

# Arlington Public Schools/Arlington County Proposed FY 2025-34 Capital Improvement Plan (CIP)

Joint APS School Board and Arlington County Board  
Work Session  
June 4, 2024

All Arlington Public Schools (APS) budget and operations decisions are based on the best information available at the time. Staff and community members are reminded that funding forecasts from Arlington County and the state may change, based on many external factors. Similarly, student enrollment and projections are based on the best available information, but are also subject to change due to employment, housing and other economic factors. For these reasons, APS and the Arlington School Board may adjust future budget allocations, staffing and other operations decisions to reflect the existing community and operating landscape.

- Welcome and Introductions
- County Manager's Proposed FY2025-34 CIP
- Superintendent's Proposed FY2025-34 CIP
- Questions and Discussion

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Align with [APS' Strategic Plan](#), [Mission, Vision, and Core Values](#), and the School Board CIP direction on December 14, 2023. \*

## Support

- Continued investment to improve and upgrade our major infrastructure,
- Continued investment in ongoing projects,
- Investment in new projects, and
- Investments with Arlington County on joint initiatives and projects.

\* Per Arlington Public Schools Policy Implementation Procedure F-1 PIP-1 Capital Improvement Plan.

# FY 2025-34 CIP Projects

## CONTINUED INVESTMENTS IN PROJECTS FROM FY 2023-32 CIP

SB CIP DIRECTION	SUPERINTENDENT'S CIP GOALS	SUPERINTENDENT'S PROPOSED FY 2025-34 CIP	CIP PROJECT TYPE
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> <li>Major Infrastructure</li> </ul>	Infrastructure
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> <li>Kitchen &amp; Security Vestibule Renovations,</li> <li>Enterprise Resource Planning (ERP) System Modernization,</li> <li>The Heights, Phase II, and</li> <li>The Career Center Campus Project</li> </ul>	Ongoing
No	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> <li>Public Address System</li> </ul>	Infrastructure
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> <li>Synthetic Turf Projects</li> </ul>	APS and County Joint Initiatives

# FY 2025-34 CIP Projects

## PROPOSED NEW PROJECTS FOR FY 2025-34 CIP

SB CIP DIRECTION	SUPERINTENDENT'S CIP GOALS	SUPERINTENDENT'S PROPOSED FY 2025-34 CIP	CIP PROJECT TYPE
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> <li>Major Infrastructure</li> </ul>	Infrastructure
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> <li>Feasibility studies for 3 – 5 facilities based on the Long-Range Plan to Renovate Existing Facilities' Methodology</li> </ul>	New
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> <li>Relocate MPSA into the legacy Career Center building with options for three different price points not to exceed \$45M</li> <li>Demolish current MPSA facility after relocation and complete campus with green space</li> </ul>	New
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> <li>Synthetic Turf Projects</li> <li>Trades Center Optimization</li> </ul>	APS and County Joint Initiatives

