

# PROPOSED CAPITAL IMPROVEMENT PROGRAM FISCAL YEAR 2025-29

January 9, 2024



# Capital Improvement Program (CIP)

- Planning and fiscal management tool used to coordinate the location, timing, and funding of capital projects over five years.
- Annual review of current student membership and facilities data to identify:
  - New construction and/or repurposing of existing buildings
  - Capacity enhancements
  - Renovations (based on Renovation Queue)
  - Site acquisitions
- Newly identified needs are included in the estimated schedule of capital projects for the next five years.

- Total certified September membership of 180,806 for School Year (SY) 2023-24
  - Membership remains under SY 2019-20 total by 8,204 students
- Primary factors that contribute to changes in membership include:
  - Birth to Kindergarten ratio
  - Migration
  - Transfer

(Slides with this data are included at the end of this presentation for reference.)

- The impacts of COVID-19 continue to be uncertain until additional data is available and may affect the accuracy of the membership projections.

- Projections:
  - Total membership is projected to remain relatively flat within the five-year projection period (SY 2028-29) to 180,799 students
  - Births continue the downward trend
  - Fairfax County demographic report projects a decline in school-aged population (age groups 5-14) from 2020 to 2025
  - Elementary and middle school cohorts are decreasing over time
    - Largest cohorts are in 10th and 11th grade
  - Only residential developments under construction are incorporated into the five-year projections
  - Housing growth is primarily multifamily housing units
- Projections are updated annually in the CIP to reflect changing conditions.

## General Obligation Bond Funding

- Capital Projects (\$205 million/year in FY 2023 and FY 2024; \$235 million/year in FY 2025 and beyond)

## FCPS Operating Funds

- Routine/Major Maintenance (\$13.5 million)
- Overcrowding (\$2.7 million)

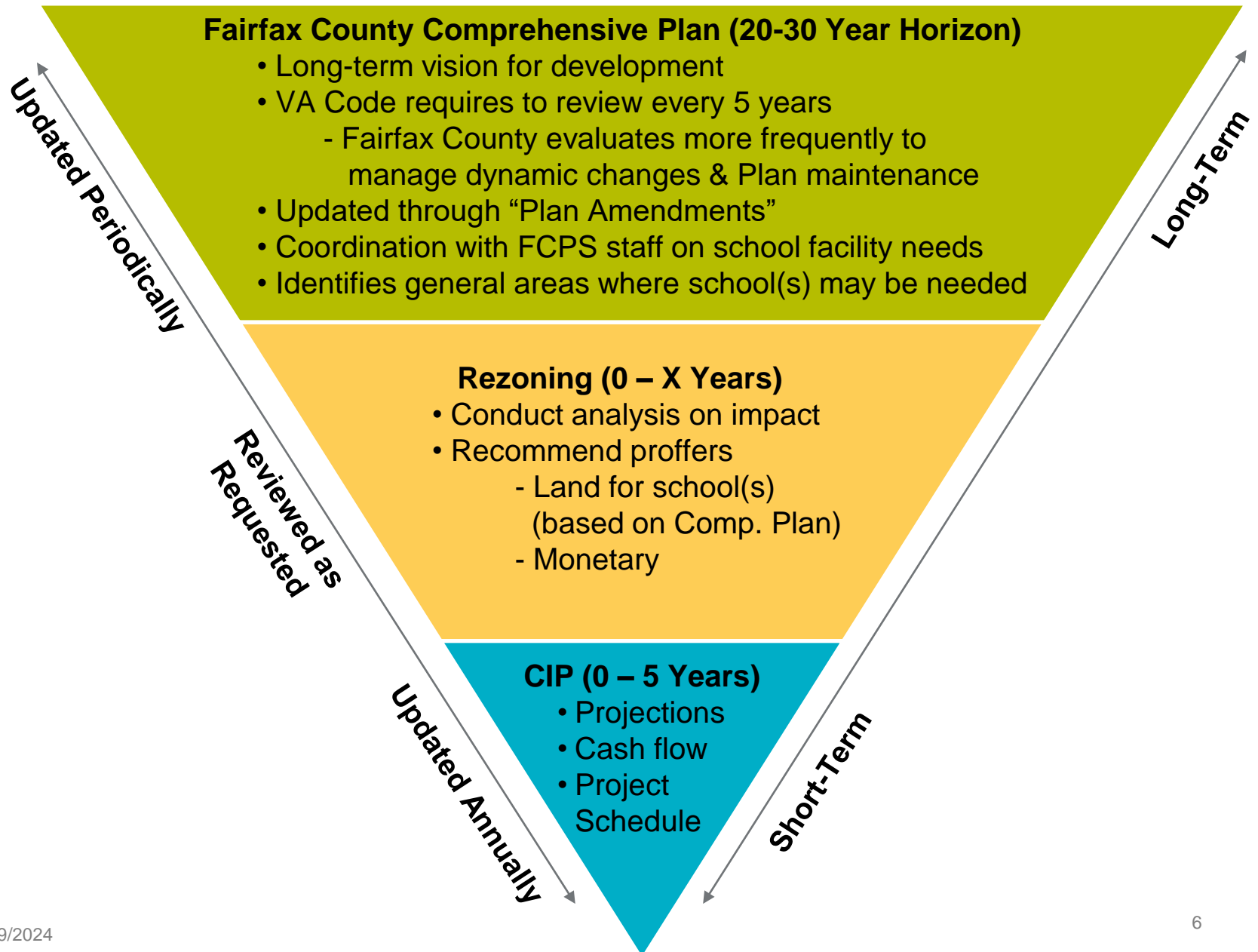
## Fairfax County Board of Supervisors

- Infrastructure Management (\$15.6 million)
- Capital Sinking Fund (~\$9 million in FY 2022 & FY 2023)
- Proffers Allocated to Capital Projects (\$4.4 million in FY 2023)

