

Proposed Capital Improvements Program Fiscal Years 2023-32

Prince William County School Board Work Session
January 12, 2022

Al Ciarochi, Chief Operating Officer
John Wallingford, Chief Financial Officer



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Capital Improvements Program

School Board Work Session

Agenda

- Review CIP Projects in Progress
- Discuss the Capital Improvements Program (CIP) Process
- Review the Proposed CIP
 - Changes
 - Updated Enrollment Projections
 - Construction
 - Renovations
 - Maintenance
- Next Steps



Capital Improvements Program *Working Group*



Executive Cabinet	
Al Ciarochi	Chief Operating Officer
John Wallingford	Chief Financial Officer
Facilities Department	
John Windley	Director, Facilities
Dave Beavers	Supervisor, Planning and Financial Services
Maureen Hannan	Supervisor, Land Acquisition and CIP Planning
Matt Cartlidge	Supervisor, Planning
Rodney Clayborn	Supervisor, Facilities Mangement
John Mills	Supervisor, Construction
Brian Gorham	Supervisor, Energy Management & Sustainability
Matthew Townsend	Administrative Coordinator, School Planning
Scott Halsey	Senior GIS Analyst
Sean O'Rahilly	GIS Analyst I
Budget Department	
Kathleen Addison	Director, Budget
Finance Department	
Vivian McGettigan	Director, Finance
Rene Gapasin	Supervisor, Accounting Services
Edward Ross	Admin Coordinator, Construction Fund Accountant

