

School Security Improvements Program

Project Type: Renovation-Facility
Project Status: Continuation
Project Origin: Study/Assessment
Project Schedule: Start: 2014/15 – Finish: 2017/18

Requestor: Building Services
Contact: Rosalyn Schmitt (434) 974-8015
Department Ranking: 7 of 12

OFD Assistance: Yes

Fiscal Agent: County Project
Operating Impacts: Yes
Revenue Offset: None

Project Description:

Albemarle County Public Schools created a School Security Audit Team to inspect and create a needs assessment to address any risks. Security items that require construction will be funded through this School Security Improvement Funding. As a first step, in the fall of 2012 the School Security Audit Team evaluated the front entrances and graded them based on ease of surveillance.

School leadership has set the goal of a secure main entry as one that directs visitors so that they must walk through the main office to enter the building during normal school hours. This controlled entrance arrangement was present at 3 schools when the evaluation was conducted. Since the onset of this project, 15 more school entrances meet this criteria. The funding requested here will go towards the following schools:

FY16/17 Red Hill Elementary, Baker Butler Elementary, Jouett Middle
FY17/18 Murray High School, Henley Middle, Scottsville Elementary

Revision (5/16/16)
FY16/17 Red Hill Elementary, Jouett Middle
FY17/18 Baker Butler Elementary, Scottsville Elementary
FY18/19 FY17/18 Murray High School, Henley Middle

Due to the layout of the remaining buildings, small additions will be required to create the controlled entrance/office combination without interrupting main circulation paths within the school. The current office will require some renovation work to provide new function. Design will occur during the respective school year, while construction will begin over the summer & be completed in the fall.

Location/Property:

Location:

- Physical Location & GPS Coordinates:

Red Hill Elementary	3901 Red Hill School Road	North Garden	22959	37.964307	-78.634461
Murray High School	1200 Forest St	Charlottesville	22903	38.040656	-78.48282
Henley Middle School	5880 Rockfish Gap Turnpike	Crozet	22932	38.05205	-78.705694
Jouett Middle School	210 Lambs Ln	Charlottesville	22901	38.077069	-78.506559
Baker-Butler Elementary School	2740 Proffit Rd	Charlottesville	22911	38.123248	-78.420603
Cale Elementary School	1757 Avon Street Extended	Charlottesville	22902	37.99596	-78.499095
Scottsville Elementary School	7868 Scottsville Rd	Scottsville	24950	37.818476	-78.510843

- Magisterial District: White Hall, Jack Jouett, Scottsville, Rivanna, Samuel Miller
- Neighborhood: n/a

Site Status (Land): County-Owned Land

Assets: County-Owned

Relationship to an Approved County Policy or Plan:

County Aspirations:

- Educational Opportunities: Provide lifelong learning opportunities for all our citizens

Comprehensive Plan: This project is consistent with the objectives and goals listed in the school section of the county Community Facilities Plan

Guiding Principles:

- Provide and maintain education facilities and technologies that enhance teaching and learning.
- Maintain public safety as a key component of Albemarle's livability;

Other: Supports the School Division's Horizon 2020 Strategic Plan

Project Justification:

This project will enhance the security of schools and will bring parity between facilities so that all of the main entrances are a controlled and monitored, yet welcoming, entrance for visitors. By monitoring and controlling who enters our schools, we can create a more secure environment. This allows learning to remain as the primary focus of schools.

Change/Reasons for Revisions:

As compared to the Adopted FY 16 project, the FY 17 request has been expanded.

In the first year of the project (FY 14/15), 13 front entrance modifications were completed over the summer of 2014. They were all minimal to modest interior renovations that achieved the desired state of a controlled entrance (a secure vestibule that funnels visitors into the main office). In FY 15/16, Western Albemarle High School was completed during the summer. It included a modest interior renovation similar to the scope of the first 13 schools. A small addition to the front of Cale Elementary was also completed. The layout of this school includes a major corridor between the front doors and the front office. This corridor precluded interior renovations as a solution to create the controlled entrance. Instead, a small addition had to be constructed in front of the current front doors. This main corridor arrangement is true of the remaining schools which is why the cost per school to complete this initiative is greater than the original 13 schools.