## State Construction Grant

- One-time allocation (\$24.2 million)

# School Facilities Planning Beyond 5-Year Horizon



**New school construction:** Considered when significant capacity deficits are likely to persist over time.

**Capacity enhancements:** Permanent methods for accommodating future needs; completed for both program changes and in response to growth.

**Facility renovations:** Aimed at ensuring that all schools provide the facilities necessary to support current educational programs. Based on Renovation Queue adopted in 2009.

**Potential sites:** Identified in areas where a new school will be needed as the result of anticipated residential development in the long-range planning timeframe.



# Recently Completed Capital Projects - Renovations





Cash Flow identifies funding for capital projects within the next five and ten years as outlined below:

- **Five-year:**

- New Construction - Dunn Loring ES
- Capacity Enhancement - Justice HS, three modular relocations
- Renovation - 18 elementary, two middle, and two high schools

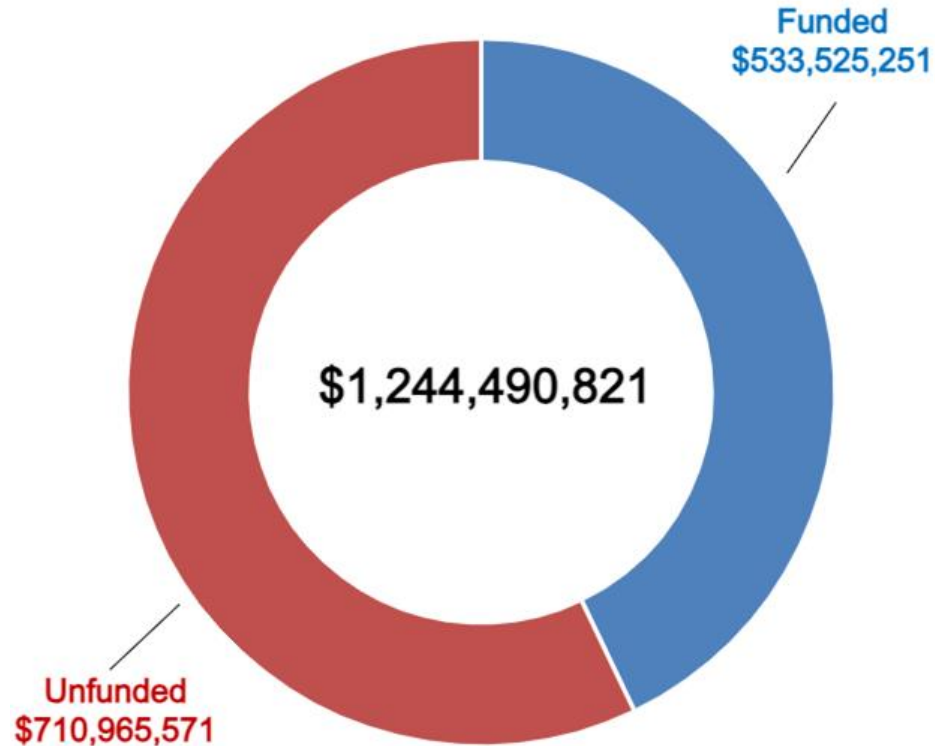
- **Ten-year:**

- New Construction/Repurposing – Silver Line ES, Western HS, Route 1/Pinewood Lakes Early Childhood Center, Tysons ES, Pimmit Hills new/repurposing, Virginia Hills new/repurposing
- Renovations: two elementary schools and any future renovation queue
- Site Acquisition - Western HS

