



JFAC Meeting

MAY 22, 2024

Arlington Community Facilities Study, 2015

Executive Summary

With steady growth, evolving demographics, and a changing economy, now is the appropriate time for Arlington to take a step back and examine strategies to meet our community facility needs. Arlington is considered an enviable place to live and do business, with a highly-rated school system, a solid economy, distinctive neighborhoods, and strong community voices. These successes are a double-edged sword, as we are challenged to keep pace and address the needs of the entire community.

Old solutions can't solve every problem. Facilities built by past generations are aging, and in many cases demand for services is exceeding capacity. To overcome our insufficient land holdings, we will need to think differently and use our resources more efficiently.

What do we see as the principal challenges?

1. A scarcity of land for public facilities
2. Dealing with changing demographics
3. A threatened commercial tax base
4. Strategic facility planning and priority setting, and
5. The need to revamp our community dialogue

A Scarcity of Land for Public Facilities

Land is Arlington's scarcest resource. The County is only twenty-six square miles, the smallest and most densely populated County in the country. Of that twenty-six, 9.5 is owned by federal, state or regional bodies or taken up by transportation rights of way. Another 14.2 is privately owned. County and Schools account for the final 2.2, and that land is already crowded with heavily used community facilities and other public uses.

As Arlington's population grows (forecast to reach 283,000 by 2040 based on the adopted General Land Use Plan), the demand for more schools, open space and facilities for public services will grow as well. For example, we will not only need to build schools for more kids but also provide sports fields and basketball courts for those kids to use, facilities to park and service the school buses that transport them, and space to store the equipment that repairs and plows snow from the streets they use. And a similar range of needs will be required for every age group, from adult recreation and continuing education to library services and natural and green space.

The challenge for the future is, first, to make better use of the land and facilities (including public buildings and other public uses) we have and, second, to look for opportunities to "create" more land. What does that mean? It means building up, rather than out. It means building over and under whenever possible. It means making facilities flexible and adaptable and appropriate for joint use, whenever possible. And it means finding land where it does not now exist, such as decking over on I-66. These solutions are likely to present engineering challenges and are almost certain to be more expensive, but, because land is our scarcest resource, novel and creative approaches may prove to be the most prudent.

Recommendations:

1. Make maximum use (and reuse) of the facilities we have
2. Encourage joint or shared use of facilities
3. Build up, under and over rather than out
4. Create "new" land
5. Collaborate with other jurisdictions for shared uses
6. Establish a land acquisition fund

JFAC created from 2015 Community Facilities Study

- ▶ JFAC was formed following a recommendation from the Community Facilities Study. Long-range collaborative planning for land use and public facilities is at the core of our mission.
- ▶ Arlington's demographic forecast has changed since 2015. APS is no longer in a period of high student enrollment growth that is cited in the report and was part of incentive for the study. APS currently is forecast to have a surplus of design capacity at every school level for the next ten years.
- ▶ Arlington County's population is forecast to continue to grow.
- ▶ Public land for public facilities remains "Arlington's scarcest resource".

A. Overview

The Capital Improvement Plan (CIP) is one of the most significant planning processes for Arlington County and Arlington Public Schools. This plan typically identifies the capital needs of the community over a ten-year period.

The CIP is a planning document that is updated biennially and subject to change as the needs of the community become more defined and individual projects move along in their respective planning and budgeting processes. The effective use of a CIP process provides for considerable advance project identification, planning, evaluation, scope definition, design, public discussion, cost estimating, and financial planning.

The objectives used to develop the CIP include:

- To preserve and improve the infrastructure of Arlington through capital asset construction, rehabilitation and maintenance;
- To maximize the useful life of capital investments by scheduling major renovations and modifications at the appropriate time in the lifecycle of the facility;
- To identify and examine current and future infrastructure needs and establish priorities among projects so that available resources are used to the community's best advantage; and
- To improve financial planning by comparing needs with resources, estimating future bond issues, and identifying potential fiscal implications.

Guiding Questions

- ▶ Does this proposed CIP:
 - ▶ Create a *collaborative long-range* plan that defines affordable and timely solutions for all *defined* priorities?
 - ▶ Respond to budget parameters *and acknowledge impacts of debt service to operating budgets and overall operational efficiencies?*
 - ▶ *Demonstrate an acknowledgement of the alignment of long-range capital planning, land use planning and other stated goals such as sustainability between APS and the County?*
 - ▶ Consider each project or proposal in context *of other APS and ACG defined* needs, timing, available funding, enrollment projections *and demographic forecasts*, and planning for long range site and facility use? Are proposed projects examined collectively? Is the aggregate whole optimized? Are key gaps that are not being addressed?
 - ▶ *Have* tradeoffs *and options been* transparently considered?



Previous Recommendations

Context in Guiding Questions

- ▶ Consider each project or proposal in context of other APS and ACG defined needs
- ▶ Timing
- ▶ Available funding, operating budget, revenue outlook
- ▶ Enrollment Projections and Demographic Forecasts
- ▶ Long range site and facility use
- ▶ New information from expected reports and feasibility studies
- ▶ Is the aggregate whole optimized? Are key gaps that are not being addressed?

Context Feedback Pre-CIP Report Recommendations

- ▶ “As a general matter, JFAC lacks all the information needed to determine whether the Superintendent’s recommendations outlined in the Pre-CIP Report are well-supported by data, whether they address APS’ highest-priority facilities needs, and whether they are consistent with APS’ financial constraints. In particular, JFAC lacks information about which schools will be identified as needing renovations by the Long-Range Plan to Renovate Existing School Facilities Report (“Long-Range Renovation Report”), how much those projects will cost, and what alternatives have been considered.”



Long-Range Plan to Renovate Existing Facilities



Executive Summary of Long-Range Plan to Renovate Existing School Facilities Project Report

Arlington Public Schools (APS) is in a transition period regarding its current portfolio of facilities across the county. Recent new construction projects have provided additional student capacity to catch up to growing population demands, so there is a reduced need for new construction to increase seats and an increased need to address deferred renovation, maintenance, and modernization needs on existing buildings.

Source: <https://www.apsva.us/wp-content/uploads/sites/57/2023/11/20231026-APS-Long-Range-Renovation-Study-Project-Report-w-atchs-20231113.pdf>, p3

Pre-CIP Report Recommendation

- ▶ *“JFAC supports renovating existing school facilities that need them. The leveling of enrollment growth in projections provides an opportunity to invest in updating existing schools that have needed attention but had to wait during the era when APS was facing rapid enrollment growth and had to spend available funds and time bringing new seats online to accommodate that growth.” (Pre-CIP Report Recommendations)*

▶ https://www.apsva.us/wp-content/uploads/sites/57/2023/05/Optimization_Study_SY20_21_Final_rs.pdf, pp. 101-02, Tables 16-18.

▶ <https://www.apsva.us/wp-content/uploads/sites/57/2023/06/Pre-CIP-Report-2024-2033-Finalv2.pdf>, p. 7.

CIP-Direction Recommendation

- ▶ JFAC recommends that APS designate planning for a major renovation project as a priority beyond the feasibility/deep dive studies in the FY2025-34 CIP to include language in the list of recommended direction for new projects designating it as a priority.
- ▶
- JFAC suggests adding language to the list on slide 11 of the November 9 CIP Direction presentation: “Long-Range Plan to Renovate Existing Facilities – Feasibility Studies, TBD Major Renovation Project”
- It is important to include this designation for a TBD major renovation project in CIP Direction to articulate that it is a priority as that will be necessary when it comes to discussions with ACG over bond capacity. It will also provide notice to ACG to also begin planning if the TBD major renovation project will be for a facility that would require collaborative planning and/or funding.
- A major renovation project was given a placeholder in the FY23-32 CIP for “Long Range Plan to Renovate Existing Facilities (inc. swing space, if needed)” in the amount of \$68.85M.
- Other capital expenditures in this CIP would be balanced against this as a priority.

CIP-Direction Recommendation

- ▶ JFAC commends APS for undertaking the Facility Evaluation Report for the Long-Range Plan to Renovate Existing School Facilities (“Long-Range Renovation Report”) and the Facility Condition Assessment Report (“FCA Report”). The reports and their underlying data provide an objective look at existing school facilities and create a source of information that will be an extremely valuable planning tool for APS to inform this CIP and future CIPs.
- ▶ We support the recommendation to review and align local projects with the Minor Construction Major Maintenance (“MCMM”) 10-year project list based on remaining useful life and identified associated costs. JFAC also supports identifying five major infrastructure projects for inclusion along with estimated costs and alignment with bond capacity.



Methodology and FCA Report

Division of Long-Range Projects



PROJECT CATEGORIES AND CAPITAL INVESTMENT STRATEGIES

- 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



FCA Report and Methodology Feedback

- ▶ JFAC recommended a maximum of 3 “Deep Dive Studies”.
 - ▶ Planning for the completion of only one major renovation project will likely be fiscally possible in this CIP and the schedule for completing a major renovation project following a deep dive study is 3-5 years. If those projects are staggered such that each one begins only after the last one ends, it would take 15-25 years to get to address 5 identified schools, over which time there could be shifts in available funding, enrollment (increasing or declining) or other notable changes that could make the deep dive studies done now less relevant.
- ▶ JFAC recommended adding Educational Space Adequacy 1.3 Classroom “Availability of operable windows” to criteria by which to prioritize schools.
 - ▶ Whether a classroom has natural light or an operable window is an important consideration for the adequacy of an educational space. Remediating inadequacies resulting from lack of natural light or operable windows will very likely require a major renovation at least.



