

Facility Condition Assessment (FCA) Report (Tier 1, Stage 2)

for the Long-Range Plan to Renovate Existing School Facilities

**FAC/JFAC
Information Session
October 30, 2023**

- [Adopted FY2023-32 CIP](#): Includes the initial facility evaluation framework and guidelines developed around three major categories: Major Building Systems, Common Space Adequacy, and Educational Space Adequacy.
- [April 18, 2023: Facility Condition Assessment \(FCA\) Framework Report \(Tier 1, Stage 1\)](#)
 - Defines analysis process and metrics for assessment.
 - FCA provides overview of school buildings relative to each building's age and current condition as measured against other schools in APS.
 - FCA incorporates a Facility Condition Index (FCI) and a Building Characteristics Index (BCI)
 - Four (4) pilot schools evaluated as test cases for the FCA framework.

School Board's Adopted FY 2023-32 CIP

School Board's Adopted FY 2023-32 CIP

Project Description <i>(projects in italics are from the FY22-24 CIP)</i>	OTHER FUNDING SOURCES					BOND FUNDING										TOTAL FUNDING
	Operating and Other	MC/MM (not bonds)	Capital Reserve ¹	County Funding	Previous Bond Funding	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	
						Fall 2022	Fall 2023	Fall 2024	Fall 2025	Fall 2026	Fall 2027	Fall 2028	Fall 2029	Fall 2030	Fall 2031	
IMPROVEMENTS AT EXISTING FACILITIES																
<i>Major Infrastructure Projects</i>					\$28.40	\$8.20	\$8.60	\$9.00	\$9.50	\$10.00	\$10.50	\$11.00	\$11.60	\$12.20	\$12.80	\$131.80
<i>Kitchen and Entrance/Security Vestibule Renovation Program²</i>			\$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)³</i>		\$2.41				X	X	X								\$2.41
<i>PLACEHOLDER for Long-range Plan to Renovate Existing Facilities (inc. swing space, if needed)⁴</i>										\$6.56	\$11.69	\$14.00	\$11.40	\$12.80	\$12.20	\$68.65
<i>Enterprise Resource Planning (ERP) System Modernization⁵</i>	\$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
ENROLLMENT CAPACITY																
<i>Career Center Campus Project - new ACC building, field, garage</i>	\$1.25				\$37.40	\$38.87	\$57.74	\$28.18	\$11.18							\$174.62
<i>PLACEHOLDER to move MPSA into refreshed ACC building⁶</i>									\$3.75	\$8.44	\$2.81	X				\$15.00
<i>PLACEHOLDER to demolish MPSA; green space⁶</i>													\$2.00			\$2.00
PLANNING																
<i>To provide options for projected seat needs or improvements to existing facilities</i>					\$2.00											\$2.00
TOTAL PROJECTS	\$9.53	\$2.41	\$20.34	\$2.17	\$90.57	\$56.02	\$73.75	\$45.32	\$24.43	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$474.54

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	\$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

Annual Bond Issuance

Annual APS Debt Service Increase

FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032
8.04%	8.64%	9.36%	9.22%	9.42%	8.68%	8.22%	8.13%	7.90%	7.70%
\$56.02	\$73.75	\$45.32	\$24.43	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00
\$1.49	\$5.02	\$6.77	\$0.37	\$2.97	(\$4.74)	(\$2.63)	\$0.37	(\$0.87)	(\$1.04)

