

# JFAC Meeting

JULY 20, 2023

# JFAC Mission

- ▶ The overall mission of the JFAC is to provide input to the Boards on capital facilities needs assessment, capital improvement plans and long-range facility planning for both the Arlington County Government (the “County”) and Arlington Public Schools (“APS”).

# Pre-CIP Report Recommendations Combined Timeline

2023	July to Sept. 1 and 15	<p><b>Public Participation: Understand and give feedback on the recommendations</b></p> <ul style="list-style-type: none"> <li>Review the recommendations and supporting data <a href="http://www.apsva.us/engage/Pre-CIP Report/">www.apsva.us/engage/Pre-CIP Report/</a></li> <li>Participate in a Community Table Session</li> </ul> <p><b>Monday, July 31 6-8 p.m. Virtual; Tuesday, Aug. 22 6-8 p.m. in person; Sept. TBD Virtual</b></p> <p>Provide feedback to the SB through <a href="mailto:engage@apsva.us">engage@apsva.us</a></p> <ul style="list-style-type: none"> <li>By Sept. 1 on planning unit data for boundaries</li> <li>By Sept. 15 on all other items</li> </ul>
	Oct. 12	<p><b>SB Meeting</b> Recommendations for:</p> <ul style="list-style-type: none"> <li>FY 2025-34 CIP Direction and</li> <li>Relocate M.S. Immersion to Kenmore &amp; Refine Boundaries effective for 2025-26</li> </ul>
	Oct. 26	<p><b>SB Meeting</b> Act on the FY 2025-34 CIP Direction</p>
	Dec. 14	<p><b>SB Meeting</b> Act on Relocating M.S. Immersion to Kenmore &amp; Refining Boundaries, effective 2025-26</p>
2024	May 14	<p><b>SB Work Sessions</b> Discuss details in Superintendent's Proposed FY 2025-34 CIP</p>
	May 26	<p><b>SB Meeting</b> Present Superintendent's Proposed FY 2025-34 CIP</p>
	June 6	<p><b>SB Meeting</b> Present School Board's Proposed FY 2025-34 CIP</p>
	June 11 & 20	<p><b>SB Public Hearing and SB Action</b> on the FY 2025-34 CIP</p>
	Nov. 5	<p><b>Public Participation:</b> Vote on the School Bond Referendum</p>

## The Superintendent Recommends the School Board's October 2023 FY 2025-34 CIP direction include:

- ▶ **Repurpose Nottingham for Swing Space Effective for SY 2026-27**
- ▶ **Plan for Future Phases of the Arlington Career Center Campus**
  - ▶ Aligns with School Board's FY 2023-32 CIP and maintains maximum student capacity at 2,570 seats
  - ▶ Confirm to repurpose the existing ACC building for MPSA and deconstruct (demolish) the MPSA building replacing it with green space
- ▶ **Conducting a full middle school boundary process in the Fall 2023**
- ▶ **Vote on program move and middle school boundaries in December 2023**
  - ▶ Relocate Middle School Immersion to Kenmore & Refine Middle School boundaries effective for SY 2025-26

## Questions for each recommendation:

- **Are the priorities identified within the report and the recommendations clear and do they align with data presented?**
- **Are countywide and long-range planning considerations taken into account?**

# Repurpose Nottingham for Swing Space Effective for SY 2026-27

- ▶ On page v of the Executive Summary, the report says that "[i]n September 2023, the Department of Facilities & Operations will present a prioritized school renovation list."
  - ▶ Without a list of proposed renovations, how can we assess the need for creating swing space?
  - ▶ Can APS offer a preview of that report now, including its methods and findings?
  - ▶ Are there any renovations on the draft list that must be done by 2027? If not, then could APS take more time to consider whether, where, and when swing space is needed?
  - ▶ Are there fiscal advantages to delaying renovations by a few years given the currently limited bonding capacity?

# Plan for Addressing Elementary Capacity Along Richmond Highway

- ▶ On page 8, the report projects that "Zone 4, which approximates the county's Richmond Highway Corridor, is expected to have building design seat needs" for elementary students, with "about 280 more students than seats" and "a capacity utilization of around 122%" by 2027-28.
  - ▶ What is APS' plan for addressing this need for additional elementary seats in South Arlington?
  - ▶ How can APS accelerate consideration of the Virginia Highlands site for a new elementary school? Why won't the County's "master planning for the site" begin until 2030?