# Project Funding and Timeline

	Proposed FY 2025-34 10 Year Capital Improvement Plan (all \$ in millions)												Project Grand Total (Projected and Previously Approved)
	Previously Approved	Proposed FY 2025	Projected FY 2026	Projected FY 2027	Projected FY 2028	Projected FY 2029	Projected FY 2030	Projected FY 2031	Projected FY 2032	Projected FY 2033	Projected FY 2034	Projected Total	
<b>Funding Sources</b>													
Bond Funding	\$110.96	\$89.93	\$31.43	\$76.15	\$58.57	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$556.08	\$667.04
Capital Reserve <sup>1</sup>	\$4.10	\$4.74	\$0.33	\$0.30	\$0.82	\$0.33		\$0.62	\$1.38	\$1.70	\$0.19	\$10.41	\$14.51
Operating/MC/MM-Other	\$6.36	\$3.17										\$3.17	\$9.53
<b>Funding Total</b>	<b>\$121.42</b>	<b>\$97.84</b>	<b>\$31.76</b>	<b>\$76.45</b>	<b>\$59.39</b>	<b>\$50.33</b>	<b>\$50.00</b>	<b>\$50.62</b>	<b>\$51.38</b>	<b>\$51.70</b>	<b>\$50.19</b>	<b>\$569.66</b>	<b>\$691.08</b>
<b>Project Allocation (Projection)</b>													
<b>Division Wide</b>													
Enterprise Resource Planning (ERP) System	\$10.08	\$1.92										\$1.92	\$12.00
Long Range Implementation/Execution Plan - Facilities <sup>2</sup>				\$39.56	\$39.94	\$37.00	\$38.40	\$37.80	\$37.20	\$36.60	\$35.90	\$302.40	\$302.40
<b>Improvements At Existing Facilities</b>													
Major Infrastructure Projects	\$4.55	\$15.10	\$9.50	\$10.00	\$10.50	\$11.00	\$11.60	\$12.20	\$12.80	\$13.40	\$14.10	\$120.20	\$124.75
Critical Notification/Public Address Systems Replacements		\$0.73	\$0.33	\$0.30	\$0.46	\$0.33						\$2.15	\$2.15
Kenmore field conversion to synthetic turf (APS share)		\$2.44										\$2.44	\$2.44
Synthetic Field turf replacement (APS share) <sup>3</sup>					\$0.35			\$0.62	\$1.38	\$1.70	\$0.19	\$4.24	\$4.24
<b>Career Center Campus</b>													
Career Center building <sup>4</sup>	\$101.65	\$62.17	\$11.18									\$73.35	\$175.00
Move MPSA into refreshed ACC building (Option Two)			\$10.75	\$26.59	\$8.13							\$45.47	\$45.47
Demolish MPSA; green space						\$2.00						\$2.00	\$2.00
<b>Kitchen and Entrance Renovation Program</b>													
Barrett/Carlin Springs Kitchens	\$3.05	\$4.65										\$4.65	\$7.70
Science Focus/Ashlawn Kitchens	\$1.29	\$6.83										\$6.83	\$8.12
<b>Planning</b>													
Study existing facilities	\$0.80	\$4.00										\$4.00	\$4.80
Trade Center Optimization/Bus Electrification TBD													
<b>Allocation Projections Total</b>	<b>\$121.42</b>	<b>\$97.83</b>	<b>\$31.76</b>	<b>\$76.45</b>	<b>\$59.39</b>	<b>\$50.33</b>	<b>\$50.00</b>	<b>\$50.62</b>	<b>\$51.38</b>	<b>\$51.70</b>	<b>\$50.19</b>	<b>\$569.64</b>	<b>\$691.06</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 orange above would be in the 2024 referendum).

Debt Service Ratio is calculated based on the FY 2025 Superintendent's proposed budget and County-provided revenue projections through FY 2034

	2024 Referendum	2026 Referendum	2028 Referendum	2030 Referendum	2032 Referendum					
<b>BOND REFERENDA AMOUNTS</b>	<b>\$83.98</b>	<b>\$100.00</b>	<b>\$100.00</b>	<b>\$100.00</b>	<b>\$100.00</b>					
<b>Debt Service Ratio Target 9.8%</b>	<b>FY 2025</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>	<b>FY 2029</b>	<b>FY 2030</b>	<b>FY 2031</b>	<b>FY 2032</b>	<b>FY 2033</b>	<b>FY 2034</b>
Debt Service Ratio - APS	8.13%	8.13%	8.24%	8.38%	8.47%	8.54%	8.58%	8.52%	8.36%	7.91%
Annual Bond Issuance	\$89.93	\$31.43	\$76.15	\$58.57	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00
Annual APS Debt Service Increase	\$2.56	\$1.62	\$2.70	\$3.07	\$2.68	\$2.54	\$2.42	\$1.46	\$0.45	(\$2.51)