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

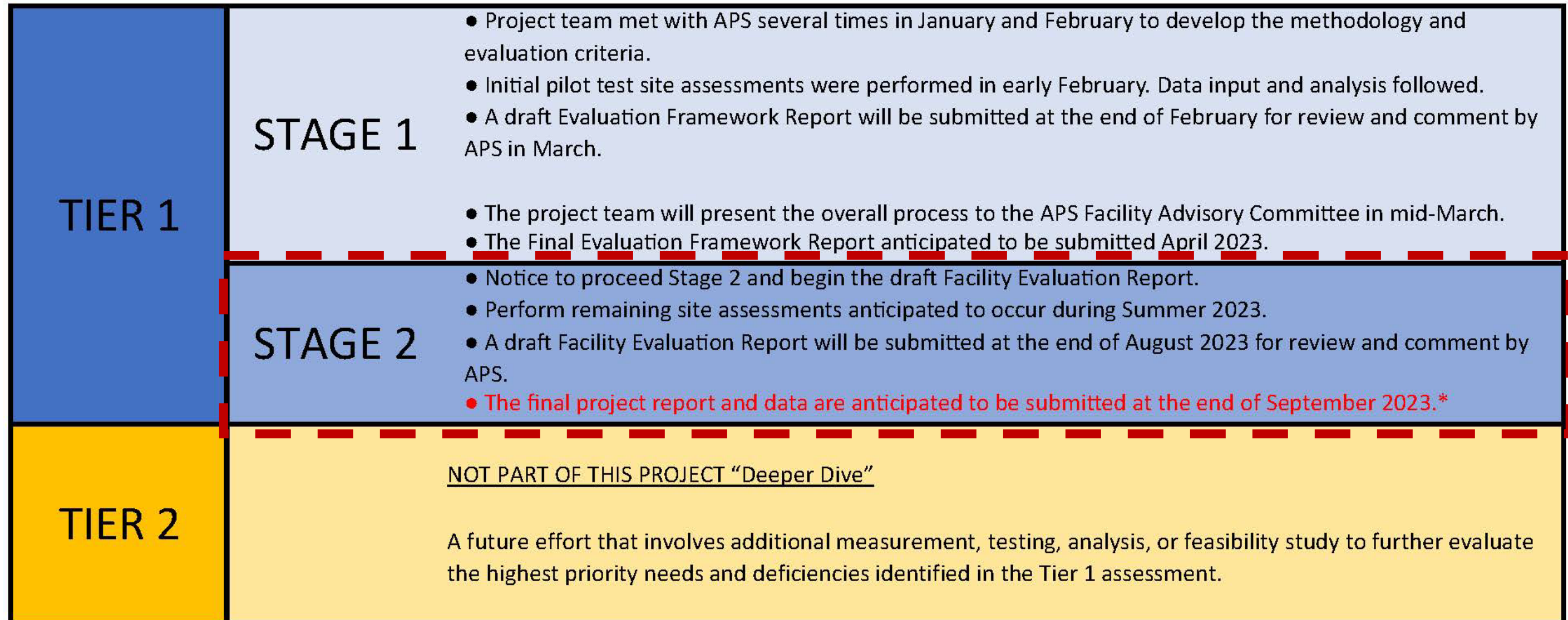
² Of the \$8.95M shown in FY 2023, \$4.12M was already included in the FY 2021 bond referendum.

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

⁴ 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.

⁵ 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.

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



--- Our current location along the project timeline.

OVERVIEW OF SCHOOL BUILDINGS RELATIVE TO EACH BUILDING'S AGE AND CURRENT CONDITION SUPPLEMENTED BY A BUILDING CHARACTERISTIC SUMMARY.

FACILITY
CONDITION
ASSESSMENT
(FCA) REPORT

FCI – FOCUS ON SYSTEMS INFRASTRUCTURE. RANKING TOOL BASED ON SYSTEM AGE AND CONDITION.

FACILITY
CONDITION INDEX
(FCI)

BUILDING
CHARACTERISTICS
INDEX (BCI)

BCI – BASED ON APS' RECENT EDUCATIONAL SPECIFICATIONS IN THREE CATEGORIES: BUILDING SYSTEMS, EDUCATIONAL SPACES, AND COMMON SPACES.

