Facility Capacity Needs Analysis Subcommittee
ACPS & City of Alexandria
September 17, 2014

Joint City Council/ACPS Subcommittee
(4 members)

LREFP Work Group
Explores the major issues that will impact public school facilities over the long term and guides staff in the development of a draft Long-Range Educational Facilities Plan for consideration by the School Board and City Council.

Sub Committees
- Enrollment Forecasts / Demographics
  Establishing sustainable short and long-term enrollment forecast program
- Facility Capacity Needs Analysis
  Understanding current conditions and needs of the existing facilities
- Educational Specifications / School of the Future
  Planning for our future and matching of facilities to our students and our vision.

Joint Long-Range Educational Facilities Plan
To improve facilities planning, accommodate the growing student population, and enhance educational programs and services.
Agenda

- Review Work Program
- Progress by A/E Teams
  - Review Scope of Work for Exterior Site Inventory
  - Review Scope of Educational Adequacy Assessments (EAs)
- Overall Project Timeline
- Next Steps

- Goals for this meetings
  - Provide feedback on project approach
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
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
Next Steps
- Assess existing conditions of school sites
- Educational Adequacy Assessment
- Preparation of future master plans
Status on School Facility Inventory– Building Interiors

- Building Interiors
  - Site Visits 100% Complete
  - Sites not included in the scope
    - Jefferson–Houston
    - Patrick Henry
## Status on School Facility Inventory – Building Interiors

### Elementary* “Working Numbers”

<table>
<thead>
<tr>
<th>Region</th>
<th>Avg Age (Years)</th>
<th># FSR</th>
<th>Avg Media Center SF</th>
<th>Avg Dining &amp; Food Service SF</th>
<th>Avg Gym SF</th>
<th>% homeroom meeting standard SF</th>
<th>% encore rooms meeting standard SF</th>
<th>% core space meeting standard SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Central</td>
<td>71</td>
<td>82</td>
<td>2,950</td>
<td>3,689</td>
<td>4,175</td>
<td>43%</td>
<td>22%</td>
<td>50%</td>
</tr>
<tr>
<td>East</td>
<td>73</td>
<td>130</td>
<td>2,437</td>
<td>3,508</td>
<td>6,434</td>
<td>35%</td>
<td>8%</td>
<td>44%</td>
</tr>
<tr>
<td>West</td>
<td>42</td>
<td>182</td>
<td>2,732</td>
<td>3,926</td>
<td>5,361</td>
<td>81%</td>
<td>50%</td>
<td>50%</td>
</tr>
<tr>
<td>Total</td>
<td>61</td>
<td>394</td>
<td>2,684</td>
<td>3,709</td>
<td>5,428</td>
<td>51%</td>
<td>22%</td>
<td>46%</td>
</tr>
</tbody>
</table>

*without Jefferson–Houston and Patrick Henry

Central – C. Barrett, D. MacArthur, G. Mason
East – C. Kelly, L. Crouch, M. Maury, Mt Vernon, Jefferson–Houston
## Secondary “Working Numbers”

<table>
<thead>
<tr>
<th></th>
<th>Average Age (Years)</th>
<th># FSR</th>
<th>Average Media Center SF</th>
<th>Average Dining &amp; Food Service SF</th>
<th>Average Gymnasium SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Middle</td>
<td>69</td>
<td>TBD</td>
<td>4,518</td>
<td>6,648</td>
<td>12,425</td>
</tr>
<tr>
<td>High</td>
<td>34</td>
<td>TBD</td>
<td>5,138</td>
<td>11,131</td>
<td>15,943</td>
</tr>
<tr>
<td>Second. Total</td>
<td>51</td>
<td></td>
<td>4,828</td>
<td>8,890</td>
<td>14,184</td>
</tr>
<tr>
<td>Elem. Total</td>
<td>30</td>
<td>394</td>
<td>2,684</td>
<td>3,709</td>
<td>5,428</td>
</tr>
</tbody>
</table>
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
Status on School Facility Inventory – Exterior Site Inventory

- Schedule
- Pilot School – George Mason
- Group 1
- 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
Overview
- What’s included?
  - Summary of Planning Concepts
  - Facility Space Requirements
  - Program Area Detail

Building Concepts
- Teach whenever and wherever
- Collaborative and adaptable learning spaces
- Seamless integration of technology

Community Context
- Student and family focused
- Schools are neighborhood assets
- Provide space for after school programming
Educational Specification Summary

- Organizational and Operational Paradigm
  - Small learning communities
  - Increase student collaboration
  - Learn with your peers—push-in approach

- Architectural and Construction Quality
  - Architectural Quality Prioritized
  - Emphasize impact on learning environment
  - Sustainable facilities
  - Respectful to the neighborhood context
Educational Specification Summary

- **Capacity**
  - Desirable class size
  - Buildings sized to support enrollment
  - Number of rooms based on staffing formulas

- **Building Organization**
  - Academic Cluster Concepts
  - Decentralized administration (middle school)
  - Break out and itinerant spaces for collaboration
  - Separation of community use spaces
  - Enhanced security and visibility
Elementary School Building Organization

"PRIVATE SIDE" = SERVICE ACCESS / ALLEY

FIG. 5.0 // ADJACENCY DIAGRAM

"PUBLICSIDE" = STREET PRESENCE, COMMUNITY ACCESS
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
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
Discussion/Next Steps