

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

Work session #1
May 30, 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.

APS Engage Website

Updates about the CIP throughout the process:

- School Board Work Session/Meetings
- Presentations
- Timeline
- Data
- Community Input

Additional Communications via

- Parent Square Engage Messages
- Social Media
- Advisory Committee (FAC/JFAC) Updates
- News Releases
- June 11 School Board Public Hearing on Superintendent's Proposed FY 2025-34 CIP

Follow the process at www.apsva.us/engage/



Questions? Write to:

engage@apsva.us

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Responding to School Board Questions

- Staff will record questions not answered during CIP Work Sessions.
- Board may pose questions in writing to Superintendent at any time.
- Responses to CIP questions by the appropriate ELT member will be sent each Friday.
- Weekly Response log will be posted on the Engage web page <https://www.apsva.us/engage/fy-2025-34-cip/>

- Welcome and Introductions
- Superintendent's CIP Goals
- Project Funding and Timeline
- Projects with additional details and cost
- Joint Initiatives with Arlington County
- 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.

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)

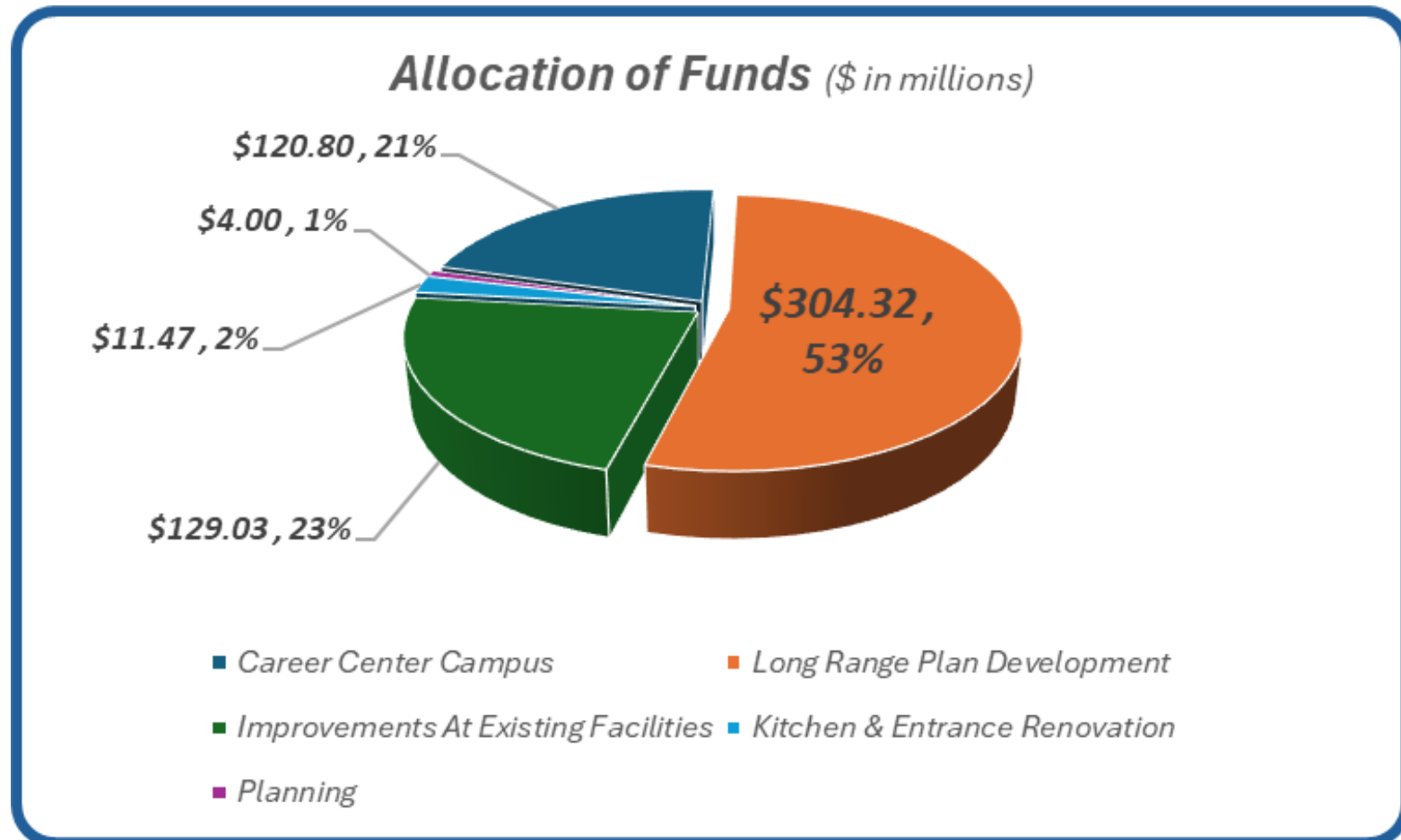
¹ Capital Reserve funds are shown in italic.

