



Arlington
Public
Schools

Relocatable Inventory Management

Department of Facilities and Operations

School Year 2024-2025

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Overview

Arlington Public Schools (APS) Facilities & Operations has completed an updated inventory of all relocatable structures across APS properties, finalized in June at the conclusion of the 2024–25 school year. This report helps APS monitor facility use, plan for future capital investments, and respond to changing enrollment needs. It also supports transparency and ensures equitable access to safe, functional learning environments.

Relocatable structures are used to provide temporary additional space when permanent school buildings are at or near capacity. While often used as classrooms, they may also serve as art, music, resource, or other support spaces. This inventory details the number and type of each unit across the district.

Relocatables serve as a flexible, non-capital¹ solution for addressing short- to medium-term enrollment growth². Their limited lifespan and operational costs require careful planning and oversight to ensure long-term cost-effectiveness.

APS currently maintains 35 relocatable structures which make up 123 classrooms and 5 flex spaces³.

This document provides insight into the rationale for adding or removing relocatables within the district. It outlines the key considerations that inform these decisions, including capacity utilization, instructional needs, and shifts in student enrollment. While it does not serve as an assessment of enrollment projections or capacity, the document offers a consistent framework to support thoughtful, equitable decisions about the use of temporary learning spaces.



¹ [“Pre-CIP Report, 2023,” 23.](#)

² [“AFSAP, 2019,” 54.](#)

³ [“APS Facility Inventory FY2025.”](#)

Adding or Removing a Relocatable Structure

Considerations for Adding a Relocatable Structure

Facilities & Operations coordinate with school leadership to assess and prioritize the use of relocatable structures. The decision to add a relocatable is informed by a range of factors that may include:

- 1) **Enrollment Capacity**⁴ – Relocatables may be considered when student enrollment exceeds capacity. This assessment is informed by a review of design and/or program capacity.
 - a) **Design Capacity** – The number of instructional classrooms originally included in a building’s design or after a major renovation. This measure does not account for how spaces are currently being used today.
 - b) **Program Capacity** – How existing space is currently utilized to support both core and specific educational programs. It is calculated using several key data sources such as room use, school floor plans, identification of capacity-generating classrooms, the latest planning factors, the September 30th Membership Summary, and discussions with school administrators.

Note – Once fully implemented, staff proposes that program capacity should be the standard measure for capacity utilization across the district.

The Office of Academics helps determine when additional space is needed to support instructional programs. This department works closely with school leaders to ensure relocatable structures are used in ways that align with APS educational goals, maintain program quality, and promote equitable access to learning resources.

- 2) **Limited Instructional Space**⁵ – Existing space is not sufficient to support all educational programs, specialized services, and student support needs.
- 3) **Program Expansion** – New or expanding instructional programs (e.g., Dual Language Immersion, Montessori, International Baccalaureate) require additional dedicated space.
- 4) **Placement Feasibility**⁶ – Each potential site must undergo a comprehensive feasibility assessment to determine whether the structure is appropriate and sustainable. This assessment may include considerations such as:
 - a) **Physical Site Constraints** – Available land area, topography, existing structures, access points, and site circulation patterns can limit potential placement options.
 - b) **Infrastructure and Utilities** – The ability to provide necessary services such as electricity, water, and sewer must be evaluated to support a relocatable.
 - c) **Zoning and Permitting** – All relocatable placements must comply with local zoning regulations and permitting requirements.

⁴ [“Actual Capacity Utilization.”](#)

⁵ [“Facilities Optimization Study, SY 2020-21,” 7.](#)

⁶ [“Facilities Optimization Study, SY 2020-21,” 7.](#)

d) **Cost Considerations** – In Fiscal Year 2026, it is estimated to cost \$280,000 per classroom to purchase and install a relocatable structure. The estimate was provided by the Director of Design & Construction⁷ based on the latest relocatable project and permitting costs. The financial cost for relocatable structure placement is such that three years is the preferred minimum amount of time that the structures will remain on the school site and be made available for use by the school.⁸

The Office of Design and Construction oversees the planning, siting, permitting, and installation of relocatable structures. This office ensures that each structure meets safety codes, is properly connected to utilities, and fits within the existing layout and infrastructure of the school.

e) **Common Area Capacity** – The ability of shared spaces, such as cafeterias and gymnasiums, to support increased student enrollment is an important consideration. Even if a relocatable structure can be physically added, the school should be able to accommodate the additional capacity within these shared spaces. APS uses the Virginia Department of Education (VDOE)⁹ standards for cafeteria and gymnasium capacity to help guide this assessment.

Not all the considerations listed above will automatically lead to the addition of a relocatable structure. Final decisions are based on a combination of these factors, along with the unique circumstances of each school site.

⁷ Facilities and Operations, Design and Construction Office.

⁸ [“Pre-CIP Report, 2023,” A-65.](#)

⁹ [“VDOE Guidelines, 2021,” 33.](#)

Considerations for Removing a Relocatable Structure

Relocatable structures are considered for removal when a school's total enrollment can be accommodated within the permanent building. Changes in enrollment and school capacity can result from a combination of demographic, administrative, or structural factors such as:

- 1) **Demographic Shifts** – A change in demographic factors such as birth rates can lead to lower student enrollment over time. Arlington County has seen a roughly 25% drop-in birth rates from 2007 to 2023, which may contribute to reduced enrollment in future years across the district.¹⁰
- 2) **Administrative Changes**¹¹ – Attendance boundary adjustments help balance enrollment across the district. These changes are reviewed and recommended by the Superintendent to the School Board. The board acts on this recommendation.
- 3) **Structural Changes**¹² – Projects identified in a Capital Improvement Plan (CIP) that increase a school's permanent capacity may reduce the need for relocatable structures. However, many of these projects are long-term efforts that may extend beyond the current 10-year enrollment projections.

A relocatable structure may be considered for removal when the following conditions apply. However, meeting these conditions does not guarantee removal as some schools may not be considered for other reasons. These conditions are intended as a general guideline.

- 1) **Program Capacity Utilization**¹³ – The school's most recent program capacity utilization is 85% or lower.
 - a. Program capacity utilization is a dynamic measure that reflects the percentage of space being used to support core and specific educational programs.
- 2) **Stable or Declining Enrollment Projections**¹⁴ – Enrollment is not projected to increase by more than 15% over a school's current program capacity for the next three (3) years, as indicated by the most recent September 30th Membership Summary and the Fall 10-Year Enrollment Projections.
- 3) **Instructional Use** – The relocatable structure does not support a core or capacity-generating instructional program, or it is being used as a general purpose or flexible use space.
- 4) **Outside of Initial Permit Window**¹⁵ – Relocatable structures are beyond the initial three-year permit issued by Arlington County.

¹⁰ ["Population Estimates and Forecast Round 10.1," 22.](#)

¹¹ ["Policy B-2.1 Boundaries."](#)

¹² ["Capital Improvement Plan, 2025," 11.](#)

¹³ ["Actual Capacity Utilization."](#)

¹⁴ ["Fall 2024 Enrollment Projections Report."](#)

¹⁵ ["Facilities Optimization Study, SY 2020-21," 9.](#)

5) **Cost Considerations** – The cost to remove a relocatable structure depends on a wide array of factors such as size, amenities, and site-specific conditions. Removal costs typically include:

- a. Utility disconnection (e.g., electrical, plumbing, HVAC).
- b. Detachment of attached structures (e.g., ADA-compliant ramps, decks).
- c. Removal of additional services (e.g., sewage pits, electrical transformers).
- d. Site restoration (e.g., grading, seeding, pavement removal), including landscaping or preparing the area for future use.

APS Maintenance Services plays a key role in these activities and ensures all work complies with County and APS policies and safety regulations. APS has utilized both auction and dismantling methods for removal in recent years. While auctioning can offset a portion of the cost, it is not always feasible due to site limitations. Recent APS removal projects have ranged from \$8,000 to \$65,000. Final costs are best evaluated on a case-by-case basis.

Relocatable Structures Considered for Removal

Based on the above removal guidelines, APS staff recommends the following relocatable structures for removal consideration.

