



Alexandria City Public Schools

2023-2032 Capital Improvement Program Budget

Work Session I
November 15, 2021



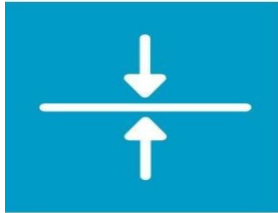


Essential Questions

- What are the program goals for the FY 2023 Capital Improvement Program (CIP) budget?
- How were the Facility Conditions Assessment formulated?
- What are the outcomes of the Facility Conditions Assessment?
- What are the major capacity and non-capacity projects in the FY2023CIP Budget?
- What are the updated details of The High School Project budget?
- What are the major capacity and non-capacity projects covered in the ten-year CIP?

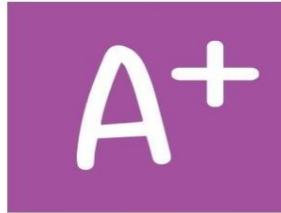


School Board FY2023-2032 CIP Budget Priorities



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 *****



Formulating the FCA

Process for formulating the assessments included the Kickoff, Field Phase, Reporting Phase, & Final Deliverables

Facility Condition Assessments Include:

- Property Overview and Assessment Details
- Significant/Systemic Findings and Deficiencies
- Facility Condition Index
- Immediate Needs and Key Findings
- Opinions on Probable Costs
- Appendices including the Component Condition Report, Replacement Reserves, and Equipment Inventory List



Understanding the FCA

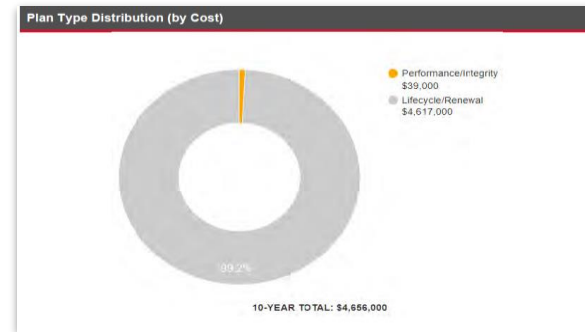
FCI calculates the cost of facility maintenance/life-cycle replacement as a percent of the total facility cost.

FCI Analysis Samuel W. Tucker Elementary School Campus(2000)			
Replacement Value	Total SF	Cost/SF	
\$ 24,054,000	80,180	\$ 300	
		Est Reserve Cost	FCI
Current		\$ 39,000	0.2 %
3-Year		\$ 1,028,300	4.3 %
5-Year		\$ 2,741,600	11.4 %
10-Year		\$ 4,656,000	19.4 %

Recommended projects are broken down into type, for example, lifecycle/renewal.

The appendices provide additional information on each site.

7. Appendices	
Appendix A:	Photographic Record
Appendix B:	Site Plan
Appendix C:	Pre-Survey Questionnaire
Appendix D:	Component Condition Report
Appendix E:	Replacement Reserves
Appendix F:	Equipment Inventory List





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.



FCA Projects in FY 2023

- ~ \$1,725,000 identified in the FCA for FY23.
- Some projects had already been identified in the CIP and were updated to reflect costs in the FCA.
- FCA helped identify needed renovation projects for the Transportation Facility, as the capacity project has been pushed to accommodate the City's Witter Wheeler Study.

Site	Program	Proposed Funding
ACHS King Street Campus	Site Hardscape Repair/Replacement	\$47,700
	Renovations & Reconfigurations	\$298,200
Ferdinand T. Day	Renovations & Reconfigurations	\$311,500
	Plumbing /RestroomUpgrades	\$8,500
Francis C. Hammond	Plumbing /RestroomUpgrades	\$50,400
George Washington	Plumbing /RestroomUpgrades	\$8,500
	Renovations & Reconfigurations	\$545,900
Mount Vernon	HVAC Repair or Replacement	\$5,900
Naomi L. Brooks	Fire Alarm System	\$15,900
	Site Hardscape Repair/Replacement	\$7,400
Samuel Tucker	Renovations & Reconfigurations	\$24,900
Transportation Services	Roof Repair or Replacement	\$125,800
	HVAC Repair or Replacement	\$52,300
	Renovations & Reconfigurations	\$160,800
William Ramsay	Site Hardscape Repair/Replacement	\$61,100
Grand Total		\$1,724,800

Note: Table represents projects that were added or updated as recommended by the FCA.