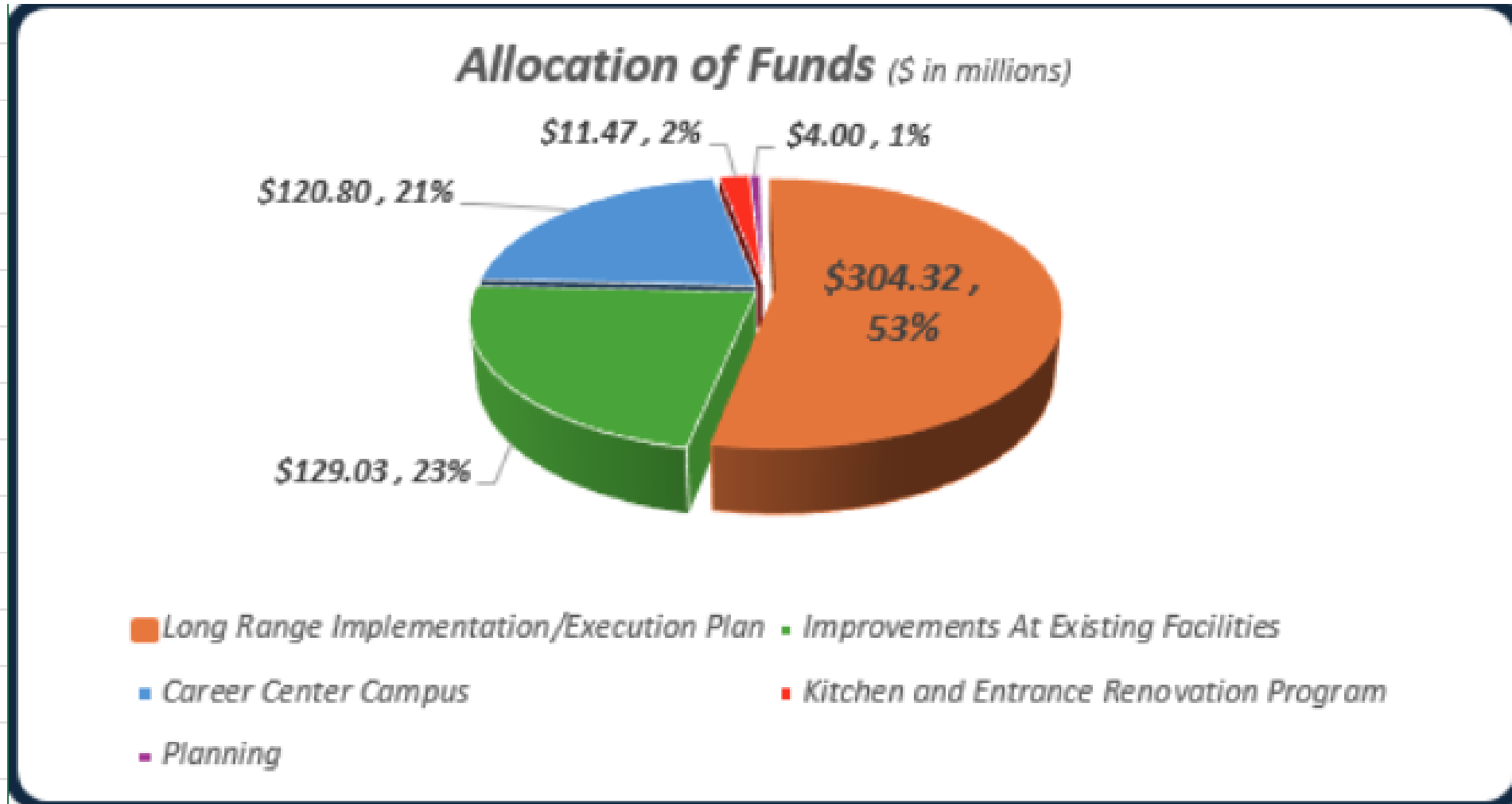
<sup>1</sup> Capital Reserve funds are shown in italic.

<sup>2</sup> Funding amounts are PLACEHOLDERS ONLY based on the \$50 million per year for APS as directed by the County Manager's Office.

<sup>3</sup> Future Synthetic Field Replacements are proposed to be funded by Capital Reserve.

<sup>4</sup> FY 2025, includes \$28.18M already included in the FY 2022 bond referendum and \$1.25M is funded by Operating Fund; for FY 2026 \$11.18 was also included in FY 2022 Referendum

