



2024-2033 Capital Improvement Program Budget

Work Session II
November 28, 2022



REVISED 11/28



Essential Questions

Part I: FY2025-FY2033 CIP Budget

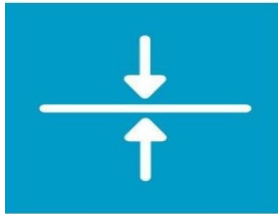
- What is included in the CIP Budget for FY 25 - FY 33?

Part II: Enrollment, Capacity and Utilization

- How are enrollment, capacity, and utilization defined?
- What is the 10-Year Enrollment Projection?
 - ◆ How is the projection made?
 - ◆ How does the projection inform capital planning?

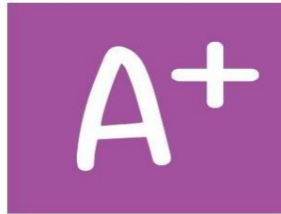


School Board FY2024-2033 CIP Budget Priorities



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 ***



FY 2024-2033 Budget Summary

Site	Program	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Grand Total
George Mason	Design, Project Management & Other Soft Costs	17,405,800										17,405,800
	Construction of Renovation & Capacity		87,028,900									87,028,900
Cora Kelly	Design, Project Management & Other Soft Costs				16,635,300							16,635,300
	Construction of Renovation & Capacity					99,811,900						99,811,900
Swing Space Renovation*	Construction of Renovation & Capacity	5,084,400										5,084,400
Transportation Services	Transportation Facility Modernization			10,000,000								10,000,000
Middle School Renovation*	Construction of Renovation & Capacity							16,357,300				16,357,300
Future ES Modernization	Design, Project Management & Other Soft Costs										22,209,000	22,209,000
Leased Space Renovation	Design, Project Management & Other Soft Costs	2,000,000										2,000,000
	Construction of Renovation & Capacity		10,000,000									10,000,000
Grand Total		24,490,200	97,028,900	10,000,000	16,635,300	99,811,900		16,357,300			22,209,000	286,532,600
Non-Capacity Proposed		34,217,400	30,303,500	22,278,000	15,984,700	10,944,600	10,671,200	11,452,600	10,561,100	12,451,600	11,859,900	170,724,600
Total Proposed		58,707,600	127,332,400	32,278,000	32,620,000	110,756,500	10,671,200	27,809,900	10,561,100	12,451,600	34,068,900	457,257,200
Total City Approved		34,741,700	82,766,900	27,430,800	31,083,000	77,542,600	7,162,900	20,578,000	6,151,000	5,662,800	n/a	n/a
Variance from Total City Approved		(23,965,900)	(44,565,500)	(4,847,200)	(1,537,000)	(33,213,900)	(3,508,300)	(7,231,900)	(4,410,100)	(6,788,800)	n/a	n/a

*Swing Space Renovation and Middle School Renovation are the 1703 N. Beauregard building.



Non-Capacity FY25-FY33

Site	2025	2026	2027	2028	2029	2030	2031	2032	2033	Grand Total
ACHS King Street Campus	3,691,200	836,800	836,800	836,800	836,800		161,000	86,000		7,285,400
Building System Upgrades and Modernization	1,943,800	1,779,600	1,574,900	614,900	614,900	1,142,400	614,900	1,142,400	1,142,400	10,570,200
Charles Barrett	1,812,500	183,800			166,500	46,500		568,100		2,777,400
Douglas MacArthur						40,000	45,000			85,000
Ferdinand T. Day	1,002,400	2,032,200								3,034,600
Francis C. Hammond	1,447,500	1,321,300	305,000			86,000	63,000	500,000		3,722,800
George Washington	4,220,100	760,000	442,400	305,000						5,727,500
James K. Polk	1,843,000	4,509,700	521,300				49,000	50,000		6,973,000
Jefferson-Houston	216,600	162,600	60,000	70,000						509,200
John Adams	2,861,000	135,700		44,000	100,000	450,000	90,000	67,000		3,747,700
Lyles-Crouch	215,000	133,800	280,100	15,000						643,900
Mount Vernon	519,100	1,002,300	175,000	100,000			53,000	54,000		1,903,400
Naomi L. Brooks	1,185,200	30,000	275,000	44,000	45,000					1,579,200
Patrick Henry	45,000				150,000	153,000	162,000	115,000		625,000
Rowing Facility	39,000	11,500	15,000	16,000	16,000					97,500
Samuel Tucker	384,800	1,084,000	3,219,400		48,000	49,000				4,785,200
System-Wide	6,117,700	5,609,000	6,377,400	6,608,700	6,850,100	7,102,600	7,366,900	7,817,100	8,679,100	62,528,600
Transportation Services	2,104,600	2,117,400	1,859,400	2,246,200	1,843,900	2,383,100	1,956,300	2,015,000	2,075,400	18,601,300
William Ramsay	655,000	568,300	43,000	44,000						1,310,300
Grand Total	30,303,500	22,278,000	15,984,700	10,944,600	10,671,200	11,452,600	10,561,100	12,414,600	11,896,900	136,507,200



