

# Capital Improvement Program FY 2022 - 2031



Joint City Council – School Board Work Session  
November 17, 2020



**EVERY STUDENT SUCCEEDS**

Updated 11/13/20

# Agenda

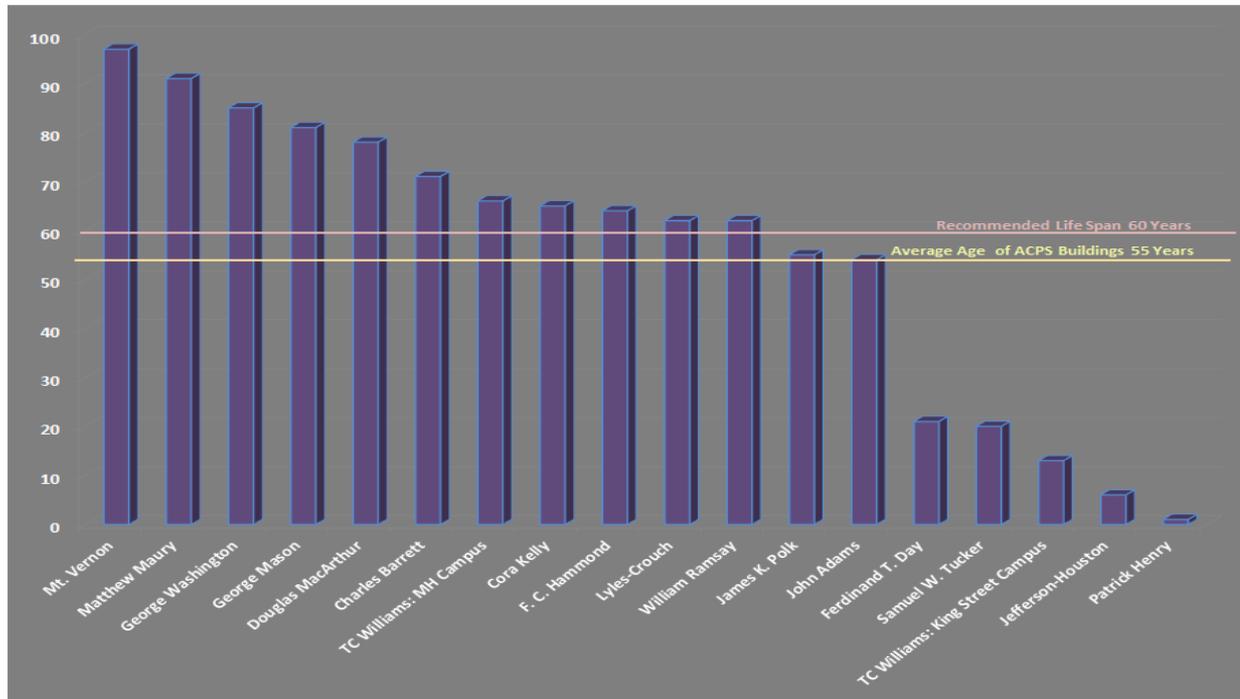
Past Capital Improvement Program Challenges

