

Date: May 1, 2009

For ACTION _____

For INFORMATION X

Board Agenda: Yes _____
No X

FROM: Margaret Byess, Assistant Superintendent, Financial Services

TO: Morton Sherman, Ed.D.

COPY: The Honorable Yvonne Folkerts, Chair, and Members of the Alexandria City School Board

Central Office Executive Staff

TOPIC: FY 2010 CIP Budget

BACKGROUND: The Alexandria City Council adopted the fiscal year 2010 budget on April 27, 2009. The City Manager’s proposed ACPS CIP budget for fiscal years 2010-2015 was \$63.4 million. The budget adoption added \$1.4 million for the James K. Polk gym, resulting in a total ACPS CIP budget of \$64.8 million, or \$21.8 million less than the School Board request. The City’s funding restrictions require staff to reprioritize projects within the context of the limited funding levels in each fiscal year. A project that was ranked as desirable in an earlier year might be essential in a later year. The fiscal constraints result in some projects being deferred to FY 2016 and beyond. This memo outlines staff’s recommendations for prioritizing CIP projects within the constraints of the City’s adopted budget.

Attachment 1 presents a list of recommended funded projects for FY 2010 – 2015. The attachment also presents projects in a more functional way. Site-based projects that are costed as inseparable activities are presented as a single project for budget purposes with each project’s components identified to convey the scope of work. This is consistent with the way a project is designed, awarded, and constructed. This reporting mechanism should help avoid the perception of project separability. There are economies gained by combining building infrastructure tasks. For example, the John Adams building infrastructure project proposed for 2010 will cover toilet rooms, lighting, plumbing, fire alarms, and building components as an integral project costing \$4.2 million. Removing one element of that project would create an entirely new project that must be costed as a separate project.

Prioritization of FY 2010 and FY 2011

The CIP budget for the next two years will focus on completing the HVAC systems identified in the 1997 needs assessment, increasing capacity in targeted ways, and constructing elevators to meet accessibility issues. The elevator projects are not necessary to be in compliance with the Americans with Disabilities Act (ADA). ADA compliance may be achieved via reasonable accommodations at school buildings without

elevators. However, staff is proposing elevators at all schools to improve the quality of accommodations that are made. Since the CIP was ranked in the fall, staff has reassessed the original rankings and concluded that addressing accessibility and capacity should take priority over other projects that do not involve building infrastructure.

The City requested that ACPS categorize projects as those that maintain or improve service levels. The recommended final CIP continues funding for all maintain projects. Within this group, some funding was moved from homeroom furniture to capacity projects. Staff recommends that additional funds be added to the capacity projects to convert more rooms into full-size classrooms and to provide architectural funds for planning the capacity project for Patrick Henry in Fall 2010.

After the maintain projects for FY 2010 approximately \$4.8 million remains for improve projects.

- The top two improvement priorities are completing the John Adams infrastructure and the James K. Polk gymnasium projects.
- Staff proposes funding the James K. Polk elevator project in FY 2010 rather than the energy conservation projects that had been ranked as lower priorities by the Board.
- Rather than funding the HVAC controls projects at various sites, staff proposes funding the Minnie Howard building infrastructure project. ACPS had requested 2011 funding to begin phase three of the Minnie Howard project, but there was not sufficient funding in the City's adopted budget to do so.
- Given the limited funding available in FY 2011, staff believes that the HVAC systems for the Minnie Howard gym and administrative offices are a higher priority than the FY 2010 HVAC controls projects.

FY 2011 will prove to be a difficult year for CIP funding. The City's budget provides \$4.0 million for CIP projects compared with \$16.27 million requested. Maintain projects account for all but \$0.5 million of the FY 2011 funding. This is sufficient to fund only one elevator project, which is slated to be at FC Hammond.

A comparison of the School Board's approved budget, the City's adopted budget, and the recommended final budget is on the following page.

