

2019 School Year Master Facilities Plan Annual Supplement

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Introduction

Pursuant to D.C. Official Code § 38-2803, the Mayor of the District of Columbia is required to submit a 10-year Master Facilities Plan for public education facilities to the Council of the District of Columbia every 10 years. The Office of Public Education Facilities Planning within the Office of the Deputy Mayor for Education (DME) is required to prepare and make publicly available an annual supplement to the Master Facilities Plan.

The Mayor submitted the DC Public Education Master Facilities Plan 2018 ("2018 MFP") to Council in February 2019. The 2018 MFP provides extensive information about facility utilization, facility condition assessments, facility modernization efforts, population forecasts, school-specific enrollment projections, and aspirational school enrollment plans that will allow stakeholders to better understand the current landscape of these facilities, as well as our public education facilities needs over the next decade. The 2018 MFP is also unique in that it includes detailed data and analysis for both DCPS and public charter schools (previous iterations focused primarily on just DC Public Schools (DCPS)); 5- and 10-year enrollment projections and growth plans for both sectors and at the DCPS school level; and over 20 downloadable datasets and online visualizations to support transparency of information. The report, downloadable datasets, and interactive online visualizations can be found on the DME's website at [DC Public Education Master Facilities Plan 2018](#).

This report is the 2019 School Year Annual Supplement to the MFP ("2019 Annual Supplement"). It includes information from all 67 Local Education Agencies (LEAs) in Washington, DC operating in the 2018-19 School Year, including both DCPS and public charter schools. The 2019 Annual Supplement relied on key contributions from and collaboration with DCPS, the DC Public Charter School Board (DC PCSB), the Department of General Services (DGS), and the Office of the State Superintendent of Education (OSSE) for its completion. The resulting report gives a broad review of public school facilities and the usage thereof in SY2018-19. The 2018 Annual Supplement contains information about facilities conditions, facility capacity and utilization, school-level enrollment, future enrollment projections, facility needs, DCPS building classifications, and building utilization plans.

Annual Survey Results

Pursuant to D.C. Official Code § 38-2803, an annual survey shall be conducted to update information on enrollment, utilization, and condition of each DCPS and public charter school facility. This survey was completed in conjunction with DCPS and DGS, and includes enrollment data provided by OSSE. Survey results are available in Appendices A through D. DCPS provided programmatic capacity for DCPS school facilities in SY2018-19. DGS provided Facility Condition

Indexes for DCPS schools that have received a Facility Condition Assessment.¹ DGS also provided information on water filtration test results and Asbestos Management Plans for DCPS facilities.

DC PCSB conducted an annual survey of charter school LEAs on facility-related matters, the Public Charter School Facility Survey (“DC PCSB Facility Survey”), in the summer of 2019 with a 100% response rate from public charter school LEAs. The DC PCSB Facility Survey collected information on public charter schools’ capacity, facility needs, facility conditions, and 5- and 10-year expected enrollments. Public charter school facility contacts (school leaders, operations staff, and/or facility specialists) completed the surveys and DC PCSB. Findings from the survey on facility conditions and facility needs are presented in summary form in Appendix D. The public charter school 5- and 10-year enrollment estimates are presented at the school level in Appendix F.

Capacity and Utilization Reports

Programmatic facility capacity measures the number of students who can appropriately fit in a school building given the existing educational program. School utilization is derived by dividing the building’s audited enrollment (the enrollment as of October 5) by program capacity.

DCPS Facilities

Appendix A includes school-level DCPS facility data including facility utilization rates for each active DCPS school. The calculation is based on SY2018-19 audited enrollment and SY2018-19 programmatic capacity (including portables). School-level programmatic capacity numbers are calculated by DCPS using a consistent methodology based on room type (i.e., general classroom, art room, gym etc.), room load capacity, and the number of each room type.

