

1. Slide 63 provides a comparison of the educational spaces that would be created under the design options for an MPSA renovation in the legacy ACC building.

- The comparison qualifies "similar sized classrooms" as "few", "more" and "most". It also specifies the number of new classrooms that would be created under each scenario that would not have natural light/operable windows as **11** for Option 1-Low, **8** for Option 2-Medium, and **6** for Option 3-High.
- Slide 61 also has text that reads: "Review of the options based on educational space deficiencies with square footage of space being highest priority". This aligns with the information presented on Slide 51 which defines "Feasibility Studies Methodology" which are based on the findings of each APS facility in the Facilities Condition Assessment Report (FCA Report).
- Slide 51 reads:
Highest priority based on classroom instructional spaces.
 1. Identify schools with the greatest number of classrooms AND percentage of total classrooms rated red (does not meet standards).
 2. Review schools identified in step 1 with the fewest number of classrooms rated green (meets standards).

Evaluation of other educational space deficiencies

- Special education instructional spaces
- Music, performing arts spaces
- Operable windows

- **Understanding that one of the main purposes of the FCA Report and the adopted and utilized criteria is to inform Capital Improvement Plans would you please apply the same conditions of assessing the educational space and common space adequacy that would be created with MPSA Options 1, 2 and 3?**

On slide 63, staff applied the Long-Range Plan methodology outlined in Slides 51-54 to the three (3) MPSA options together with the refresh option outlined in the 2023-32 Capital Improvement Plan (CIP).

The FCA, carried out during the summer of 2023 by MTF Architecture, comprehensively captured various characteristic aspects of existing facilities. The emphasis of the staff's efforts was on capturing the most concrete evidence in the MPSA design feasibility report, particularly regarding classroom (educational) spaces. However, applying the MTF process to define the spaces listed below presents certain challenges. Table 1 shows the data for the current ACC building from the FCA Report.

Arlington Career Center Building FCI 0.02	Meet standards (Green)	Approaches standards (Yellow)	Does not meet standards (Red)
Classrooms spaces	21	1	26
Common spaces	2	0	7

Table 1

The MPSA design feasibility report developed three design options to renovate the existing Arlington Career Center (ACC) which would accommodate the Montessori Public School of Arlington (MPSA). Each option represents a range in both scope of renovation and construction costs. Prior to developing the options, the following investigations were completed to better understand what modifications to the existing ACC were required to accommodate the MPSA program:

- Areas within the existing ACC that have been recently renovated and could be occupied by MPSA with little to no reconfiguration of the space were identified.
- The square footage of the MPSA ed spec program and comparable spaces available within the existing ACC were studied. This was done to better understand what existing spaces in the existing ACC could be reused.
- The size and proportion of the existing ACC instructional spaces were reviewed.

ARCHITECTURE

While the renovation scope varies between the 3 MPSA concepts, accessibility upgrades will be required in all options per Arlington County code. All concepts also include renovation / expansion of the existing kitchen and servery, including all new finishes.

MECHANICAL

The existing HVAC system is appropriate for reuse for the ACC Refresh project to accommodate MPSA. The system has adequate heating and cooling capacity, and the major equipment has useful life remaining. The HVAC system will require modifications where architectural or programmatic changes are proposed. The HVAC system remains, and most of the work is associated with low-pressure ductwork and diffuser modifications and VAV box replacement.

PLUMBING

Since the piping systems are tailored toward a program that will be different when MPSA occupies the facility, most plumbing piping will be demolished, and new piping will be required for new fixtures.

- **How many educational spaces would be created that would rate red, green, and yellow based on standard square footage that was used in the FCA assessments and other known criteria such as operable windows, sinks, and bathrooms within PreK and K classrooms?**

The following program comparison data charts were provided in the MPSA design feasibility study and show educational specifications and classroom square footage.

