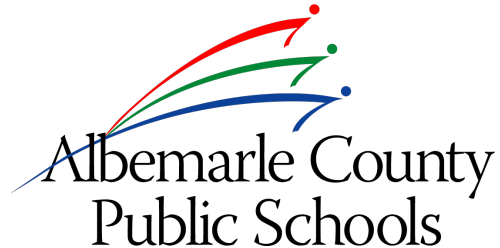


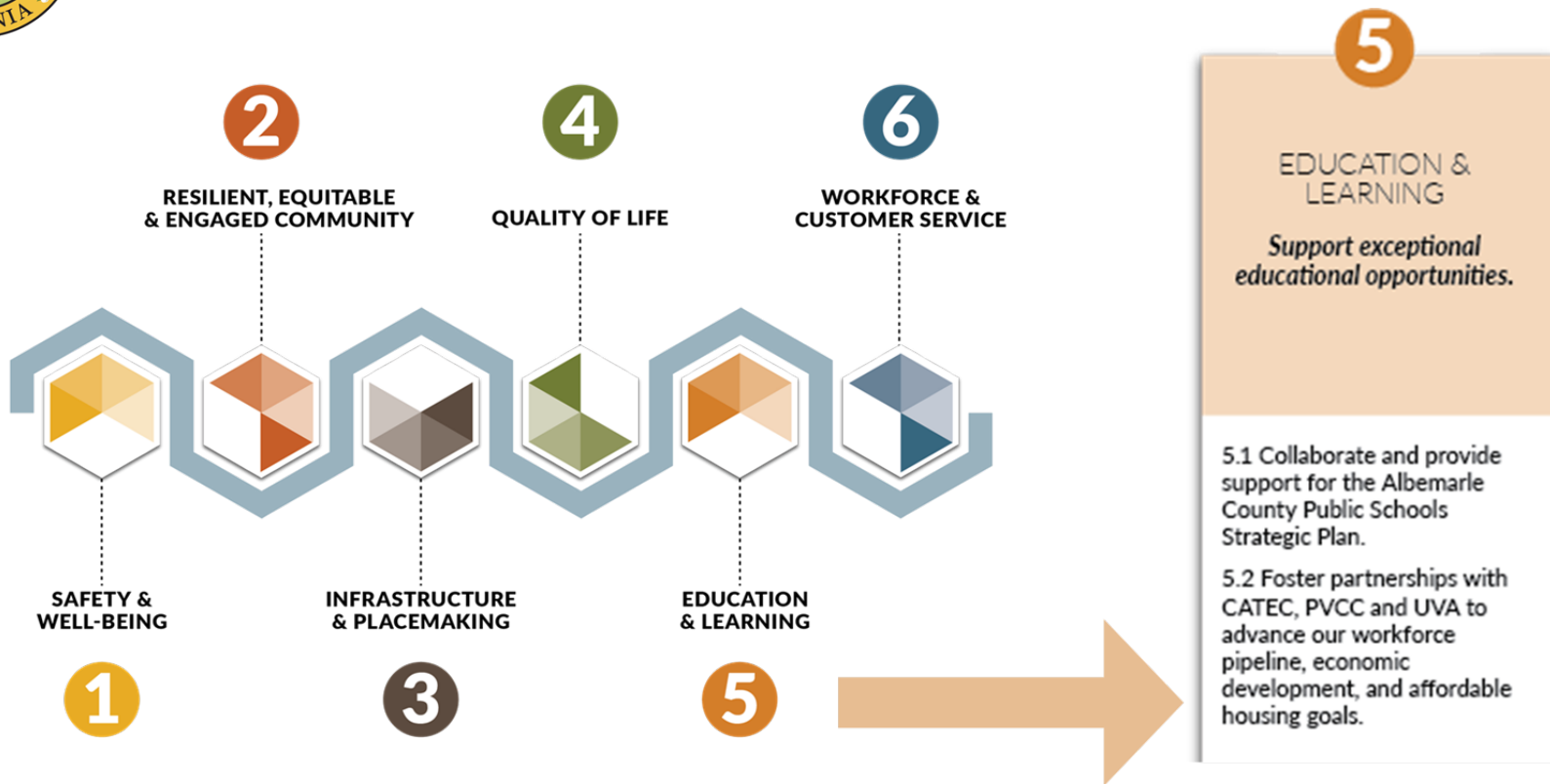
# Long Range Planning

Joint Boards of Supervisors & School Board 12/4/24



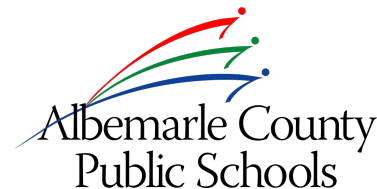


# Adopted FY 24-28 Strategic Plan





# Partnership Examples



- Bright Stars
- Family Support Program
- School Resource Officer
- Lambs Lane Campus School Zone Speed Cameras
- Active Threat Emergency Training & Exercise Support
- Employee Health Clinic & Health Fund Programming
- Financial System Replacement Project
- ACPS Pathways Career Exploration Day
- Project Enable 2.0 Committee
- Trail Maintenance & Recreation Programming
- Communication & Public Engagement collaboration
- Payroll, Procurement, Accounting, & Financial Reporting Services
- IT Support for Administrative Services

# Desired Outcomes

- 1** Understanding of School Board capital request
- 2** Understanding of Adopted Capital Budget & CIP
- 3** Discussion of strategies & next steps from today

# Agenda

**1** Summary: Nov. 20 Board of Supervisors Five-Year Financial Plan Work Session & Introduction to the CIP

**2** ACPS CIP Request Overview

**3** Overview of Capital Improvements Program (CIP)  
Review of Appropriated Capital Budget & Adopted CIP  
Next steps from today

## Summary: 11/20 Five-Year Financial Plan, General Fund

- Revenues: *"The outlook is partly sunny/partly cloudy"*
- Expenditure drivers aligned with Strategic Plan
- Future years are increasingly out of balance with future challenges ahead, and time & planning on County's side
- Prior commitments and obligations
  - Years 1 & 2 (FY 26 & FY 27) are greater than recent plans
  - Driven by the Strategic Plan

## FY 24

- Schools capital and operating
- Safety & Well-being
- Workforce Stabilization
- Rising Capital costs
- Rising partner agency costs

**-\$4.9 M**

***One-Time***  
**Capital Transfer**

## FY 25

- Courts operations
- SAFER grant wind-down
- Transit grants wind-down
- IT systems
- Revenue sharing
- Workforce

## FY 26

- SAFER & Transit grant wind-downs
- Court operations
- Jail renovation debt service
- Strategic priorities
- Operating impacts of capital projects
- Capital needs

**FY 27+**

# Introduction to the Capital Improvements Program (CIP)

- Capital Budget: Appropriated, first year
  - Includes projects re-appropriated from prior years
- CIP
  - Years 2-5
  - Adopted Plan for years FY 26 – 29 becomes the starting point for the next update
- Planning for multi-year impacts in General and School Funds:
  - Day-to-day costs of capital projects (e.g. personnel and related operations)
  - Annual debt service payments



# **ACPS CIP Request Overview**

# Strategic Plan: Learning for All

## VISION

Our learners are engaged in authentic, challenging, and relevant learning experiences, becoming lifelong contributors and leaders in our dynamic and diverse society.

## MISSION

Working together as a team, we will end the predictive value of race, class, gender, and special capacities for our children's success through high-quality teaching and learning for all. We seek to build relationships with families and communities to ensure that every student succeeds.