DEEP DIVE STUDY RANKING CONSIDERATIONS*

Site	Available Land	Building Phasing Options	Swing Space Required
Thomas Jefferson MS	X**	X	
MPSA			X
Barrett ES	X	X	
Taylor ES	X	X	
Swanson MS***	X	X	
Jamestown ES	X	X	
Oakridge ES	X	X	
Claremont ES****	X	X	
Hoffman Boston ES	X	X	
Williamsburg MS	X	X	

* Based upon educational space deficiencies overlaid with FCI Assessment and Building Characteristics data

** County owned land surrounding school

*** Designated historical site requiring collaboration with Historical Affairs and Landmark Review Board (HALRB)

**** Resource protection areas (RPA) requiring additional environmental considerations

DEEP DIVE STUDY RANKING CONSIDERATIONS

- Thomas Jefferson MS
- MPSA
- Barrett ES
- Taylor ES
- Swanson MS
- Jamestown ES
- Oakridge ES
- Claremont ES
- Hoffman Boston ES
- Williamsburg MS

FCA Report and Methodology Feedback

- ▶ JFAC noted that Jefferson Middle School, that ranked as the first school on the APS staff created list at the October 24, 2023 Committee of the Whole (COW) Meeting, has an Arlington County community center collocated within the facility and is surrounded by County land (the land the TJMS building sits on is owned by APS). Planning for capital solutions will require collaboration between APS and the County.

Existing Ownership





Below are some notable findings on TJMS in the FCA Report:

- Only 9 out of 62 general classrooms meet standard square footage educational space adequacy and were given a green rating. 25 classrooms were given a red rating.
- Special education classrooms were given a red rating; 2 green/4 red
- Only 22 out of 65 or 33% classrooms have an operable window or natural light.
- The roof was given a red rating with 6 years of RUL.
- HVAC ventilation for the classrooms, gymnasiums, dining and library were all given red ratings.
- The classrooms do not meet current ASHRAE 62.1 ventilation requirements.
- HVAC filtration in the classrooms, gymnasium and library were all given red ratings.
- Common space adequacy did not meet the standards for the size per student served in the cafeteria and kitchen and for the number of service lines and were given red ratings.
- The HVAC controls, standpipe system, main electrical entrance switch and distribution panel, wiring, lighting and fixtures were all given a yellow rating with 2 years RUL.
- Central plant cooling was given a yellow rating and has 4 years RUL.

Proposed FY2025-2034 CIP



Feasibility Studies for 3-5 Schools

- Feasibility Study Prioritization Methodology
 - Prioritize based on educational space deficiencies with square footage of space taking highest priority,
 - Review safety/security qualitative characteristics,
 - Review common space deficiencies for facilities with highest educational space deficiencies, and
 - Overlay FCI score on the square footage deficiency ranking.
 - Review capital investments in the past 20 years.
 - Identify 3 – 5 feasibility studies “deep dive” for FY 2025-34 CIP.

Proposed FY2025-2034 CIP



Proposed Feasibility Studies Sites

- Schools Identified
 - Jefferson Middle School
 - Taylor Elementary School*
 - Barrett Elementary School*
 - Swanson Middle School
 - Randolph Elementary School*
- *Received Roof & HVAC upgrades in past 20 years





Phase 2 of the Career Center Campus

MPSA RELOCATION TO THE LEGACY CAREER CENTER

Pre-CIP Report Recommendation

- ▶ JFAC supports moving forward with a new ACC building, maintaining a site maximum student capacity of 2570, and eventually demolishing the existing Montessori Public School of Arlington (“MPSA”) building for green space.
- ▶ JFAC believes that APS should consider the renovation for a new school for MPSA as part of the decision process, overall options and budget and be prioritized based on the findings of the Long-Range Renovation Report.
- ▶ If the planned renovation for the legacy Career Center for MPSA moves forward, JFAC recommends that APS design the facility to consist of flexible and easily adaptable spaces.
- ▶ JFAC further recommends that the School Board consider ways to save costs on this project and evaluate alternative solutions.

CIP-Direction Recommendation

► JFAC supports the proposed CIP Direction that would determine the relocation of MPSA and the reuse of the legacy Career Center through a public process that considers the context of other needs, timing, available funding, and planning for long range site and facility use. The decision should be made with consideration of updated enrollment projections, overall operational efficiencies, and align with APS instructional visioning and planning processes.

The proposed public process that will determine the reuse of the legacy ACC building will be important during discussions and collaborative planning with the County Board over the \$25M placeholder bond availability. It will allow the opportunity for APS to "show their work" and demonstrate that all options have been examined, a cost benefit analysis has been completed, and that the final decision is balanced with other priorities and fiscal constraints.

Amendment to CIP Direction

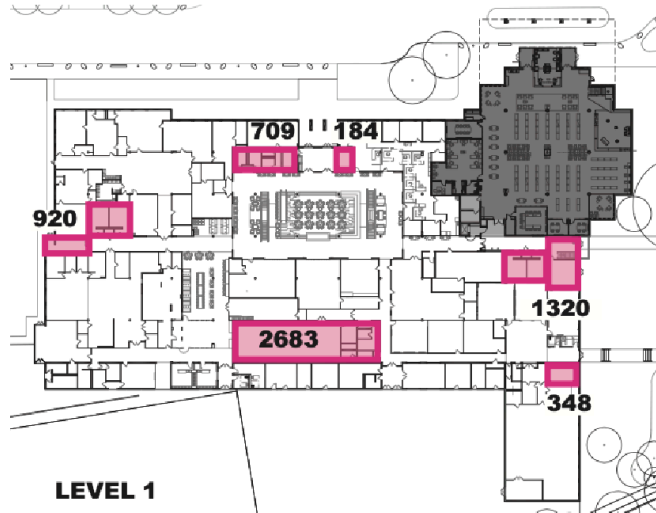
Fiscal Year 2025-34 Capital Improvement Plan Direction

The School Board's 2025-34 CIP Direction was presented as an information item on December 14, 2023. The CIP direction focuses the work that will shape the Superintendent's Proposed FY 2025-34 CIP. The School Board's FY 2025-34 CIP Direction included the following amendments:

- Strike the bullet points that read "Relocation of the MPSA program. Identify the reuse of the legacy Arlington Career Center Building."
- Replace them with "Relocation for the MPSA program into the legacy Arlington Career Center Building with options for least three different price points (low, medium, high), not to exceed \$45 million."

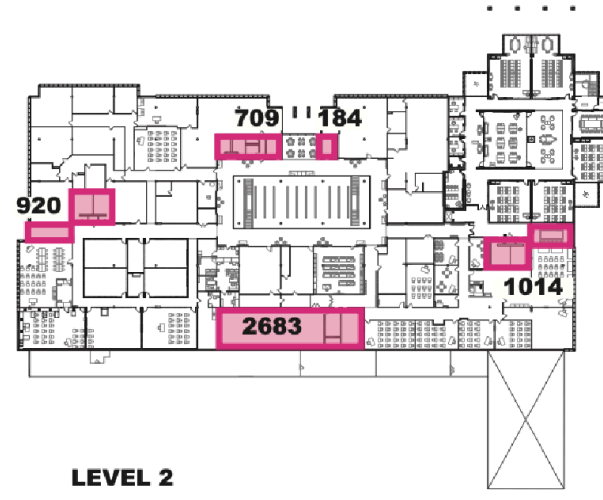
Career Center Schematics

UNDERSTANDING THE BUILDING - INFRASTRUCTURE TO REMAIN



LEVEL 1

STAIR+MECH+TOILET 6,164 SF



LEVEL 2

STAIR+MECH+TOILET 5,510 SF



Funds Spent on the legacy ACC Building since 2014

- ▶ 2012: Reroofing: \$1.13M (Infrastructure Bond)
- ▶ 2014: Major HVAC, electrical, plumbing, fire protection, Windows: \$7.68M (Infrastructure Bond)
- ▶ 2016 – 3/31/24 - Career Center Arlington Tech: \$13.75M (Bond)
 - ▶ Kitchen / Serving Line
 - ▶ Gym Space
 - ▶ Two Science Labs
 - ▶ Math Classrooms and Breakout Space from vacated office spaces
 - ▶ PEP second floor reconfiguration
 - ▶ Library and 2nd Floor Library Classrooms
 - ▶ Commons Refresh
 - ▶ Administrative Office reconfiguration
 - ▶ Security Vestibule
 - ▶ Small Library
 - ▶ Improving Universal Accessibility, toilets, ramps
 - ▶ Replacing PA head end

