

FES Quarterly Report – January 2021

Facilities & Environmental Services Department, Albemarle County



Top of the News

NIFI – Mountain View Safe Routes to School

The Board's Neighborhood Improvements Funding Initiative (NIFI) helped fund a Safe Routes to School project that will improve safety for students that walk to school at the Mountain View Elementary School on Avon Street Extended. Sidewalks and an at-grade crosswalk will make walking to school a much safer proposition for one of the fastest growing schools in Albemarle County. This project will also connect to sidewalks being added along Avon Street as part of a VDOT Revenue Sharing project that is currently in the bidding phase.



School Maintenance Projects – Summer 2021

The Facilities Planning & Construction Division of FES will be busy in the spring and summer of 2021 with a long list of current projects and the recent addition of 17 new school maintenance projects at 14 different schools. These projects have a combined total value of over \$6.7 million dollars and construction will be performed over a 10-week period this summer.

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Capital Projects Summary

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Capital Projects Report

Detailed capital projects scope and updates

Included in this work are 3 electrical projects, 4 HVAC projects and 4 plumbing projects. One of the HVAC projects is at Broadus Wood Elementary School and has a total budget of almost \$1.3 million dollars. FP&C will also be managing a \$2.57 million of roofing projects at Henley Middle School, Walton Middle School and Western Albemarle High School. Major parking lot work will also take place at Albemarle High School and Western Albemarle High School.

Clearly, it's going to be a busy summer, but the FES team will be up to the challenge.

Recap: Street Sweeping Pilot

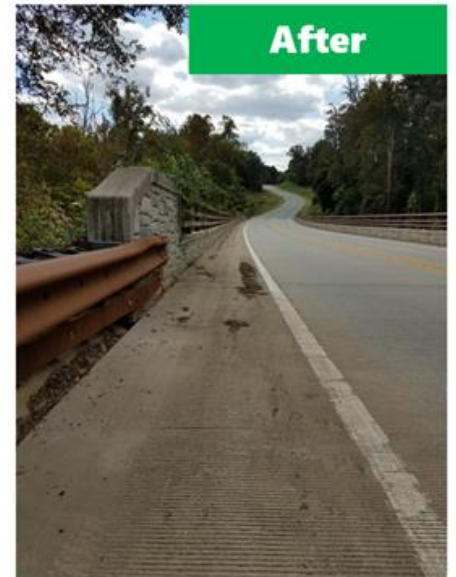
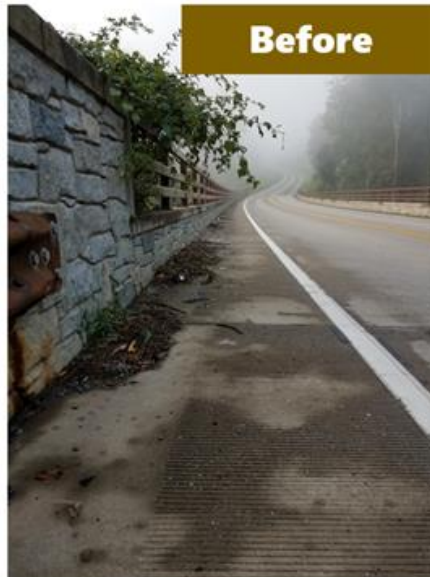
Albemarle County partnered with the City of Charlottesville to explore the long-term viability of expanding Charlottesville Public Works' street sweeping program to Albemarle's entrance corridor streets near the City.

Streets on the routes included parts of the John Warner Parkway, Rio Road, Hydraulic Road, Georgetown Road, Barracks Road, Ivy Road, Fontaine Avenue Extended, 5th Street, Avon Street Extended, Mill Creek Drive, Scottsville Road, Stoney Point Road, and Richmond Road.

To limit the impact on traffic, sweepers worked on weekends from 4 - 9 am. The pilot completed two full rotations of streets, accomplished in October and November.

Sweeping streets has multiple benefits. Clean streets improve safety for vehicles and bicycles. Removing debris from the streets improves water quality for streams and rivers. Regular sweeping sends a clear message that a community cares for its infrastructure.

The matter collected from the street sweeping effort – gravel, dirt, and other debris collectively called “spoils” – was disposed of at the Ivy Materials Utilization Center. **More than 42 tons of it!**



Diversion of that debris from our waterways also enables the County claim water quality “TMDL” credits for removal of pollutants from our streams and rivers that lead to the Chesapeake Bay. Exact credits for the pilot are being analyzed to inform future planning, but do include credits for nitrogen, phosphorus and sediment.

Over the course of the coming months, staff will continue conversations with our partners at the City of Charlottesville about a long-term agreement and develop a recommendation for consideration by the County Executive.

Climate Action Initiatives

Assisted Home Energy Performance Pilot

The County has begun a new partnership with the Albemarle Housing Improvement Program (AHIP) and the Local Energy Alliance Program (LEAP) to address climate change and improve the affordability of local housing.