# Planning for Langston Boulevard Redevelopment

- ▶ On page 5, the report says that "[i]n 2022, APS estimated possible students from new housing scenarios from the PLB Preliminary Concept Plan" and "found that relevant existing school capacity could absorb the estimated students generated from the housing envisioned by PLB through 2030."
  - ▶ What did APS' analysis of the enrollment impact of Plan Langston Boulevard show? Has that analysis been updated in light of the latest draft plan released in June?
  - ▶ Also on page 5, the report identifies the Lee Community Center as "[s]ites identified to meet future community needs." Has APS analyzed how many elementary seats could be added to the Lee Center property? Could the Lee Center property be made viable as swing space or for co-located uses between APS and the County? Why would new construction take until 3-5 years after the SY2028 CIP to complete?



# Plan for Future Phases of the Arlington Career Center Campus

- ▶ Does the student enrollment data support the recommendation to move MPSA and increase the program's capacity by 237 seats?
- ▶ Is there preliminary information from the Long Range Facilities Renovation plan that prioritizes a new building for MPSA?
- ▶ Does the student enrollment data support the recommendation to continue with the plan to add 369 net new high school seats?
- ▶ Will the renovation planned for the legacy Career Center for MPSA at the current estimated cost of \$35 million be a flexible space that could easily be converted to different school or program in the future?

# Plan for Future Phases of the Arlington Career Center Campus

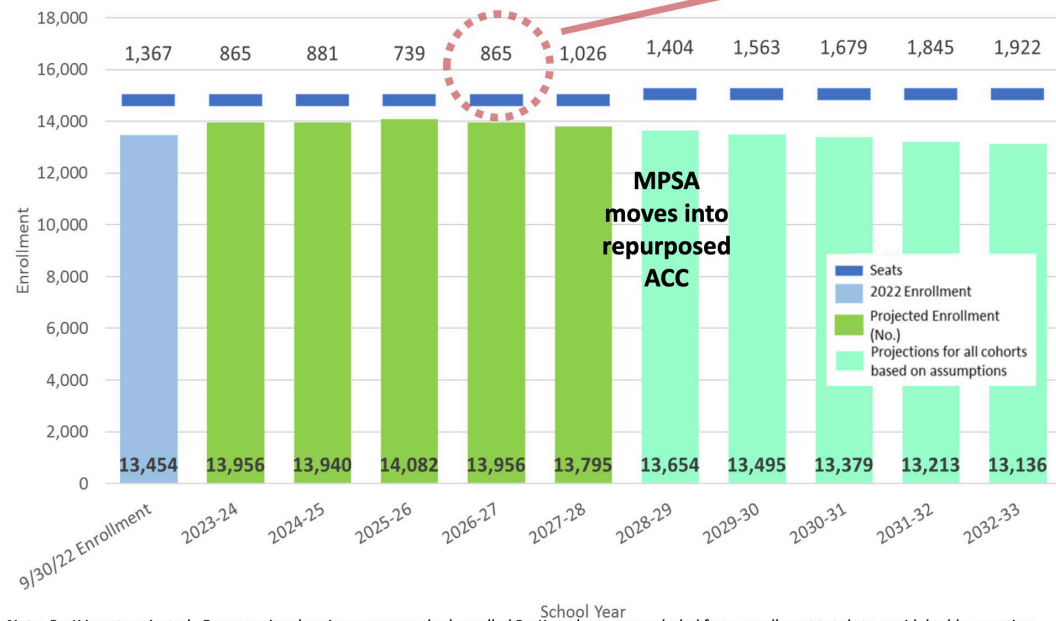


## Projected Elementary School Capacity Utilization

- By 2026 - anticipate a surplus of 850+ elementary seats
- Surplus continues in 2028 as capacity adds 237 ES seats
  - Adding 700 estimated seats in repurposed ACC building
  - Subtracting 463 seats in current MPSA building

Today's Future View

Projected Difference Between Elementary Students and Building Design Seat Capacity Over the Next Decade



Note: PreK is not projected. For capacity planning purposes, dual enrolled PreK students are excluded from enrollment totals to avoid double-counting.