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

Allocation of Funds



Accounting for Uncertainty

- All proposed project funding includes monies set aside for:
 - Escalation/Inflation - anticipated increases in construction costs
 - Contingency – unplanned/unforeseen conditions
- Given current market conditions of atypical rising construction costs, the proposed project funding was adjusted to increase both the per annum escalation rate and contingency amounts.
- The adjustments provide additional flexibility in mitigating future uncertainty.

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>General Expenditures</i>	<i>Debt Service as % of Total Expenses</i>
FY2024	64,649,439	4,792,614	8.01%	\$797,815,899	8.10%
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%

Ongoing capital program for major building systems replacements that have reached the end of serviceable life (e.g., HVAC, electrical and lighting, and building envelope - roofing and windows).

Ongoing Projects

- Barcroft HVAC replacement (partially grant funded)
- Escuela Key roof replacement (planned May 2024)



Randolph Roof Replacement Project Fall 2023

Complete upgrades so all schools meet current standards.

- Standardizing kitchens with appropriate on-site food storage and preparation space, providing a minimum of two lunch lines to serve more students in less time
- Creating security entrances to ensure visitors check in at the main office

Upcoming Projects

Entrances

Completed by December
2024

- Glebe
- Oakridge
- TJMS
- Claremont

Kitchens

Completed by December 2026

- Barcroft
- Drew
- Barrett
- Carlin Springs
- Ashlawn
- Science Focus



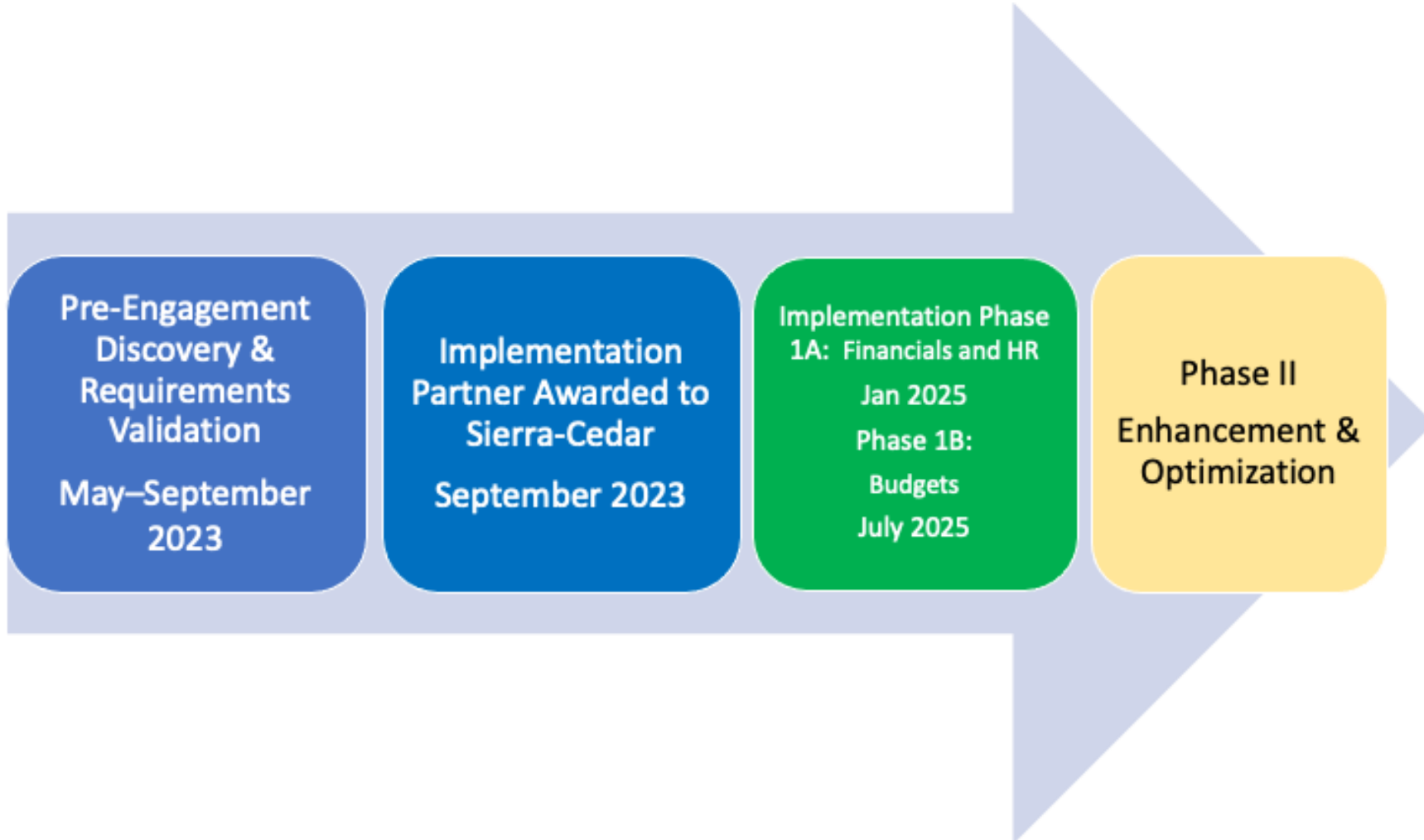
New Science Focus Vestibule

Projects Continued from FY 2023-32 CIP

Rationale for Upgrading STARS

- The current Enterprise Resource Planning system (ERP/”STARS”), was implemented almost 20 years ago. Oracle phased out support for the current E-Business Suite and regular support for the existing ERP system in December 2021.
- STARS must be upgraded to:
 - stay in regulatory compliance and match best practices in the industry
 - improve how we serve all stakeholders
 - proactively improve operational efficiencies.