In addition to the funding implications of building small administrative suite additions as the only means to creating controlled entrances, there were also other factors that have also increased our project estimates. They include:

- We commissioned a new feasibility study from RRMM Architects to update current constructions costs & the current bidding climate to enhance cost estimate accuracy. This new study increased the estimates for all remaining projects.
- Baker-Butler & Scottsville Elementary project scopes were expanded to include the clinic as part of the front office suite. This was a lesson-learned from the design process of the Cale project about the day to day operations of the front office staff.
- Funding was added to renovate the current office spaces in all remaining projects so that these spaces could be effectively re-purposed. For example, at Baker-Butler the space can be converted into use as an additional classroom which will help address that school's long term enrollment projections.
- The Red Hill security entrance addition was originally part of the larger project the LRPAC recommendation for the school last year. When the project scope was reduced and ultimately eliminated from the program, the security addition was not in the CIP. It has been separated and included as a part of the Security Project to ensure it is clearly identified and prioritized.
- Murray High School was previously part of the FY 15/16 plan but is now included in FY17/18 and a small addition is being proposed instead of an interior renovation that was previously requested.

Alternatives/Impact if Project Not Funded/Completed:

If this project is not completed, the front entrance of various schools will be more vulnerable than if the improvements were made.

Other Special Considerations:

- Eligible for Co-location
- Related to/Dependent upon another submitted project
- Public/Private Partnership
- Other:

Form Updated:

Initials: RCS **Date:** 5/16/16

Woodbrook Elementary School Addition, Renovation & Modernization

Project Type: Renovation/Addition-Facility
Project Status: New
Project Origin: Study/Assessment
Project Schedule: Start July 2016; Finish: August 2018

Requestor: Building Services Department
Contact: Rosalyn Schmitt (434) 974-8015
Department Ranking: 10 of 12

OFD Assistance: Yes

Fiscal Agent: County Project
Operating Impacts: Yes
Revenue Offset: None / Addition is Eligible for Proffers

Project Description:

This project will add about 40,000 square feet to Woodbrook Elementary. This will add about 300 seats bringing the school's capacity to 600 students. The two-story addition will include 16 classrooms, 2 dedicated SPED classrooms, 4 smaller resource classrooms, a maker space, professional development training space, a conference room, 2 faculty workrooms & toilets, offices, storage, and various support spaces. Smaller additions will expand the cafeteria and a new gym will be constructed.

Improvements to the existing building will include:

- Existing classroom modernization & furniture replacement
- Media Center modernization
- Kitchen & Serving Line Improvements/Upgrades
- Cafeteria Renovation
- ADA Improvements
- Renovate bathrooms
- Repurpose current gym
- Expand admin area
- New signage
- New electrical switch gear

Site improvements will include additional parking, new parent drop-off drive, new or replacement playgrounds, and outdoor learning areas.

The design work on the project will be started in July 2016. Construction would start June 2017 and be completed for the 2018/19 school year.

Location/Property:

Location:

- Physical Location: Woodbrook Elementary School: 100 Woodbrook Drive, Charlottesville VA 22901
- GPS Coordinates: 38.08175, -78.466174
- Magisterial District: Rio
- Neighborhood:

Site Status (Land): Land Purchase Not Required

Assets: County-Owned

Relationship to an Approved County Policy or Plan:

County Aspirations:

- Educational Opportunities: Provide lifelong learning opportunities for all our citizens

Comprehensive Plan: This project is consistent with the objectives and goals listed in the school section of the county Community Facilities Plan.

Guiding Principles:

- Provide and maintain education facilities and technologies that enhance teaching and learning.

Other: Supports the School Division's Horizon 2020 Strategic Plan

Project Justification:

Enrollment growth and the demand for pre-k programs in the 'urban ring' & 29 corridor is putting pressure on multiple schools. This addition would serve to relieve overcrowding at multiple schools. Greer, Woodbrook, Baker-Butler & Hollymead are all currently or projected to be over capacity. The schools combined utilize 7 mobile classrooms to solve the issue in the short term & the number of trailers will only increase. Agnor-Hurt, even with the new addition, is projected to be over in the next 10 years as well. The central location of Woodbrook serves as an outlet for all of these schools. The addition would bring Woodbrook up to the same size as Greer & Agnor-Hurt.