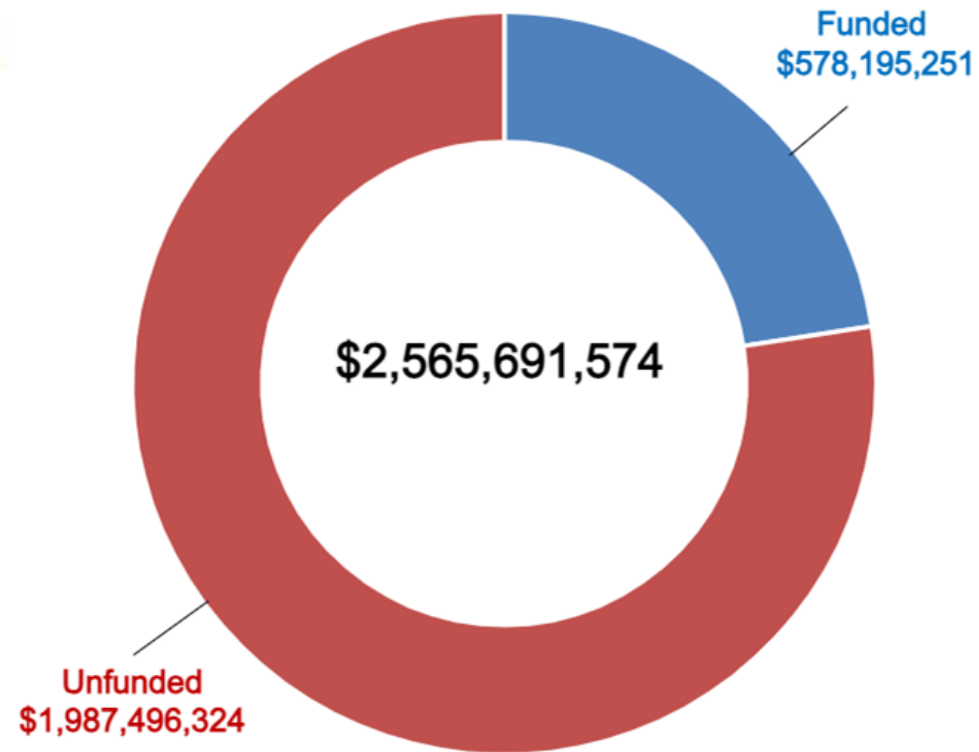
# Capital Improvement Program Funding Summary



## Total Five-Year Requirement



## Total Ten-Year Requirement



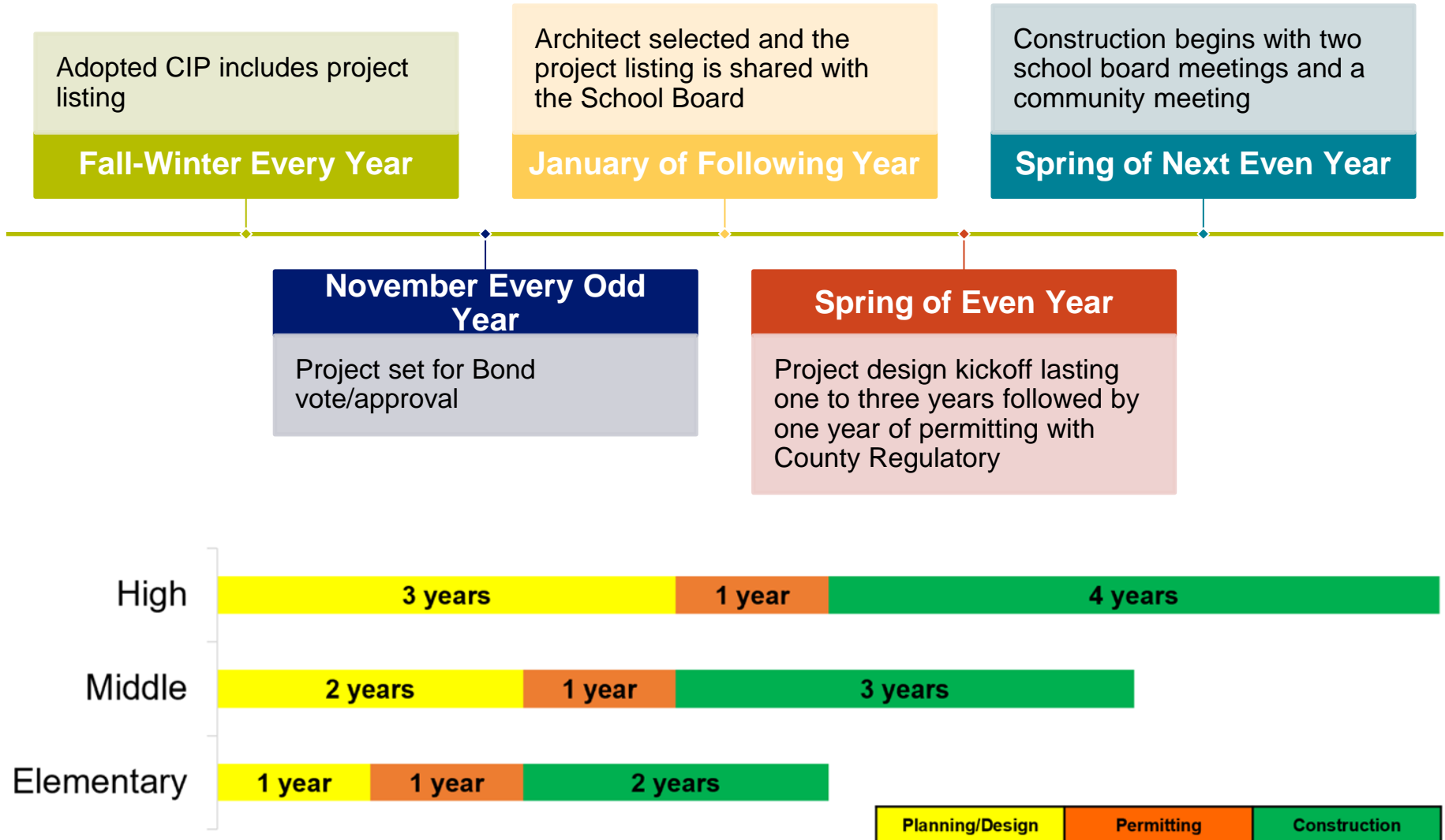
**Funded**      **Unfunded**

Unfunded amounts are anticipated to be funded by future general obligation bonds.  
Five-year and ten-year requirements assume funding and schedule based on anticipated bond cap of \$235 million.