		FY 2010		
		School Board Approved 01/08/2009	City adopted 04/27/2009	Recommended Final 05/21/2009
Maintenance Projects				
Building envelope repairs	System-wide repairs to building exteriors: masonry, windows, flashings	\$ 265,000	\$ 265,000	\$ 265,000
Building Systems	Built-in equipment attached to building surfaces: whiteboards, cabinetry, bookshelves, doors, floor coverings, and ceilings	300,000	300,000	300,000
Capacity projects	Capacity projects at various locations Includes Patrick Henry capacity architecture & engineering	289,880	289,880	530,494
Capital facilities maintenance project	System-wide emergency structural, HVAC, electrical, and plumbing repairs(e.g. Cora Kelly entrance and/or foundation, Patrick Henry moisture abatement, and Jefferson Houston upgrades)	269,000	269,000	269,000
FF&E		100,000	100,000	100,000
Fire Code Mandates		150,000	150,000	150,000
Homeroom furniture & media equipment		134,090	134,090	-
James K Polk	HVAC/Boiler	-		
John Adams	HVAC	2,295,112	2,295,112	2,295,112
John Adams	Kindergarten toilet rooms	200,000	200,000	200,000
Minnie Howard	HVAC	2,992,044	2,992,044	2,992,044
Parking lot repairs		147,000	147,000	147,000
Total Maintain Projects		\$ 7,142,126	\$ 7,142,126	\$ 7,248,650

Improvement Projects				
Charles Barrett	Roof	\$ 60,265		
Charles Barrett	Playground	234,644		
Cora Kelly	Elevator	481,452		
Cora Kelly	Playground	183,062		
Cora Kelly	Office	534,171		
Daylighting	Daylighting	320,000	320,000	
Emergency generators	Emergency generators	100,000		
Energy Conservation	Energy Conservation	150,000	150,000	
FC Hammond	Roof	835,772		
FC Hammond	Elevator	529,000		
FC Hammond	Artificial Turf	1,381,830		
FC Hammond	Track	291,117		
FF&E	FF&E	500,000		
Food Service Equipment	Food Service Equipment	100,000		
George Mason	HVAC Controls	174,410	174,410	
George Mason	Elevator	126,095		
George Washington	HVAC Controls	525,405	525,405	
James K Polk	Gym	1,393,476	1,400,000	1,393,476
James K Polk	Plumbing	81,358	81,358	81,358
James K Polk	Elevator	445,836		445,836
James K Polk	Fire Alarm	325,707		
James K Polk	Playground	206,112		
James K Polk	Parking	204,617		
James K Polk	Sprinkler	572,795		
John Adams	Plumbing Upgrade	648,720	648,720	648,720
John Adams	Lighting Upgrade	580,880	580,880	580,880
John Adams	Fire Alarm	480,450	480,450	480,450
Maintenance Shop	Lifts	600,000		
Maintenance Shop	HVAC	560,692		
Master Key	Master Key	50,000		
Matthew Maury	Playground	133,136		
Minnie Howard	Fire Alarm	518,094		
Minnie Howard	Lighting	-		732,477
Minnie Howard	Plumbing	-		423,830
Mt Vernon	HVAC Controls	432,328	432,328	
Rowing facility	Siding	62,182		
School Buses	School Buses	489,000		
Water Conservation	Water Conservation	100,000	100,000	
Total Improve Projects		\$ 14,412,606	\$ 4,893,551	\$ 4,787,027
Total Project Expenditures		\$ 21,554,732	\$ 12,035,677	\$ 12,035,677

Prioritization of FY 2012 – FY 2015

The focus on accessibility and capacity projects continues in the years beyond FY 2011. The Cora Kelly and William Ramsay elevators are recommended for FY 2012 as well as a replacement for the George Mason elevator. This would provide an elevator at all school sites within three years.