DC Public Charter School Facilities

Appendix B contains SY2018-19 school-level public charter facility data. DC PCSB collects public charter programmatic capacities from each public charter LEA. The public charter LEAs determine their programmatic facility capacities based on their criteria for staffing levels, specificities for educational programs, etc.

Facility Condition

A school facility provides an initial glimpse into the learning environment for the students who attend that school. It is also important to understand the condition and quality of a school facility for planning and budgeting purposes.

¹ DGS will conduct FCAs on District-owned educational facilities every three years (approximately 1/3 of facilities each year).

DCPS Facilities

DGS is the District agency responsible for the capital construction and maintenance of all DCPS facilities. Starting in 2017, DGS hired a new contractor to conduct more robust, systematic Facility Condition Assessments on each active DCPS facility. The District is currently in the middle of a three-year process (2017-2020) of assessing the condition of all school facilities under its ownership. After this initial three-year effort to establish the complete and up-to-date baseline of school facility conditions, DGS will be responsible for evaluating the physical condition of each of the District-owned school facilities every three years. The FCAs calculate Facility Condition Index (FCI) scores for each facility. A relative indicator of condition, the FCI is calculated by dividing the cost of necessary maintenance, repairs, and/or replacement of deficient components or equipment, by the current replacement value of the entire facility. The FCIs in this report are based on a ten-year cost of necessary maintenance. As the cost of maintenance and repairs approaches the cost of replacement for a facility, FCI values will be higher.

Asbestos inspections at DCPS facilities are conducted on a triennial basis per the Asbestos Hazard Emergency Response Act (AHERA).² AHERA and its regulations require public and non-profit school districts (including charter schools) to inspect their school facilities for asbestos-containing material and to prepare asbestos management plans. The law requires an initial inspection as well as additional inspections every three years. The law also requires a yearly update to parents of any changes to the asbestos management plans as well as notification of the availability of the school's asbestos management plan upon request.³

DGS follows AHERA guidelines by conducting triennial inspections, which were last conducted in 2017, by maintaining an asbestos management plan for each school in the DCPS inventory. Asbestos management plans are available to the public upon request per AHERA. Ninety-one DCPS facilities have been assessed with 3-year re-inspections and, if necessary, remediated. All other school buildings are certified as asbestos free per the DGS 2017 Healthy Public Building Assessment Act Report.⁴

Appendix C provides information on the DCPS facilities that have received a Facility Condition Assessment since 2017.

DC Public Charter School Facilities

DC PCSB surveyed public charter schools to collect information on facility conditions for all public charter schools through its DC PCSB Facility Survey. An aggregated summary of public

² See 15 U.S.C. [Asbestos Hazard Emergency Response Act](#)

³ See the Environmental Protection Agency's [Asbestos and School Buildings](#) for more information

⁴ See the Department of General Services [Healthy Buildings Act Report](#)

charter school facility conditions can be found at Appendix D. This survey provides information on charter LEAs satisfaction with the state of repair of public charter school facilities in the following areas: HVAC systems, roof, interior finishes and furnishings, plumbing, fire protection systems, exterior enclosure, interior construction, stairs, foundations, elevators, floors, basement construction, electrical systems, specialized and accessibility equipment, and the presence of carbon monoxide detectors. DC PCSB is following up with public charter LEAs on the installation of carbon monoxide detectors in charter school facilities that reported that they were not present.

Facility Needs

A school program should operate in a facility that supports the overall academic mission of the program and is safe, stimulating, and efficient.

DCPS Facilities

School facility needs are synonymous with the overall condition of the DCPS facility. Thus DCPS facility needs are encompassed within Appendix C: DCPS Facility Data.

DC Public Charter School Facilities

The DC PCSB Facility Survey collected data on LEAs needs for new charter school facilities over the next 5 five to 10 years. Findings are presented in this 2018 Annual Supplement in summary form in Appendix D.

Enrollment by LEA and School

This section provides information on public schools' audited enrollment. Audited enrollment data was provided by OSSE and is presented at the school level in Appendix A for DCPS schools and Appendix B for public charter schools.