**We will know every student.**

## VALUES

Equity  
Excellence  
Family and Community  
Wellness

## GOALS



Thriving Students

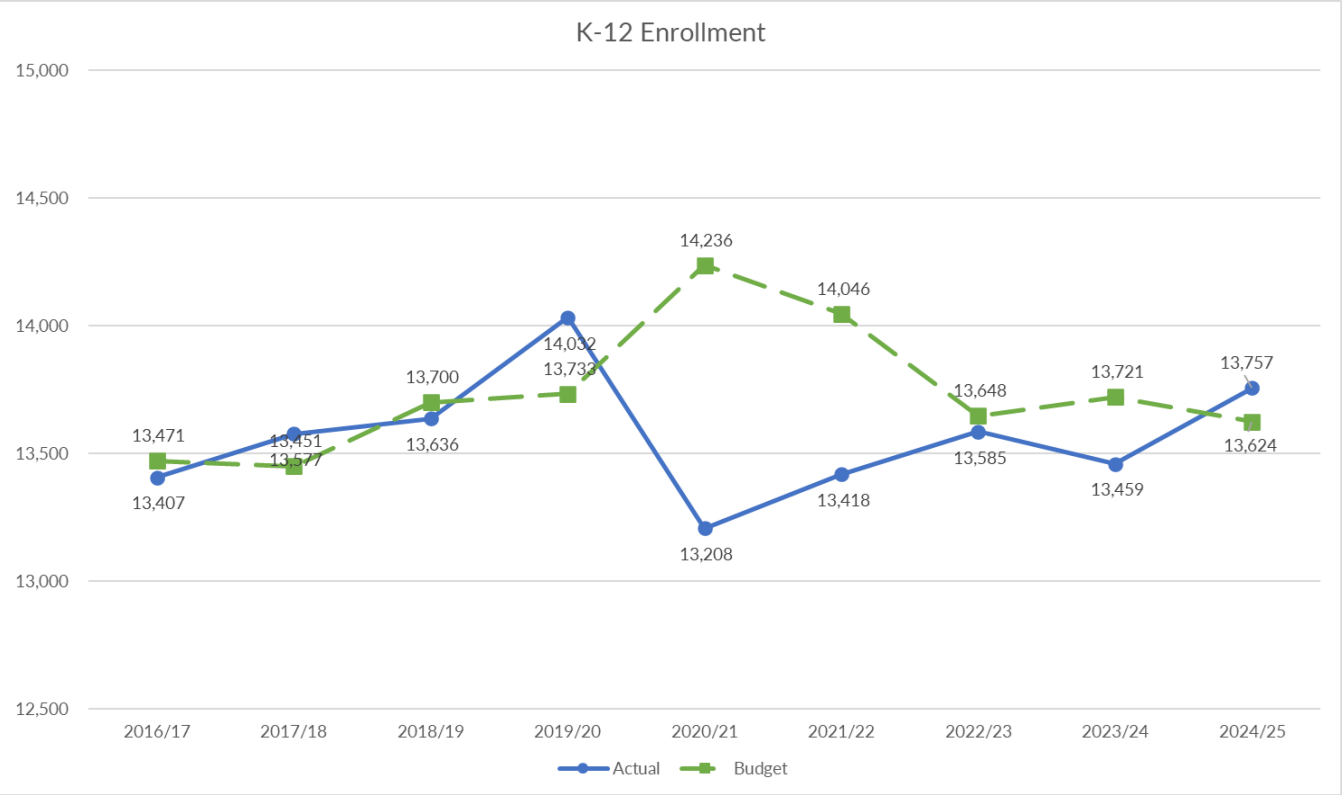


Affirming and Empowering Communities



Equitable, Transformative Resources

# 24/25 Enrollment Update



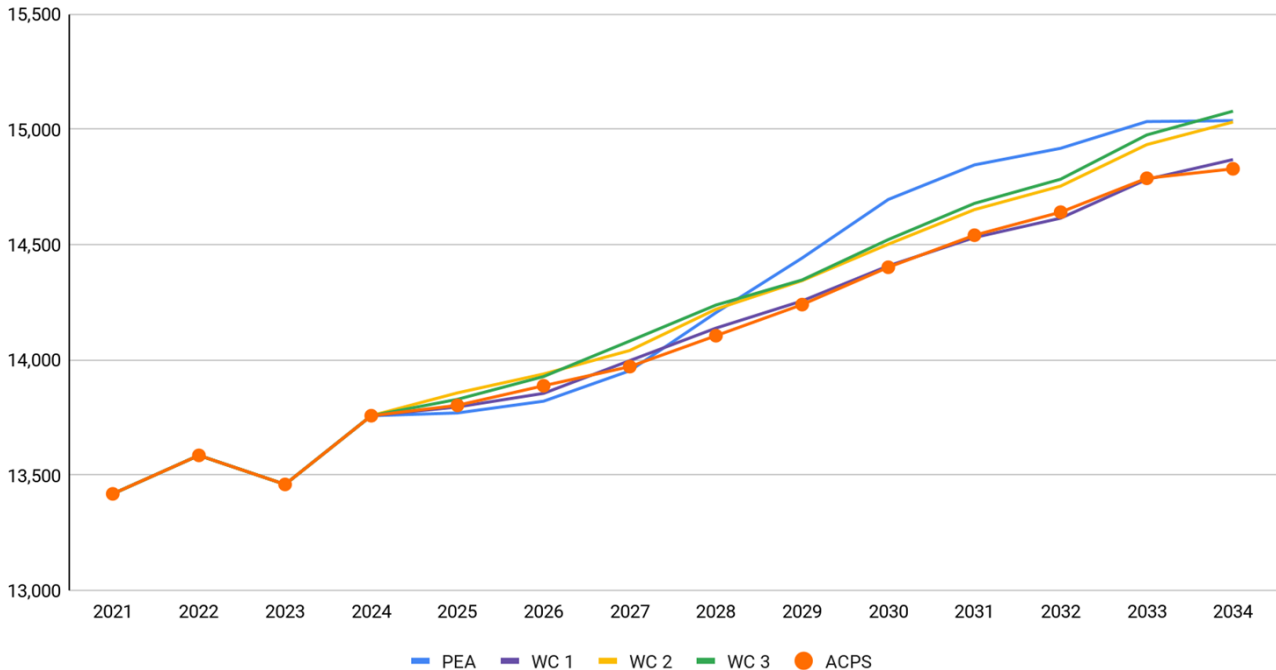
|                              |        |                               |
|------------------------------|--------|-------------------------------|
| 2024/25 Actual Enrollment    | 13,757 | +133 increase over projection |
| 2024/25 Projected Enrollment | 13,624 |                               |

|                           |        |                              |
|---------------------------|--------|------------------------------|
| 2024/25 Actual Enrollment | 13,757 | +298 increase from last year |
| 2023/24 Actual Enrollment | 13,459 |                              |

# K-12 Enrollment Projections

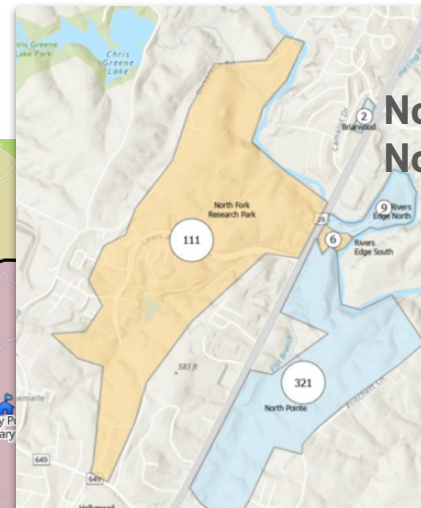
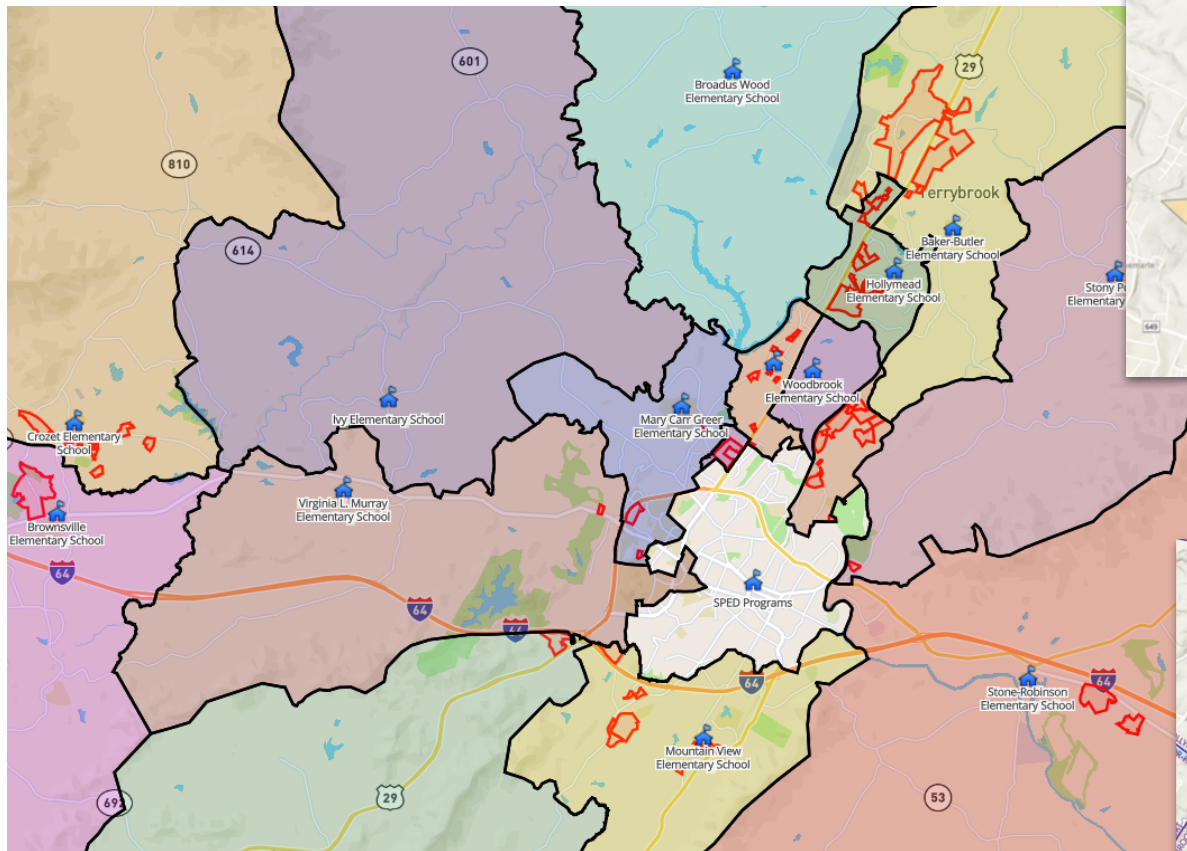
Enrollment Projections



