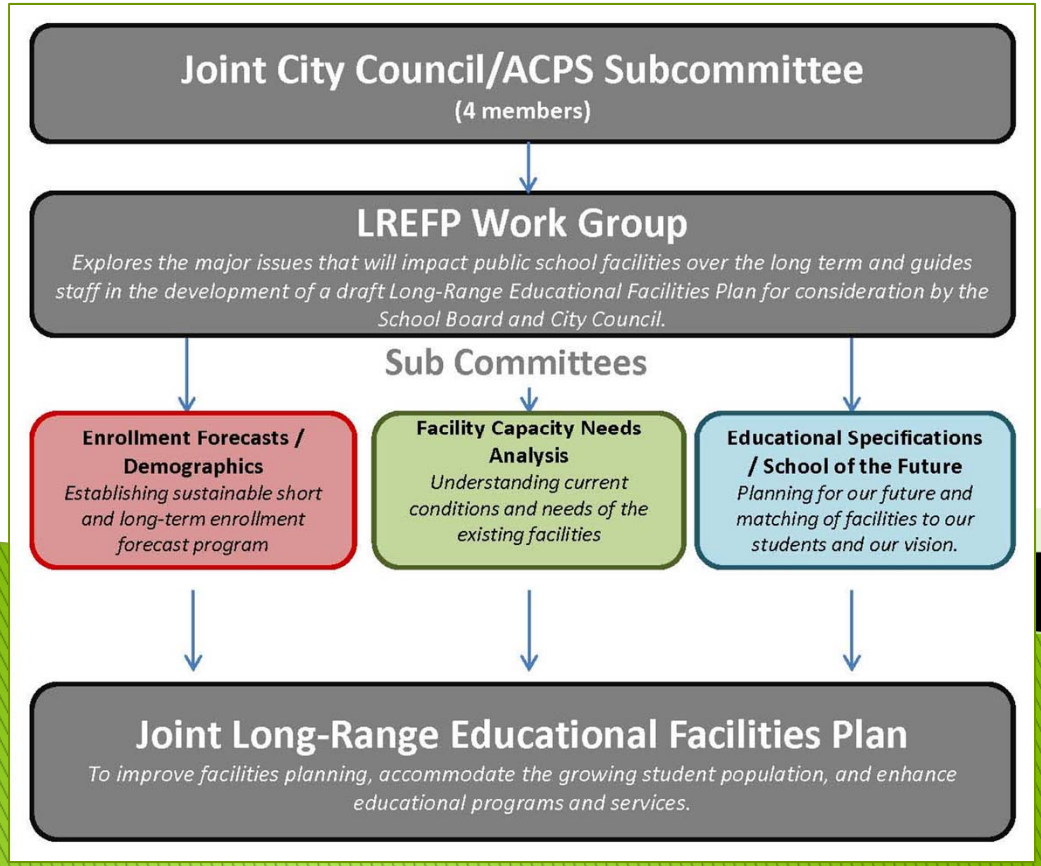
Facility Capacity Needs Analysis Subcommittee

ACPS & City of Alexandria

October 15, 2014



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Agenda

- Review Work Program
- Progress by A/E Teams
  - Existing Conditions Exterior Site Inventory
  - Educational Adequacy Assessments (EAs)
- Prioritization Methodology
- Discussion/Next Steps

- Goal for this meeting
  - Provide feedback on overall process, tiers and prioritization methodology

Review Work Program

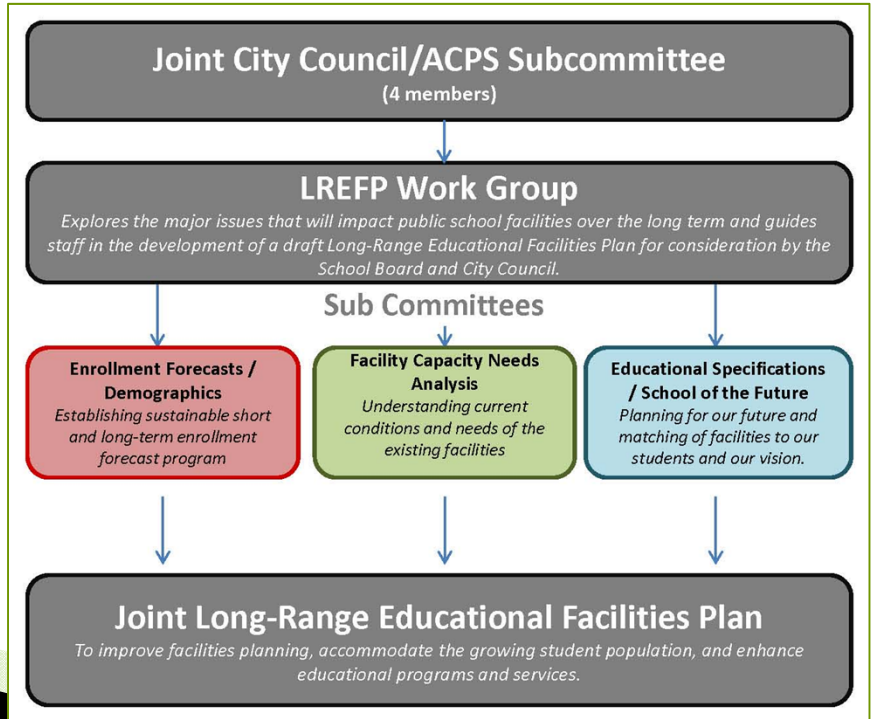
- Facility Capacity Work Program Goals
  - Assess existing conditions
  - Review capacity analysis methodology
  - Review how existing capacity is allocated to meet demand
  - Establish guidelines for adding capacity, supporting education
  - Identify potential school site types