Table 1: Relocatable Structures Recommended or Planned for Removal Consideration

School	Relocatable Structures			Notes
	Classrooms	Utilities / Flex	Structure Count	
Elementary Schools				
Carlin Springs Elementary School	4	0	1	Recommended
Nottingham Elementary School	5	0	2	Recommended
Tuckahoe Elementary School	4	0	1	Planned
Middle Schools				
Kenmore Middle School	2	1	2	Recommended
Williamsburg Middle School	2	0	1	Recommended
Total	17	1	7	

- Notes:
- 1) Schools are listed alphabetically and are not indicative of priority for consideration.
 - 2) Certain schools may meet the removal guidelines but are not under consideration at this time due to ongoing feasibility studies.

Elementary School Maps

Abingdon Elementary School



Alice West Fleet Elementary School



Arlington Science Focus Elementary School



Arlington Traditional Elementary School



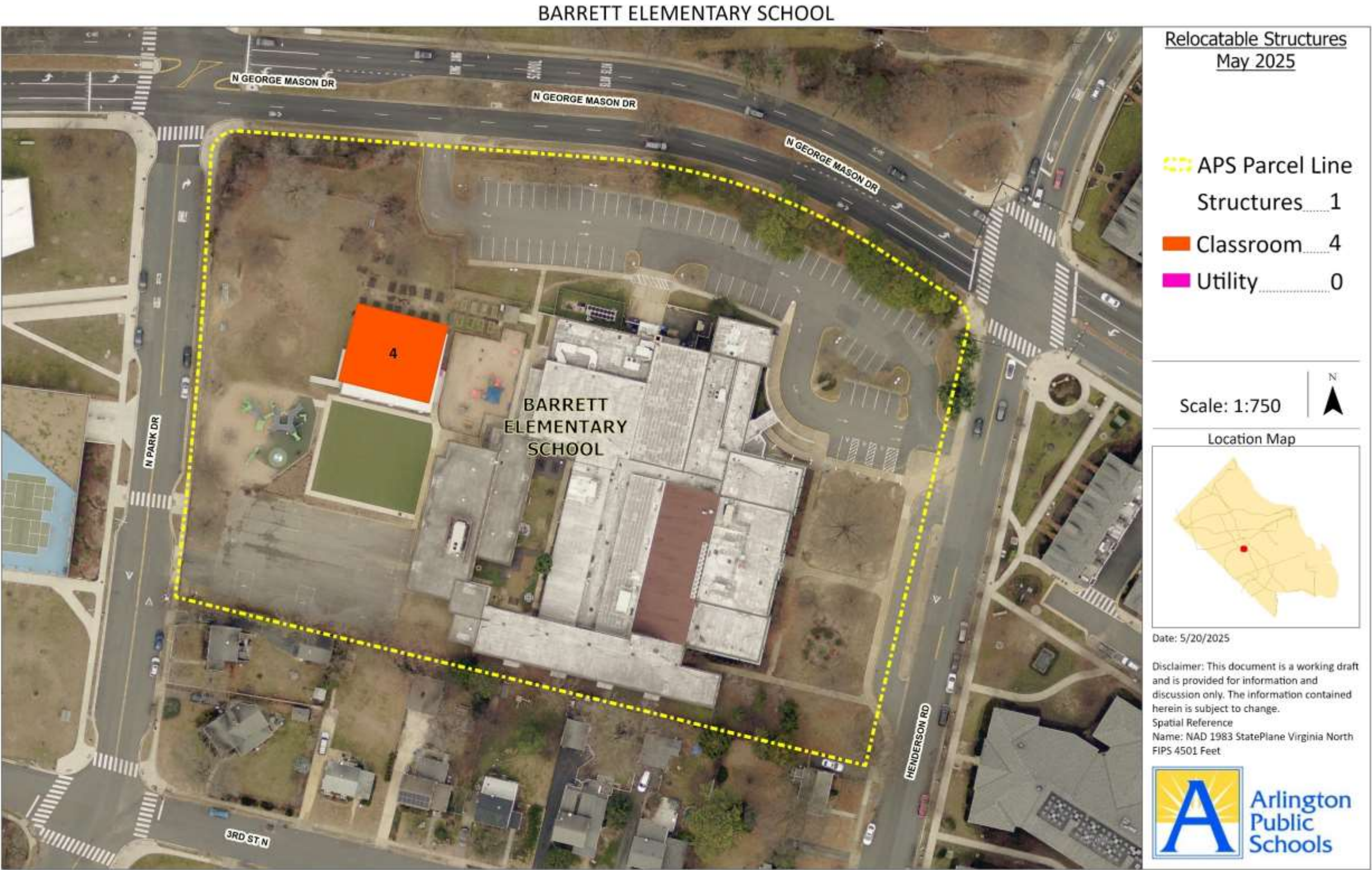
Ashlawn Elementary School



Barcroft Elementary School



Barrett Elementary School



Campbell Elementary School



Cardinal Elementary School



Carlin Springs Elementary School



Claremont Elementary School



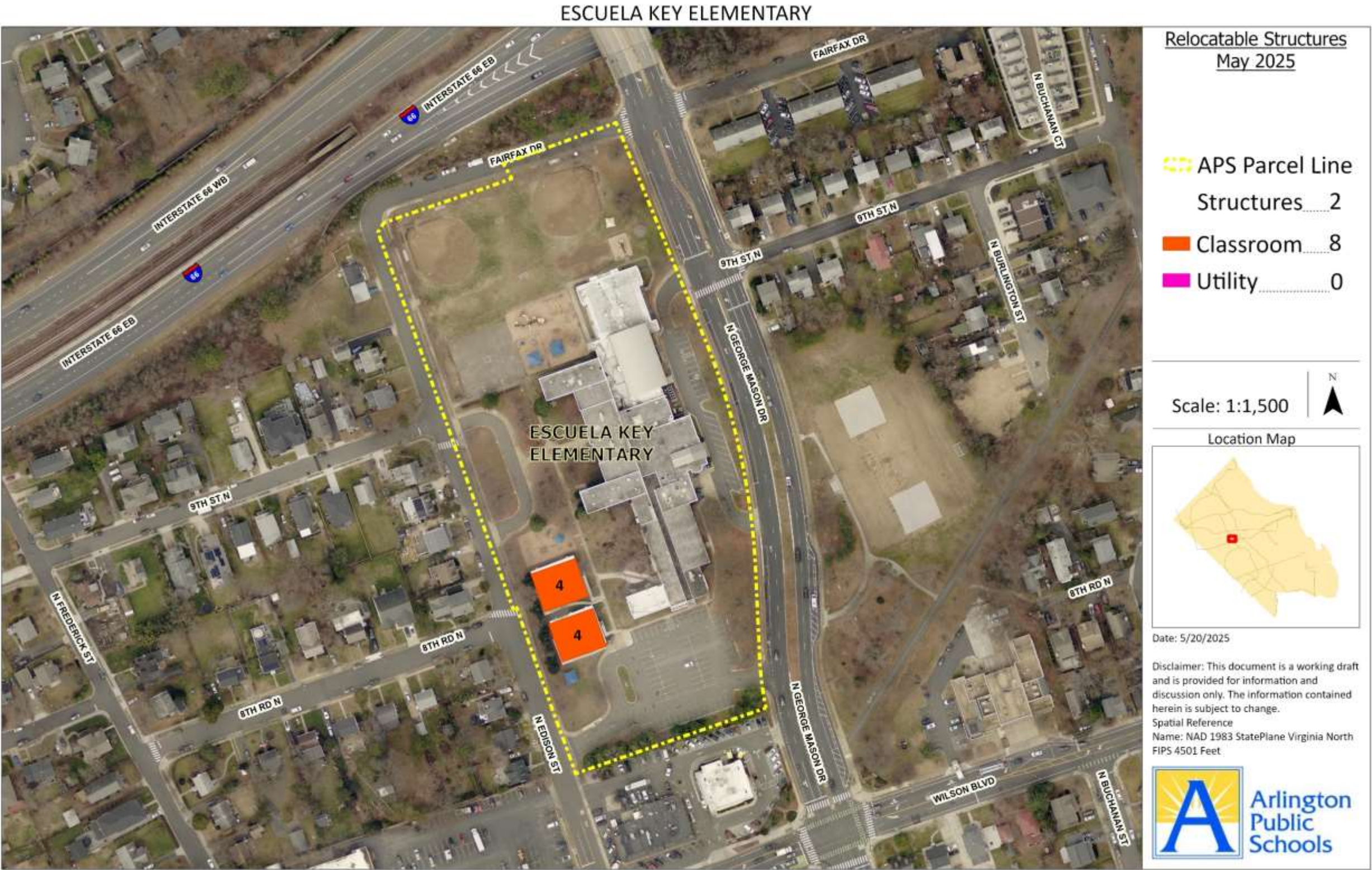
Discovery Elementary School



Dr. Charles R. Drew Elementary School



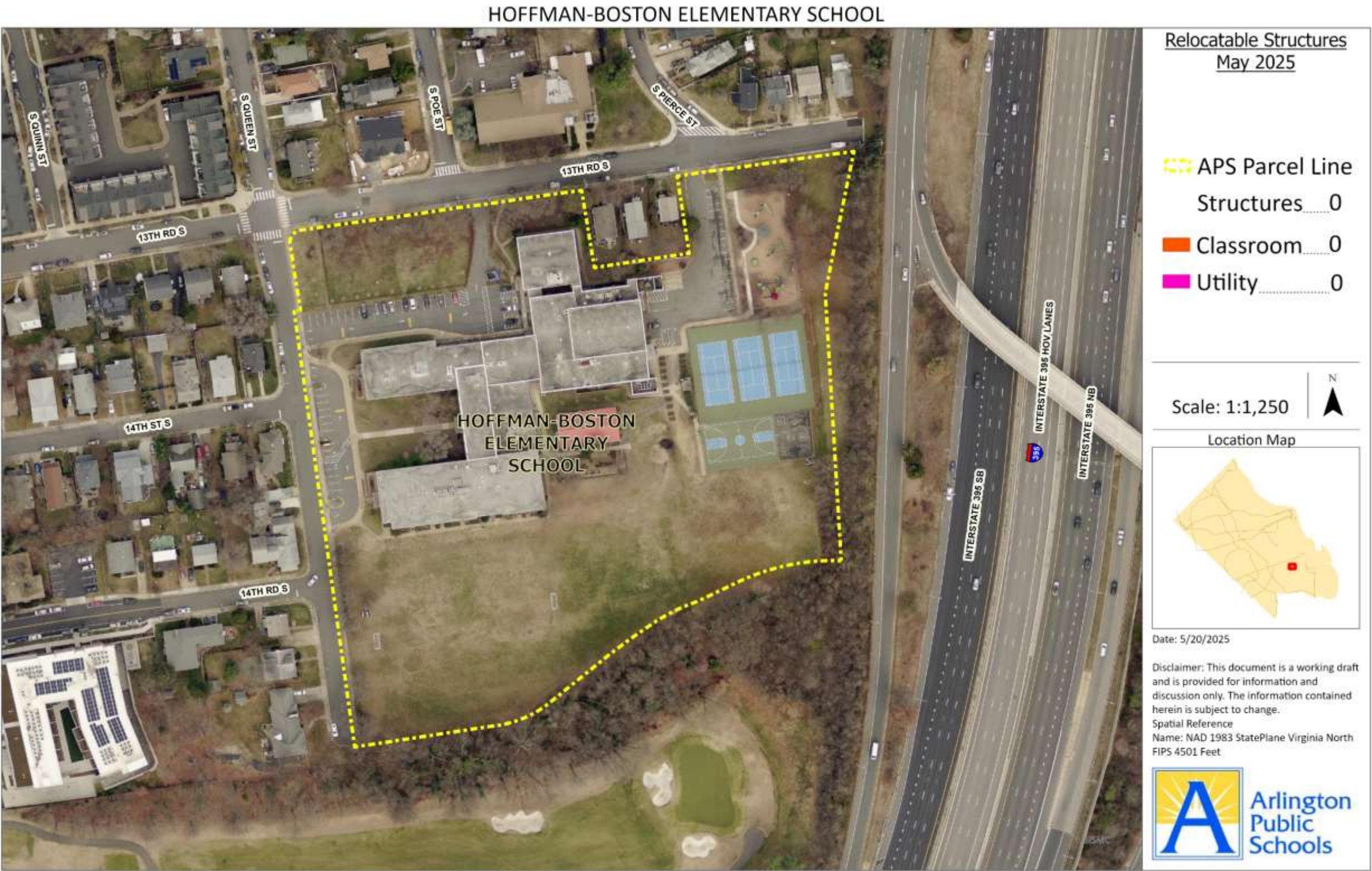
