

2021 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. In addition, 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.

This report is the 2021 Annual Supplement to the DC Public Education Master Facilities Plan 2018 (hereafter referred to as the “2021 Annual Supplement” or “Supplement”).¹ It includes information from all 67 local education agencies (LEAs) in Washington, DC operating in the 2020-21 School Year (SY), including both DCPS and public charter schools. The 2021 Annual Supplement relied on key contributions from and collaboration with the District of Columbia Public Schools (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 2021 Annual Supplement provides a broad review of public school facilities and their use in SY2020-21. It contains information about facility conditions, facility capacity and utilization, school-level enrollment, facility needs, DCPS building classifications, and building utilization plans. The Supplement uses data from last school year (SY2020-21) to ensure that it is based on complete information (e.g., the enrollment audit for SY2021-22 has not yet been finalized).

The information in this 2021 Annual Supplement contributes to the DME’s larger school planning efforts that are being undertaken in Fiscal Year (FY) 2022. The foundation of the DME’s planning work is the technical tool [EdScape](#), an online set of interactive visualizations and downloadable datasets used to inform and support school planning. The DME is currently developing a school needs analysis that builds on EdScape that will further support city agencies, LEAs, and communities in making data-driven decisions on how to address gaps in the public school landscape in Washington, DC. The DME will present this needs analysis and specific neighborhood recommendations in the winter and spring of 2022. Based on

¹ The Mayor submitted the DC Public Education Master Facilities Plan 2018 (“2018 MFP”) to the Council in February 2019. The 2018 MFP provides extensive information about facilities, population forecasts, and school-specific enrollment projections and aspirational enrollment plans. The 2018 MFP is unique in that it included data and analysis for both DCPS and public charter schools; 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](#).

communities' feedback and input gathered, the DME will finalize and publish the inaugural needs analysis in the summer of 2022.

Finally, the impact of the COVID-19 pandemic on our schools should be taken into account when the information in this Supplement from SY2020-21 is reviewed. Schools pivoted to learning at home starting in March 2020, and some families opted out of enrolling in public school for SY2020-21, which started in August 2020 for most of our public schools, as the pandemic continued. Therefore, many schools experienced decreased enrollment, particularly in the early childhood, younger elementary grades, and adult schools. We note in the relevant sections of this report where the pandemic may have had a detrimental impact.

Locations of Public Facilities

Before diving into the specific details about the DCPS and public charter facilities in this Supplement, readers can orient themselves to the locations of public school facilities using multiple DME resources:

- The [SY2020-21](#) map of all public school facilities including tables that display the locations of new schools, DCPS schools that returned to their permanent locations after modernization, schools relocating to a new permanent location, closed schools, and all schools growing an additional grade. ([SY2021-22](#) is also available.)
- Facility locations over time from SY2013-14 through SY2020-21 via [EdScape](#).

Annual Survey Results

Pursuant to D.C. Official Code § 38-2803, an annual survey is conducted to update information on enrollment in, the utilization of, and the 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 facility capacity for DCPS school facilities in SY2020-21. DGS provided facility condition indexes (FCIs) for DCPS schools that have received a facility condition assessment (FCA).² DGS also provided information on water test results and asbestos inspections 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 2020 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)

² DGS conducts systematic FCAs on District-owned educational facilities.

completed the survey. Programmatic facility 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 programmatic facility capacity and is a measurement of how full a facility is. DCPS neighborhood schools ("schools of right") typically aim for a utilization between 80% to 95%, which allows for some mid-year increases in enrollment while maintaining adequate space for their educational programming.

In SY2020-21, most schools in Washington, DC started the school year in a virtual-learning posture. When students began to return in person, schools had to implement measures in response to the COVID-19 pandemic, including social distancing and the use of additional space, such as outdoor space, to provide a safe environment for students and staff. The capacities listed in this Supplement do not factor in any additional spaces utilized or the more limited capacity in some classrooms due to social distancing.

