

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

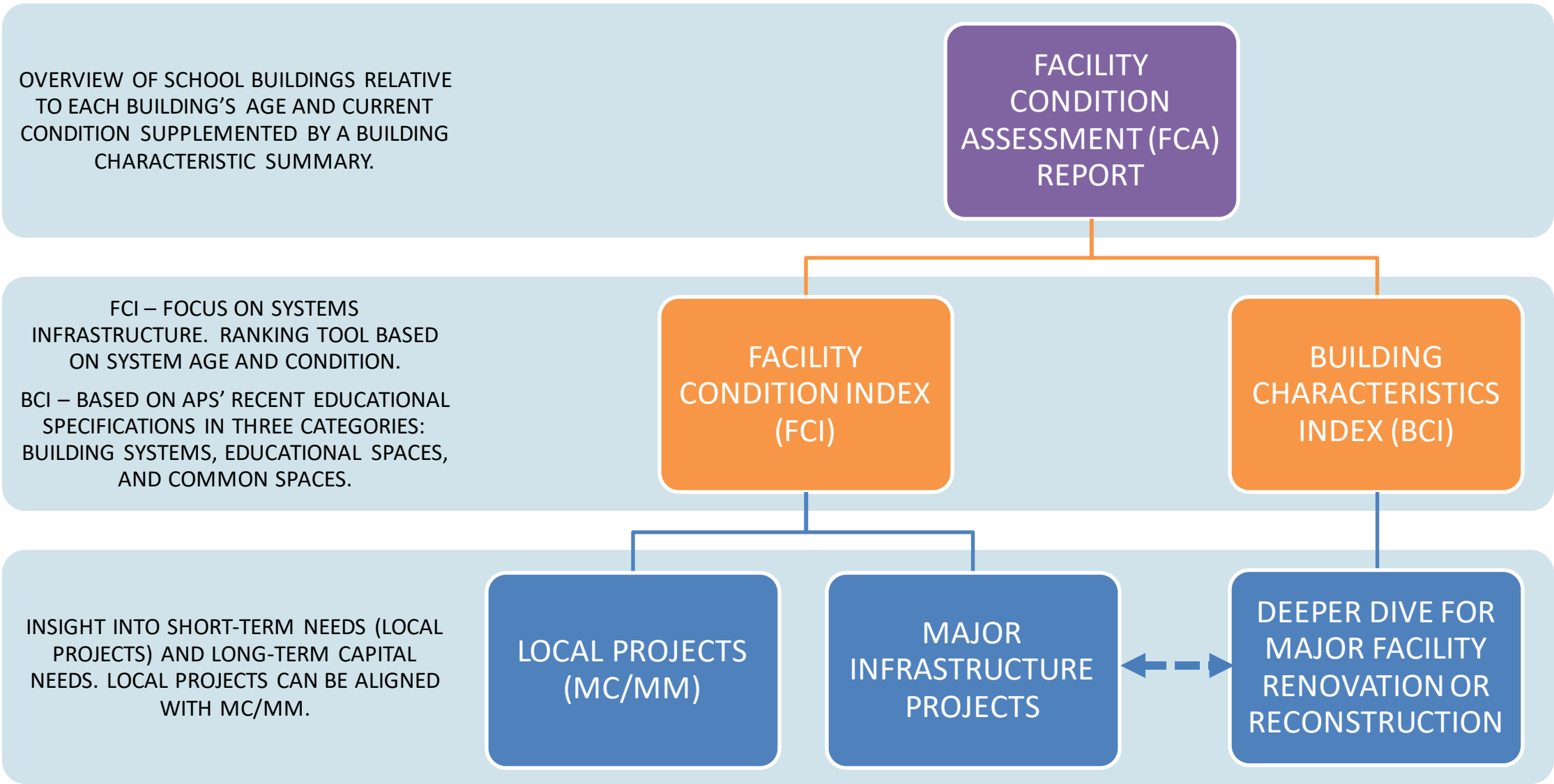
Work session #3
May 30, 2024

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- Welcome and Introductions
- Framing of Feasibility Studies
- Questions and Discussion

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FCA REPORT STRUCTURE AND CONTENTS



OVERVIEW OF SCHOOL BUILDINGS RELATIVE TO EACH BUILDING'S AGE AND CURRENT CONDITION SUPPLEMENTED BY A BUILDING CHARACTERISTIC SUMMARY.

FACILITY
CONDITION
ASSESSMENT (FCA)
REPORT

FCI – FOCUS ON SYSTEMS INFRASTRUCTURE. RANKING TOOL BASED ON SYSTEM AGE AND CONDITION.
BCI – BASED ON APS' RECENT EDUCATIONAL SPECIFICATIONS IN THREE CATEGORIES: BUILDING SYSTEMS, EDUCATIONAL SPACES, AND COMMON SPACES.