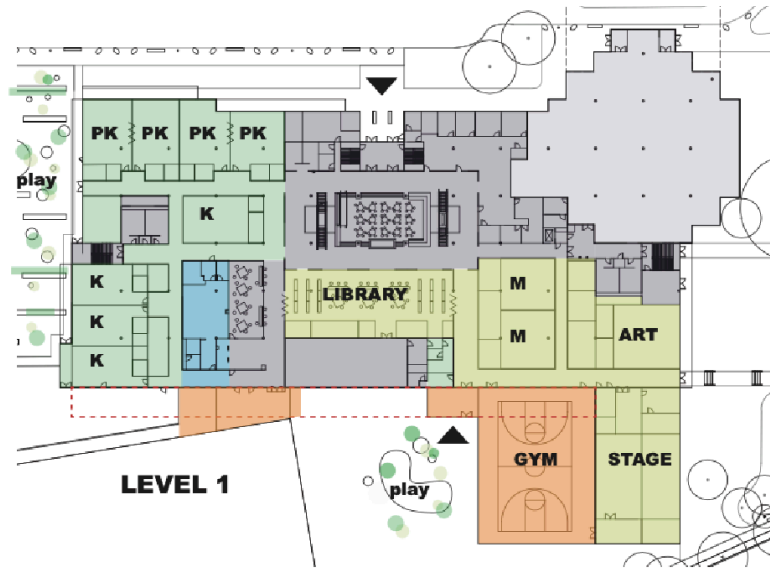
MPSA Relocation- Option #1



MPSA Relocation- Option #2

OPTION 2 - MEDIUM WORK - \$\$

€
\$
\$\$
\$\$\$
new
kitchen



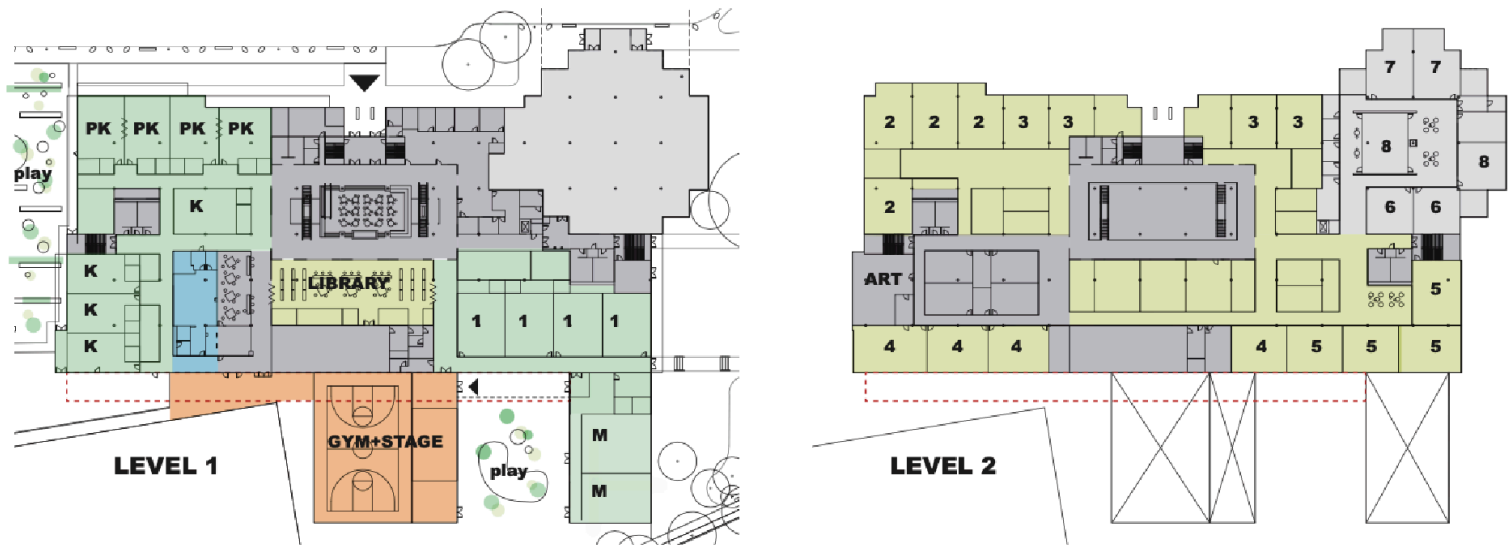
- | | |
|---|--|
| ✓ PK/K/1 classrooms with toilet | ✓ proper size gym and stage |
| ✓ PK and 1 classrooms stacks for plumbing | ✗ 8 classrooms don't have exterior windows |
| ✓ library adjacent to dining + commons | ✗ classroom sizes vary |
| ✓ secondary entrance | |



MPSA Relocation- Option #3

OPTION 3 - MAXIMUM WORK - \$\$\$

€
\$
\$\$
\$\$\$
new
kitchen



- ✓ PK/K/1 classrooms with toilet
- ✓ PK/K/1 classrooms all on the ground level
- ✓ library adjacent to dining + commons
- ✓ secondary entrance
- ✓ proper size gym and stage
- ✓ music in higher space
- ✓ potential of stage open to outdoor performance
- ✓ better classroom adjacency and overall circulation
- ✗ 6 classrooms don't have exterior windows





MPSA Option Comparisons

- Review of the options based on educational space deficiencies with square footage of space being highest priority.
- A refresh option would include preparing spaces for the existing MPSA capacity of 488 students.
- Options 1-3 provide capacity for a school/program setting up to 775 students, allowing flexible program expansion for any PreK-8 need(s). Planning for this expansion now may save future dollars in construction costs.

	Refresh	Option 1-Low	Option 2-Mid	Option 3-High
465 student capacity	X			
775 student capacity		X	X	X
Similar sized classrooms	Few	Few	More	Most
PK/K/1 classrooms w/toilet	X	X	X	X
Full size gymnasium			X	X
Stage			X	X
# classrooms without access to exterior light	*	11	8	6
Cost	\$15	\$31.27	\$39.82	\$44.58
<i>*Not determined at time of study completion. Prevailing wages included in costs.</i>				

Understood Defined Needs in APS FY 2025-34 CIP

- ▶ Needs defined by the Facilities Condition Assessment (FCA) Report
 - ▶ Major Infrastructure Projects
 - ▶ Major Renovation/Rebuild Project (that will be further defined by feasibility studies)
- ▶ Relocate MPSA, reuse the legacy ACC and demolish the current MPSA facility completing the campus with green space
- ▶ Synthetic turf projects (Joint)
- ▶ Trades Center optimization for electrifying school bus fleet (Joint)
- ▶ Ongoing major infrastructure, security vestibules, kitchen upgrades, public address system upgrades, ERP system modernization, The Heights Phase II



Budget

- Each CIP typically includes
 - **Projects** that are **ready to be included in the School Bond** with the cost and timeline for completion
 - **Potential projects** that the School Board wants studied for consideration in future CIPs
- Subsequent CIPs may change the projects as they have more updated information including:
 - Project cost estimates replacing placeholder costs
 - Changes to enrollment, projections and/or capacity needs
 - New capital needs
 - Revenue updates
 - Changes to the costs of construction projects (inflation)
- Each CIP must reconsider what to include and the priority for each project

Proposed FY2025-2034 CIP Funding Scenario



Project Funding and Timeline with MPSA Option #3

	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	
Funding Sources													
Bond Funding	\$154.71	\$46.18	\$32.72	\$79.33	\$59.54	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$517.77	\$672.48
Capital Reserve ¹	\$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	\$8.53
Funding Total	\$165.17	\$54.08	\$33.05	\$79.63	\$60.36	\$50.33	\$50.00	\$50.62	\$51.38	\$51.70	\$50.19	\$531.34	\$696.51
Project Allocation (Projection)													
Division Wide													
Enterprise Resource Planning (ERP) System	\$10.08	\$1.92										\$1.92	\$12.00
Long Range Plan Development - Facilities ²				\$39.56	\$39.94	\$37.00	\$38.40	\$37.80	\$37.20	\$36.60	\$35.90	\$302.40	\$302.40
Improvements At Existing Facilities													
Major Infrastructure Projects	\$10.85	\$9.00	\$9.50	\$10.00	\$10.50	\$11.00	\$11.80	\$12.20	\$12.80	\$13.40	\$14.10	\$114.10	\$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) ³					\$0.35			\$0.62	\$1.38	\$1.70	\$0.19	\$4.24	\$4.24
Career Center Campus													
Career Center building ⁴	\$134.39	\$29.43	\$11.18									\$40.61	\$175.00
Move MPSA into refreshed ACC building (Option One)			\$12.04	\$29.77	\$9.10							\$60.91	\$60.91
Demolish MPSA; green space						\$2.00						\$2.00	\$2.00
Kitchen and Entrance Renovation Program													
Barrett/Carlin Springs Kitchens	\$5.05	\$2.65										\$2.65	\$7.70
Science Focus/Ashlawn Kitchen	\$4.20	\$3.91										\$3.91	\$8.11
Planning													
Study existing facilities	\$0.80	\$4.00										\$4.00	\$4.80
Trade Center Optimization/Bus Electrification TBD													
Allocation Projections Total	\$165.17	\$54.07	\$33.05	\$79.63	\$60.36	\$50.33	\$50.00	\$50.62	\$51.38	\$51.70	\$50.19	\$ 531.32	\$696.49

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					
BOND REFERENDA AMOUNTS	\$78.41	\$100.00	\$100.00	\$100.00	\$100.00					
Debt Service Ratio Target 59.8%	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034
Debt Service Ratio - APS	8.13%	8.00%	8.27%	8.59%	8.68%	8.74%	8.66%	8.55%	8.35%	7.93%
Annual Bond Issuance	\$46.18	\$32.72	\$79.33	\$59.54	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00
Annual APS Debt Service Increase	\$2.64	\$0.45	\$4.04	\$4.74	\$2.70	\$2.57	\$1.26	\$1.02	\$0.04	(\$2.20)

¹ Capital Reserve funds are shown in italic.

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

³ Future Synthetic Field Replacements are proposed to be funded by Capital Reserve.

⁴ 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

Chart A

**Arlington County, Virginia
Debt Ratio Forecast
Adopted FY 2023 - FY 2032 CIP**

	FY 2023 Adopted	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032
GENERAL OBLIGATION BONDS ISSUED - COUNTY (1)	83,470,000	78,920,000	110,300,000	68,295,000	88,435,000	78,740,000	100,305,000	72,405,000	84,400,000	72,405,000
GENERAL OBLIGATION BONDS ISSUED - SCHOOLS (1)	56,020,000	73,750,000	45,320,000	24,430,000	25,000,000	25,000,000	25,000,000	25,000,000	25,000,000	25,000,000
GENERAL OBLIGATION BONDS RETIRED	82,845,200	89,978,900	94,454,700	98,375,289	105,599,378	110,091,306	114,255,022	117,541,794	122,289,472	127,039,572
NET TAX-SUPPORTED GENERAL OBLIGATION BONDS AT END OF FISCAL YEAR (2)	1,253,274,829	1,315,965,929	1,377,131,229	1,371,480,940	1,379,316,562	1,372,965,257	1,384,015,235	1,363,878,440	1,350,988,968	1,321,354,396
SUBJECT-TO-APPROPRIATION BOND ISSUANCE	-	-	-	-	-	-	-	-	-	-
SUBJECT-TO-APPROPRIATION BONDS RETIRED	6,060,000	6,110,000	6,185,000	5,105,000	8,380,000	8,610,000	8,850,000	9,075,000	9,295,000	9,340,000
NET TAX-SUPPORTED BONDS AT END OF FISCAL YEAR (3)	1,491,784,829	1,548,365,929	1,603,346,229	1,592,590,940	1,592,046,562	1,577,085,257	1,579,285,235	1,550,073,440	1,527,888,968	1,488,914,396
SCHOOLS DEBT SERVICE	60,026,573	65,051,233	66,926,754	67,295,568	70,269,302	70,256,469	69,029,016	69,402,470	69,784,111	68,740,553
COUNTY DEBT SERVICE (4)	78,117,650	83,164,337	89,209,500	94,872,324	99,438,892	104,835,934	110,706,899	114,950,275	119,138,279	124,789,872
BARCROFT DEBT SERVICE	3,375,000	4,125,000	4,875,000	5,625,000	8,627,500	7,758,225	7,761,525	7,768,300	7,768,100	7,770,700
TOTAL TAX SUPPORTED DEBT SERVICE	141,519,232	152,340,570	161,011,352	167,792,892	178,335,695	182,850,627	187,497,439	192,121,046	196,690,490	201,301,125
% GROWTH IN TAX-SUPPORTED DEBT SERVICE COUNTY ONLY	3.9%	6.5%	7.3%	6.3%	4.8%	5.4%	5.6%	3.8%	3.6%	4.7%
% GROWTH IN TAX-SUPPORTED DEBT SERVICE COUNTY / SCHOOLS	4.7%	7.6%	5.7%	4.2%	6.3%	2.5%	2.5%	2.5%	2.4%	2.3%
GENERAL GOVERNMENT EXPENDITURES (5)	1,665,590,448	1,698,902,257	1,732,880,302	1,767,537,908	1,811,726,356	1,857,019,515	1,903,445,003	1,951,031,128	1,999,806,906	2,049,802,079
DEBT SERVICE AS % OF EXPENDITURES	8.50%	8.97%	9.29%	9.49%	9.84%	9.85%	9.85%	9.85%	9.84%	9.82%