Note Items without highlight represent space with new partitions
 Items in light orange highlight represent space re-posed existing rooms
 Items in red highlight represent space with area difference below 15% of Ed Spec requirement
 Items in yellow highlight represent space with area difference above 15% of Ed Spec requirement
 Items without highlight represent area difference within +/- 15% Ed Spec requirement
 Items in dark red bold letter represent classrooms without exterior windows

	ED Spec Area	STUDY 1			STUDY 2			STUDY 3		
		Actual Area	SF Diff.	% Diff.	Actual Area	SF Diff.	% Diff.	Actual Area	SF Diff.	% Diff.
1.1 PRIMARY (3yrs - 6yrs)										
PreK plus Toilet & Changing Table 1	1060	1,200	140	13%	1,200	140	13%	1,200	140	13%
PreK plus Toilet & Changing Table 2	1060	1,200	140	13%	1,200	140	13%	1,200	140	13%
PreK plus Toilet & Changing Table 3	1060	1,200	140	13%	1,200	140	13%	1,200	140	13%
PreK plus Toilet & Changing Table 4	1060	1,150	90	8%	1,150	90	8%	1,150	90	8%
Kindergarten plus Toilet 1	1060	1,200	140	13%	1,200	140	13%	1,200	140	13%
Kindergarten plus Toilet 2	1060	1,020	-40	-4%	1,020	-40	-4%	1,020	-40	-4%
Kindergarten plus Toilet 3	1060	1,020	-40	-4%	1,020	-40	-4%	1,020	-40	-4%
Kindergarten plus Toilet 4	1060	1,020	-40	-4%	1,020	-40	-4%	1,020	-40	-4%
Sub-Total	8,480	9,010	530	6%	9,010	530	6%	9,010	530	6%
1.2 LOWER ELEMENTARY (1ST-3RD)										
1st Grade Classroom plus Toilet 1	1060	1,450	390	37%	1,250	190	18%	1,100	40	4%
1st Grade Classroom plus Toilet 2	1060	1,400	340	32%	1,400	340	32%	1,100	40	4%
1st Grade Classroom plus Toilet 3	1060	1,340	280	26%	1,340	280	26%	1,100	40	4%
1st Grade Classroom plus Toilet 4	1060	1,200	140	13%	1,200	140	13%	1,100	40	4%
2nd Grade Classroom 1	825	1,000	175	21%	1,000	175	21%	1,050	225	27%
2nd Grade Classroom 2	825	912	87	11%	912	87	11%	1,050	225	27%
2nd Grade Classroom 3	825	1,120	295	36%	1,120	295	36%	980	155	19%
2nd Grade Classroom 4	825	1,120	295	36%	1,120	295	36%	940	115	14%
3rd Grade Classroom 1	825	953	128	16%	953	128	16%	864	39	5%
3rd Grade Classroom 2	825	875	50	6%	875	50	6%	864	39	5%
3rd Grade Classroom 3	825	1,049	224	27%	1,049	224	27%	864	39	5%
3rd Grade Classroom 4	825	1,049	224	27%	1,049	224	27%	864	39	5%
Sub-Total	10,840	13,468	2,628	24%	13,268	2,428	22%	11,876	1,036	10%
1.3 UPPER ELEMENTARY (4TH - 6TH)										
4th Grade Classroom 1	825	975	150	18%	975	150	18%	1,109	284	34%
4th Grade Classroom 2	825	975	150	18%	975	150	18%	975	150	18%
4th Grade Classroom 3	825	1,242	417	51%	1,242	417	51%	975	150	18%
4th Grade Classroom 4	825	1,109	284	34%	1,109	284	34%	924	99	12%