## ACPS Projection

|                                    |        |
|------------------------------------|--------|
| Peak actual enrollment (2019)      | 14,032 |
| Current enrollment (2024/25)       | 13,757 |
| 5-year Proj. Growth +482, +3.5%    | 14,239 |
| 10-year Proj. Growth +1,071, +7.8% | 14,828 |

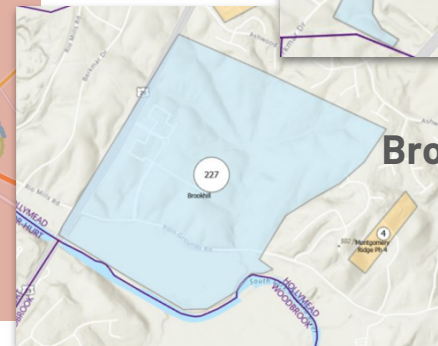
# Housing Development Pipeline



**North Fork & North Pointe**



**Hollymead**



**Brookhill**

# Projected 10-year Development Pipeline

| Elementary School | Middle School | High School       | Dwelling Units | Student Yield |
|-------------------|---------------|-------------------|----------------|---------------|
| Greer             | Journey       | Albemarle         | 635            | 100-250       |
| Woodbrook         |               |                   | 114            | 0-50          |
| Baker-Butler      | Lakeside      |                   | 2,343          | 350-900       |
| Hollymead         |               |                   | 2,299          | 300-850       |
| Stony Point       | Burley        |                   | 12             | -             |
| Agnor             |               |                   | 2,236          | 300-850       |
| Stone-Robinson    | Walton        | Monticello        | 350            | 50-150        |
| Mountain View     |               |                   | 1,525          | 200-600       |
| Red Hill          |               |                   | 500            | 50-200        |
| Brownsville       | Henley        | Western Albemarle | 793            | 100-300       |
| Crozet            |               |                   | 485            | 50-200        |
| Murray            |               |                   | 18             | -             |
| Total             |               |                   | 11,310         | 1,500-4,350   |

# Capacity Projects

| <u>School</u>    | <u>10-yr Max Conflict<br/>(% of current capacity)</u> | <u>10-yr Development Pipeline<br/>Units</u> | <u>CIP Project</u>                       |
|------------------|-------------------------------------------------------|---------------------------------------------|------------------------------------------|
| Baker-Butler ES  | 132%                                                  | 2,343                                       | Northern Feeder Pattern ES               |
| Hollymead ES     | 114%                                                  | 2,299                                       |                                          |
| Mountain View ES | 151%                                                  | 1,525                                       | Mountain View Upper ES                   |
| Agnor ES         | 107%                                                  | 2,236                                       | Preschool Center                         |
| Greer ES         | 100%                                                  | 635                                         |                                          |
| Woodbrook ES     | 105%                                                  | 114                                         |                                          |
| Henley MS        | 97%                                                   | 1,296                                       | Middle School Master Plan Study          |
| Journey MS       | 99%                                                   | 1,054                                       |                                          |
| Lakeside MS      | 97%                                                   | 4,642                                       |                                          |
| Albemarle HS     | 130%                                                  | 7,627                                       | Center 2<br>High School Capacity Project |
| Monticello HS    | 116%                                                  | 2,387                                       |                                          |
| W. Albemarle HS  | 122%                                                  | 1,296                                       |                                          |

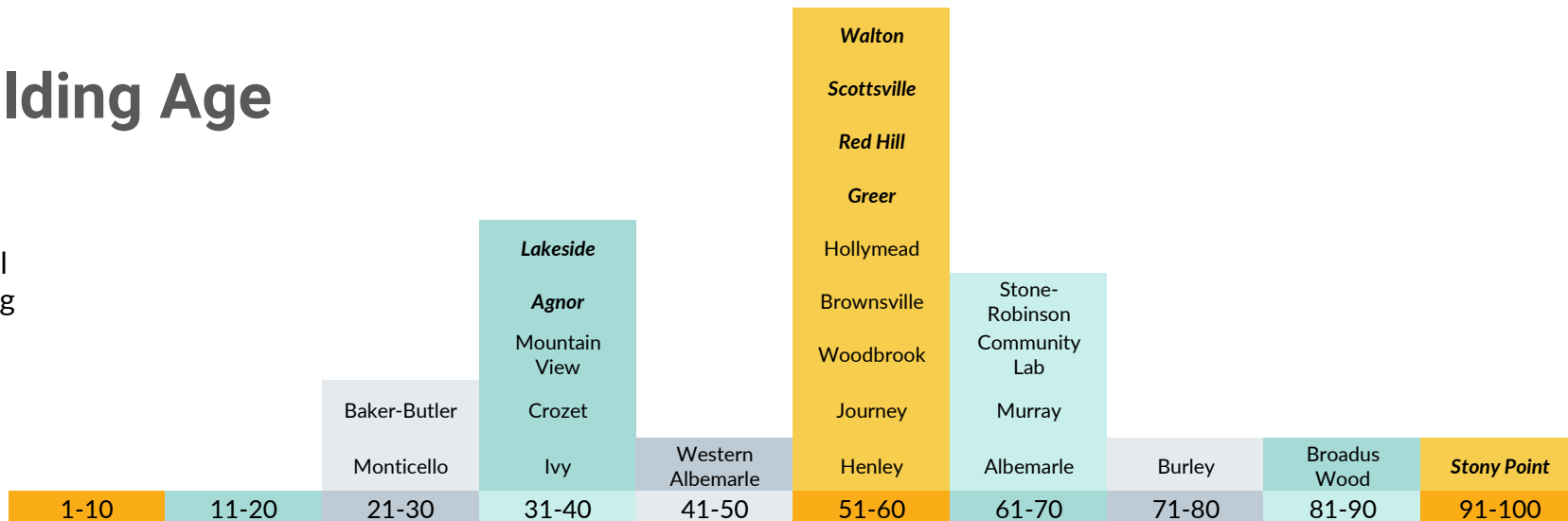
# Capacity Projects Timeline

|                                 |              | 5-year CIP FY26 to FY 30 |               |              |               |              | CNA          |              |             |       |       |
|---------------------------------|--------------|--------------------------|---------------|--------------|---------------|--------------|--------------|--------------|-------------|-------|-------|
|                                 | 24/25        | 25/26                    | 26/27         | 27/28        | 28/29         | 29/30        | 30/31        | 31/32        | 32/33       | 33/34 | 34/35 |
| AHS Second Floor Connector Wing | Construction |                          | Addition Open |              |               |              |              |              |             |       |       |
| High School Center 2            | Construction |                          | Center Open   |              |               |              |              |              |             |       |       |
| Mountain View Upper ES          | Construction |                          | School Open   |              |               |              |              |              |             |       |       |
| Land Acquisition                |              | Land Acquisition         |               |              |               |              |              |              |             |       |       |
| Community Lab School Addition   |              | Design                   | Construction  |              | Addition Open |              |              |              |             |       |       |
| Northern Feeder Pattern ES      |              |                          | Design        | Construction |               | School Open  |              |              |             |       |       |
| High School Capacity Project    |              |                          |               |              | Design        | Construction |              | Project Open |             |       |       |
| Preschool Center                | CIP Request  |                          |               |              |               | Design       | Construction |              | Center Open |       |       |