More information on capacity, utilization, and unfilled seats for SY2013-14 through SY2020-21 can be found in [EdScape](#).

DCPS Facilities

Appendix A includes school-level DCPS facility data including facility utilization rates for each active DCPS school. The calculations are based on SY2020-21 audited enrollment and SY2020-21 programmatic facility capacity (including portables). School-level programmatic facility 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. Nine DCPS facilities saw a change in their facility capacity between SY19-20 and SY20-21. Some changes were due to capital construction or the addition of portable capacity to meet enrollment needs. For those that did not undergo modernization or capital construction, changes are due to an alignment in capacity calculation methodology. DCPS started the process of aligning capacity calculation methodology in SY2019-20, continuing into SY2020-21, to ensure building capacity is measured equitably and uniformly across all schools. This alignment in methodology sometimes leads to changes in capacity. See additional details in the "Capacity Changes" tab of Appendix A.

DC Public Charter School Facilities

Appendix B contains SY2020-21 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, and other factors.

Facility Condition

A school facility is the physical learning environment for the students who attend that school. It is important to understand the condition and quality of a school facility for planning and budgeting purposes.

DCPS Facilities

Facility Condition Assessments

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 (FCAs) on each active DCPS facility under its ownership, initially to be completed in 2020. However, completion of the FCAs was delayed due to a disruption in the FCA contract and the COVID-19 pandemic. In March 2020, the contractor previously performing FCAs on District facilities informed DGS of their immediate shutdown of operations. DGS resumed implementation of FCAs in FY21 under a new contractor.

The FCAs are used to calculate facility condition indexes (FCIs) 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 of a facility over the next five and ten years (from the date of the FCA), by the current replacement value of the entire facility. As the cost of maintenance and repairs approaches the cost of replacement for a facility, FCI values will be higher. The methodologies used by the former and current contractors to calculate the FCI differ slightly, leading to small changes in FCI values from the 2020 Master Facility Plan Supplement. Appendix C provides information on the DCPS facilities that have received a FCA since 2017.

Water Tests

The Healthy Schools Act of 2010 (D.C. Law 18-209) was amended in 2017 by the Childhood Lead Exposure Prevention Amendment Act of 2017 (D.C. Law 22-21) to require that all drinking water sources be tested annually to test for concentrations of lead in the water and that the results

be posted online.³ This law requires that if a test result shows that a drinking water source's lead concentration exceeds 5 parts per billion (ppb), the drinking water source must be shut off within 24 hours after receiving the test results. The law also requires that test results be posted online for each drinking water source, along with information about filters, testing, and remediation if necessary. Although the law sets the actionable level of lead at 5 ppb in drinking water sources, the District's goal is to achieve less than 1 ppb in drinking water sources in DCPS and DPR facilities.

Due to the COVID-19 pandemic, DCPS schools were closed for the end of SY2019-20 and much of SY2020-21, and water sources went unused for a prolonged period. When schools reopened for in-person learning and water sources were tested for concentrations of lead in the water, one water source remained above the actionable level of 5 ppb after the initial rounds of testing. This device remains tagged out while remediation steps are performed. The device is in the process of being replaced and will be tested prior to being put back online. If testing results remain above 5ppb, the device will be removed.

Asbestos Inspections

Asbestos inspections occur on three types of occasions at DCPS facilities: inspections on a 3-year rotation, 6-month surveillances, and upon repair request or condition change. The inspection regimen is in accordance with the federal Asbestos Hazard Emergency Response Act (AHERA).⁴ 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 and maintain asbestos management plans. The law also requires each facility to make a copy of the asbestos management plan available upon request.⁵

DGS follows AHERA guidelines by conducting triennial inspections, which were last conducted in 2020 and are next scheduled for 2023. 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 of this report and, if necessary, remediated. All other school buildings are certified as asbestos free as illustrated in the DGS [Healthy Public Building Assessment Act Report](#). DGS is also working to reorganize the asbestos management plans, providing consistent formatting, uploading to their database (Salesforce), and highlighting pertinent information.