APS Operating Budget Concerns Expressed by County Board in Adopted FY2025 Budget Guidance

Public Schools Fiscal Sustainability

Finally, this budget continues our revenue sharing principles with Arlington Public Schools. The Board notes the concerns expressed by the Board's Fiscal Affairs Advisory Committee (FAAC) and the School Board's Budget Advisory Council (BAC) about fiscal sustainability for our schools moving forward. We share those concerns and have become increasingly concerned about the dependence of APS on one-time funding and reserves to balance their budget. We stand ready to work with our School Board colleagues over the next year to find a path towards fiscal sustainability for APS. We also recognize that APS and other school divisions across Virginia continue to work with the General Assembly and the Administration to invest in our schools and those across Virginia. Our community remains deeply committed to, and our economic and community health depends on, excellent schools.

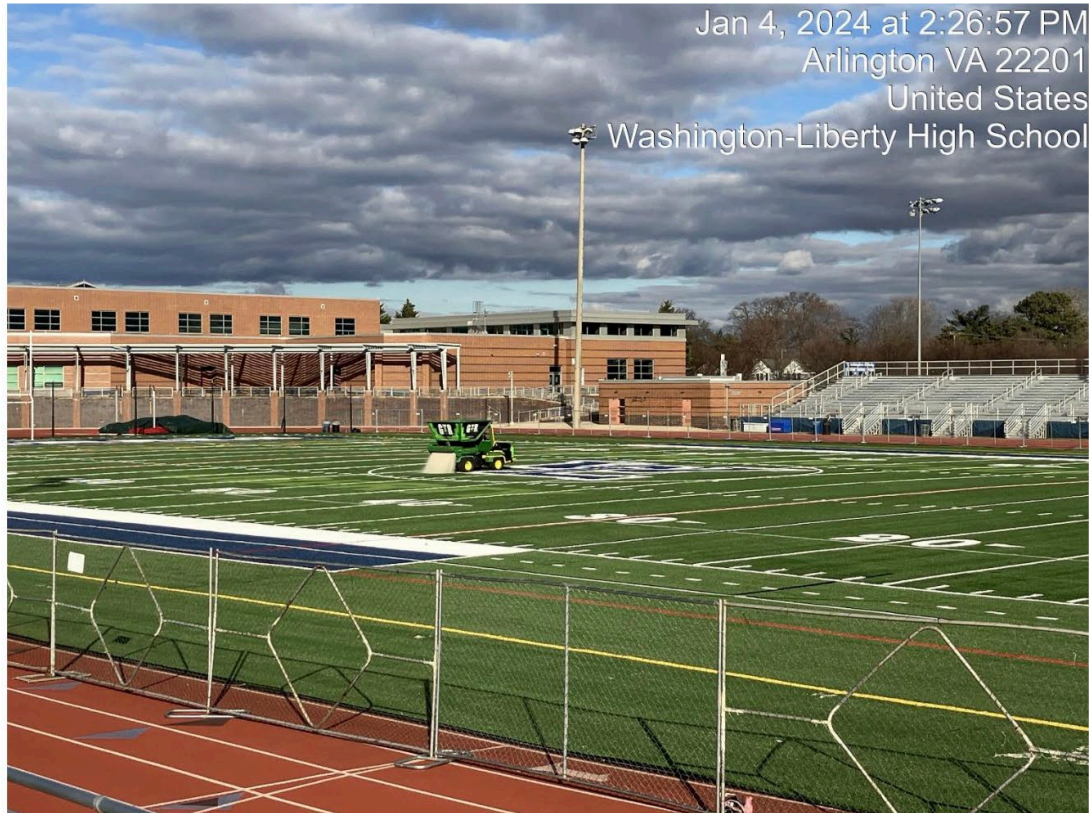


Joint Initiatives with Arlington County

AND OTHER JOINT CONSIDERATIONS



Joint Initiatives with Arlington County



Washington-Liberty Synthetic Turf Replacement Project Early Winter 2024

Synthetic Turf Projects

APS and DPR replace synthetic turf fields on a schedule through a cost sharing agreement.

Upcoming New Projects

- FY 2025 – Kenmore Field Conversion
- FY 2028 – Gunston MS Field

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.





- The Code of Virginia defines prevailing wage as “the rate, amount, or level of wages, salaries, benefits, and other remuneration prevailing for the corresponding classes of mechanics, laborers, or workers employed for the same work in the same trade or occupation in the locality in which the public facility or immovable property that is subject of public work is located...”
- The Arlington School Board is currently working on a resolution to add prevailing wage provisions to our future construction contracts.
 - The draft resolution will be posted for public comment on June 6, 2024, and the School Board will act on it at its meeting on July 18, 2024.
 - The adopted resolution will then be in place and effective for all construction projects beginning after September 1, 2024.

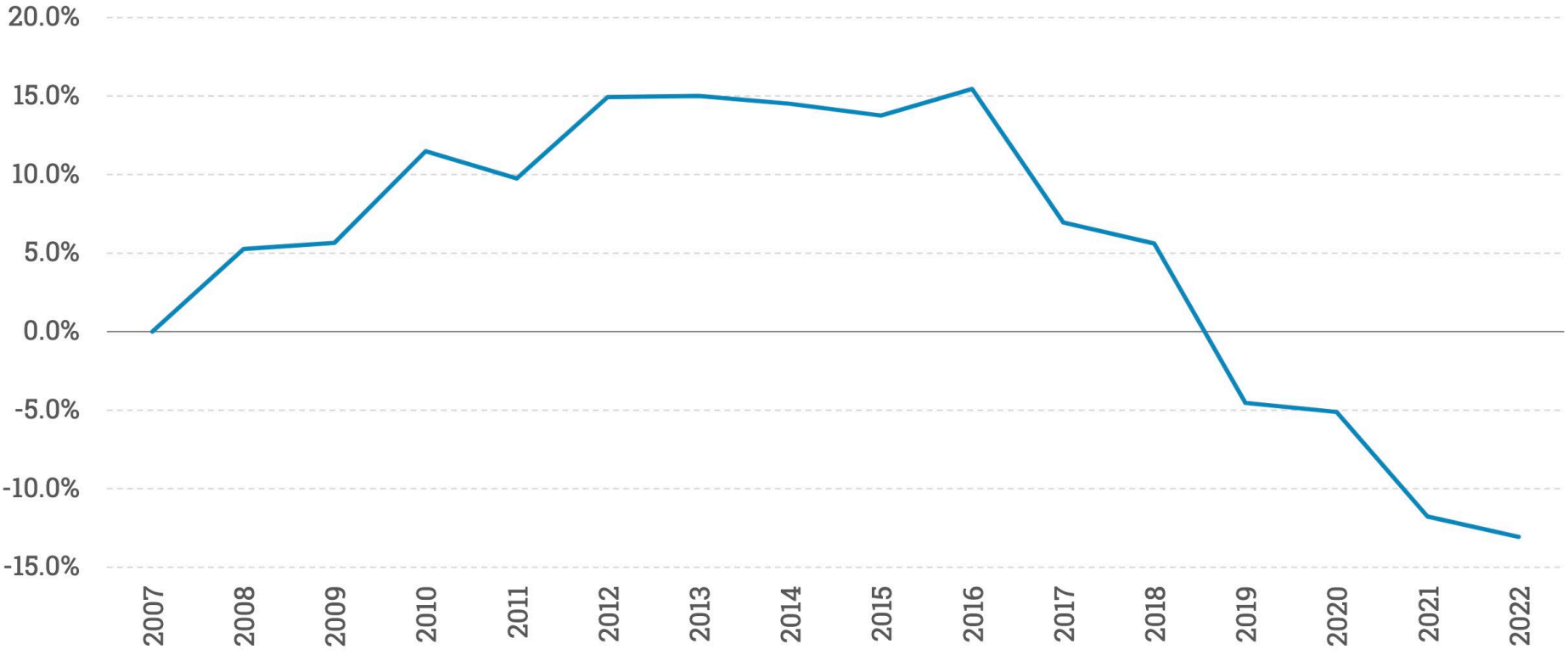
Other Joint Considerations

- ▶ TJMS Major Renovation/Rebuild
- ▶ Energy Sustainability Goals, Climate resiliency
- ▶ Long range site planning in County with “scarcity of land for public-facilities”
- ▶ Arlington 2050 visioning
 - ▶ Capital planning should respond to changing forecast demographic needs, changing climate, and education



