

ALEXANDRIA CITY PUBLIC SCHOOLS (ACPS)

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Alexandria City Public Schools (ACPS)

On November 16, 2009, the Alexandria School Board received the FY 2011 – FY 2016 Proposed Capital Improvement Program (CIP) from ACPS staff. The Proposed CIP included two plan options: a Needs-Based Request totaling \$139.1 million over six years; and a Constrained Resources Request totaling \$127.0 million over six years. The primary variation between the two options was a less aggressive investment strategy relative to equipment and systems replacement as well as EcoCity initiatives. A central theme of both plans was substantial investment (\$50.1 million) to prepare for and manage capacity issues resulting from rapid enrollment growth. Another new addition to the ACPS FY 2011 Proposed CIP is a group of projects entitled EMG, or ACPS Facilities Analysis Results. This project group consists primarily of major renovation to facility shells and foundations, and the project list and prioritization was generated by a comprehensive engineering analysis conducted over the last year by an outside consultant. The six-year request for EMG projects is \$38.6 million in the Constrained Resources Request.

The City Manager's FY 2011 – FY 2020 Proposed CIP focuses on balancing the very real and immediate needs of the Alexandria School System with the severe competition for funding in today's fiscal environment. This was accomplished through addressing the full funding request of ACPS staff request, but spreading the spending out over a slightly longer period of time. More specifically, funding for projects categorized as Group 2 projects in the EcoCity category and some EMG projects have been delayed. The Proposed CIP funds \$108.3 million for ACPS in the first six years of the plan (\$18.7 million less than the Constrained Resources Request), but provides \$160.2 million over ten years (\$33.2 million more than the Constrained Resources Request). The City Manager's Proposed CIP fully funds the ACPS request for Capacity-related funding through FY 2013. The requested funding for a second new elementary school project in FY 2014 had to be delayed by two years due to funding constraints.

The FY 2010 Approved CIP included a six-year funding total of \$63.8 million for ACPS, with a FY 2011 total of \$4.0 million. The FY 2011 Proposed CIP funds \$108.3 million in the first six years, which represents a \$43.6 million increase, which is primarily attributable to the addition of capacity-related projects.

Because the ACPS FY 2011 Proposed CIP only includes funding requests for six years (FY 2011 – FY 2016), the City Manager's Proposed CIP includes estimated funding streams for ACPS maintenance programs in FY 2017 – FY 2020. In some cases such as Asset Replacement and City Mandates, the Proposed CIP simply maintains a consistent level of effort in the out-years. In other programs like the EMG (ACPS Facility Analysis Results) program, the CIP actually escalates budget assumptions in the last four years in order to restore funding for some of the requests which could not be addressed in the first six years.

The following pages include summary tables describing the ACPS request as well as the City Manager's Proposed CIP totals. Project descriptions are also included for the three Capacity-related Projects, which are also three of the largest projects in the ACPS plan: Intermediate Capacity Solutions (\$9.7 million); Patrick Henry Community School (\$23.0 million); and Elementary School Project #2 (\$21.0 million). For additional detail on ACPS planned projects, please reference the FY 2011 ACPS Proposed Capital Improvement Program online at: <http://www.acps.k12.va.us/budgets/>

Alexandria City Public Schools (ACPS)