Non-Capacity FY25-FY33 Highlights

- All **roofs** will be replaced by 2027
- All **HVAC systems** will be modernized (phased) by 2029
- All **fire alarm and life safety systems** will be modernized by 2032
- ACHS Parker-Gray **stadium bleachers** will be replaced in 2025



Non-Capacity FY25-FY33

Projects deferred from FY 2024 include:

- Charles Barrett remediation / flooring
- Francis Hammond synthetic turf replacement
- George Washington sports fields renovation
- George Washington window replacement
- James Polk roof replacement
- John Adams window replacement



Capacity Projects

Site/Program	Description	Total Funding Request	Funding Years	Capacity Added
1703 N. Beauregard (Swing Space Renovation and Middle School Renovation)	Renovation for Swing Space/ Middle School Capacity	<i>Swing Space:</i> \$5,084,400 <i>Middle School Renovation:</i> \$16,635,300	2023; 2030	+600 middle school student capacity
Leased Space Renovation	Renovation for Leased Space	\$12,000,000	N/A	TBD
Transportation Facility	Renovation/ Modernization	\$10,000,000	2026 (Placeholder pending WW Study)	N/A
George Mason ES	Replacement and Capacity Addition	FY24: \$17,405,800 FY25: \$87,028,900	2024-2025	+~300 elementary student capacity
Cora Kelly ES	Replacement and Capacity Addition	FY24: \$16,635,300 FY25: \$99,811,900	2027-2028	+~300 elementary student capacity
New School/Existing School	Soft Costs of Modernization	\$22,209,000	2033	TBD

REVISED



Dates	Key Events and Activities
October 17, 2022	Community Forum on FY2024 Combined Funds and FY2024-2033 CIP Budget
October 18, 2022	Joint City Council-School Board CIP Work Session
November 10, 2022	Regular School Board Meeting: Presentation of the Superintendent's Proposed FY2024-2033 CIP Budget
November 14, 2022	School Board CIP Work Session #1: FY 2024 Budget Special Called Board Meeting: Public Hearing on the FY 2024-2033 CIP Budget
November 28, 2022	School Board CIP Work Session #2: Out-years of the CIP; Capacity and Utilization Discussion School Board Add-Deletes due to Staff November 29, 2022
December 7, 2022	School Board CIP Add/Delete Work Session #1
December 13, 2022	School Board CIP Add/Delete Work Session #2
December 15, 2022	Regular School Board Meeting: Adoption of the FY 2024-2033 CIP Budget

2020-2025 Strategic Plan: Equity for All

Questions?

Next:

**Part II: Enrollment, Capacity
and Utilization**





Definitions

Enrollment: Number of active students enrolled at ACPS on September 30 of each school year as detailed in the Fall Membership Report to the School Board.

Capacity: Measured student space based on Educational Specifications; the total building capacity for a school is a sum of each classroom's measured capacity; this is not related to building occupancy as established by building code.

Utilization: Student enrollment divided by the building capacity; we aim to be between 90-110%.