Enrollment Projections and County Demographic Forecasts

Arlington Change in Births since 2007



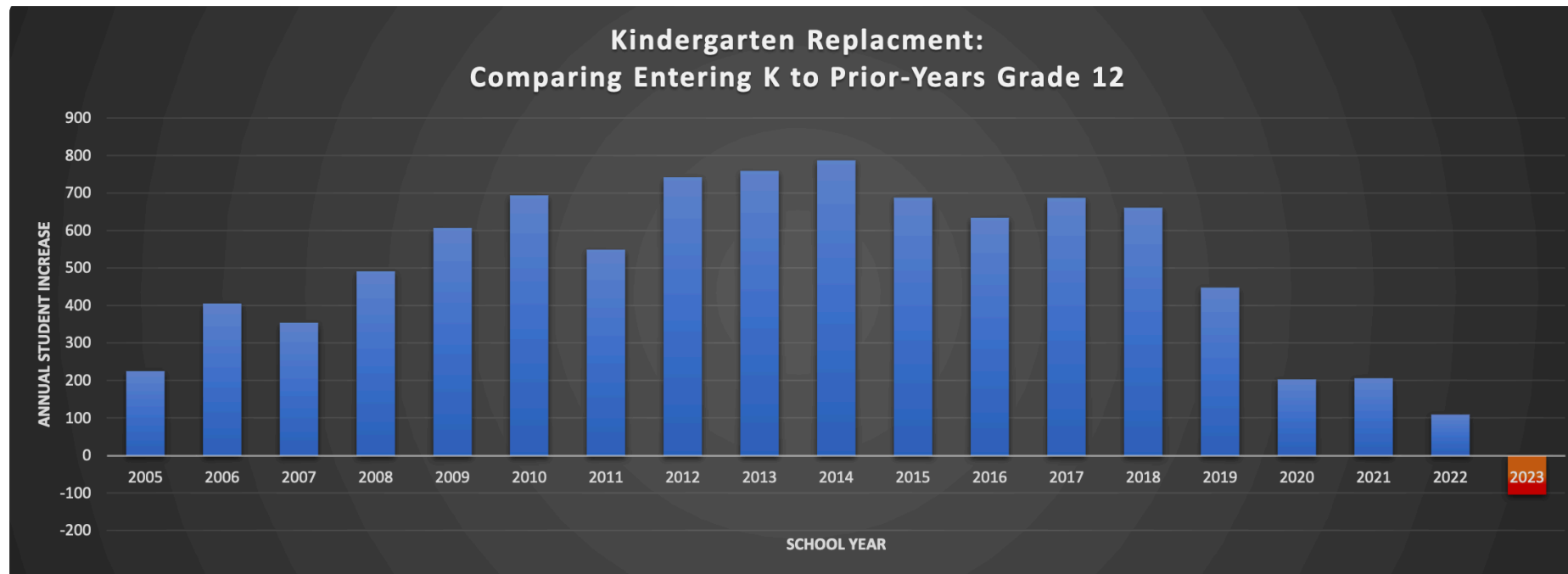
Source: Virginia Department of Health, 2007-2022.



Why Decelerating Growth?

Kindergarten Replacement is the difference between the number of incoming K students and the number of Grade 12 students the prior year

- A positive number suggests growth (*more entering kindergarten students than existing Grade 12 students*)
- A negative number suggests potential for decline (*not enough entering kindergarten students to make up for the number of exiting Grade 12 students*)

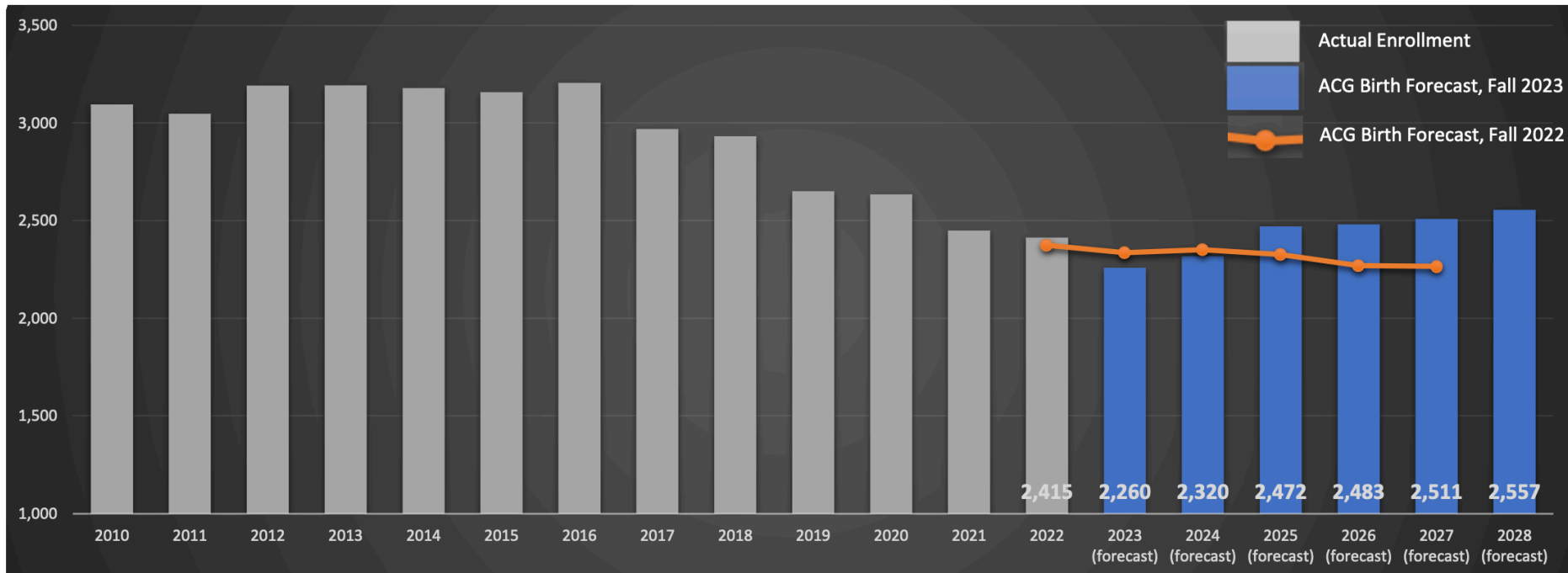


Source: Page 9 of “Fall 2023 10-Year, K-12 Enrollment Projections Report, <https://www.apsva.us/statistics/enrollment/>



Impact from Births

- Birth to Arlington parents peaked in 2016 and have been falling since then (grey bars)
- This trend might reverse course according to Arlington County Government (ACG)
 - ACG's latest birth forecasts (blue bars)
 - Latest birth forecast averages about 2,400 births per year for the next six years
- Future births are used to estimate future incoming K students five-years later



Source: Page 18 of "Fall 2023 10-Year, K-12 Enrollment Projections Report, <https://www.apsva.us/statistics/enrollment/>



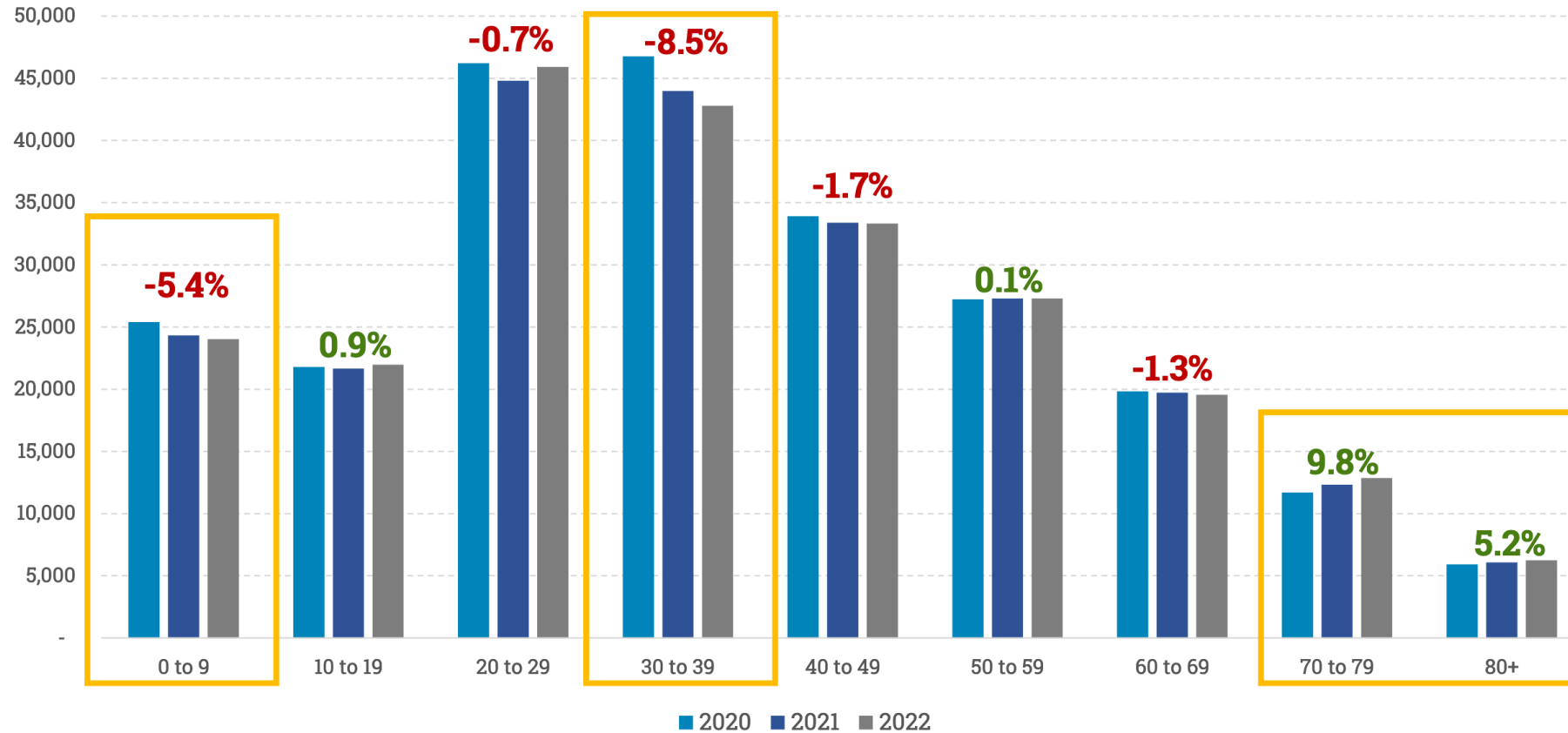
Regional Trend

- APS is not alone in having flat K-12 growth of 0.4% between Fall 2022 and 2023
- Many neighboring school systems also experienced flat growth
- Some school systems even experienced enrollment contraction

