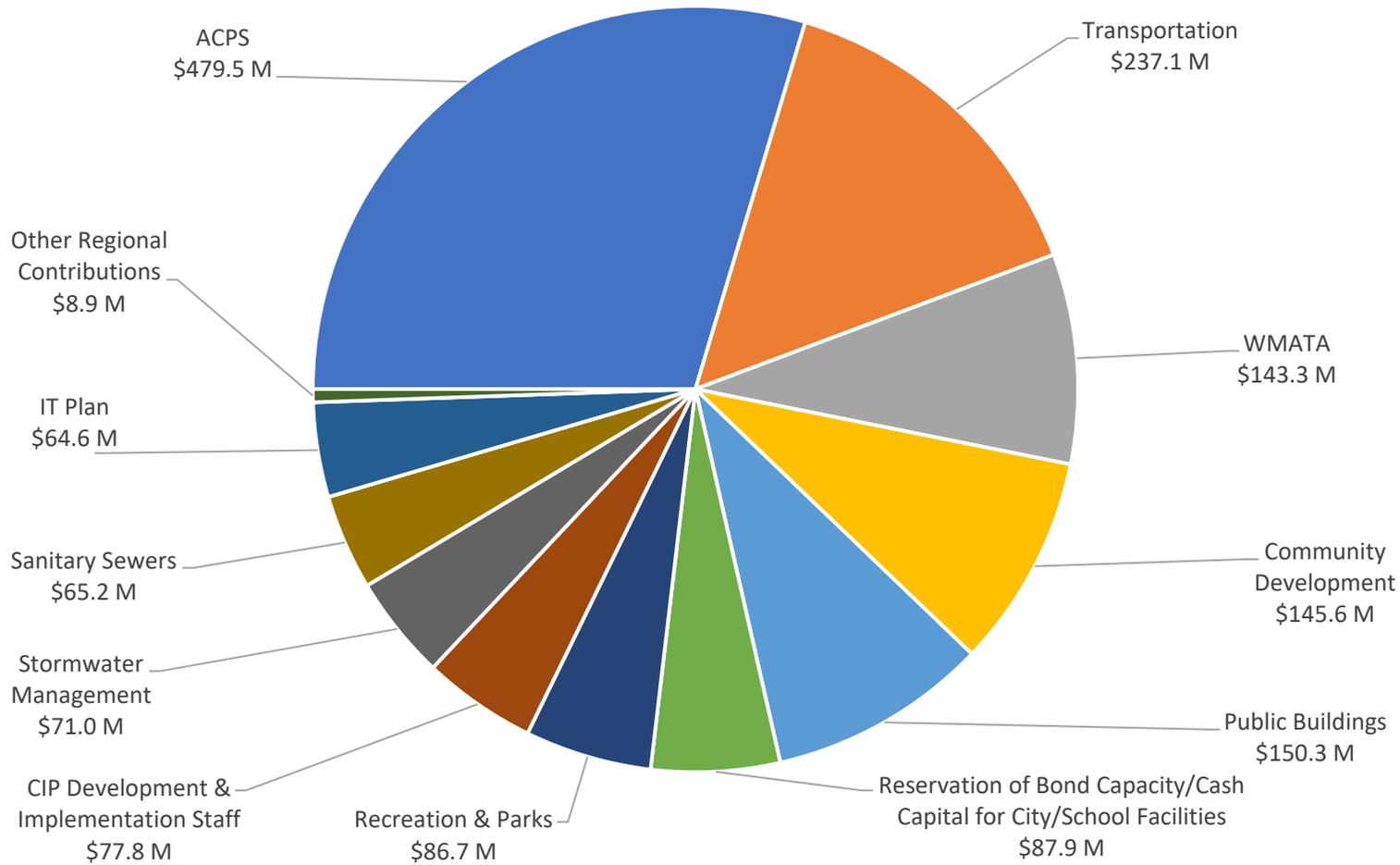


# Fall 2019 Capital Improvement Program (CIP) Worksessions

Joint City Council/School Board Budget Worksession  
October 23, 2019