³ Water testing results for DCPS facilities can be found here: <https://dgs.dc.gov/page/water-sampling-results-dc-public-schools>. Water testing results for public charter school facilities can be found here: <https://dcpcsb.org/annual-water-testing-lead>.

⁴ See 15 U.S.C. § 2641 [Asbestos Hazard Emergency Response Act](#).

⁵ See the Environmental Protection Agency's [Asbestos and School Buildings](#) for more information.

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. Due to the COVID-19 pandemic, testing for lead in drinking water sources was not conducted during SY2020-21; testing resumed in 2021 for SY2021-22.

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 2021 Annual Supplement in summary form in Appendix D.

Enrollment by LEA and School

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.

The process to finalize the enrollment audit is not typically completed until late winter or spring of the following calendar year. For this reason, the enrollment data presented in this Supplement are for SY2020-21.

Cross-Sector Enrollment Data

SY2020-21 was a particularly challenging year for Washington, DC's students, families, and school communities due to the COVID-19 pandemic. As noted earlier, some families opted out of enrolling in the city's total public schools resulting in a decrease in public school enrollment for the first time in over a decade. Total public school audited enrollment in SY2020-21 was

93,747 students (DCPS and public charter school students), a decrease of 0.8% compared to SY2019-20.⁶ Enrollment in DCPS schools decreased by 2.2%, reaching 49,890 public school students (53% of total public school enrollment). DC public charter school enrollment increased by 0.9% to 43,857 (47% of total). Some of the greatest declines were in early childhood (PK3 and PK4), young elementary grades (kindergarten through second grade), and in the adult schools.

Preliminary total public school enrollment for SY2021-22 (the current school year) signals a slightly more positive trajectory, with enrollment staying relatively flat, but still not returning to pre-pandemic enrollment levels. The grade level decreases in SY2021-22 are from fewer students enrolling in PK3 and PK4, and lower enrollments in elementary grades (kindergarten through 5th grade). High school, alternative, and adult grades rebounded slightly compared to last year. Looking at enrollment by sector, DCPS experienced a second year of enrollment declines in SY2021-22 compared to the year before, a 1.71% decrease. Public charter school enrollment increased for the second year, increasing 2.16%. The public charter sector growth was driven mostly by 16 existing public charter schools growing to their next expected grade, four existing public charter LEAs opening new schools or facilities, and two new public charter LEAs. The DME is exploring the reasons behind the decline in enrollment in DCPS and public charter schools, including movement from public schools to private and parochial schools, homeschooling, departure from Washington, DC, and other factors.

Refer to Appendix A and Appendix B for a breakout of audited enrollment for SY2020-21 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 2021 Annual Supplement. Due to the COVID-19 pandemic, public school enrollment in SY2020-21 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) and SY2021-22 preliminary enrollment shows that public school enrollment has not yet returned to pre-pandemic levels.

The resulting uncertainty surrounding enrollments during the recovery period renders long-term enrollment estimates using currently available information very imprecise at this time. Additionally, long-term enrollment projections are calculated using decennial census data as well as population forecasts from the DC Office of Planning. The 2020 Census data was released

⁶ The universe of DCPS students includes audited UPSFF residents, non-resident tuition paying students, and residency unverified students. The universe of public charter students includes audited UPSFF residents.

in fall 2021, and the Office of Planning is expected to publish their forecasts in spring 2022. The DME will calculate new 5- and 10-year enrollment projections after this foundational data is made available. 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. Vacant; or
6. Significantly underused.

"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 after the release of the 2021 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. Since the release of the 2020 Annual Supplement, no DCPS schools have been designated as excess.

For additional information about the status of formerly closed DCPS buildings, please see the DME's Edsight and downloadable data, [Closed DCPS Facilities](#).