# Capital Improvement Project Cost Analysis

- Construction bids on recent projects
  - 33%+ over cost estimates
  - Projects were value-engineered to reduce costs
- Bond increase is not sufficient to cover these cost increases
- Other cost increases
  - Inflation
  - Prevailing wage
  - Environmental Priorities, including energy reduction
  - Labor and materials to meet schedules
- Renovation schedule being pushed to later years

# Capital Projects Timeline and Duration



# New Renovation Queue

- Current Renovation Queue will have funding for planning/design or construction by 2031
- A new Renovation Queue (New Queue) is currently being developed

## Phase 1: Develop Criteria

- A. Consultant is on-board and has begun outlining potential criteria
- B. Engage stakeholders began with School Board in early 2023
- C. Set criteria to assess facilities

## Phase 2: Assess Facilities

- A. Assess facilities using criteria set
- B. Compile data
- C. Review New Queue

## Phase 3: Implement New Queue

- A. Incorporate New Queue in annual CIP
- B. Incorporate into future Bond Referenda

# Net Zero Energy

- Joint Environmental Task Force (JET): Fairfax County Board of Supervisors and School Board
- 2020 JET report recommendations for all new County buildings and major renovations achieve Net-Zero Energy (NZE) building practices
- Definition: A NZE building produces onsite, or procures offsite as necessary, carbon-free renewable energy in an amount sufficient to offset the annual energy use associated with operations
- Active design and construction projects maximize NZE-ready where possible and builds not preclude future installations (i.e., structural loading of roof to allow future solar)
- Future projects starting in FY26 and beyond include CIP funding for major energy reduction measures to gain a possible on-site net zero ready energy such as Photovoltaic (solar) arrays and ground source heat (geothermal). Staff to advise if not feasible once in design.



- Get2Green
  - 149 schools registered Eco-Schools, 54 award winners
- Energy Conservation Program
  - 39% reduced greenhouse gas emissions
  - \$81 million in energy savings
  - 7-time ENERGY STAR® Partner of the Year
- Solar Power Purchase Agreement (PPA)
  - Rooftop solar panels under contract for Annandale HS and Mason Crest ES
- Net Zero Energy (NZE)
  - Planning and budgeting in the CIP for more NZE building practices
- Collaborative for High Performance Schools
  - New schools and renovations are being recognized for CHPS design
- Electric Vehicles
  - 28 school buses in operation
  - 3 currently on order



# Infrastructure Replacement Requirements

ASSET CATEGORY	TOTAL ASSETS	PAST USEFUL LIFE	% PAST USEFUL LIFE	LIFE CYCLE (YEARS)	ASSET AGE AVG (YEARS)	ESTIMATED REPLACEMENT COST
ADA Accessibility	211	73	35%	25	22	\$61,149,028
Asphalt/ Pavement	1,301	348	27%	22	15	\$55,683,020
Athletic Infrastructure	923	304	33%	21	16	\$97,628,670
Electrical Systems	9,261	2,656	29%	22	17	\$176,233,817
Energy Management	198	68	34%	17	15	\$149,263,046
Environmental	72	39	54%	30	34	\$1,050,086
Fire Sprinkler Systems	3,273	1,267	39%	25	22	\$15,198,872
Health/Safety	435	192	44%	18	17	\$14,504,054
HVAC Infrastructure	33,927	12,056	36%	21	18	\$383,918,812
Playgrounds	244	134	55%	15	17	\$33,099,365
Plumbing Systems	2,339	658	28%	17	13	\$27,099,349
Structural Systems	191	88	46%	24	22	\$4,766,722
<b>Total</b>	<b>52,375</b>	<b>17,883</b>	<b>34%</b>	<b>21</b>	<b>19</b>	<b>\$1,019,594,841</b>

34% of all FCPS-maintained assets are past their useful life expectancy.