5th Grade Classroom 1	825	1,049	224	27%	1,049	224	27%	924	99	12%
5th Grade Classroom 2	825	575	-250	-30%	575	-250	-30%	924	99	12%
5th Grade Classroom 3	825	1,153	328	40%	1,153	328	40%	950	125	15%
5th Grade Classroom 4	825	863	38	5%	863	38	5%	950	125	15%
6th Grade Classroom 1	825	959	134	16%	959	134	16%	959	134	16%
6th Grade Classroom 2	825	959	134	16%	959	134	16%	959	134	16%
Sub-Total	8,250	9,859	1,609	20%	9,859	1,609	20%	9,649	1,399	17%
1.4 MIDDLE SCHOOL (7TH - 8TH)										
7th Grade Classroom 1	825	713	-112	-14%	713	-112	-14%	713	-112	-14%
7th Grade Classroom 2	825	713	-112	-14%	713	-112	-14%	713	-112	-14%
8th Grade Classroom 1	825	737	-88	-11%	737	-88	-11%	737	-88	-11%
8th Grade Classroom 2	825	978	153	19%	978	153	19%	978	153	19%
Sub-Total	3,300	3,141	-159	-5%	3,141	-159	-5%	3,141	-159	-5%
2.1 EXTENDED LEARNING AREA										
Primary Extended Learning Area 1	400	589	189	47%	589	189	47%	589	189	47%
Primary Extended Learning Area 2	400	403	3	1%	403	3	1%	429	29	7%
Lower Elementary Extended Learning Area 1	400	366	-34	-9%	366	-34	-9%	526	126	32%
Lower Elementary Extended Learning Area 2	400	500	100	25%	500	100	25%	634	234	59%
Upper Elementary Extended Learning Area 1	400	437	37	9%	437	37	9%	460	60	15%
Upper Elementary Extended Learning Area 2	400	497	97	24%	497	97	24%	460	60	15%
Middle School Extended Learning Area 1	400	491	91	23%	491	91	23%	390	-10	-3%
Middle School Extended Learning Area 2	400	491	91	23%	491	91	23%	390	-10	-3%
Sub-Total	3,200	3,774	574	18%	3,774	574	18%	3,878	678	21%
2.2 SGI										
Small Group Instruction 1	500	500	0	0%	500	0	0%	500	0	0%
Small Group Instruction 2	500	611	111	22%	611	111	22%	450	-50	-10%
Small Group Instruction 3	500	432	-68	-14%	604	104	21%	450	-50	-10%
Small Group Instruction 4	500	479	-21	-4%	479	-21	-4%	479	-21	-4%
Sub-Total	2,000	2,022	22	1%	2,194	194	10%	1,879	-121	-6%
3.1 ADMINISTRATIVE SUITE										
Reception / Clerical Area	600	1,752	1,152	192%	1,752	1,152	192%	1,752	1,152	192%
Principal's Office	200	196	-4	-2%	196	-4	-2%	196	-4	-2%
Principal's Administrative Ass't Office (Admin Hub)	115	105	-10	-9%	105	-10	-9%	105	-10	-9%
Assistant Principal's Office	120	148	28	23%	148	28	23%	148	28	23%
Conference Room	250	194	-56	-22%	194	-56	-22%	194	-56	-22%
Record Storage	90	113	23	26%	113	23	26%	113	23	26%
Head End (+PA Nook)	200	131	-69	-35%	131	-69	-35%	131	-69	-35%
Teacher Workroom	300	347	47	16%	347	47	16%	347	47	16%
Staff Toilet	55	0	-55	-100%	0	-55	-100%	0	-55	-100%
Clinic	350	427	77	22%	427	77	22%	427	77	22%
Clinic - Exam Room	130	99	-31	-24%	99	-31	-24%	99	-31	-24%
Clinic - Toilet	75	43	-32	-43%	43	-32	-43%	43	-32	-43%