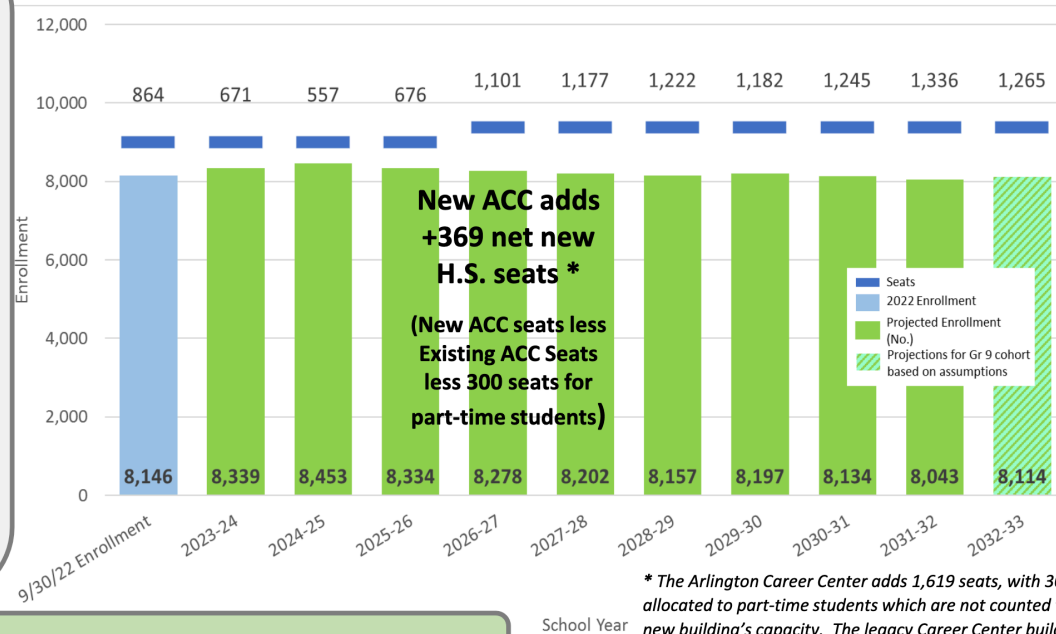
# Plan for Future Phases of the Arlington Career Center Campus



## Projected High School Capacity Utilization

- New ACC building opens in December 2025
- By School Year 2026-27, existing ACC (950 building design seats) no longer counted in high school capacity
- Anticipate variation in capacity utilization rates across high schools
  - Wakefield 105%
  - Yorktown 97%
  - Washington-Liberty 89%

Projected Difference Between High School Students and Building Design Seats Over the Next Decade



\* The Arlington Career Center adds 1,619 seats, with 300 seats allocated to part-time students which are not counted towards the new building's capacity. The legacy Career Center building is not counted toward high school capacity in this chart as of 2026-27.

Today's Future View

# Middle School Boundary Process and Program Move

- ▶ Does the student enrollment data support the program move and boundary change?

