

Superintendent's Proposed FY 2025-34 Capital Improvement Plan (CIP)

Work session #2
May 30, 2024

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- Welcome and Introductions
- Funding Timeline
- Grace Hopper Center (formerly Arlington Career Center) Project
- MPSA Relocation to Legacy ACC: Option #2
- Questions and Discussion

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Project Funding and Timeline with MPSA Option #2

Proposed FY 2025-34 10 Year Capital Improvement Plan (all \$ in millions)													
	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	Project Grand Total (Projected and Previously Approved)
Funding Sources													
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 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	\$9.53
Funding Total	\$121.42	\$97.84	\$31.76	\$76.45	\$59.39	\$50.33	\$50.00	\$50.62	\$51.38	\$51.70	\$50.19	\$569.66	\$691.08
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	\$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) ³					\$0.35			\$0.62	\$1.38	\$1.70	\$0.19	\$4.24	\$4.24
Career Center Campus													
Career Center building ⁴	\$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
Kitchen and Entrance Renovation Program													
Barrett/Carlin Springs Kitchens	\$3.05	\$4.65										\$4.65	\$7.70
Science Focus/Ashlawn Kitchens	\$1.29	\$6.83										\$6.83	\$8.12
Planning													
Study existing facilities	\$0.80	\$4.00										\$4.00	\$4.80
Trade Center Optimization/Bus Electrification TBD													
Allocation Projections Total	\$121.42	\$97.83	\$31.76	\$76.45	\$59.39	\$50.33	\$50.00	\$50.62	\$51.38	\$51.70	\$50.19	\$569.64	\$691.06

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 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	\$83.98	\$100.00	\$100.00	\$100.00	\$100.00					
Debt Service Ratio Target ≤9.8%	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%	8.13%	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)

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

Grace Hopper Center Project

- The new facilities will offer state-of-the-art spaces to support current and new full-time and part-time programs.
- Arlington Tech will have the capacity to expand as envisioned when the program was established a decade ago.
- Dedicated spaces for Career and Technical Education will accommodate courses for 300 students per block period, three times per day, with room for growth to meet the demand from full-time students at other APS high schools.
- Full-time students will have access to a library, physical education facilities, and other spaces similar to those in other APS secondary schools.
- The facility is designed to be universally accessible.





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).