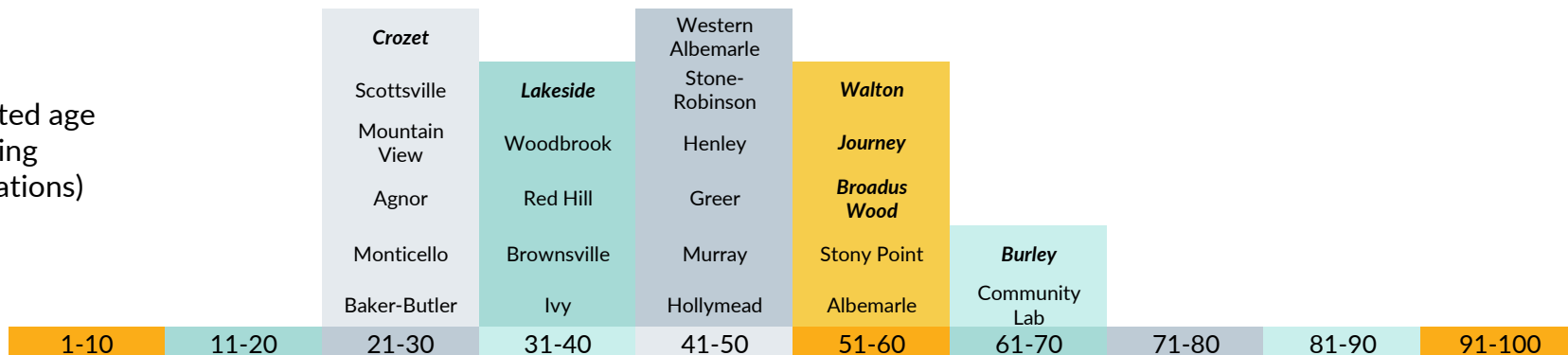


# Building Age

Age of original building



Weighted age (including Renovations)



# Facilities Conditions Assessments

| Elementary Rankings By Raw Score |       |
|----------------------------------|-------|
| School                           | Score |
| Crozet Elementary                | 235   |
| Scottsville Elementary           | 219   |
| Brownsville Elementary           | 203   |
| Red Hill Elementary              | 198   |
| Stone Robinson Elementary        | 191   |
| Baker Butler Elementary          | 190   |
| Woodbrook Elementary             | 188   |
| Agnor Hurt Elementary            | 182   |
| Ivy Elementary                   | 181   |
| Mountain View Elementary         | 172   |
| Hollymead Elementary             | 171   |
| Greer Elementary                 | 170   |
| Murray Elementary                | 144   |
| Broadus Wood Elementary          | 138   |
| Stony Point Elementary           | 97    |

| Middle Rankings By Raw Score |       |
|------------------------------|-------|
| School                       | Score |
| Henley Middle School         | 796   |
| Lakeside Middle School       | 792   |
| Journey Middle School        | 602   |
| Walton Middle School         | 546   |
| Burley Middle School         | 492   |
| Community Lab School         | 490   |

**CIP Projects:**  
Elementary School Renovations  
Middle School Master Plan Study

# Facilities Conditions Assessments

## CIP Project: High School Renovations

|                                                    | Albemarle HS | Monticello HS | Western Albemarle HS |
|----------------------------------------------------|--------------|---------------|----------------------|
| 1 FLEXIBILITY                                      | 2.25         | 2.75          | 1.75                 |
| 2 MAKING EVERYWHERE                                | 0.75         | 1.25          | 0.75                 |
| 3 TRANSPARENCY                                     | 0.00         | 2.75          | 0.00                 |
| 4 CHOICE AND COMFORT                               | 3.00         | 1.75          | 2.25                 |
| 5 WATERING HOLE SPACE                              | 1.50         | 2.25          | 1.50                 |
| 6 CAVE SPACE                                       | 1.25         | 4.75          | 0.50                 |
| 7 UNIVERSAL DESIGN                                 | 1.00         | 3.50          | 1.25                 |
| 8 TECHNOLOGY                                       | 3.25         | 3.50          | 3.75                 |
| 9 ACOUSTICS                                        | 2.50         | 2.25          | 2.50                 |
| 10 TEACHERS PROFESSIONAL SPACE                     | 1.25         | 4.50          | 2.50                 |
| 11 WELCOMING ENTRY                                 | 3.75         | 4.25          | 2.75                 |
| 12 SHARED LEARNING RESOURCES                       | 3.50         | 3.75          | 3.25                 |
| 13 STUDENT-CRAFTED LEARNING                        | 0.50         | 0.75          | 0.50                 |
| 14 ARTS STUDIOS                                    | 3.25         | 2.50          | 2.25                 |
| 15 MUSIC AND PERFORMANCE                           | 4.75         | 3.50          | 3.25                 |
| 16 HEALTH & PHYSICAL FITNESS                       | 3.75         | 3.75          | 3.25                 |
| 17 TOILET ROOMS                                    | 1.75         | 3.25          | 3.00                 |
| 18 STUDENT DINING                                  | 2.00         | 2.25          | 1.75                 |
| 19 SAFE LEARNING SPACES                            | 2.50         | 4.50          | 2.75                 |
| 20 DAYLIGHTING AND ARTIFICIAL LIGHTING QUALITY     | 2.75         | 3.25          | 0.25                 |
| 21 INSIDE/OUTSIDE CONNECTIONS                      | 3.50         | 3.75          | 2.00                 |
| 22 NATURAL VENTILATION                             | 1.50         | 1.75          | 0.75                 |
| 23 SUSTAINABILITY                                  | 0.25         | 0.50          | 0.00                 |
| 24 LOCAL SIGNATURE                                 | 1.00         | 2.00          | 0.50                 |
| 25 CONNECTED TO COMMUNITY                          | 2.00         | 2.25          | 2.25                 |
| 26 AESTHETICS                                      | 2.00         | 3.00          | 1.50                 |
| EFEI ASSESSMENT SCORE (out of 130 possible points) | 55.50        | 74.25         | 46.75                |
| EFEI RATING (5.00 Scale)                           | 2.13         | 2.86          | 1.80                 |

# ACPS Master Plan Studies

| Study                                                                               |      | Recommendation                                                                                                                                                                                                                                                                                                                | CIP Project                                      |
|-------------------------------------------------------------------------------------|------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|
| <a href="#">High School Facility Planning Study</a>                                 | 2017 | <ul style="list-style-type: none"><li>• Build multiple High School Centers, phased over time to comprehensively address enrollment capacity and equity of access to specialized programs across the school division</li><li>• Renovate all high schools to support the learning envisioned through High School 2022</li></ul> | High School Center II<br>High School Renovations |
| <a href="#">Albemarle High School and Western Albemarle High School Master Plan</a> | 2023 | <ul style="list-style-type: none"><li>• Economical plans to renovate the AHS and WAHS and expand the buildings where needed, in alignment with the High School Facility Planning Study and Lambs Lane Master Plan</li></ul>                                                                                                   | High School Renovations                          |
| <a href="#">Lambs Lane Master Plan</a>                                              | 2022 | <ul style="list-style-type: none"><li>• Transform the Lambs Lane property from a collection of buildings into the main ACPS Campus serving ACPS families, teachers and staff, and a destination for County residents</li></ul>                                                                                                | Lambs Lane Master Plan                           |
| <a href="#">Middle School Master Plan</a>                                           | 2024 | <ul style="list-style-type: none"><li>• Short- and long-term improvements at all ACPS middle schools to address capacity and equity needs</li></ul>                                                                                                                                                                           | Middle School Master Plan                        |

# Renovation Projects Timeline

|                                        |                       | 5-year CIP FY26 to FY 30 |              |         |              |         | CNA          |       |       |       |       |
|----------------------------------------|-----------------------|--------------------------|--------------|---------|--------------|---------|--------------|-------|-------|-------|-------|
|                                        | 24/25                 | 25/26                    | 26/27        | 27/28   | 28/29        | 29/30   | 30/31        | 31/32 | 32/33 | 33/34 | 34/35 |
| Mountain View Elementary School        | D/C                   | Constr.                  | Open         |         |              |         |              |       |       |       |       |
| Albemarle High School                  | Design / Construction |                          |              | Open    |              |         |              |       |       |       |       |
| Special Education Facility (Ivy Creek) |                       | D/C                      | Open         |         |              |         |              |       |       |       |       |
| Stony Point Elementary School          |                       | Design                   | Constr.      | Open    |              |         |              |       |       |       |       |
| Community Lab School                   |                       | Design                   | Construction |         | Open         |         |              |       |       |       |       |
| Lambs Lane Loop Road                   |                       | Design                   | Construction |         | Open         |         |              |       |       |       |       |
| Mountain View ES Elevator Addition     |                       | D/C                      | Open         |         |              |         |              |       |       |       |       |
| Western Albemarle High School          |                       |                          | Design       | Constr. | Open         |         |              |       |       |       |       |
| Broadus Wood Elementary School         |                       |                          | Design       | Constr. | Open         |         |              |       |       |       |       |
| Monticello High School                 |                       |                          |              | Design  | Constr.      | Open    |              |       |       |       |       |
| Murray Elementary School               |                       |                          |              | Design  | Constr.      | Open    |              |       |       |       |       |
| Walton Middle School                   |                       |                          |              | Design  | Construction |         | Open         |       |       |       |       |
| Greer Elementary School                |                       |                          |              |         | Design       | Constr. | Open         |       |       |       |       |
| Greer Bus Loop                         |                       |                          |              |         |              |         |              |       |       |       |       |
| Hollymead Elementary School            |                       |                          |              |         |              | Design  | Constr.      | Open  |       |       |       |
| Burley Middle School                   |                       |                          |              |         |              | Design  | Construction |       | Open  |       |       |
| Journey Bus Loop                       |                       |                          |              |         |              | Design  | Construction |       | Open  |       |       |

