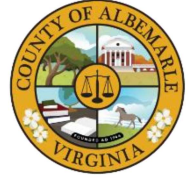


# FES Quarterly Report – July 2021

Facilities & Environmental Services Department, Albemarle County



## Top of the News

### Electric Vehicle Charging Stations

In June 2021, we completed installation of six electric vehicle (EV) charging stations in the middle parking lot at the County office building on McIntire Road. Additionally, we installed one charging station at the Fifth Street office building, and we upgraded the charging station used by the County's fleet electric vehicle at McIntire.

#### Why EV Charging Stations?

These EV charging stations serve as a demonstration project that advances objectives in our [Climate Action Plan](#) to increase charging infrastructure for electric vehicles in the community and on government property. (See actions T.3.2 and T.6.4 on pp. 29-31). EVs represent one important avenue among a suite of transportation-related actions to help reduce greenhouse gas emissions from transportation, especially in less densely populated communities where public transit cannot serve everyone. Although purchasing an EV has until now largely been cost-prohibitive for most people, commitments by major auto manufacturers to increase production of EVs will bring more models into an affordable range. One report predicts that by 2028, most EVs will be more affordable to purchase than comparable gasoline-powered vehicles ([ICCT](#), p. 7). (EVs are already cheaper to operate and maintain.)

For EVs to be widely adopted, communities need widespread and reliable charging infrastructure to facilitate commuting, errands, and other trips. Since many people cannot charge an EV at home (e.g., renters, homeowners without off-street parking), increasing charging infrastructure in public spaces will help lower barriers for more people to switch from gasoline-powered vehicles to EVs.

#### Details about the EV Charging Stations

- At McIntire Road, there are three fast chargers that provide 250 miles of range per hour of charging. These charging stations can accommodate one vehicle at a time, but they have two types of plugs for different vehicles.

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### Capital Projects Summary

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### Capital Projects Report

Detailed capital projects scope and updates

- At McIntire Road, there are three standard chargers that can provide 25 miles of range per hour of charging, and they each can charge two vehicles simultaneously. The Fifth Street charger is the same type.
- At present, the County the chargers are free and available to community members and staff to use. (The Virginia state government has not yet authorized local governments to sell electricity, which prohibits the County from charging a fee to use the charging stations.)
- To activate the charger, users need to download the ChargePoint mobile app.
- Installing the charging stations was funded by a grant from Dominion Energy. The total budget was \$344,496; after reimbursement by Dominion, the net cost to the County is approximately \$100,000.



### Our power grid still uses a lot of fossil fuels. Do EVs really reduce emissions?

Yes. EVs are more energy-efficient than comparable gasoline-powered vehicles, so even if charged with electricity generated entirely from fossil fuels (which is increasingly rare), they produce fewer greenhouse gas emissions than comparable gasoline-powered vehicles. Further, the electric grid is getting cleaner as renewable energy sources become more cost-effective than fossil fuel sources for utility companies; this means that operating an EV will become cleaner over time.

## Keep Albemarle Beautiful Litter Clean-Up

On the morning of June 5<sup>th</sup>, County staff hosted a community litter clean-up and educational event at Darden Towe Park. The date was picked to coincide with National Trails Day, and the location was relevant as the park is the northern terminus of the Old Mills Trail. One-part Q&A session about the expansion of the Old Mills Trail system, one-part recycling lesson, and one-part litter pick-up – the event had a little something for each of the approximately 30 community members who attended.

Tim Padalino, of the Department of Parks & Recreation, stationed himself next to a map of the planned southern extension of the Old Mills Trail and answered many questions from intrigued residents. Meanwhile, community volunteer extraordinaire and Solid Waste Alternatives Advisory Committee member, Christine Putnam, gave lessons on proper recycling protocol – including myths about “single stream” and how to tell which types of plastic bags/wraps are and aren’t recyclable. [Cliff’s Notes version: Sorting your recyclables at McIntire Recycling Center or Ivy MUC is better than single stream, and attendants there can help you learn what can and cannot be recycled in the current market.]

On the Old Mills Trail, participants and staff cleaned up litter on several miles of trail and sorted trash and recyclables. Most of the litter was found on the riverbank where debris washes up after floods or where people leave trash behind while recreating. Regardless of where litter first touches ground, much of it (especially the kind that floats) ultimately gets washed by rain into our waterways.



In planning the event, Tracey Leverty (with non-profit Keep Virginia Beautiful) graciously offered her expertise and equipment to us. And Serena Gruia of the County’s CAPE office – who planned most of the event logistics – found a way to bring multiple departments and partners together for a fun event, giving many of us an excuse to see each other in person for the very first time in many months!

On the same day, Monticello High School students and staff came together to clean up the trail around the school’s stormwater basin. Together, these were the first set of events for the 2021-22 Keep Albemarle Beautiful campaign that will include year-round community education and events.

## Environmental Stewardship Tours

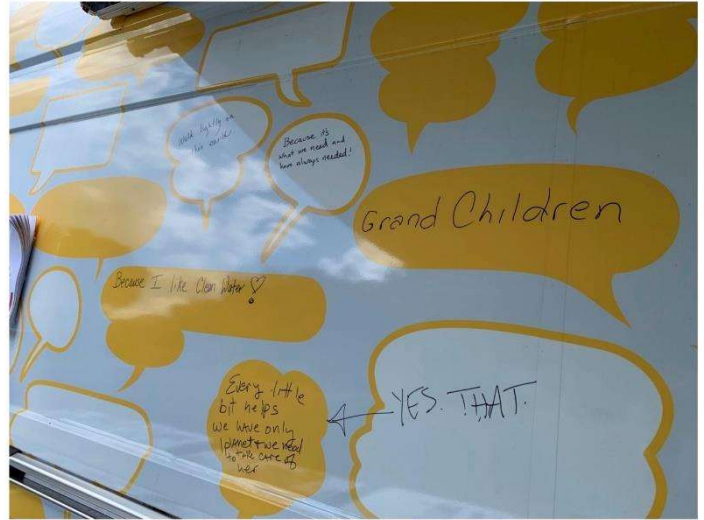
After its first two attempts were thwarted by thunderstorms and then the regional fuel shortage, on June 15<sup>th</sup> the Environmental Services Division was finally able to hold its “County Stewardship Walk and Talk Tours” on the grounds of the County Office Building on McIntire Road. It turns out that the third time really is the charm! By that date, installation of the new electric vehicle charging stations was complete and the bright orange blooms of the native butterfly weed were on full display in the upper parking lot. Not to mention, the weather was perfect.

These tours were originally dreamed up as part of this year’s weeklong *Rivanna RiverFest*, to showcase some of the environmentally-friendly features of the County Office Building property: (1) the lushly vegetated biofilter used to soak up and treat stormwater runoff from the employee parking lot; (2) beautiful native plant landscaping that also serves as wildlife food and habitat; and (3) charging stations in the middle parking lot to help spur more use of electric vehicles locally and reduce greenhouse gas emissions. This event also provided an opportunity to introduce to our community Albemarle County’s new Climate Protection Program Manager, Gabe Dayley (learn more about Gabe on page 8, who spoke about the Climate Action Plan. Our in-house native plant expert, Repp Glaettli, and watershed stewardship manager, Laurel Williamson, guided participants through the native plant landscapes and the vegetated biofilter.



Approximately 25 County staff and members of the public attended the tours, asked questions, and picked up literature. Reporters from the local CBS19 and NBC29 stations also came out to capture footage of the event and interviews with Gabe, who rose to the occasion very eloquently. The tours would have only been half as fun without Serena Gruia’s (CAPE Department) invaluable help and the presence of the yellow “Let’s Talk Albemarle” van! So, a big **Thank You** goes out to her and to staff in the Public Works Division who helped get the site set up for the tours.

At the start of each tour, Serena asked participants to write responses on the Let's Talk Albemarle van to the question, "Why is environmental stewardship important to you?" A few responses:



## Capital Projects Updates

### Biscuit Run Phase 1A

Biscuit Run Park is a nearly 1,200-acre property located in Albemarle County. The Commonwealth of Virginia acquired the property in 2009 and announced a partnership with Albemarle County to open Biscuit Run Park to the public. The park partnership is the first of its kind in Albemarle's development area and will provide high-quality recreational opportunities for Albemarle County and the surrounding communities. A minimum of 80% of the park will remain forested; all sensitive natural heritage resources will be protected, and management concerns like invasive species will be addressed.



Phase 1A will include construction of an entrance road from Rt. 20 (Scottsville Road) and a parking lot that will hold 75 vehicles. The design firm working on this project is Anhold Associates, and FP&C's project manager is Steve Hoffmann. The design team is currently working on Final Site Plan revisions that were submitted to the Community Development Department at the end of June, 2021. Our project manager is currently working with the Department of Conservation and Recreation and the Virginia Department of Transportation to complete a recreation access grant that will provide \$350,000 toward the development associate with Phase 1A.

Design and multiple agency approvals will continue through the balance of this calendar year, and bidding for construction will take place in April of 2022. Construction will begin in June of 2022.

## Berkmar Drive Bicycle and Pedestrian Improvements

This project will support pedestrian and bicyclist safety by constructing an approximately 1.1 mile long Shared-use Path from the Berkmar Drive/Rio Road West intersection to Hilton Heights Road (between Walmart and Sam's Club) and connect to the Shared-Use Path extending northward from the Berkmar Drive-Hilton Heights Road roundabout. Segment 1 is from Rio Road West to the commercial entrance behind Kroger at Rio Hill. Segment 2 starts at the commercial entrance behind Kroger at Rio Hill and continues to the round-about at Hilton Heights Road.

Project manager Jack Kelsey is currently confirming preliminary design conformance to VDOT and ADA requirements. There is a significant amount of design work yet to be completed, with 30% currently complete. A tremendous amount of coordination with VDOT still remains, along with Right-of-Way acquisition and utility relocations. The current schedule shows bidding to take place early in 2024, and construction starting in April of 2024. There are two phases, and they will be bid and constructed as one project.