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



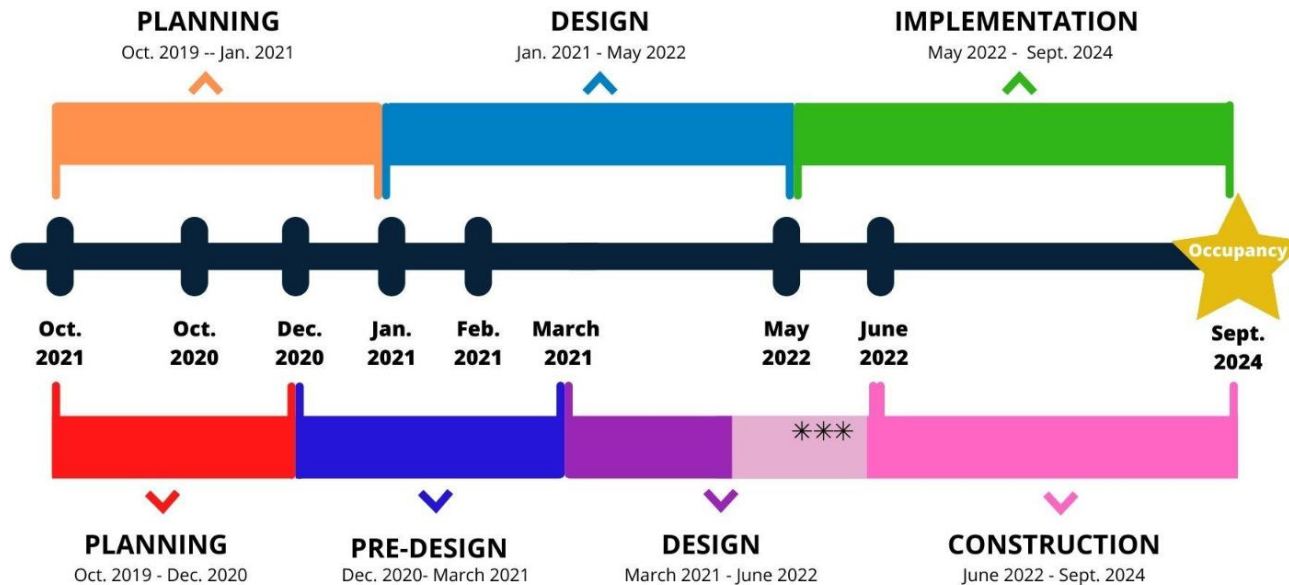
Highlights of the FY23 Budget?

- 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



Non-Capacity Priority Projects





FY2023 Non-Capacity Projects



Site/Program	Description	Adjusted Funding
Patrick Henry Demolition/Field Installation	Demolition of Patrick Henry building and installation of fields post-Douglas MacArthur opening	\$3 million
HVAC (Division-Wide)	Replacement of systems in: <ul style="list-style-type: none"> → Cora Kelly, Francis C. Hammond Repairs and completing replacements in: <ul style="list-style-type: none"> → Charles Barrett, George Washington, John Adams, Mount Vernon 	\$5,253,400
Transportation Services	<ul style="list-style-type: none"> → Renovations to the existing Transportation Facility: Roof Repairs, Interior Renovations, and HVAC Updates → School Bus Replacement → School Vehicle Replacement 	\$1,218,800



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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Questions?



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