	SRO Office/Camera Station	90	95	-5	-6%	85	-5	-6%	95	-5	-6%
	PTA Storage	150	114	-36	-24%	114	-36	-24%	114	-36	-24%
	Sub-Total	2,725	3,754	1,029	38%	3,754	1,029	38%	3,754	1,029	38%
3.2	STUDENT SERVICES										
	Office + Table w/ 4 Chairs	1350	1,307	-43	-3%	1,307	-43	-3%	1,460	110	8%
	Occupational Therapy/Physical Therapy	500	604	104	21%	604	104	21%	510	10	2%
	OT/PT Storage	150	250	100	67%	250	100	67%	160	10	7%
	Sub-Total	2,000	2,161	161	8%	2,161	161	8%	2,130	130	7%
3.3	TEACHER SUPPORT (DISTRIBUTED)										
	Teacher Conference Room 1	245	560	315	129%	560	315	129%	500	255	104%
	Teacher Conference Room 2	245	500	255	104%	500	255	104%	260	15	6%
	Teacher Conference Room 3	245	300	55	22%	300	55	22%	260	15	6%
	Teacher Professional / Itinerant Teacher Space 1	350	492	142	41%	492	142	41%	500	150	43%
	Teacher Professional / Itinerant Teacher Space 2	350	500	150	43%	500	150	43%	375	25	7%
	Teacher Professional / Itinerant Teacher Space 3	350	488	138	39%	488	138	39%	375	25	7%
	Teacher Professional / Itinerant Teacher Space 4	350	264	-86	-25%	264	-86	-25%	300	-50	-14%
	Teacher Work Room with Copier 1	180	583	403	224%	583	403	224%	500	320	178%
	Teacher Work Room with Copier 2	180	228	48	27%	228	48	27%	200	20	11%
	Teacher Work Room with Copier 3	180	291	111	62%	291	111	62%	200	20	11%
	Teacher Work Room with Copier 4	180	283	103	57%	283	103	57%	300	120	67%
	Book Storage	250	116	-134	-54%	116	-134	-54%	228	-22	-9%
	Sub-Total	3,105	4,605	1,500	48%	4,605	1,500	48%	3,998	893	29%
4.1	ART CLASSROOMS										
	Art Classroom	1350	1,425	75	6%	1,391	41	3%	1,242	-108	-8%
	Art Storage	150	87	-63	-42%	140	-10	-7%	135	-15	-10%
	Kiln Room	80	75	-5	-6%	80	10	13%	65	-15	-19%
	Sub-Total	1,580	1,587	7	0%	1,621	41	3%	1,442	-138	-9%
4.2	MUSIC CLASSROOMS										
	General Music	950	1,310	360	38%	970	20	2%	950	0	0%
	General Music Storage	150	91	-59	-39%	220	70	47%	150	0	0%
	Instrumental Music	825	852	27	3%	970	145	18%	860	55	7%
	Instrumental Storage	200	92	-108	-54%	220	20	10%	210	10	5%
	Sub-Total	2,125	2,345	220	10%	2,380	255	12%	2,190	65	3%
5.1	LIBRARY										
	Library (9,000 - 12,000 volumes per APS, to be confirmed)	2800	2,784	-16	-1%	2,784	-16	-1%	2,784	-16	-1%
	Library/Teacher Conference Room	250	270	20	8%	270	20	8%	270	20	8%