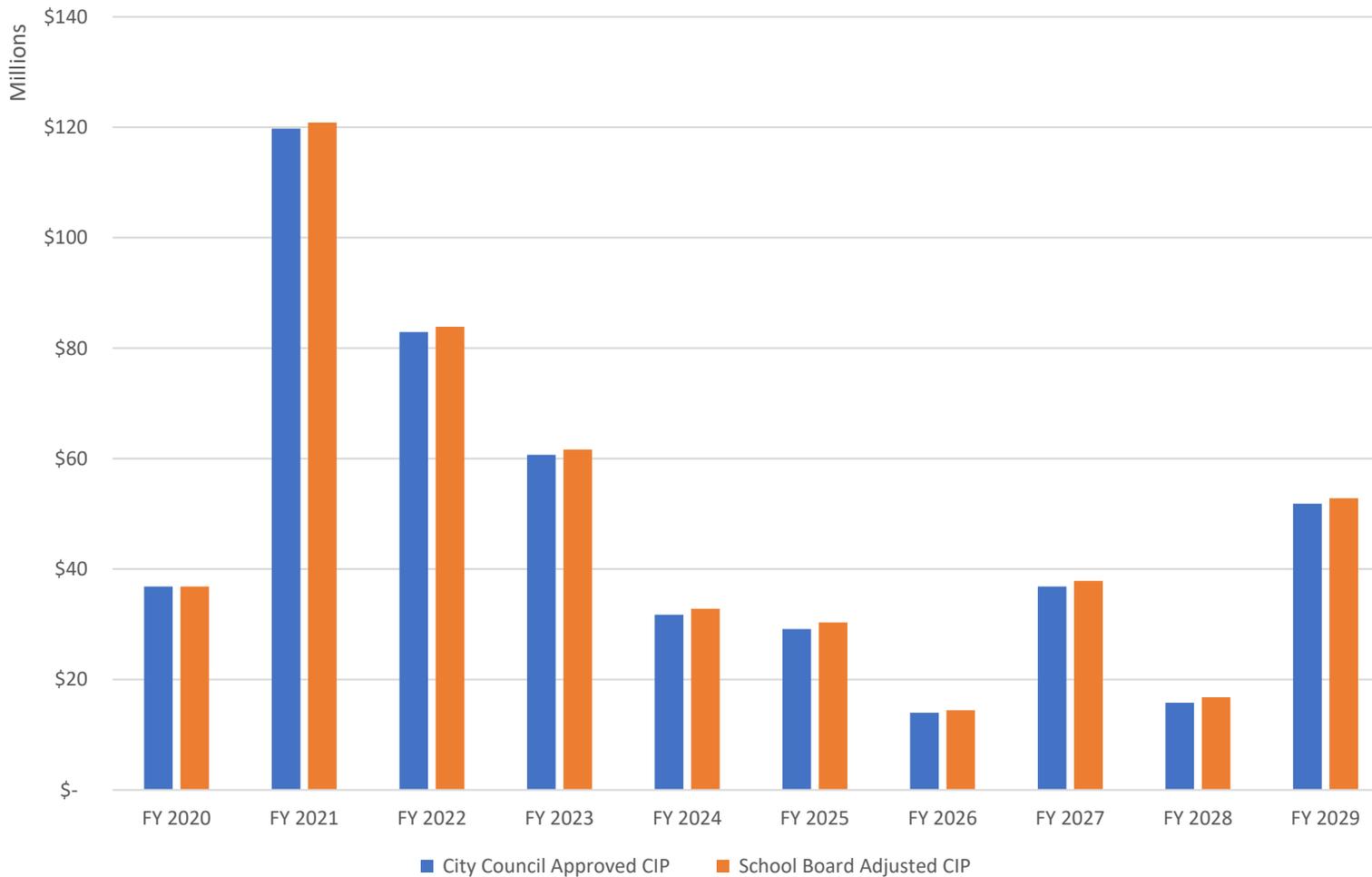


# FY 2020 - FY 2029 USES \$1.6 BILLION





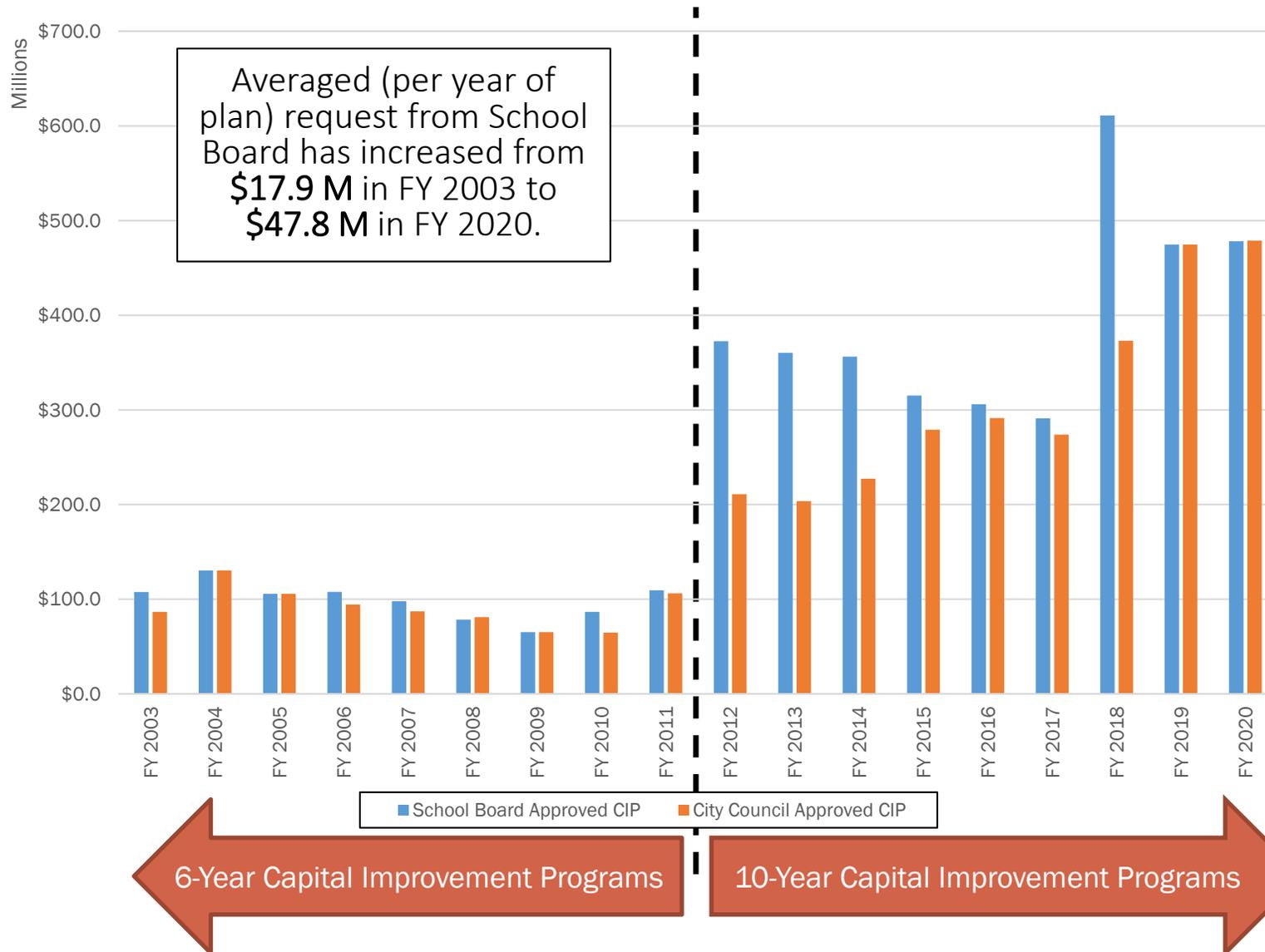
# SCHOOL CIP FUNDING BY FISCAL YEAR



City Council Approved CIP funds 98.2% of School Board Adjusted CIP. The current difference is the outyear (FY 21-29) funding of textbook replacement, which was not addressed in the FY 2020 Add/Delete process.