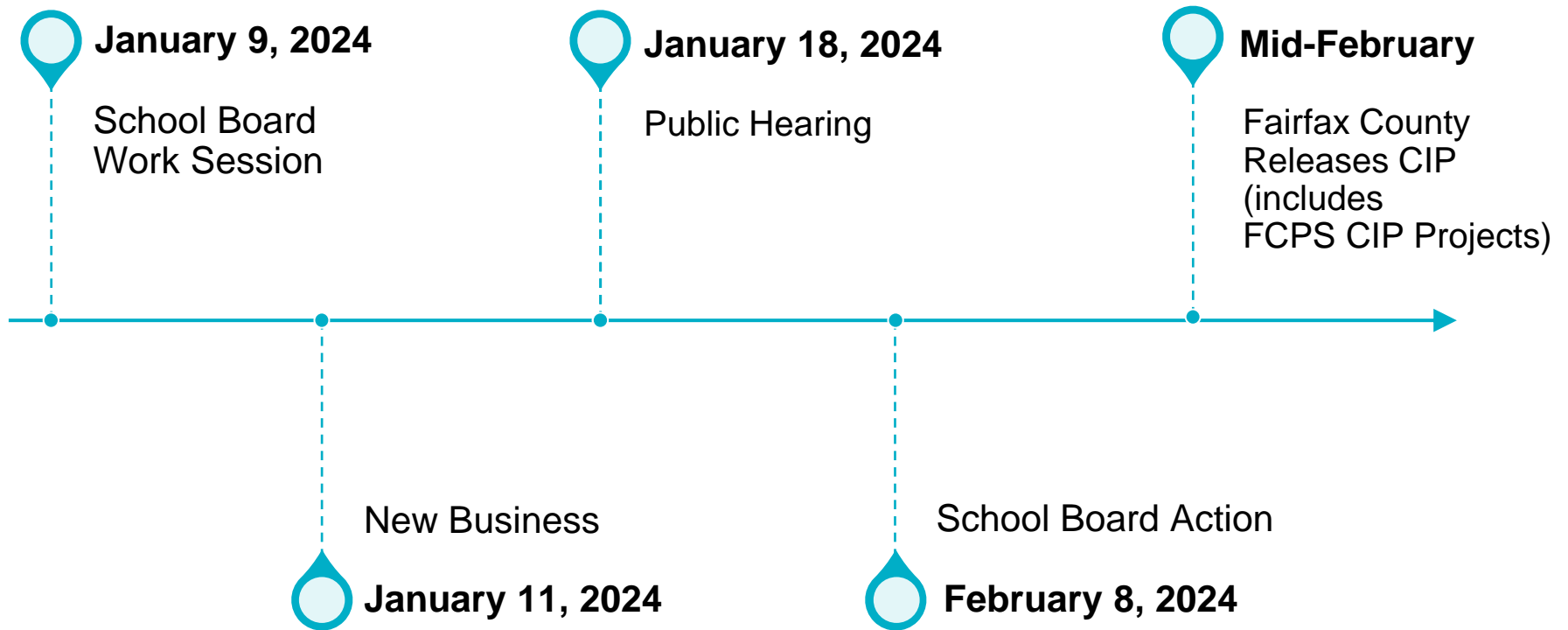
Estimated replacement cost is for total assets. Does not include untracked assets, such as elevators, press boxes, dugouts, scoreboards, lockers, bike trails, walking paths, paint, etc.

# Infrastructure Replacement Requirements FY 2025-29

Asset Category	Current Backlog	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	Total
HVAC Capital	\$128.3M	\$17.2M	\$8.8M	\$19.5M	\$22.7M	\$16.7M	\$213.2M
Athletic Capital	\$8.5M	\$1.3M	\$2.9M	\$2.4M	\$1.9M	\$0.7M	\$17.8M
Asphalt Capital	\$11.8M	\$1.1M	\$0.3M	\$1.0M	\$0.2M	\$0.8M	\$15.2M
Major Maint.	\$76.7M	\$9.1M	\$11.2M	\$12.5M	\$13.9M	\$10.2M	\$133.6M
Total	\$225.3M	\$28.7M	\$23.2M	\$35.4M	\$38.7M	\$28.4M	\$379.8M