Capacity and Utilization

School Level	School Name	Sq. Ft.	ACPS Enrollment 09-30-22	Non-ACPS Enrollment (Partner Pre-K)	Total by School	Capacity	Utilization
Elementary School	Charles Barrett	70,844	527	0	527	512	102.93%
	Cora Kelly	69,000	265	40	305	429	71.10%
	Douglas MacArthur at Taney Ave.	77,400	552	0	552	724	76.24%
	Ferdinand T. Day	125,856	583	0	583	640	91.09%
	George Mason	63,535	306	0	306	368	83.15%
	James K. Polk	88,623	779	0	779	756	103.04%
	Jefferson-Houston	124,000	623	80	703	734	95.78%
	John Adams/Early Childhood Center	143,290	891	140	1031	858	120.16%
	Lyles-Crouch	65,645	409	0	409	375	109.07%
	Mount Vernon	112,730	855	0	855	755	113.25%
	Naomi L. Brooks	51,800	329	0	329	350	94.00%
	Patrick Henry	138,400	952	0	952	854	111.48%
	Samuel Tucker	80,180	731	0	731	620	117.90%
	William Ramsay	87,650	591	0	591	748	79.01%
ES Total		1,298,953	8,393	260	8653	8723	99.20%
Middle School	Francis Hammond MS	236,125	1,466	0	1466	1396	105.01%
	George Washington MS	237,332	1,367	63	1430	1150	124.35%
MS Total		473,457	2,833	63	2896	2546	113.75%
High School	ACHS: Minnie Howard	130,435	986	0	986	853	115.59%
	ACHS: King Street	461,147	3,520	24	3544	2928	121.04%
HS Total		591,582	4,506	24	4530	3781	119.81%
Grand Total		2,363,992	15,732	694	16426	15050	109.14%

NOTE: Utilization percentages in red indicate that they are outside our ideal utilization range of 90%-110%.

Based on this, 7 schools are within our ideal utilization range, 4 schools are underutilized and 7 schools are over-utilized.



Projections

- ACPS projects enrollment out 10 years. Once the Fall Membership is finalized, work on the projection for the next school year begins.
- The projection uses **Kindergarten Capture** and **Cohort Survival Rates**.
- Pre COVID pandemic, ACPS was experiencing peak growth. Since 2021, the projection shows that growth slowing.



Cohort Survival Rate

- **Cohort Survival Rate:** the ratio of the number of students enrolled in each grade to the number enrolled the prior year in the earlier grade.
- ◆ CSR varies from school to school. Alexandria being an urban environment, experiences a high level of transiency.
 - ◆ ACPS works with the City to anticipate new developments that may impact schools. General development and In/Out migration is captured in this ratio.



Transiency by School Boundary

Students living within the Ferdinand T. Day, John Adams, Lyles-Crouch, Patrick Henry and Samuel Tucker boundaries experienced the highest turnover rates this year.

School	In	% In of SY22-23 Population	Out	%Out of SY22-23 Population
Charles Barrett	45	11.11%	39	9.63%
Cora Kelly	16	7.51%	19	8.92%
Douglas MacArthur	41	8.93%	50	10.89%
Ferdinand T. Day	99	21.34%	89	19.18%
George Mason	16	6.11%	21	8.02%
James K. Polk	109	16.72%	103	15.80%
Jefferson-Houston	61	11.80%	60	11.61%
John Adams	117	20.24%	125	21.63%
Lyles-Crouch	86	25.29%	72	21.18%
Mount Vernon	35	4.92%	52	7.30%
Naomi L. Brooks	25	9.36%	28	10.49%
Patrick Henry	190	23.11%	187	22.75%
Samuel Tucker	123	20.47%	114	18.97%
William Ramsay	77	16.56%	75	16.13%
Francis C. Hammond	212	14.46%	244	16.64%
George Washington	92	6.73%	179	13.09%
ACHS	563	12.49%	531	15.45%
Grand Total	1907	13.53%	1988	14.10%

IN - Students Enrolled in ACPS 9/30/22 Who Were Not Enrolled 9/30/21, does not include PK or K students as of 9/30/22

OUT - Students Enrolled in ACPS 9/30/21 Who Were Not Enrolled 9/30/22, does not include 12th grade students as of 9/30/21



Transiency by Grade

Grade	K	1	2	3	4	5	6	7	8	9	10	11	12	Total
In	NA	277	204	192	149	138	142	114	128	191	233	70	69	1907
Out	NA	195	238	190	162	173	217	156	126	150	154	114	113	1988
Net Change	NA	82	-34	2	-13	-35	-75	-42	2	41	79	-44	-44	-81