Under a one-year agreement beginning January 1, the County will contribute \$250,000 towards retrofitting low-income households to improve the homes' energy efficiency. These retrofits will include weatherization improvements, such as enhancements to insulation and weatherstripping, and upgrades to equipment, such as HVAC systems and water heaters. The retrofit process will begin with a verification of household eligibility and an initial energy assessment of the home. Following the improvements, homes will again be tested so that the amount of saving – in both energy and money – can be estimated.

Affordable homes are often older homes, built when energy-efficiency building codes were much weaker. That, combined with deferred maintenance, leads to “leaky” homes that take more energy to heat and cool, increasing the true cost of living in an affordable home.

This pilot program directly addresses a strategy in the County's Climate Action Plan to “expand upon and develop partnerships with local companies and non-profit agencies to improve energy efficiency in existing homes and businesses”.

Electric Vehicle Chargers – Dominion Energy Smart Charging Infrastructure Pilot

Albemarle County will be participating in Dominion Energy's Smart Charging Infrastructure Pilot (SCIP) Program. The program offers rebates to help cover the costs of “make-ready” infrastructure along with the purchase and installation of approved EV charging equipment.



In keeping with the Climate Action Plan action item to “Pursue public/private partnerships... to support an increase in the availability of electric vehicle charging infrastructure...” FES submitted three separate proposals for the McIntire and 5th Street charging stations which were subsequently accepted by Dominion.

Our proposals were successful, and we are moving forward with the installation of fast chargers and standard electric vehicle (EV) chargers at COB-McIntire and a standard charger at COB-5th Street.

For most EV’s, the fast chargers will be capable of providing approximately 250 miles of driving range per hour of charging, while the standard charger will provide 25 miles of driving range per hour of charging. The chargers will be available for County fleet, public, and employee vehicle charging.

This project is estimated to have an up-front cost to the County of \$332,000. Dominion will rebate 70% of the project’s total cost, or an estimated \$232,000.00.

FES will be procuring the equipment and maintenance/management services through ChargePoint, Inc., and will retain the right to set user rates. While the project is still in the permitting process, FES anticipates the project will be completed in early Spring 2021.

Capital Projects Update

Biscuit Run Phase 1A

Design work continues for an entrance from Rt.20 to Biscuit Run Park and a parking lot to accommodate 75 vehicles so that trails can be easily accessed. The entrance design is currently being coordinated with VDOT and the design team is working on an updated estimate for the project. FES is working with Parks & Recreation to apply for a VDOT Recreation Access Grant that could result in a \$350K grant from the Commonwealth. Staff’s goal is to complete design work by the summer of 2021.



Red Hill & Scottsville Elementary

Both large projects are on schedule and should be ready for the start of school in August of 2021. Both schools are receiving new gyms and Scottsville is also adding a new classroom addition.

Renovations at Red Hill include restrooms receiving all new tile walls (see below), toilet partitions and plumbing fixtures.



New additions at Scottsville are taking shape after a significant amount of masonry and steel work was completed in the classroom addition (below left) and gym addition (below right).



Berkmar Bicycle & 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 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. The design consultant (A. Morton Thomas & Associates) has completed the land surveying base maps for the project. Staff have been reviewing sketches and progress drawings and working through design issues with the consultant to develop Conceptual (30%) Plans for Segment-1 and Segment-2.

Summary - Active Capital Projects

Monday, January 11, 2021

2:34:58 PM

Jack Jouett

| Project Name | Project Type | ProjectPhase | % Complete | Budget |
|--|------------------|----------------|---------------|--------------------|
| Ivy Creek Natural Area ADA Paved Trail | Local Government | Design | 20% | \$51,500 |
| NIFI - Albemarle Jouett Greer SRTS | NIFI | Contractor Bid | 50% | \$710,000 |
| Electrical Upgrades-Jouett, Burley, Henley | Schools | Construction | 90% | \$446,706 |
| Sidewalk - Commonwealth/Dominion | Transportation | Design | 27% | \$3,336,224 |
| | | | Total: | \$4,544,430 |

Rio

| Project Name | Project Type | ProjectPhase | % Complete | Budget |
|---|----------------|--------------|---------------|--------------------|
| Broadus Wood Heat Pump and Unit Ventilators | Schools | Design | 5% | \$1,265,000 |
| Broadus Wood Well Upgrades | Schools | Design | 45% | \$425,000 |
| Berkmar Bike Ped Improvements | Transportation | Design | 15% | \$2,890,026 |
| | | | Total: | \$4,580,026 |

Rivanna

| Project Name | Project Type | ProjectPhase | % Complete | Budget |
|-------------------------------------|--------------|--------------|---------------|------------------|
| Hollymead Electrical Panel Upgrades | Schools | Design | 5% | \$100,000 |
| | | | Total: | \$100,000 |