CIP – Completed Projects

New Schools

Gainesville High School



January 12, 2022

Potomac Shores Middle School



CIP – Completed Projects

Renovations

**Penn ES –
Renovation**



**Beville MS –
Renovation
and New
Music Suite**



**Mountain
View ES –
Renovation**



CIP – Completed Projects

Improvements



**Auxiliary Gym
Additions –
Gar-Field and
Woodbridge HS**



January 12, 2022



Turf Fields – Battlefield and Forest Park HS



CIP – Current Projects

New School

“Rosemount Lewis” ES – scheduled opening 2023



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CIP – Current Projects

Additions

Gainesville MS – 11-classroom addition



Reagan MS – 6-classroom addition



CIP – Current Projects

Renovations

Osborn Park HS – Admin Area Renovation



Unity Reed HS – Admin Area Renovation



January 12, 2022

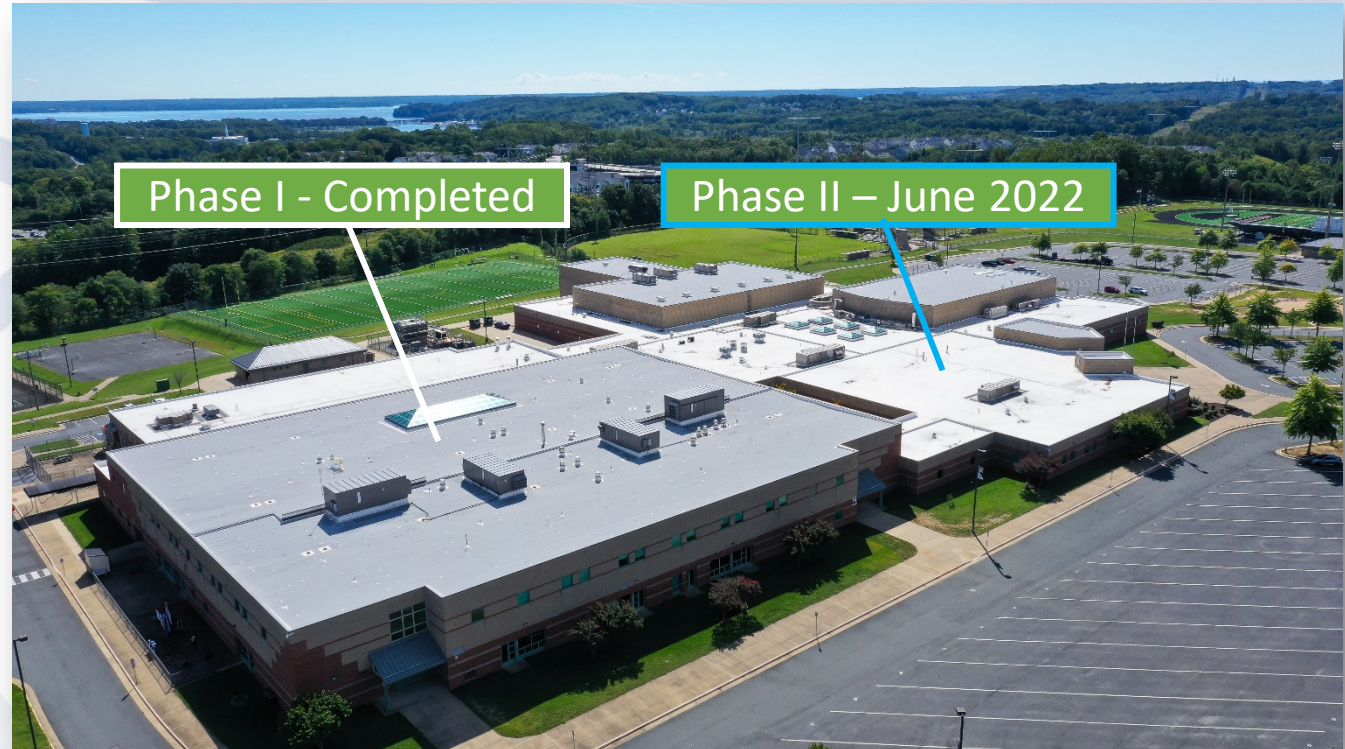
CIP – Current Projects

Roofing Improvements

Battlefield and Freedom HS – Roof Replacement



Freedom HS – Roof Replacement Phasing



CIP – Current Projects

HVAC Improvements

Ellis ES
– Chiller Replacement



West Gate ES
– Chiller Replacement



Graham Park MS
– Rooftop Unit (HVAC) Replacement



CIP Projects in Progress

- Under Construction

- "Rosemount Lewis" Elementary
- Gainesville Middle – Addition (11-classroom)
- Reagan Middle – Addition (6-classroom)
- Hylton High – Renovation
- Bennett Elementary – Renovation
- Osbourn Park High – Fenestration
- Unity Reed High – Fenestration
- Parkside Middle – Renovation



Bennett ES – Renovation



- In Design, preparing to bid
 - Bristow Run ES – Renovation
 - Signal Hill ES – Renovation
 - Graham Park MS – Fenestration
 - Brentsville HS – Practice Turf, Stadium Lights
 - Gar-Field HS – CTE Culinary Improvements