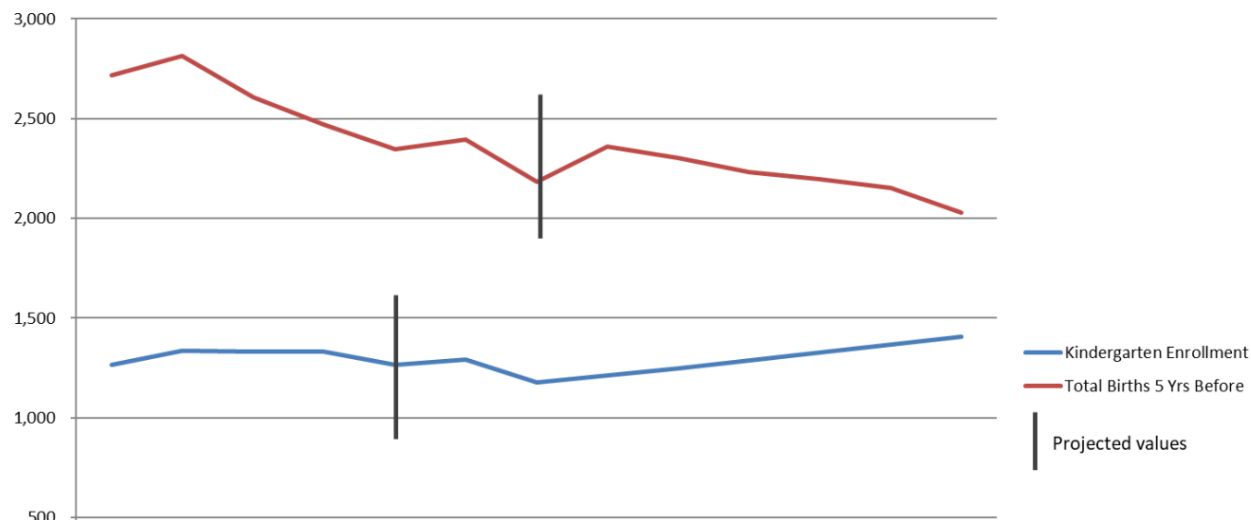
- In FY22 and FY23, ACPS experienced atypical growth in 1st grade likely due to pandemic impacts
- Decline at 6th grade and growth in 9th and 10th are typical for ACPS



Kindergarten Capture

Kindergarten capture rate refers to the share of births that become ACPS kindergarten students five years later.

Kindergarten Capture: Historical and Projected by Fiscal Year



	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Kindergarten Enrollment	1,266	1,337	1,330	1,334	1,266	1,293	1,178	1,214	1,250	1,288	1,326	1,366	1,407
Total Births 5 Yrs Before	2,717	2,816	2,607	2,471	2,345	2,396	2,183	2,359	2,301	2,230	2,198	2,153	2,031
K Capture	46.6%	47.5%	51.0%	54.0%	54.0%	54.0%	54.0%	51.4%	54.3%	57.7%	60.3%	63.4%	69.3%



Projection Accuracy

	PK-5	6-8	9-12	Total
FY23 Projected	7,859	3,312	4,426	15,597
FY23 Actual	7,998	3,228	4,506	15,732
% of Projection	101.7%	97.5%	101.8%	100.9%

ACPS aims to be within 1-2% accuracy from the total enrollment to projected enrollment annually.

- Enables us to better prepare our schools for enrollment
- Critical for City support of ACPS budget



Projection Example

School Name	Grade	FY2022 09-30-21	FY2023 Projection	Manual Adjustments (Capacity Reassignments)	Homerooms Based on Class Capp	Max Based on Staffing	FY2023 Actual	FY22 MAX ROOMS
Cora Kelly	K	37	53		3	66	46	19
Cora Kelly	1	40	42		2	48	40	
Cora Kelly	2	40	36		2	48	45	
Cora Kelly	3	44	37		2	52	41	
Cora Kelly	4	46	46		2	52	41	
Cora Kelly	5	51	46		2	52	46	
Total		258	260		13	318	259	



Classroom Caps

School Board Policy establishes elementary class caps as follows:

- K: 22 students
- 1: 24 students
- 2: 24 students
- 3: 26 students
- 4: 26 students
- 5: 26 students

Per the policy update in May 2022, class caps may be exceeded for:

- Siblings
- Active duty military
- Health, safety and security
- Temporary situations where necessary for successful operations of the division



Classrooms by School

- The Ed Specs call for classrooms to be between 900-1,100 SF depending on grade level.
- Any classroom above 600 SF is considered a full size classroom and can hold the class cap.

Elementary School	Average Classroom Size Used for Elementary Homeroom	Current Classrooms used as Elementary Homerooms	Total Classrooms Available for Elementary
Patrick Henry	1091	29	29
Ferdinand T. Day	918	26	27
Jefferson-Houston	873	19	19
Samuel W. Tucker	855	32	33
William Ramsay	836	27	36
Charles Barrett	830	25	25
Mount Vernon	789	39	39
James K. Polk	782	37	38
Douglas MacArthur	780	26	31
Cora Kelly	762	13	19
John Adams	727	32	34
Lyles-Crouch	727	19	21
Naomi Brooks	693	17	18
George Mason	687	18	24
Total	811	359	393

Note: Classrooms not being used as homerooms are still used for small group pull-out, ELL, special education, or instructional coach space.