Public School System	State	Grade Level	Fall Enrollment		Change	Percent Change	Notes
			2022	2023			
Arlington Public Schools (APS)	VA	K-12	26,439	26,533	94	0.4%	<i>Births from the Virginia Dept. of Health declined by about 1.5% from 2021 to 2022</i>
Arlington Public Schools (APS)	VA	PreK-12	27,455	27,452	-3	0.0%	
Fairfax County Public Schools (FCPS)	VA	PreK-12	180,109	180,806	697	0.4%	<i>Births declined -0.6% to 12,188 for 2021-22</i>
Montgomery County Public Schools (MCPS)	MD	PreK-12	160,554	160,770	216	0.1%	
Prince Georges County Public Schools (PGCPS)	MD	K-12	131,143	131,530	387	0.3%	
Prince Georges County Public Schools (PGCPS)	MD	PreK-12	135,967	136,323	356	0.3%	
Prince William County Schools (PWPS)	VA	K-12	90,226	89,945	-281	-0.3%	<i>Our decrease is somewhat unprecedented in the last 30+ years, except for SY2020-21</i>
Loudoun County Public Schools (LCPS)	VA	PreK-12	82,233	82,125	-108	-0.1%	
Chesapeake Public Schools	VA	Unknown	39,827	39,665	-162	-0.4%	<i>Majority of the loss is at the elementary level</i>
Richmond Public Schools	VA	Unknown	21,706	21,259	-447	-2.1%	<i>Experienced +2.4% growth from 2021 to 2022</i>
Chesterfield County Public Schools	VA	K-12	63,208	63,253	45	0.1%	<i>Had seen a "post-COVID bounce", but now it is halted</i>
Chesterfield County Public Schools	VA	PreK-12	64,373	64,469	96	0.1%	
Alexandria City Public Schools	VA	K-12	15,482	n/a	n/a	n/a	<i>Experienced K-12, 1.6% growth from 2021 and 2022 (VDOE)</i>
Frederick County Public Schools	MD	K-12	45,235	45,984	749	1.7%	<i>FCPS has been growing and we are projected to continue to grow</i>
Frederick County Public Schools	MD	PreK-12	46,783	47,537	754	1.6%	
Stafford County Public Schools	VA	K-12	30,625	31,126	501	1.6%	
Frederick County Public Schools	VA	Unknown	13,968	14,178	210	1.5%	<i>Lots of housing construction</i>

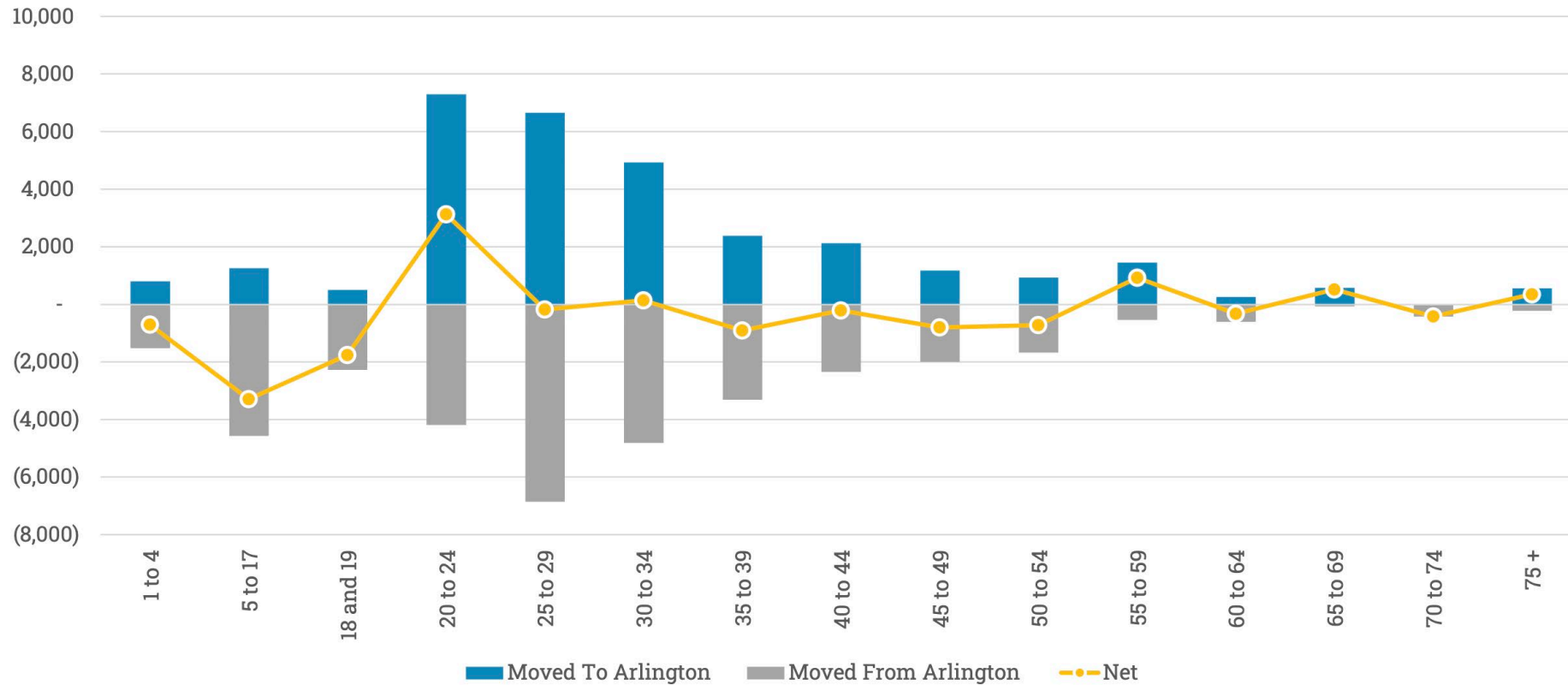
Data gathered from school districts as of October 2023.

Population: 2020-2022



Source: U.S. Census Bureau, Population Estimates Program (Vintage 2022)

2022 Migration by Age



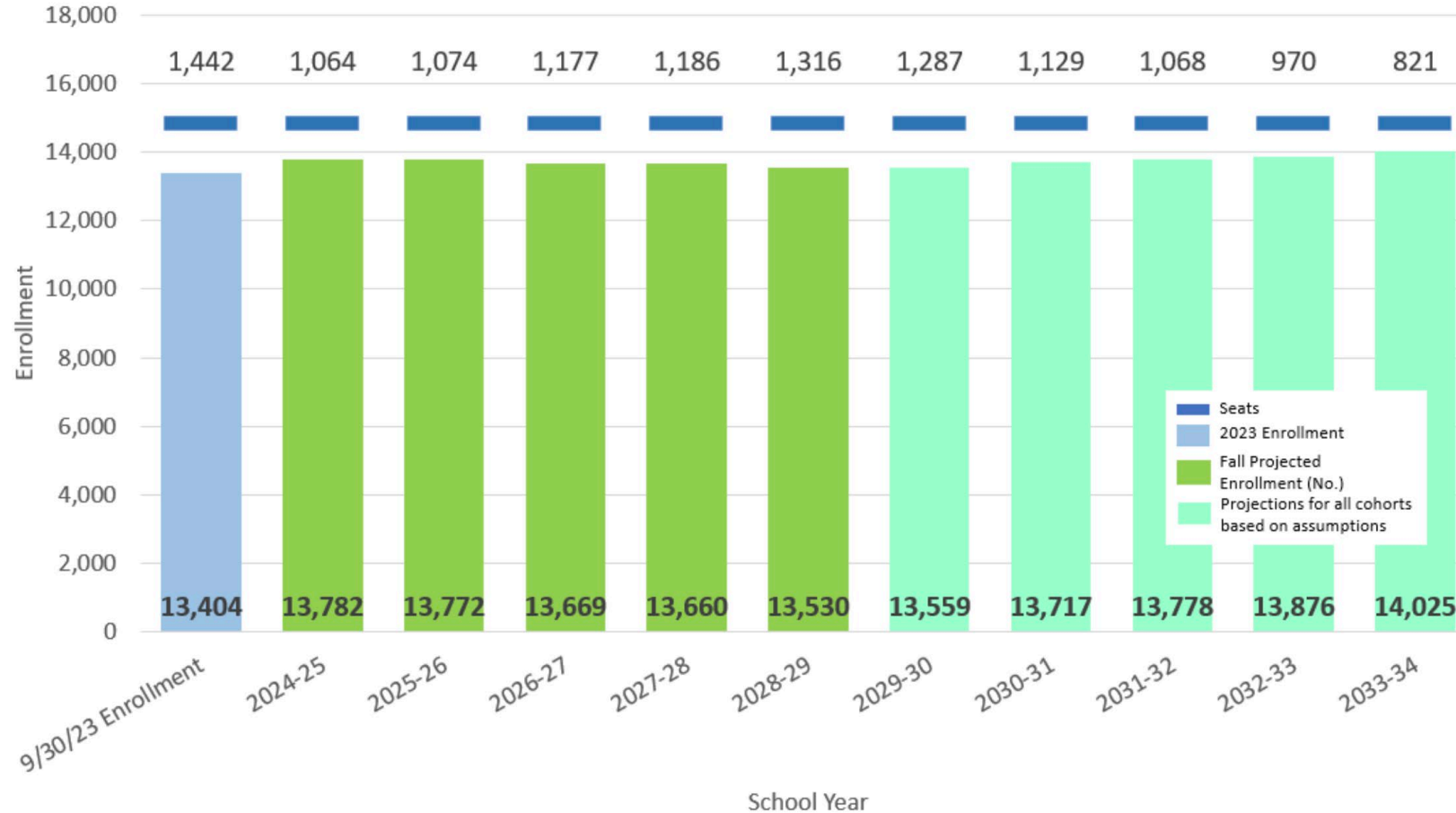
Source: U.S. Census Bureau, 2022 American Community Survey 1-Year Estimates.