Samuel Miller

| Project Name | Project Type | ProjectPhase | % Complete | Budget |
|---|--------------|--------------|---------------|--------------------|
| Red Hill Gym Addition and Improvements | Schools | Construction | 70% | \$6,219,748 |
| Walton Domestic Water Supply Replacement | Schools | Design | 0% | \$350,000 |
| Walton Walk-in Cooler and Freezer Replacement | Schools | Design | 0% | \$120,000 |
| | | | Total: | \$6,689,748 |

Scottsville

| Project Name | Project Type | ProjectPhase | % Complete | Budget |
|--|------------------|----------------|------------|--------------|
| Biscuit Run Phase 1a | Local Government | Design | 25% | \$488,255 |
| COB 5th Street Chiller | Local Government | Construction | 50% | \$394,687 |
| Scottsville Comm Center HVAC Replacement | Local Government | Contractor Bid | 50% | \$300,000 |
| NIFI - Mountain View SRTS | NIFI | Design | 40% | \$597,094 |
| High School Center 2 | Schools | Design | 25% | \$2,248,561 |
| Scottsville Elementary Classroom Addition & Gym 2019 | Schools | Construction | 60% | \$11,280,252 |

Total: \$15,308,849

White Hall

| Project Name | Project Type | ProjectPhase | % Complete | Budget |
|--|----------------|--------------|------------|-------------|
| NIFI - The Square | NIFI | Design | 32% | \$1,510,000 |
| Brownsville Boilers Replacement | Schools | Design | 10% | \$330,000 |
| Crozet Elementary Additions & Improvements | Schools | Design | 30% | \$1,260,000 |
| WAHS Softball Restrooms/ADA | Schools | Design | 38% | \$0 |
| Sidewalk - Library Avenue | Transportation | Design | 59% | \$0 |

Total: \$3,100,000

Multiple

| Project Name | Project Type | ProjectPhase | % Complete | Budget |
|--|------------------|----------------|------------|-------------|
| CARES - AV Upfit Project | Local Government | Construction | 90% | \$372,000 |
| Elevator Modernization AHS, BUR | Schools | | 0% | \$80,000 |
| Murray High School and Jouett Generator Installations | Schools | | 0% | \$350,000 |
| Schools Restroom Upgrades Agnor Hurt and Greer | Schools | Design | 32% | \$36,984 |
| Sidewalk - Ivy Road | Transportation | Contractor Bid | 60% | \$2,478,000 |
| Sidewalk - Rio Road, Avon Street & Rt. 250 West-Crozet | Transportation | Contractor Bid | 93% | \$3,905,209 |

Total: \$7,222,193

NA

| Project Name | Project Type | ProjectPhase | % Complete | Budget |
|--|------------------|--------------|---------------|--------------|
| Courts Complex Addition & Renovation | Local Government | Design | 20% | \$5,822,136 |
| Burley Kitchen Hood And Air Conditioning | Schools | Design | 0% | \$300,000 |
| | | | Total: | \$6,122,136 |
| | | | | \$47,667,382 |

Capital Projects Report - Facilities and Environmental Services

Local Government

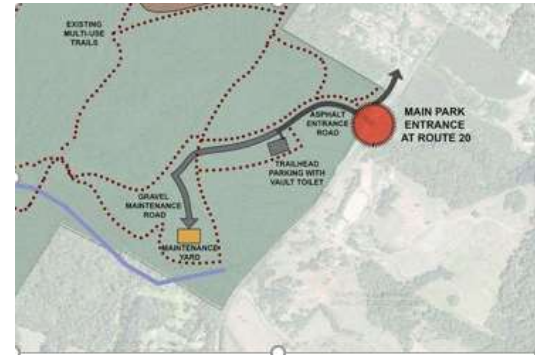
Biscuit Run Phase 1a

Project Scope

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.

Project Update

AE and County Staff met with Parks and Rec on 12/11 for an update and any final comments before submission of site plans to Community Development. AE submitted an updated cost estimate to county staff on 12/23/20. On 12/31/20 the Architect submitted Site Plans and WPO Plans to Community Development for review and to schedule a Pre-Application meeting. PM has started the application process for the access grant and is working with both Community Development and VDOT to complete the application process.



| | | | |
|---------------------------------|----------------|----------------------|--------------|
| Current Phase: | Design | Budget: | \$488,255.00 |
| % Complete: | 25% | PO Balance: | \$325,378.50 |
| Design % Complete: | 50% | Paid to Date: | \$162,876.50 |
| Construction % Complete: | 0% | Balance: | \$0.00 |
| Updated: | 1/11/2021 | | |
| Managed By: | Steve Hoffmann | | |
| Substantial Completion: | 12/8/2021 | | |

Capital Projects Report - Facilities and Environmental Services

Local Government

CARES - AV Upfit Project

Project Scope

Upgrade existing conference rooms at COB-McIntire and COB-5th Street to accommodate a hybrid teleconferencing/in-person scenario. Upgrades to include new monitors, cameras, microphones, and speakers where applicable.

Project Update

Rough-in is 100% complete, equipment installation is 90% complete, and commissioning is 60% complete. The major networking issues have been resolved, and the installation and IT team is conducting testing within each room upon completion of installation and commissioning.