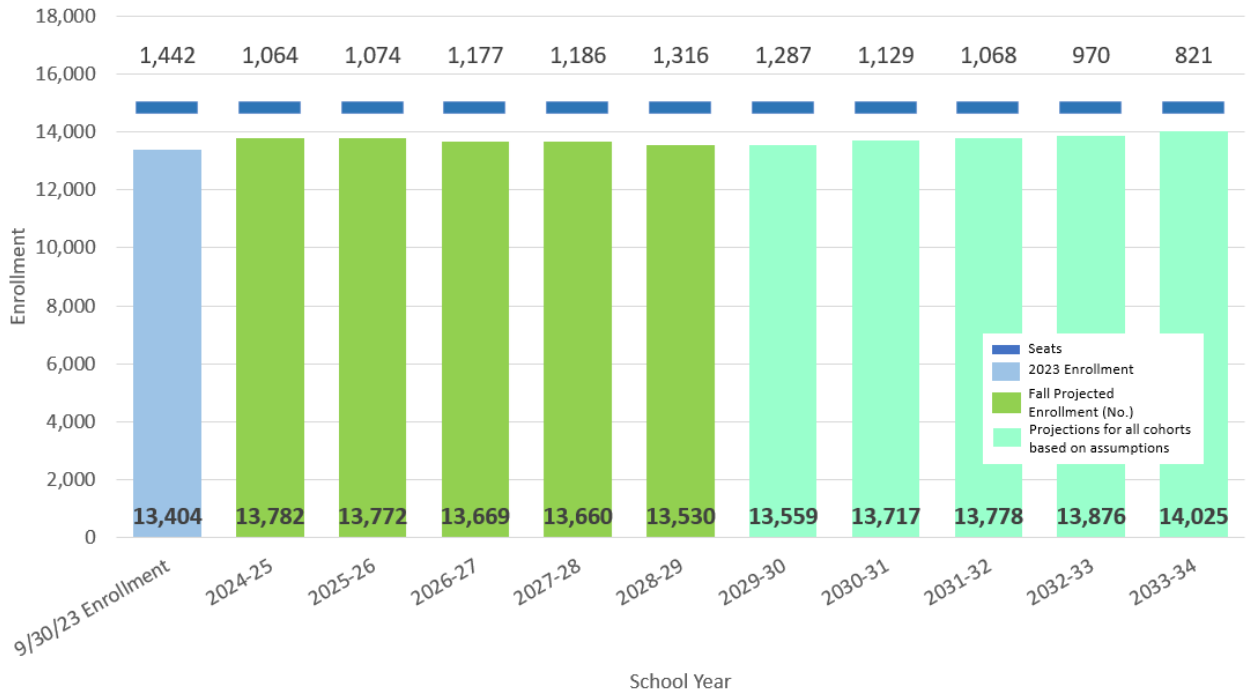
Video Production	120	125	5	4%	125	5	4%	125	5	4%
Office / Workroom	150	148	-2	-1%	148	-2	-1%	148	-2	-1%
IT / AV Storage	176	200	24	14%	176	0	0%	176	0	0%
ITC Coordinator Office	120	130	10	8%	130	10	8%	130	10	8%
Sub-Total	3,616	3,657	41	1%	3,633	17	0%	3,633	17	0%
5.2 FOOD SERVICES										
Dining Commons	3500	3,288	-212	-6%	3,288	-212	-6%	3,288	-212	-6%
Kitchen + Service	1790	2,256	466	26%	2,256	466	26%	2,256	466	26%
Kitchen Office	Part of Kitchen	Part of Kitchen			Part of Kitchen			Part of Kitchen		
Refrigerator / Freezer	Part of Kitchen	Part of Kitchen			Part of Kitchen			Part of Kitchen		
Dry Storage	Part of Kitchen	Part of Kitchen			Part of Kitchen			Part of Kitchen		
Dish Room	Part of Kitchen	Part of Kitchen			Part of Kitchen			Part of Kitchen		
Receiving Room	Part of Kitchen	Part of Kitchen			Part of Kitchen			Part of Kitchen		
Trash Room	Part of Kitchen	Part of Kitchen			Part of Kitchen			Part of Kitchen		
Chair Storage	0	0	0	0%	0	0	0%	0	0	0%
Sub-Total	5,290	5,544	254	5%	5,544	254	5%	5,544	254	5%
5.3 EXTENDED DAY										
Extended Day Office	200	468	268	134%	230	30	15%	230	30	15%
Extended Day Storage 1	200	281	81	41%	230	30	15%	230	30	15%
Extended Day Storage 2	200	159	-41	-21%	230	30	15%	230	30	15%
Sub-Total	600	908	308	51%	690	90	15%	690	90	15%
6.0 PHYSICAL EDUCATION*										
Gymnasium	7000	2,716	-4,284	-61%	6,000	-1,000	-14%	6,000	-1,000	-14%
Stage	900	0	-900	-100%	1,200	300	33%	900	0	0%
PE Teachers' Shared Office	150	259	109	73%	145	-5	-3%	160	10	7%
Chair Storage	200	111	-89	-45%	250	50	25%	200	0	0%
PE Storage	200	335	135	68%	360	160	80%	200	0	0%
Sub-Total	8,450	3,421	-5,029	-60%	7,955	-495	-6%	7,460	-990	-12%
6.1 CLASS ONE										
Class 1 Bike Storage	200	273	73	37%	230	30	15%	180	-20	-10%
Class 1 Bike Toilet & Shower	360	327	-33	-9%	390	30	8%	370	10	3%
Sub-Total	560	600	40	7%	620	60	11%	550	-10	-2%
6.2 PARKS & RECREATION										
Parks & Rec Storage	200	145	-55	-28%	230	30	15%	200	0	0%
Sub-Total	200	145	-55	-28%	230	30	15%	200	0	0%