Escuela Key Elementary



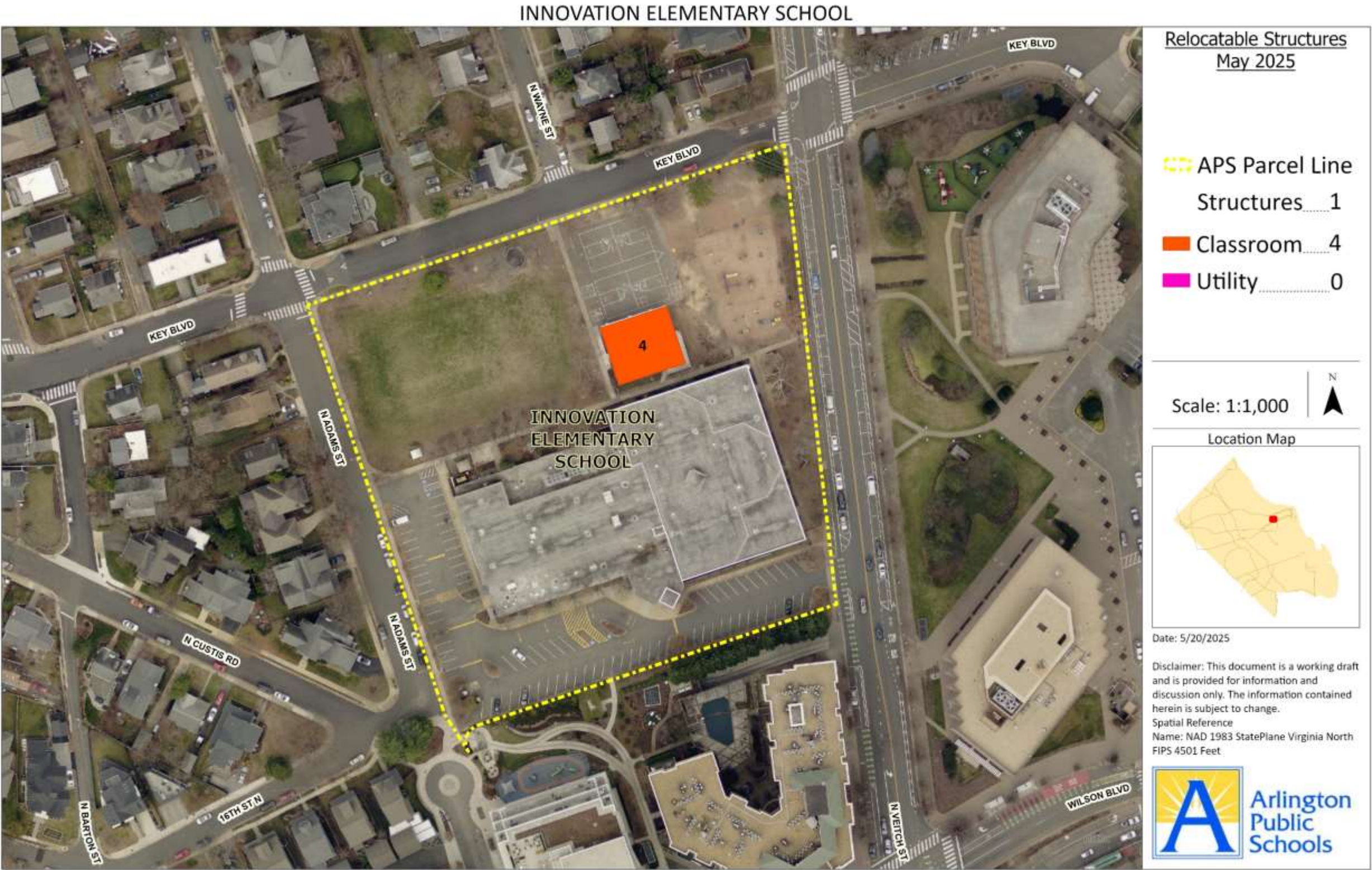
Glebe Elementary School



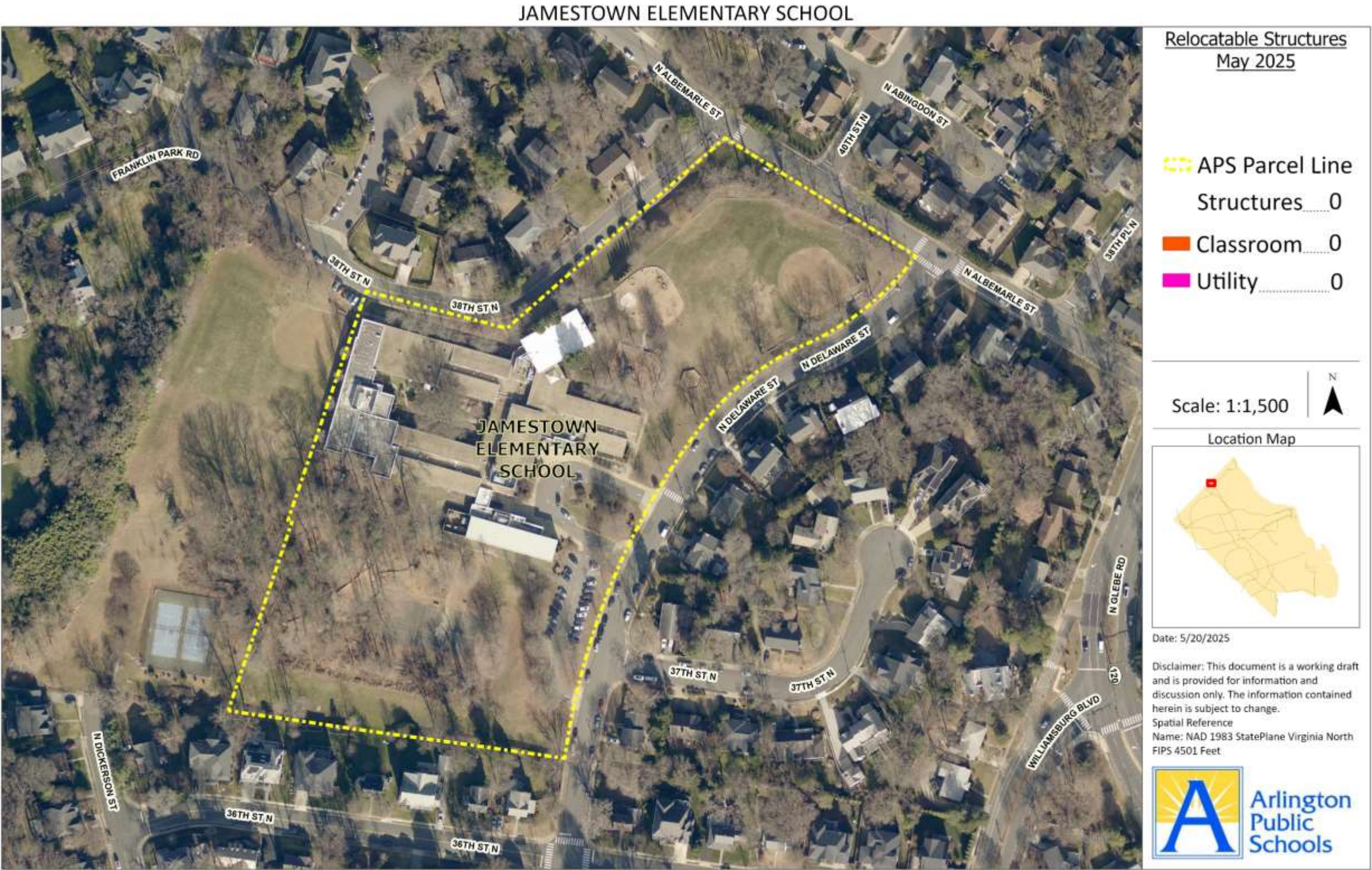
Hoffman-Boston Elementary School



Innovation Elementary School



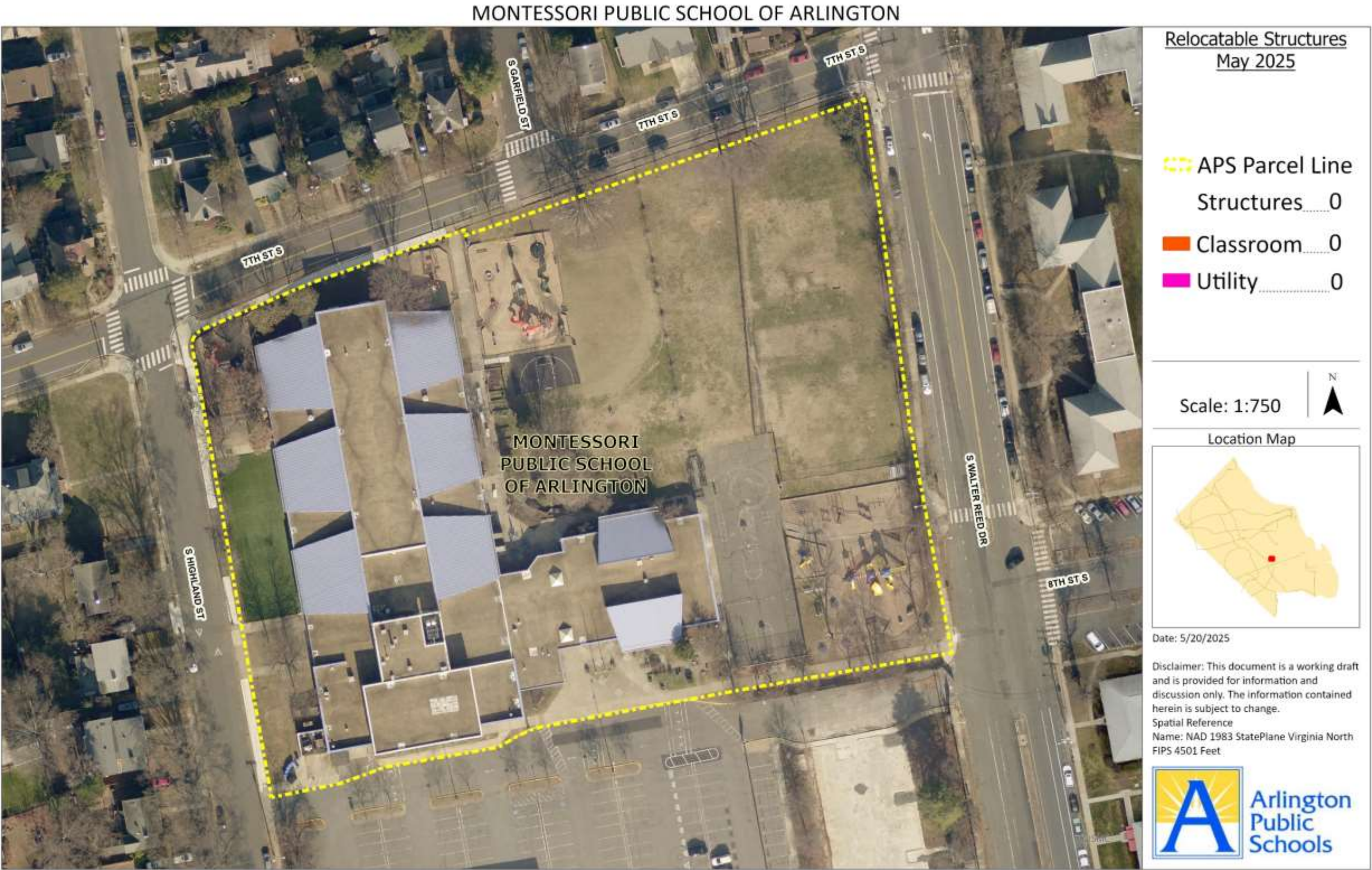
Jamestown Elementary School



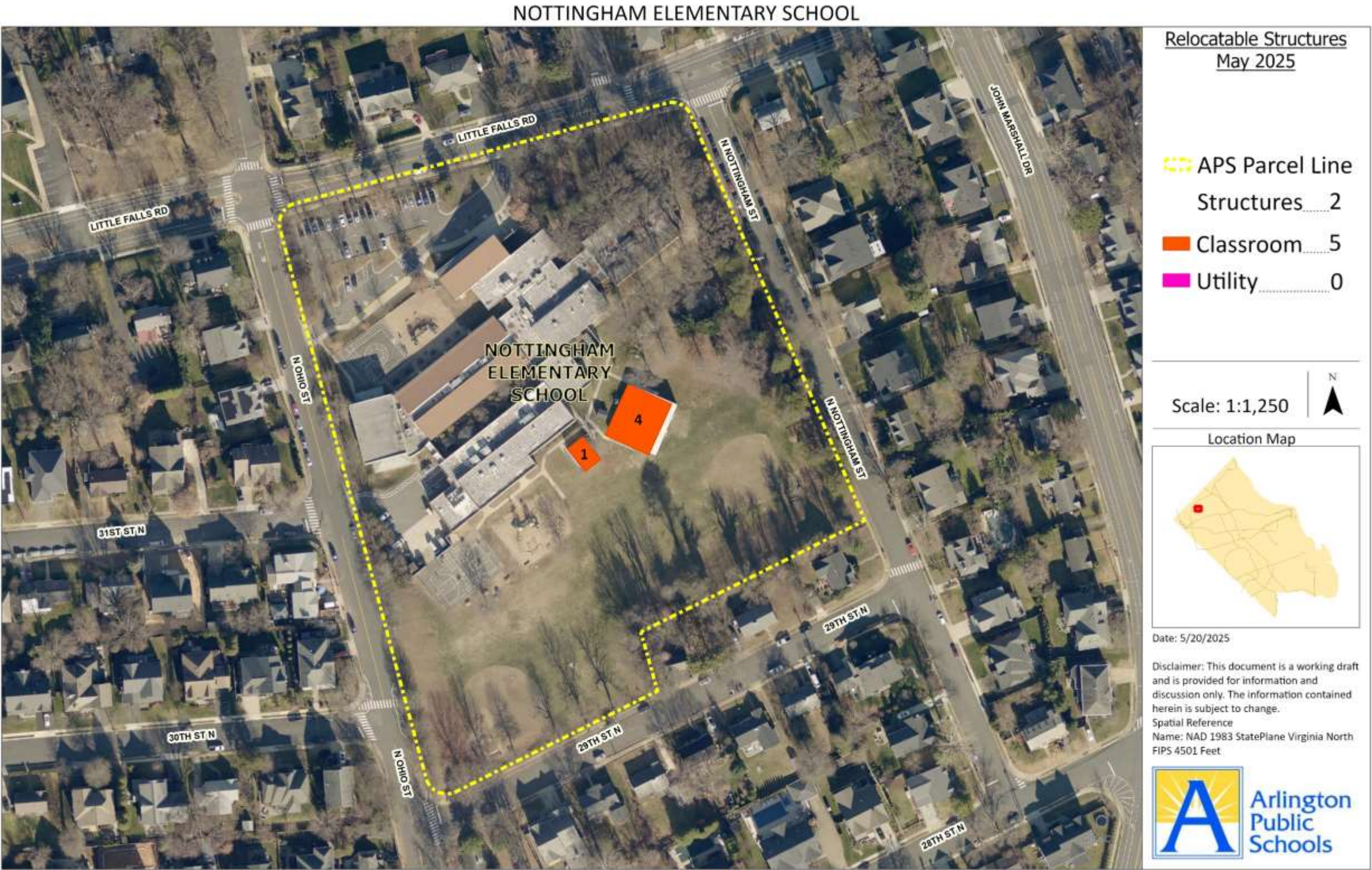
Long Branch Elementary School



Montessori Public School of Arlington



Nottingham Elementary School