## Department Updates

### New Tenant at Crozet Library

On June 1, 2021 the Crozet Sports Community Foundation (CSCF) moved into the ground floor space at the Crozet Library (formerly occupied by Crozet Running). CSCF is a non-profit organization that provides a variety of academic and childcare support activities for youth and adults in Crozet and surrounding areas. The Library space will be a multi-use center providing the CSCF the opportunity to offer activities such as:

- A virtual learning center to support ACPS, private school, and home-school students
- After-school enrichment programs
- Kids day camp and night out events
- Tutoring
- Kids learning experiences
- Community education classes for adults

The initial term of the CSCF's lease is five years and will automatically renew for addition one-year terms unless either party gives notice of intent not to renew. The initial rent for the 1,697 square foot space is \$33,396.96 per year.

## Stream Restoration Monitoring and Maintenance Training

Stream restoration projects often require light maintenance and additional plantings in the first several years after construction and before vegetation has fully grown in. This was the case with the County's two most recent stream restoration projects – Chapel Hills, located behind Church of the Incarnation and the Branchlands Community, and Riverrun, which begins on Riverrun HOA property and extends into Pen Park within the City of Charlottesville. Construction on both projects was completed in April 2019.

Over time, both projects began to show signs of light erosion exactly where expected to occur – immediately downstream of energy control structures. These structures serve as a miniature waterfall – water spills over them and dissipates its energy when it falls into pools immediately downstream. Before vegetation is fully established, however, erosion is often a consequence of this energy dissipation.

Recognizing the need for additional staff training on how best to identify and implement light repairs where erosion is beginning to occur, the County contracted with Ecosystem Services, LLC to train County staff and community partners on proper monitoring and maintenance procedures for stream restoration projects.



The training consisted of one full day of onsite work, split between both sites, and included guidance in installation of coir matting, straw waddles, and plant plugs to prevent future erosion. Participants also learned monitoring procedures to determine when and what type of repair work is needed. Trainees included nine County staff, as well as staff from UVA, the City of Charlottesville, Rivanna Conservation Alliance, and a County landscaping contractor.



## New Services at Copy Center = Name Change

The Copy Center, located on the 1<sup>st</sup> floor of COB McIntire (near the Parks & Recreation Department), is getting a name change: **Staff Services!** As part of effort to more efficiently serve our internal customers by consolidating the location of service delivery, Charlie Herndon and his team will now be issuing **new or replacement I.D. badges and parking passes.** They will still continue to offer all services that the Copy Center offered, such as black and white and color printing services, including business cards and oversized documents, as well as laminating, cutting, padding, folding, and booklet production. They also stock office supplies, such as pens and binders, that are available to County staff and billed back to specific departments.

## New Employee Spotlight

The County welcomes Gabe Dayley as the Climate Protection Program Manager and newest member of the Environmental Services Division. While Gabe's first day as a permanent employee was May 3, he started working with the County on climate action planning in a part-time capacity in late 2019.

Gabe comes to the County with a background in nonprofit administration, human rights, peacebuilding, conflict transformation, and equity and inclusion work. Collectively, this set of experiences provides unanticipated opportunities to advance this organization's objectives. How so? We asked Gabe to answer a few clarifying questions.

**FES:** What is a "peacebuilding perspective" on climate action?

**Gabe:** In its broadest sense, I think of peacebuilding as being about repairing relationships that have been broken through mistreatment or violence. The climate crisis is a set of symptoms of broken or harmful relationships—among humans and with the planet. A lot of healing is needed—whether we're talking about healing an impaired ecosystems, improving human health due to polluted air and water, or healing the damage done by exploitation of people or resources. In a nutshell, peacebuilding is about healing and building healthy relationships, and I think climate action will benefit from that perspective as much as from innovations with new (or old) technologies.

**FES:** What's one thing you'd like to share with the County about your role as Climate Protection Program Manager?

**Gabe:** Despite the word "manager" being in the position title, I see the position as being more of a "facilitator" role. Climate action encompasses a lot of moving parts—more than any one person can manage. Plus, staff across the County government and many community members are already engaged in important work that supports climate action and brings other benefits to our community—supporting public health, local environmental quality, and economic vitality. So I see much of my role as facilitating greater coordination among these efforts so that we maximize effectiveness, sustainability, and benefit to everyone in the community.

We look forward to continuing to introducing Gabe more broadly to the organization and community!



# Capital Projects Report - Facilities and Environmental Services

## Local Government

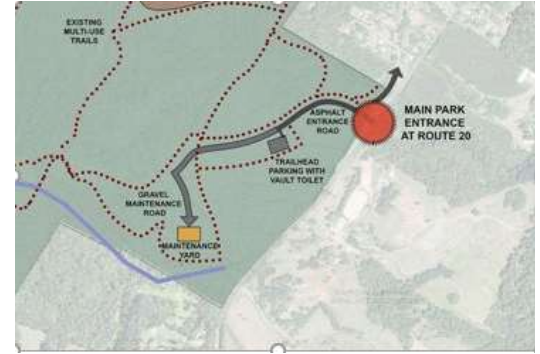
### Biscuit Run Phase 1a

#### Project Scope

Staff is coordinating changes to the Segment 1 - Preliminary 30% Plans to assure compliance with VDOT and ADA requirements and to reduce construction cost. Staff will then review the Segment 2 - Preliminary 30% Plans and Cost Estimate. Will plan to schedule a meeting to discuss the comments with the designer. Once staff is satisfied that the 30% plans are ready, they'll be submitted to VDOT for review.

#### Project Update

AE submitted Final Site Plan revisions to Community Development 6/30. All outstanding issues regarding Zoning and the Fire Marshal's Office have been addressed. PM and P&R staff continue to work with the Department of Conservation and Recreation (DCR) on coordination of design review and comments - PM Submitted updated design documents to DCR on 6/17. PM is working through DCR to provide approval of planning for final execution of Access Grant by VDOT.



|                                 |                |                      |                |
|---------------------------------|----------------|----------------------|----------------|
| <b>Current Phase:</b>           | Design         | <b>Budget:</b>       | \$2,171,755.00 |
| <b>% Complete:</b>              | 45%            | <b>PO Balance:</b>   | \$252,803.40   |
| <b>Design % Complete:</b>       | 85%            | <b>Paid to Date:</b> | \$235,451.60   |
| <b>Construction % Complete:</b> | 0%             | <b>Balance:</b>      | \$1,683,500.00 |
| <b>Updated:</b>                 | 6/30/2021      |                      |                |
| <b>Managed By:</b>              | Steve Hoffmann |                      |                |
| <b>Substantial Completion:</b>  | 8/17/2022      |                      |                |



# Capital Projects Report - Facilities and Environmental Services

## Local Government

### COB 5th Street Chiller

#### Project Scope

Albemarle County reached out to Trane in mid-April to investigate a communication failure of the building control unit (BCU) that serves as the communication link from the Trane Chiller to the Johnson Controls System. The failed BCU is obsolete and is unable to be replaced. Trane delivered three different service options with budgets to reestablish communication. Given the age of the chiller, it was recommended to perform a complete overhaul with a control panel upgrade. The other options were to upgrade the control panel on the chiller only or create bridge communication controls to the Johnson System. For the existing chiller, the risks involved are the age of the chiller (1997) and the obsolete chiller control panel. The ASHRAE Life Expectancy of helical rotary chillers is 23 years. In the year 2020, the chiller reaches its full life expectancy.



#### Project Update

Initial commissioning was performed on the new chiller on 6/17. Staff met with the Contractor on 6/30 to confirm items are completed and to put a plan together to address additional existing issues identified during commissioning with the HVAC system. Staff is scheduling a final commissioning meeting to verify items are complete and close out the project.

|                                 |               |                      |              |
|---------------------------------|---------------|----------------------|--------------|
| <b>Current Phase:</b>           | Closeout      | <b>Budget:</b>       | \$394,687.00 |
| <b>% Complete:</b>              | 99%           | <b>PO Balance:</b>   | \$74,779.99  |
| <b>Design % Complete:</b>       | 100%          | <b>Paid to Date:</b> | \$299,831.01 |
| <b>Construction % Complete:</b> | 99%           | <b>Balance:</b>      | \$20,076.00  |
| <b>Updated:</b>                 | 6/30/2021     |                      |              |
| <b>Managed By:</b>              | Tyler Gifford |                      |              |
| <b>Substantial Completion:</b>  | 6/30/2021     |                      |              |

# Capital Projects Report - Facilities and Environmental Services

## Local Government

### COB McIntire Window Replacement

#### Project Scope

The windows installed in 1979-1980 are inefficient; are beginning to fail; and are well beyond their expected life span. 390 windows will be replaced along with portions of the building envelope that surround the windows and this will result in a more energy efficient building while maintaining the historic characteristics of the facility.

#### Project Update

The Notice to Proceed was issued to S&L Construction on 6/21. The Contractor visited the site on 6/25 to field verify project scope and measure windows. A Pre-Construction meeting will be held the week of 7/5 prior to submittal review and window order. Once we have approved submittals the Contractor will order windows and depending on material lead times we are planning on a late August window delivery and Contractor Mobilization. Construction and window installation will take place through mid November.



|                                 |                |                      |                |
|---------------------------------|----------------|----------------------|----------------|
| <b>Current Phase:</b>           | Construction   | <b>Budget:</b>       | \$2,131,790.81 |
| <b>% Complete:</b>              | 55%            | <b>PO Balance:</b>   | \$1,218,587.00 |
| <b>Design % Complete:</b>       | 100%           | <b>Paid to Date:</b> | \$102,673.65   |
| <b>Construction % Complete:</b> | 10%            | <b>Balance:</b>      | \$810,530.16   |
| <b>Updated:</b>                 | 6/30/2021      |                      |                |
| <b>Managed By:</b>              | Steve Hoffmann |                      |                |
| <b>Substantial Completion:</b>  | 11/15/2021     |                      |                |

# Capital Projects Report - Facilities and Environmental Services

## Local Government

### Courts Complex Addition & Renovation

#### Project Scope

This project will expand capacity and modernize Court facilities to support projected space needs through 2035, and will be conducted in two phases. Phase I: In partnership with the City of Charlottesville, construct a new co-located General District Court facilities and renovate the historic portion of the Levy Opera House to accommodate the Albemarle Commonwealth Attorney's office. Phase II: renovation and modernization of the historic Albemarle County courts complex to house the Albemarle County Circuit Court.