STARS Upgrade Update



STARS Modernization Status Update: Award to Design Stage

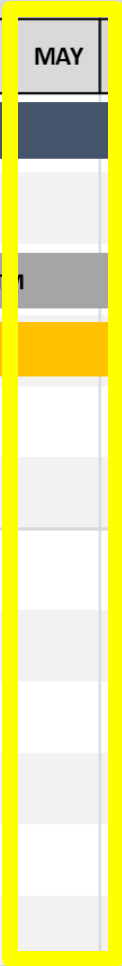
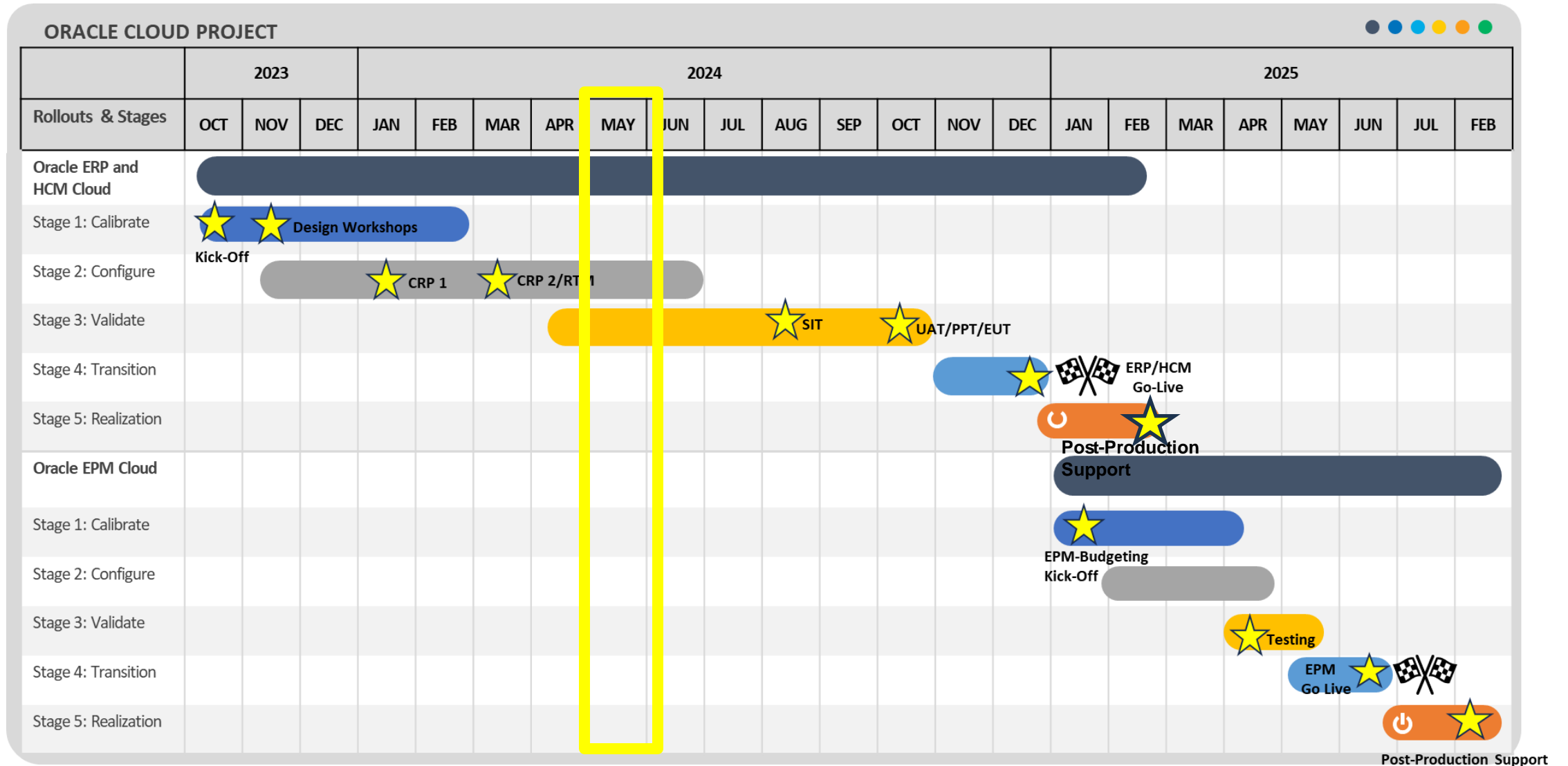
Current Implementation Work: November 2023-Current

- **Design:** Deep dive into business requirements and current and future business workflows with the APS functional team
- **CRP 1:** Review of vendor’s proposed solutions for the initial business requirements and workflows by APS functional team
- **CRP 2:** Confirms the functional design as discussed in design workshops and input from CRP 1
- **SIT:** End-to-end testing of solutions reviewed during CRP2 and detailed design workshops.

