



# **Joint Long-Range Educational Facilities Plan**

City Council Meeting  
June 23, 2015

# Information for Discussion and Consideration

- Summary of Draft Plan

# Council Action Requested

- Review the Draft Plan
- Endorse the Plan

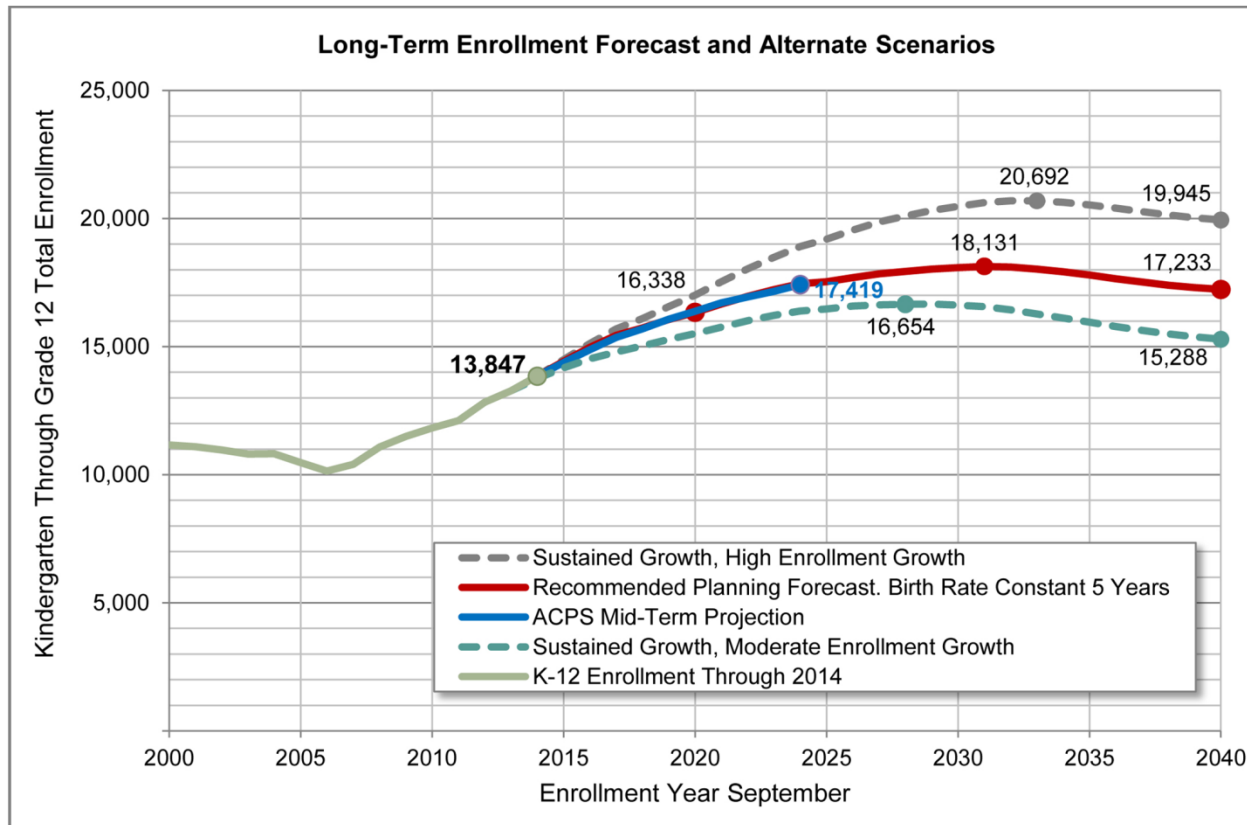
# Plan Components

1. Planning and Implementation Policies
2. Enrollment Trends and Forecasting
3. Guidance for 21<sup>st</sup> Century Educational Facilities
4. Mini-Master Plans
5. Fiscal Challenges
6. Conclusion

# 1. Planning and Implementation Policies

- Consider schools in future small area planning efforts.
- Consider schools in the development review process.
- Implement a joint City/Schools Transportation Demand Management Program to encourage use of alternative modes of transportation.

# 2. Enrollment Trends and Forecasting



### 3. Guidelines for 21<sup>st</sup> Century Educational Facilities

- Set maximum school size at 850 for elementary schools with School Board flexibility for expanding an existing facility beyond 850 students and 1200 for middle schools with School Board flexibility for expanding an existing facility beyond 1200 students
- New schools should consider an urban school model

## 4. Mini-Master Plans

- Locate a new elementary school on the west side of the City as four of the elementary schools on the west side are expected to exceed 850 by 2020. A second new elementary school should be considered if growth continues to increase and in absence of pursuing other options to address capacity.
- Locate a new middle school as Francis C. Hammond is expected to exceed 1,500 students in 2020 and George Washington will exceed 1,400 students in 2020.
- Explore options to address high school capacity challenges and fiscal impact.



## 4. Mini-Master Plans

- Consider options for new school sites:
  - On the east side of city
    - Retain two existing elementary sites for future determination – one near Simpson Stadium Park and one in North Potomac Yard.
  - On the west side of city
    - Reserve a site in the Eisenhower West Small Area Plan
    - Consider the Lower Hammond site
- Consider retrofitting an existing commercial building and continue to consider a K-8 model as a facility solution when the programmatic instruction is appropriate

## 4. Mini-Master Plans

- Renovate and/or replace Douglas MacArthur Elementary School to alleviate failing infrastructure and capacity issues, allowing the new building to house up to 850 students as the zoning, site and educational program allows.
- Renovate interior East side schools to meet the Educational Specifications (Ed Specs) and allow Cora Kelly and Jefferson-Houston Schools to absorb overages from Matthew Maury and Mount Vernon schools.
- Continue to renovate all schools to meet the Ed Specs through the Capital Improvement Plan.

## 5. Fiscal Challenges

- Final scope and cost estimates of Mini-Master Plans not yet finalized or incorporated into City's capital plans.
- Full implementation will require a long term fiscal plan for years 2018-2040.
- Conceptual cost estimates with Mini-Master Plans are based on entire suggested plan.
- Projects and cost estimates will be reevaluated and refined through annual CIP process.

## 5. Fiscal Challenges

- Range of costs for eleven existing facilities, one new elementary school and one new middle school over next 25 years estimated at \$443.2M to \$496.5M.
- Costs do not include all ACPS needs (Patrick Henry, Minnie Howard, maintenance, etc.)

# 5. Fiscal Challenges

## Potential Phasing

### **2018-2022**

Douglas MacArthur  
New Middle School  
Cora Kelly

### **2023-2027**

George Mason  
Matthew Maury

### **2028-2032**

Mount Vernon  
William Ramsay  
Lyles-Crouch

### **2033-2037**

Francis Hammond  
Charles Barrett  
New Elementary School

### **2038-2040**

George Washington  
James K. Polk

# 5. Fiscal Challenges

## Financing/Procurement Options to Fund LREFP

- Constrained Funding with Bonds and Cash Capital
- Raise Debt Limits
- Fund Improvements with Cash
- Consideration of Public Private Partnership Opportunities

## 5. Fiscal Challenges

- Recommendation that ACPS and City jointly develop a comprehensive financial plan in FY 2016.

## 6. Conclusion

- Summary of division-wide issues and strategies



# Next Steps

- Begin analysis of high school capacity and projected growth
- Continue discussion of the delivery of Pre-K instruction
- ACPS and City jointly develop a comprehensive financial plan in FY 2016

# Discussion