

# Superintendent's Proposed FY2022-2031 Capital Improvement Program



School Board Work Session #1

November 16, 2020



EQUITY FOR ALL 2025

# Essential Questions








What are the program goals for the FY2022 Capital Improvement Program (CIP) budget?

What are the major capacity and non-capacity projects in the FY2022 CIP Budget?

What are the updated details of the Douglas MacArthur budget?

What is the status of Priority 1 projects?

# School Board FY2022-2031 CIP Budget Priorities

				
<b>Systemic Alignment</b> Building Upgrades: HVAC Upgrades, Roof Repair/Replacement, Building Envelope Safety and Security Upgrades	<b>Instructional Excellence</b> Textbooks Technology Upgrades	<b>Student Accessibility and Support</b> ADA Projects Transportation Playgrounds	<b>Strategic Resource Allocation</b> Modernizations Capacity Projects	<b>Family and Community Engagement</b> Planning for Future Projects Communications Support Transparency and Engagement for CIP Projects

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

# FY2022 CIP Budget Summary

Site	2022
Building System Upgrades and Modernization	1,475,300
Charles Barrett	1,425,000
Cora Kelly	688,000
Douglas MacArthur	2,000,000
Ferdinand T. Day	875,000
Francis C. Hammond	500,000
George Mason	100,000
George Washington	4,779,000
High School Project	30,000,000
John Adams	989,500
Lyles-Crouch	1,065,400
Matthew Maury	2,328,000
Mount Vernon	591,500
Samuel Tucker	1,664,000
System-Wide	3,625,900
T.C. Williams King Street Campus	1,097,600
Transportation Services	1,820,000
William Ramsay	175,000
<b>Grand Total</b>	<b>55,199,200</b>

- Includes \$30M for HSP funding
- \$2M is proposed in FY 22 to fund City requirements to underground utilities and purchase solar panels for DM
- Multiple repairs and renovations of varying systems at schools in alignment with TFA prioritization (Priority 2)
- Textbooks and technology modernization funds included (approx. \$1.5M)
- Acknowledges current fiscal climate, creating an immediate savings of \$28.6M from last year's City approved in FY 22 (to be spent in future years)

# The High School Project

2018-2019: Planning  
(\$5,250,000)

Educational Visioning  
A&E Planning Support  
Educational Design Team Support  
Contracted Staff

2019-2021: Design  
(\$15,387,494)

A&E Pre-Design and Design  
Contract  
Continued Staff Support

2022-2024 : Construction  
(\$174,933,900)

Phased Construction and Program  
Integration  
Funds for Displaced Fields  
Includes School Program

**Total Budget:**  
**\$195,571,394**

# Douglas MacArthur Update

## Budget

- **As of September 2020**: Indicated a \$5-7M potential budget gap
- **As of November 2020**: Reduced gap by \$3-4M to a potential budget gap of \$2-4M

*ACPS continues to utilize cost-reduction strategies to stay within the current budget for this project and thus will not request additional funding from the City to support completion. Reduction strategies under consideration include:*

- Refining contingencies
- Revising space need for extended learning areas
- Investigating options for furniture procurement and updating site layout

## Schedule

### Community

- Informational update and pre-construction information week of 11/30

### Construction

- Finalizing Utility Disconnects
- Working with City on issuing demolition permit
- Demolition contract to be issued by early December

# Discussion



# Non-Capacity Projects

## Targeted Facilities Assessment Priority Assignments

Priority 1:  
Currently Critical  
(address within 1  
year)

Priority 2:  
Potentially  
Critical (address  
in 2 years)

Priority 3:  
Necessary but  
not yet Critical  
(address in 3-5  
years)

Priority 4:  
Recommended  
but not  
necessary  
(address in 5-10  
years)

Other Essential Projects include maintaining/modernizing technology, textbooks, vehicles, and security systems



# Update on Priority 1 Projects

Number of Priority 1 Tasks	Completed	In Progress	Planned for Summer 2021	Planned for Future Completion
58	8	15	21	14

- The Targeted Facilities Assessment was completed in August 2019 (after start of FY20)
- Some of the projects funded in FY 2021 have started; others will start in the summer (calendar year 2021)
- Projects planned for future completion include capacity projects such as Cora Kelly, George Mason and Transportation facility, and projects that are part of larger phased projects

# What's New in the FY2022 CIP?

The below projects were added to the FY 2022 CIP based on validating needs with the most current information.