Level of Effort of APS Staff: November 2023 – April 2024

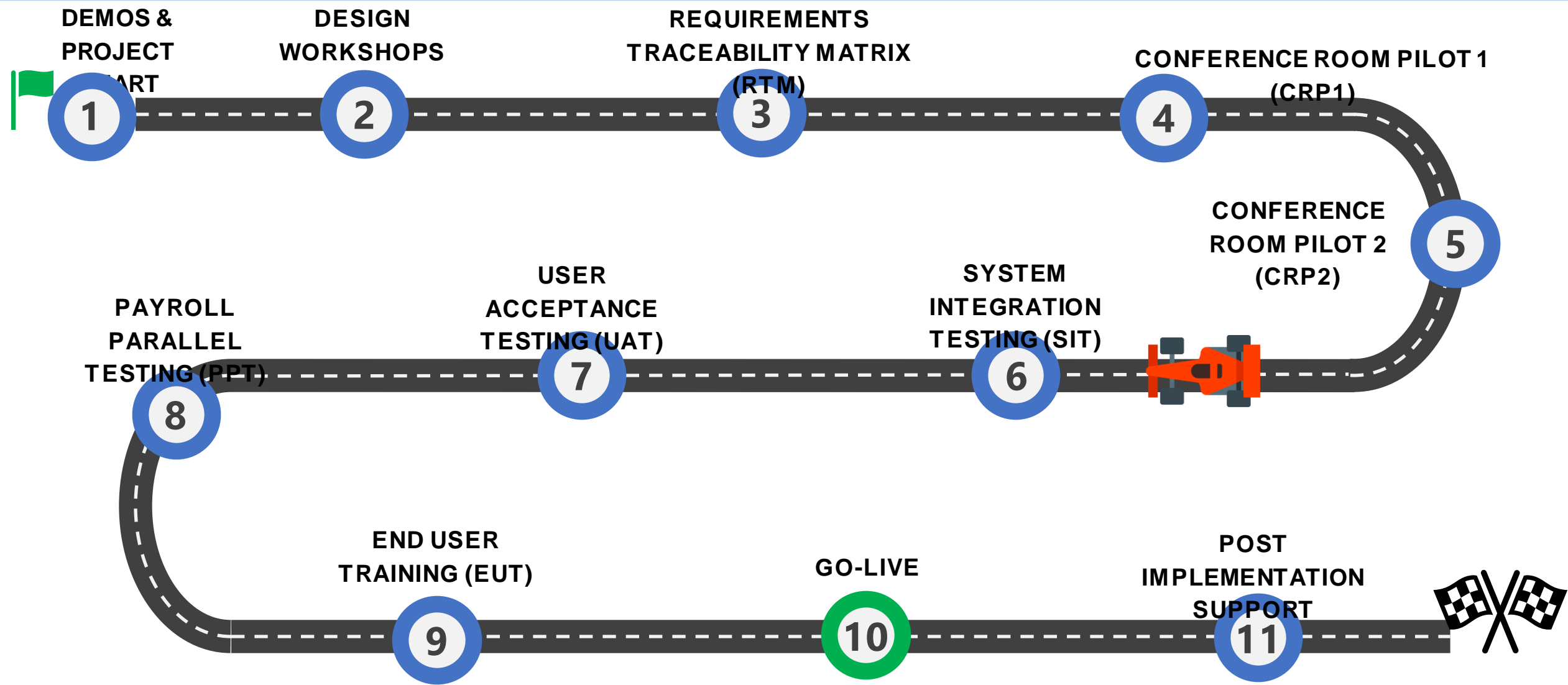
Design, CRP 1, CRP 2	TOTAL APS Staff Hours (Depts of Finance, HR & IS)	TOTAL SESSIONS	SESSIONS COMPLETED	PERCENTAGE COMPLETED
Finance	4,388	73	73	100%
Human Resources	4,846	70	70	100%
Total	9,234	143	143	100%

APS STARS Modernization LifeCycle



Post-Production Support

APS STARS Modernization Current Location on the Project Roadmap



Universal Access to the Heights Building

Today



Upon Completion





The Heights Building – Phase Two

FY 2023–32 CIP includes funding for this project which provides/completes a **universally accessible campus** with the following:

- A path to a main entrance adjacent to the Shriver Program,
- Convenient accessible parking for staff and visitors, immediately adjacent to a building entrance,
- Off-street parent pick-up/drop-off, and
- A new synthetic turf field.
- Construction to be completed by December 2024 (winter break).



- Provides state of the art learning spaces for diverse student body.
- Adds curricular offerings for full-time ACC students.
- Offers career and technical (CTE) classes for students enrolled at other APS comprehensive high schools and programs.
- Allows for growth of Arlington Tech.