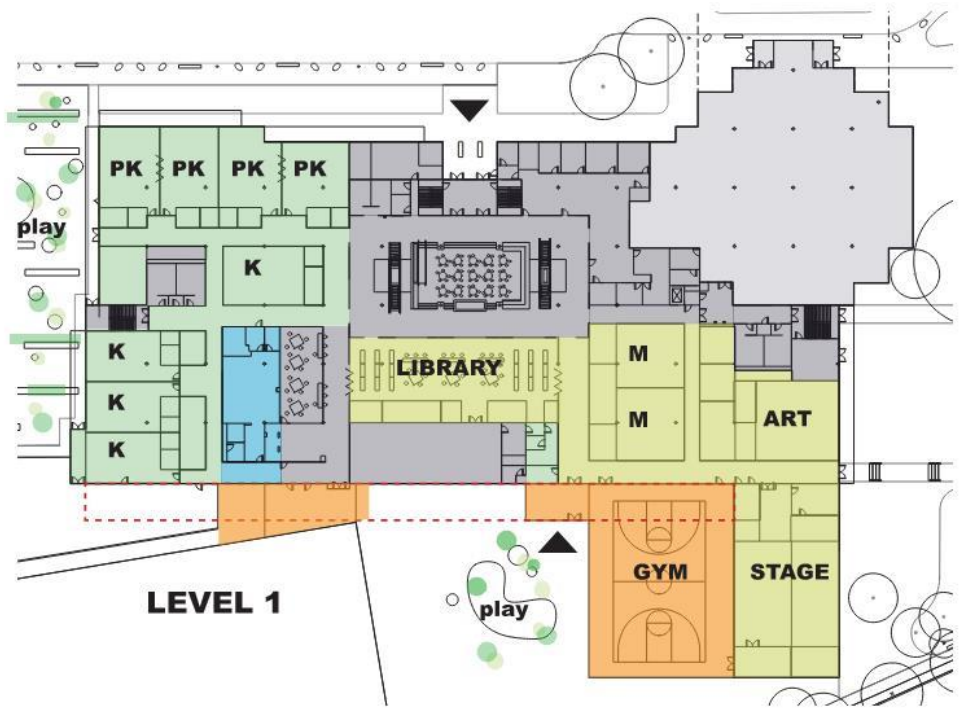
Educational Specification: 625 students

- 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



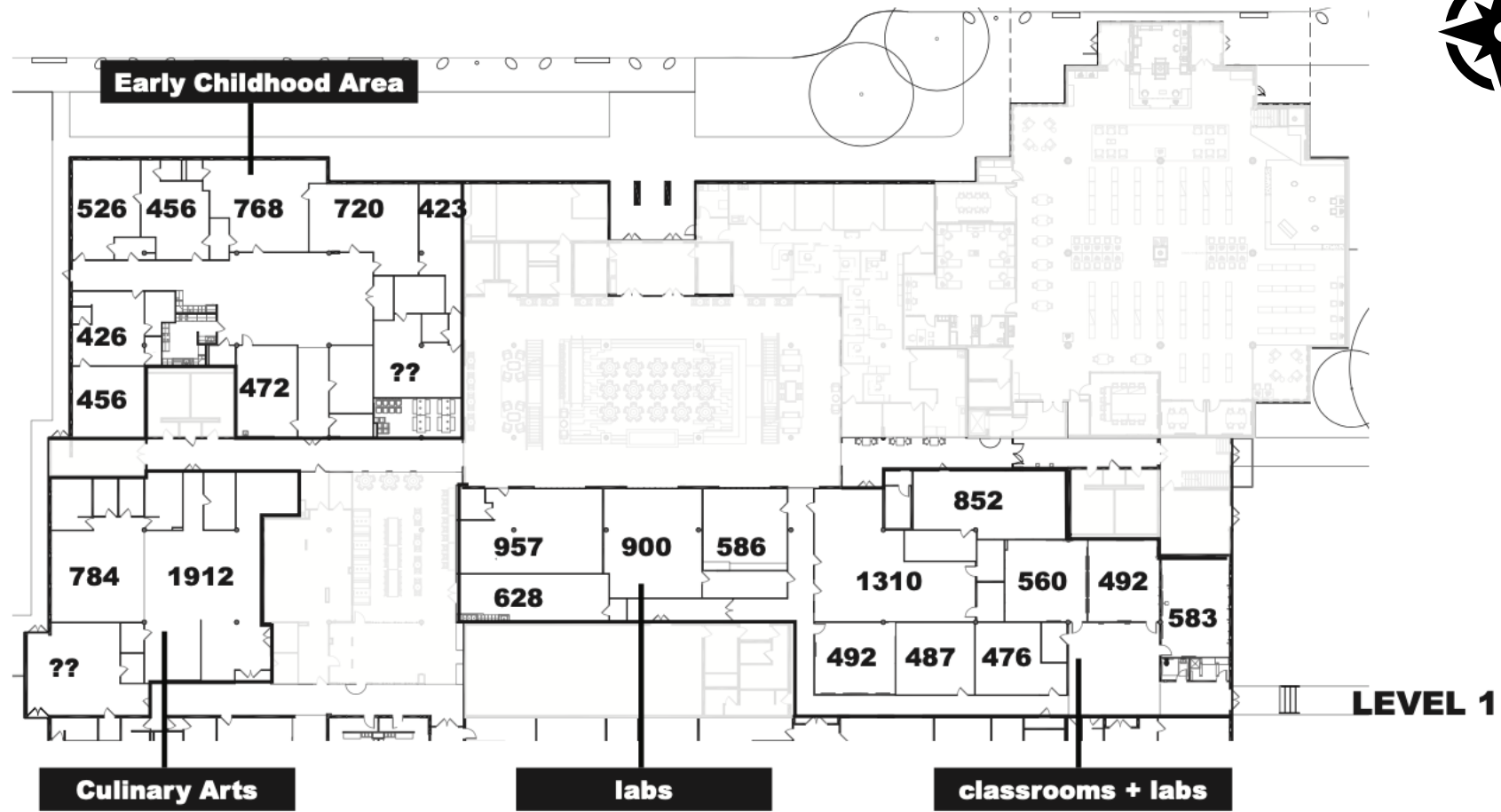
- ✓ PK/K/1 classrooms with toilet
- ✓ PK and 1 classrooms stacks for plumbing
- ✓ library adjacent to dining + commons
- ✓ secondary entrance