Site	Program	Program Details	2022
☐ Cora Kelly	☐ Flooring Repair/Replace	This project will replace flooring in rooms with asbestos tile.	75,000
☐ Douglas MacArthur	☐ Solar Panel Purchase	This includes funds to purchase or negotiate a partnership for solar panels to achieve net zero energy.	1,250,000
	☐ Utility Work	This includes funds to underground utilities at the Douglas MacArthur site.	750,000
☐ Francis C. Hammond	☐ Renovations & Reconfigurations	This project will renovate classrooms including flooring upgrades and abatement.	300,000
☐ John Adams	☐ Fire Alarm System	This project will upgrade the fire alarm system.	175,000
☐ Mount Vernon	☐ HVAC Repair or Replacement	This project will replace the chiller.	375,000
	☐ Renovations & Reconfigurations	This project will upgrade the library.	216,500
☐ T.C. Williams King Street Campus	☐ Interior Acoustics/Lighting	This project will fund the design of replacing stage lighting equipment, audio visual projector system, and school stage audio equipment.	120,000
☐ Transportation Services	☐ Fire Alarm System	This project will repair existing fire alarm system.	50,000
<b>Grand Total</b>			<b>3,311,500</b>

# FY2022-2031 CIP Budget Summary

Site	Program	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	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
New School: 600-student	Design, Project Management & Other Soft Costs									15,301,600		15,301,600
	Construction of Renovation & Capacity										61,206,300	61,206,300
High School Project	Hard costs for a new high school	30,000,000	144,933,900									174,933,900
Transportation Services	Transportation Facility Modernization		6,710,000									6,710,000
Grand Total		30,000,000	151,643,900	16,012,100	64,048,600		17,345,600	69,382,400		15,301,600	61,206,300	424,940,500
Total Non-Capacity		25,199,200	16,036,800	15,069,800	13,247,100	9,551,500	9,843,900	9,719,600	8,874,600	10,004,100	8,995,900	126,542,500
Total Proposed		55,199,200	167,680,700	31,081,900	77,295,700	9,551,500	27,189,500	79,102,000	8,874,600	25,305,700	70,202,200	551,483,000
Total City Approved		83,827,400	127,424,300	41,592,400	37,756,200	16,529,200	39,644,600	20,026,800	53,861,500	14,962,400	N/A	435,624,800
Variance from Total City Approved		28,628,200	(40,256,400)	10,510,500	(39,539,500)	6,977,700	12,455,100	(59,075,200)	44,986,900	(10,343,300)	N/A	(45,656,000)

# CIP Budget Process Calendar of Major Events and Activities

Dates	Key Events and Activities
October 1, 2020	Public Hearing on FY2022 Combined Funds and FY2022-2031 CIP Budget*
<b>November 12, 2020</b>	<b>Regular School Board Meeting: Presentation of the FY2022-2031 CIP Budget*</b>
November 16, 2020	School Board CIP Budget Work Session #1: Focus on FY2022 CIP Projects
November 17, 2020	Joint City Council-School Board CIP Work Session
November 23, 2020	Public Hearing on the FY2022-2031 CIP Budget* School Board CIP Budget Work Session #2: Focus on FY2022-2031 Projects
December 09, 2020	School Board CIP Add/Delete Session #1
December 15, 2020	School Board CIP Add/Delete Session #2
December 17, 2020	Regular School Board Meeting: Adoption of the FY2022-2031 CIP Budget*

*\* Item represents an opportunity for direct community participation*

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