**CIP Request**

# CIP Projects Request

# Summary of Key Changes from 2023 Report

- **Update costs**
  - Unfunded projects inflationary increase
  - Placeholders updated with estimated costs
- **Update timing**
  - Unfunded projects pushed forward
  - High School Renovations
- **Northern Feeder Pattern Elementary School**
  - Increase capacity from 500 students to 600 students
- **Middle School Master Plan**
  - Incorporation of specific projects recommended in the plan (Community Lab, Walton, Burley Improvements)
- **Preschool Center:** New project beginning in Year 5

# CIP Request FY 26 - 30

|                  | CIP Project                                    | FY 26   | FY 27    | FY 28    | FY 29    | FY 30    | 5-year Total |
|------------------|------------------------------------------------|---------|----------|----------|----------|----------|--------------|
| Ongoing Programs | Project Management                             | \$0.6M  | \$0.6M   | \$0.6M   | \$0.6M   | \$0.6M   | \$3.0M       |
|                  | Facilities Maintenance/Replacement             | \$13.5M | \$13.2M  | \$15.4M  | \$16.4M  | \$16.2M  | \$74.7M      |
|                  | Network Technology                             | \$0.3M  | \$1.2M   | \$0.8M   | \$3.3M   | \$0.5M   | \$6.2M       |
|                  | School Bus Replacement                         | \$4.3M  | \$4.5M   | \$4.8M   | \$5.0M   | \$5.3M   | \$23.9M      |
|                  | Electric School Bus Purchase                   | \$0.3M  | \$0.3M   | \$0.4M   | \$0.4M   | \$0.4M   | \$1.8M       |
| 1                | Northern Feeder Pattern Elementary School      |         | \$4.4M   | \$56.3M  |          |          | \$60.7M      |
| 2                | High School Improvements & Elevator Additions  | \$20.3M | \$16.7M  | \$2.3M   |          |          | \$39.3M      |
| 3                | Elementary School Improv. & Elevator Additions | \$11.7M | \$14.7M  | \$14.1M  | \$14.4M  | \$11.6M  | \$66.5M      |
| 4                | Special Education Facility Renovations         | \$3.0M  |          |          |          |          | \$3.0M       |
| 5                | Middle School Master Plan & Improvements       | \$4.4M  | \$39.6M  | \$7.0M   | \$62.7M  | \$3.5M   | \$117.2M     |
| 6                | Long-Term Planning Land Acquisition            | \$7.5M  |          |          |          |          | \$7.5M       |
| 7                | Lambs Lane Master Plan                         | \$10.8M |          |          | \$2.9M   | \$0.7M   | \$14.4M      |
| 8                | High School Capacity Project                   |         |          |          | \$10.0M  | \$100.0M | \$110.0M     |
| 9                | School Walk Zones                              | \$0.25M | \$0.26M  | \$0.27M  | \$0.28M  | \$0.29M  | \$1.4M       |
| 10               | Geothermal at Monticello HS                    | \$12.6M | \$6.5M   | \$8.6M   |          |          | \$27.7M      |
| New              | Preschool Center (Design)                      |         |          |          |          | \$3.0M   | \$3.0M       |
|                  | Total Projects                                 | \$89.6M | \$102.0M | \$110.5M | \$116.0M | \$142.1M | \$560.1M     |



# Ongoing Programs Overview

|                                 | Project Management                                                                                                                                                             | Facilities Maint./Replacement                                                                                                                                                                                       | Network Technology                                                                                                  | School Bus Replacement                        | Electric School Bus Purchase                     |
|---------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|--------------------------------------------------|
| <b>Desc.</b>                    | Project Management services are provided by the Building Services department of the School Division. The services are for capital project management and CIP development work. | Example projects: roofs, electrical, mechanical, plumbing, pavement rehabilitation, flooring, painting, energy conservation measures, kitchen equipment replacement, and playground/athletics equipment replacement | Fiber network between and within all buildings, firewall, Internet filter, Wi-Fi System, Switches and other devices | Purchase of 30 diesel school buses each year. | Purchase of two electric school buses each year. |
| <b>Updated 5-yr CIP Request</b> | \$3.0M                                                                                                                                                                         | \$74.7M                                                                                                                                                                                                             | \$6.2M                                                                                                              | \$23.8M                                       | \$1.8M                                           |

# School Bus Replacement Program Increase Drivers

## 1. Aging Fleet

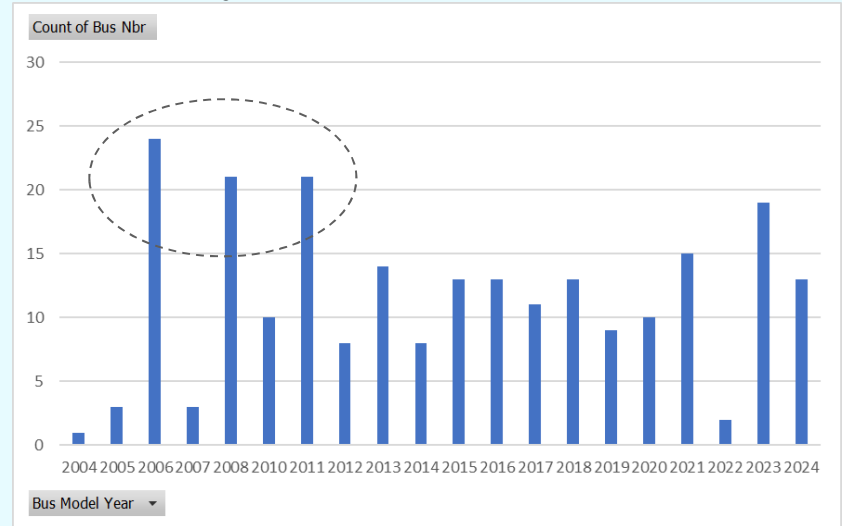
- A large portion of the fleet was purchased in 2006-2011
- Based on a 12-year replacement cycle, 89 buses need to be replaced
- Current funding levels do not address historical irregular purchases and create an increasing backlog

## 2. Increasing Mileage

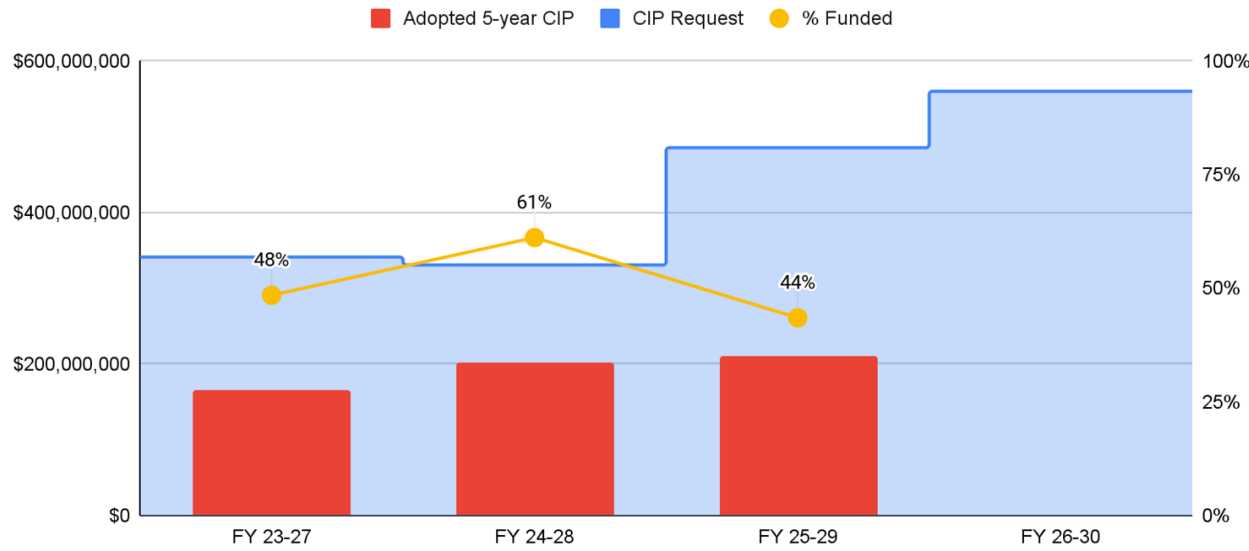
- We are putting more miles on buses annually (about 10,000/year on average)
- There are currently 17 buses with more than 215,000 miles