# Allocation of Funds

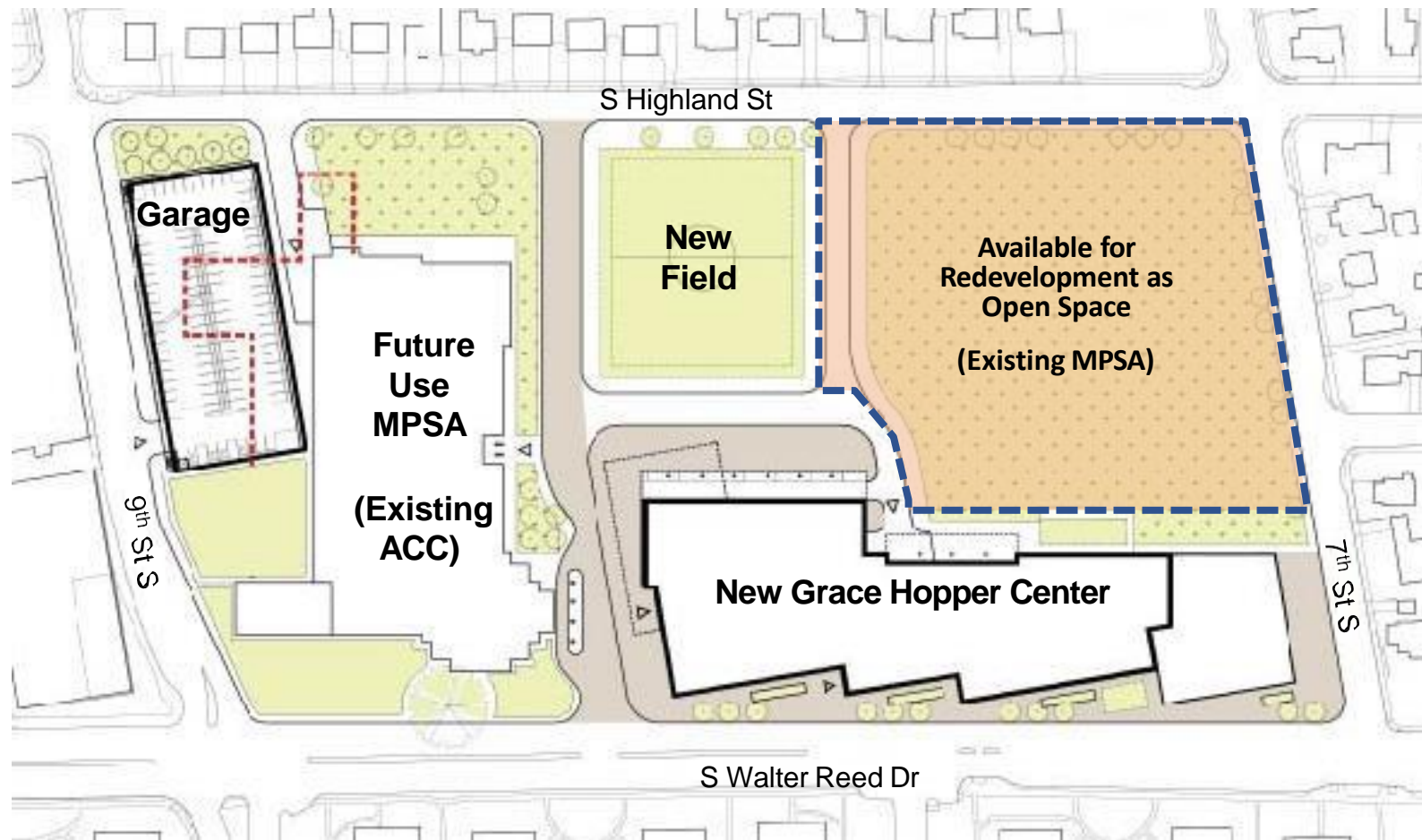


# Debt Service Schedule for 10-Year CIP

<i>Fiscal Year</i>	<i>Total Debt</i>	<i>Difference from Prior Year</i>	<i>Annual Debt Service Growth</i>	<i>Total Budget Expenditures</i>	<i>Debt Service as % of General Expenses</i>
FY2025	\$ 67,207,104	\$ 2,557,665	3.96%	\$826,191,956	8.13%
FY2026	\$ 68,822,618	\$ 1,615,515	2.40%	\$846,846,755	8.13%
FY2027	\$ 71,521,910	\$ 2,699,292	3.92%	\$868,017,924	8.24%
FY2028	\$ 74,595,134	\$ 3,073,224	4.30%	\$889,718,372	8.38%
FY2029	\$ 77,279,363	\$ 2,684,230	3.60%	\$911,961,331	8.47%
FY2030	\$ 79,824,075	\$ 2,544,712	3.29%	\$934,760,364	8.54%
FY2031	\$ 82,243,374	\$ 2,419,299	3.03%	\$958,129,374	8.58%
FY2032	\$ 83,702,073	\$ 1,458,699	1.77%	\$982,082,608	8.52%
FY2033	\$ 84,147,752	\$ 445,679	0.53%	\$1,006,634,673	8.36%
FY2034	\$ 81,637,083	\$ (2,510,669)	-2.98%	\$1,031,800,540	7.91%
FY2035	\$ 80,687,073	\$ (950,010)	-1.16%	\$1,057,595,553	7.63%
FY2036	\$ 76,664,718	\$ (4,022,356)	-4.99%	\$1,084,035,442	7.07%