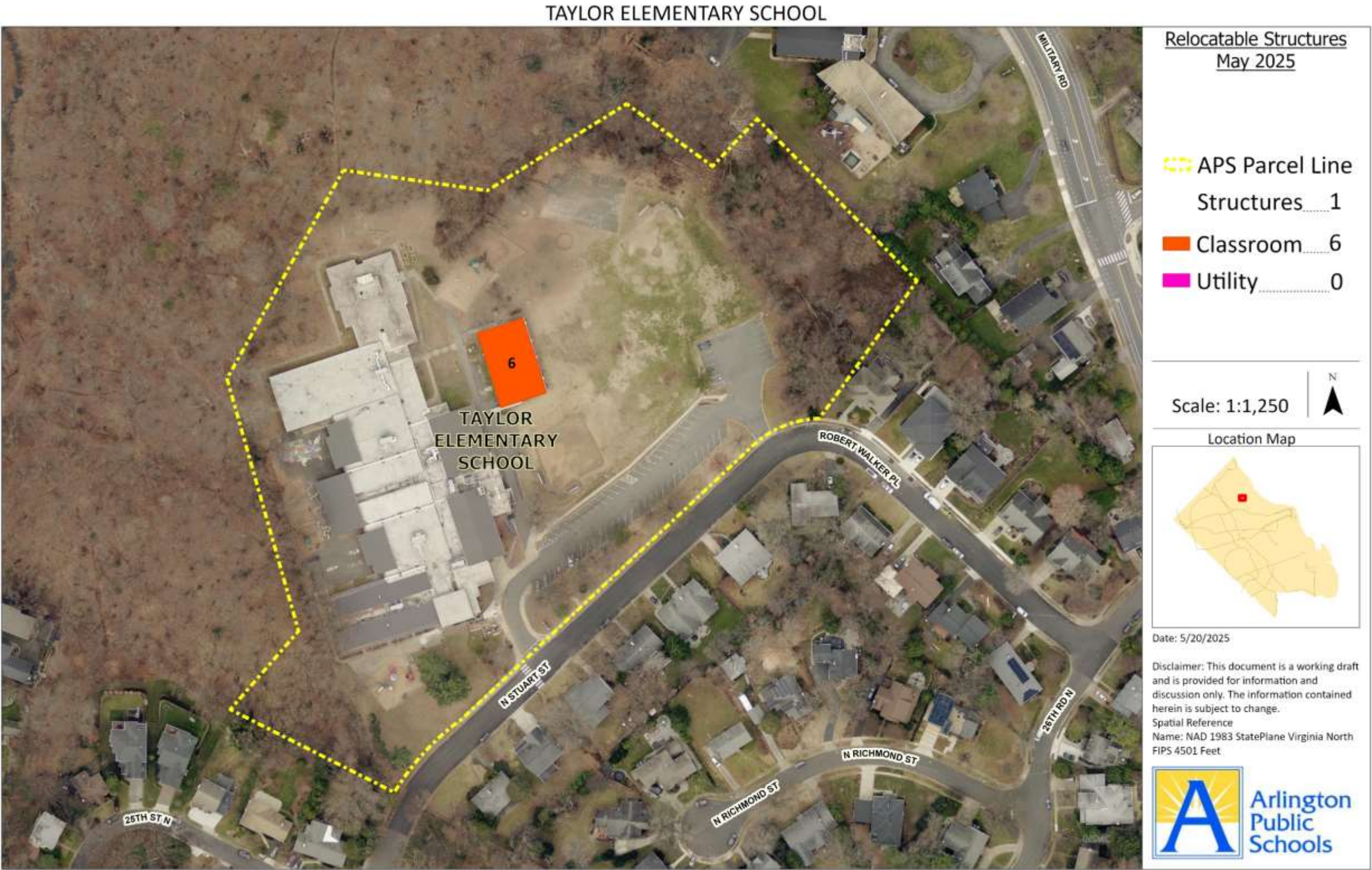
Oakridge Elementary School



Randolph Elementary School



Taylor Elementary School



Tuckahoe Elementary School

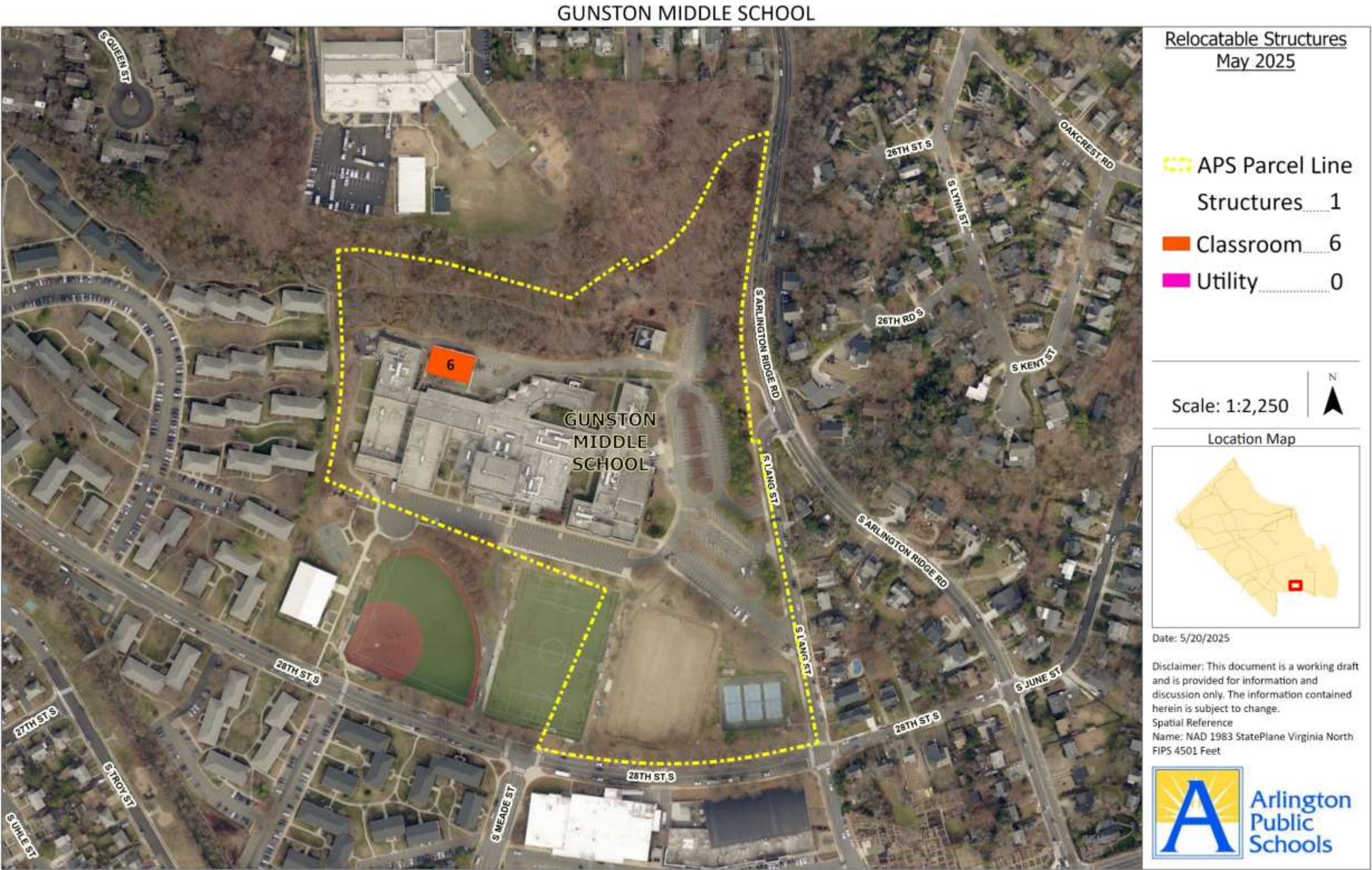


Middle School Maps

Dorothy Hamm Middle School



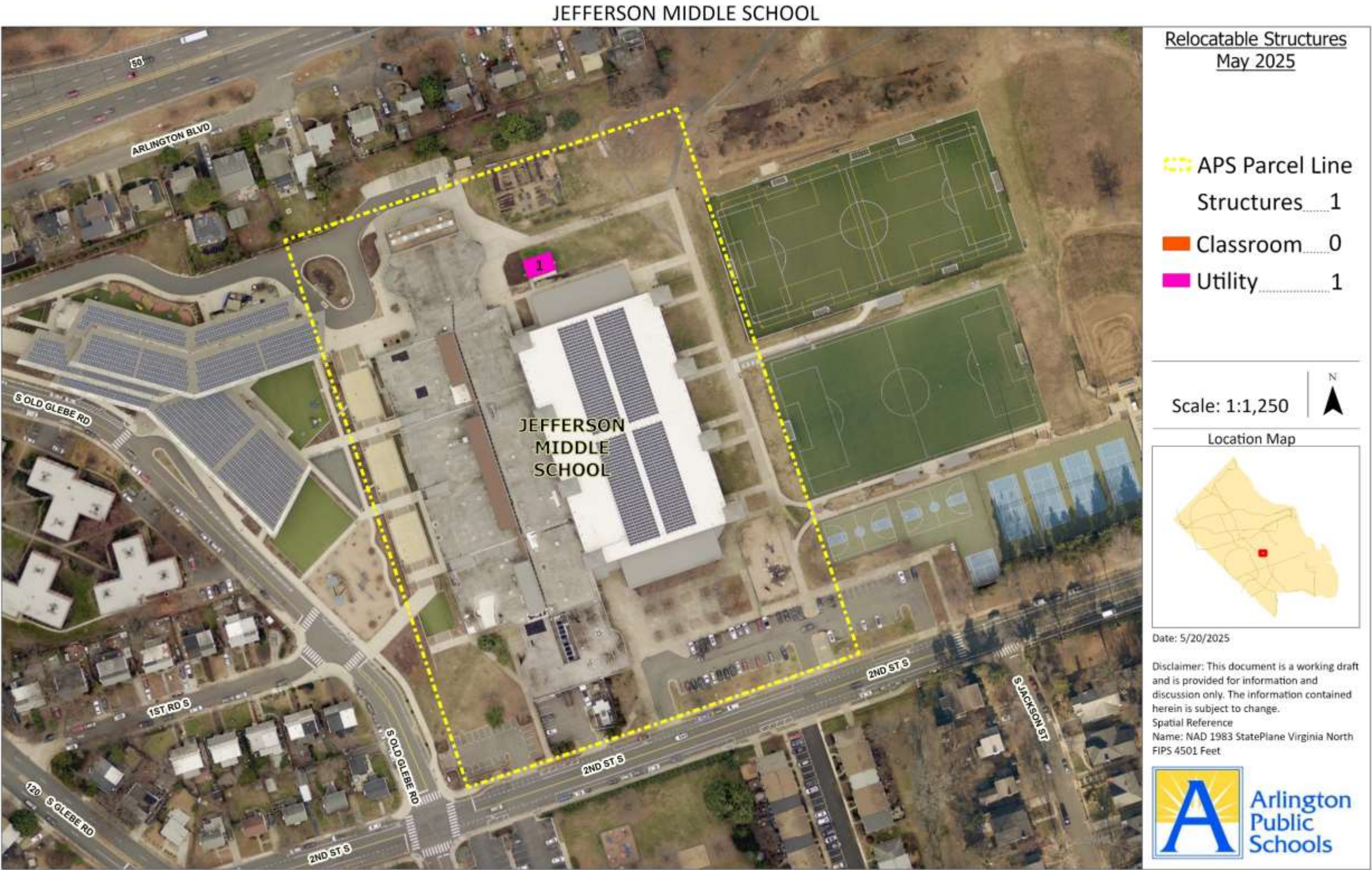
Gunston Middle School



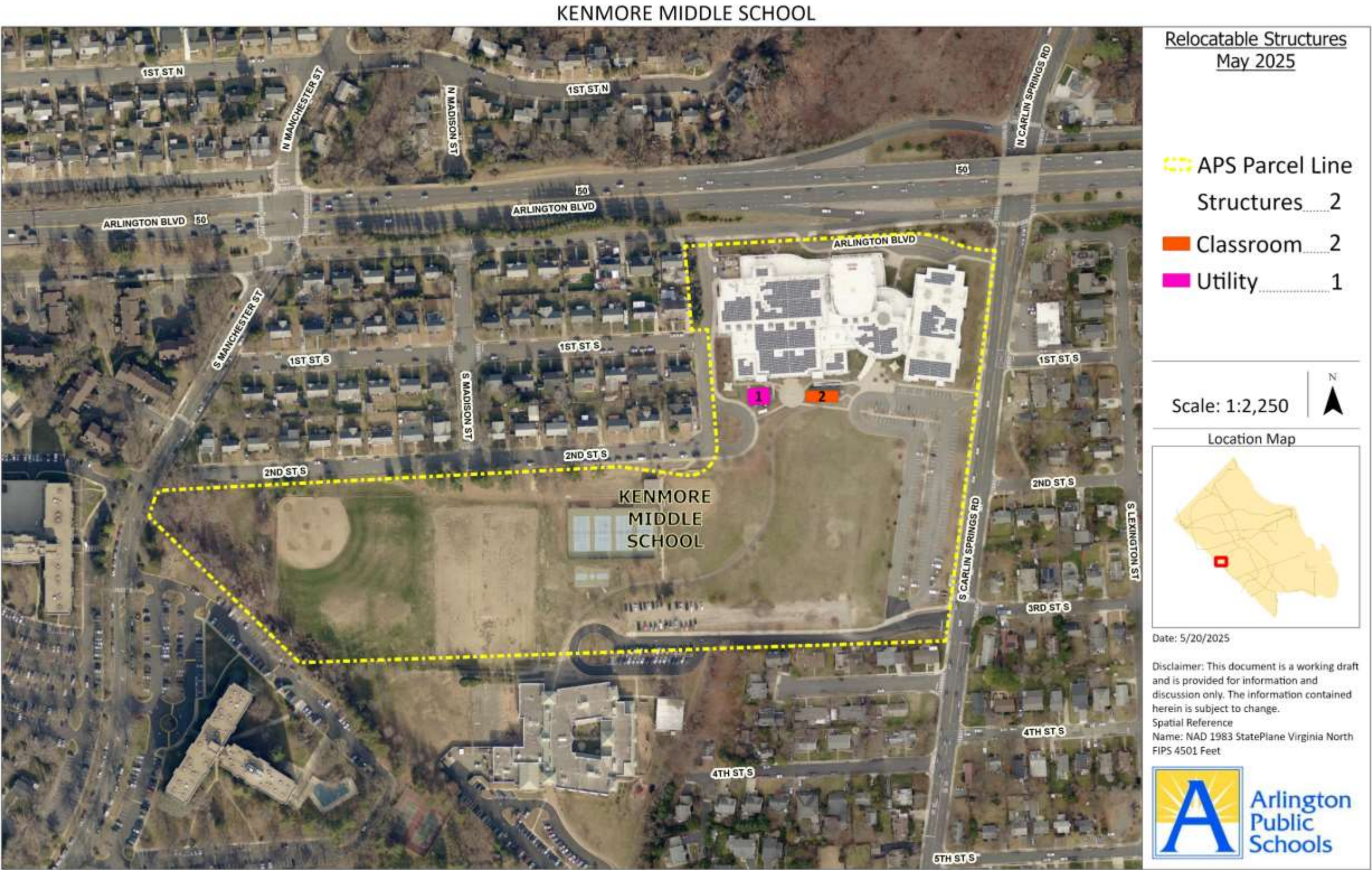
H-B Woodlawn Secondary & Eunice Kennedy Shriver Programs



