

FY 2019-2028 Capital Improvement Program Budget



Joint City Council-School Board Work Session
January 29, 2018



Every Student Succeeds

Purpose

To inform and encourage City Council to approve the School Board's FY 2019-2028 CIP

To highlight the major gap between the FY 2019-2028 CIP and the needs of ACPS

To kickoff the joint actions recommended by the Task Force to best execute this CIP and address the gap

School Board Goals

ACPS 2020, adopted June 2015, includes six goals:

- **Goal 1 – Academic Excellence and Educational Equity:** Every student will be academically successful and prepared for life, work, and college.
- **Goal 2 – Family and Community Engagement:** ACPS will partner with families and the community in the education of Alexandria’s youth.
- **Goal 3 – An Exemplary Staff:** ACPS will recruit, develop, support, and retain a staff that meets the needs of every student.
- **Goal 4 – Facilities and the Learning Environment:** ACPS will provide optimal and equitable learning environments.
- **Goal 5 – Health and Wellness:** ACPS will promote efforts to enable students to be healthy and ready to learn.
- **Goal 6 – Effective and Efficient Operations:** ACPS will be efficient, effective, and transparent in its business operations.



FY 2019 – 2028 CIP Budget Priorities

Budget priorities fell under the following categories:

- Capacity (At all grade levels)
- Modernization
- Building upgrades, including safety, security and ADA compliance
- Operations and maintenance

FY 2019-2028 Budget Summary

	Final School Board Approved FY 2018-2027 CIP Budget	City Council FY 2018-2027 Approved CIP Budget	Difference in School Board and City Council FY 2017-2026 CIP Budgets	School Board FY 2019-2028 Adopted CIP Budget	Difference in Final FY 2019-2028 CIP Budget and City Council Approved 2018-2027 CIP Budget	Task Force Recommendation ¹	Difference in School Board Adopted and Task Force Recommendation ²
FY 2018	19,000,000	19,000,000	-		-	-	-
FY 2019	69,273,247	51,000,000	18,273,247	68,331,789	(17,331,789)	30,120,896	(6,810,893)
FY 2020	21,261,884	10,000,000	11,261,884	26,953,564	(16,953,564)	25,387,494	(1,566,070)
FY 2021	146,891,671	106,000,000	40,891,671	118,896,519	(12,896,519)	117,073,350	(1,823,169)
FY 2022	24,592,989	21,000,000	3,592,989	74,681,603	(53,681,603)	72,290,674	(2,390,929)
FY 2023	84,711,496	72,000,000	12,711,496	64,869,896	7,130,104	64,047,705	(822,191)
FY 2024	15,328,570	15,000,000	328,570	29,352,817	(14,352,817)	24,460,737	(4,892,080)
FY 2025	53,573,842	23,000,000	30,573,842	27,881,007	(4,881,007)	25,138,614	(2,742,393)
FY 2026	5,769,055	13,000,000	(7,230,945)	12,702,488	297,512	11,525,613	(1,176,875)
FY 2027	18,991,373	43,000,000	(24,008,627)	35,909,363	7,090,637	33,997,791	(1,911,572)
FY 2028	-	-		15,101,488			
Grand Total	459,394,127	373,000,000	(86,394,127)	474,680,533	(105,579,045)	404,042,874	(24,136,171)

¹Includes all capacity projects as recommended by the Task Force with contingency added based on percentages recommended in the Task Force's Facilities CIP B for contingency of projects. It does not assume that any planning or land acquisition dollars were specifically recommended for ACPS use, though these funds were recommended to be split between the entities as needed.

²Because planning and property acquisition dollars are to be allocated for both City and Schools facilities projects, this shows variance of Superintendent's proposed projects excluding planning and property acquisition, with the Task Force's recommendation specifically for ACPS.

FY 2019-2028 Budget Summary

Site/Program	Description	Grand Total	Proposed Funding Years	Project Completion Year
Flexible Capacity Space and New Schools	Temporary Classrooms, Swing Space and other Interim Capacity Needs	80,905,549	2019, 2021-2022, 2028	2020, 2023, 2030
West End School Gym	Gym Addition to New West End Elementary School	4,569,080	2019	2021
High School	Replacement/Modernization and Capacity Addition	124,249,963	2019-2021	2023
Douglas MacArthur	Replacement/Modernization and Capacity Addition	53,502,253	2022-2023	2025
Transportation Facility	Replacement/Modernization and Capacity Addition	6,710,000	2023	2025
George Mason	Replacement/Modernization and Capacity Addition	45,820,322	2023-2025	2027
Cora Kelly	Replacement/Modernization and Capacity Addition	34,539,349	2026-2027	2029
Non-Capacity	Life-cycle replacements and upgrades to existing facilities	92,984,016	2019-2028	2019-2028
Capacity Planning	Feasibility Studies and Joint Master Planning Efforts	1,400,000	2019	Ongoing
Property Acquisition	Property Acquisition for Capacity Projects	30,000,000	2019	Ongoing
Total Proposed		474,680,533	2019-2028	2019-2030