The main priorities for FY 2012 through FY 2015 are as follows:

- Division-wide maintenance projects that address the integrity of school building envelopes, fire code mandates, classroom furniture, and green energy account for nearly \$2.5 million per year over all four years
- FY 2012 (\$16.9 million): Capacity projects at Charles Barrett, Cora Kelly, Douglas MacArthur, elevator projects at Cora Kelly and William Ramsay, as well as completing phase three of the TC Williams – Minnie Howard campus building infrastructure project consume most of the funding for FY 2012.
- FY 2013 (\$15.0 million): Building infrastructure projects at Jefferson-Houston and completing Douglas MacArthur infrastructure account for half of the funding for FY 2013. HVAC controls, roofing replacements, and playground resurfacing projects at multiple sites account for most of the rest.
- FY 2014 (\$8.1 million): Roofing, building infrastructure and playground surfacing projects at multiple sites account for most of the site-specific projects. Division-wide maintenance projects and school bus replacement account for the remainder.
- FY 2015 (\$8.8 million): HVAC controls, maintenance facility infrastructure, and window replacements at two of our oldest buildings account for most of the site-specific funding.

This CIP budget includes capacity projects meant to meet short term enrollment demands. ACPS will continue to closely collaborate with the City to refine its enrollment projection methodology to monitor long-term enrollment trends. Future CIP budgets will address the need to construct new schools as enrollment demands warrant.

A comprehensive list of recommended projects can be found on Attachment 1 and the list of deferred projects can be found on Attachment 2.

RECOMMENDATION: For discussion.

IMPACT: Proposed adjustments reduce the ACPS CIP budget by \$21.8 million to \$64.8 million, which was approved by the Alexandria City Council on April 27, 2009.

CONTACT PERSON: Margaret Byess

ACPS 2010 - 2015 CIP Budget
Recommended projects

Group	Site	Project Name	Component	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	Grand Total	
Elementary	John Adams	Building infrastructure	Building components refurbishments	4,205,162	-	-	-	-	-	4,205,162	
			Fire alarm system Lighting upgrade Plumbing upgrade Toilet rooms								
	John Adams Total			4,205,162	-	-	-	-	-	4,205,162	
	Charles Barrett	Building infrastructure	Capacity Projects	-	-	1,340,434	-	-	-	-	1,340,434
			Fire alarm system								
		Playground and surfacing	Playground and surfacing	-	-	-	269,440	-	-	-	269,440
	Roofing	Refurbish metal roof Roof replacement	-	-	-	-	563,711	-	-	563,711	
	Charles Barrett Total			-	-	1,340,434	269,440	563,711	-	-	2,173,585
	Patrick Henry	Building infrastructure	Fire alarm system HVAC units	-	-	460,000	-	-	361,453	821,453	
	Patrick Henry Total			-	-	460,000	-	-	361,453	821,453	
	Jefferson-Houston	Building infrastructure	Fire alarm system HVAC replacement HVAC replacement-asbestos	-	-	-	5,001,606	-	-	-	5,001,606
			Roofing								
	Jefferson-Houston Total			-	-	-	5,866,700	-	-	-	5,866,700
	Cora Kelly	Building infrastructure	Capacity Projects	-	-	2,953,642	-	-	-	-	2,953,642
			Fire alarm system HVAC units Office renovations								
Playground and surfacing		Playground and surfacing	-	-	290,863	-	-	-	-	290,863	
Elevator		Elevator	-	-	540,960	-	-	-	-	540,960	
Roofing	Roof replacement	-	-	554,025	-	-	-	-	554,025		
Cora Kelly Total			-	-	4,339,490	-	-	-	-	4,339,490	
Lyles Crouch	Roofing	Roof replacement	-	-	-	215,331	-	-	-	215,331	
Lyles Crouch Total			-	-	-	215,331	-	-	-	215,331	