Current Phase: Construction

% Complete: 90%

Design % Complete: 100%

Construction % Complete: 85%

Updated: 1/5/2021

Managed By: Matt Wertman

Substantial Completion: 12/31/2020

Budget: \$372,000.00

PO Balance: \$206,371.79

Paid to Date: \$153,360.78

Balance: \$12,267.43

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

Design completed and anticipate submitting application for permits to Community Development by 01/08. Received an update on the shipping status of the new chiller and was informed equipment would be received later than the planned February time frame. The new ship date is scheduled for 04/07/2021. The current plan is to complete valve replacement over winter and leave chiller 1 in place and operational until the new chiller is delivered. When Contractor mobilizes to install the new chiller, Chiller #1 will be isolated from the system so Chiller #2 will be able to remain in operation and handle the building load.

| | | | |
|---------------------------------|--------------|----------------------|--------------|
| Current Phase: | Construction | Budget: | \$394,687.00 |
| % Complete: | 50% | PO Balance: | \$349,798.10 |
| Design % Complete: | 100% | Paid to Date: | \$475.90 |
| Construction % Complete: | 0% | Balance: | \$44,413.00 |
| Updated: | 1/4/2021 | | |
| Managed By: | Drake Giles | | |
| Substantial Completion: | 2/28/2021 | | |

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

Programming and conceptual design options for the Circuit Court were presented to stakeholders in late December 2020. The demolition application for the Levy Annex was approved by the City's BAR. Comparisons of previous programming in 2012 and 2015 to current programming for General District Court being finalized. Staff is working on RFQ and RFP for Construction Manager at Risk (CMAR) procurement.

| | | | |
|---------------------------------|-----------------|----------------------|----------------|
| Current Phase: | Design | Budget: | \$5,822,136.00 |
| % Complete: | 20% | PO Balance: | \$4,551,497.63 |
| Design % Complete: | 18% | Paid to Date: | \$827,828.38 |
| Construction % Complete: | 0% | Balance: | \$442,809.99 |
| Updated: | 1/11/2021 | | |
| Managed By: | Blake Abplanalp | | |
| Substantial Completion: | | | |

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

FP&C PM met with Parks & Rec. and Architect to review and discuss scope of work. A/E proposal has been received and reviewed with revisions requested. Revisions to proposal received from A/E on 1/4 and will be reviewed by PM and submitted to QA for review by Friday, 1/8.



| | | | |
|---------------------------------|-------------|----------------------|-------------|
| Current Phase: | Design | Budget: | \$51,500.00 |
| % Complete: | 20% | PO Balance: | \$0.00 |
| Design % Complete: | 20% | Paid to Date: | \$0.00 |
| Construction % Complete: | 0% | Balance: | \$51,500.00 |
| Updated: | 1/5/2021 | | |
| Managed By: | Neale Craft | | |
| Substantial Completion: | 6/4/2021 | | |

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

Bid documents submitted to purchasing for review on 12/8/20 and project posted for solicitation on 12/10/20. Pre- Bid Meeting schedule to be held on site 1/6/21, with bids due on 1/20/20. Anticipate construction start in late spring with final completion in Fall 2021.

| | | | |
|---------------------------------|----------------|----------------------|--------------|
| Current Phase: | Contractor Bid | Budget: | \$300,000.00 |
| % Complete: | 50% | PO Balance: | \$0.00 |
| Design % Complete: | 100% | Paid to Date: | \$0.00 |
| Construction % Complete: | 0% | Balance: | \$300,000.00 |
| Updated: | 1/5/2021 | | |
| Managed By: | Drake Giles | | |
| Substantial Completion: | 6/30/2021 | | |

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

The Design Team's "Plan and Specifications" package was delivered to the County on 12/16/20 for final review and coordination. Posted for advertisement on 12/22/20. County Staff along with the Engineer will hold a virtual pre-bid meeting on 1/11/21 and Bids are due for opening on 1/29/21. Construction is slated to begin early May 2021 and wrap up at the beginning of September 2021.

| | | | |
|---------------------------------|----------------|----------------------|--------------|
| Current Phase: | Contractor Bid | Budget: | \$710,000.00 |
| % Complete: | 50% | PO Balance: | \$9,821.57 |
| Design % Complete: | 100% | Paid to Date: | \$141,047.76 |
| Construction % Complete: | 0% | Balance: | \$559,130.67 |
| Updated: | 1/11/2021 | | |
| Managed By: | Steve Hoffmann | | |
| Substantial Completion: | 9/3/2021 | | |

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

VDOT provided updated Special Provisions to be added to the bid documents. On 12-23-20 VDOT re-authorized the project for re-bidding. Currently, the A/E and Owner are reviewing the bid documents and revising assorted bidding-related dates. Re-bid documents planned to be posted on January 15th and to start construction in spring '21.