FY2037	\$ 72,584,333	\$ (4,080,385)	-5.32%	\$1,111,136,328	6.53%
FY2038	\$ 66,483,065	\$ (6,101,268)	-8.41%	\$1,138,914,737	5.84%



# Long-Term Use of the Career Center Campus



**FY 2023–32 CIP includes funds for ACC Project with capacity for 1,619 students**

- Fall, 2026 – new GHC completed
- April 2027 – parking structure and field completed



## Approvals Needed:

- Building permit
- Civil Engineering Plan (CEP)
- Land Disturbance Permit (LDA)

## Schedule:

- June 2024: Contractor receives Administrative Notice to Proceed (NTP).
- Upon receipt of county approvals: Contractor mobilizes to the site and begins construction.
- June 2026: Substantial Completion of Phase 1 (The new building).
- July 2026: Move equipment and staff boxes.
- August 2026: Staff setup.
- August 2026: Students arrive on campus.
- Spring 2027: Completion of Phase 2 (Parking structure).
- December 2027: Completion of Phase 3 (Fields and sitework).

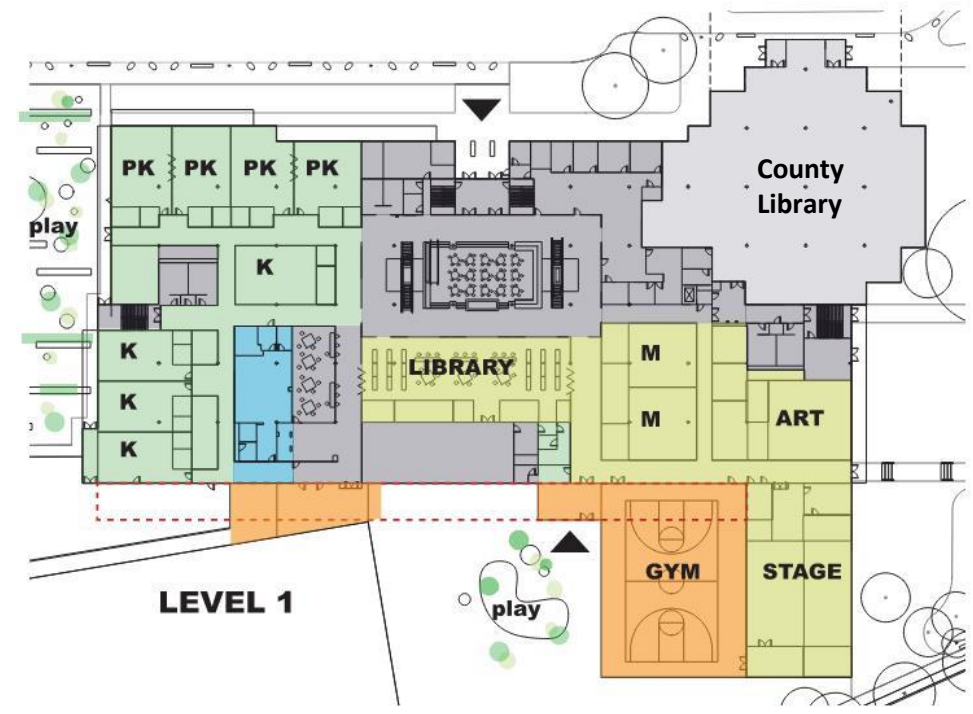
### Educational Specification: 625 students