ACPS 2010 - 2015 CIP Budget
Recommended projects

Group	Site	Project Name	Component	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	Grand Total
	Douglas MacArthur	Building infrastructure	Capacity Projects HVAC replacement HVAC replacement-asbestos	-	-	1,050,340	2,492,940	-	-	3,543,279
		Roofing	Roof replacement	-	-	-	617,805	-	-	617,805
	Douglas MacArthur Total			-	-	1,050,340	3,110,744	-	-	4,161,084
	George Mason	Building infrastructure	Chiller Fire alarm system	-	-	227,323	402,500	-	-	629,823
		Elevator replacement	Elevator replacement	-	-	141,680	-	-	-	141,680
		HVAC controls upgrade	HVAC controls upgrade	-	-	195,967	-	-	-	195,967
		Window replacement	Window replacement	-	-	-	-	-	958,859	958,859
		RTU fan coils	RTU fan coils	-	-	-	-	615,250	-	615,250
	George Mason Total			-	-	564,970	402,500	615,250	958,859	2,541,579
	Matthew Maury	Playground and surfacing	Playground and surfacing	-	-	-	-	205,772	-	205,772
		Window replacement	Window replacement	-	-	-	-	-	479,430	479,430
		Roofing	Roof replacement	-	-	-	499,177	-	-	499,177
	Matthew Maury Total			-	-	-	499,177	205,772	479,430	1,184,378
	Mount Vernon	Building infrastructure	Fire alarm system HVAC units	-	-	-	533,299	1,150,000	-	1,683,299
		HVAC controls upgrade	HVAC controls upgrade	-	-	-	-	-	578,552	578,552
	Mount Vernon Total			-	-	-	533,299	1,150,000	578,552	2,261,851

ACPS 2010 - 2015 CIP Budget
Recommended projects

Group	Site	Project Name	Component	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	Grand Total	
Elementary	James K. Polk	Building infrastructure	Fire alarm system	-	-	595,873	-	-	-	595,873	
			Parking expansion/lighting	-	-	-	-	-	-	-	-
		Gym	Gym	1,393,476	-	-	-	-	-	-	1,393,476
		Playground and surfacing	Playground and surfacing	-	-	-	292,328	-	-	-	292,328
		Elevator	Elevator	445,836	-	-	-	-	-	-	445,836
		Plumbing	Plumbing upgrade	81,358	-	-	-	-	-	-	81,358
	James K. Polk Total				1,920,670	-	595,873	292,328	-	-	2,808,871
	William Ramsay	Playground and surfacing	Playground and surfacing	-	-	-	251,220	-	-	-	251,220
			Elevator	Elevator	-	-	1,317,864	-	-	-	1,317,864
		William Ramsay Total				-	-	1,317,864	251,220	-	-
	Samuel Tucker	Building infrastructure	Chiller	-	-	-	-	-	-	402,500	402,500
			HVAC controls upgrade	HVAC controls upgrade	-	-	-	-	-	411,499	411,499
		Samuel Tucker Total				-	-	-	-	-	813,999
	Elementary Total				6,125,832	-	9,668,970	11,440,740	2,534,733	3,192,292	32,962,567
	Secondary	Francis C. Hammond	Elevator	Elevator	-	529,000	-	-	-	-	529,000
Roofing				Roof replacement	-	-	939,073	-	-	-	939,073
Francis C. Hammond Total				-	529,000	939,073	-	-	-	1,468,073	
George Washington		Building infrastructure	Gym/Annex roof replacement	-	-	369,350	-	-	-	-	369,350
			Elevator replacement	Elevator replacement	-	-	-	-	207,000	-	207,000
		HVAC controls upgrade	HVAC controls upgrade	-	-	-	-	-	703,110	703,110	
		Parking Lot	Parking Lot	-	-	345,000	-	-	-	-	345,000
		Roofing	Roof replacement	-	-	-	-	923,379	-	-	923,379
George Washington Total				-	-	714,350	-	1,130,379	703,110	2,547,840	

ACPS 2010 - 2015 CIP Budget
Recommended projects

Group	Site	Project Name	Component	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	Grand Total
	TC Williams	Tennis Court	Tennis court	-	-	-	-	-	339,791	339,791
	TC Williams Total			-	-	-	-	-	339,791	339,791
	Minnie Howard Campus	Green Roof	Green Roof	-	-	602,203	-	-	-	602,203
		Building infrastructure-phase III	Fire alarm system Lighting upgrade Plumbing upgrade	1,156,307	-	582,131	-	-	-	1,738,438
		Building infrastructure - phase II	HVAC replacement HVAC replacement-asbestos	2,992,044	-	-	-	-	-	2,992,044
	Minnie Howard Campus Total			4,148,351	-	1,184,333	-	-	-	5,332,684
Secondary Total				4,148,351	529,000	2,837,757	-	1,130,379	1,042,901	9,688,387
Division-wide	Building systems modernization	Building systems	Building systems	300,000	300,000	300,000	300,000	300,000	300,000	1,800,000
		Daylighting	Daylighting	-	-	492,373	132,420	637,748	269,725	1,532,266
		Energy conservation retrofitting	Energy conservation retrofitting	-	-	291,152	112,500	150,000	150,000	703,652
		Master key system replacement	Master key system replacement	-	-	97,051	37,500	50,000	50,000	234,551
		School bus 2-way radio system	School bus 2-way radio system	-	-	396,900	-	-	-	396,900
		School food services equipment	School food services equipment	-	-	122,641	75,000	100,000	100,000	397,641
		Water conservation / bathroom upgrades	Water conservation / bathroom upgrades	-	-	194,102	75,000	100,000	100,000	469,102
	Building systems modernization Total			300,000	300,000	1,894,219	732,420	1,337,748	969,725	5,534,112