| | | | |
|---------------------------------|----------------|----------------------|--------------|
| Current Phase: | Design | Budget: | \$597,094.00 |
| % Complete: | 40% | PO Balance: | \$38,581.37 |
| Design % Complete: | 100% | Paid to Date: | \$62,783.63 |
| Construction % Complete: | 0% | Balance: | \$495,729.00 |
| Updated: | 1/4/2021 | | |
| Managed By: | Montie Breeden | | |
| Substantial Completion: | 4/8/2021 | | |

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

FP&C Staff received the 60% set from the A/E on 12/4. FP&C Staff are completing their drawing review the week of 1/4. A submission to VDOT is anticipated the week of 1/18.

| | | | |
|---------------------------------|--------------|----------------------|----------------|
| Current Phase: | Design | Budget: | \$1,510,000.00 |
| % Complete: | 32% | PO Balance: | \$97,845.57 |
| Design % Complete: | 43% | Paid to Date: | \$119,224.48 |
| Construction % Complete: | 0% | Balance: | \$1,292,929.95 |
| Updated: | 1/5/2021 | | |
| Managed By: | Matt Wertman | | |
| Substantial Completion: | 6/20/2022 | | |

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

Received executed A/E task order with Simmons, Rockecharlie & Prince (SRP) and notice to proceed was issued on 12/21/20. Anticipate late February bid posting with construction taking place over summer 2021.

| | | | |
|---------------------------------|-------------|----------------------|----------------|
| Current Phase: | Design | Budget: | \$1,265,000.00 |
| % Complete: | 5% | PO Balance: | \$64,606.00 |
| Design % Complete: | 5% | Paid to Date: | \$0.00 |
| Construction % Complete: | 0% | Balance: | \$1,200,394.00 |
| Updated: | 1/4/2021 | | |
| Managed By: | Drake Giles | | |
| Substantial Completion: | | | |

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 held a project initiation meeting with Building Services Staff on 12/11. The project's design is nearing completion. FP&C Staff received an updated set of drawings from the A/E on 12/21 for re-submission to VDH for their 2nd drawing review. FP&C Staff are coordinating a drawing review for bidding purposes. The A/E is working to complete the Project Manual. Bidding is anticipated in Q1 of CY2021.

| | | | |
|---------------------------------|--------------|----------------------|--------------|
| Current Phase: | Design | Budget: | \$425,000.00 |
| % Complete: | 45% | PO Balance: | \$0.00 |
| Design % Complete: | 95% | Paid to Date: | \$0.00 |
| Construction % Complete: | 0% | Balance: | \$425,000.00 |
| Updated: | 1/5/2021 | | |
| Managed By: | Matt Wertman | | |
| Substantial Completion: | | | |

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

Received executed A/E task order with Simmons, Rockecharlie & Prince (SRP) and notice to proceed was issued on 12/22/20. SRP submitted preliminary drawings and a cost estimate on 1/4 for review and comments . Anticipate early February bid posting with construction taking place over summer 2021.

| | | | |
|---------------------------------|-------------|----------------------|--------------|
| Current Phase: | Design | Budget: | \$330,000.00 |
| % Complete: | 10% | PO Balance: | \$16,956.00 |
| Design % Complete: | 10% | Paid to Date: | \$0.00 |
| Construction % Complete: | 0% | Balance: | \$313,044.00 |
| Updated: | 1/4/2021 | | |
| Managed By: | Drake Giles | | |
| Substantial Completion: | | | |

Capital Projects Report - Facilities and Environmental Services

Schools

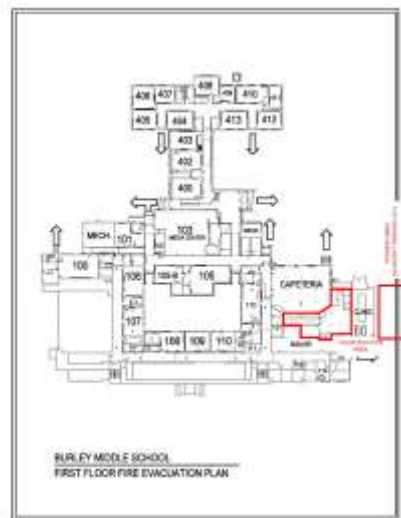
Burley Kitchen Hood And Air Conditioning

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 better coverage of the whole area.

Project Update

An A/E task order with Simmons, Rockecharlie & Prince was executed on 12-21-20. On 01-04-21 the A/E submitted preliminary drawings and a cost estimate for Owner to review. The schedule is to bid during winter '21 and construct during summer '21.