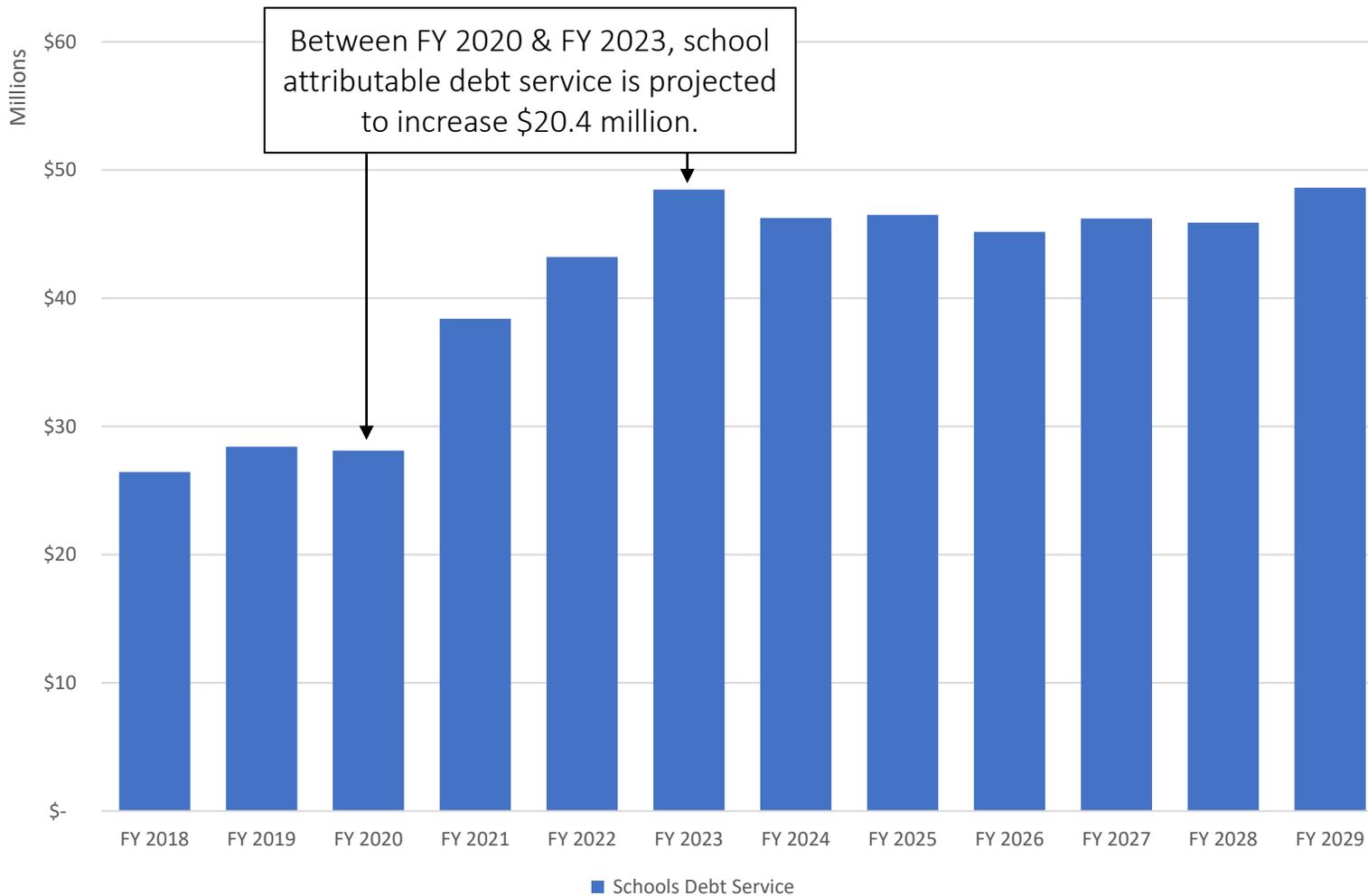
# SCHOOL BOARD APPROVED AND CITY COUNCIL APPROVED MULTI-YEAR CAPITAL IMPROVEMENT PROGRAM





