

School Board FY 2027-2036 Capital Improvement Plan Direction

The Capital Improvement Plan (CIP) is a critical component of Arlington Public Schools' comprehensive Strategic Plan to improve student achievement and provide inclusive and equitable learning environments for students. Arlington Public Schools provides a systematic, comprehensive planning process to determine the capital needs of the school system and values a strong partnership with Arlington County. Public engagement with internal and external stakeholders is planned, advertised, and encouraged throughout the CIP planning process. The Superintendent proposes a draft CIP to the Board in the spring and, through analysis and public engagement, the Board votes on the final Capital Improvement Plan by the end of the fiscal year (June 30).

The School Board provides this Direction for the Superintendent for the development of a proposed FY2027-36 Capital Improvement Plan that is attentive to (1) planned projects; (2) major infrastructure projects as currently planned and that may emerge; (3) continued assessment and progress on the major renovation projects for which feasibility studies have been completed; and (4) a maximum of \$100 million in new bond funding for FY2027- 36, in accordance with Arlington County's debt capacity.

Currently, there is significant uncertainty in national economic conditions which is adversely affecting costs for facilities and maintenance projects. The FY2027-36 CIP will need to be developed with contingencies that provide flexibility to ensure that critical infrastructure and maintenance concerns can be addressed. The full scope of desired project outcomes must be accompanied by lower cost options that allow the most urgent infrastructure needs to be addressed—ensuring safe working and learning environments—in a timely manner, if funding is not available for full project outcomes.

In keeping with the School Board's commitments, all proposed project work should recognize the School Board resolutions on Prevailing Wage and Climate Action.

Project Continuation

The School Board directs the Superintendent to propose a CIP that includes continuation of these 2025-34 CIP Projects that are already in progress:

- Career Center Campus Project—Grace Hopper Center; Field; Parking Garage
- Critical Notification/Public Address (PA) System Replacements
- Kitchen Renovation Projects at Ashlawn and Arlington Science Focus
- Synthetic Turf Replacement Projects

Major Infrastructure Projects

The School Board directs the Superintendent to propose a CIP that includes up to five Major Infrastructure Projects, with prioritization based on degree of urgency as identified in the 2023 Facilities Condition Assessment report and any additional maintenance or safety considerations to date that should be included in that prioritization. The following projects should be given priority, subject to the possibility that another project(s) may need to replace an identified project if, based on the same criteria applied in the 2023 FCA, it is found to be more urgent:

- Dorothy Hamm MS roof
- Williamsburg MS roof
- Hoffman-Boston ES roof and HVAC
- Jamestown ES roof and HVAC
- Oakridge ES HVAC

Major Renovation Projects

The School Board directs the Superintendent to provide uniform educational specifications (ed specs) for elementary schools and middle schools that can be applied to major renovation projects in the FY2027-36 CIP.

Elementary Schools

Based on current and projected enrollment at the elementary level, the School Board finds that it would be inconsistent with the major infrastructure needs of Arlington Public Schools to prioritize elementary school renovation projects that add seat capacity.

The School Board directs the Superintendent to present budgets for each of the three elementary projects included in the feasibility studies, plus the proposed renovation of the Arlington Career Center (ACC) for MPSA, that are based on the same criteria, specifically:

- A requirement to address needs that would qualify as major infrastructure needs;
- A requirement to address safety and accessibility needs;
- Option(s) for the elementary schools drawn from the 2025 feasibility studies and/or the FY 2025-34 CIP, as appropriate, to update ed specs to the extent possible within a budget range of \$35-50 million (inclusive of escalated costs since 2024, if applicable).

Relocation of Montessori Public School of Arlington and Demolition of former MPSA Building

The School Board directs the Superintendent to propose a CIP that includes the relocation of the Montessori Public School of Arlington. This relocation will allow for the demolition of the former MPSA building as planned for the completion of the campus. The planned demolition is in keeping with the 2023 FCA, in which the building ranked #3 on the criteria set for major renovation projects.

The proposed MPSA project in the FY27 CIP should combine elements of Option 1 and Option 2 from the FY2025-34 CIP and:

- Address needs that would qualify as major infrastructure needs and/or code requirements;
- Address safety and accessibility needs;
- To the extent possible within budget constraints, provide classroom and common spaces consistent with current educational specifications.

Middle Schools

Based on the significant infrastructure needs and educational specification deficiencies at certain of our middle schools, and current and projected enrollment trends, the School Board directs the Superintendent to present recommendations for a major renovation project at Thomas Jefferson Middle School and for Swanson Middle School (with attention to the planning needed to meet requirements due the historical designation of the Swanson building). The budget inclusive of both projects should fall within the range of \$150 million and be based on:

- A requirement to address needs that would qualify as major infrastructure needs;
- A requirement to address safety and accessibility needs;
- Multiple options to update educational specifications based on amounts that would increase overall project costs by, respectively, 30%, 60%, and 90% above the amounts needed to address major infrastructure, safety, and accessibility.

Additional Analysis

The School Board directs the Superintendent to commission an analysis of how APS might finance capital projects in addition to using bonds, including:

1. Public-private partnerships, including analysis of this financing strategy for elementary school major renovations;
2. Energy performance management contracts;
3. Mixed-use development;
4. Other.