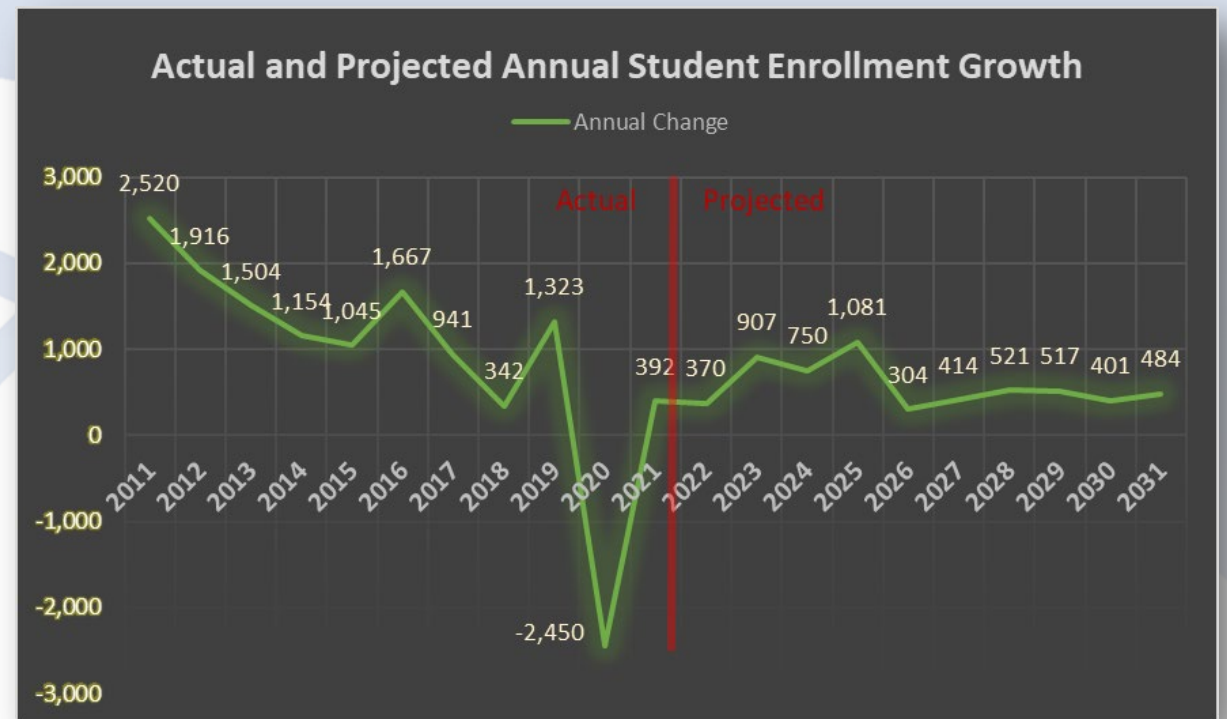
CIP Process

- Follow same basic methodology each year
 - Review enrollment data and projections
 - Review available funding
 - Continue focus on maintaining portfolio of existing facilities and structures
- Incorporate Division's Strategic Plan
- Include School Board's Sustainability Initiative



Student Enrollment – Current and Projected

- September 30 Enrollment – 2020 to 2021 increase of 392 students (0.4%)
 - 89,468 total students
 - Elementary school +344 (0.9%)
 - Middle school -353 (-1.7%)
 - High school +429 (1.5%)
- Projecting growth of 3,412 students in next five years
 - 92,880 students in 2026-27
- Financial projections are assumptive as well
 - When will we return to “normal” ?
 - Is there a new “normal”?



Construction Industry Price Trends

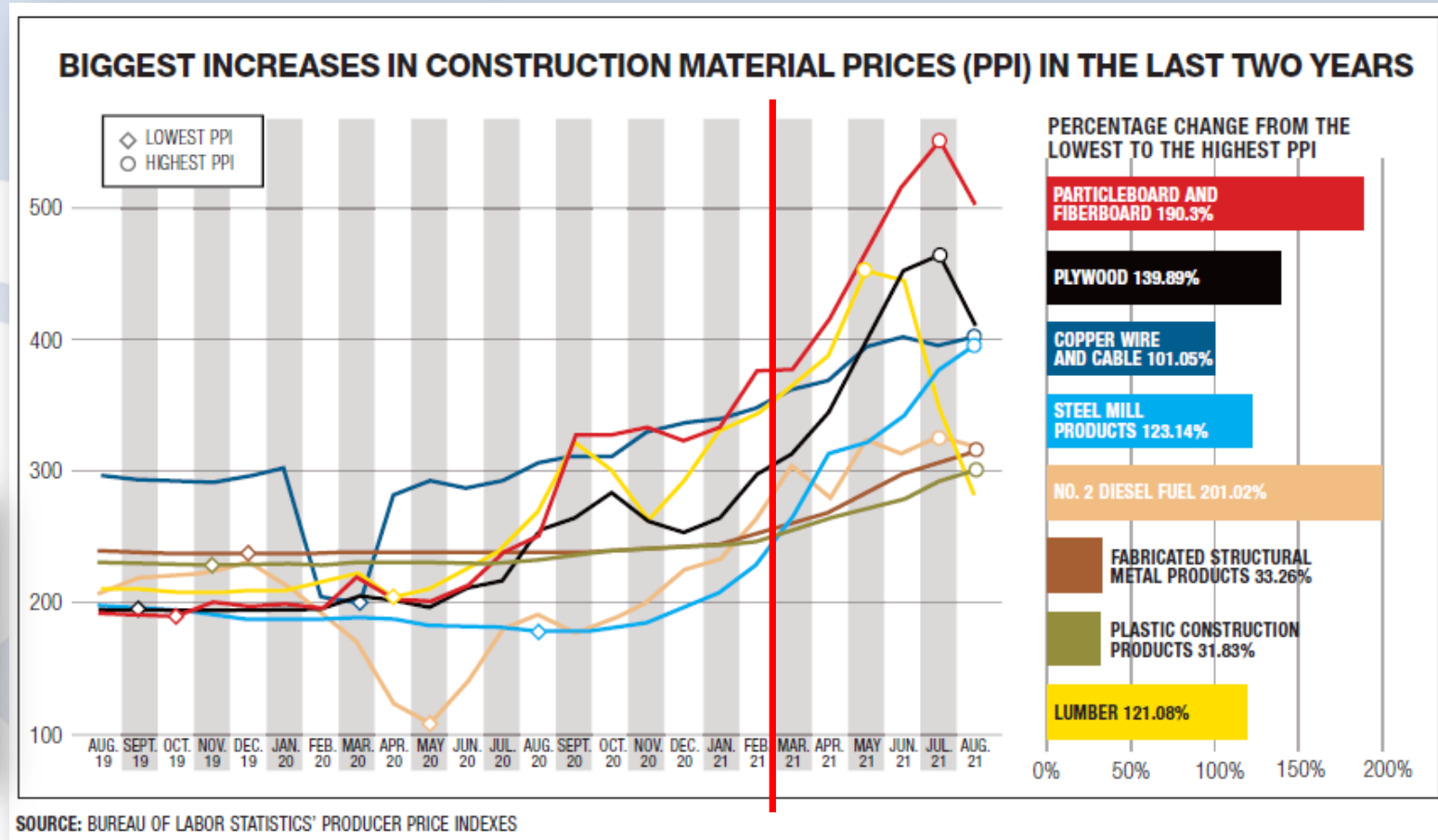
- Ongoing pandemic and other economic issues are causing a volatile market
 - Rising material prices
 - Supply chain breakdowns
 - Shortage of skilled and unskilled labor