By comparison, FY24 Infrastructure Replacement Budget: ~\$30.0 million

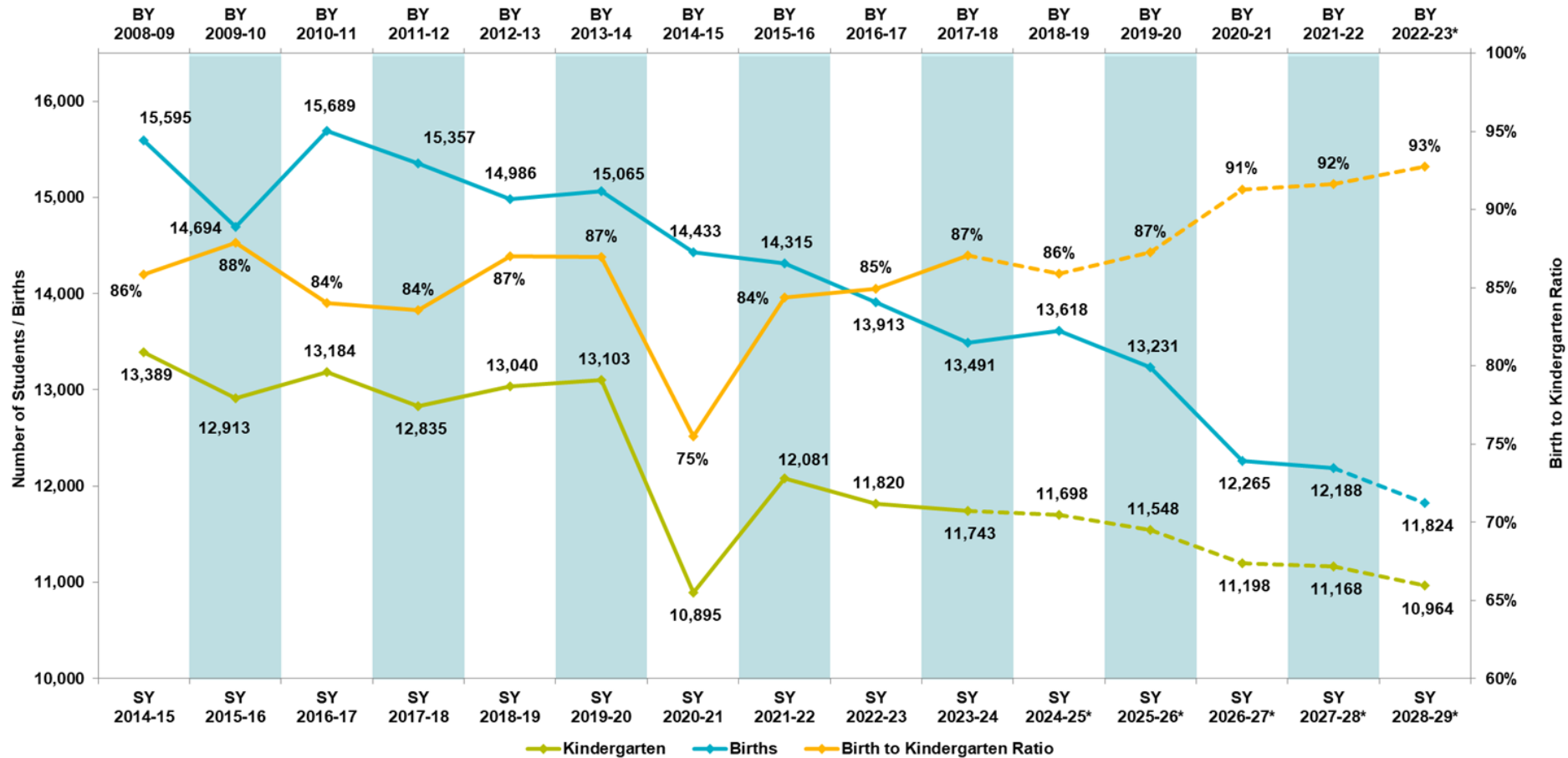
# Upcoming Dates





[www.fcps.edu](http://www.fcps.edu)

# Birth to Kindergarten Ratios SY 2014-15 to SY 2023-24



\* Projected

Sources:

1. FCPS, Certified Membership, September 2014 to September 2023.

2. FCPS, Membership Projections, Fall 2023.

3. Virginia Department of Health Division of Health Statistics, Vital Records and Health Statistics, 2008 to 2022.

Notes:

1. Membership includes general education, special education, special education centers, multi-agency, and home school and private school special education services.

2. Membership includes students who attend an FCPS school and reside outside Fairfax County and the City of Fairfax.

3. Membership for SY 2021-22 includes students who received instruction through the FCPS Virtual Program.

4. Birth numbers only include births by mothers who reside in Fairfax County or the City of Fairfax.

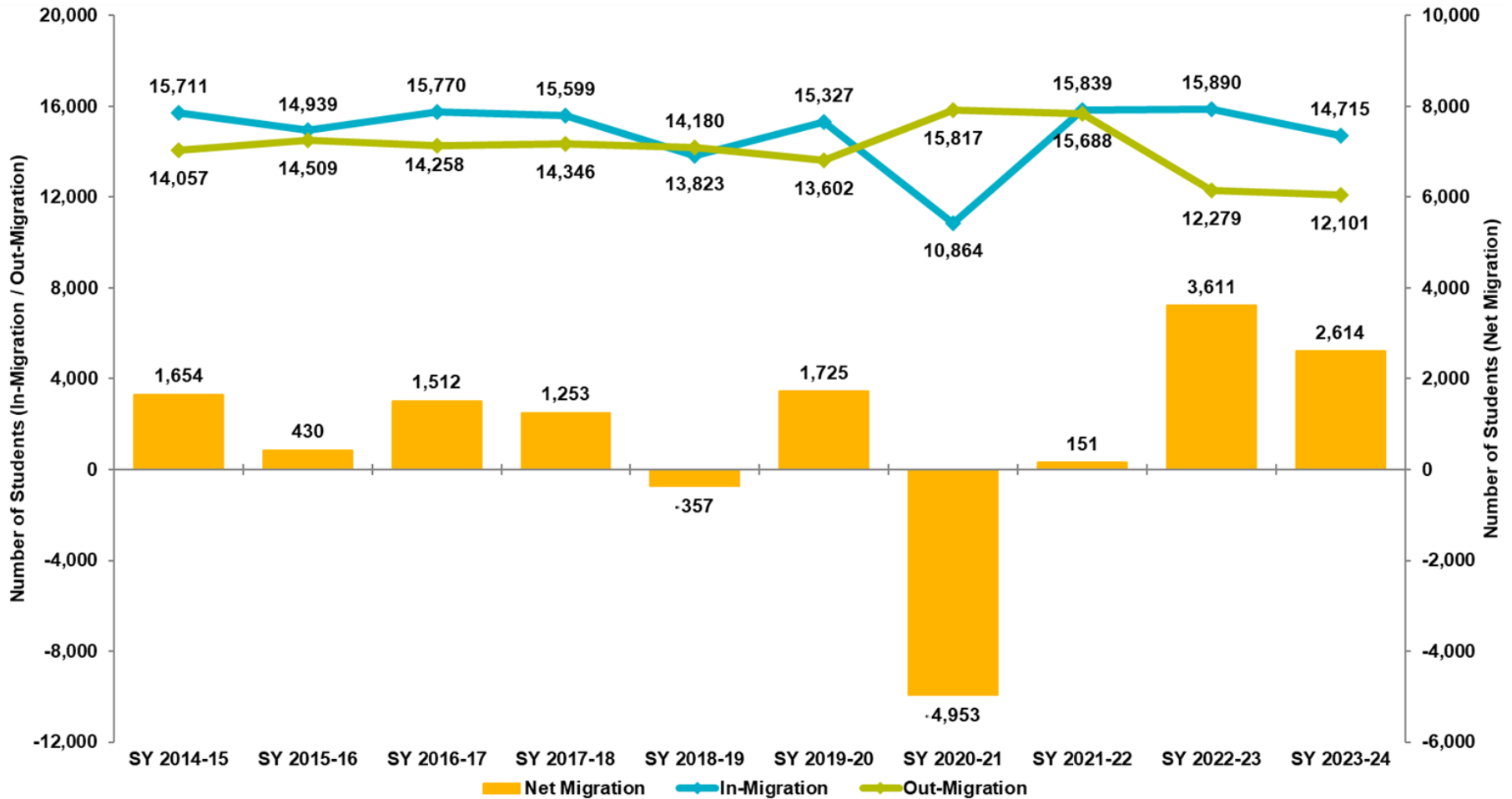
5. Births for SY 2028-29 are projected due to not being available.