FY 2019 Projects

Project	Description	Funding Request
Non-Capacity ¹	Funds non-capacity needs Division-wide	\$15,618,874
Capacity Planning ²	Funds the joint facilities master plan and feasibility studies	\$1,400,000
High School Capacity ²	Portion of the soft costs for the new high school to continue community engagement and begin design	\$5,150,000
Flexible Capacity Space ²	Funds for relocatables, flexible capacity space or other immediate capacity needs	\$11,593,835
West End School Gym ²	Construction of gym for the west end elementary school	\$4,569,080
Property Acquisition ³	Funds for property acquisition	\$30,000,000
Total FY 2019 Request		\$68,331,789

¹ Non-Capacity projects were not included within the Task Force's scope.

² Scope, budget and timeline align with the recommendation of the Task Force represented in FCIP-B.

³ The Task Force recommended \$40M be set aside in FY 2019 for land acquisition. School projects represent a majority of the projects and largest projects requiring land under the Task Force's purview.

Capacity: Continued Growth

Enrollment Projections:

- Accuracy in FY 2018 -100.1%
- Continuing anticipated deficit in CIP projects:
 - **1,453** seating deficit in FY 2023
 - **2,010** seating deficit in FY 2028



This realization will require a revised approach during the FY 2020 - 2029 CIP development

Capacity: Addressing the Need

Recommendations from the Ad-Hoc Joint City-Schools Facilities Investment Task Force (Task Force):

- High School Capacity
- Flexible capacity/permanent school space
- Land Acquisition
- Elementary Modernizations
- Need for Interim Solutions

Capacity Overview: Pre-K and Elementary School

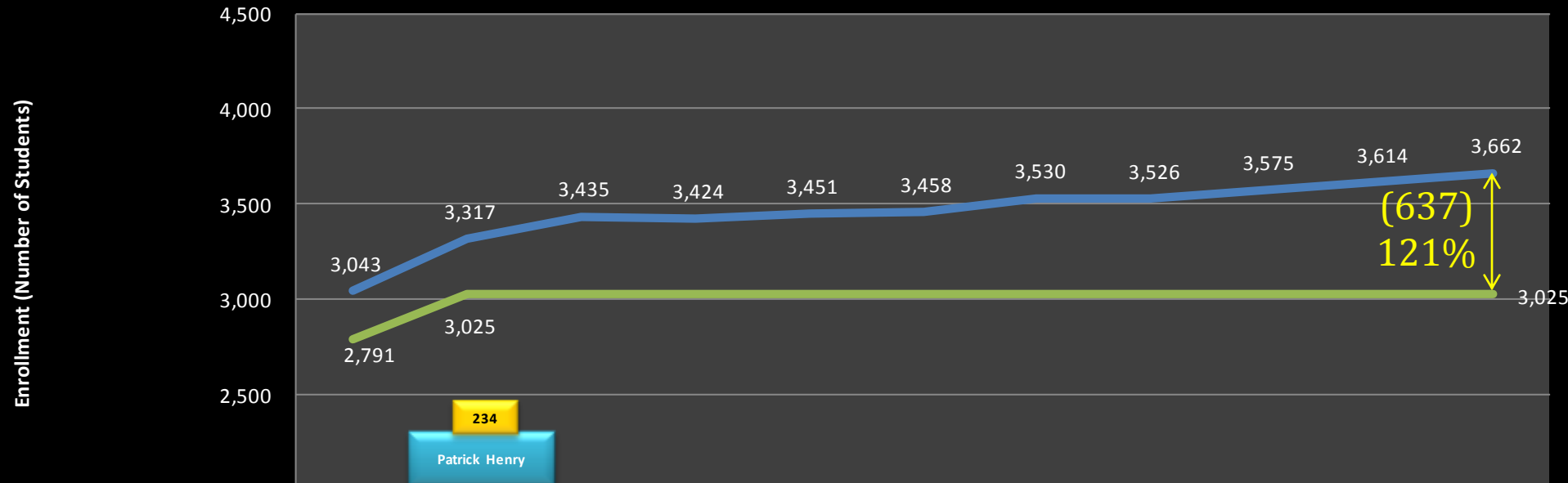
ACPS Elementary Projected Enrollment and Capacity: FY 2018 - 2028