FY 2011 - FY 2020 City Manager Proposed CIP

Subsection	Project	Unallocated Balance	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	Total FY2011-FY2020
ACPS System Maintenance													
ADA Projects		\$0	\$1,140,000	\$2,038,000	\$0	\$272,000	\$681,000	\$0	\$1,000,000	\$0	\$500,000	\$500,000	\$6,131,000
Asset Loss Prevention		\$0	338,000	305,000	277,000	278,000	874,000	150,000	150,000	150,000	150,000	150,000	\$2,822,000
Asset Replacement		\$0	350,000	359,000	377,000	985,000	558,000	507,000	507,000	507,000	507,000	507,000	\$5,164,000
City Mandates		\$0	238,000	21,000	258,000	23,000	246,000	279,000	279,000	279,000	279,000	279,000	\$2,181,000
EcoCity Projects		\$0	1,746,267	764,616	810,000	850,000	905,000	985,000	1,000,000	1,000,000	1,000,000	1,000,000	\$10,060,883
ACPS Facilities Analysis Results		\$0	1,046,000	5,400,000	4,500,000	2,542,000	6,700,000	7,518,000	8,000,000	10,000,000	10,000,000	9,500,000	\$65,206,000
Equipment and Systems Replacement		\$0	510,000	692,000	261,000	1,114,000	739,000	430,000	430,000	430,000	430,000	430,000	\$5,466,000
Instructional Environment		\$0	600,000	615,000	630,000	2,936,000	662,000	1,131,000	634,000	634,000	634,000	1,000,000	\$9,476,000
ACPS Capacity-Related Projects													
Intermediate Capacity Solutions		\$0	\$7,596,000	\$2,100,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,696,000
Patrick Henry Community School		\$0	0	3,500,000	19,500,000	0	0	0	0	0	0	0	\$23,000,000
Elementary Project #2		\$0	0	0	0	0	500,000	20,500,000	0	0	0	0	\$21,000,000
Total Expenditure Requests		\$0	\$13,564,267	\$15,794,616	\$26,613,000	\$9,000,000	\$11,865,000	\$31,500,000	\$12,000,000	\$13,000,000	\$13,500,000	\$13,366,000	\$160,202,883
Less Total Revenues		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal Requests		\$0	\$13,564,267	\$15,794,616	\$26,613,000	\$9,000,000	\$11,865,000	\$31,500,000	\$12,000,000	\$13,000,000	\$13,500,000	\$13,366,000	\$160,202,883

Alexandria City Public Schools (ACPS)

ACPS CIP Budget Request, FY 2011-2016 Proposed

Needs-Based Request

Source	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	Total, All Years	Percent of Total
ADA	2,691,752	1,317,864	-	-	-		4,009,616	2.88%
Asset Loss Prevention	2,454,106	851,577	315,188	1,654,945	1,395,906	2,089,799	8,761,521	6.30%
Asset Replacement	1,024,736	602,500	500,000	500,000	500,000	500,000	3,627,236	2.61%
Capacity	7,596,000	2,101,250	21,065,031	19,384,031	-		50,146,313	36.04%
City Mandates	337,677	122,500	361,453	127,689	130,381	133,141	1,212,841	0.87%
Ecocity	5,463,940	2,624,834	3,331,052	1,286,957	3,738,969	3,686,962	20,132,713	14.47%
EMG	4,093,852	15,718,417	7,119,956	4,805,795	4,018,114	2,180,952	37,937,086	27.27%
Equipment and Systems Replacements	1,884,801	1,407,158	1,653,739	685,376	736,663	529,311	6,897,048	4.96%
Instructional environment	2,726,000	615,000	630,375	646,134	662,288	1,131,408	6,411,205	4.61%
Grand Total	28,272,864	25,361,101	34,976,794	29,090,927	11,182,320	10,251,572	139,135,579	100.00%

Constrained Resources Request

Source	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	Total, All Years	Percent of Total
ADA	1,140,000	2,038,234	-	272,406	681,295		4,131,935	3.25%
Asset Loss Prevention	337,500	304,938	276,774	278,446	874,058	150,481	2,222,196	1.75%
Asset Replacement	350,000	358,750	376,912	985,103	558,411	506,904	3,136,080	2.47%
Capacity	7,596,000	2,101,250	21,065,031	19,384,031	-		50,146,313	39.49%
City Mandates	237,677	20,500	257,928	23,194	246,364	278,739	1,064,402	0.84%
Ecocity	3,024,439	3,622,051	2,901,209	848,535	1,563,634	5,453,909	17,413,776	13.71%
EMG	2,345,941	7,390,966	9,154,197	10,262,660	6,356,781	3,045,230	38,555,775	30.36%
Equipment and Systems Replacements	510,000	692,485	260,686	1,114,483	738,510	429,947	3,746,111	2.95%
Instructional environment	600,000	615,000	630,375	2,935,604	662,288	1,131,408	6,574,675	5.18%
Grand Total	16,141,557	17,144,173	34,923,113	36,104,461	11,681,341	10,996,619	126,991,263	100.00%