Why understanding capacity utilization matters in capital planning

Projected Capacity Utilization by School Level

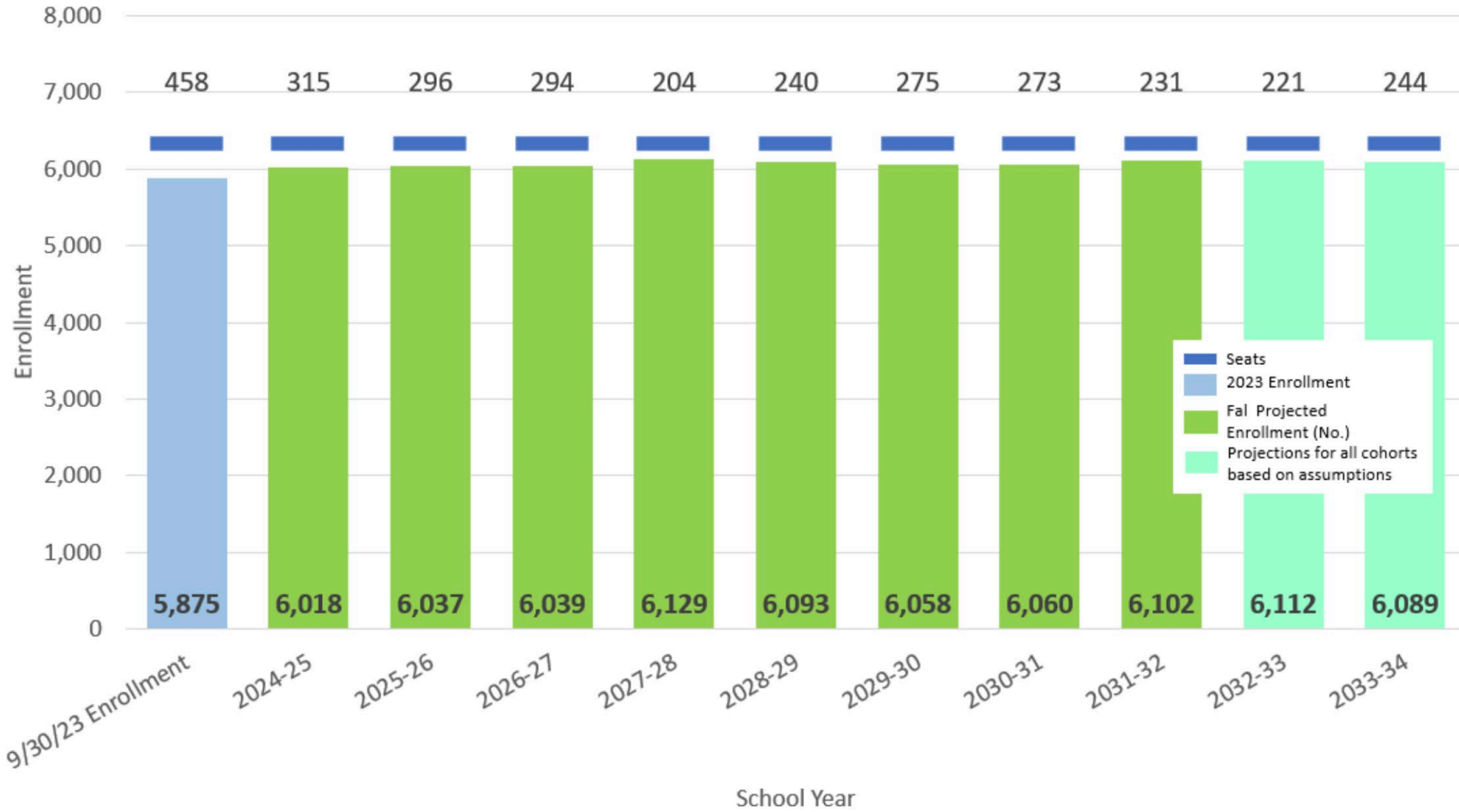
Capacity utilization measures the extent that school buildings are occupied by comparing actual student enrollment to the building design capacity of the school. The purpose of the capacity utilization measurement is to show projected seat availability by school or school level and by year for the next decade. This data helps APS to assess capacity need and the type of solution (capital or non-capital) to deploy to accommodate students.

DRAFT - Projected Difference Between Elementary (PreK-5) Students and Building Design Seat Capacity Over the Next Decade

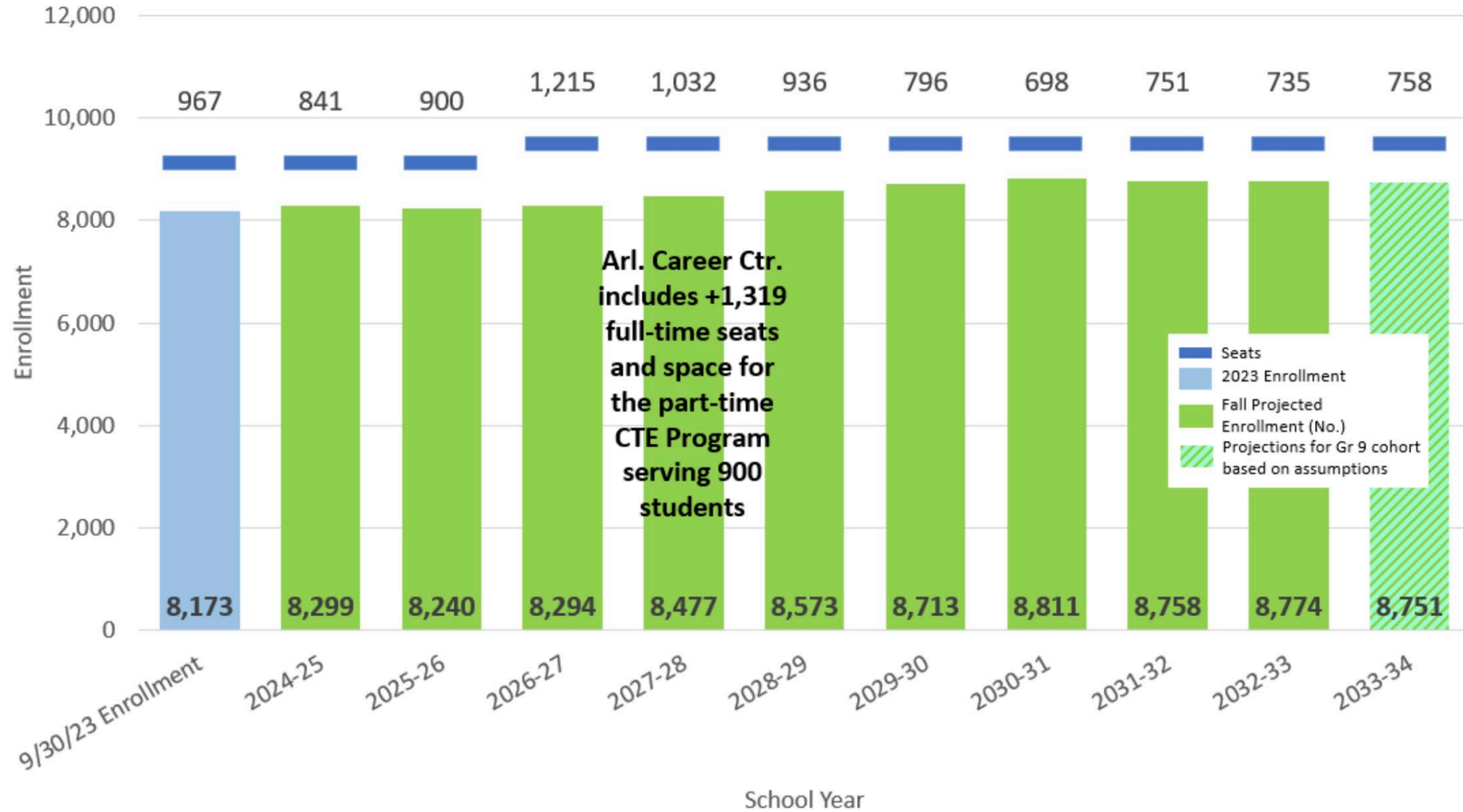


Note: Elementary enrollment for all projection years (2024 to 2033) includes maximum PreK allocations for FY 2025 and excludes PreK Dual Enroll students.

DRAFT - Projected Difference Between Middle School Students and Building Design Seat Capacity Over the Next Decade