*Includes 284 partner pre-K capacity

Capacity Overview: Middle School

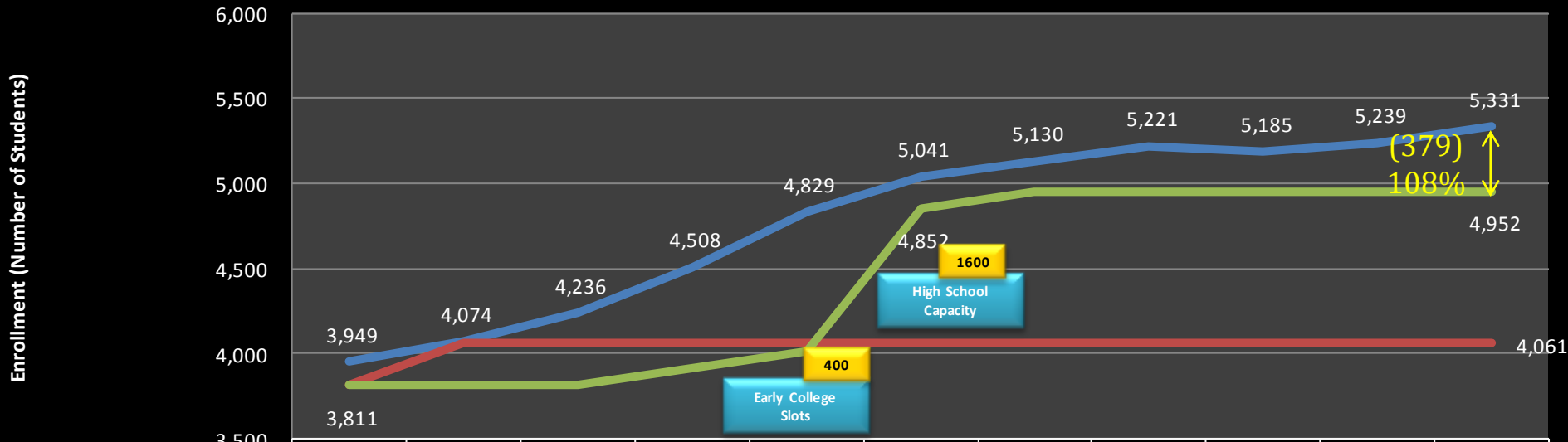
ACPS Middle School Projected Enrollment and Capacity: FY 2018 - FY 2028



	FY 2018 Actual	FY 2019 Projected	FY 2020 Projected	FY 2021 Projected	FY 2022 Projected	FY 2023 Projected	FY 2024 Projected	FY 2025 Projected	FY 2026 Projected	FY 2027 Projected	FY 2028 Projected
— Middle School Enrollment	3,043	3,317	3,435	3,424	3,451	3,458	3,530	3,526	3,575	3,614	3,662
— Middle School Capacity (FY 2019 - 2028 Proposed CIP)	2,791	3,025	3,025	3,025	3,025	3,025	3,025	3,025	3,025	3,025	3,025
— Middle School Seating Gap (FY 2019 - 2028 Proposed CIP)	(252)	(292)	(410)	(399)	(426)	(433)	(505)	(501)	(550)	(589)	(637)

Capacity Overview: High School

ACPS High School Projected Enrollment and Capacity: FY 2018 - FY 2028



	FY 2018 Actual	FY 2019 Projected	FY 2020 Projected	FY 2021 Projected	FY 2022 Projected	FY 2023 Projected	FY 2024 Projected	FY 2025 Projected	FY 2026 Projected	FY 2027 Projected	FY 2028 Projected
High School Enrollment	3,949	4,074	4,236	4,508	4,829	5,041	5,130	5,221	5,185	5,239	5,331
High School Capacity (No Additional Changes)	3,811	4,061	4,061	4,061	4,061	4,061	4,061	4,061	4,061	4,061	4,061
High School Capacity (FY 2019 - 2028 Proposed CIP)	3,811	3,811	3,811	3,911	4,011	4,852	4,952	4,952	4,952	4,952	4,952
High School Seating Gap (FY 2019 - 2028 Proposed CIP)	(138)	(263)	(425)	(597)	(818)	(189)	(178)	(269)	(233)	(287)	(379)

Non-Capacity Projects

Non-Capacity projects based on assessments in previous CIPs with some adjustments including:

- Deferral of modernizations
- Facilities staff scope and budget adjustments for accuracy
- School staff input
- Addition of kitchen upgrade projects
- Adjusting school bus replacement schedule



CIP Request Includes

- Relocatables/Modulars
- Feasibility studies
- Property acquisition
- Added space/capacity in modernizations
- Plan for immediate high school capacity initiative
- Flexible/swing space for future permanent capacity

Collaborate & Coordinate

Next Steps

Joint Facilities Master Plan

- Find the best solutions to address capacity and building condition needs for all ACPS and COA assets
- Look beyond the ten-year CIP budget

ACPS and COA Partnership

- Develop a new culture of teamwork in execution of CIP projects
- Establish lines of communication that provide efficiency and respect for both ACPS and COA

Discussion