The modernization work to the existing building is the same scope as work at other schools in the Learning Space Modernization project. It is included in this project, because the work should be coordinated with the renovation and addition work. This brings efficiencies that will reap financial benefits (i.e. limiting contractor mobilization fees and overhead costs) and possibly reduce the construction schedule & limit impact on the current occupants.

Change/Reasons for Revisions:

As compared to the unfunded FY16 request, this request was revised to include improvements to the existing building.

Alternatives/Impact if Project Not Funded/Completed:

Three schools (Greer, Hollymead, & Woodbrook) would continue to utilize mobile classrooms to meet their space needs.

Other Special Considerations:

- Eligible for Co-location
- Related to/Dependent upon another submitted project
- Public/Private Partnership
- Other: Addition is Eligible for proffer revenue

Form Updated:

Initials: RCS **Date:** 9/3/15

Learning Space Modernization

Project Type: Renovation-Modernization

Project Status: Continuation

Project Origin: Study/Assessment

Project Schedule: Start: July 2015; Finish August 2026 (This portion of the work: July 2017 - August 2019)

Requestor: Building Services Department

Contact: Rosalyn Schmitt (434) 974-8015

Department Ranking: 9 of 12

OFD Assistance: Yes

Fiscal Agent: County Owned

Operating Impacts: No

Revenue Offset: None

Project Description:

The overall project will begin to fund needed improvements to instructional spaces at ALL schools including existing classrooms, libraries, and other elective and support areas consistent with School Board goals and priorities. Modifications will include furniture and renewal work including updating finishes, casework, lighting and connections to adjacent spaces. The modifications should be comprehensive, but can be broken down in the following key areas:

- *Classroom Furniture Upgrade*
Update furniture to create a flexible & comfortable learning environment. This includes ergonomic seating choice, work surfaces that vary in height & size but are all mobile, & adequate storage.
- *Classroom Modernization*
Improve classroom spaces to update all finishes, casework, & lighting. Improve transparency & connection to adjacent spaces, including the outdoors if feasible.
- *Media Center Modernization*
Renovate media centers to be flexible hubs of congregation, collaboration, & creation. This includes updating furniture, shelving, and accessory spaces.
- *Cafeteria Modernization*
Update cafeteria finishes & furniture. Repurpose space to be utilized the entire school day.
- *Specialty Classroom Modernization*
Renovate existing spaces to create state-of-the-art science labs, music, art, CTE & other specialty rooms. Create dedicated maker spaces.
- *Daylighting*
Add day lighting to spaces with no or minimal natural light. Update blinds or shades in spaces with natural light to better control the light.

5/16/16 Revision: This specific project request includes two years of the overall 10 year request. It identifies the more urgent priorities of modernization work: science lab modernization, secondary classroom modernization, daylighting and classroom furniture. A full breakdown of the two year request is enclosed.

Location/Property:

Location:

- Physical Location/GPS Coordinates:

Albemarle High School	2775 Hydraulic Road	Charlottesville	22901	38.075415	-78.50029
Monticello High School	1400 Independence Way	Charlottesville	22902	37.998987	-78.489547
Western Albemarle High School	5941 Rockfish Gap Turnpike	Crozet	22932	38.047499	-78.70526
Murray High School	1200 Forest St	Charlottesville	22903	38.040656	-78.48282
Burley Middle School	901 Rose Hill Dr	Charlottesville	22903	38.039861	-78.486956
Henley Middle School	5880 Rockfish Gap Turnpike	Crozet	22932	38.05205	-78.705694