- Proposes a “medium” level of renovation to accommodate the MPSA program.
- Proposes removing the existing mezzanine structure that extends the length of the building in the east-west direction, allowing adjacent classrooms access to natural light.
- Includes a full-sized gymnasium addition and utilizes the old TV studio as a stage adjacent to the gym.
- Utilizes some of the existing ACC classrooms, therefore the classroom sizes vary, with five classrooms would not having access to natural light.
- *Recently renovated spaces remain available for future use and can accommodate an additional 150 students.*

# MPSA Relocation- Option #2: Recommended

## OPTION 2 - MEDIUM WORK - \$\$

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\$\$\$
new
kitchen



- ✓ PK/K/1 classrooms with toilet
- ✓ PK and 1 classrooms stacks for plumbing
- ✓ library adjacent to dining + commons
- ✓ secondary entrance

- ✓ proper size gym and stage
- ✗ 5 classrooms don't have exterior windows
- ✗ classroom sizes vary



# Community Partnership Opportunities

- Arlington County Library will remain on the campus for a minimum 5-6 years.
- This presence will provide additional access to library media resources and community programs.
- Renovated spaces on the second floor will offer additional instructional space during school hours.
- The County Library will have the flexibility to use these spaces during non-school hours.



- **Summary of Findings**

- The consulting team evaluated 41 buildings comprising over 5 million gross square feet. We found that the overall facility condition index (FCI) of the overall portfolio was 0.129 (on a scale of 0.0 to 1.00, 0 being best), which is considered an indicator of “good” overall facility condition.
- In the overall portfolio of 41 buildings; **32 buildings** were reported to be in “Good” condition; **8 buildings** in “Fair” condition; **1 building** in “Poor” condition mainly due to the condition of the roof which is being addressed in the proposed CIP.
- “Good” reflects the best possible rating category for FCI and generally indicates that facilities across the Arlington Public Schools system are in good condition.
- The FCI provides consistency for relative comparisons of condition and prioritizing capital expenditures among facilities, as well as important considerations in developing a long-term maintenance, repair, and renewal funding strategy for facilities.
- The near-term system replacements and project-based near-term needs (Local Projects) are often referred to as deferred maintenance or DM.

- 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



# Major Infrastructure Projects Site Determination

- **Utilizing the Long-Range Plan**

- Prioritize projects based on FCI score, systems' remaining useful life (RUL), infrastructure type. *Facilities are not listed in any order of importance.*

Facility Site/Project	FCI <sub>AD</sub>	FCI <sub>DM</sub>	Facilities with greater number of RULs of 4 years or less and will have greater FCI scores
Hoffman-Boston HVAC Replacement*	0.164	0.200	Built-up Roof RUL=2; gas water heater RUL=3; heating system RUL=2; HVAC controls RUL=2; comm, alarm, tele wiring RUL=2
Dorothy Hamm Roof and HVAC Joint Replacement	0.149	0.048	Built-up Roof: RUL = 2; Standard Wall Finishes: RUL=3; Emergency Generator: RUL=7; Elevator: RUL=7; HVAC Controls RUL = 9;
Oakridge HVAC Replacement	0.176	0.247	Wall, floor and ceiling finishes RUL=3; Central Plant RUL=3; HVAC controls RUL=2; comm, alarm, tele wiring RUL=2
Williamsburg Roof Replacement*	0.190	0.342	Built-up Roof RUL=2; wall, floor and ceiling finishes RUL=3; HVAC controls RUL=2; Heating System RUL=2
Jamestown HVAC and Roof Replacement*	0.279	0.198	Built-up Roof RUL=2; ceiling finishes RUL=2; gas water heater RUL=2; Chiller RUL=3; HVAC controls RUL=2; comm, alarm, tele wiring RUL=2

\*Possible adds from long range - roof, HVAC controls, water heater, communications wiring, etc.