“The U.S. construction industry has entered a period of heightened risk.”

Julian Anderson,
President, Rider Levett Bucknall



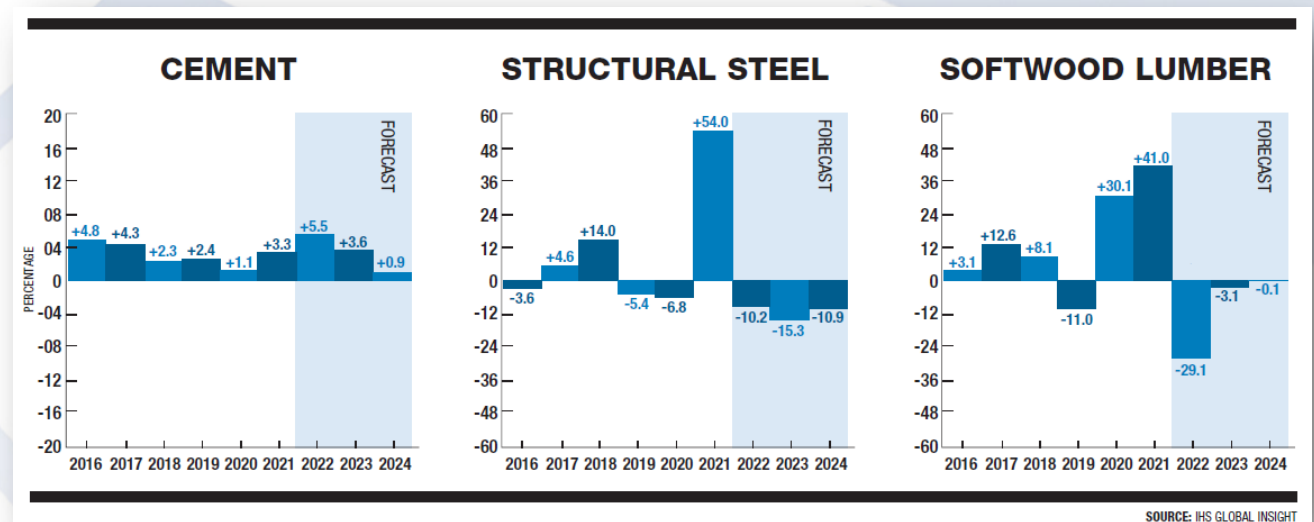
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Construction Industry – Price Trends

