

MINUTES

Facilities Planning Advisory Council (FPAC)

Regular Meeting
2017-18 School Year

January 2, 2018

The meeting convened at 7:06 pm in Room 5050 of the Gatehouse Administration Center.
The following FPAC members attended:

Charles Hookey	<i>Braddock/Secretary</i>	Ian Kelly	<i>Springfield</i>
Jay Reddy	<i>Dranesville</i>	Kristen Hyatt	<i>Sully</i>
Howard Perlstein	<i>Hunter Mill</i>	Karen Hogan	<i>At Large/Chair</i>
Dan Aminoff	<i>Mason/Vice Chair</i>	Dave Phillips	<i>At Large</i>
Scott Higgins	<i>Mt. Vernon</i>	Allen Griffith	<i>Fairfax City</i>
Kate Howarth	<i>Providence</i>		

FCPS Staff:

Kevin Sneed, *Special Projects Administrator for Facilities and Transportation Services*
Jessica Gillis, *Director for Facilities and Transportation Services*

Meeting Opening

Hogan welcomed guest(s) and noted that the FPAC Semi-Annual report presentation is scheduled for the school board work session on Monday, February 12, time TBD. The substantive content of the report is expected by Friday, January 26, for Board Docs.

Hogan also reminded members of the FPAC Retreat on Saturday, February 24, 2018 from 8:30am – 3pm at TJHSST.

Community Time

No community time was requested, however, Randy Hoff, Vice Chairman of Cenergistic was present and asked to speak to the Council.

Hoff reiterated that the joint efforts of Cenergistic and FCPS continue to save FCPS money on energy costs. He noted that while ultimately (very) successful, the program was costly to Cenergistic in the beginning (2013-14), to the tune of some \$500,000. He reminded us that the remuneration to Cenergistic goes down to 40% of calculated savings (from 50%) when total program savings reaches \$20M. He expects to reach that mark in March 2018. (The contract runs through July 2019.) Hoff said he is anxious/willing to speak with/report to the School Board at any time.

Minutes

Minutes from the December 5, 2017 FPAC meeting were approved.

Staff Announcements

Sneed noted that the draft Capital Improvement Program (CIP) for 2019-2023 is now available on-line, will be on the public hearing schedule on Tuesday, January 9, discussed at a school board work session on Monday, January 22, and up for approval by the School Board on Thursday January 25.

Sneed again called attention to the section of the CIP that suggests boundary changes as solutions for overcrowding and requested that after FPAC is able to review same, provide guidance/suggestions, based on its apolitical vantage point and public engagement. He noted that while some boundary adjustments can be made using administrative procedures, such are subject to coordination with school board members, the schools and the community. There was discussion of the

creation of “triggers” for automatic boundary adjustments, thus relieving SB members of political considerations (as suggested by FPAC in its 2012 Strategic Facilities Plan), but practical (geographic) and political (home value) arguments continue to obfuscate implementation of such hard-and-fast guidelines.

There was discussion of the square-foot-per-student ratio, which varies depending on the facility, and whether there is any statistical information on its relationship to student learning, performance, or safety. (New facilities are designed at 105 sf/student.) Sneed noted that efficiency in design allows for a less overall sf/student number, at least compared to FCPS history.

Sneed spoke of the CIP-outlined additions at West Potomac, Madison, and Justice (Stuart) high schools. He noted that the eventual overall square footage at Madison and W. Potomac may exceed historical thinking, increasing at Madison from 2,350 to 2,500 square feet, and at W. Potomac from 2,900 to as much as 3,100 square feet. Sneed noted that addition(s) at Justice will require some re-zoning (Board of Supervisors matter) to facilitate FAR (floor-area-ratio) adjustment(s).

There was further discussion about boundary adjustments. Higgins asked how long it takes for a boundary adjustment to fully take effect. Sneed said about five years, given program and pupil placement changes, and grandfathering considerations. Referencing the CIP, Perlstein commented on the lack of funds to renovate schools on the stated 25-year cycle (it's now at 37 years). Sneed answered that to maintain a 25-year cycle the annual borrowing cap would have to increase from the current \$155M to \$242M, and that would not include “catch-up” dollars for the existing backlog. In response to Griffith, Sneed noted that a \$.01 increase in the property tax rate generates about \$20M (for purposes of debt servicing).

Old Business

Hogan reported on her development of the FPAC memo to the School Board regarding the Cenergetic program. The memo is attached. There had been no feedback to Hogan/FPAC to date. Hogan encouraged members to reach out to their SB members and offer background and findings regarding the program.

New Business

There was discussion regarding the Saturday, February 24th retreat. A more detailed agenda will be developed at the February FPAC meeting. Scott Higgins volunteered to seek out a keynote speaker, possibly one who could speak to any “facility (condition/size) – to – student performance/outcome(s)”, facility – to – neighborhood value statistic, or the ways people learn vis-a-vis a traditional school setting or some off-site learning situation.

In regard to the Semi-Annual report, it was suggested by Hogan that this be, as has been the case historically, an opportunity for a “conversation” with, as much as a report to, the School Board. It was decided that the focus of such a conversation should be facility maintenance and the under-funding thereof. The fiduciary obligation on school board members to take care of school facilities and how they might best articulate the looming crisis to funders (Board of Supervisors) could be primary talking-points at the meeting.

Member Time

Griffith and Hyatt plan to meet with Sneed and Gillis on Friday, January 5th regarding their committee work on long-range planning.

Kelly distributed a handout which outlines a proposed set of asset management guiding principles, what such would promote, and an asset management policy. Feedback and comment on this effort from stakeholders before the FPAC retreat would be valuable for further discussion by FPAC at the retreat. Hogan and Kelly will try to arrange/encourage responses from the FCPS Facilities leadership and staff.

Adjournment

The meeting was adjourned at 9:22 pm.