6. The impacts of COVID-19 are uncertain and may affect the accuracy of the student membership projections.

7. Dates for student membership projections and official budget counts are based on special education and special education preschool (December 1), nontraditional sites (January 31), and FCPS PreK (March 31).



# Net Migration SY 2014-15 to SY 2023-24

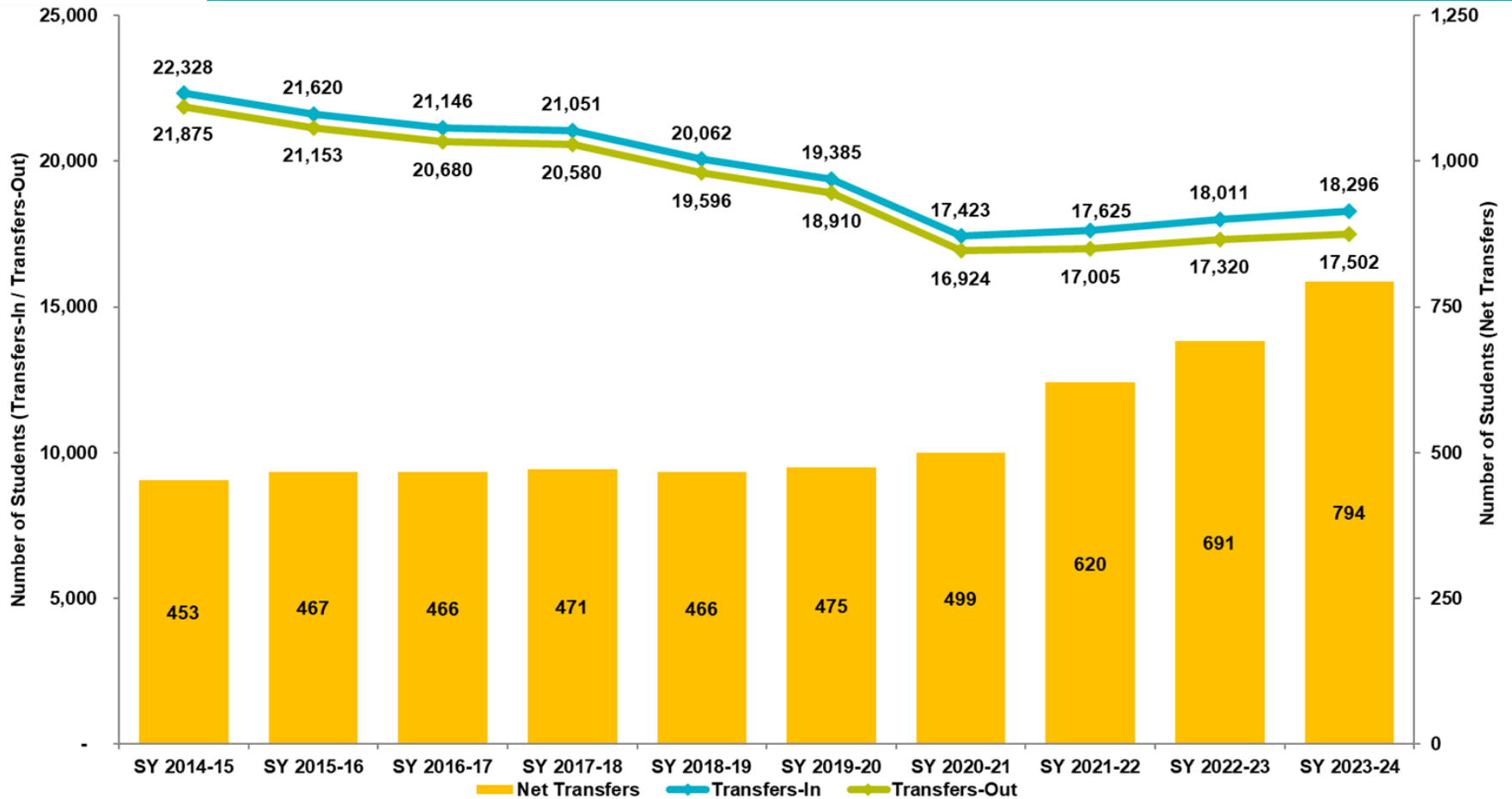


Source: FCPS, Certified Membership, September 2014 to September 2023.