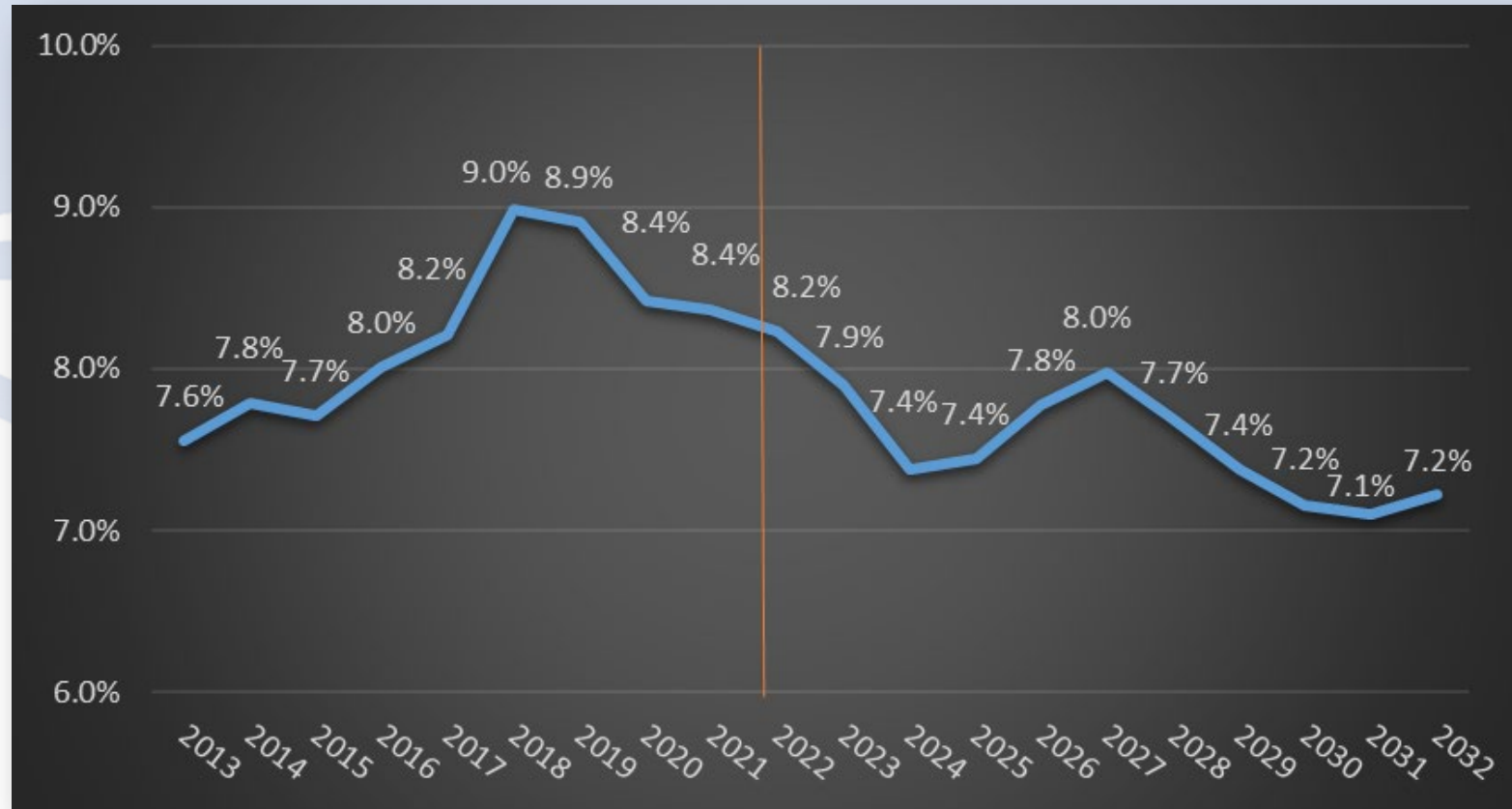
- Challenges experienced with PWCS construction projects
 - Higher than expected prices
 - Extreme lead times for certain products
 - Fewer vendors responding to bid solicitations = decreased competition
 - Vendors refusing to guarantee pricing for required period
- Recent Impacts
 - Material prices – steel for new construction
 - Higher bids than initial estimates – HVAC projects/renovations
 - Delays on equipment deliveries – mechanical systems

- PWCS Response
 - Analyze market trends, both locally and nationally
 - Prepare appropriately for current and future projects
 - Market uncertainty – possible conditions may persist
 - Continue to minimize negative consequences and adjust projects as necessary



Debt as a % of Revenue

FY 2013-32



10% of revenue is the cap set in the Prince William County's *Principles of Sound Financial Management*