- How would the common spaces be rated using the FCA criteria to rate space adequacy for common spaces?
Please refer to the tables above from the MPSA design feasibility study for common space information.

2. Slide 63 has text that reads: "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."

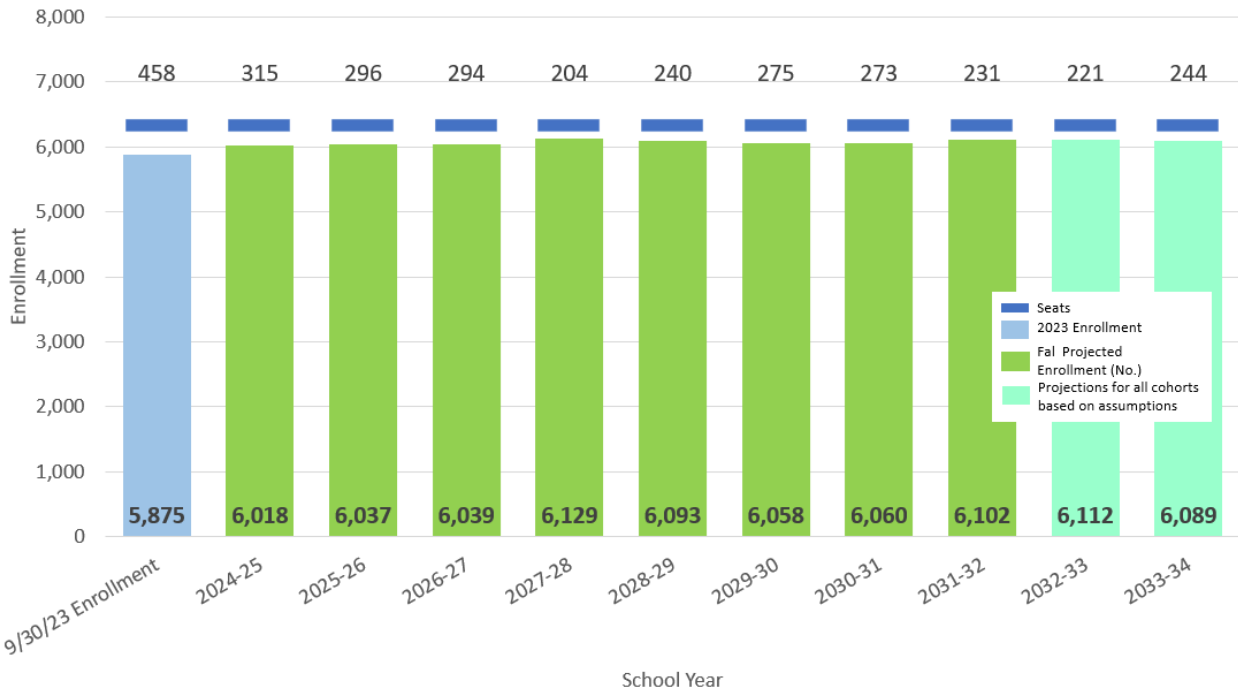
Would you please provide PreK-8 enrollment and/or PreK-12 capacity utilization data or any other relevant data or new information that identifies "any PreK-8 need(s)" or need for a 775 (312 new seats) student program expansion? It would be helpful to understand this data in graphic charts showing enrollment projections per year relative to capacity and for each ES, MS and HS school level similar to the ones presented on pages 12,14 and 16 of this 2023 Pre-CIP Report presentation: <https://www.apsva.us/wp-content/uploads/sites/57/2023/06/Pre-CIP-Report-School-Board-Work-Session-6.29.23.pdf>