# How School Sites were Determined for Proposed Feasibility Studies

- **Highest priority based on classroom instructional spaces at sites:**
  - Identify schools with the greatest number of classrooms and the highest percentage of classrooms rated "red" (does not meet standards).
  - Review the identified schools to determine those with the fewest classrooms rated "green" (meets standards).
  - Evaluation of other educational space deficiencies
    - Special education instructional spaces.
    - Music and performing arts spaces.
    - Operable windows.
- **Review safety/security characteristics for the schools.**
- **Review common space deficiencies for schools identified with the highest educational space deficiencies.**
  - Characteristics not considered:
    - Playgrounds are addressed under separate construction projects.
    - Characteristics where all or the majority of facilities meet standards.
- **For the schools identified:**
  - Review the FCI<sub>AD</sub> and FCI<sub>DM</sub> scores.
  - Review capital investments in the past 20 years for the 3 – 5 schools.

- **Schools Identified**

- Thomas Jefferson Middle School
- Taylor Elementary School
- Barrett Elementary School
- Swanson Middle School
- Randolph Elementary School



# How School Sites were Determined for Proposed Feasibility Studies

Facility Site*	Educational Spaces < 5 Green > 10 Red	Educational Spaces < 5 Green > 15 Yellow	Educational Spaces > 15 Yellow > 10 Red	Classrooms Do Not Meet Standards	FCI <sub>AD</sub>	FCI <sub>DM</sub>	Common Spaces Review > 2 Red	Capital Improvements in last 20 years
Thomas Jefferson			28,25	25	0.153	0.158	3	
Taylor	3,16			16	0.148	0.043		Roof & HVAC
Barrett	1,12			12	0.113	0.026	3	Roof & HVAC
Swanson				14	0.231	0.154		
Randolph	4,7	4,7	7,7	7	0.146	0.06		Roof & HVAC

Based on ed space deficiencies overlayed with FCI assessment and Building Characteristics. Includes review of safety per SB CIP direction in December 2023

*\*Sites may be studied in any order.*

- Estimated feasibility study costs
  - \$2.5M for 3 schools / \$3.2M for 4 schools / \$4.M for 5 schools
- Time frame for studies will vary depending on complexity
  - 10-12 months per facility / 2-3 months for estimate and reconciliation
- Feasibility study costs include
  - Detailed site surveys.
  - Three options and associated costs for required work and phasing to accomplish the work.
    1. Renovate
    2. Addition and Renovation
    3. Full building replacement with a new building.
  - Two independent project cost estimates, including soft costs per building option.

- Procure consultants to conduct the study
  - Determine scope, solicit and accept proposals: **1-2 Months**
- Study
  - Evaluate existing conditions, review existing documents, undertake site surveys, determine capacity & educational specifications with academics and School Board: **2-3 months**
  - Develop and evaluate the options, with phasing plans (swing space): **5-7 months**
- Cost estimating
  - Two independent project cost estimates, including soft costs and phasing costs per building option: **2-3 months** for estimate and reconciliation

## Trade Center Optimization

- Plan for full electrification of APS school buses, APS white fleet, and County fleet.
- Improve efficiency of operations at shared County and APS site that supports 8 distinct trade center programs and operations.
- Improve site safety.
- Provide adequate parking for staff.