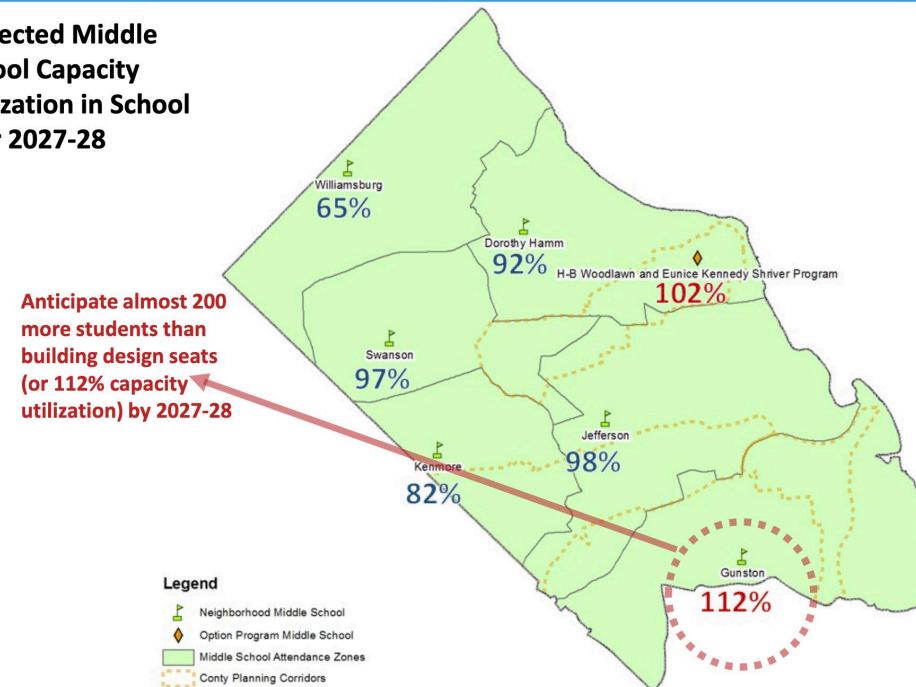


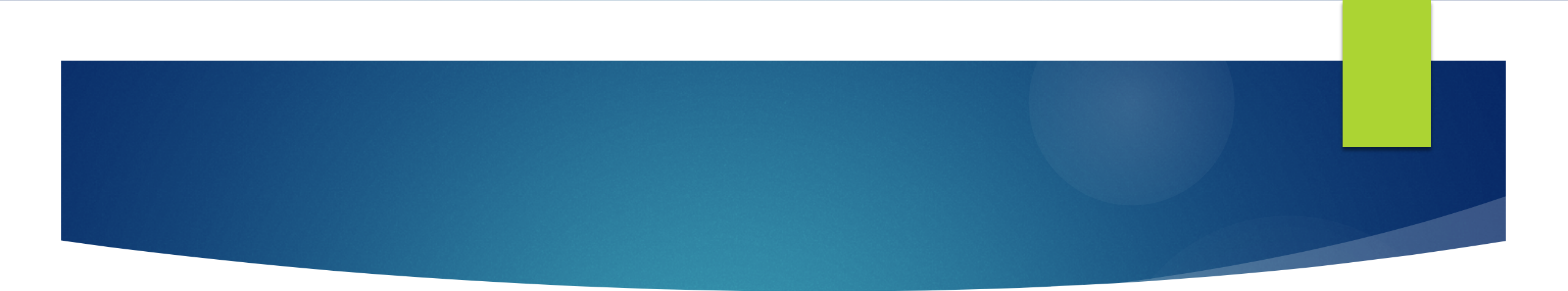
## Projected Middle School Capacity Utilization by Zone

**Pre-CIP Report recommends for Fall 2025 concurrently:**


- Relocating Immersion from Gunston to Kenmore; and
- Implementing boundary changes for efficient capacity utilization.

**Projected Middle School Capacity Utilization in School Year 2027-28**



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- On page 10 of the Pre-CIP Report there is a section titled "APS Continuously Collaborates with Arlington County"
    - **Is there anything missing in this section (such as identifying joint use facilities) that need future planning?**
    - **Do we have any comments on this section? Are there recommendations to foster additional or improved collaborative planning?**



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- ▶ *Feedback on the Superintendent's Proposed FY 2023-32 CIP noted that APS' proposal lacked the level of detail included in the County's CIP proposal. APS includes details in the Pre-CIP Report Framework that will be updated and accompany the Superintendent's Proposed FY 2025-34 CIP." (Pre-CIP Report p.8)*

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- ▶ **Given that JFAC is a joint committee for both the SB and the CB and it is part of our charge and mission to consider the alignment between the CIP's are there recommendations or considerations that we can make for the CIP direction that would better align the CIPs or for details that we would like to see included in proposed CIPs?**

# FY2023-34 CIP Funding Scenario

Project Description <i>(projects in italics are from the FY22-24 CIP)</i> Completion Date (X)	OTHER FUNDING SOURCES					BOND FUNDING										TOTAL FUNDING
	Operating and Other	M/CM (not bonds)	Capital Reserve <sup>1</sup>	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	
<b>IMPROVEMENTS AT EXISTING FACILITIES</b>																
Major Infrastructure Projects					\$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 Program</i> <sup>2</sup>			\$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)</i> <sup>3</sup>		\$2.41				X	X	X								\$2.41
<b>PLACEHOLDER for Long-range Plan to Renovate Existing Facilities (inc. swing space, if needed)</b> <sup>4</sup>									\$6.56	\$11.69	\$14.00	\$11.40	\$12.80	\$12.20		\$68.65
<i>Enterprise Resource Planning (ERP) System Modernization</i> <sup>5</sup>	\$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	<b>Q4 CY26</b>							\$2.44
<b>ENROLLMENT CAPACITY</b>																
<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
<b>PLACEHOLDER to move MPSA into refreshed ACC building</b> <sup>6</sup>								\$3.75	\$8.44	\$2.81	X					\$15.00
<b>PLACEHOLDER to demolish MPSA; green space</b> <sup>4</sup>												\$2.00				\$2.00
<b>PLANNING</b>																
<i>To provide options for projected seat needs or improvements to existing facilities</i>					\$2.00											\$2.00
<b>TOTAL PROJECTS</b>	<b>\$9.53</b>	<b>\$2.41</b>	<b>\$20.34</b>	<b>\$2.17</b>	<b>\$90.57</b>	<b>\$56.02</b>	<b>\$73.75</b>	<b>\$45.32</b>	<b>\$24.43</b>	<b>\$25.00</b>	<b>\$25.00</b>	<b>\$25.00</b>	<b>\$25.00</b>	<b>\$25.00</b>	<b>\$25.00</b>	<b>\$474.54</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 green above would be in the 2022 referendum).