Jouett Middle School	210 Lambs Ln	Charlottesville	22901	38.077069	-78.506559
Sutherland Middle School	2801 Powell Creek D	Charlottesville	22911	38.112511	-78.437442
Walton Middle School	4217 Red Hill Rd	Charlottesville	22903	37.921495	-78.551065
Agnor-Hurt Elementary School	3201 Berkmar Drive	Charlottesville	22901	38.089568	-78.476924
Baker-Butler Elementary School	2740 Proffit Rd	Charlottesville	22911	38.123248	-78.420603
Broadus Wood Elementary School	185 Buck Mountain Rd	Earlsville	22936	38.162374	-78.489944
Brownsville Elementary School	5870 Rockfish Gap Tpke	Crozet	22932	38.052082	-78.703075
Cale Elementary School	1757 Avon Street Extended	Charlottesville	22902	37.99596	-78.499095
Crozet Elementary School	1407 Crozet Ave	Crozet	22932	38.074642	-78.697884
Greer Elementary School	190 Lambs Lane	Charlottesville	22901	38.079026	-78.505846
Hollymead Elementary School	2775 Powell Creek Dr	Charlottesville	22911	38.112383	-78.439298
Meriwether Lewis Elementary School	1610 Owensville Rd	Charlottesville	22901	38.081137	-78.597624
Murray Elementary School	3251 Morgantown Rd	Charlottesville	22903	38.058077	-78.612564
Red Hill Elementary School	3901 Red Hill School Rd	North Garden	22959	37.964307	-78.634461
Scottsville Elementary School	7868 Scottsville Rd	Scottsville	24950	37.818476	-78.510843
Stone-Robinson Elementary School	958 N Milton Rd	Charlottesville	22911	38.01065	-78.397309
Stony Point Elementary School	2751 Hydraulic Rd	Charlottesville	22901	38.111917	-78.369517
Woodbrook Elementary School	100 Woodbrook Dr	Charlottesville	22901	38.087175	-78.466174
Yancey Elementary School	7625 Porters Rd	Esmont	22937	37.821531	-78.596124

- Magisterial District: ALL
- Neighborhood: ALL

Site Status (Land): Land purchase not required

Assets: County Owned

Relationship to an Approved County Policy or Plan:

County Aspirations:

- Educational Opportunities: Provide lifelong learning opportunities for all our citizens

Comprehensive Plan: This project is consistent with objectives and goals listed in the school section of the County Community Facilities Plan.

Guiding Principles:

- Provide and maintain education facilities and technologies that enhance teaching and learning.

Other: Supports the School Division’s Horizon 2020 Strategic Plan

Project Justification:

The current and recent capital program includes minimal funding for the Schools current spaces. In response, this project is a concentrated effort on the needs of *instructional* spaces. The average age of the original portions of the County’s schools is 1970. As the buildings age and the needs of students evolve, learning spaces must be maintained, updated and modernized.

The School Board has identified *“Priority 1.3: Integrate the use of contemporary learning spaces and supportive technologies into the instructional program delivery”* in support of their one student-centered goal: *All Albemarle County Public Schools students will graduate having actively mastered the lifelong-learning skills they need to succeed as 21st century learners, workers, and citizens.*

A recent evaluation of the entire division indicates that the majority of spaces are not meeting the design imperatives of contemporary learning spaces: transparency, sustainability, flexibility, mobility/interactivity, making everywhere, problem/project/passion based learning, choice & comfort, inside/outside. These imperatives are integral to the success of the curriculum and work of the 21st century student.

Research has proven that student learning is affected by the use and design of the learning space. This includes proper furniture, presence of daylighting, and many other characteristics of the space. This goal recognizes for students to meet the challenges of the 21st century, they must be lifelong learners who are able to acquire new skills and understandings in an ever changing and increasingly complex world. This is consistent with the focus both past and current educational platforms of Virginia’s governors to prepare Virginia’s current students for post-secondary degrees and “top jobs” in a tech-driven economy.

Albemarle County Public Schools plays a vital role in the creation of a competitive workforce, and its facilities must be able to support the development of college and workforce ready graduates who are creative, collaborative, and productive citizens. The K-12 educational program must anticipate the future needs of the community and the workforce and be agile enough to respond quickly to changes in workforce needs and tools.