Difference, Needs-Based to Constrained Resources	(12,131,308)	(8,216,928)	(53,681)	7,013,534	499,021	745,047	(12,144,315)	-8.73%
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Difference, Constrained Resources to City Proposed	(2,577,290)	(1,349,557)	(8,310,113)	(27,104,461)	183,659	20,503,381	(18,654,380)	
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Alexandria City Public Schools (ACPS)

Intermediate Capacity Solutions

Subsection: ACPS Capacity Projects

Managing Department: ACPS

Project Group: 3

Estimated Useful Life of Improvement: 40 years

Priority: Highly Desirable

Project Summary: The FY 2011 Proposed CIP includes \$9.7 million to fund immediate and intermediate solutions to the capacity issues currently being faced by Alexandria City Public Schools. The primary solution planned by ACPS is the addition of 10 to 15 modular classrooms at several school sites. The capacity problems at schools are often not constrained to the availability of sufficient classroom space. Often it is the lack of sufficient core spaces like cafeterias, kitchens, gymnasiums, and music and art program space that provide the biggest challenges. Some proposed sites include James K. Polk (\$2.6 million in FY 2011), Charles Barrett (\$2.7 million in FY 2011), and John Adams (\$1.1 million in FY 2011), as well as smaller capacity solutions implemented at other ACPS sites.

ACPS also plans to use changes in policies and practices to help mitigate growing enrollment. The implementation of Modified Open Enrollment allows students to be distributed more equally across grade levels and school sites, which creates more efficient use of space and teaching staff. This helps mitigate potential need for additional capital investment above that currently planned.

Changes from Prior Year: This is a new project in the FY 2011 CIP.

Operating Impact: Specific impacts on the City and ACPS operating budgets cannot be determined until the design and programming processes are complete.

Intermediate Capacity Solutions	Unallocated Balance	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015
Funded	0	7,596,000	2,100,000	0	0	0
Total Revenues	0	0	0	0	0	0
Net City Share	0	7,596,000	2,100,000	0	0	0

Intermediate Capacity Solutions	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	Total FY2011-FY2020
Funded	0	0	0	0	0	9,696,000
Total Revenues	0	0	0	0	0	0
Net City Share	0	0	0	0	0	9,696,000

Alexandria City Public Schools (ACPS)

Patrick Henry Community School

Subsection: ACPS Capacity Projects
 Managing Department: ACPS
 Project Group: 3

Estimated Useful Life of Improvement: 40 years
 Priority: Highly Desirable

Project Summary: ACPS is projecting continued enrollment growth, with some of the fastest growth occurring in the City's west end. In order to accommodate this growth long-term, ACPS plans to build a new community elementary school on the Patrick Henry site next to the current facility, at a projected cost of \$23 million. Patrick Henry has been identified as the best school site for this project as the current Patrick Henry building needs to be replaced (or substantially renovated) within the near future. For planning purposes, if enrollment growth materializes as projected, the new facility will house half the students on the Patrick Henry campus and the existing facility will house the other half for a Pre-k through 8th grade school. If the enrollment growth does not occur, future ACPS use of the old school building will be re-evaluated. **It should be noted that the cost estimate for this project is very preliminary at this time given the still uncertain state of the programming plan for the facility.** The estimate is based on an assumed size of 100,000 square feet (needed to handle a Pre-k through 8th grade program) at a cost of \$200 per square foot. ACPS developed these cost per square foot estimates using the T.C. Williams contract costs and adjusting for market variations since that contract award. An additional \$3.0 million is included above the \$20.0 million construction estimate for site grading and utility work, as well as to aid in the complex design process that will be necessary for the proposed community school model. As more decisions are made about the ACPS program for this facility, and as the site constraints are better understood, these costs estimates may need to be adjusted.