Review Work Program

- Work Program Approach
  - Develop a school facility and site inventory
  - Develop a capacity and utilization assessment for each school site
  - Identify space needs by type of use
  - Review findings of Enrollment Subcommittee and Educational Specifications Subcommittee
  - Reallocate existing capacity to meet current demand
  - Develop guidelines for adding capacity
  - Review potential future school sites

Review Work Program

- Next Steps
  - Assess existing conditions of school sites
  - Educational Adequacy Assessment
  - Preparation of future master plans



Status on School Facility Inventory– Exterior Site Inventory

- Scope of Work
- General site description, including:
  - Describe property ownership and boundaries
  - Usable acreage of open space and recreation features
  - General size and condition of playgrounds
  - Document any natural resources/areas present
  - General site accessibility/traffic issues
  - Adequacy of site utilities to accommodate new construction
- Products
  - Report for each school site
  - Electronic site plans

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Status on School Facility Inventory– Exterior Site Inventory

- Schedule
- Pilot School– George Mason
- Group 1
  - Mt. Vernon, Matthew Maury, George Washington, Douglas MacArthur, Charles Barrett
- Group 2
  - Minnie Howard, Cora Kelly, Francis C. Hammond, Lyles-Crouch
- Group 3
  - William Ramsay, James K. Polk, John Adams, Samuel Tucker, T.C. King Street Campus
- Sites Not Included
  - Jefferson-Houston, Patrick Henry

Educational Adequacy Assessments (EAs)

- Goal of EAs
  - Assess the ability of existing facilities to support the educational program
- 3 Major Areas
  - School Site
  - Overall Building Assessment
  - Instructional and Support Spaces
- Utilization

Educational Adequacy Assessments (EAs)

- Evaluation Process
  - Compile and review relevant data
    - Floor plans
    - Interior survey information (SF, acoustics, lighting)
    - Other?
  - Field Visit
    - Field verify and collect additional information
    - Survey building users
  - Summarize
  - Utilization Calculation
  - Prepare report

Educational Adequacy Assessments (EAs)

- Evaluation Factors (see handout)
  - School Site
    - Site Circulation
    - Play Areas/Fields
  - Building Assessment
    - Building Organization
    - Technology and Supporting Infrastructure
    - Safety, Security and Accessibility
  - Individual Spaces
    - Size Requirements
    - Internal Organization and Ancillary Spaces
    - Loose Furnishings
    - Fixed Furnishings
    - Lighting Quality
    - Acoustics
    - Air Quality

Evaluation Methodology: Site and Spaces

- Rating Categories–
- **Excellent**: The individual space, or aggregate subcategory, meets at least 90 percent of the requirements outlined in the Ed. Specs.
- **Satisfactory**: The individual space, or aggregate subcategory, meets between 70 and 89 percent of these requirements.
- **Borderline**: The individual space, or aggregate subcategory, meets between 50 and 69 percent of these requirements.
- **Inadequate**: The individual space, or aggregate subcategory, meets between 30 and 49 percent of these requirements.
- **Very inadequate**: The space(s) do not provide at least 29 percent of the requirements.

Site, Building Assessment, Instructional and Support Spaces

	Rating	Rang A	Rang B
1	Excellent	89.5	100
2	Satisfactory	69.5	89.4
3	Borderline	49.5	69.4
4	Inadequate	29.5	49.4
5	Very Inadequate	0	29.4
6	Non-existent	-0.01	-0.01

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Summary Matrix

	Technology and Supporting Infrastructure					
	Wireless bandwidth is adequate to enable a one-to-one student-to-device ratio	**Electricity is provided in multiple locations along all walls throughout building**	**Clocks and PA systems are integrated, digital, and functioning**	**Universal wireless access is provided in all spaces of the facility.**	Total Score	Percent Compliant
Yes	**5**	**5**	**5**	**5**		
Some	**2.5**	**2.5**	**2.5**	**2.5**		
No	**1**	**1**	**1**	**1**		
Room 1	Yes --or-- 5	Some --or--2.5	Yes --or-- 5	No --or--1	13.5	68%
Room 2	No --or--1	Some --or--2.5	No --or--1	Some --or--2.5	7	35%
Room 3	No --or--1	Yes --or-- 5	Yes --or-- 5	Yes --or-- 5	16	80%
Room 4	No --or--1	Some --or--2.5	No --or--1	No --or--1	5.5	28%
Room 5	Yes --or-- 5	Yes --or-- 5	Yes --or-- 5	Yes --or-- 5	20	100%
					62	**62%**

- Handout provided.