# FUTURE DEBT SERVICE PRESSURE

## SCHOOL PROJECTED DEBT SERVICE (BASED ON CURRENT CIP)

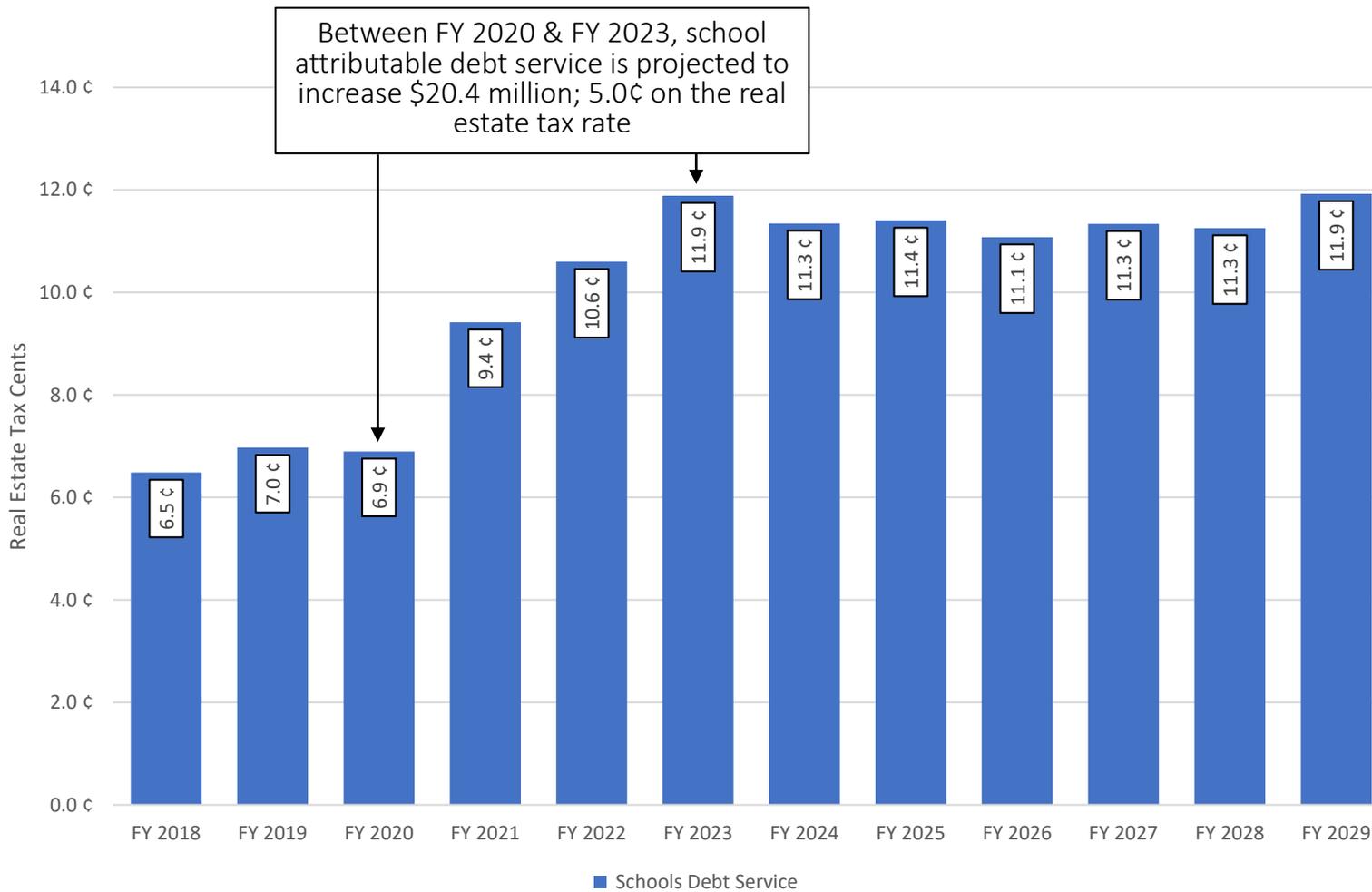


**Note:** FY 2020 – FY 2029 represent projected debt service, based on the Approved 10-year CIP.



# FUTURE TAX RATE PRESSURE

## SCHOOL PROJECTED DEBT SERVICE



**Note:** FY 2020 – FY 2029 represent projected debt service, based on the Approved 10-year CIP.



## HOW TO FUND SCHOOL CAPITAL

- Additional \$20.4 million needed by 2023 to support School capital debt service
- Limited tax base growth will not be sufficient to fund increase

### Alternatives

- Reductions in City and School programs/capital investments
- Increasing the existing Real Estate tax rate by up to 5.0¢
- Establishing a separate dedicated Real Estate tax rate for school capital
- Consideration of increasing other taxes, which may require state enabling legislation

# Capital Improvement Program

## FY 2021-2030



Joint City Council – School Board Work Session



**EVERY STUDENT SUCCEEDS**

# Purpose

- Inform City Council for anticipated School Board CIP changes related, but not limited to:
  - Douglas MacArthur project
  - High School Project
  - Targeted Facilities Assessments
- Follow through on a commitment to collaborate on innovative approaches recommended by the Task Force

