.us/engage/Pre-CIP%20Report/)