Final audited enrollment data are not typically available until late winter or spring of the following calendar year. For this reason, the enrollment data presented in this Supplement are for SY2018-19.

Cross-Sector Enrollment data

Total public school audited enrollment in SY2018-19 was 92,967 students (DCPS and public charter school students), an increase of 1.6% compared to SY2017-18. Enrollment in DCPS schools increased by 1.9 percent, reaching 49,056 public school students enrolled at a DCPS school (52.8% of total public school enrollment). DC public charter school enrollment grew by 1.3% to 43,911 (47.2% of total). Refer to Appendix A and Appendix B for a break out of audited enrollment at the school level for DCPS and public charter schools, respectively.

5- and 10-Year Enrollment Estimates

This section details the enrollment projections for DCPS and public charter schools in 5 and 10 years. The 2018 MFP was the first MFP to include long-term enrollment projections for both sectors. Updated projections for DCPS, disaggregated by estimated in-boundary, out of boundary, and feeder student enrollment, are provided in Appendix E. Updated enrollment estimates for public charter schools are provided in Appendix F.

DCPS Enrollment Projections

The purpose of the 5 and 10 year enrollment projections for DCPS is for facility and enrollment management purposes; that is, the long-term enrollment projections will help identify where there may be facility and enrollment challenges in the future. DCPS and the DME can then use this information to formulate modernization and enrollment policies to help alleviate these future challenges. For this reason, the long-term projections differentiate between in-boundary and out of boundary enrollment estimates as well as feeder students for by-right middle and high schools, as the policy solutions differ depending on these factors.⁵

Estimating enrollment projections is challenging for any jurisdiction, particularly estimations so far in the future. Washington, DC has additional factors further complicating the process including school choice enrollment policies (out of boundary DCPS enrollment, public charter schools, and citywide DCPS schools), population growth and demographic changes, the opening and closing of public charter schools, and the relocation of schools. Therefore, the enrollment projections provided here (and updated annually thereafter in subsequent MFP supplements) should be used as guide posts to identify where future facility challenges may arise and be updated with additional years of information and reviewed annually.

The DCPS enrollment projections rely on an updated methodology included in the DC Public Education Master Facilities Plan 2018 that relies on historical enrollment patterns and population growth forecasts provided by the DC Office of Planning.⁶ The individual DCPS school-level projections are presented as both students with rights to attend the school (estimated in-boundary and feeder right enrollments) as well as students who access the school via the common lottery (out of boundary enrollment), as this differentiation is important to

⁵ In-boundary estimates are the students who may enroll in the school based on their geographic right (they live in the geographic zoned boundary of the school). Out of boundary estimates are the number of students who live outside of the geographic zoned boundary of the school and gained access via the common lottery (My School DC). Finally, estimated feeder students are those students who have a right to attend a school based on their current school enrollment (students from each DCPS elementary school have a “feeder DCPS middle school” and middle school students have a “feeder high school.” [See SY19-20 School Feeder Patterns for more information.](#)

⁶ For more information about the enrollment projection methodologies used in the DC Public Education Master Facilities Plan 2018 see [Chapter 3](#) of the MFP 2018 report.

understand when potential solutions are considered. The following briefly describes how DME updated the methodology for this 2019 MFP Supplement in the following ways:

1. Four years of data were used instead of two (SY2015-16 through SY2018-19).
2. A weighted average percentage point change between pairs of years in the neighborhood cluster capture rates for a school was calculated resulting in the later years of data having more influence rather than a straight line percentage point change between two school years.
3. A cohort feeder methodology was utilized to project enrollment for by-right middle and high schools rather than relying on the geographic neighborhood cluster capture rates as was used for elementary school projections. This takes into account rising 6th and 9th graders from the elementary schools feeding into the middle and high schools.

See Appendix E for school-level DCPS enrollment projections and more detailed information about the methodologies.