FACILITY
CONDITION INDEX
(FCI)

BUILDING
CHARACTERISTICS
INDEX (BCI)

INSIGHT INTO SHORT-TERM NEEDS (LOCAL PROJECTS) AND LONG-TERM CAPITAL NEEDS. LOCAL PROJECTS CAN BE ALIGNED WITH MC/MM.

LOCAL PROJECTS
(MC/MM)

MAJOR
INFRASTRUCTURE
PROJECTS

DEEPER DIVE FOR
MAJOR FACILITY
RENOVATION OR
RECONSTRUCTION

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



- **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 _{AD}	FCI _{DM}	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.

- **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_{AD} and FCI_{DM} 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 _{AD}	FCI _{DM}	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

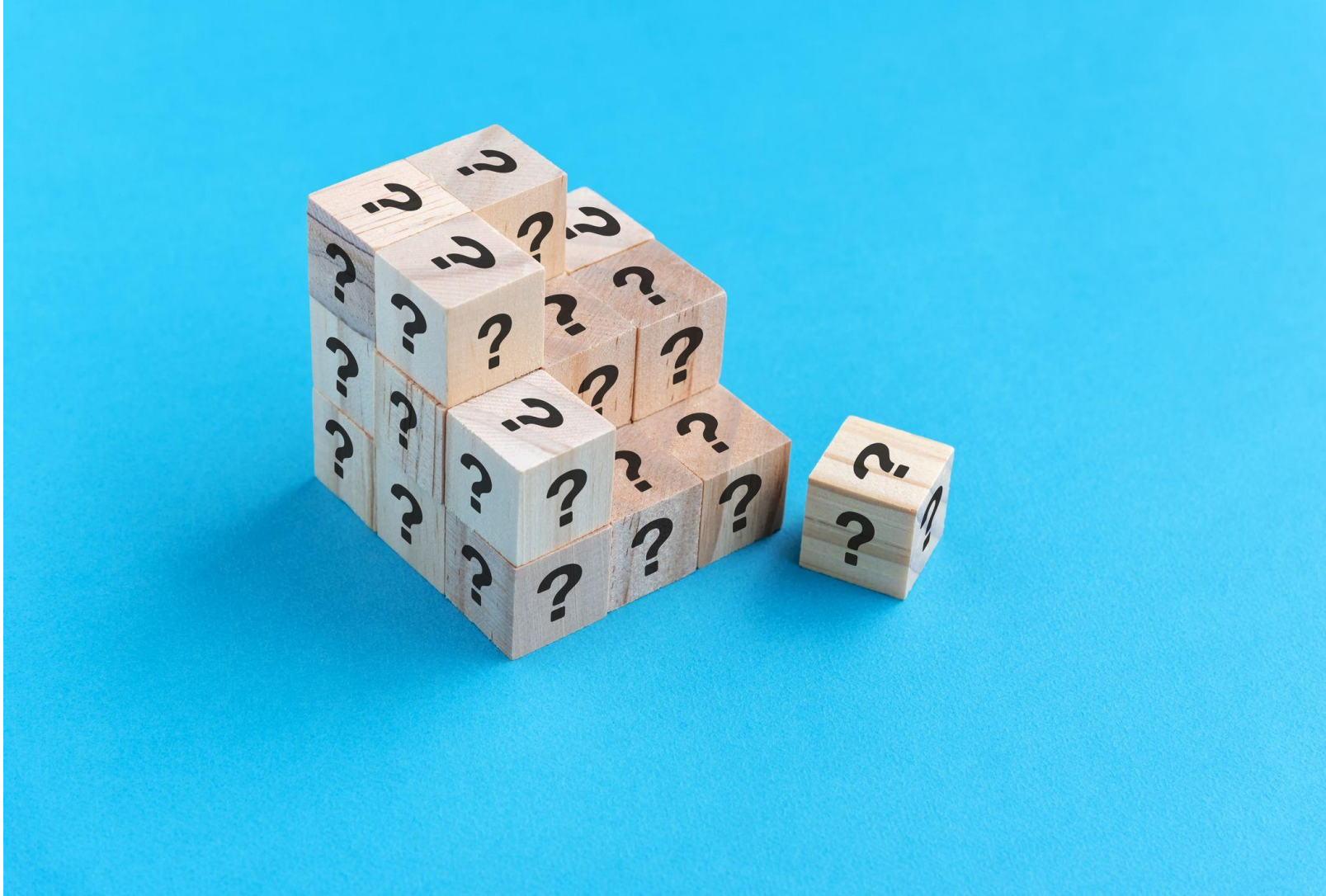
Based on ed space deficiencies overlaid with FCI assessment and Building Characteristics. Includes review of safety per SB CIP direction in December 2023

**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

Questions & Discussion



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