#### Project Update

The RFP for Construction Manager at Risk (CMAR) services closed on June 29th. We received proposals from 4 of 5 prequalified offerors. Staff has until the 8th of July to review the submissions, at which time they will select 2-5 firms to participate in the interview phase. Currently, the architectural team is in the early stages of the Schematic Design phase.

|                                 |               |                      |                |
|---------------------------------|---------------|----------------------|----------------|
| <b>Current Phase:</b>           | Design        | <b>Budget:</b>       | \$5,822,136.00 |
| <b>% Complete:</b>              | 12%           | <b>PO Balance:</b>   | \$4,060,295.54 |
| <b>Design % Complete:</b>       | 25%           | <b>Paid to Date:</b> | \$1,345,040.47 |
| <b>Construction % Complete:</b> | 0%            | <b>Balance:</b>      | \$416,799.99   |
| <b>Updated:</b>                 | 6/30/2021     |                      |                |
| <b>Managed By:</b>              | Walter Harris |                      |                |
| <b>Substantial Completion:</b>  |               |                      |                |

# Capital Projects Report - Facilities and Environmental Services

## Local Government

### Facilities Master Plan Study

#### Project Scope

The purpose of the Facilities Master Plan is to assess existing and future space needs (20-year window) of County functions, and make recommendations to ensure adequate spaces. Assessment will also include opportunities to improve customer interface. Recommendations may include additions to assorted County facilities, potential space leasing, and/or new construction. Study will consider existing County-owned properties which have been land-banked for future use and proffered properties not currently owned by the County, to determine their suitability for future development by the County.



#### Project Update

For the two new facilities planning consultants, Staff routed one of the contracts to Purchasing on 6/7. Staff completed negotiation with second consultant, the firm is updating their rates in order for Staff to start routing this contract.

|                                 |               |                      |              |
|---------------------------------|---------------|----------------------|--------------|
| <b>Current Phase:</b>           | Design        | <b>Budget:</b>       | \$200,000.00 |
| <b>% Complete:</b>              | 40%           | <b>PO Balance:</b>   | \$0.00       |
| <b>Design % Complete:</b>       | 40%           | <b>Paid to Date:</b> | \$74,399.67  |
| <b>Construction % Complete:</b> | 0%            | <b>Balance:</b>      | \$120,871.63 |
| <b>Updated:</b>                 | 6/30/2021     |                      |              |
| <b>Managed By:</b>              | Tyler Gifford |                      |              |
| <b>Substantial Completion:</b>  | 12/31/2021    |                      |              |

# Capital Projects Report - Facilities and Environmental Services

## Local Government

### Ivy Creek Natural Area ADA Paved Trail

#### Project Scope

Repave and widen existing walking paths and provide new ADA compliant asphalt paths. Project has been separated into 3 phases. Funds for phase 1 of the project are currently available. Phases 2 and 3 will be completed as funds become available.

#### Project Update

The ADA Path Phase 1 90% plan was sent to staff at the Parks and Recreation Department (Parks) and the Ivy Creek Foundation (ICF) for review in April. On May 24th an onsite project review meeting was held to discuss and resolve comments. Attendees included staff from Parks, ICF, the Contractor (SL Williamson), the Designer and FP&C (PM). A cost estimate was received on 5/26 from SL Williamson. Due to the clarification of work, the May estimate is higher than the feasibility estimate done last September. Additional funding is being finalized. The assignment of work "by owner", and the width of specific sections of the paths are under discussion by Parks and ICF (salvaging plants, trimming/removing trees, providing topsoil, etc.). Final Design decisions were confirmed by the Parks and Recreation Staff. The Purchase Order for the work was sent to SL Williamson with a Notice to Proceed on July 7.

Work is expected to start in late July to allow time for public notice communications and job site preparation by Parks and Recreation.



|                                 |                |                      |             |
|---------------------------------|----------------|----------------------|-------------|
| <b>Current Phase:</b>           | Contractor Bid | <b>Budget:</b>       | \$51,500.00 |
| <b>% Complete:</b>              | 50%            | <b>PO Balance:</b>   | \$54,452.27 |
| <b>Design % Complete:</b>       | 95%            | <b>Paid to Date:</b> | \$11,672.00 |
| <b>Construction % Complete:</b> | 0%             | <b>Balance:</b>      | \$15,375.73 |
| <b>Updated:</b>                 | 6/3/2021       |                      |             |
| <b>Managed By:</b>              | Lisa Glass     |                      |             |
| <b>Substantial Completion:</b>  | 8/9/2021       |                      |             |

# Capital Projects Report - Facilities and Environmental Services

## Local Government

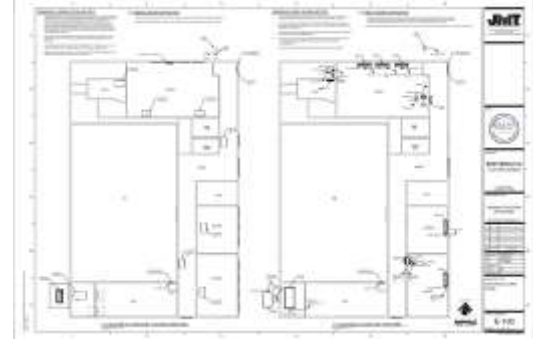
### Scottsville Comm Center HVAC Replacement

#### Project Scope

This facility originally constructed in 1959, is comprised of 13,000 SF containing a gymnasium, cafeteria, two classrooms, restrooms, and an office within the larger building. The facility has outdated HVAC that has reached the end of its useful life span and requires replacement. Some of this equipment is 35+ years old and has become increasingly unreliable and expensive to repair. A decision was made by Albemarle County Parks & Rec. to replace existing mechanical systems with a high efficiency climate control system.

#### Project Update

Phase 2 construction is in progress. Due to the COVID-19 pandemic, some of the equipment deliveries have been delayed. The contractor is still working with the suppliers to get better delivery dates. The contractor has requested that we consider substituting equipment to mitigate delivery delays and penetrating the load-bearing walls. We are scheduling a meeting with owners, engineers and contractors for Tuesday, July 6th to explore our options.



|                                 |               |                      |              |
|---------------------------------|---------------|----------------------|--------------|
| <b>Current Phase:</b>           | Construction  | <b>Budget:</b>       | \$314,260.00 |
| <b>% Complete:</b>              | 25%           | <b>PO Balance:</b>   | \$293,935.00 |
| <b>Design % Complete:</b>       | 100%          | <b>Paid to Date:</b> | \$0.00       |
| <b>Construction % Complete:</b> | 30%           | <b>Balance:</b>      | \$20,325.00  |
| <b>Updated:</b>                 | 6/30/2021     |                      |              |
| <b>Managed By:</b>              | Walter Harris |                      |              |
| <b>Substantial Completion:</b>  | 10/29/2021    |                      |              |

# Capital Projects Report - Facilities and Environmental Services

## NIFI

### NIFI - Albemarle Jouett Greer SRTS

#### Project Scope

Following an extensive community-driven process, the Places29-Hydraulic Community Advisory Committee selected the Albemarle-Jouett-Greer School Pedestrian Connections as one of their priority projects. The critical need for this crosswalk was also identified in the "Safe Routes to School (SRTS) Travel Plan - Greer Elementary Jouett Middle" dated May 2012. The CAC used a portion of their NIFI allocation to leverage a VDOT Safe Routes to School grant for the design and construction of the project. Scope of work includes approximately 2015 ft of pedestrian improvements throughout the complex, including 485 ft of concrete sidewalk (8' wide); 1430 ft of multi-use trail (10' wide); and 100 ft of pedestrian crosswalks. Stormwater management for the additional impervious area will also be provided.



#### Project Update

Updated documents from the AE were delivered to VDOT for their review and approval on 6/14. VDOT's Civil Rights Division provided a new Disadvantaged Business Enterprises (DBE) goal for this project on 6/24 and VDOT Central Office (CO) continues to review the project for final approval of the second advertisement. Once we have VDOT CO approval for advertisement, Staff will resubmit to County Purchasing for a new IFB# and upload for advertising mid-July. Bid opening is slated for end of August, Contractor NTP in November with construction Substantial Completion in March 2022.

|                                 |                |                      |              |
|---------------------------------|----------------|----------------------|--------------|
| <b>Current Phase:</b>           | Contractor Bid | <b>Budget:</b>       | \$710,000.00 |
| <b>% Complete:</b>              | 50%            | <b>PO Balance:</b>   | \$3,928.62   |
| <b>Design % Complete:</b>       | 100%           | <b>Paid to Date:</b> | \$146,940.71 |
| <b>Construction % Complete:</b> | 0%             | <b>Balance:</b>      | \$559,130.67 |
| <b>Updated:</b>                 | 7/12/2021      |                      |              |
| <b>Managed By:</b>              | Steve Hoffmann |                      |              |
| <b>Substantial Completion:</b>  | 3/11/2022      |                      |              |

# Capital Projects Report - Facilities and Environmental Services

## NIFI

### NIFI - Mountain View SRTS

#### Project Scope

Following an extensive community-driven process, the 5th and Avon Community Advisory Committee selected the Mountain View Elementary School Crosswalk as one of their priority projects. The critical need for this crosswalk was also identified in the "Virginia School Travel Plan - Mountain View Elementary" therefore the CAC used a portion of their NIFI allocation to leverage a VDOT Safe Routes to School grant for the design and construction of the project. The design includes a northern sidewalk connection to a planned Avon Street Extended sidewalk extension project and a southern sidewalk connection to the existing asphalt path on the western side of Avon Street Extended with a mid-block street crossing in front of Mountain View Elementary School.



