

2020 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 2020 Annual Supplement to the MFP ("2020 Annual Supplement"). It includes information from all 63 Local Education Agencies (LEAs) in Washington, DC operating in the 2019-20 School Year (SY), including both DCPS and public charter schools. The 2020 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 SY2019-20. The 2020 Annual Supplement contains information about facilities conditions, facility capacity and utilization, school-level enrollment, facility needs, DCPS building classifications, and building utilization plans. In addition, EdScape, DME's set of interactive visualizations supporting school planning, incorporates the facility capacity, utilization, and school-level enrollment from this 2020 Annual Supplement.

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. The DCPS survey was completed in conjunction with DCPS and DGS, as well as audited enrollment data provided by OSSE. DCPS survey results are available in Appendix A and

Appendix C. DCPS provided programmatic capacity for DCPS school facilities in SY2019-20. DGS provided Facility Condition Indexes for DCPS schools that have received a Facility Condition Assessment (FCA).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, and facility conditions. Public charter school facility contacts (school leaders, operations staff, and/or facility specialists) completed the survey. Programmatic capacity and utilization are available in Appendix B, and findings from the survey on facility conditions and facility needs are presented in summary form in Appendix D.

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 SY2019-20 audited enrollment and SY2019-20 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 SY2019-20 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 conducts systematic FCAs on District-owned educational facilities.

DCPS Facilities

DGS is the District agency responsible for the capital construction and maintenance of all DCPS facilities. Starting in 2017, DGS undertook a multi-year effort to conduct more robust, systematic Facility Condition Assessments (FCA) on each active DCPS facility under its ownership, initially to be completed between 2017-2020. On March 31, 2020, the contractor performing the FCAs informed DGS of their immediate shutdown and cease in operations. In addition, a portion of the FY20 FCA budget was reallocated due to the coronavirus (COVID-19) public health emergency. DGS intends to resume the implementation of Facility Condition Assessments in FY21.

After an initial effort to establish the complete and up-to-date baseline of school facility condition, DGS will be responsible for regularly evaluating the physical condition of each of the District-owned school facilities. 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 occur on three occasions at DCPS facilities: 3-year re-inspections, 6-month surveillances, and upon repair request or condition change. The inspection regimen is in accordance with 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/maintain asbestos management plans. Regarding the 3-year re-inspections, the law requires an initial inspection as well as additional inspections every three years. The law also requires each facility to have a readily available copy of the asbestos management plan upon request.³

DGS follows AHERA guidelines by conducting triennial inspections, which were last conducted in 2017 and are currently underway for the 2020 3-year re-inspections, scheduled to be completed by the end of this calendar year. DGS also follows AHERA guidelines by maintaining and updating an asbestos management plan for each school in the DCPS inventory. Ninety-one DCPS facilities have been assessed with 3-year re-inspections as of the time this report was

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.

developed and, if necessary, remediated. All other school buildings are certified as asbestos free as illustrated in the DGS Healthy Public Building Assessment Act Report.⁴

Appendix C provides information on the DCPS facilities that have received a FCA 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 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.

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 2020 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 SY2019-20.

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

Cross-Sector Enrollment Data

Total public school audited enrollment in SY2019-20 was 94,522 students (DCPS and public charter school students), an increase of 1.7% compared to SY2018-19.⁵ Enrollment in DCPS schools increased by 4.0%, reaching 51,036 public school students⁶ enrolled at a DCPS school (54% of total public school enrollment). DC public charter school enrollment declined by 1.0% to 43,485 (46% of total). Refer to Appendix A and Appendix B for a breakout of audited enrollment at the school level for DCPS and public charter schools, respectively.

5- and 10-Year Enrollment Estimates

DCPS and public charter school 5- and 10-year estimates are not included in this 2020 Annual Supplement. Due to the public health crisis, preliminary public school enrollment for SY2020-21 has deviated from prior years' enrollment trends as the total school enrollment decreased for the first time in 12 years (a decrease of less than one percent). The overall enrollment decreases were driven by fewer students enrolling in early childhood grades (PK3 and PK4) and at adult schools (all noncompulsory school grades). In addition, the number of students in homeschooling programs approved by the Office of the State Superintendent of Education (OSSE) increased in SY2020-21 compared to SY2019-20. OSSE will report final home school numbers along with the final audited public school enrollments for SY2020-21 in early 2021 (after completion of the audited enrollment process). The resulting uncertainty surrounding enrollments during the recovery period renders long-term enrollment estimates using currently available information very imprecise at this time. Reassessing enrollments in October 2021 will provide more information and will allow the DME to include future long-term enrollment projections in next year's 2021 Annual Supplement. For previous 5- and 10-year estimates, refer to the 2019 Annual Supplement on the DME's website.⁷

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 The universe of DCPS students includes audited UPSFF residents, non-resident tuition paying students, and residency unverified students. One student attending General Education Residential Schools was excluded from the DCPS count. The universe of public charter students includes audited UPSFF residents.

⁶ DCPS enrollment excludes one student enrolled in General Education Residential Schools.

⁷ Deputy Mayor for Education [2019 MFP Annual Supplement](#), released December 2019.

5. Vacant; or
6. Significantly underused
 - 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 E 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 2020 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 was designated as excess and a Request for Offers (RFO) was released in August of 2019. In January 2020, Ferebee-Hope was awarded to a public charter school. No other DCPS schools are designated as excess for this supplement.

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. Official Code § 38-2803.

Schools with Less than 50% Utilization in SY2019-20

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

- Anacostia High School
- Bard High School
- Bunker Hill Elementary School
- Coolidge HS/Coolidge Early College
- H. D. Woodson High School
- Hart Middle School
- Ida B. Wells Middle School

- J.H. Johnson Middle School
- Kramer Middle School
- Moten Elementary School
- Ron Brown College Prep High School
- Sousa Middle School
- Washington Metropolitan High School

Funding is included in the FY21-26 Capital Improvements Plan (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
- Malcolm X Elementary School @ Green

Schools with Greater than or Equal to 95% Utilization in SY2019-20

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

- Columbia Heights Education Campus (CHEC)
- Hardy Middle School
- Hearst Elementary School
- Janney Elementary School
- Ketcham Elementary School
- Mann Elementary School
- Oyster Adams Bilingual School (Oyster)
- Roosevelt High School; Roosevelt STAY
- School Without Walls High School
- Stoddert Elementary School
- Turner Elementary School
- Wilson High School

Funding is included in the FY21-26 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.

- J. O. Wilson Elementary School
- Oyster Adams Bilingual School (Adams)
- Ross Elementary School
- School Without Walls @ Francis-Stevens

* Utilization at Lafayette Elementary School was greater than 95% in SY2019-20. Funding was included in a prior CIP to design and construct an addition to provide additional permanent capacity. The addition was completed in summer FY20, adding 92 permanent seats.

Appendices

Appendix A – DCPS SY2019-20 Enrollment Data

Appendix B – DC PCS SY2019-20 Enrollment Data

Appendix C – DCPS Facility Data

Appendix D – DC PCS Facility Data

Appendix E – DCPS Facility Classification

Appendix F – Designations of DCPS Facilities