ACPS 2010 - 2015 CIP Budget
Recommended projects

Group	Site	Project Name	Component	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	Grand Total
	City mandates	Emergency generators	Emergency generators	-	-	219,102	100,000	100,000	100,000	519,102
		Fire code mandated upgrades	Fire code mandated upgrades	150,000	150,000	150,000	112,500	150,000	150,000	862,500
		Parking lot / playground re-paving	Parking lot / playground re-paving	147,000	61,000	20,000	20,000	20,000	20,000	288,000
	City mandates Total			297,000	211,000	389,102	232,500	270,000	270,000	1,669,602
	FF&E	FF&E	FF&E	100,000	94,591	466,752	299,489	500,000	500,000	1,960,832
		Capacity Projects	Capacity Projects	-	108,708	-	-	-	-	108,708
	FF&E Total			100,000	203,299	466,752	299,489	500,000	500,000	2,069,540
	Maintenance and Transportation facility	Building infrastructure	Fire alarm system Plumbing upgrade	-	-	-	-	91,767	330,256	422,024
		Storage facility	Storage facility	-	-	-	-	-	173,880	173,880
		Roofing	Roof replacement	-	-	-	-	-	241,506	241,506
	Maintenance and Transportation facility Total			-	-	-	-	91,767	745,643	837,410
	Renovations	Building Envelope Repairs	Building Envelope Repairs	265,000	265,000	530,000	530,000	530,000	530,000	2,650,000
		Capital Facilities Maintenance Projects	Capital Facilities Maintenance Projects	269,000	449,440	539,037	549,872	594,264	506,355	2,907,968
		Capacity Projects	Capacity Projects Professional services	530,494	2,000,000	-	-	-	-	2,530,494
	Renovations Total			1,064,494	2,714,440	1,069,037	1,079,872	1,124,264	1,036,355	8,088,462

ACPS 2010 - 2015 CIP Budget
Recommended projects

Group	Site	Project Name	Component	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	Grand Total
	Rowing facility	Building infrastructure	Fire alarm system HVAC replacement Plumbing upgrade Water heater replacement	-	-	-	642,684	-	-	642,684
		Elevator replacement	Elevator replacement	-	-	-	73,140	-	-	73,140
		Roofing	Metal roof	-	-	67,066	-	-	-	67,066
		Siding	New siding	-	-	-	74,060	-	-	74,060
		Rowing facility Total		-	-	67,066	789,885	-	-	856,951
	School buses and vehicles	School bus replacement	School bus replacement	-	-	303,709	324,593	1,023,743	1,023,743	2,675,788
		School vehicle replacement	School vehicle replacement	-	-	194,102	75,000	100,000	-	369,102
		School buses and vehicles Total		-	-	497,811	399,593	1,123,743	1,023,743	3,044,890
Division-wide Total				1,761,494	3,428,739	4,383,987	3,533,759	4,447,522	4,545,466	22,100,966
ACPS Total				12,035,677	3,957,739	16,890,714	14,974,498	8,112,634	8,780,658	64,751,921