Jefferson Middle School



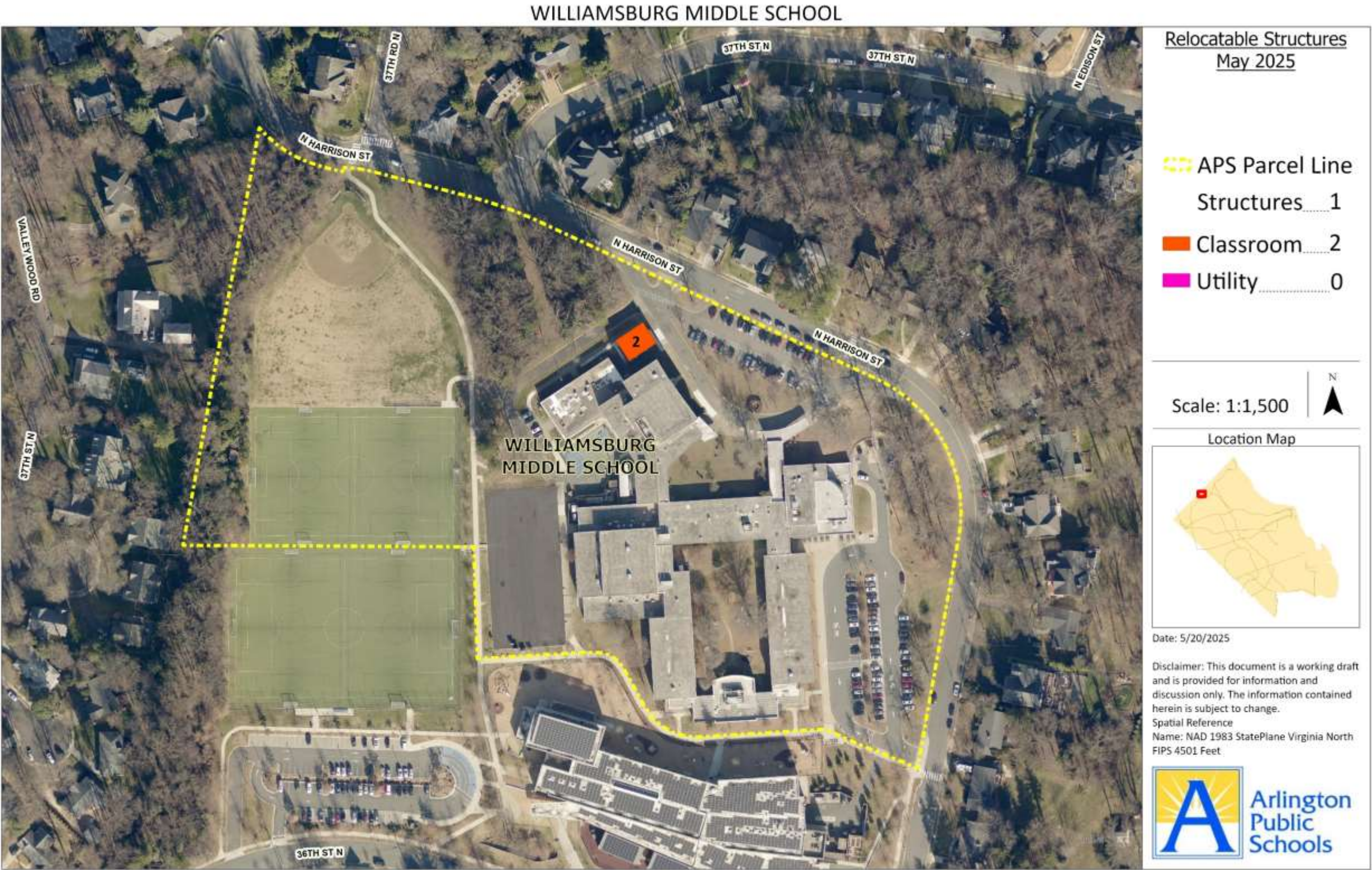
Kenmore Middle School



Swanson Middle School



Williamsburg Middle School



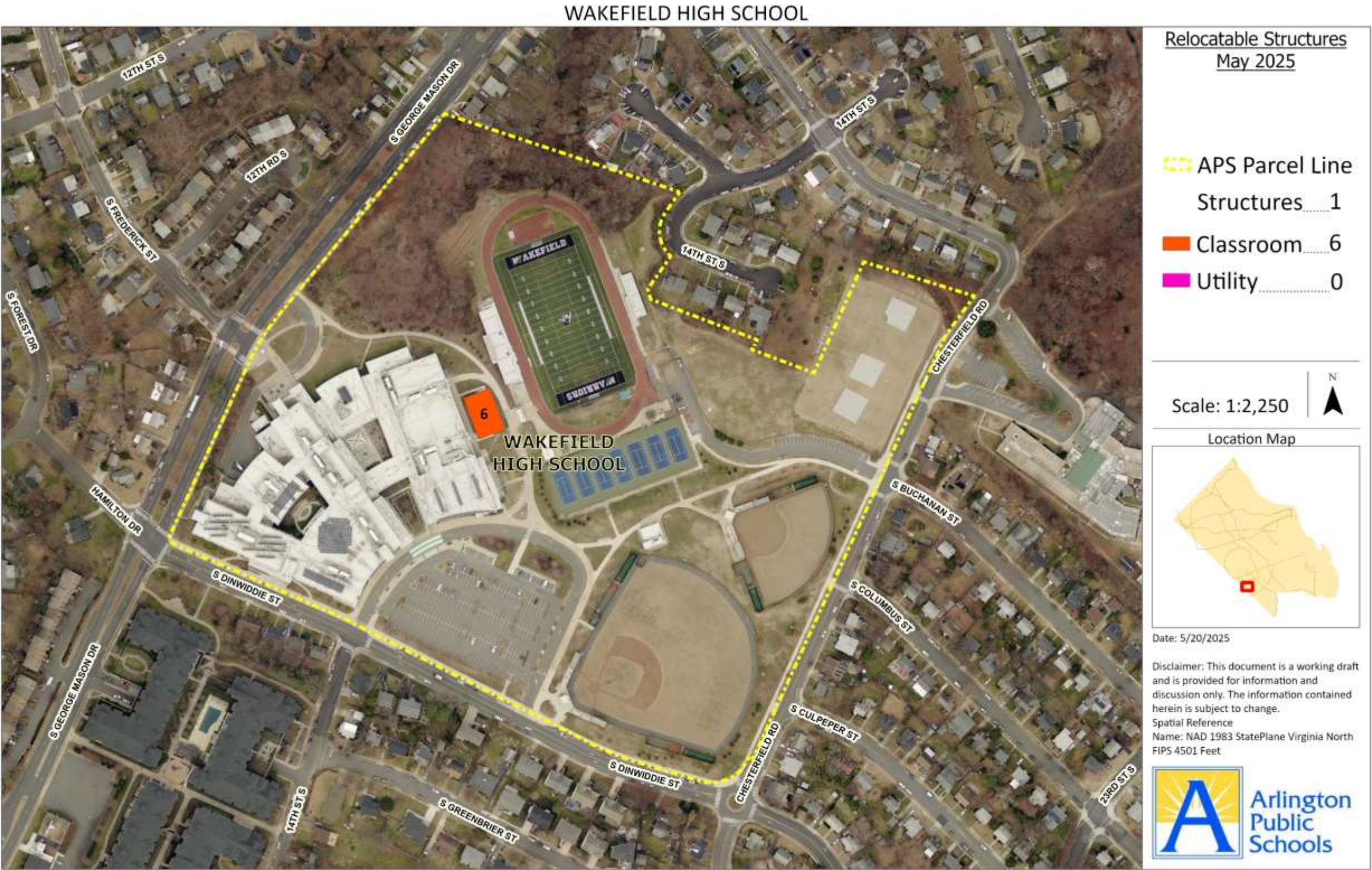
High School Maps



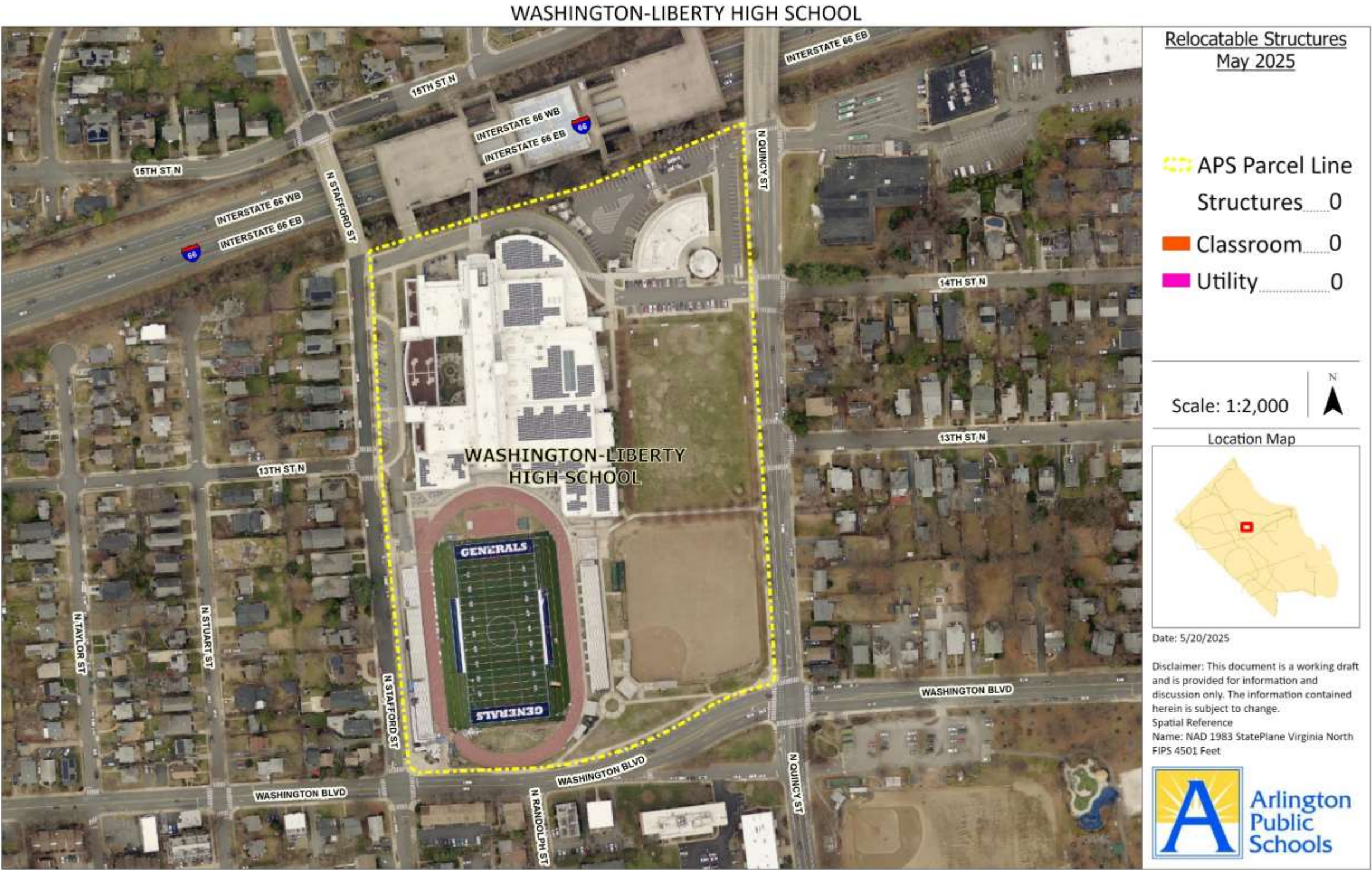
Langston High School Continuation & New Directions Alternative Programs



Wakefield High School



Washington-Liberty High School



Yorktown High School



Appendix A: References

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- 3) “School Board’s Adopted FY2025-34 Capital Improvement Plan.” Arlington Public Schools, 2025. https://www.apsva.us/wp-content/uploads/sites/57/2024/08/FY-2025-34-CIP-Report.pdf?_gl=1*_gl77gs*_gcl_au*MTY5ODcwMDE2OS4xNzQ5NDgxODE5
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