Tackling the Present FY 2021

A Vision for the Future FY 2022-31 CIP budget

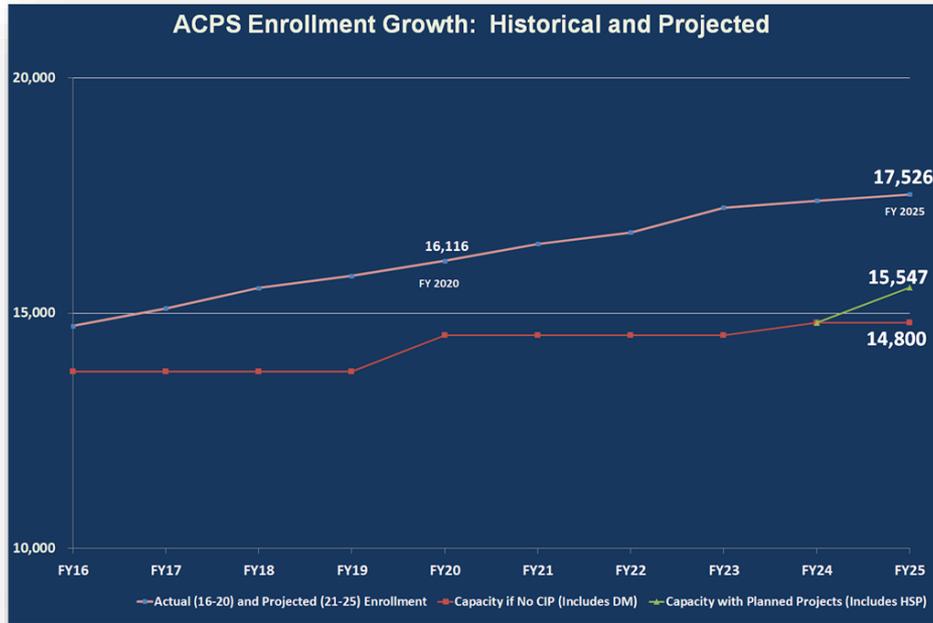
Key Discussions

# Aging Infrastructure



- Major building systems need to be replaced every 20-25 years (on average)
- After 60 years, most school facilities have reached useful life
- Increased operational costs when attempting to extend useful life
  - More maintenance needed on aging and inefficient systems
  - Break-fix cycle exacerbated

# Growing Enrollment



- Even with proposed CIP, we are expected to be **2,000 seats short** in 5 years (includes HSP and DM)
- COVID impact on enrollment resulted in reduction of approximately **300** students
- Enrollment will continue to be monitored

# Needs Gap

**Years of deferred maintenance resulting in need to only address critical or failing building conditions**

**Trying to maximize capacity on projects but still not meeting the need**

**Technology and textbooks in CIP are even more critical needs during pandemic**

# Tackling the Present

## Targeted Facilities Assessments

- Completed in 2019
- Limited assessments that addressed most critical facility needs at 5 schools and Transportation Facility
- Resulted in Priority I, II, and III findings

## COVID Impact

- School closure allowed for some projects to be advanced vs phased over multiple years (flooring installations, roof replacements, HVAC upgrades)

## Structural Changes

- Funding of 8 FTE's in CIP Budget
- Reorganization of offices to better manage CIP portfolio and maintenance program

# ACPS Mission and Core Values

## Equity for All 2025

### **Mission:**

*ACPS ensures success by inspiring students and addressing barriers to learning*

### **Vision:**

*In all we do, the ACPS learning community strives to live these core values. We are... Welcoming, Empowering, Equity-Focused, Innovative and Results-Driven*

# 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*

# Formulating the CIP Budget: Factors Considered



# FY2022 CIP Budget Summary

Site	2022
Building System Upgrades and Modernization	1,475,321
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	1,065,381
Matthew Maury	2,328,000
Mount Vernon	591,500
Samuel Tucker	1,664,000
System-Wide	3,625,937
T.C. Williams King Street Campus	1,097,533
Transportation Services	1,820,004
William Ramsay	175,000
<b>Grand Total</b>	<b>55,199,176</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)

# 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

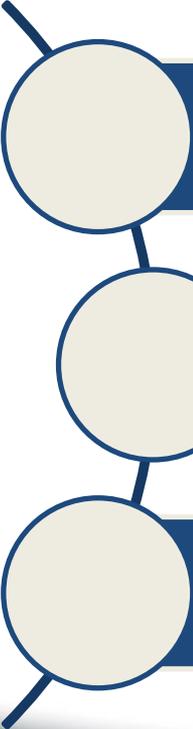
Working with City on issuing demolition permit

Demolition contract to be issued by early December

# 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)

# Key Discussion Topics



## Colocation on School Sites

- Urgent for High School Project (decision by 1/15/21 to remain on schedule)

## Witter Wheeler Master Plan Impact on Transportation Facility

## Permanent Swing Space for Elementary School Modernizations

# Discussion Exercise and Questions



## *Exercise*

- Prioritization Exercise (Colocation)

## *Questions*

- What can ACPS expect as outcomes of the Witter Wheeler study? How should we incorporate into CIP?
- What are potential swing space options for future elementary modernizations? What are the tradeoffs to building onsite?