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



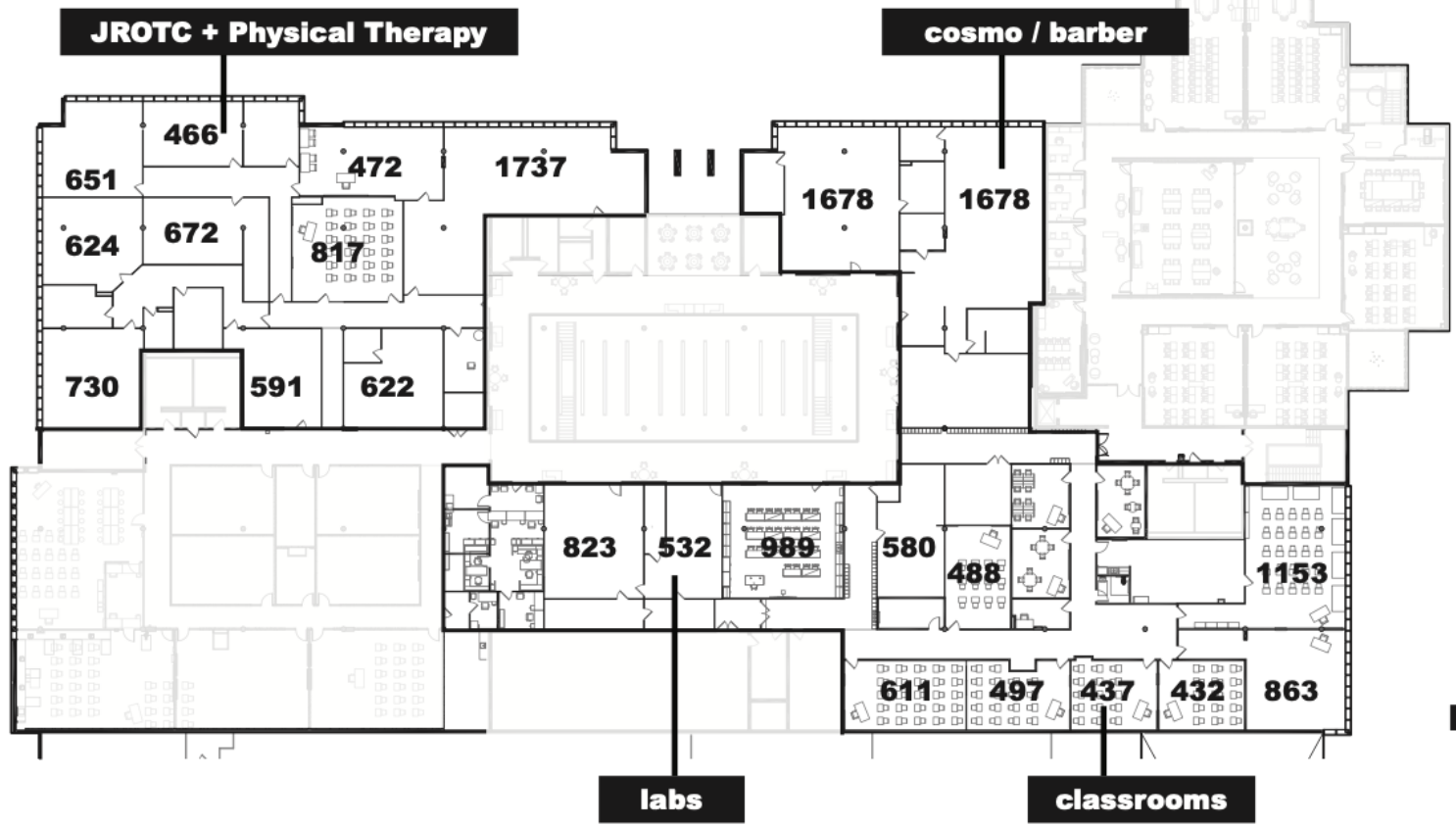
Legacy Career Center Schematics

UNDERSTANDING THE BUILDING - WHAT'S AVAILABLE



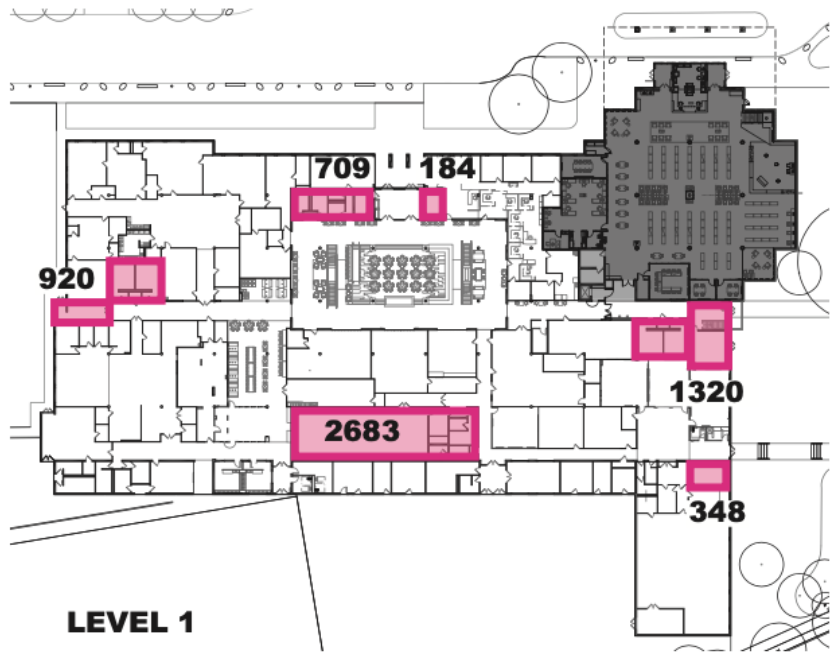
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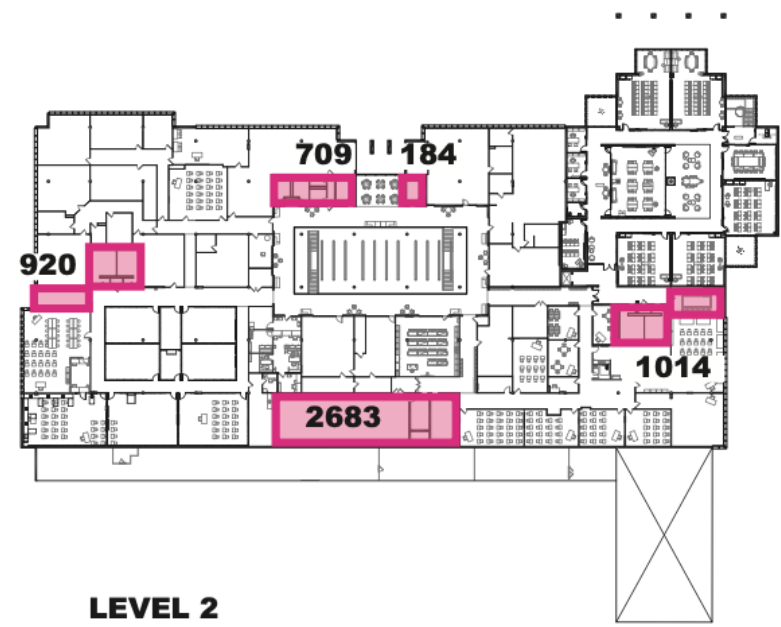


Legacy Career Center Schematics

UNDERSTANDING THE BUILDING - INFRASTRUCTURE TO REMAIN



LEVEL 1
STAIR+MECH+TOILET 6,164 SF



LEVEL 2
STAIR+MECH+TOILET 5,510 SF



MPSA Cost per Option with Prevailing Wage calculations

Costs in millions

	Option 2	Comments2
2023 Construction Cost Estimate	\$29.67	
Construction Contingency	\$2.97	10% of construction cost
Owner (Soft) Cost	\$7.18	22% of construction cost plus construction contingency
Total Project Cost	\$39.82	

Prevailing wage increased labor cost by 15% based on consultant study

MPSA Option # 2 - Costs with Escalation*

Costs in millions

	Percent Escalation	Option #2
2024	4.0%	\$ 41.41
2025	3.5%	\$ 42.86
2026	3.0%	\$ 44.14
2027	3.0%	\$ 45.47
2028	3.0%	\$ 46.83
2039	3.0%	\$ 48.24
2030	3.0%	\$ 49.69
2031	3.0%	\$ 51.18
2032	3.0%	\$ 52.71
2033	3.0%	\$ 54.29

As of 2/13/2024 with prevailing wage

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.



Questions & Discussion



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