#### Project Update

Construction commenced on 06-16-21. Utilities were marked, erosion and sediment control measures were installed. Contractor is excavating in the area of the new parallel parking and the new sidewalk. A portion of the new curbing has been poured.

|                                 |                |                      |              |
|---------------------------------|----------------|----------------------|--------------|
| <b>Current Phase:</b>           | Construction   | <b>Budget:</b>       | \$597,094.00 |
| <b>% Complete:</b>              | 62%            | <b>PO Balance:</b>   | \$478,615.30 |
| <b>Design % Complete:</b>       | 100%           | <b>Paid to Date:</b> | \$63,184.30  |
| <b>Construction % Complete:</b> | 20%            | <b>Balance:</b>      | \$55,294.49  |
| <b>Updated:</b>                 | 7/8/2021       |                      |              |
| <b>Managed By:</b>              | Montie Breeden |                      |              |
| <b>Substantial Completion:</b>  | 7/31/2021      |                      |              |



# Capital Projects Report - Facilities and Environmental Services

## NIFI

### NIFI - The Square

#### Project Scope

Following an extensive community-driven process, the Crozet Community Advisory Committee selected The Square and Oak Street Improvements as one of their priority projects. The Square is a focal point of Downtown Crozet and Oak Street will provide a critical connection to Library Avenue. Therefore the CAC used their NIFI allocation to leverage a Virginia Department of Transportation (VDOT) Revenue Sharing funds for the design and construction of the project. This locally administered Revenue Sharing project will improve the existing public street and on-street parking, including: altering traffic flow direction and/or ingress/egress at Crozet Avenue, formalizing and providing angled parking along both sides, new sidewalk in front of the businesses, improving ADA accessibility, grading/drainage improvements to prevent flooding of the businesses east of the alley intersection, and drainage system to convey storm runoff to Oak Street along with street, sidewalk and drainage improvements to Oak Street.



#### Project Update

VDOT submitted additional comments to County staff related to the alley off of The Square and issues surrounding lane width and turning movements for delivery trucks. The Project Team is preparing a letter to send to VDOT requesting additional information so that the team can continue to work through these issues. FP&C, CAPE, and OED Staff are planning to meet with business owners individually in late summer/early fall and will hold a larger community information session following those meetings. The intent of these meetings is to address any specific concerns that business owners have while the improvements are being constructed. The larger meeting will also seek to gather community input related to the tree that is on The Square.

|                                 |              |                      |                |
|---------------------------------|--------------|----------------------|----------------|
| <b>Current Phase:</b>           | Design       | <b>Budget:</b>       | \$1,510,000.00 |
| <b>% Complete:</b>              | 68%          | <b>PO Balance:</b>   | \$56,819.65    |
| <b>Design % Complete:</b>       | 80%          | <b>Paid to Date:</b> | \$160,250.40   |
| <b>Construction % Complete:</b> | 0%           | <b>Balance:</b>      | \$1,292,929.95 |
| <b>Updated:</b>                 | 6/25/2021    |                      |                |
| <b>Managed By:</b>              | Matt Wertman |                      |                |
| <b>Substantial Completion:</b>  | 8/26/2022    |                      |                |

# Capital Projects Report - Facilities and Environmental Services

## Schools

### AHS Metal Panels Courtyard

#### Project Scope

Replace existing, exterior panels at the roof-line of the Library Wing with new metal panels, to match those recently installed elsewhere at the school. This project will preserve taxpayers' investments in public buildings; prevent failures of building systems that would interrupt occupants' activities and delivery of public services; sustain a safe and healthful environment by keeping the buildings and components in good repair and structurally sound; and provide cost effective maintenance.

#### Project Update

Contractor mobilized at the jobsite site on 6-16-21. Removal of existing panels, including hazardous materials abatement began on 6-21-21. As of 06-28-21 damp-proofing was being installed and new panels were being hung in the courtyard. Substantial Completion is scheduled for 08-13-21.



|                                 |                |                      |              |
|---------------------------------|----------------|----------------------|--------------|
| <b>Current Phase:</b>           | Construction   | <b>Budget:</b>       | \$205,740.38 |
| <b>% Complete:</b>              | 88%            | <b>PO Balance:</b>   | \$111,907.65 |
| <b>Design % Complete:</b>       | 100%           | <b>Paid to Date:</b> | \$83,110.73  |
| <b>Construction % Complete:</b> | 20%            | <b>Balance:</b>      | \$10,722.00  |
| <b>Updated:</b>                 | 7/8/2021       |                      |              |
| <b>Managed By:</b>              | Montie Breeden |                      |              |
| <b>Substantial Completion:</b>  | 8/13/2021      |                      |              |

# Capital Projects Report - Facilities and Environmental Services

## Schools

### Broadus Wood Heat Pump and Unit Ventilators

#### Project Scope

Provide design and construction services for the replacement of existing Water Source Heat Pumps (Unit Ventilators, Rooftop Units, and Air Handling Units), Outside Air Units and provide new Siemens controls.

#### Project Update

Construction began on 6/17. As of 6/25, demolition was approximately 80% complete. Asbestos demolition was completed on 6/23. Installation of the new HVAC equipment and piping will be underway throughout the month of July. FP&C Staff have contracted with Froehling & Robertson to conduct a small amount of special inspections on some structural upgrades within the project scope.



|                                 |              |                      |                |
|---------------------------------|--------------|----------------------|----------------|
| <b>Current Phase:</b>           | Construction | <b>Budget:</b>       | \$2,200,186.00 |
| <b>% Complete:</b>              | 68%          | <b>PO Balance:</b>   | \$2,003,165.42 |
| <b>Design % Complete:</b>       | 100%         | <b>Paid to Date:</b> | \$57,310.58    |
| <b>Construction % Complete:</b> | 15%          | <b>Balance:</b>      | \$139,710.00   |
| <b>Updated:</b>                 | 6/25/2021    |                      |                |
| <b>Managed By:</b>              | Matt Wertman |                      |                |
| <b>Substantial Completion:</b>  | 8/6/2021     |                      |                |

# Capital Projects Report - Facilities and Environmental Services

## Schools

### Broadus Wood Well Upgrades

#### Project Scope

This project is to provide adequate domestic water supply at Broadus Wood Elementary School. The existing well system needs to be replaced and upgraded to meet current Virginia Health Department (VHD) requirements. The goal of this project is to abandon the existing system, including the water storage tank, the pump house, chemical system, and associated plumbing lines. New improvements include a new water storage tank, new booster pumps, well casing improvements, and a new pump house.

#### Project Update

FP&C Staff issued a Notice to Proceed to the Contractor on 6/9. Lead time issues with obtaining the new water tank and pumphouse structure have delayed this project until an early to mid-fall construction schedule. FP&C Staff met with the entire Project Team and representatives from ACPS Building Services to ensure that school operations would not be affected by the modified construction schedule and have determined that there will not be any issues. The team will identify an extended weekend in the fall when a water shutdown can occur to tie in the new system. The Contractor will still seek to do as much of the prep work during the summer months so that the building and equipment pads are ready as soon as the equipment is delivered.

|                                 |              |                      |              |
|---------------------------------|--------------|----------------------|--------------|
| <b>Current Phase:</b>           | Construction | <b>Budget:</b>       | \$469,350.00 |
| <b>% Complete:</b>              | 50%          | <b>PO Balance:</b>   | \$447,000.00 |
| <b>Design % Complete:</b>       | 100%         | <b>Paid to Date:</b> | \$3,900.00   |
| <b>Construction % Complete:</b> | 0%           | <b>Balance:</b>      | \$18,450.00  |
| <b>Updated:</b>                 | 6/25/2021    |                      |              |
| <b>Managed By:</b>              | Matt Wertman |                      |              |
| <b>Substantial Completion:</b>  | 11/15/2021   |                      |              |

# Capital Projects Report - Facilities and Environmental Services

## Schools

### Brownsville Boilers Replacement

#### Project Scope

Provide design and construction services for the replacement of (2) existing Oil-Fired Boilers in kind and provide new Siemens controls.

#### Project Update

Construction is underway, all demo has been completed, new boilers have been set in place and new pumps are onsite and ready for installation. Contractor has submitted a Proposed Change Order (PCO) to replace fuel lines due to deterioration. PCO has been submitted to the Owner and Architect/Engineer (A/E) for review and comment. Project is on schedule with substantial completion 8/6/2021.



**Current Phase:** Construction  
**% Complete:** 60%  
**Design % Complete:** 100%  
**Construction % Complete:** 50%  
**Updated:** 6/28/2021  
**Managed By:** Neale Craft  
**Substantial Completion:** 8/6/2021

**Budget:** \$330,000.00  
**PO Balance:** \$106,911.83  
**Paid to Date:** \$10,042.02  
**Balance:** \$213,046.15

# Capital Projects Report - Facilities and Environmental Services

## Schools

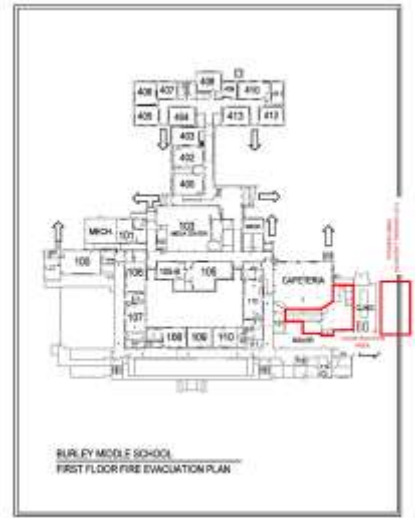
### Burley Kitchen Hood And Air Conditioning

#### Project Scope

Replace the existing exhaust hood over the cooking line with a new one; provide and install a new exhaust hood over the dishwasher; and expand the existing AC system in the kitchen to provide improved cooling in all areas of the kitchen.