3. After a 5-year “catch-up” period (~30 buses/year), replacement can return to average levels

Bus model year:



# Historical 5-year CIP Funding



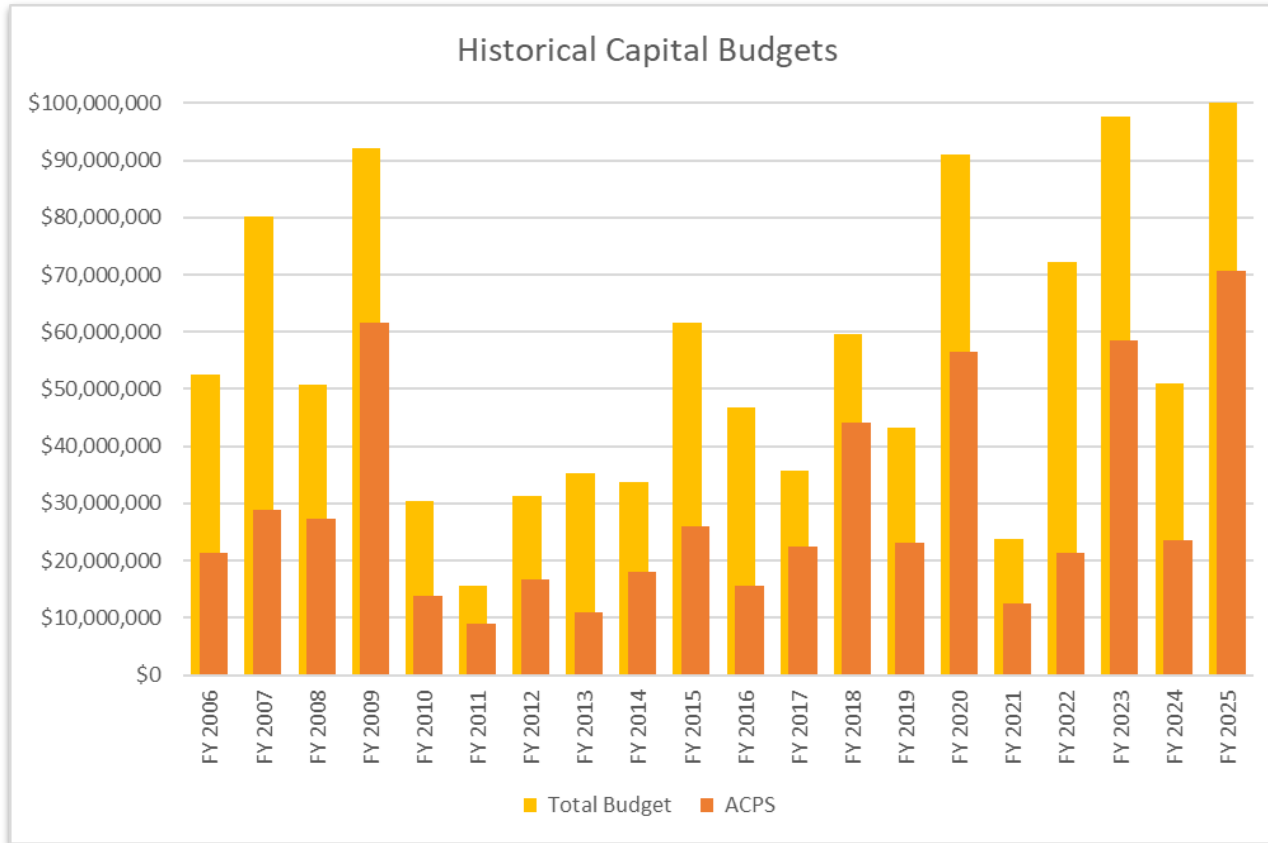
Historical amounts adjusted for inflation

Historical requests have been modified to include amounts for placeholder projects

|                           |                                                    |                        |                       |
|---------------------------|----------------------------------------------------|------------------------|-----------------------|
| Funded                    | Ongoing Programs                                   |                        |                       |
|                           | Center 2                                           | SFP Elementary School  |                       |
|                           |                                                    |                        | NFP Elementary School |
| Requested /<br>Not Funded | School Renovations/Improvements/Elevator Additions |                        |                       |
|                           | Land Acquisition                                   |                        |                       |
|                           |                                                    | Lambs Lane Master Plan |                       |
|                           |                                                    | Geothermal             |                       |
|                           |                                                    |                        | High School Capacity  |

Project table is not comprehensive and only includes major projects / cost drivers

# Historical Capital Budget Funding



|         | % ACPS |
|---------|--------|
| FY 2006 | 41%    |
| FY 2007 | 36%    |
| FY 2008 | 54%    |
| FY 2009 | 67%    |
| FY 2010 | 45%    |
| FY 2011 | 57%    |
| FY 2012 | 53%    |
| FY 2013 | 31%    |
| FY 2014 | 53%    |
| FY 2015 | 42%    |
| FY 2016 | 22%    |
| FY 2017 | 41%    |
| FY 2018 | 74%    |
| FY 2019 | 54%    |
| FY 2020 | 62%    |
| FY 2021 | 52%    |
| FY 2022 | 30%    |
| FY 2023 | 57%    |
| FY 2024 | 45%    |
| FY 2025 | 67%    |

Adjusted for inflation - BLS PPI industry data for New school building construction, not seasonally adjusted (July)

# Proposed CIP Request FY 26 - 30

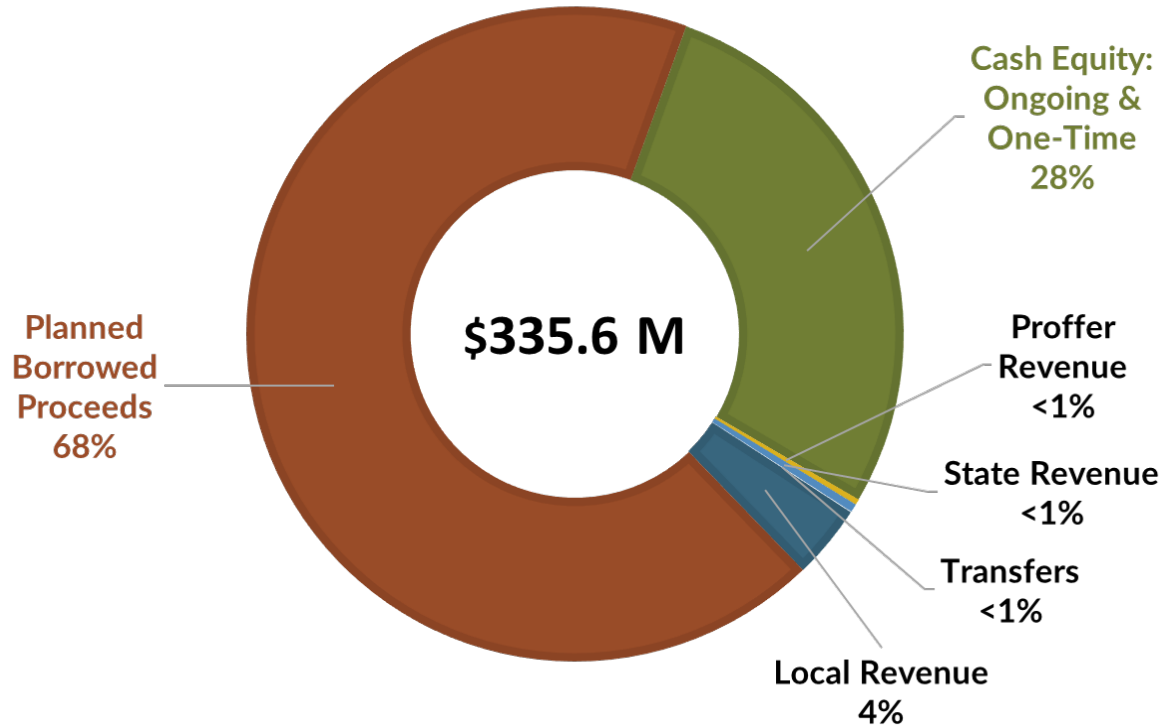
|                  | CIP Project                                    | FY 26   | FY 27    | FY 28    | FY 29    | FY 30    | 5-year Total |
|------------------|------------------------------------------------|---------|----------|----------|----------|----------|--------------|
| Ongoing Programs | Project Management                             | \$0.6M  | \$0.6M   | \$0.6M   | \$0.6M   | \$0.6M   | \$3.0M       |
|                  | Facilities Maintenance/Replacement             | \$13.5M | \$13.2M  | \$15.4M  | \$16.4M  | \$16.2M  | \$74.7M      |
|                  | Network Technology                             | \$0.3M  | \$1.2M   | \$0.8M   | \$3.3M   | \$0.5M   | \$6.2M       |
|                  | School Bus Replacement                         | \$4.3M  | \$4.5M   | \$4.8M   | \$5.0M   | \$5.3M   | \$23.9M      |
|                  | Electric School Bus Purchase                   | \$0.3M  | \$0.3M   | \$0.4M   | \$0.4M   | \$0.4M   | \$1.8M       |
| 1                | Northern Feeder Pattern Elementary School      |         | \$4.4M   | \$56.3M  |          |          | \$60.7M      |
| 2                | High School Improvements & Elevator Additions  | \$20.3M | \$16.7M  | \$2.3M   |          |          | \$39.3M      |
| 3                | Elementary School Improv. & Elevator Additions | \$11.7M | \$14.7M  | \$14.1M  | \$14.4M  | \$11.6M  | \$66.5M      |
| 4                | Special Education Facility Renovations         | \$3.0M  |          |          |          |          | \$3.0M       |
| 5                | Middle School Master Plan & Improvements       | \$4.4M  | \$39.6M  | \$7.0M   | \$62.7M  | \$3.5M   | \$117.2M     |
| 6                | Long-Term Planning Land Acquisition            | \$7.5M  |          |          |          |          | \$7.5M       |
| 7                | Lambs Lane Master Plan                         | \$10.8M |          |          | \$2.9M   | \$0.7M   | \$14.4M      |
| 8                | High School Capacity Project                   |         |          |          | \$10.0M  | \$100.0M | \$110.0M     |
| 9                | School Walk Zones                              | \$0.25M | \$0.26M  | \$0.27M  | \$0.28M  | \$0.29M  | \$1.4M       |
| 10               | Geothermal at Monticello HS                    | \$12.6M | \$6.5M   | \$8.6M   |          |          | \$27.7M      |
| New              | Preschool Center (Design)                      |         |          |          |          | \$3.0M   | \$3.0M       |
|                  | Total Projects                                 | \$89.6M | \$102.0M | \$110.5M | \$116.0M | \$142.1M | \$560.1M     |