INSIGHT INTO SHORT-TERM NEEDS (LOCAL PROJECTS) AND LONG-TERM CAPITAL NEEDS. LOCAL PROJECTS CAN BE ALIGNED WITH MC/MM.

LOCAL PROJECTS
(MC/MM)

MAJOR
INFRASTRUCTURE
PROJECTS

DEEPER DIVE FOR
MAJOR FACILITY
RENOVATION OR
RECONSTRUCTION



- Capital Needs < \$500,000
- Schedule – Over a fiscal year; analogous to MC/MM
- Disruption – Minimal/Localized

Local Projects



- Capital Needs < \$500,000 - \$15,000,000
- Schedule – 1 to 3 years
- Disruption – Medium, major disruptions planned over summer/winter breaks

Major Infrastructure



- Capital Needs > \$15,000,000
- Schedule – 3 to 5 years
- Disruption – Major, possible phasing required

Deep Dive



- **Local Projects**
 - Review local projects with Minor Construction Major Maintenance (MCM) 10-year project list.
 - Align projects, reprioritize based on remaining useful life, and identify associated costs.
- **Major Infrastructure Projects**
 - Prioritize projects based on FCI score, systems' remaining useful life (RUL), infrastructure type.
 - Identify 5 projects for FY2025-34 CIP under infrastructure funding line.
- **Major Renovation/Reconstruction Projects “Deep Dive”**
 - Prioritize based on educational space deficiencies with square footage of space taking highest priority.
 - Review common space deficiencies for facilities with highest educational space deficiencies.
 - Overlay FCI score on the square footage deficiency ranking.
 - Review capital investments in the past 20 years.
 - Identify 5 – 10 “deep dive” (Tier 2) analysis projects for FY2025-34 CIP

- Ranked based on FCI_{DM} and then FCI_{AD}
- Identify 5 schools based on greatest FCI score and fewest educational space deficiencies.
- Ranked 5 schools based on FCI, remaining useful life (RUL), and type of infrastructure requiring replacement.
- Grouped by school projects rather than “types” of infrastructure projects (e.g., all roofing projects).
- Review list of upcoming programmed infrastructure projects.

- Prioritize based on educational space deficiencies with classroom square footage taking highest priority.
- Review common space deficiencies for facilities with highest educational space deficiencies.
- Overlay FCI score on the square footage deficiency ranking.
- Review capital investments in the past 20 years.
- Identify 5 – 10 “deep dive” (referred to as Tier 2 in the April 18, 2023, framework and guideline report) studies for FY2025-34 CIP.

PAUSE TO REVIEW DATA AND METHODOLOGIES

- Roadmap on Infrastructure Methodology with 2 examples
- Roadmap on Deep Dive Methodology with 2 examples

- Confirm methodologies and approach for ranking projects under major infrastructure.
- Staff will recommend a list of 5 projects for inclusion in the Superintendent's proposed FY2025 – 2034 CIP under major infrastructure along with estimated costs.
- Timeline for major infrastructure projects
 - Align ranking with bond capacity under major infrastructure.
 - Some major infrastructure projects would span multiple years and bonding capacity based on project size and scope.

- Confirm methodologies and approach for ranking projects under deep dive studies.
- Staff will recommend a list of 5 - 10 “deep dive” studies for inclusion in the Superintendent’s proposed FY2025 – 2034 CIP.
- The “deep dive” study is known as a **feasibility study** and will include:
 - Full scope analysis of renovation and/or replacement per selected facility
 - Estimated cost for each renovation and/or replacement per selected facility
 - Consideration for phasing or swing space needs
- Timeline for the “deep dive” studies
 - Deep dive studies would begin late Fall 2024 after voter approved bond referendum.
 - Each full scope analysis and cost estimate typically takes 9 months to 1 year.
 - Full scope analysis shall inform major renovation and/or replacement project(s) in FY2027-2036 CIP.
 - First deep dive project design would begin late Fall 2026 after voter approved bond referendum.

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