ACPS 2010 - 2015 CIP Budget Deferred projects for 2016 and beyond

Group	Site	Project Name	Component	2016+
Elementary	John Adams	Building infrastructure	Sprinkler system	1,360,973
		Irrigation system	Irrigation system	91,899
	John Adams Total			1,452,872
	Charles Barrett	Building infrastructure	Sprinkler system	644,072
		Irrigation system	Irrigation system	70,527
	Charles Barrett Total			714,599
	Patrick Henry	Building infrastructure	Sprinkler system	673,798
		Irrigation system	Irrigation system	91,899
	Patrick Henry Total			765,697
	Jefferson-Houston	Building infrastructure	Sprinkler system	826,245
		Irrigation system	Irrigation system	91,899
	Jefferson-Houston Total			918,144
	Cora Kelly	Building infrastructure	Sprinkler system	733,251
		Irrigation system	Irrigation system	91,899
	Cora Kelly Total			825,150
	Lyles Crouch	Building infrastructure	Sprinkler system	650,463
		Irrigation system	Irrigation system	42,744
	Lyles Crouch Total			693,207
Douglas MacArthur	Building infrastructure	Sprinkler system	663,889	
	Irrigation system	Irrigation system	91,899	
Douglas MacArthur Total			755,788	

**ACPS 2010 - 2015 CIP Budget
Deferred projects for 2016 and beyond**

Group	Site	Project Name	Component	2016+
	George Mason	Building infrastructure	Sprinkler system	504,704
		Irrigation system	Irrigation system	70,527
	George Mason Total			575,232
	Matthew Maury	Building infrastructure	Boiler demo Boiler demo - asbestos	126,500
		Irrigation system	Irrigation system	64,116
	Matthew Maury Total			190,616
	Mount Vernon	Building infrastructure	Sprinkler system	1,117,018
		Irrigation system	Irrigation system	70,527
	Mount Vernon Total			1,187,546
	James K. Polk	Building infrastructure	Sprinkler system	812,521
		Irrigation system	Irrigation system	91,899
	James K. Polk Total			904,420
	William Ramsay	Building infrastructure	Sprinkler system	868,506
		Irrigation system	Irrigation system	91,899
	William Ramsay Total			960,405
	Samuel Tucker	Irrigation system	Irrigation system	14,105
	Samuel Tucker Total			14,105
Elementary Total				9,957,781

ACPS 2010 - 2015 CIP Budget
Deferred projects for 2016 and beyond

Group	Site	Project Name	Component	2016+
Secondary	Francis C. Hammond	Artificial turf field	Artificial turf field	1,960,152
		Lower field	Lower field	1,679,782
		New track	New track	412,955
	Francis C. Hammond Total			4,052,889
	George Washington	Artificial turf field	Artificial turf field	1,843,128
	George Washington Total			1,843,128
	Minnie Howard Campus	Building infrastructure	Capacity Projects Expansion & renewal Sprinkler system	8,869,767
		Elevator replacement	Elevator replacement	-
	Minnie Howard Campus Total			8,869,767
	Secondary Total			14,765,783
Division-wide	Building systems modernization	Daylighting	Daylighting	320,000
		Energy conservation retrofitting	Energy conservation retrofitting	300,000
		Master key system replacement	Master key system replacement	100,000
		School food services equipment	School food services equipment	200,000
		Water conservation / bathroom upgrades	Water conservation / bathroom upgrades	200,000
	Building systems modernization Total			1,120,000
	City mandates	Emergency generators	Emergency generators	200,000
City mandates Total			200,000	

**ACPS 2010 - 2015 CIP Budget
Deferred projects for 2016 and beyond**

Group	Site	Project Name	Component	2016+
	FF&E	FF&E	FF&E	500,000
	FF&E Total			500,000
	Maintenance and Transportation facility	Building infrastructure	Electrical power & lighting replacement HVAC replacement HVAC replacement-asbestos	1,734,414
		Lifts	Office renovations Sprinkler system Lifts	600,000
	Maintenance and Transportation facility Total			2,334,414
	Rowing facility	Building infrastructure	Sprinkler system	79,270
	Rowing facility Total			79,270
	School buses and vehicles	School bus replacement	School bus replacement	584,506
	School buses and vehicles Total			584,506
Division-wide Total				4,818,190
ACPS Total				29,541,755