# Overview of CIP

## Remainder of Work Session

- Overview of Appropriated Capital Budget & Adopted Capital Improvements Plan (CIP)
  - Revenues
  - Expenditures
- Next steps from today
- Boards Discussion

# Adopted FY 25 – 29 CIP Revenues





# CIP Revenues: **Cash Equity**

## Sources:

- 10% of change in revenues from Allocation of Shared Revenue Formula
- One-time funding, if available

## Uses:

### **First priority:**

- Debt service (principal & interest) related to bond issuances
  - Typically, 20-year period
  - Existing debt refinanced when advantageous

### **Remainder:**

- 5% of costs for projects that are eligible for borrowing
- 100% of cost for projects not eligible for borrowing

# CIP Revenues: **Planned Borrowed Proceeds**

## Sources:

### Bond issuances

- New bonds: Completed in 2021 and 2023
- Refinancing in 2022
- Currently planned for every other year

## Uses:

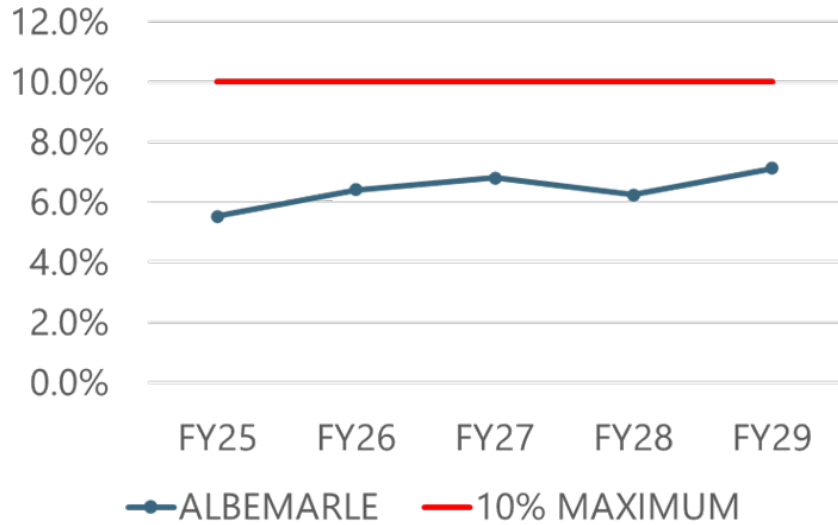
95% of costs for projects that are eligible for borrowing

# Debt Capacity: Key Component of Bond Ratings

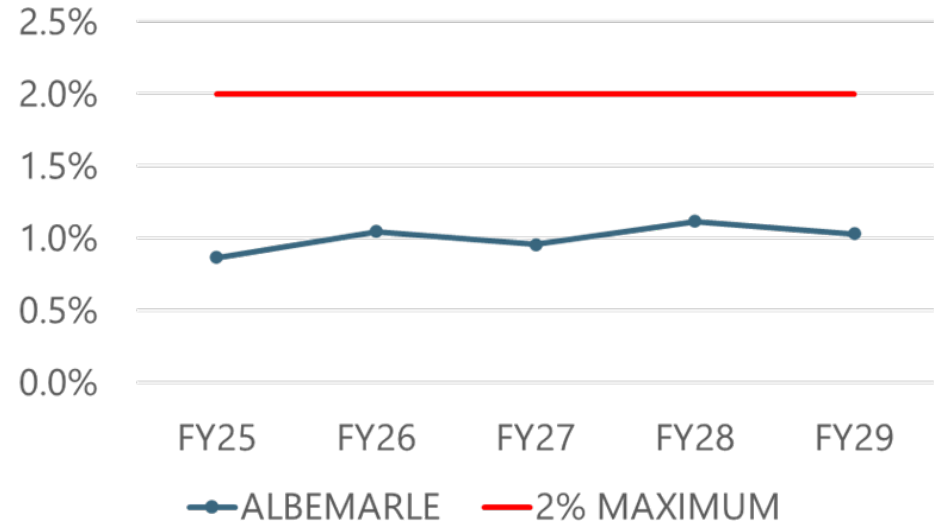
- Albemarle's AAA/AAA/Aaa Bond Rating
  - 2 ratings attained in 2003, 3rd in 2013
  - 55 of 3,000+ counties in United States as of Oct 2024
  - 13 of the 55 are in Virginia
- Benefits of County's Bond Rating
  - Future flexibility: Operating & Capital Budgets
  - Best possible rates relative to the market, which translates to lower debt service payments
  - Access to borrowing when needed

# Financial Management Policies: Debt

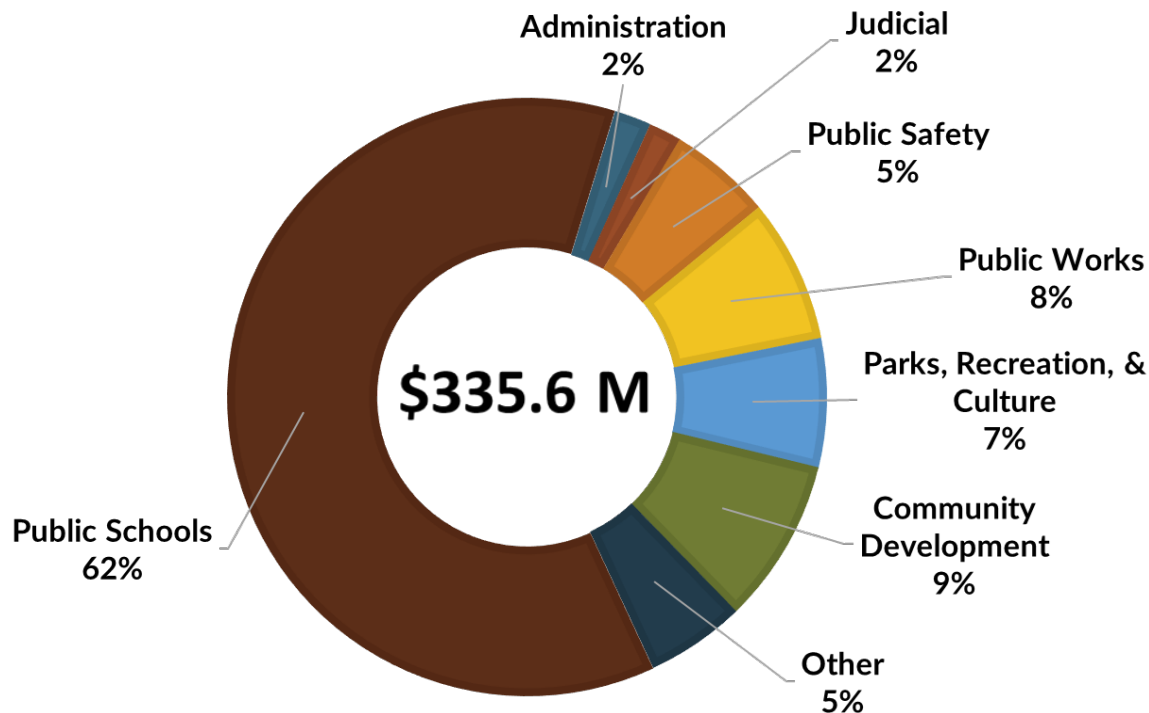
**Debt Service as Percentage of  
General Fund and School Fund  
Revenues**