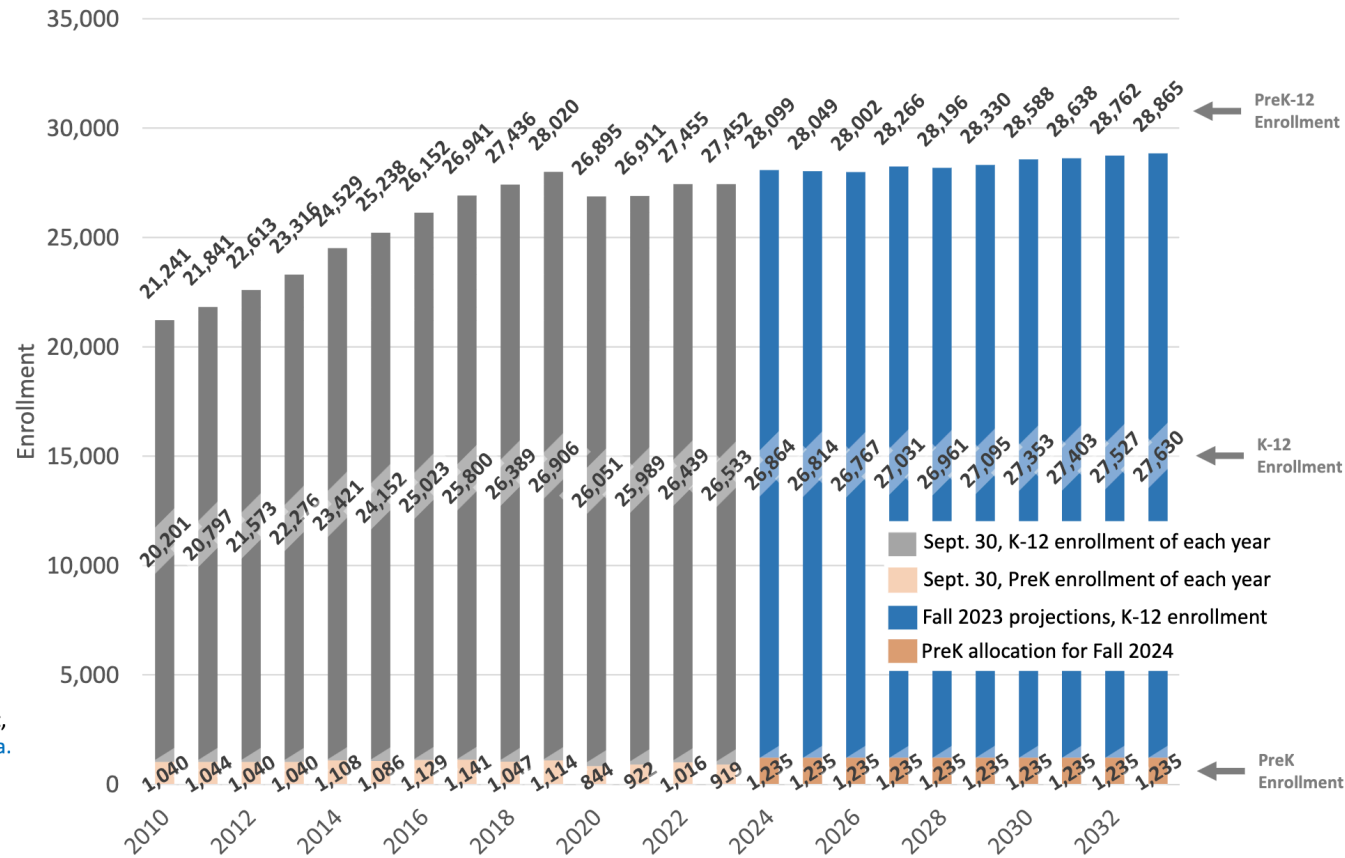


DRAFT - Projected Difference Between High School Students and Building Design Seat Capacity Over the Next Decade





10-Year Fall 2023 Projections



Source: Page 7 of "Fall 2023 10-Year, K-12 Enrollment Projections Report, <https://www.apsva.us/statistics/enrollment/>

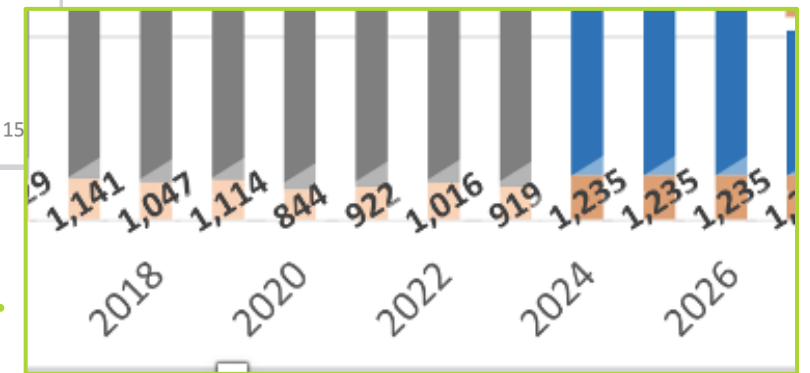


Figure 2. Difference Between Future Building Design Seats and Projected Elementary Students by Zone in School Year 2027-28



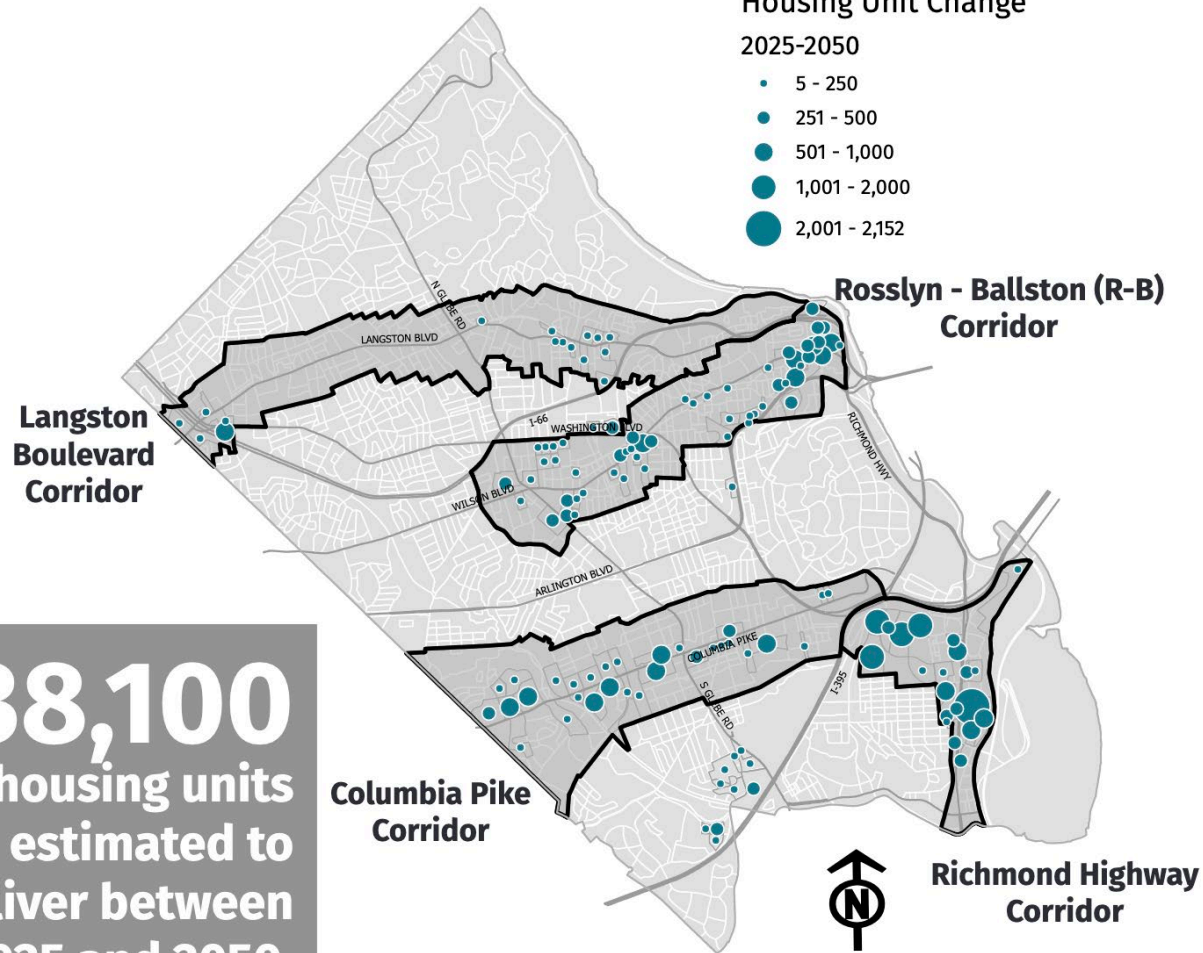
Difference Between Future Building Design Seats and Projected Elementary Students by Zone in SY2028-29 in Capacity and Utilization Tables 2023-2033

Forecast Housing Unit Growth 2025-2050

Housing Unit Change

2025-2050

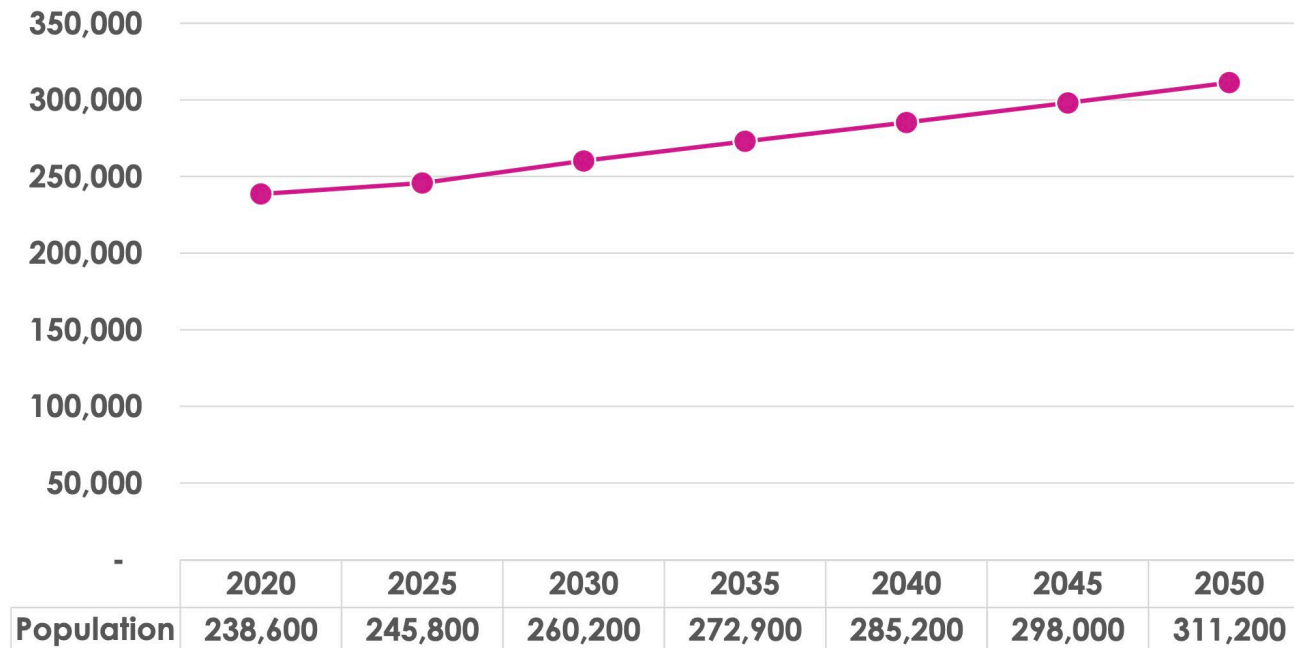
- 5 - 250
- 251 - 500
- 501 - 1,000
- 1,001 - 2,000
- 2,001 - 2,152



38,100
housing units
are estimated to
deliver between
2025 and 2050.

Arlington County Forecasts Population Growth

Forecast Round 10.0: Population





Other thoughts or comments?