Debt Sales and Debt Service

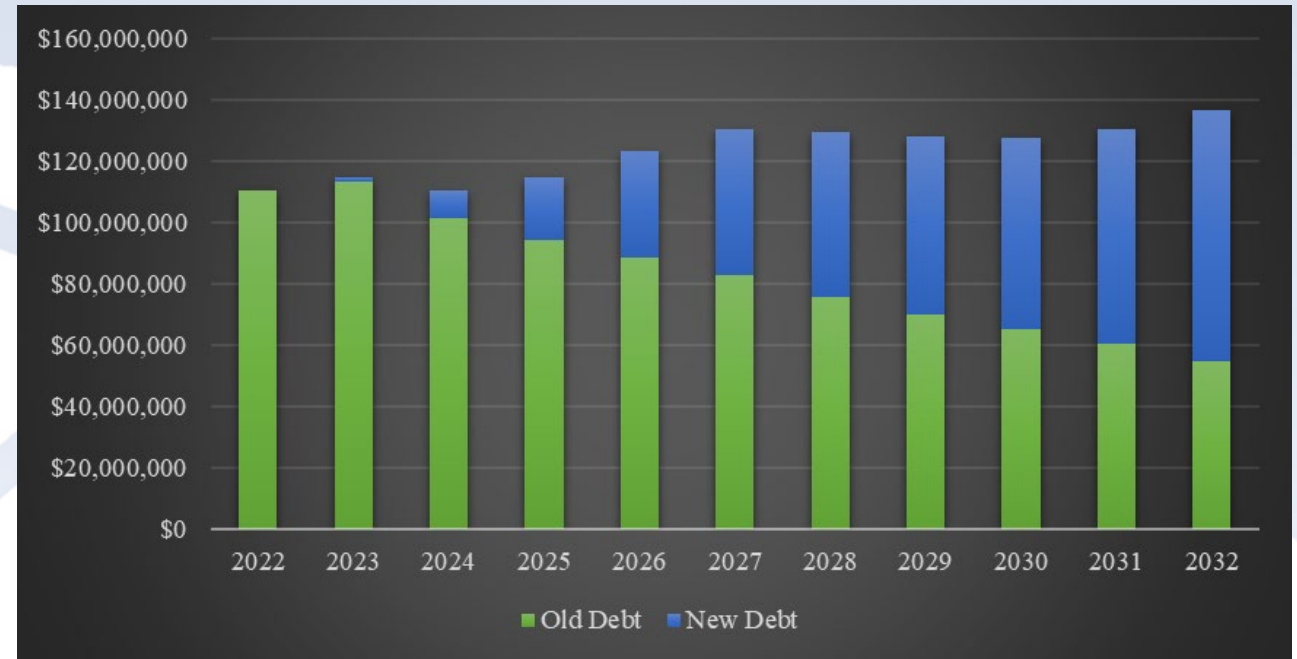
Debt Sales

V22A – V31A

Series	Issuance Amount
V22A	\$74,362,520
V23A	\$114,779,700
V24A	\$150,408,180
V25A	\$159,985,586
V26A	\$79,105,000
V27A	\$57,229,714
V28A	\$60,220,286
V29A	\$74,704,000
V30A	\$162,704,000
V31A	\$74,841,000
Total	\$1,008,339,986

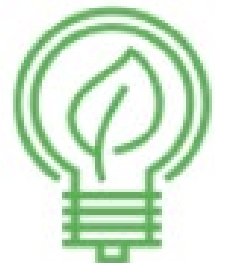
Increase in Debt Service

FY 2022–32



Superintendent's Advisory Council on Sustainability Recommendations (multi-year)

- Budget requests for staffing
 - Sustainability Coordinators (3)
 - Sustainability Program Analyst (1)
 - Facilities Specialist - Waste and Recycling (1)
- Develop 'Environmental Literacy' professional development category
- Representatives for Joint Environmental Task Force (JET)
- LED replacement complete by FY 2023
- Smart irrigation
- Solar PPA
- Develop a sustainability strategy
- Safe Routes to School – walk boundaries
- Touchless faucets and soap dispensers
- Biophilic design elements
- Water bottle refilling stations
- Site-based metrics dashboard
- Electric vehicle charging stations
- Standalone air purification systems



Superintendent's Advisory Council on Sustainability Recommendations



Achievements / In Progress

- Water bottle refilling stations
- Representatives for Joint Environmental Task Force (JET)
- Standalone air purification systems
 - Nursing/Isolation rooms
 - Mobile classrooms
- Develop a sustainability strategy
- Solar PPA



FY23 Budget Considerations

- Budget requests for staffing
- LED Replacement Plan
 - Interior and exterior at all schools by FY 2026
- Smart Irrigation Controls



Incorporating the Strategic Plan - Goals



Commitment

2 Positive Climate and Culture

Values
Spotlight



100%

of all School Division facilities provide a welcoming environment conducive to learning by meeting PWCS established standards of quality and all applicable building code regulations



PWCS will have at least five schools earn the U.S. Department of Education Green Ribbon School designation

10%

reduction of Division-wide greenhouse gas emissions year over year between FY23-FY26



of schools will actively integrate Environmental Literacy into all grade levels



Complete the first Net Zero new construction school replacement in PWCS

Objective 2.3:

PWCS facilities will be welcoming, safe, and sustainable.