# Formulating the CIP Budget

## Factors Considered:

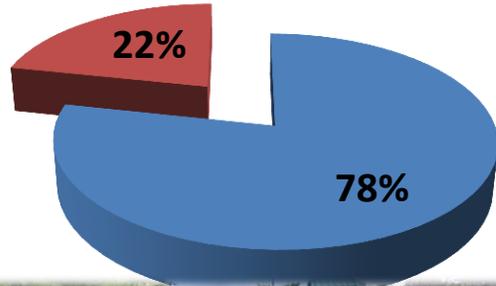
- School Board CIP Budget Priorities
- Department/School Input
- Human Resources and Time Limitations
- Capacity Project Drivers
  - Long Range Educational Facilities Plan
  - Enrollment Projections
  - Feasibility Studies
- Non-Capacity Project Drivers
  - Facilities Assessments (Targeted and Other)
  - Roof Assessments
  - HVAC Assessments
  - Security Assessments
  - Kitchen Assessments

# School Board CIP Budget Priorities

## FY 2021-2030

CAPACITY	NON CAPACITY		
	<u>Safety &amp; Security</u>	<u>Modernization</u>	<u>Equity</u>
<ul style="list-style-type: none"> <li>• Pre-K Capacity</li> <li>• Elementary Capacity</li> <li>• Middle School Capacity</li> <li>• High School Capacity</li> <li>• Land Acquisition</li> <li>• Transportation               <ul style="list-style-type: none"> <li>➢ Buses/Fleet</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Security Systems</li> <li>• Fire and Life Safety Systems</li> <li>• Environmental Health and Safety Projects</li> <li>• Student Safety &amp; Accountability Technology</li> </ul>	<ul style="list-style-type: none"> <li>• Textbook Upgrades</li> <li>• Building Repairs &amp; Upgrades               <ul style="list-style-type: none"> <li>➢ HVAC</li> <li>➢ Electrical</li> <li>➢ Plumbing</li> <li>➢ Painting</li> <li>➢ Roof Systems</li> <li>➢ Windows</li> <li>➢ Building Envelope</li> </ul> </li> <li>• Technology Upgrades for School Facilities, Transportation and IT</li> </ul>	<ul style="list-style-type: none"> <li>• Consistency in CIP support across all schools</li> <li>• ADA/Universal Accessibility</li> <li>• Community-funded Partnership Projects</li> </ul>

# Capital Improvement Program



- Capacity
- Non-Capacity



Mount Vernon-Play Garden



Mathew Maury-Roof



Patrick Henry-Aerial

# Capacity Projects: Changes

- Adjust budgets for construction cost inflation
- Advance full Douglas MacArthur budget to FY21
- Re-allocate swing space funds for High School Project budget in FY22
- Targeted Facilities Conditions Assessments (TFCA) and Feasibility Studies confirm that:
  - George Mason requires a full modernization and should still be the next after Douglas MacArthur (Priority 1 in TFA)
  - Cora Kelly requires a full modernization and should be after George Mason (Priority 2 in TFA)
  - Transportation Facility is in critical condition and needs replacement (Priority 1 in TFA)

# Capacity Projects

Site/Program	Description	Previous Funding Years	Adjusted Year
High School	Replacement/Modernization and Capacity Addition	2019-2021	<b>2019-2022</b>
Douglas MacArthur	Replacement/Modernization and Capacity Addition	2022-2023	<b>2021</b>
Transportation Facility	Replacement/Modernization and Capacity Addition	2022	-
George Mason	Replacement/Modernization and Capacity Addition	2023-2025	-
Cora Kelly	Replacement/Modernization and Capacity Addition	2026-2027	-
New School	New School to Address Enrollment Growth	2028-2029	-
Matthew Maury	Replacement/Modernization and Capacity Addition	2030-2031	-



# Non-Capacity Projects:

All Facilities Projects (Evaluation based on the TFCA Prioritization Approach)

Priority 1 – Critical to **life safety**: address within 1 year

Priority 2 – **Becoming critical**: address in 2 years

Priority 3 – To address **predicted deterioration**: address in 3-5 years

Priority 4 – recommended **improvements**: address in 5-10 years

## Non-Facilities Projects

Consistency to maintain and modernize division including textbooks, fleet, safety and security, and technology

# Impact of TFCA on CIP Budget

## Non-Capacity Projects Only

Targeted Facilities Priorities	Priority 1 2020-2021	Priority 2 2022	Priority 3 2023-2025	Priority 4 2026-2030	Total
TFCA Recommendation	\$7,488,442	\$10,054,133	\$6,752,104	\$7,016,000	\$31,310,679
School Board Budget in FY 2020-2029 CIP	\$4,050,872	\$2,850,423	\$1,742,727	\$681,156	\$9,325,178
Budget Gap	(\$3,437,570)	(\$7,203,710)	(\$5,009,377)	(\$6,334,844)	(\$21,985,501)

Note: TFCA only included 6 facilities; the total final request will incorporate all ACPS non-capacity projects. All ACPS non-capacity facilities projects are being evaluated and re-prioritized.