DC Public Charter School Enrollment Estimates

In the DC PCSB Facility Survey, public charter LEAs provided 5- and 10-year expected enrollment estimates for each of their current school campuses.⁷ Information was collected for current facilities; information was not collected for any anticipated additional campuses (i.e., school replications) or for schools that plan to move to a new facility in the next 5 and 10 years (e.g. campus consolidation). LEAs also provided information on any expected need for a new facility in the planning horizon. This information is presented at the facility level in Appendix F.

DCPS Facility Classification

D.C. Official Code § 38-2803 requires that DCPS categorize all of its facilities into one of the following categories:

1. In use primarily for classroom instruction;
2. In use primarily for swing space;
3. In use primarily for DCPS administrative purposes, including storage;
4. In use by an entity other than DCPS;
5. Vacant; or
6. Significantly underused

⁷ Public charter expected enrollment estimates submitted for the 2019 Annual Supplement differ from the public charter school growth plans submitted for the 2018 MFP. Enrollment estimates in the 2019 Annual Supplement are tied to current facilities as of SY18-19. Growth plans submitted for the 2018 MFP include enrollment expectations for existing facilities as of SY17-18 as well as any aspirational goals to relocate to a new, bigger facility that may not have been secured or to replicate over the next 10 years.

- a. "Significantly underused" is defined as a DCPS facility that is used primarily for administrative purposes and uses less than 25% of the property's available square footage on a daily basis.

In addition, those DCPS facilities that have capital funding approved in the District's Capital Improvements Plan are designated as "Capital Construction Funding Approved." See Appendix G for the facility designation for all DCPS buildings as well as the years of anticipated construction for those designated schools.

Schools Designated as Excess

D.C. Official Code § 38-2803 further requires that within 30 days of the release of the 2018 Annual Supplement the DME shall determine which school facilities will be designated as excess and shall make a list of these properties publicly available on its website.

In accordance with D.C. Official Code § 38-1802.09, Ferebee-Hope has been designated as excess and public charter schools will receive the Right of First Offer. A Request for Offers (RFO) was released in August of 2019 and is executed by the Deputy Mayor for Education's Office. This information is also included in Appendix H.

DCPS Utilization Plans

D.C. Official Code § 38-2803 requires DCPS to submit a plan including co-location options, to increase utilization at any school facility in use by DCPS with a utilization rate of less than 50% of their programmatic capacity. D.C. Official Code § 38-2803 also requires a plan to ensure that each school facility in use by DCPS that is greater than or equal to 95% of their programmatic capacity does not suffer from overcrowding but can sufficiently meet the facility and academic needs of students. DCPS provided education plans for schools in these categories.

The lists below highlight the schools required to have an education plan to address either high or low utilization rates. See Appendix A for all schools meeting the criteria outlined in D.C Code § 38-2803.

Schools with Less than 50% Utilization in SY8-19

DCPS will monitor enrollment to ensure a satisfactory learning environment is provided for students for the following schools:

- Anacostia High School
- Bunker Hill Elementary School
- Hart Middle School
- Johnson, John Hayden Middle School
- Kramer Middle School
- Ron Brown College Prep High School
- Sousa Middle School
- Washington Metropolitan High School; CHOICE Academy⁸
- Woodson, H D High School

⁸ DCPS has recommended closure of Washington Metropolitan High School. The CHOICE Academy @ Wash Met program was discontinued during SY18-19.

Funding is included in the FY20-25 CIP to design and construct a full modernization of the following schools. DCPS will utilize enrollment projections to ensure the modernization meets future enrollment needs.