Incorporating the Strategic Plan - Goals



Objective 4.3:

PWCS will ensure that our strategic priorities are driving our investments.



PWCS will complete eight school renovations between FY23 and FY26



Incorporating the Strategic Plan - Strategies



- Division-wide Maintenance and Facility plan
- High-quality learning experiences that promote Environmental Literacy
- Project-based learning, utilizing the school building as a teaching tool
- High-performing maintenance strategies and construction standards
- Base CIP investments on a facility condition index



Focus on sustainability:



Energy Management
Department
established
in 2011



2021 Green Ribbon
School District
Sustainability
Award winner



Over \$59 million in
cost avoidance
savings



2020 Green Schools
Challenge winner

Proposed Capital Improvements Program – Changes

- New School Construction

- Rosemount Lewis Elementary – 2022 to 2023
- Potomac Shores Area Elementary – 2024 to 2026
- Route 1 South Area Elementary – 2029 to 2031
- Yorkshire Area Elementary – 2030 to 2031

- Renovations

- Fred Lynn MS – 2027
- Unity Braxton MS – 2028
- Woodbridge MS – 2028
- Renovation of Transportation Support Facilities
 - Brentsville – 2024
 - Potomac – 2025
 - Central – 2026
 - McCuin – 2027



Proposed Capital Improvements Program

Changes in Specific School Projects

- Artificial Turf
 - Osbourn Park HS – Artificial Turf, Concession Building, 8-lane track
 - Gar-Field HS – Artificial Turf, Concession Building
- CTE Plan
 - Freedom HS – Pharmacy Lab (design only) - 2023
 - Woodbridge HS – Cosmetology Lab - 2024



FY 2023-32

New Classroom Space Overview

Scheduled to Complete	School
August 2022	Gainesville Middle School - Addition (11-classroom)
August 2022	Reagan Middle School - Addition (6-classroom)
August 2023	Rosemount Lewis Elementary School
August 2024	Woodbridge Area Elementary School
August 2025	Occoquan Elementary School (replacement)
August 2026	14th High School
August 2026	Potomac Shores Area Elementary School
August 2031	Route 1 South Area Elementary School
August 2031	Yorkshire Area Elementary School

FY 2023-32 Facility Renovation Overview

Scheduled to Complete	School
June 2021	Beville Middle School
June 2021	Penn Elementary School
June 2022	Bennett Elementary School
June 2023	Hylton High School
June 2023	Bristow Run Elementary School
June 2023	Signal Hill Elementary School
June 2023	Parkside Middle School
June 2024	Swans Creek Elementary School
June 2024	Cedar Point Elementary School
June 2025	Benton Middle School
June 2025	Featherstone Elementary School
June 2026	Graham Park Middle School
June 2026	Brentsville High School
June 2027	Fred Lynn Middle School
June 2028	Unity Braxton Middle School
June 2028	Woodbridge Middle School

School Maintenance and Repair

- Sub-categories
 - Asphalt - Upgrades
 - Electrical Improvements
 - Energy Infrastructure Improvements
 - Fenestration
 - HVAC Equipment and Controls - Upgrades
 - Kitchen - Upgrades
 - Municipal Separate Storm Sewer Systems (MS4)
 - Plumbing Improvements
 - Roof Replacements
 - Full and Partial Replacements
 - Skylights
 - Gutters
 - Portable Classroom Relocation
 - Title IX Improvements



School Maintenance and Repair

– *FY22 Project Updates*

• Roof Replacements

- Battlefield HS – Phase 2 Summer 2022
- Freedom HS – Phase 2 Summer 2022
- Forest Park HS – Phase 1 Summer 2022
- Osbourn Park HS – Phase 1 Summer 2022
- Neabsco ES – partial – 2022
- Rippon MS – partial – 2023

• Fenestration

- Brentsville HS – interior doors – 2023
- Gar-Field HS – entrances – in progress
- Osbourn Park HS – interior doors – 2023
- Unity Reed HS – interior doors – 2023
- Woodbridge HS – entrances – in progress
- Graham Park MS – window replacement – Summer 2022/23
- Unity Braxton MS – interior doors – 2023

• Electrical Improvements

• School Lighting Upgrades – 2023

- Enterprise ES
- Kerrydale ES
- Marumsco Hills ES
- Minnieville ES
- Potomac View ES