**BOND REFERENDA AMOUNTS**

2022 Referendum	\$165.01
2024 Referendum	\$41.64
2026 Referendum	\$38.75
2028 Referendum	\$50.00
2030 Referendum	\$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	8.04%	8.64%	9.36%	9.22%	9.42%	8.68%	8.22%	8.13%	7.90%	7.70%
Annual Bond Issuance	\$56.02	\$73.75	\$45.32	\$24.43	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00
Annual APS Debt Service Increase	\$1.49	\$5.02	\$6.77	\$0.37	\$2.97	(\$4.74)	(\$2.63)	\$0.37	(\$0.87)	(\$1.04)

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

<sup>2</sup> Of the \$7.48M shown in FY 2023, \$4.12M was already included in the FY 2021 bond referendum.

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

<sup>4</sup> 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.

<sup>5</sup> 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.

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

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	80,975,200	70,000,000	71,000,000	71,250,000	71,000,000	72,200,000	72,000,000
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)	78,117,659	83,164,337	89,209,599	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%
MARKET VALUATION OF TAXABLE PROPERTY (6)	86,391,421,658	88,464,815,778	90,764,900,988	91,000,000,000	91,000,000,000	91,000,000,000	91,000,000,000	91,000,000,000	91,000,000,000	91,000,000,000
NET TAX SUPPORTED DEBT AS % OF MARKET VALUATION (3%)	1.7%	1.8%	1.8%	1.7%	1.7%	1.6%	1.6%	1.5%	1.4%	1.3%
POPULATION (7)	237,740	239,980	242,220	244,570	246,920	249,270	251,620	253,970	256,320	258,670
DEBT PER CAPITA	\$6,275	\$6,452	\$6,619	\$6,512	\$6,448	\$6,327	\$6,276	\$6,103	\$5,961	\$5,756
INCOME PER CAPITA (8)	\$105,721	\$108,258	\$110,856	\$113,517	\$116,241	\$119,031	\$121,888	\$124,813	\$127,808	\$130,876
NET TAX-SUPPORTED GENERAL OBLIGATION DEBT TO INCOME (NOT TO EXCEED 6%)	5.94%	5.96%	5.97%	5.74%	5.55%	5.32%	5.15%	4.89%	4.66%	4.40%

(1) Updated for 2021 GO Bond Issuance. Includes bonds planned in APS' Adopted FY 2023 - FY 2032 CIP  
 (2) Excludes General Obligation bonds issued for the Utilities Fund  
 (3) Excludes credit support commitments on revenue bonds or lease-backed bond financings. Includes subject to appropriation bonds supported by the County's General Fund. For all subject to appropriation debts, see Chart C.  
 (4) Includes both General Obligation and Subject to Appropriation debt service. Excludes Utilities Fund and Transportation Capital Fund Debt Service and other debt costs. Includes AHIF bonds  
 (5) Includes expenditures of General Fund and certain Special Revenue Funds of the County and School Board. Assumes 1.0% growth in FY 2023 and FY 2024, increasing to 2.5% in FY2027 and beyond  
 (6) Includes real, personal property, and public property. Assumes 2.4% growth in FY 2023, increasing up to 3.0% in FY2027 and beyond  
 (7) Population as of 2020 Census (April 1, 2020) with growth as estimated by MWCOG Round 8.4 Forecasts.  
 (8) Source: Bureau of Economic Analysis 2020 estimates, with growth of 2.4% consistent with PCPI annual growth in Virginia from 2010 - 2020





Other thoughts or comments?