Current Phase: Design

% Complete: 0%

Design % Complete: 0%

Construction % Complete: 0%

Updated: 1/4/2021

Managed By: Montie Breeden

Substantial Completion:

Budget: \$300,000.00

PO Balance: \$0.00

Paid to Date: \$0.00

Balance: \$300,000.00

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

Fourteen (14) contractors submitted pre-qualification applications by the 12/18 deadline. The pre-qualification review committee is scheduled to meet on 1/8 to review the applications and determine which firms are pre-qualified and eligible to bid on the project. The A/E submitted a 90% drawing and project manual submission to FP&C on 12/18. FP&C and Building Services Staff are conducting a drawing review that will be complete on 1/8. If construction funding is approved by the BOS, plans and specifications will be posted for bids by qualified contractors on or about 2/2, with bids due on 3/4.

| | | | |
|---------------------------------|--------------|----------------------|----------------|
| Current Phase: | Design | Budget: | \$1,260,000.00 |
| % Complete: | 30% | PO Balance: | \$194,361.40 |
| Design % Complete: | 88% | Paid to Date: | \$964,174.32 |
| Construction % Complete: | 0% | Balance: | \$101,464.28 |
| Updated: | 1/5/2021 | | |
| Managed By: | Matt Wertman | | |
| Substantial Completion: | 8/20/2022 | | |

Capital Projects Report - Facilities and Environmental Services

Schools

Electrical Upgrades-Jouett, Burley, Henley

Project Scope

Electrical panels at Burley, Henley and Jouett are original to the building and antiquated. The switchgear at Jouett is also original to the school and antiquated. Panels and switchgear need to be replaced to improve the overall stability and health of the various electrical systems.

Project Update

The contractor returned to Burley Middle on 12/21 for the installation of the Main Distribution Panel (MDP) and completed the work on 12/23. With the completion of the MDP install, work at Henley and Burley Middle Schools has been completed. Work at Jouett is 90% complete with the install of the new switchgear scheduled for completion during 2021 spring break. Anticipate Closeout of project in June 2021.



| | | | |
|---------------------------------|--------------|----------------------|--------------|
| Current Phase: | Construction | Budget: | \$446,706.10 |
| % Complete: | 90% | PO Balance: | \$113,670.47 |
| Design % Complete: | 100% | Paid to Date: | \$317,183.99 |
| Construction % Complete: | 90% | Balance: | \$15,851.64 |
| Updated: | 1/4/2021 | | |
| Managed By: | Drake Giles | | |
| Substantial Completion: | 5/31/2021 | | |

Capital Projects Report - Facilities and Environmental Services

Schools

Elevator Modernization AHS, BUR

Project Scope

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

Project Update

PM met with elevator vendor on 12/04/20 to review the code and safety related upgrades to the two elevators. Staff is reviewing a cooperative contract for consideration as a method of completing the work, potentially reducing cost and reducing the timeline for project completion.



Current Phase:

% Complete: 0%

Design % Complete: 0%

Construction % Complete: 0%

Updated: 1/11/2021

Managed By: Montie Breeden

Substantial Completion:

Budget: \$80,000.00

PO Balance: \$0.00

Paid to Date: \$0.00

Balance: \$80,000.00

Capital Projects Report - Facilities and Environmental Services

Schools

High School Center 2

Project Scope

In August 2016, Albemarle County Public Schools (ACPS) launched High School 2022, a district-wide initiative to design, refine, and deliver the future of high school. This project is part of the proposed solutions that were included in High School 2022 and as such, is intended to alleviate the congestion in ACPS's four existing high schools. The project includes the construction of a new 60,000 SF facility that can accommodate 400 high school students on a daily basis.

Project Update

The School Board unanimously approved the Schematic Design plans on 11/12. FP&C staff received the final geotechnical and soil borings report on 1/4. The Design Committee met on 12/3. Another meeting is scheduled for 1/8 to discuss scheduling options.



| | | | |
|---------------------------------|--------------|----------------------|----------------|
| Current Phase: | Design | Budget: | \$2,248,561.41 |
| % Complete: | 25% | PO Balance: | \$1,510,174.11 |
| Design % Complete: | 45% | Paid to Date: | \$388,743.30 |
| Construction % Complete: | 0% | Balance: | \$1,077,649.50 |
| Updated: | 1/5/2021 | | |
| Managed By: | Matt Wertman | | |
| Substantial Completion: | 5/30/2023 | | |

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

Received executed A/E task order with Simmons, Rockecharlie & Prince (SRP) and notice to proceed was issued on 12/21/20. Anticipate early February bid posting with construction taking place over summer 2021.

| | | | |
|---------------------------------|-------------|----------------------|--------------|
| Current Phase: | Design | Budget: | \$100,000.00 |
| % Complete: | 5% | PO Balance: | \$14,365.00 |
| Design % Complete: | 5% | Paid to Date: | \$0.00 |
| Construction % Complete: | 0% | Balance: | \$85,635.00 |
| Updated: | 1/4/2021 | | |
| Managed By: | Drake Giles | | |
| Substantial Completion: | | | |

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

A/E Task Order completed, reviewed and approved on 12/31. Task Order sent to A/E and released A/E to commence design on 1/4/2020. Anticipate issuing bid packages in mid-March.



