



Alexandria City Public Schools

2023-2032 Capital Improvement Program Budget

School Board Meeting
November 11, 2021



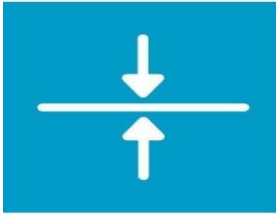


Essential Questions

- What are the School Board's priorities for the FY2023-2032 Capital Improvement Budget?
- What factors are considered when developing the CIP?
- What are the major capacity and non-capacity projects covered in the ten-year CIP?

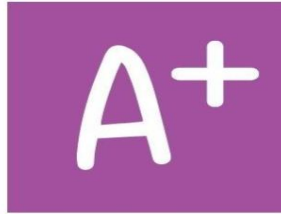


School Board FY2023-2032 CIP Budget Priorities



Systemic Alignment

- Building Upgrades
- HVAC
- Roof Repair/ Replacement
- Building Envelope
- Safety/Security Upgrades



Instructional Excellence

- Textbooks
- Technology Upgrades



Student Accessibility and Support

- ADA Projects
- Transportation
- Playgrounds



Strategic Resource Allocation

- Modernization
- Capacity Projects



Family and Community Engagement

- Planning for future projects
- Communications Support
- Transparency and Engagement for CIP Projects

***** In Alignment with ACPS 2025 "Equity for All" Strategic Plan *****



Communicating the CIP

CIP Newsletter

- Launched May 2021
- Sent on the first Monday of each month
- Sent to CIP Newsletter Subscription List
- Includes updates on all CIP projects

Community Meetings

- Hosted at every major point in project
- Translators in three main languages other than English available at every meeting
- Invitations sent in four main languages two weeks in advance

Website Updates

Project pages updated as of November 2021
FAQs updated at critical points
All engagement opportunities posted two weeks in advance

Advisory Groups

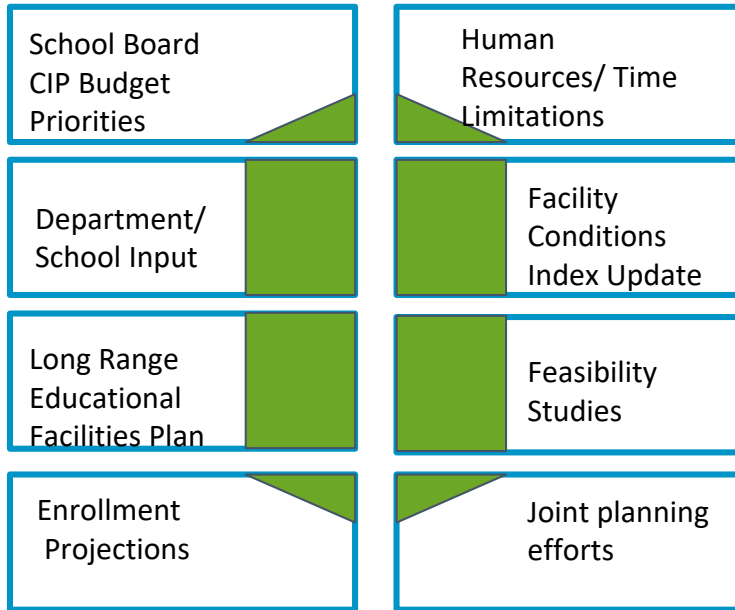
- ▶ Allows connection to broader community through specific community thought leaders
- ▶ Bi-weekly construction updates
- ▶ Laying out process and expectations at the beginning