#### Project Update

Demo for this project is 70% complete. The contractor has secured all of the new kitchen HVAC and range hood equipment and it is available for installation. Some demo of the plaster ceiling above the drop ceiling is necessary for installation of new duct work. Asbestos testing on the old plaster ceiling was conducted as a precaution and was found to be negative for asbestos. Demo will continue the week of 6/28 with new construction starting by the end of the same week.



**Current Phase:** Construction  
**% Complete:** 40%  
**Design % Complete:** 100%  
**Construction % Complete:** 30%  
**Updated:** 6/28/2021  
**Managed By:** Neale Craft  
**Substantial Completion:** 8/13/2021

**Budget:** \$300,000.00  
**PO Balance:** \$149,683.14  
**Paid to Date:** \$16,284.26  
**Balance:** \$134,032.60

# Capital Projects Report - Facilities and Environmental Services

## Schools

### Crozet Elementary Additions & Improvements

#### Project Scope

The Western County Feeder Pattern is a designated growth area in the county; additional capacity is needed to accommodate this anticipated growth. Crozet Elementary School is currently over capacity and additional students are anticipated. Additions and renovations will take place. This project includes an estimated 28,000 SF addition to the building, as well as making improvements to the existing building and site. The additions will include 16 classrooms, 3 smaller resource classrooms, 2 offices, a faculty workroom, and various support spaces. Improvements to the existing building will include improvements to existing classrooms, improvements to the kitchen, stage and cafeteria, and improvements to existing administration, support spaces, and toilets. Site improvements will include outdoor learning areas, new and expanded bus drop-off, additional parking, additional playground equipment, and the replacement of a paved play area due to the likely location of the addition.



#### Project Update

The Contractor is continuing with sitework. As of 6/25, 46 out of 60 geothermal wells have been completed. The existing playground behind the school has been removed and the sitework prep for the new playground is approximately 25% complete. Footers for the new kitchen addition are nearly complete and the contractor is currently working to install foundation walls and will be erecting steel over the next month. Interior renovation work on the admin area began on 6/17, and as of 6/25, demolition is complete, framing is mostly complete, and MEP rough-in is nearly 25-30% complete. Excavation for the new classroom addition has begun and footers will begin in the month of July. FP&C Staff also received 1 proposal for the kitchen equipment that was within budget and are currently contracting with the low bidder.

|                                 |              |                      |                 |
|---------------------------------|--------------|----------------------|-----------------|
| <b>Current Phase:</b>           |              | <b>Budget:</b>       | \$21,250,000.00 |
| <b>% Complete:</b>              | 48%          | <b>PO Balance:</b>   | \$17,348,238.28 |
| <b>Design % Complete:</b>       | 100%         | <b>Paid to Date:</b> | \$1,946,885.21  |
| <b>Construction % Complete:</b> | 10%          | <b>Balance:</b>      | \$1,954,876.51  |
| <b>Updated:</b>                 | 6/25/2021    |                      |                 |
| <b>Managed By:</b>              | Matt Wertman |                      |                 |
| <b>Substantial Completion:</b>  | 8/5/2022     |                      |                 |

# Capital Projects Report - Facilities and Environmental Services

## Schools

### Elevator Modernization AHS, BUR

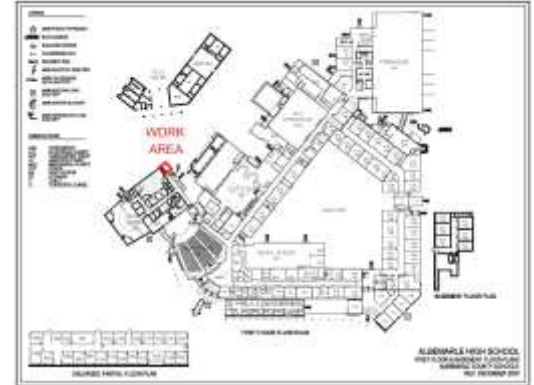
#### Project Scope

Controls and safety related upgrades to existing elevators at Albemarle High School and Burley Middle School.

#### Project Update

Burley Middle School Elevator - Permit has been issued by the City of Charlottesville. All materials have been shipped with delivery expected no later than Friday, 7/2. The contractor intends to mobilize on Tuesday, 7/6 with work to start on Wed. 7/7. Work expected to take 3-4 weeks.

Albemarle High School Elevator - All materials for the elevator work have been ordered. Contractor expects to have the material by the first week of July and start work in mid-July. Work is expected to take 1-2 weeks. Contractor intends to complete all work by Friday, July 30th.



|                                 |              |                      |              |
|---------------------------------|--------------|----------------------|--------------|
| <b>Current Phase:</b>           | Construction | <b>Budget:</b>       | \$130,000.00 |
| <b>% Complete:</b>              | 20%          | <b>PO Balance:</b>   | \$49,665.86  |
| <b>Design % Complete:</b>       | 100%         | <b>Paid to Date:</b> | \$49,665.85  |
| <b>Construction % Complete:</b> | 0%           | <b>Balance:</b>      | \$30,688.29  |
| <b>Updated:</b>                 | 6/28/2021    |                      |              |
| <b>Managed By:</b>              | Neale Craft  |                      |              |
| <b>Substantial Completion:</b>  | 7/30/2021    |                      |              |



# Capital Projects Report - Facilities and Environmental Services

## Schools

### Hollymead Electrical Panel Upgrades

#### Project Scope

Provide design and construction services for the replacement of (12) existing outdated electrical panels and breakers.

#### Project Update

Construction started on Tuesday, 6/22. Contractor is on track to complete installation of all of the new electrical panels by end of day, Tuesday, 6/29. The only work that will remain is completion of a mechanical closet and a small amount of tile work in one of the student bathrooms. The contractor expects to complete this work by Friday, 7/2. If it is not complete before summer school starts on 7/6, it will be completed on nights or weekends.



**Current Phase:** Construction

**% Complete:** 80%

**Design % Complete:** 100%

**Construction % Complete:** 70%

**Updated:** 6/28/2021

**Managed By:** Neale Craft

**Substantial Completion:** 8/6/2021

**Budget:** \$137,440.00

**PO Balance:** \$14,458.60

**Paid to Date:** \$68,906.40

**Balance:** \$54,075.00

# Capital Projects Report - Facilities and Environmental Services

## Schools

### Monticello Baseball Stadium Light Replacement

#### Project Scope

Provide design and construction services for the replacement of existing Baseball Stadium Lighting.

#### Project Update

Pre-Construction Meeting conducted on 06-08-21. Electrical permit issuance is pending. Equipment has been delivered as of 6/28. Construction is scheduled to occur between 06-28-21 and 08-13-21.



**Current Phase:** Construction

**% Complete:** 23%

**Design % Complete:** 100%

**Construction % Complete:** 0%

**Updated:** 7/8/2021

**Managed By:** Montie Breeden

**Substantial Completion:** 7/30/2021

**Budget:** \$277,000.00

**PO Balance:** \$98,965.00

**Paid to Date:** \$172,550.00

**Balance:** \$5,485.00

# Capital Projects Report - Facilities and Environmental Services

## Schools

### Murray High School and Jouett Generator Installations

#### Project Scope

Installation of new emergency backup generators at Murray High School and Jouett Middle School. Backup system to feed emergency lighting at both schools as well as backup power to kitchen equipment at Jouett ES.

#### Project Update

Murray High School Generator - All of the submittals have been reviewed and approved. All of the underground work for the generator as well as the generator pad have been completed. Contractor and PM met with the Principal to review the scope of work and to discuss the work plan. Work on the interior of the school will start in the corridors on 6/28, ceiling tile will be removed and conduit installation in the hallways will start.

Jouett Middle School Generator - PM and the Architect/Engineer (A/E) followed up with J&G Contractors via e-mail and phone regarding submittals that have been approved, those that need revisions and those that are outstanding. Submittal approval expected by 6/28. The contractor intends to start work on Wed., 6/30 with installing conduit and other materials related to conduit installation. Due to the generators 28 week manufacturing period, the generator is not expected until the end of December to the middle of January. Once it is received, the generator installation will take place on a weekend to be determined by the owner.



|                                 |              |                      |              |
|---------------------------------|--------------|----------------------|--------------|
| <b>Current Phase:</b>           | Construction | <b>Budget:</b>       | \$350,000.00 |
| <b>% Complete:</b>              | 30%          | <b>PO Balance:</b>   | \$5,000.00   |
| <b>Design % Complete:</b>       | 100%         | <b>Paid to Date:</b> | \$40,583.00  |
| <b>Construction % Complete:</b> | 0%           | <b>Balance:</b>      | \$221,433.60 |
| <b>Updated:</b>                 | 6/28/2021    |                      |              |
| <b>Managed By:</b>              | Neale Craft  |                      |              |
| <b>Substantial Completion:</b>  | 1/31/2022    |                      |              |

# Capital Projects Report - Facilities and Environmental Services

## Schools

### Paving-Campus Parking Lots

#### Project Scope

This project will assess and address the conditions of paving at school campuses around the County. By working with an AE that specializes in pavement assessment, County Schools will be able to determine conditions of the existing parking lots and work to formulate a 10-year plan for asphalt maintenance and replacement. The initial funding for this project will allow Building Services to implement the first year of this maintenance and replacement plan and take care of the more damaged/deteriorated areas of paving at school campuses.