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 facility capacity (permanent plus portable capacity). D.C. Official Code § 38-2803 also requires a plan to ensure that each school facility in use by DCPS that is at greater

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

than or equal to 95% of its programmatic facility 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 SY2020-21

Fifteen DCPS schools had a utilization less than 50% during SY2020-21. Funding is included in the FY22-27 Capital Improvements Plan (CIP) to design and construct a full modernization of five of these 15 schools; DCPS will utilize enrollment projections to ensure the modernization meets future enrollment needs. For the remaining schools, DCPS will monitor enrollment to ensure a satisfactory learning environment is provided for students.

- Aiton Elementary School (FY22-27 CIP)
- Anacostia High School
- Browne Education Campus (FY22-27 CIP)
- Bunker Hill Elementary School
- Eliot-Hine Middle School
- Garfield Elementary School (FY22-27 CIP)
- H. D. Woodson High School
- Hart Middle School (FY22-27 CIP)
- J.H. Johnson Middle School
- Kramer Middle School
- Malcolm X Elementary School @ Green (FY22-27 CIP)
- Moten Elementary School
- Nalle Elementary School
- Ron Brown College Prep High School
- Sousa Middle School

While the pandemic may have had a negative impact on enrollment this year at some schools, it did not add significantly more schools to this less than 50% utilized category. Excluding schools with funding already included in the FY22-27 CIP to address facility needs, Nalle Elementary School is the only school in the above list with a utilization less than 50% in SY2020-21 that had a utilization above 50% during SY2019-20 (46% in SY2020-21 versus 51% in SY2019-20).

Schools with Greater than or Equal to 95% Utilization in SY2020-21

Thirteen DCPS schools had a utilization greater than or equal to 95% during SY2020-21. Funding is included in the FY22-27 CIP to design and construct a full modernization of two of the 13 schools; DCPS will utilize enrollment projections to ensure the modernization meets future enrollment needs. For the remaining schools, DCPS will monitor enrollment to ensure a satisfactory learning environment is provided for students.

- Columbia Heights Education Campus (CHEC)
- Ellington School of the Arts
- Hearst Elementary School
- Hyde-Addison Elementary School

- Ketcham Elementary School (FY22-27 CIP)
- Lafayette Elementary School
- Oyster Adams Bilingual School (Adams) (FY22-27 CIP)
- Oyster Adams Bilingual School (Oyster)
- Roosevelt High School; Roosevelt STAY
- Ross Elementary School
- School Without Walls High School
- Van Ness Elementary School
- Wilson High School

Excluding schools with funding already included in the FY22-27 CIP to address facility needs, Hyde Addison Elementary School, Ellington School of the Arts, and Van Ness Elementary School were the only schools newly added to the 95% and over utilization category for SY2020-21. Hyde-Addison Elementary and Ellington School of the Arts had been just below the threshold last year at 93% each. Van Ness Elementary School was also just below the threshold at 93.7% last year. Van Ness opened in SY2015-16 and grew a grade each year, reaching its full grade span in SY2020-21. The addition of 5th grade grew their utilization by 13 percentage points reaching a 106.3% utilization in SY2020-21.

In addition, two schools that had been over the 95% threshold for SY2019-20 reduced their utilization substantially in SY2020-21 while remaining over the 95% threshold: Lafayette Elementary School and Roosevelt High School/Roosevelt STAY program. Lafayette Elementary School's SY2020-21 utilization decreased by 17 percentage points reaching a utilization of 103%. Utilization for the Roosevelt High School and the STAY program combined went from 140% to 127%.

Appendices

Appendix A – DCPS SY2020-21 Enrollment Data

Appendix B – DC PCS SY2020-21 Enrollment Data

Appendix C – DCPS Facility Data

Appendix D – DC PCS Facility Data

Appendix E – DCPS Facility Classification

Appendix F – Designations of DCPS Facilities