Preliminary FY24-FY33 Projection

School Level	Grade	FY 2020	FY 2021	FY 2022	FY 2023	FY2024 Projection	FY2025 Projection	FY2026 Projection	FY 2027 Projection	FY 2028 Projection	FY 2029 Projection	FY 2030 Projection	FY 2031 Projection	FY 2032 Projection	FY 2033 Projection
ES	PK	311	273	287	306	323	323	323	323	323	323	323	323	323	287
	K	1,448	1,266	1,337	1,330	1,343	1,266	1,293	1,188	1,215	1,251	1,288	1,327	1,365	1,408
	1	1,488	1,383	1,282	1,415	1,350	1,354	1,278	1,304	1,200	1,229	1,266	1,268	1,305	1,376
	2	1,368	1,358	1,266	1,249	1,355	1,292	1,293	1,221	1,246	1,147	1,173	1,173	1,210	1,246
	3	1,335	1,267	1,287	1,268	1,220	1,320	1,255	1,258	1,187	1,213	1,116	1,116	1,141	1,176
	4	1,320	1,258	1,196	1,274	1,253	1,198	1,300	1,235	1,236	1,166	1,192	1,192	1,098	1,122
	5	1,225	1,221	1,177	1,156	1,231	1,203	1,152	1,252	1,189	1,190	1,120	1,120	1,146	1,055
ES Total		8,495	8,026	7,832	7,998	8,075	7,956	7,894	7,781	7,596	7,519	7,478	7,519	7,588	7,670
MS	6	1,156	1,127	1,103	1,096	1,076	1,185	1,129	1,091	1,084	1,015	1,030	974	968	991
	7	1,215	1,120	1,076	1,057	1,061	1,041	1,144	1,092	1,055	1,046	981	991	938	933
	8	1,078	1,164	1,085	1,075	1,028	1,033	1,012	1,108	1,061	1,024	1,013	967	960	909
MS Total		3,449	3,411	3,264	3,228	3,165	3,259	3,285	3,291	3,200	3,085	3,024	2,932	2,866	2,833
HS	9	1,269	1,136	1,342	1,226	1,256	1,227	1,233	1,208	1,323	1,267	1,223	1,223	1,155	1,146
	10	973	1,127	937	1,285	1,091	1,118	1,092	1,098	1,075	1,178	1,128	1,089	1,089	1,028
	11	919	906	1,030	883	1,194	1,014	1,039	1,015	1,020	999	1,095	1,048	1,012	1,012
	12	957	982	1,069	1,112	980	1,325	1,125	1,153	1,126	1,132	1,108	1,215	1,163	1,123
HS Total		4,118	4,151	4,378	4,506	4,521	4,684	4,489	4,474	4,544	4,576	4,554	4,575	4,419	4,309
Grand Total		16,062	15,588	15,474	15,732	15,761	15,899	15,668	15,546	15,340	15,180	15,056	15,026	14,873	14,812
% Change		2.07%	-2.95%	-0.73%	1.67%	0.18%	0.88%	-1.45%	-0.78%	-1.33%	-1.04%	-0.82%	-0.20%	-1.02%	-0.41%



How Enrollment Informs the Budget

CIP

- Capacity Projects are informed by the ten-year projection to accommodate capacity needs
- Non-capacity projects use enrollment to prioritize work and identify when and how projects could be completed. A change in space use could also result in a non-capacity CIP project.

Operating

- The enrollment projections inform school staffing and school budgets where formulas apply.
- Enrollment projections could inform operating allocation depending on budget guidance from the City.



Next Steps

November-December 2022: Finalize the FY 2024-2033 projection internally and with the City

- Allocate staffing
- Account for development where appropriate

January-March 2023: Develop a proposed boundary analysis for the School Board's consideration



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Questions?

Next Meeting:
Add-Delete Work Session #1
December 7, 2022



Interim Superintendent
Dr. Melanie Kay-Wyatt

School Board
Meagan L. Alderton, Chair
Jacinta Greene, Vice Chair

Willie F. Bailey, Sr.
Kelly Carmichael Booz
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