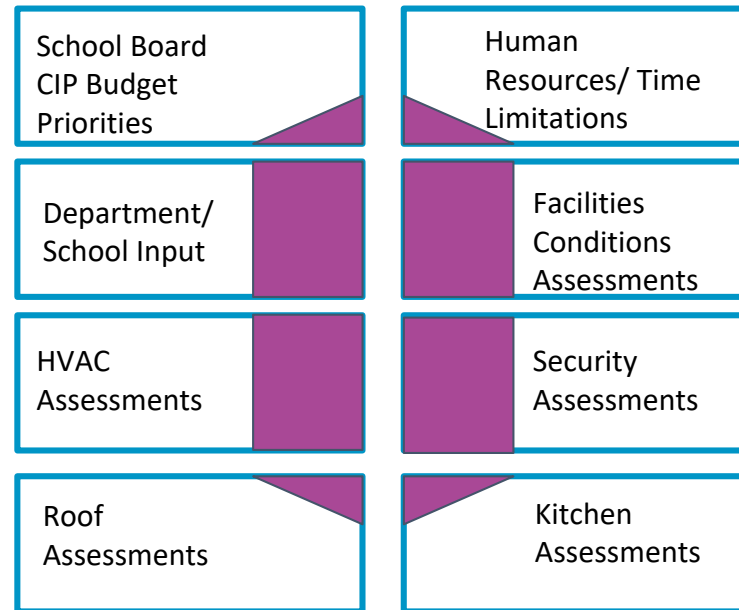


Formulating the CIP Budget: Factors Considered

Capacity Projects



Non-Capacity Projects





FY 2023 Major Projects

	Project	Budget
Capacity Projects	Minnie Howard - High School Project	\$157,433,900
	1703 N. Beauregard	\$24,513,600
Non-Capacity Projects	Patrick Henry Demolition and Field Installation	\$3,000,000
	HVAC (Division-wide)	\$5,253,400



Facility Condition Assessments

- Evaluation of buildings began in the summer and drafts of the FCAs are currently being reviewed
- One of the major goals of the FCA is to calculate each building's Facility Condition Index (FCI), in alignment with the City's process, which provides a theoretical objective indication of a building's overall condition
- The FCI and other information gathered by the assessments will assist ACPS in evaluating capital needs over the 10-year CIP cycle and beyond



Facility Condition Index

- The FCI is defined as the ratio of the cost of current needs divided by current replacement value (CRV) of the facility.
- The deficiencies and lifecycle needs identified in each assessment provide the basis for a portfolio-wide capital improvement funding strategy for the next 10 years.
- The FCI helps ACPS plan for beyond the 10-year CIP and anticipate total facility replacements.
- As a snapshot, the FCI assumes zero capital expenditures over the next ten years. As facilities are improved and renovated over time, the FCI reacts to the capital investments.

School	10 Years (%), Unabated
Transportation Facility	29.2
John Adams	25.8
William Ramsay	24.7
Rowing Facility	24.6
James K. Polk	22.1
ACHS King St	21.5
Samuel Tucker	19.4
Mount Vernon	19.3
Francis C. Hammond	17.7
Charles Barrett	17.1
Lyles-Crouch	13.3
Ferdinand T. Day	13.1
George Washington	11.6
Naomi Brooks	7.7
Jefferson Houston	1.8
Patrick Henry	0.7

Note: George Mason, Cora Kelly, Douglas MacArthur, and ACHS: Minnie Howard are planned modernizations or undergoing modernization and not included in this chart.



Facility Expenditure Forecasts






- The Expenditure Forecasts are a programmatic breakdown of systems investments over time.
- The FCA captured several projects that the CIP had accounted for. Where the FCA identified a new project, it was reconciled into the draft CIP.
- Key projects identified in the FCA included: HVAC, Fire Alarm and Electrical System Replacements, Plumbing, and Site Hardscape improvements.

Funding Years	System Expenditure Costs
Short: 1-2 Years	\$7,077,700
Near: 3-5 Years	\$63,815,827
Med: 6-10 Years	\$89,435,500

Note: The James K. Polk ES FCA was not received in time to incorporate into this presentation but will be incorporated prior to the 2nd CIP Work Session.








Capacity Projects

Site/Program	Description	Previous Funding Years	Adjusted Years	Adjusted Funding
 High School Project	Replacement and Capacity Addition	2019-2023	-	Increase of \$12.5M per City Council approval of aquatic facility in June 2021
 1703 N. Beauregard	Renovation for Swing Space/ New School Capacity	2028-2029	2023; 2030	Decrease of \$39.2 Million (estimated and subject to change)
 Transportation Facility	Renovation/ Modernization	2023	2026 (Placeholder pending WW Study)	Increase of \$3.3 Million; Renovation of existing facility included in FY23 Non-Capacity (estimated and subject to change)
 George Mason ES	Replacement and Capacity Addition	2024-2025	-	No adjustments
 Cora Kelly ES	Replacement and Capacity Addition	2027-2028	-	No adjustments