- Aiton Elementary School
- Browne Education Campus
- Malcolm X Elementary School @ Green

Schools with Greater than or Equal to 95% Utilization in SY18-19

DCPS will monitor enrollment to ensure a satisfactory learning environment is provided for students for the following schools:

- Beers Elementary School
- Brent Elementary School*
- Hearst Elementary School
- Janney Elementary School
- LaSalle-Backus Education Campus
- Oyster Adams Bilingual School (Oyster)
- Payne Elementary School
- Powell Elementary School
- Roosevelt High School; Roosevelt STAY
- School Without Walls High School
- Stuart-Hobson Middle School
- Takoma Education Campus
- Watkins Elementary School
- Wilson High School

* DCPS has engaged a design team to evaluate temporary and long-term solutions for Brent ES

Funding is included in the FY20-25 CIP to design and construct a full modernization of the following schools. DCPS will utilize enrollment projections to ensure the modernization meets future enrollment needs.

- Deal Middle School
- Eaton Elementary School
- Lafayette Elementary School
- Oyster Adams Bilingual School (Adams)
- Ross Elementary School

Schools with Less than 50% Utilization in SY23-24 or SY 28-29

DCPS will monitor enrollment to ensure a satisfactory learning environment is provided for students for the following schools:

- Anacostia High School
- Hart Middle School
- King, M L Elementary School
- Kramer Middle School
- Moten Elementary School
- Savoy Elementary School
- Sousa Middle School
- Washington Metropolitan High School; CHOICE Academy⁹

⁹ DCPS has recommended closure of Washington Metropolitan High School. The CHOICE Academy @ Wash Met program was discontinued during SY18-19.

Funding is included in the FY20-25 CIP to design and construct a full modernization of the following schools. DCPS will utilize enrollment projections to ensure the modernization meets future enrollment needs.

- Aiton Elementary School
- C W Harris Elementary School
- Malcolm X Elementary School @ Green

Schools with Greater than or Equal to 95% Utilization in SY23-24 or SY 28-29

DCPS will monitor enrollment to ensure a satisfactory learning environment is provided for students for the following schools:

- Bancroft Elementary School
- Beers Elementary School
- Boone Elementary School
- Brent Elementary School*
- Cardozo Education Campus
- Cleveland Elementary School
- Columbia Heights Education Campus
- Coolidge HS/Coolidge Early College
- Eastern High School
- Garrison Elementary School
- Hardy Middle School
- Hearst Elementary School
- Hyde-Addison Elementary School
- Ida B. Wells Middle School
- Janney Elementary School
- Ketcham Elementary School
- Leckie Elementary School
- Ludlow-Taylor Elementary School
- MacFarland Middle School
- Mann Elementary School
- Marie Reed Elementary School
- Maury Elementary School
- Murch Elementary School
- Nalle Elementary School
- Oyster Adams Bilingual School (Oyster)
- Payne Elementary School
- Peabody Elementary School
- Powell Elementary School
- Roosevelt High School; Roosevelt STAY
- School Without Walls High School
- Seaton Elementary School
- Shepherd Elementary School
- Stuart-Hobson Middle School
- Takoma Education Campus
- Thomson Elementary School
- Turner Elementary School
- Tyler Elementary School
- Van Ness Elementary School
- Watkins Elementary School
- Wilson High School

* DCPS has engaged a design team to evaluate temporary and long-term solutions for Brent ES

Funding is included in the FY20-25 CIP to design and construct a full modernization of the following schools. DCPS will utilize enrollment projections to ensure the modernization meets future enrollment needs.

- Deal Middle School
- Eaton Elementary School
- J O Wilson Elementary School
- Jefferson Middle School
- Lafayette Elementary School
- Oyster Adams Bilingual School (Adams)
- Ross Elementary School
- School Without Walls @ Francis-Stevens
- Stoddert Elementary School
- Tubman Elementary School

Appendices

Appendix A – DCPS SY2018-19 Enrollment Data

Appendix B – DC PCS SY2018-19 Enrollment Data

Appendix C – DCPS Facility Data

Appendix D – DC PCS Facility Data

Appendix E – DCPS 5- and 10-year Enrollment Projections

Appendix F – DC PCS 5- and 10-year Enrollment Estimates

Appendix G – DCPS Facility Classification

Appendix H – Designations of DCPS Facilities