• Stadium Lighting

- Potomac HS – in progress

• Parking Lot Lighting

- Gar-Field HS – in progress

• Plumbing

• Piping Replacement

- Osbourn Park HS – completed

• HVAC Upgrades

- Brentsville HS – Replacement – in progress
- Forest Park HS – Cooling Tower – 2023
- Gar-Field HS – All RTU's – 2023
- Potomac HS – Cooling Tower – in progress
- Woodbridge HS – All RTU's – 2023
- Graham Park MS – 25 RTU's – in progress
- Unity Braxton MS – Auxiliary, Main Gym, & Locker Rooms – 2023
- Woodbridge MS – Cooling Tower – 2023
- Coles ES – Replacement – Phase 2 Summer 2022
- Ellis ES – Chiller – completed
- Pattie ES – Air Unit – completed
- West Gate ES – Chiller – completed

• Asphalt

- Battlefield HS – Tennis Court Paving – 2023
- Forest Park HS – Tennis Court Paving – 2022
- Osbourn Park HS – Parking Lot Paving Phase 2 – completed
- Beville MS – Parking Lot Paving – 2022
- Fred Lynn MS – Parking Lot & Asphalt Trail Paving – 2022
- Pennington TS – Parking Lot Paving – completed
- Swans Creek ES – Parking Lot Paving – 2022



School Maintenance and Repair – New Projects

- Sustainability

- Smart Irrigation
- Senseware Indoor Air Quality monitoring
- Full program for LED lighting Upgrades – Interior and Exterior
 - Four-year program

- Environmental

- Stormwater Pond Repairs
 - Hylton HS
 - Unity Reed HS
 - Fred Lynn MS
 - Rippon MS
 - Sinclair ES
 - Springwoods ES

- Security Upgrades

- Interior and Exterior Measures
- Secure Entrances

- HVAC

- Rippon MS - HVAC Replacement
- Washington-Reid PK - HVAC Replacement
- Bel Air ES - HVAC Replacement
- Enterprise ES - HVAC Replacement

- Roof Replacements

- Mountain View ES – Partial replacement
- Sinclair ES – Partial replacement
- Unity Braxton MS – Gutter replacement
- Sudley ES – Gutter replacement

- Plumbing

- Water Heater Replacements
 - Various schools

- Asphalt

- Bull Run MS – Tennis Court Resurfacing
- Potomac HS – Track, Tennis Court Resurfacing
- Benton MS – Tennis Court Resurfacing
- Woodbridge HS – Tennis Court Resurfacing



CIP Summary

FY 2023-32

FY 2023-32 Capital Improvements Program	Bond	General Fund Transfer	Total	5-Year	10-Year
New Construction	\$433,757,000	\$0	\$433,757,000	\$325,173,000	\$433,757,000
Renovations	\$515,853,700	\$105,966,860	\$621,820,560	\$246,840,560	\$621,820,560
Specific School-based Projects	\$29,984,000	\$1,125,000	\$31,109,000	\$31,109,000	\$31,109,000
Maintenance	\$28,745,286	\$160,397,972	\$189,143,258	\$116,058,258	\$189,143,258
Totals	\$1,008,339,986	\$267,489,832	\$1,275,829,818	\$719,180,818	\$1,275,829,818

Advertised Capital Improvements Program

Five-Year Summary

Fiscal Years 2023-27

Existing Conditions	
Projected Growth in Students (2021 to 2026)	3,412
Student Enrollment (September 30, 2021)	89,468
Student Enrollment (September 30, 2026)	92,880
Current Student Capacity	94,285
Current Portable Classrooms in Use	188

Proposed Capital Improvements Program FY 2023-27	
New School Facilities	5
New Elementary Schools (1 replacement)	4
New Middle Schools	
New High Schools	1
School Additions (Classrooms)	17
Elementary School Additions	---
Middle School Additions (2 schools)	17
High School Additions	---
Proposed Capacity to be Constructed	5,143
Proposed Costs	
New Facility Construction (New Schools, Additions, & Replacements)	\$325,173,000
Renovations	\$246,840,560
Specific School-based Projects	\$31,109,000
Maintenance & Repair	\$116,058,258
Total	\$719,180,818



Capital Improvements Program / Budget Timeline

Date	Event
January 12, 2022	School Board CIP Work Session
February 2, 2022	Proposed Budget Presented to School Board
February 7, 2022	School Board Budget Public Meeting
February 16, 2022	School Board Budget Public Hearing
February 23, 2022	School Board Budget Worksession
March 9, 2022	Final School Board Budget Markup
March 16, 2022	CIP/Budget Approval

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