Because this project is being approached as a community school model, ACPS will be coordinating closely with both Recreation, Parks and Cultural Activities and General Services during the planning and design phases of this project. ACPS will also work with other relevant City agencies in planning exercises to maximize connected services from all sectors of the City. Under the current program and budget estimates, this community school would provide space for the RPCA Out-of-School Time Program for youth. The space would not be unique RPCA space, but rather would be shared space designed to meet the daytime needs of ACPS as well as the afternoon and evening needs of RPCA for youth recreation. This option would free up space at the existing Patrick Henry Recreation Center that could potentially be used for adult recreation needs.

If the City is to construct new, dedicated space for RPCA in either the new or existing facilities, the cost estimates for this project would increase since the budget for this project does not include funds for this additional work. As a rough order of magnitude, the Patrick Henry Recreation Center renovation project listed (but not funded) in the last two CIP's, which would demolish and rebuild a portion of the existing facility, was estimated to cost \$6.2 million. Even assuming some degree of redundancy in facility design and space, incorporating a similar program into this project could easily increase cost estimates by as much as \$5.0 million. Additionally, the budget estimate does not include demolition costs for the current facility, as ACPS projects needing the space for the foreseeable future. The FY 2011 – FY 2020 Proposed CIP does not have the capacity for this additional funding for a new or renovated recreation center within the guidance provided by City Council.

Changes from Prior Year: This is a new project in the CIP, but incorporates only some limited elements of the RPCA Patrick Henry Recreation Center project and it will greatly reduce playing field availability on site.

Operating Impact: Specific impacts on the City and ACPS operating budget cannot be determined until the design and programming processes are complete, but a new facility of this magnitude will bring sizable operating costs.

Patrick Henry Community School	Unallocated Balance	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015
Funded	0	0	3,500,000	19,500,000	0	0
Total Revenues	0	0	0	0	0	0
Net City Share	0	0	3,500,000	19,500,000	0	0

Patrick Henry Community School	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	Total FY2011-FY2020
Funded	0	0	0	0	0	23,000,000
Total Revenues	0	0	0	0	0	0
Net City Share	0	0	0	0	0	23,000,000

Alexandria City Public Schools (ACPS)

New Elementary School Project #2

Subsection: ACPS Capacity Projects

Managing Department: ACPS

Project Group: 3

Estimated Useful Life of Improvement: 40 years

Priority: Highly Desirable

Project Summary: In addition to constructing a new elementary school at the Patrick Henry site, ACPS plans to construct a second new elementary school at an east end site not yet determined. The current enrollment projections envision a situation where ACPS needs to construct another new school in the near future in order to handle the influx of students. Possible sites for this school project currently include Cora Kelly or Potomac Yard. This school would also be planned as a community school model and as such ACPS plans to facilitate connected service delivery with City agencies. The preliminary cost estimate for construction of this facility is \$21 million. The Proposed CIP includes funding for this project in FY 2015 and FY 2016.

Changes from Prior Year: This is a new project in the FY 2011 CIP.

Operating Impact: Specific impacts on the City and ACPS operating budget cannot be determined until the design and programming processes are complete, but a new facility of this magnitude will bring sizable operating costs.

Elementary School #2	Unallocated Balance	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015
Funded	0	0	0	0	0	500,000
Less Revenues	0	0	0	0	0	0
Net City Share	0	0	0	0	0	500,000

Elementary School #2	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	Total FY2011-FY2020
Funded	20,500,000	0	0	0	0	21,000,000
Less Revenues	0	0	0	0	0	0
Net City Share	20,500,000	0	0	0	0	21,000,000