Current Phase:

% Complete: 0%

Design % Complete: 0%

Construction % Complete: 0%

Updated: 1/11/2021

Managed By: Neale Craft

Substantial Completion: 8/3/2021

Budget:

\$350,000.00

PO Balance:

\$0.00

Paid to Date:

\$0.00

Balance:

\$350,000.00

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

At the New Gym, CMU installation is ongoing while wall and under slab utilities and MEP installation is nearing completion. Steel installation has begun at the new stage area. Work Room 120, Restrooms 112 & 122 and Laundry Room 113 all have a small amount of finish work to wrap up before they are complete. Above-ceiling work is almost complete in the corridor, and preparations are underway for the above-ceiling inspections. New flooring has been installed at classrooms 153 & 151. Work continues in the Octagon portion of the school with Flex space 170A nearing completion. New storefront adjacent to the Media Center is installed and all 3 area restrooms currently in progress. With the closure of school ahead of the holidays the contractor was given approval to accelerate the work schedule on several phases of this project. They are currently on schedule for this phase of work to have things completed before students are back in class on 1/11/2021. Substantial completion is slated for August 2021.



| | | | |
|---------------------------------|----------------|----------------------|----------------|
| Current Phase: | Construction | Budget: | \$6,219,748.00 |
| % Complete: | 70% | PO Balance: | \$4,395,736.13 |
| Design % Complete: | 100% | Paid to Date: | \$1,064,513.59 |
| Construction % Complete: | 40% | Balance: | \$759,498.28 |
| Updated: | 1/5/2021 | | |
| Managed By: | Steve Hoffmann | | |
| Substantial Completion: | 8/31/2021 | | |

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. ACPS Building Services has yet to identify the locations for this project.

Project Update

In DEC '20 the project was re-authorized to resume. Funding will be appropriated in JAN '21. Currently in the works is an A/E task order to re-package the construction documents for re-bidding. The project is scheduled to re-bid this winter and be constructed summer '21.

AGNOR HURT-RESTROOM RENOVATION SUMMER 2020



| | | | |
|---------------------------------|----------------|----------------------|-------------|
| Current Phase: | Design | Budget: | \$36,984.18 |
| % Complete: | 32% | PO Balance: | \$0.00 |
| Design % Complete: | 0% | Paid to Date: | \$35,544.18 |
| Construction % Complete: | 0% | Balance: | \$36,984.18 |
| Updated: | 1/4/2021 | | |
| Managed By: | Montie Breeden | | |
| Substantial Completion: | | | |

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 has poured all of the concrete slab for the addition, begun framing the interior and exterior walls for the classrooms and installed 90 percent of the roof decking. We anticipate having the addition dried in by 1/22/21.



| | | | |
|---------------------------------|---------------|----------------------|-----------------|
| Current Phase: | Construction | Budget: | \$11,280,252.00 |
| % Complete: | 60% | PO Balance: | \$4,825,349.94 |
| Design % Complete: | 100% | Paid to Date: | \$4,451,192.22 |
| Construction % Complete: | 50% | Balance: | \$2,003,709.84 |
| Updated: | 1/4/2021 | | |
| Managed By: | Walter Harris | | |
| Substantial Completion: | 8/2/2021 | | |

Capital Projects Report - Facilities and Environmental Services

Schools

WAHS Softball Restrooms/ADA

Project Scope

This project provides: 1) toilet, concession, and press-box facilities for the girls' softball program and 2) ADA ramps a) between the school building and the paved driving range and b) at the football stadium seating; both utilized by the band program for practice and performance.

Project Update

In DEC '20 the project was re-authorized to resume. Funding will be appropriated in JAN '21. The A/E will re-design the project, at its expense, to provide a solution within the funding constraints. The project is scheduled to re-bid this winter and be constructed summer '21.



| | | | |
|---------------------------------|----------------|----------------------|---------|
| Current Phase: | Design | Budget: | \$0.00 |
| % Complete: | 38% | PO Balance: | \$0.00 |
| Design % Complete: | 100% | Paid to Date: | \$55.02 |
| Construction % Complete: | 0% | Balance: | \$0.00 |
| Updated: | 1/4/2021 | | |
| Managed By: | Montie Breeden | | |
| Substantial Completion: | | | |

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

The School System's Building Services Department is currently working with an A/E to prepare a feasibility study for a new water works system replacement and to prepare design and bid documents for construction.

The schedule is to bid during winter '21 and construct during summer '21.



| | | | |
|---------------------------------|----------------|----------------------|--------------|
| Current Phase: | Design | Budget: | \$350,000.00 |
| % Complete: | 0% | PO Balance: | \$0.00 |
| Design % Complete: | 0% | Paid to Date: | \$0.00 |
| Construction % Complete: | 0% | Balance: | \$350,000.00 |
| Updated: | 1/4/2021 | | |
| Managed By: | Montie Breeden | | |
| Substantial Completion: | | | |

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

Negotiations with the initial Consulting Engineer, were halted in mid-DEC '20 because we were not able to agree on what staff considered to be a reasonable fee. Met with a different A/E, Simmons, Rockecharlie & Prince, on 12-21-20 to review the scope of work for the cooler and freezer replacement. Currently, an A/E task order is in the works. Execution is expected in JAN '21.



