

2008 Renovation Queue Study

The 2000 consultant report ranked 38 elementary schools, 7 middle schools, and 4 high schools in order to determine the sequence in which they would be renovated. This objective third party expert evaluation process has served the school system well in determining the relative needs of these schools and in de-politicizing the decision process. The specific schools are shown on page 68 of the 2009 – 2013 Capital Improvement Program. Based upon current funding levels and projected future costs, some schools in the current queue won't be renovated for another 10 – 15 years, or over 20 years after the initial creation of the queue.

It has become increasingly clear that the reliability of these studies erodes over time as schools do not "age" at the same rate and changes in capacity and enrollment vary at each facility. It is now believed that we need to re-evaluate schools in the current queue that have not yet been funded and to evaluate certain schools not in the queue but in need of renovation. In the future, we need to create renovation queues that are shorter in duration. Finally, we believe that the criteria used by the consultant should give greater weight to a school's ability to deliver the current educational programs considering capacity/enrollment and educational areas such as science labs, etc.

Staff is recommending that we engage a consultant to conduct a new study for the purpose of creating an updated queue. Schools that are in the 2000 queue and for which either planning or construction funding has been approved by Fairfax County voters will remain in their current sequence and those projects will begin before the new queue is implemented.

Study Scope

The new study would include the following schools:

- All schools in the 2000 queue that have not yet been funded (elementary schools numbered 17 – 38 and middle schools numbered 3 – 7, see page 68 of the CIP).
- All high schools not included in the 2000 study queue and not having been built or renovated since 1991: Centreville, Falls Church, Herndon, Langley, Oakton and West Springfield
- All middle schools not included in the 2000 study queue and not having been built or renovated since 1991: Franklin and Frost
- All elementary schools not included in the 2000 study queue and not having been built or renovated since 1991 and with a current and projected capacity deficit: Annandale Terrace, Bonnie Brae, Centre Ridge, Centreville, Crossfield, Dranesville, Haycock, Lee's Corner, Louise Archer, Mosby Woods, Poplar Tree, Ravensworth, Sangster, Saratoga, Silverbrook, Union Mill, Wakefield Forest, Waples Mill, Waynewood and Willow Springs

Based upon our analysis, we have determined that 6 high schools, 2 middle schools, and 20 elementary schools meet the above criteria. Added to the 27 schools already in the 2000 queue, this brings the total amount of schools in this study to 55.

Although the new queue would rank all of the schools in the study, a renovation queue will be recommended to the School Board that will include only those projects that staff believes can be completed within a five year period. After five years and completion of this initial list of projects, the remaining schools would again be evaluated and possibly reordered. As before, a renovation queue would be developed that could be completed within a five year period.

Study Criteria

Staff recommends that the consultant use the following evaluation criteria to conduct the study.

1. Evaluate existing programs for each building and assess whether there are adequate quantities and sizes of spaces required to successfully fulfill the Fundamental Educational Requirements (FER). FER are defined as those subjects required for graduation and college prep or those subjects that are mandatory per FCPS regulations. Facility membership, official enrollment limits for respective subjects and official minimum room sizes for respective subjects shall be considered in this assessment. Approved capacity calculators shall be used to achieve this determination and schools with the most deficiencies shall be ranked highest. (40% weight factor)
2. Perform Facility Condition Assessment (FCA) of each building to determine viability and projected life expectancy of existing physical infrastructure and environmental systems. List deferred major maintenance items. Schools with the most deficiencies shall be ranked highest. (30% weight factor)
3. Evaluate existing programs for each building and assess whether there are adequate quantities and sizes of spaces required to successfully fulfill the Supplemental Educational Requirements (SER). SER are defined as those subjects not required for graduation, college prep or FCPS regulations. Facility membership, official enrollment limits for respective subjects and official minimum room sizes for respective subjects shall be considered in this assessment. Approved capacity calculators shall be used to achieve this determination and schools with the most deficiencies shall be ranked highest. (10% weight factor)
4. List date facility built or last renovated. Most recently built or renovated schools shall be ranked lowest. (10% weight factor)
5. Evaluate level of compliance with current applicable codes. The least conforming shall be ranked highest. (10% weight factor)

Process Outcome

The consultant report will rank all schools by level (elementary, middle, and high schools) but provide numerical scoring that would allow the school system to integrate the rankings should that be desired.

Using this list, staff will determine the number that can be started within a five year period using standard cost escalation factors. This list of schools will become the next renovation sequence queue to begin after completing/beginning the remaining funded schools on the 2000 queue.

Schools that were evaluated within this report but not on the staff recommended list will be re-evaluated within the next five years in the same manner as this study was conducted. Each study will reconsider the appropriateness of the evaluation criteria and priorities that should be used for that study. The study scope will include at a minimum all schools included in the prior study that did not make the renovation sequence list.