Evaluation Methodology: Utilization

Rating Categories

- **Excellent**: The school meets the capacity outlined in the educational specifications using the approved planning numbers.
- **Satisfactory**: The school is 10 percent over or under the capacity outlined in the educational specifications using the approved planning numbers.
- **Borderline**: The school is up to 20 percent under capacity or up to 15 percent over capacity based on the approved planning numbers in the educational specifications.
- **Inadequate**: The school is up to 30 percent under capacity or up to 20 percent over capacity based on the approved planning numbers in the educational specifications.
- **Very inadequate**: The school does not fall in any of the other ranges.

Utilization					
	Rating	**Range A**	**Range B**	**Range C**	**Range D**
1	Excellent	**100**			
2	Satisfactory	**90**	**99.9**	**100.1**	**110**
3	Borderline	**80**	**89.9**	**110.1**	**115**
4	Inadequate	**70**	**79.9**	**115.1**	**120**
5	Very Inadequate	**0**	**69.9**	**120.1**	**300**

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Evaluation Methodology: Utilization

- Rating By Size-
- **Excellent**: Enrollment of 570 is met.
- **Satisfactory**: Enrollment is up to 57 students over or under capacity.
- **Borderline**: Enrollment is up to 114 students under capacity or 58 students over capacity.
- **Inadequate**: Enrollment is up to 171 students under capacity or up to 86 students over capacity.
- **Very inadequate**: Enrollment is more than 171 students under capacity or more than 86 students over capacity.

Utilization - Measured in students		Number of Students			570
	Rating	Range A	Range B	Range C	Range D
1	Excellent	570			
2	Satisfactory	513	569	571	627
3	Borderline	456	512	628	656
4	Inadequate	399	455	656	684
5	Very Inadequate	Below --->	398.43	684.57	<---- Above

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Evaluation Methodology: Utilization

- Rating by Number of Students–
- **Excellent**: The classroom holds all 22 students based on the sqft/student planning size.
- **Satisfactory**: The classroom is under or over capacity by 2 students.
- **Borderline**: The classroom is under capacity by 4 students or over capacity by 3 students.
- **Inadequate**: The classroom is under capacity by 7 students or over capacity by 4 students.
- **Very inadequate**: The classroom is under capacity by more than 7 students or over capacity my more than 4 students.

Utilization				Students	22
	Rating	Range A	Range B	Range C	Range D
1	Excellent	22			
2	Satisfactory	20	22	22	24
3	Borderline	18	20	24	25
4	Inadequate	15	18	25	26
5	Very Inadequate	Below --->	15	26	<---- Above

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Prioritization Methodology

- Tiers
  1. Safety and Security
  2. Capacity
  3. Support of Educational Program
  4. Enhancement to Learning Environment
  5. Other

Prioritization Methodology

Rating	Tier	Priority
Very Inadequate	1- Safety & Security	1
	2- Capacity	2
	3- Support of Educational Program	3
	4- Enhancement to Learning Environment	4
	5- Other	5
Inadequate	1- Safety & Security	6
	2- Capacity	7
	3- Support of Educational Program	8
	4- Enhancement to Learning Environment	9
	5- Other	10
Borderline	1- Safety & Security	11
	2- Capacity	12
	3- Support of Educational Program	13
	4- Enhancement to Learning Environment	14
	5- Other	15
Satisfactory	1- Safety & Security	16
	2- Capacity	17
	3- Support of Educational Program	18
	4- Enhancement to Learning Environment	19
	5- Other	20
Excellent	1- Safety & Security	21
	2- Capacity	22
	3- Support of Educational Program	23
	4- Enhancement to Learning Environment	24
	5- Other	25

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Status on Educational Adequacy Assessments (EAs)

- Schedule
- Pilot School
- Group 1
  - Mt. Vernon, Matthew Maury, George Mason, George Washington
- Group 2
  - Douglas MacArthur, Charles Barrett, Cora Kelly, Francis C. Hammond
- Group 3
  - Lyles-Crouch, William Ramsay, James K. Polk, John Adams, Samuel Tucker
- Sites Not Included
  - Jefferson-Houston, Patrick Henry, Minnie Howard, T.C. King Street

Group 1

- Mt. Vernon, Matthew Maury, George Mason, George Washington
  - ☑Compile and review relevant data
  - ☑Field Visit
  - ☑Summarize
  - ☑Utilization Calculation

Discussion/Next Steps