The schedule is to bid during winter '21 and construct during summer '21.

| | | | |
|---------------------------------|----------------|----------------------|--------------|
| Current Phase: | Design | Budget: | \$120,000.00 |
| % Complete: | 0% | PO Balance: | \$0.00 |
| Design % Complete: | 0% | Paid to Date: | \$0.00 |
| Construction % Complete: | 0% | Balance: | \$120,000.00 |
| Updated: | 1/4/2021 | | |
| Managed By: | Montie Breeden | | |
| Substantial Completion: | | | |

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 PM met with the design consultant and discussed the review comments and ideas on the Segment-1 Draft 30% Plan & Cross Section submittal and conceptual sketches for portions of Segment-2. A Segment-2 progress drawing was submitted for staff information on 12/18/20. The design consultant anticipates submittal of the Segment-1 draft 30% Plan revisions and the Segment-2 Draft 30% Plans for staff review January 2021.

| | | | |
|---------------------------------|-------------|----------------------|----------------|
| Current Phase: | Design | Budget: | \$2,890,026.00 |
| % Complete: | 15% | PO Balance: | \$405,813.52 |
| Design % Complete: | 22% | Paid to Date: | \$67,504.94 |
| Construction % Complete: | 0% | Balance: | \$2,416,707.54 |
| Updated: | 1/5/2021 | | |
| Managed By: | Jack Kelsey | | |
| Substantial Completion: | 6/1/2023 | | |

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

Team has been working with the design consultant (Kimley-Horn) and VDOT regarding possible project scope revisions to provide improvements to address pedestrian and bicycle accommodations. Staff will be meeting with the consultant to discuss project rescoping and their latest budget estimate, and prepare the next process steps and timeline.

| | | | |
|---------------------------------|-------------|----------------------|----------------|
| Current Phase: | Design | Budget: | \$3,336,224.00 |
| % Complete: | 27% | PO Balance: | \$373,922.93 |
| Design % Complete: | 28% | Paid to Date: | \$126,064.23 |
| Construction % Complete: | 0% | Balance: | \$2,836,236.84 |
| Updated: | 1/11/2021 | | |
| Managed By: | Jack Kelsey | | |
| Substantial Completion: | 5/10/2023 | | |

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

The single bid received on 12/09/2020 significantly exceeded the budget and engineer's cost opinion. Staff and the design consultant discussed the project with the bidder and pre-bid meeting attendees, to better understand why only one bid was received, and to consider cost drivers that may be resulted in the high bid. Feedback from that process will inform work by staff and consultant to prepare revised bidding documents. Timeline for re-advertisement has not been determined.

| | | | |
|---------------------------------|----------------|----------------------|----------------|
| Current Phase: | Contractor Bid | Budget: | \$2,478,000.00 |
| % Complete: | 60% | PO Balance: | \$185,042.20 |
| Design % Complete: | 99% | Paid to Date: | \$772,599.37 |
| Construction % Complete: | 0% | Balance: | \$1,520,358.43 |
| Updated: | 1/11/2021 | | |
| Managed By: | Walter Harris | | |
| Substantial Completion: | 11/24/2021 | | |

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

Design consultant (Timmons) submitted the revised 60% Plans and design waiver packet to staff on 12/17/20 for review prior to submittal to VDOT. The Design Team continues to coordinate with the Crozet Square/Oak Street project design, the Crozet Master Plan Traffic Study, and the VBAF Grant assessment and remediation work by Environmental Standards. The Team will also initiate coordination with utility companies for the necessary utility relocations and abandonments, and will re-engage with CSX/Buckingham Branch for new access to their right-of-way. Staff will review the initial draft of a County/Developer Technical (project management) Agreement has been prepared by the County Attorney Office.

| | | | |
|---------------------------------|-------------|----------------------|--------|
| Current Phase: | Design | Budget: | \$0.00 |
| % Complete: | 59% | PO Balance: | \$0.00 |
| Design % Complete: | 83% | Paid to Date: | \$0.00 |
| Construction % Complete: | 0% | Balance: | \$0.00 |
| Updated: | 1/5/2021 | | |
| Managed By: | Jack Kelsey | | |
| Substantial Completion: | 6/20/2022 | | |

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

No bids received on 12/9/20. Staff are investigating several potential options on how to proceed, and have initiated discussions with the VDOT Culpeper District's Project Development/Construction Engineer to discuss alternative approaches to procurement. Anticipate re-advertising this project in the near term.

| | | | |
|---------------------------------|----------------|----------------------|----------------|
| Current Phase: | Contractor Bid | Budget: | \$3,905,208.72 |
| % Complete: | 93% | PO Balance: | \$239,285.25 |
| Design % Complete: | 100% | Paid to Date: | \$120,084.50 |
| Construction % Complete: | 0% | Balance: | \$2,645,838.97 |
| Updated: | 1/11/2021 | | |
| Managed By: | Matt Wertman | | |
| Substantial Completion: | 11/16/2021 | | |