Projects Continued from FY 2023-32 CIP

Synthetic Turf Replacement Projects



Wakefield HS Synthetic Turf Replacement Project Early Winter 2022

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

Upcoming Projects Continued from FY2023-32 CIP. Planned for FY2025.

- Greenbrier Stadium Field (Yorktown HS)
- Thomas Jefferson MS (TJMS) Lower Field

- Hoffman-Boston HVAC Replacement
- Dorothy Hamm Roof and HVAC joint Replacement
- Oakridge HVAC Replacement
- Williamsburg Roof Replacement
- Jamestown HVAC and Roof Replacement



- Schools Identified
 - Thomas Jefferson Middle School
 - Taylor Elementary School*
 - Barrett Elementary School*
 - Swanson Middle School
 - Randolph Elementary School*

**Received Roof & HVAC upgrades in past 20 years*



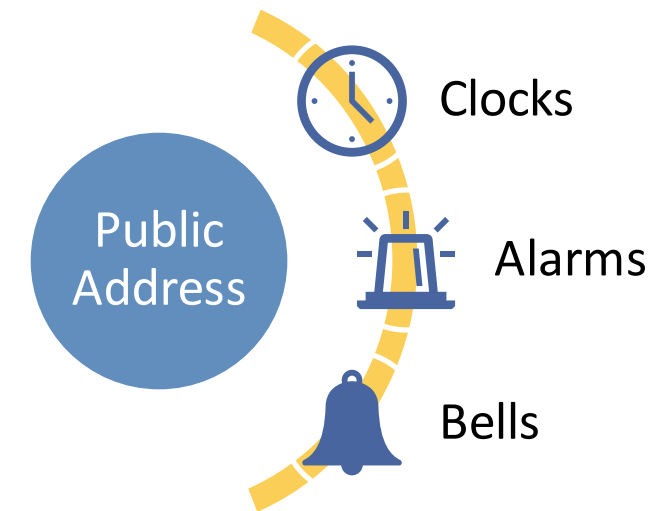
NEW: MPSA Relocation to Legacy Career Center Building

- Three options (*detailed in Appendix Slides #46-51*) are based on an outline educational specification of 625 students.
- During Work Session #2, staff will discuss the recommended option, Option 2, for the Legacy Career Center site. For purposes of this presentation and the proposed 2025-2032 CIP, funding will be based on Option 2.
- Staff will provide a rationale for recommending Option 2 over Options 1 or 3.

Upgrades: Critical Notification/Public Address Systems Replacements

Details

- These systems manage and automate clocks, bell schedules, school-wide announcements, and send automated emergency mass notifications, like lockdown.
- In December 2023, SSEM conducted a gap-analysis that reviewed the reliability and functionality of 21 critical notification/public address systems.
- **Six** schools were identified as a high priority and high level of risk of failing within 0-3 years.
- **Four** schools were identified as a medium priority and medium level of risk of failing within 3-8 years and **one** school, Thomas Jefferson for a speaker upgrade.



Cost-Benefit Analysis – Critical Notification/Public Address Systems

School	Priority/Risk Level	Replacement Consideration	System Price
Hoffman Boston	High (0-1 years)	FY2025	\$238,962
Jamestown	High (0-1 years)	FY2025	\$140,950
Ashlawn	High (0-1 years)	FY2025	\$238,962
Kenmore	High (1-2 years)	FY2026	\$373,041
Glebe	High (1-2 years)	FY2026	\$109,668
Yorktown	High (2-3 years)	FY2027	\$258,198
Total High Priority/Risk			\$1,359,781
Thomas Jefferson	Medium (3-5 years)	FY2027 (new speakers)	\$48,073
Key	Medium (3-5 years)	FY2028	\$215,066
Science Focus	Medium (3-5 years)	FY2028	\$215,066
Innovation	Medium (5-8 years)	FY2029	\$215,066
Arlington Traditional	Medium (5-8 years)	FY2029	\$98,701
Total Medium Priority/Risk			\$791,971
Total Five-Year Fund Request			\$2,151,752

Standard useful life of public address system, utilizing present day technology is 15-20 years



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.



NEW: 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
Option A	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
Option 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	
Option D	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%
Option E	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%
Option F	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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