#### Project Update

FP&C executed Purchase Orders for Milling, Paving, Crack Repair, Striping and other miscellaneous paving work at 8 school campuses across the County - Assessments were completed and a full scope of work finalized earlier this spring to complete Phase 1 of the County Schools paving improvements. Work is starting 7/17 and will be completed Mid August. The work will be conducted by SL Williamson Company, Inc..



|                                 |                |                      |                |
|---------------------------------|----------------|----------------------|----------------|
| <b>Current Phase:</b>           | Construction   | <b>Budget:</b>       | \$1,025,000.00 |
| <b>% Complete:</b>              | 50%            | <b>PO Balance:</b>   | \$907,705.91   |
| <b>Design % Complete:</b>       | 100%           | <b>Paid to Date:</b> | \$0.00         |
| <b>Construction % Complete:</b> | 0%             | <b>Balance:</b>      | \$117,294.09   |
| <b>Updated:</b>                 | 7/12/2021      |                      |                |
| <b>Managed By:</b>              | Steve Hoffmann |                      |                |
| <b>Substantial Completion:</b>  | 8/13/2021      |                      |                |

# Capital Projects Report - Facilities and Environmental Services

## Schools

### Red Hill Gym Addition and Improvements

#### Project Scope

This project is necessary for increased functionality of school operations, as well as for parity. The addition would add 6,300 square feet, comprised of a new gymnasium and support spaces such as staff offices and storage space. The current gym at Red Hill would be renovated, converting it to classroom space. Site work would include additional parking, site improvements, and outdoor learning areas. Existing spaces to be renovated include the cafeteria, bathrooms, hallways, and kitchen equipment.

#### Project Update

GC is wrapping up work at the new Gym addition - Roof work and exterior metal panel installations were completed earlier in June. Currently interior finishes are being installed at the new Gym area toilets, stage and corridor. The new Gym floor will be complete early July. Septic System installation is ongoing along with site grading and flat work. Interior corridor and classroom floor replacement is 50% complete. New Media Center construction continues with progress on the wall framing, casework manufacturing and finish work. Project is on track for a construction Substantial Completion date of 8/2/21.



|                                 |                |                      |                |
|---------------------------------|----------------|----------------------|----------------|
| <b>Current Phase:</b>           | Construction   | <b>Budget:</b>       | \$6,219,748.00 |
| <b>% Complete:</b>              | 86%            | <b>PO Balance:</b>   | \$1,415,032.12 |
| <b>Design % Complete:</b>       | 100%           | <b>Paid to Date:</b> | \$4,204,451.51 |
| <b>Construction % Complete:</b> | 78%            | <b>Balance:</b>      | \$600,264.37   |
| <b>Updated:</b>                 | 6/30/2021      |                      |                |
| <b>Managed By:</b>              | Steve Hoffmann |                      |                |
| <b>Substantial Completion:</b>  | 8/2/2021       |                      |                |

# Capital Projects Report - Facilities and Environmental Services

## Schools

### Schools Restroom Upgrades Agnor Hurt and Greer

#### Project Scope

Similar project to upgrades made in summer of 2019, project will replace plumbing fixtures, toilet partitions, ceramic tile and new coats of paint. Work for this project will commence at Agnor Hurt and Greer.

#### Project Update

Contractor mobilized at the 2 jobsites on 06-16-21. Crews removed existing fixtures and stored them for safe-keeping. Existing stalls were removed at both sites.

Agnor-Hurt: wall demolition began and removal of the existing ceramic tile flooring began on 06-18-21. New plumbing rough-in is completed; inspections pending. Tile-work installation will follow immediately.

Greer: All demolition completed in the media center; new ceiling grid has been installed.

Substantial Completion is scheduled for 08-13-21.

AGNOR HURT-RESTROOM RENOVATION SUMMER 2020



|                                 |                |                      |              |
|---------------------------------|----------------|----------------------|--------------|
| <b>Current Phase:</b>           | Construction   | <b>Budget:</b>       | \$271,984.18 |
| <b>% Complete:</b>              | 88%            | <b>PO Balance:</b>   | \$126,909.65 |
| <b>Design % Complete:</b>       | 100%           | <b>Paid to Date:</b> | \$76,252.53  |
| <b>Construction % Complete:</b> | 20%            | <b>Balance:</b>      | \$68,822.00  |
| <b>Updated:</b>                 | 7/8/2021       |                      |              |
| <b>Managed By:</b>              | Montie Breeden |                      |              |
| <b>Substantial Completion:</b>  | 8/13/2021      |                      |              |

# Capital Projects Report - Facilities and Environmental Services

## Schools

### Schools Summer Roofing Projects 2021 WAHS HEN WAL

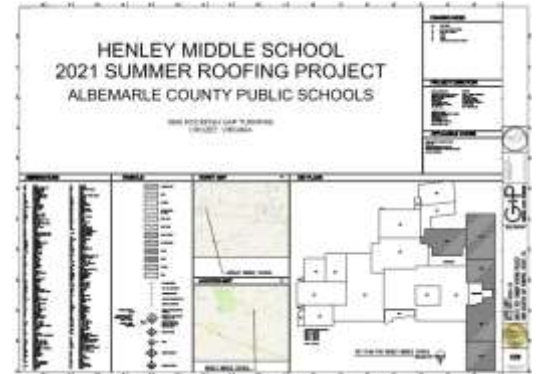
#### Project Scope

This summer's Roof Projects are the partial roof replacements at three schools: Henley Middle School, Walton Middle School, and Western Albemarle High School. At all three schools the work will entail removal of existing roof systems, and the installation of a new fully adhered EPDM roof system over tapered insulation. There is a total of 121,400 sf of roof to be replaced this summer with Henley receiving 32,943sf; Walton receiving 42,936sf; and Western receiving 45,518sf of new roof.

#### Project Update

The roof contractor, WA Lynch, mobilized for Henley Middle School partial roof replacement on 6/24 and work began on site 7/6. Contractor is currently 25% complete with a substantial completion date of 8/9/21.

The roof Contract for Walton Middle School and Western Albemarle High School will not be executed this summer. Staff has confirmed that materials for these two schools are not available to the contractor until late 2021 – these roof projects will be postponed till next summer.



|                                 |                |                      |                |
|---------------------------------|----------------|----------------------|----------------|
| <b>Current Phase:</b>           | Construction   | <b>Budget:</b>       | \$2,566,000.00 |
| <b>% Complete:</b>              | 60%            | <b>PO Balance:</b>   | \$485,949.00   |
| <b>Design % Complete:</b>       | 100%           | <b>Paid to Date:</b> | \$137,633.00   |
| <b>Construction % Complete:</b> | 25%            | <b>Balance:</b>      | \$1,942,418.00 |
| <b>Updated:</b>                 | 7/12/2021      |                      |                |
| <b>Managed By:</b>              | Steve Hoffmann |                      |                |
| <b>Substantial Completion:</b>  | 8/9/2021       |                      |                |

# Capital Projects Report - Facilities and Environmental Services

## Schools

### Scottsville Elementary Classroom Addition & Gym 2019

#### Project Scope

The closing of Yancey ES added to the population of Scottsville Elementary School, requiring additional classroom learning space. This project will include a new gym, classroom addition and renovations in much of the school. The project will add 17,500 sf to the building as well as make improvements to the existing building and site. The additions will include 4 additional classrooms, 2 smaller resource classrooms, 2 offices, a gang bathroom, and a full-size gym. Improvements to the existing building will include repurposing the current gym into instructional space and other modernizations and renovations throughout the building to improve space for both students and staff. Site improvements will include outdoor learning areas and a septic system replacement.

#### Project Update

The contractor is working on installing finishes throughout the addition. The storefront installations are just about complete. The ceiling tiles are being installed throughout the addition Friday, July 2nd. We anticipate the addition being substantially completed in mid-July. Summer work is moving at a fast pace as rough-in are being installed and walls framed.



|                                 |               |                      |                 |
|---------------------------------|---------------|----------------------|-----------------|
| <b>Current Phase:</b>           | Construction  | <b>Budget:</b>       | \$11,280,252.00 |
| <b>% Complete:</b>              | 85%           | <b>PO Balance:</b>   | \$2,233,619.94  |
| <b>Design % Complete:</b>       | 100%          | <b>Paid to Date:</b> | \$7,421,257.76  |
| <b>Construction % Complete:</b> | 85%           | <b>Balance:</b>      | \$1,625,374.30  |
| <b>Updated:</b>                 | 6/30/2021     |                      |                 |
| <b>Managed By:</b>              | Walter Harris |                      |                 |
| <b>Substantial Completion:</b>  | 8/2/2021      |                      |                 |



# Capital Projects Report - Facilities and Environmental Services

## Schools

### Sidewalk Repair and Replacement-Multiple Campus

#### Project Scope

This project will assess and address the conditions of accessible sidewalks at school campuses around the County. By working with a GC that specializes in sidewalk repairs, County Schools will be able to determine conditions of the existing sidewalks and work to formulate a multi-year sidewalk maintenance plan. The initial funding for this project will allow building services to implement the first year of this maintenance and repair plan and to address the more damaged/deteriorated areas of sidewalk at school campuses.

#### Project Update

FP&C is currently working on executing a contract for sidewalk/curb repairs at several school campuses across the County - assessments have already been completed and a full report for all County campuses has been assembled. Based on this year's budget, a scope of work was finalized to complete phase 1 of this repair. Work will begin July 23 and be complete before start of school. The work will be conducted by Precision Safe Sidewalks.



|                                 |                |                      |                |
|---------------------------------|----------------|----------------------|----------------|
| <b>Current Phase:</b>           | Construction   | <b>Budget:</b>       | \$1,025,000.00 |
| <b>% Complete:</b>              | 50%            | <b>PO Balance:</b>   | \$0.00         |
| <b>Design % Complete:</b>       | 100%           | <b>Paid to Date:</b> | \$0.00         |
| <b>Construction % Complete:</b> | 0%             | <b>Balance:</b>      | \$1,025,000.00 |
| <b>Updated:</b>                 | 7/12/2021      |                      |                |
| <b>Managed By:</b>              | Steve Hoffmann |                      |                |
| <b>Substantial Completion:</b>  | 8/20/2021      |                      |                |

# Capital Projects Report - Facilities and Environmental Services

## Schools

### Walton Domestic Water Supply Replacement

#### Project Scope

Replace the existing private water works system, which has reached the end of its useful life, with a new one.