# Summary

## The School Board's CIP will reflect:

- A significant request in FY 2021 due to:
  - the advancing of Douglas MacArthur
  - increased funding needs for non-capacity
- The use of data to drive priorities and expenditures
- An aggressive timeline and a systematic plan to tackle:
  - Aging Facilities – old buildings making system failures more likely
  - Educational Inadequacy – buildings not meeting the current standards for learning environments (i.e. small classrooms, lack of light, etc.)
  - Over-crowding – continued enrollment growth has resulted in over-crowded schools division-wide

# Draft FY 2021-2030 CIP

Site	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Grand Total
Douglas MacArthur	\$67,000,000										\$67,000,000
George Mason			\$14,000,000								\$14,000,000
				\$27,000,000	\$27,000,000						\$54,000,000
Cora Kelly						\$8,000,000					\$8,000,000
							\$30,000,000				\$30,000,000
Matthew Maury										\$6,000,000	\$6,000,000
New School								\$11,000,000			\$11,000,000
									\$45,000,000		\$45,000,000
High School Project	\$104,000,000	\$54,000,000									\$158,000,000
Transportation Services		\$7,000,000									\$7,000,000
<b>Total Capacity Proposed</b>	<b>171,000,000</b>	<b>61,000,000</b>	<b>14,000,000</b>	<b>27,000,000</b>	<b>27,000,000</b>	<b>8,000,000</b>	<b>30,000,000</b>	<b>11,000,000</b>	<b>45,000,000</b>	<b>6,000,000</b>	<b>400,000,000</b>
<b>Total Non-Capacity Proposed</b>	<b>20,000,000</b>	<b>20,000,000</b>	<b>10,000,000</b>	<b>120,000,000</b>							
<b>Total Proposed</b>	<b>191,000,000</b>	<b>81,000,000</b>	<b>24,000,000</b>	<b>37,000,000</b>	<b>37,000,000</b>	<b>18,000,000</b>	<b>40,000,000</b>	<b>21,000,000</b>	<b>55,000,000</b>	<b>16,000,000</b>	<b>520,000,000</b>
Total City Approved Direct Funding	114,543,770	70,458,717	55,929,515	30,014,085	26,580,308	13,222,748	33,090,329	15,782,876	51,824,252		411,446,600
Total City Approved Reserve Funding	5,213,689	12,471,603	4,734,897	1,703,358	2,555,037	751,488	3,754,277	-	-		31,184,349
<b>Total City Approved</b>	<b>119,757,459</b>	<b>82,930,320</b>	<b>60,664,412</b>	<b>31,717,443</b>	<b>29,135,345</b>	<b>13,974,236</b>	<b>36,844,606</b>	<b>15,782,876</b>	<b>51,824,252</b>		<b>442,630,949</b>
Variance from Direct Funding	(76,456,230)	(10,541,283)	31,929,515	(6,985,915)	(10,419,692)	(4,777,252)	(6,909,671)	(5,217,124)	(3,175,748)	(16,000,000)	(108,553,400)
Variance from Total City Approved	(71,242,541)	1,930,320	36,664,412	(5,282,557)	(7,864,655)	(4,025,764)	(3,155,394)	(5,217,124)	(3,175,748)	(16,000,000)	(77,369,051)

NOTE: The Superintendent's Proposed CIP has not been finalized; these numbers are subject to change.

# CIP Budget Calendar

**November 7, 2019** – Superintendent’s Proposed CIP

**November 14, 2019 & November 25, 2019** – School Board Work Sessions

**November 25, 2019** – Public Hearing on the CIP

**December 12, 2019 & December 17, 2019** – School Board Add/Delete Work Sessions

**December 19, 2019** – School Board Adoption of the CIP

# Discussion



**Superintendent**  
Dr. Gregory C. Hutchings, Jr.

**School Board**  
Cindy Anderson, *Chair*  
Veronica Nolan, *Vice Chair*

Meagan L. Alderton  
Ramee A. Gentry  
Jacinta Greene  
Margaret Lorber

Michelle Rief  
Christopher A. Suarez  
Heather Thornton