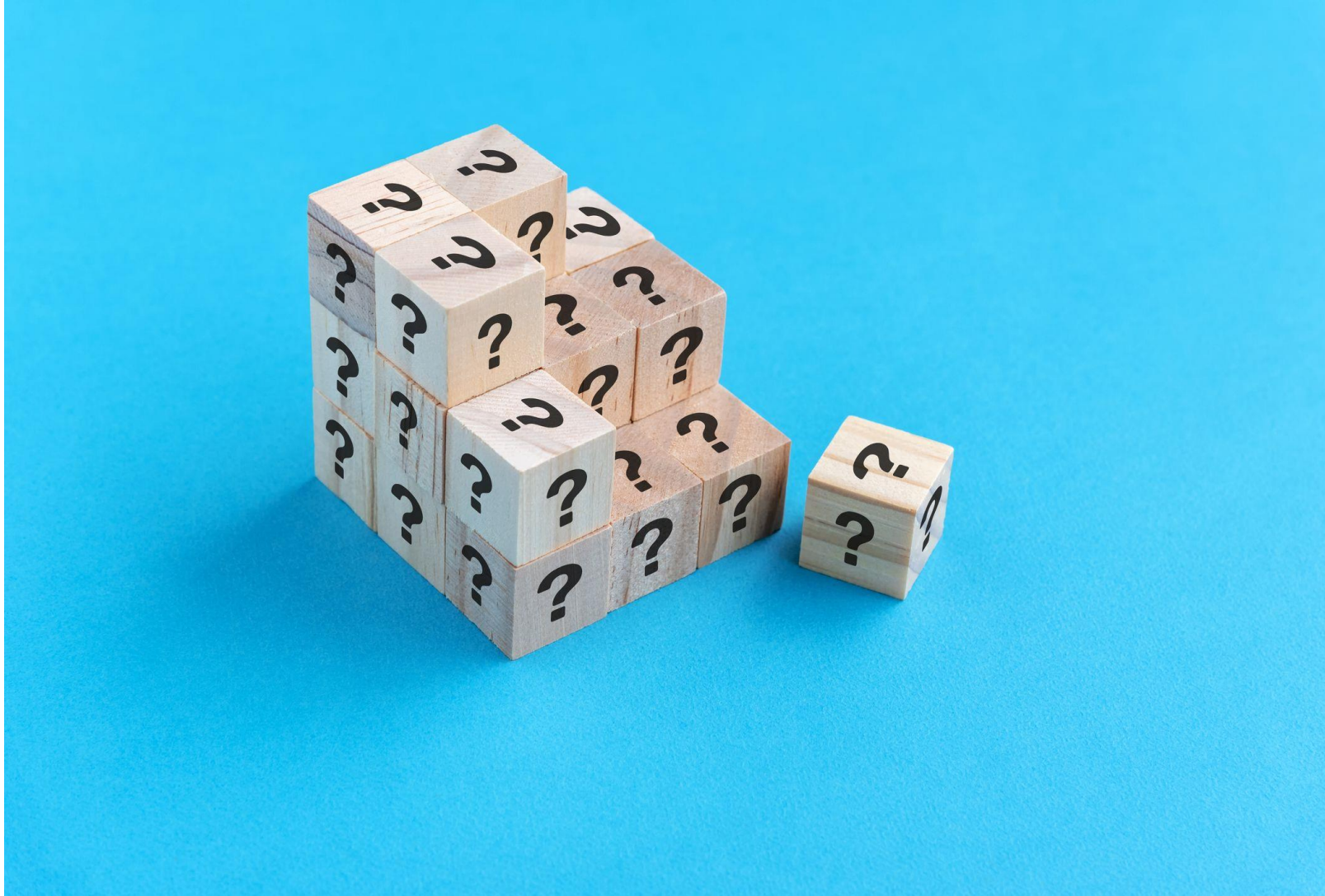


# Joint Initiatives with Arlington County

## Trade Center Optimization Cost Matrix

Design Options	Square Footage	Bus Parking Spaces	Bus Spaces with Charging	White Fleet Parking Spaces	Staff Parking Spaces	Phasing	Concept Total Project Cost (In Millions)	Desired Parking Count Bus Fleet: *180 White Fleet: 112 Staff Parking: 250 * Includes 60 Spare spaces
<b>Option A</b>	300,600 (New Garage) 67,200 (Renovate Existing Building)	185	up to 126	85	101	Can phase building renovation and new garage construction. Facility staff can stay on site.	\$289.5	Desired Parking Count Bus Fleet: *180 White Fleet: 112 Staff Parking: 250 * Includes 60 Spare spaces
<b>Option B</b>	264,000f (New Garage) 60,000 (New Building)	180	up to 180	112	131	Can phase new building construction and new garage construction. Facility staff can stay on site.	\$319.2	
<b>Option D</b>	345,000 (New Garage) + 67,200 (Renovate Existing Building)	174	up to 163	114	150	Garage can be built in 2 phases. Can phase building renovation. Facility staff can stay onsite.	\$348.2	Target Level: Green = 100%
<b>Option E</b>	301,732 (Garage +New Building)	159	up to 136	117	222	All facility staff would need to be located offsite during construction. No Phasing: Building and garage must be built together. Possibility for shorter off-site timeline vs the phased options.	\$353.1	Target Level: Yellow = 75% - 99%
<b>Option F</b>	265,00 (Garage + New Building)	171	up to 148	112	148	All facility staff would need to be located offsite during phase 1 construction. Building and garage can be phased separately.	\$341.4	Target Level: Orange = Below 75%

# Questions & Discussion





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