#### Project Update

Design contract executed on 06-01-21. Design will be completed Summer '21; Community Development and VA Health Department reviews will be conducted during late-Summer '21 / early-Fall '21; Bidding will occur during Fall '21; and Construction will start in DEC '21 and continue through Winter '22.



Anticipated date for system change-over is April '22 (during Spring Break).

|                                 |                |                      |              |
|---------------------------------|----------------|----------------------|--------------|
| <b>Current Phase:</b>           | Design         | <b>Budget:</b>       | \$350,000.00 |
| <b>% Complete:</b>              | 29%            | <b>PO Balance:</b>   | \$100,062.00 |
| <b>Design % Complete:</b>       | 15%            | <b>Paid to Date:</b> | \$0.00       |
| <b>Construction % Complete:</b> | 0%             | <b>Balance:</b>      | \$249,938.00 |
| <b>Updated:</b>                 | 7/8/2021       |                      |              |
| <b>Managed By:</b>              | Montie Breeden |                      |              |
| <b>Substantial Completion:</b>  | 3/16/2022      |                      |              |

# Capital Projects Report - Facilities and Environmental Services

## Schools

### Walton Walk-in Cooler and Freezer Replacement

#### Project Scope

Replace the existing cooler and freezer equipment with new units. New work requires an exterior freezer be positioned adjacent to the building in the vicinity of the kitchen.

#### Project Update

The Pre-Construction Meeting was conducted on 06-03-21.

Building Permit issuance is pending.

Construction is scheduled to occur between 07-12-21 and 08-13-21 (for new freezer installation) and 11-10-21 (for new cooler installation -- due to manufacturing delays).

The existing coolers will remain in-place and in-use until the new cooler is installed.



|                                 |                |                      |              |
|---------------------------------|----------------|----------------------|--------------|
| <b>Current Phase:</b>           | Construction   | <b>Budget:</b>       | \$135,000.00 |
| <b>% Complete:</b>              | 44%            | <b>PO Balance:</b>   | \$124,781.00 |
| <b>Design % Complete:</b>       | 100%           | <b>Paid to Date:</b> | \$15,925.00  |
| <b>Construction % Complete:</b> | 0%             | <b>Balance:</b>      | \$6,294.00   |
| <b>Updated:</b>                 | 7/8/2021       |                      |              |
| <b>Managed By:</b>              | Montie Breeden |                      |              |
| <b>Substantial Completion:</b>  | 11/30/2021     |                      |              |

# Capital Projects Report - Facilities and Environmental Services

## Transportation

### Berkmar Bike Ped Improvements

#### Project Scope

This project will support pedestrian and bicyclist safety by constructing an approximately 1.1 mile long Shared-use Path from the Berkmar Drive/Rio Road West intersection to Hilton Heights Road and connect to the Shared-Use Path extending northward from the Berkmar Drive-Hilton Heights Road roundabout. Segment 1 is from Rio Road West to the commercial entrance behind Kroger at Rio Hill. Segment 2 starts at the commercial entrance behind Kroger at Rio Hill and continues to the round-about at Hilton Heights Road.

#### Project Update

Staff is coordinating changes to the Segment 1 - Preliminary 30% Plans to assure compliance with VDOT and ADA requirements and to reduce construction cost. Staff will then review the Segment 2 - Preliminary 30% Plans and Cost Estimate. Will plan to schedule a meeting to discuss the comments with the designer. Once staff is satisfied that the 30% plans are ready, they'll be submitted to VDOT for review.

|                                 |             |                      |                |
|---------------------------------|-------------|----------------------|----------------|
| <b>Current Phase:</b>           | Design      | <b>Budget:</b>       | \$2,890,026.00 |
| <b>% Complete:</b>              | 15%         | <b>PO Balance:</b>   | \$319,827.83   |
| <b>Design % Complete:</b>       | 32%         | <b>Paid to Date:</b> | \$153,490.63   |
| <b>Construction % Complete:</b> | 0%          | <b>Balance:</b>      | \$2,416,707.54 |
| <b>Updated:</b>                 | 7/1/2021    |                      |                |
| <b>Managed By:</b>              | Jack Kelsey |                      |                |
| <b>Substantial Completion:</b>  | 3/12/2025   |                      |                |

# Capital Projects Report - Facilities and Environmental Services

## Transportation

### Eastern Avenue Preliminary Study

#### Project Scope

This project will provide a location study and the design of preliminary plans for approximately 3,000 linear feet of roadway and a bridge crossing over Lickinghole Creek. It will include the evaluation and recommendation of a preferred alignment and bridge crossing, development of the conceptual design for the roadway and bridge, an engineer's opinion of probable construction cost to support Albemarle County request for funding, as well as environmental and traffic engineering analysis.

#### Project Update

Staff has distributed the completed the Preliminary (30%) Designs for the Road Plan, Profile & Cross Sections, the Bridge Plan & Profile, reports and supporting documents to the Team for review. After review the final traffic & intersection recommendations will be provided to the Crozet Masterplan Traffic Impact Assessment consultant to be included in their final report. Community Development has uploaded the preapplication information to the VDOT Preapplication Submittal portal (deadline 7/2). The Full Application Submittal portal opens August 16th (8/16 – 10/1).

|                                 |             |                      |              |
|---------------------------------|-------------|----------------------|--------------|
| <b>Current Phase:</b>           | Design      | <b>Budget:</b>       | \$275,000.00 |
| <b>% Complete:</b>              | 95%         | <b>PO Balance:</b>   | \$85,608.84  |
| <b>Design % Complete:</b>       | 95%         | <b>Paid to Date:</b> | \$183,879.86 |
| <b>Construction % Complete:</b> | 0%          | <b>Balance:</b>      | \$5,511.30   |
| <b>Updated:</b>                 | 7/1/2021    |                      |              |
| <b>Managed By:</b>              | Jack Kelsey |                      |              |
| <b>Substantial Completion:</b>  | 6/9/2021    |                      |              |

# Capital Projects Report - Facilities and Environmental Services

## Transportation

### Sidewalk - Commonwealth/Dominion

#### Project Scope

Design and construct approximately 6,450 feet of sidewalk on Commonwealth Drive from Hydraulic Road to Peyton Drive (east side); Commonwealth Drive from Commonwealth Circle to Dominion Drive (both sides); and along Dominion Drive from Commonwealth Drive to US 29 (both sides). Funded through the Revenue Sharing and Transportation Alternatives Programs grant applications administered by Virginia Department of Transportation (VDOT). Initial planning including VDOT related submissions represent a large portion of the up-front work. There are approximately 100 easements or temporary easements required for this project.



#### Project Update

Staff Team met with County Executive Office representatives on 6/22/21 and provided an update, discussion of factors necessitating a change in scope & budget, and action on plans to meet with the Board member(s) and future public engagement. Staff summarized the action items for the Team and will coordinate address of the items with the Team and our consultant including edits to the presentation and exhibits; inclusion of renderings, sketches and recommendations for Dominion Drive (Segment 3); recommendations and costs for phasing improvements; and preparing an information handout packet for the Board members.

|                                 |             |                      |                |
|---------------------------------|-------------|----------------------|----------------|
| <b>Current Phase:</b>           | Design      | <b>Budget:</b>       | \$3,336,224.00 |
| <b>% Complete:</b>              | 29%         | <b>PO Balance:</b>   | \$373,922.93   |
| <b>Design % Complete:</b>       | 29%         | <b>Paid to Date:</b> | \$126,064.23   |
| <b>Construction % Complete:</b> | 0%          | <b>Balance:</b>      | \$2,836,236.84 |
| <b>Updated:</b>                 | 7/1/2021    |                      |                |
| <b>Managed By:</b>              | Jack Kelsey |                      |                |
| <b>Substantial Completion:</b>  | 7/10/2024   |                      |                |

# Capital Projects Report - Facilities and Environmental Services

## Transportation

### Sidewalk - Ivy Road

#### Project Scope

This VDOT Revenue Sharing project supports pedestrian safety by providing sidewalk along Ivy Road from the existing sidewalk at the Charlottesville City limits to Stillfried Lane with a potential future extension along the University of Virginia property to the Route 29/250 Bypass interchange. The project includes crosswalks and pedestrian signals at the Old Ivy Road (railroad underpass) and Ivy Road intersection; bike lane facilities, curb & gutter, storm drainage system improvements; and consideration for possible street trees and pedestrian lighting. Complicated right-of-way acquisitions are a challenge on this project.



#### Project Update

County staff sent contracts to both contractors Friday, June 25th and one of the contracts has been returned. Once contracts are fully executed, staff and contractors will put together a construction schedule and send out notifications to the affected community informing them of the impacts and what to expect during the construction phase.

|                                 |                |                      |                |
|---------------------------------|----------------|----------------------|----------------|
| <b>Current Phase:</b>           | Contractor Bid | <b>Budget:</b>       | \$3,078,000.00 |
| <b>% Complete:</b>              | 26%            | <b>PO Balance:</b>   | \$182,766.20   |
| <b>Design % Complete:</b>       | 100%           | <b>Paid to Date:</b> | \$774,875.37   |
| <b>Construction % Complete:</b> | 0%             | <b>Balance:</b>      | \$2,120,358.43 |
| <b>Updated:</b>                 | 6/30/2021      |                      |                |
| <b>Managed By:</b>              | Walter Harris  |                      |                |
| <b>Substantial Completion:</b>  | 6/1/2022       |                      |                |

# Capital Projects Report - Facilities and Environmental Services

## Transportation

### Sidewalk - Library Avenue

#### Project Scope

This project will extend Library Avenue westward through the Barnes Lumber property to connect to High Street and then to Hilltop Street in Parkside Village as well as a connection to The Square. This is being proposed as a public private partnership with the developer of the Barnes Lumber property.