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

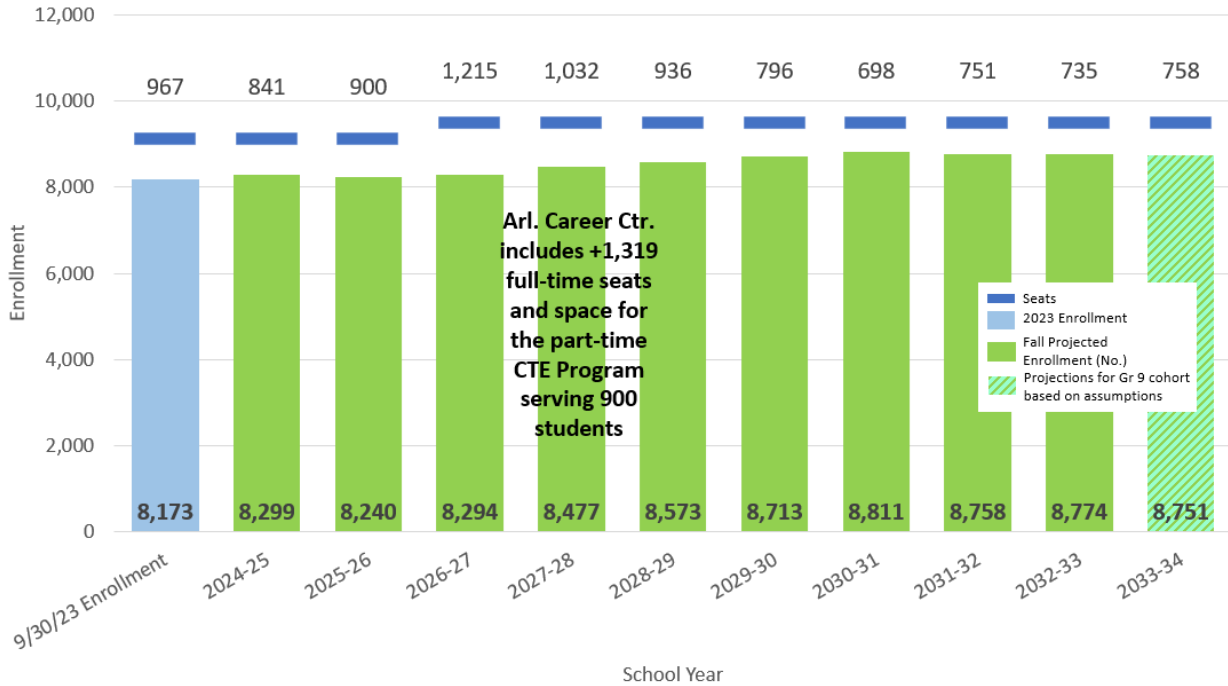


Note: Elementary enrollment for all projection years (2024 to 2033) includes maximum PreK allocations for FY 2025 and excludes PreK Dual Enroll students.

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



[Capacity Utilization Tables for School Years 2023-24 to 2033-34](#) may be found under our [Statistic Page](#) under Enrollment.

School Board direction is for MPSA to be relocated to the Legacy ACC Building. 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).

The Ed. Specs. provides for an estimated 95,180 GSF (gross square feet) that accommodates 775 students in grades Pre-K through 8th grade. The calculated maximum capacity of 775 students was determined using APS standards for student teacher ratios for each of the programs offered at their elementary school while also providing space to accommodate a library, music, art, physical education, and an extended day program. In addition, the program also includes space for the administrative suite, student services, teacher support and storage for parks and recreation.

Could you please also provide data or information that identifies a need in future years of "any PreK-8 need(s)" to provide a more accurate understanding of what "saving future dollars in construction costs" means exactly? It is important to understand how many years away that need is identified to exist to more accurately understand exactly how much APS is saving in future construction dollars. How many years away is that need?

The School Board has not provided additional direction regarding the use of additional seats.

3. Slide 64 is titled "MPSA Move Study-Costs with Escalation".

Is there a difference in cost escalation calculation for any other capital project such as a major infrastructure project or a major renovation/rebuild for needs that have been defined by information in the FCA Report? Isn't saving future dollars in construction costs and timing for solutions for defined needs an important consideration for all capital projects and financial planning in this 10-year CIP?

If the cost escalation calculations are different for other capital needs, could you please explain how they are different and why this presentation only shows escalation calculations for these MPSA Study options without supporting data of the timing of that future need (information that was asked for in the previous questions)?

The Arlington School Board is currently working on a resolution to add prevailing wage provisions to our future construction contracts. Staff were asked to provide calculations relative to the MPSA move. This may impact future calculations on other major infrastructure projects contained in the Proposed FY2025-34 CIP.

4. Slides 50-54 reference the methodology used to identify facilities for deep dive studies. Slide 50 explains that the Arlington Career Center was not considered for feasibility studies. However, a major renovation of the Arlington Career Center is part of the explored the MPSA Move Study options.

Slide 54 lists as part of the methodology for prioritizing the 3-5 schools identified for feasibility studies for a major renovation/rebuild a review of FCI scores and also capital investments in the last 20 years.

- **What are the FCI scores for the Arlington Career Center and do they support the facility receiving a priority for a major renovation over the other identified facilities on the list on Slide 23?**

In the FCA, FCI_{AD} is 0.175 and FCI_{DM} is 0.020.

- **Please provide a list and total amount of capital investments in the last 20 years for the Arlington Career Center. Please also specify if these investments are bond funded and dates when those bonds are expected to mature.**

Staff will follow up regarding mature dates for bonds.

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.