**Outstanding Debt as a Percentage  
of Assessed Value of Taxable  
Property**



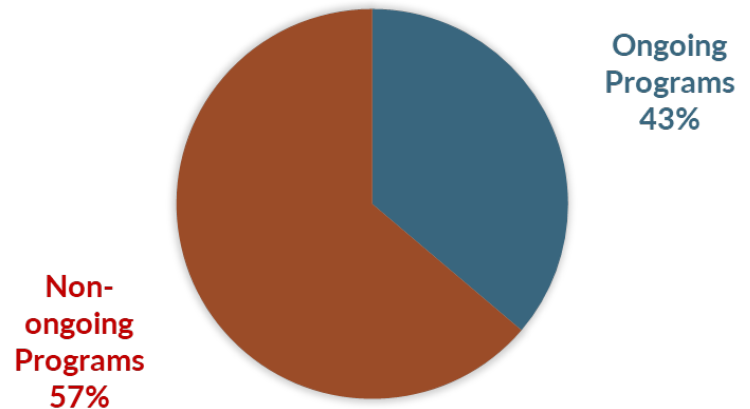
# Adopted FY 25 – 29 CIP Expenditures




# Ongoing Programs in the CIP & Financial Management Policies

- County Government Owned Facilities and Parks
- Co-Owned Facilities and Parks
- County Server Infrastructure Upgrade
- Fire Rescue Apparatus Replacement Program
- Ivy Landfill Remediation
- Moore's Creek Debt Service
- Project Management & Administrative Services
- Regional Firearms Training Center Contribution
- School Bus Replacement Program
- School Facilities
- School Technology Replacement Program

FY 25 - 29 ADOPTED CIP





## FY 25 Appropriated Public School Projects, beyond Ongoing Programs Total = \$93.2M

5

### EDUCATION & LEARNING

*Support exceptional  
educational opportunities.*

**Systemwide  
Renovations**

\$5.6 M

**Southern Feeder  
Pattern  
Elementary  
School**

\$47.4 M

**High School  
Center 2**

\$40.2 M

# FY 25 Appropriated County Government Projects, beyond Ongoing Programs, total appropriated, \$94.8 M

1

SAFETY & WELL-BEING

2

RESILIENT, EQUITABLE &  
ENGAGED COMMUNITY

3

INFRASTRUCTURE &  
PLACEMAKING

4

QUALITY OF LIFE

5

EDUCATION &  
LEARNING

6

WORKFORCE &  
CUSTOMER SERVICE

Transportation

Northern  
Convenience  
Center:  
Design

Rivanna  
Futures:  
Debt Service

Community  
Non-Profit  
Projects

Biscuit Run

Darden Towe  
Athletic Fields

Urban  
Pocket Park

Woolen Mills  
ADA  
Trailhead

Core Systems  
Modernization

Workplace –  
Facility  
Renovations

Courts  
Construction

Station 11  
(Monticello)  
Renovations



1

SAFETY &amp; WELL-BEING

2

RESILIENT, EQUITABLE &  
ENGAGED COMMUNITY

3

INFRASTRUCTURE &  
PLACEMAKING

4

QUALITY OF LIFE

5

EDUCATION &  
LEARNING

6

WORKFORCE &  
CUSTOMER SERVICE

# Adopted FY 26 – 29 CIP:

## Highlights beyond ongoing programs

Total planned = \$112.1 M

Transportation  
FY 26, FY 27

Northern  
Convenience  
Center:  
**Construction**  
FY 27

Rivanna  
Futures:  
Debt Service  
FY 26 - 29

**Central  
Library  
Renovations**  
FY 27, FY 29

Biscuit Run  
FY 26

Darden Towe  
Athletic  
Fields  
FY 26, FY 27

Urban  
Pocket Park  
FY 26

**Northern  
Feeder Pattern  
Elementary  
School**  
FY 27, FY 28

Core Systems  
Modernization  
FY 26 - 28

Workplace –  
Facility  
Renovations  
FY 26, FY 27

**School  
Renovations**  
FY 26 - 29

1

SAFETY & WELL-BEING

2

RESILIENT, EQUITABLE &  
ENGAGED COMMUNITY

3

INFRASTRUCTURE &  
PLACEMAKING

4

QUALITY OF LIFE

5

EDUCATION &  
LEARNING

6

WORKFORCE &  
CUSTOMER SERVICE

## FY 26 – 30: Potential Future County Government Projects and Adjustments

Courts  
Construction

Fire Rescue  
Apparatus  
Replacement

Emergency  
Communications  
Center (ECC)  
Facility

Community  
Non-Profit  
Projects

Transport-  
ation

Rivanna  
Futures:  
Debt Service

Biscuit Run

Technology  
Systems

# Strategic Plan Goals & Next Steps





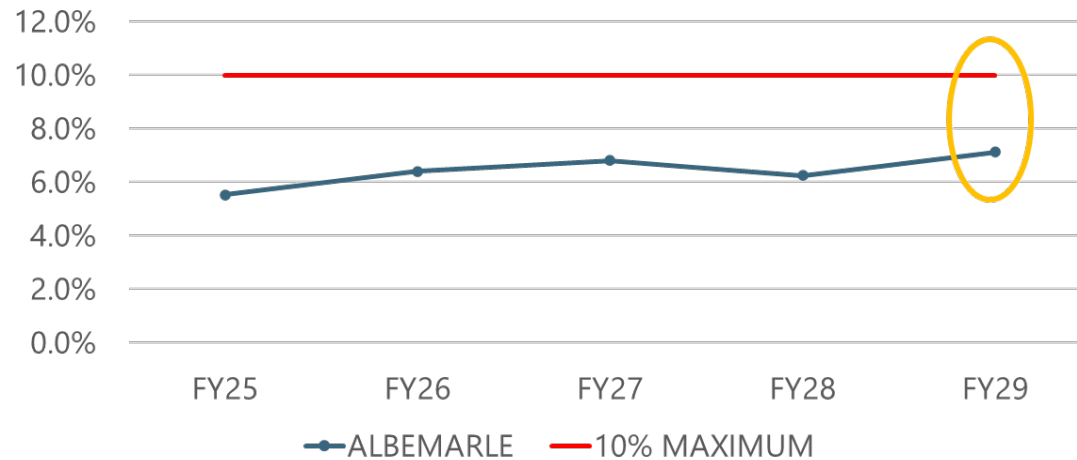
# Next Steps: Capital Improvement Plan (CIP)

1. Starting point is the balanced FY 25 – 29 Adopted CIP
2. Staff updating financial assumptions
3. December 4 Joint Board Meeting
4. February 26: County Executive's Recommended Budget & CIP  
To extent possible, include new projects guided by Strategic Plan for Board of Supervisors consideration
5. March – May: FY 26 annual budget & FY 26-30 CIP meetings

# Adopted FY 25 – 29 CIP

## Comparison to Adopted Financial Policies

Debt Service as Percentage of General Fund and School Fund Revenues



Capacity figures shown will be updated with February Recommended FY 26 – 30 CIP

At 7.1% in FY 29, County has capacity to borrow more than adopted CIP, based on debt financial policies

- 8% = \$60 M
- 9% = \$122 M

Capacity not planned for as of today

- Impacts on next slide

# What would be considered if projects can be added to the FY 26-30 CIP?

Does the County have debt capacity?

Up to \$60 million, as of today, moving to 8% of the 10% policy maximum

Does the County have the related cash funding needed?

- For \$60 M in projects, 5% “pay as you go” funding portion of projects = \$3.0 M
- Annual Debt Service, for each year of life of bond:
  - Lease Revenue: \$5.0 M
  - General Obligation \$4.9 M
- Funding source: Future discussion in FY 26 budget process

Other considerations, answers dependent on project:

- What is the impact to future flexibility?
- How are related operating costs planned for in the General and/or School Funds?
- What is the County’s ability to execute?



# Examples of Possible Board Strategies to increase CIP Revenues

- Impacts of Calendar 2025 reassessments
- Tax rate changes
- Investment of one-time funding
  - End of year positive variances
  - One-time current fiscal year savings
- Reprioritizing revenue that funds operating budgets (ongoing or one-time)
- Longer-term: Potential General Assembly enabling authority to increase sales tax for school construction



# Board Discussion

1. Questions & discussions about CIP projects
2. Discussions strategies & next steps