#### Project Update

Dominion Energy is targeting 7/9/21 to submit a draft "blue" line drawing for staff review followed by a review meeting on 7/19/21. Developer's road design consultant had technical issues incorporating the wetland consultants drawings into their CAD files. Therefore they had to delay submittal of a new WPO (stormwater management) Plan and the Water & Sewer Plans from 6/25/21 to 7/9/21. Designer and staff agreed we'd want at minimum the first round of review comments before setting the easement limits on the next Right-of-way (60%) Plans submittal to VDOT. Staff has updated the LAP project schedule and compared it to the developer's recent combined "Library Ave-The Square-Plaza" milestone schedule. Staff provided comments and published the updated LAP schedule 7/2/21. Staff is preparing VDOT Utility forms (UT-9) for CenturyLink and Comcast. All of the completed utility UT-9s will then be submitted to VDOT. Staff will continue to work the County Attorney Office regarding their review of the FPC division comments on the project management agreement. Project Team continues to coordinate with the Crozet Square/Oak Street project design. Community Development (Kevin McDermott) to follow up and get more information on the State's acquisition of the CSX Railroad right-of-way. State control of the right-of-way and Buckingham Branch's continued operation of the rails should help simplify negotiations for the new access to the railroad right-of-way once VDOT has authorized the Right-of-way Phase.

|                                 |             |                      |        |
|---------------------------------|-------------|----------------------|--------|
| <b>Current Phase:</b>           | Design      | <b>Budget:</b>       | \$0.00 |
| <b>% Complete:</b>              | 57%         | <b>PO Balance:</b>   | \$0.00 |
| <b>Design % Complete:</b>       | 83%         | <b>Paid to Date:</b> | \$0.00 |
| <b>Construction % Complete:</b> | 0%          | <b>Balance:</b>      | \$0.00 |
| <b>Updated:</b>                 | 7/1/2021    |                      |        |
| <b>Managed By:</b>              | Jack Kelsey |                      |        |
| <b>Substantial Completion:</b>  | 2/13/2023   |                      |        |



# Capital Projects Report - Facilities and Environmental Services

## Transportation

### Sidewalk - Rio Road, Avon Street & Rt. 250 West-Crozet

#### Project Scope

VDOT Revenue Sharing project supports pedestrian safety by providing sidewalk improvements along Rio Road, Avon Street, and US 250 West (Rockfish Gap Turnpike). The Rio Road Sidewalk Improvement project will connect the Stonehenge residential neighborhood to the John Warner Parkway and Rio Road sidewalk system. The Avon Street Walkway/Crosswalks Improvement project will provide sidewalks on the east side from Swan Lake Drive to Mill Creek Drive and then to Cale Elementary School and on the west side from Stoney Creek Drive to Arden Drive. The US 250 West-Crozet project will consist of the construction of sidewalk and crosswalks from Cory Farms to the Cloverlawn commercial area and Blue Ridge Shopping Center.



#### Project Update

The General Contractor's contract was executed on 6/16 and the Notice to Proceed was issued on 7/8. Contractually, the contractor has until June 1, 2022 to complete all three segments of the work. Initial conversations with the contractor indicate that they intend to work on all three segments at the same time, but in a sequential manner. The contractor has not yet determined which road they intend to start with. County Staff are currently working with the entire project team to schedule a pre-construction meeting ahead of the Contractor's anticipated started date in late August or early September (the start date is currently dependent on material lead times). County FP&C Staff are also finalizing an RFP to procure materials testing services for the project.

|                                 |              |                      |                |
|---------------------------------|--------------|----------------------|----------------|
| <b>Current Phase:</b>           | Construction | <b>Budget:</b>       | \$5,005,208.72 |
| <b>% Complete:</b>              | 93%          | <b>PO Balance:</b>   | \$3,609,675.95 |
| <b>Design % Complete:</b>       | 100%         | <b>Paid to Date:</b> | \$1,036,893.45 |
| <b>Construction % Complete:</b> | 0%           | <b>Balance:</b>      | \$358,639.32   |
| <b>Updated:</b>                 | 7/12/2021    |                      |                |
| <b>Managed By:</b>              | Matt Wertman |                      |                |
| <b>Substantial Completion:</b>  | 6/2/2022     |                      |                |

# Summary - Active Capital Projects

Monday, July 12, 2021

4:34:03 PM

## Jack Jouett

| Project Name                           | Project Type     | ProjectPhase   | % Complete    | Budget             |
|--|------------------|----------------|---------------|--------------------|
| Ivy Creek Natural Area ADA Paved Trail | Local Government | Contractor Bid | 50%           | \$51,500           |
| NIFI - Albemarle Jouett Greer SRTS     | NIFI             | Contractor Bid | 50%           | \$710,000          |
| AHS Metal Panels Courtyard             | Schools          | Construction   | 88%           | \$205,740          |
| Sidewalk - Commonwealth/Dominion       | Transportation   | Design         | 29%           | \$3,336,224        |
|  |                  |                | <b>Total:</b> | <b>\$4,303,464</b> |

## Rio

| Project Name                                | Project Type   | ProjectPhase | % Complete    | Budget             |
|---|----------------|--------------|---------------|--------------------|
| Broadus Wood Heat Pump and Unit Ventilators | Schools        | Construction | 68%           | \$2,200,186        |
| Broadus Wood Well Upgrades                  | Schools        | Construction | 50%           | \$469,350          |
| Berkmar Bike Ped Improvements               | Transportation | Design       | 15%           | \$2,890,026        |
|   |                |              | <b>Total:</b> | <b>\$5,559,562</b> |

## Rivanna

| Project Name                        | Project Type | ProjectPhase | % Complete    | Budget           |
|-------------------------------------|--------------|--------------|---------------|------------------|
| Hollymead Electrical Panel Upgrades | Schools      | Construction | 80%           | \$137,440        |
|                                     |              |              | <b>Total:</b> | <b>\$137,440</b> |

## Samuel Miller

| Project Name                                  | Project Type | ProjectPhase | % Complete    | Budget             |
|---|--------------|--------------|---------------|--------------------|
| Red Hill Gym Addition and Improvements        | Schools      | Construction | 86%           | \$6,219,748        |
| Walton Domestic Water Supply Replacement      | Schools      | Design       | 29%           | \$350,000          |
| Walton Walk-in Cooler and Freezer Replacement | Schools      | Construction | 44%           | \$135,000          |
|   |              |              | <b>Total:</b> | <b>\$6,704,748</b> |

## Scottsville

| Project Name   | Project Type     | ProjectPhase | % Complete    | Budget              |
|--|------------------|--------------|---------------|---------------------|
| Biscuit Run Phase 1a                                 | Local Government | Design       | 45%           | \$2,171,755         |
| COB 5th Street Chiller                               | Local Government | Closeout     | 99%           | \$394,687           |
| Scottsville Comm Center HVAC Replacement             | Local Government | Construction | 25%           | \$314,260           |
| NIFI - Mountain View SRTS                            | NIFI             | Construction | 62%           | \$597,094           |
| Monticello Baseball Stadium Light Replacement        | Schools          | Construction | 23%           | \$277,000           |
| Scottsville Elementary Classroom Addition & Gym 2019 | Schools          | Construction | 85%           | \$11,280,252        |
|  |                  |              | <b>Total:</b> | <b>\$15,035,048</b> |

## White Hall

| Project Name                               | Project Type   | ProjectPhase | % Complete    | Budget              |
|--|----------------|--------------|---------------|---------------------|
| NIFI - The Square                          | NIFI           | Design       | 68%           | \$1,510,000         |
| Brownsville Boilers Replacement            | Schools        | Construction | 60%           | \$330,000           |
| Crozet Elementary Additions & Improvements | Schools        |              | 48%           | \$21,250,000        |
| Eastern Avenue Preliminary Study           | Transportation | Design       | 95%           | \$275,000           |
| Sidewalk - Library Avenue                  | Transportation | Design       | 57%           | \$0                 |
|  |                |              | <b>Total:</b> | <b>\$23,365,000</b> |

## Multiple

| Project Name   | Project Type     | ProjectPhase   | % Complete | Budget      |
|--|------------------|----------------|------------|-------------|
| Facilities Master Plan Study                           | Local Government | Design         | 40%        | \$200,000   |
| Elevator Modernization AHS, BUR                        | Schools          | Construction   | 20%        | \$130,000   |
| Murray High School and Jouett Generator Installations  | Schools          | Construction   | 30%        | \$350,000   |
| Paving-Campus Parking Lots                             | Schools          | Construction   | 50%        | \$1,025,000 |
| Schools Restroom Upgrades Agnor Hurt and Greer         | Schools          | Construction   | 88%        | \$271,984   |
| Schools Summer Roofing Projects 2021 WAHS HEN WAL      | Schools          | Construction   | 60%        | \$2,566,000 |
| Sidewalk Repair and Replacement-Multiple Campus        | Schools          | Construction   | 50%        | \$1,025,000 |
| Sidewalk - Ivy Road                                    | Transportation   | Contractor Bid | 26%        | \$3,078,000 |
| Sidewalk - Rio Road, Avon Street & Rt. 250 West-Crozet | Transportation   | Contractor Bid | 93%        | \$5,005,209 |

Total: \$13,651,193

## NA

| Project Name                             | Project Type     | ProjectPhase | % Complete | Budget      |
|--|------------------|--------------|------------|-------------|
| COB McIntire Window Replacement          | Local Government | Construction | 55%        | \$2,131,791 |
| Courts Complex Addition & Renovation     | Local Government | Design       | 12%        | \$5,822,136 |
| Burley Kitchen Hood And Air Conditioning | Schools          | Construction | 40%        | \$300,000   |

Total: \$8,253,927

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\$77,010,382