Operating Budget Impacts

	Fiscal Year	Project	Approx. Net SF Change	Other Requirements
	FY 2022	1703 N Beaugard	+75,000	Management of all tenants ACPS has agreed to turnover all lease costs to the City so maintenance cannot be accommodated through revenue
	FY 2023	Douglas MacArthur Opens/ Demolition of DM Swing Space	+65,000	ACPS' first Net Zero Energy Facility 30,000 SF underground parking garage square footage not included in net SF change but will have an impact
	FY 2025	High School Project Opens/ Demolition of old Minnie Howard	+200,000	Aquatic Facility Maintenance (ACPS or RPCA) DCHS/AHD Spaces maintenance Net Zero Energy
	FY 2028	George Mason Opens	+60,000	Net Zero Energy
	FY 2031	Cora Kelly Opens	+60,000	Net Zero Energy



1703 N. Beauregard St: Swing Space and New School

FY22-31 Adopted: New 600-Student School	FY23-32 Proposed: 1703 N. Beauregard
2030: \$15,301,564	2023: \$24,513,600
2031: \$61,206,258	2030: \$12,779,700
Total: \$76,507,822	Total: \$37,293,300

- Decrease of **\$39.2 Million** in the 10-Year CIP while achieving both swing space and new school
- 1703 N. Beauregard will be an adaptive reuse project of an office building for swing space to be used during GM and CK Construction
- Conversion to 600-Student School in 2030

Note: This does not include purchase costs as these funds were included in the School Board’s FY 2019 CIP and appropriated by the City in FY 2021.



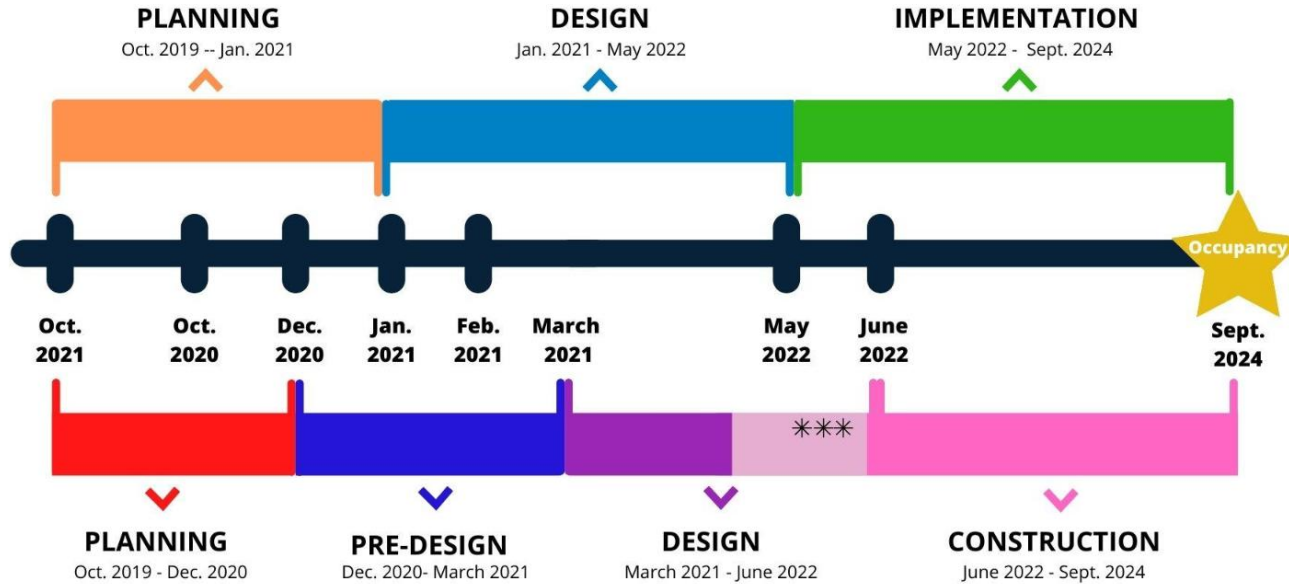
FY2023 CIP Budget Summary

- Includes \$157,433,900 for HSP funding inclusive of the additional \$12.5 Million approved by City Council for the Aquatic Center
- \$24,513,600 Renovation of 1703 N. Beauregard for swing space
- Multiple repairs and renovations of varying systems at schools identified in the FCA's in alignment with Budget Priority: Systemic Alignment
- \$3 Million for the Demolition of existing Patrick Henry and installation of field and parking lot.
- Curriculum & Instruction Material funds included (approx. \$1 Million)