Notes:

1. Membership includes general education, special education, AAP, special education centers, alternative school programs, alternative court programs, adult education, multi-agency, and home school and private school special education services.
2. Membership includes Thomas Jefferson, Bryant, and Mountain View high schools.
3. Membership includes students who attend an FCPS school and reside outside Fairfax County and the City of Fairfax.
4. Membership for SY 2012-13 to SY 2017-18 includes ESOL transitional high school.
5. Membership for SY 2021-22 includes students who received instruction through the FCPS Virtual Program.
6. Membership for SY 2021-22 to SY 2022-23 includes the Fairfax County Adult High School Equivalency Program.
7. Dates for student membership projections and official budget counts are based on special education and special education preschool (December 1), nontraditional sites (January 31), and FCPS PreK (March 31).

# Net Transfers SY 2014-15 to SY 2023-24



Source: FCPS, Certified Membership, September 2014 to September 2023.

Notes:

1. Membership includes general education, special education, AAP, FCPS PreK, preschool, special education centers, preschool resource centers, alternative school programs, alternative court programs, adult education, multi-agency, and home school and private school special education services.
2. Membership includes Thomas Jefferson, Bryant, and Mountain View high schools.
3. Membership for SY 2012-13 to SY 2017-18 includes ESOL transitional high school.
4. Membership for SY 2021-22 includes students who received instruction through the FCPS Virtual Program.
5. Membership for SY 2021-22 to SY 2022-23 includes the Fairfax County Adult High School Equivalency Program.
6. Transfers-In membership includes students who attend a Fairfax County or City of Fairfax public school and reside outside Fairfax County and the City of Fairfax.
7. Transfers-Out membership does not include students that attend a Fairfax County or City of Fairfax public school and reside outside Fairfax County and the City of Fairfax.
8. Transfers-In and Transfers-Out totals do not match due to students who reside outside Fairfax County and the City of Fairfax and transfer into an Fairfax County or City of Fairfax public school or nontraditional school.
9. Dates for student membership projections and official budget counts are based on special education and special education preschool (December 1), nontraditional sites (January 31), and FCPS PreK (March 31).

# Student Membership and Projections SY 2019-20 to SY 2027-28

SCHOOL TYPE	MEMBERSHIP					PROJECTIONS				
	SY 2019-20	SY 2020-21	SY 2021-22	SY 2022-23	SY 2023-24	SY 2024-25	SY 2025-26	SY 2026-27	SY 2027-28	SY 2028-29
Elementary	97,890	90,161	89,506	90,923	91,465	93,490	93,647	93,484	93,515	92,299
Middle	29,868	29,651	28,641	27,757	27,877	27,822	27,738	28,079	27,974	28,378
High	58,633	58,241	58,065	59,239	59,223	58,811	58,592	57,611	57,447	57,720
<b>FCPS Base Total (Virtual)</b>	-	-	381	-	-	-	-	-	-	-
<b>FCPS Base Total</b>	<b>186,391</b>	<b>178,053</b>	<b>176,593</b>	<b>177,919</b>	<b>178,565</b>	<b>180,123</b>	<b>179,977</b>	<b>179,174</b>	<b>178,936</b>	<b>178,397</b>
Special Education Centers	613	546	496	463	494	507	467	471	470	465
Preschool Resource	893	720	708	801	921	1122	1122	1122	1122	1122
Alternative School Programs	132	82	50	80	98	74	87	87	85	86
Alternative Court Programs	207	141	82	106	122	107	112	114	111	112
Centers/Alternative Programs (Virtual)	-	-	2	-	-	-	-	-	-	-
<b>CIP Planning Total</b>	<b>188,236</b>	<b>179,542</b>	<b>177,931</b>	<b>179,369</b>	<b>180,200</b>	<b>181,933</b>	<b>181,765</b>	<b>180,968</b>	<b>180,724</b>	<b>180,182</b>
Other (In-Person)	774	609	662	740	606	597	616	621	611	617
Other (Virtual)	-	-	2	-	-	-	-	-	-	-
<b>Total</b>	<b>189,010</b>	<b>180,151</b>	<b>178,595</b>	<b>180,109</b>	<b>180,806</b>	<b>182,530</b>	<b>182,381</b>	<b>181,589</b>	<b>181,335</b>	<b>180,799</b>

Sources:

1. FCPS, *Certified Membership*, September 2019 to September 2023.
2. FCPS, *Projections*, Fall 2023.

Notes:

1. Membership includes general education, special education, AAP, FCPS PreK, preschool, special education centers, preschool resource centers, alternative school programs, alternative court programs, adult education, multi-agency, and home school and private school special education services.
2. Membership includes students who attend an FCPS school and reside outside Fairfax County and the City of Fairfax.
3. Membership for SY 2021-22 includes students who received instruction through the FCPS Virtual Program and identified separately in the table.
4. The impacts of COVID-19 are uncertain and may affect the accuracy of the student membership projections.
5. Dates for official budget counts are special education and special education preschool (December 1), nontraditional sites (January 31), and FCPS PreK (March 31).