Site	2023
1703 N. Beauregard	24,513,600
ACHS King Street Campus	2,242,700
Building System Upgrades and Modernization	581,600
Charles Barrett	700,000
Cora Kelly	2,100,000
Ferdinand T. Day	320,000
Francis C. Hammond	2,963,600
George Mason	
George Washington	1,744,400
High School Project	157,433,900
James K. Polk	248,600
Jefferson-Houston	20,000
John Adams	486,000
Lyles-Crouch	950,200
Mount Vernon	32,900
Naomi L. Brooks	674,700
Patrick Henry	3,000,000
Rowing Facility	62,000
Samuel Tucker	190,900
System-Wide	3,940,100
Transportation Services	1,218,800
William Ramsay	461,100
Grand Total	203,885,100



The High School Project



PHASE	BUDGET
Planning	\$5,250,000
Design	\$15,387,494
Construction	\$187,433,900
TOTAL BUDGET:	\$208,071,394

*** Indicates time potentially gained for construction from March 2022



FY 2023-2032 Budget Summary

Site	Program	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	Grand Total
George Mason	Design, Project Management & Other Soft Costs		16,012,100									16,012,100
	Construction of Renovation & Capacity			64,048,600								64,048,600
Cora Kelly	Design, Project Management & Other Soft Costs					17,345,600						17,345,600
	Construction of Renovation & Capacity						69,382,400					69,382,400
High School Project	Hard costs for a new high school	157,433,900										157,433,900
Transportation Services	Transportation Facility Modernization				10,000,000							10,000,000
1703 N. Beauregard	Construction of Renovation & Capacity	24,513,600							12,779,700			37,293,300
Grand Total		181,947,500	16,012,100	64,048,600	10,000,000	17,345,600	69,382,400		12,779,700			371,515,900
Total Non-Capacity		21,937,600	17,729,600	18,718,300	16,930,800	13,237,400	8,160,200	7,162,900	7,798,300	6,151,000	5,662,800	123,488,900
Total Proposed		203,885,100	33,741,700	82,766,900	26,930,800	30,583,000	77,542,600	7,162,900	20,578,000	6,151,000	5,662,800	495,004,800
Total City Approved		167,680,700	31,081,900	77,295,700	9,551,500	27,189,500	79,102,000	8,874,600	25,395,700	70,202,200	n/a	496,373,800
Variance from Total City Approved		(36,204,400)	(2,659,800)	(5,471,200)	(17,379,300)	(3,393,500)	1,559,400	1,711,700	4,817,700	64,051,200	n/a	1,369,000



CIP Budget Process Calendar of Major Events and Activities

Dates	Key Events and Activities
October 18, 2021	Community Forum on FY 2023 Combined Funds and FY2023-2032 CIP Budget*
October 21, 2021	Public Hearing on FY2023 Combined Funds and FY2023-2032 CIP Budget*
October 27, 2021	Joint City Council-School Board CIP Work Session
November 11, 2021	Regular School Board Meeting: Presentation of the Superintendent’s Proposed FY2022-2031 CIP Budget*
November 15, 2021	School Board CIP Work Session #1: FY 2023 Projects and Facility Conditions Assessments
November 29, 2021	Special Called Board Meeting: Public Hearing on the FY2023-2032 CIP Budget* School Board CIP Work Session #2: FY 2024-2032 Projects
December 8, 2021	School Board CIP Add/Delete Work Session #1
December 14, 2021	School Board CIP Add/Delete Session #2
December 16, 2021	Regular School Board Meeting: Adoption of the FY2022-2031 CIP Budget*

* Item represents an opportunity for direct community participation



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2023-2032 Capital Improvement Program Budget



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