Learning areas must be flexible spaces that can shift to accommodate a range of instructional activities and student needs and to create areas that can evolve to accommodate future learners and uses. To do so, funding is necessary to refurbish and renovate to meet and support contemporary learning expectations. As part of the strategic plan developed and approved by the School Board, prioritization of the renovation of 20th century class areas into modern learning spaces begins with a systemic plan for first developing those in all schools and then using the school division's 'Plan Do Study Act' assessment and evaluation model to address long-term needed innovations consistent with contemporary teaching, technology use, and student expectations.

Change/Reasons for Revisions:

As compared to the Revised Adopted FY 16 project, the project is expanded beyond 1 year. It will impact ALL schools and ALL student. This request has no change as compared to the *original* FY16 request.

Alternatives/Impact if Project Not Funded/Completed:

The condition of student furniture will worsen with no funding mechanism for replacement. Spaces will continue to outdated and become an impairment to student learning.

Other Special Considerations:

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- Eligible for Co-location
 - Related to/Dependent upon another submitted project
 - Public/Private Partnership
 - Other:

Form Updated:

Initials: RCS **Date:** 5/16/16

High School Capacity Planning

Project Type: Study
Project Status: New
Project Origin: Study/Assessment
Project Schedule: Start: July 2017, Finish: July 2018

Requestor: Building Services Department
Contact: Rosalyn Schmitt (434) 974-8015
Department Ranking: n/a

OFD Assistance: Yes

Fiscal Agent: County Project
Operating Impacts: Yes
Revenue Offset: None / Eligible for Proffers

Project Description:

There is significant overcrowding at Albemarle High School. Under a 5 year lease agreement an 8 classroom modular unit will be installed this summer outside of the gym to mitigate some of the impact. A more long-term solution needs to be determined to address the current and projected deficits. The topic is complex and needs in-depth analysis. Real estate, economic modeling, and architectural expertise will all be required. The option of a new school will have to consider not only the implications of a new school but also what would be the best use of the vacated portion of AHS.

This project would fund the necessary planning studies to complete this analysis.

Location/Property:

Location:

- Physical Location: n/a
- GPS Coordinates:
- Magisterial District:
- Neighborhood:

Site Status (Land): n/a

Assets: County Owned

Relationship to an Approved County Policy or Plan:

County Aspirations:

- Educational Opportunities: Provide lifelong learning opportunities for all our citizens

Comprehensive Plan: This project is consistent with the objectives and goals listed in the school section of the county Community Facilities Plan

Guiding Principles:

- Provide and maintain education facilities and technologies that enhance teaching and learning.

Other: Supports the School Division's Horizon 2020 Strategic Plan

Project Justification:

Albemarle High School is projected to be 200 students over capacity in the next 5 years. A solution to address this overcrowding (as well as high school capacity in general) the county is needed to ensure space limitations do not continue to impact student's learning & security.

Change/Reasons for Revisions:

This is a new request.

Alternatives/Impact if Project Not Funded/Completed:

Mobile classrooms will need to be utilized to accommodate the overcrowding.

Other Special Considerations:

- Eligible for Co-location
- Related to/Dependent upon another submitted project
- Public/Private Partnership
- Other: Eligible for proffer revenue

Form Updated:

Initials: RCS **Date:** 5/16/16

Western Albemarle High School Science Lab Modernization & Environmental Studies Academy Addition

Project Type: Renovation/Addition-Facility
Project Status: Resubmitted
Project Origin: Study/Assessment
Project Schedule: Start: July 2018, Finish: August 2020

Requestor: Building Services Department
Contact: Rosalyn Schmitt (434) 974-8015
Department Ranking: 11 of 12

OFD Assistance: Yes

Fiscal Agent: County Project
Operating Impacts: Yes
Revenue Offset: None / Addition is Eligible for Proffers

Project Description:

This project is two parts. First, it is a request for facility improvements to support the Environmental Science Academy at Western Albemarle High School. The project is Phase 2 of 2.

Phase 2: Academy Addition

The addition will be about 10,000 sf and shall be expanded science facilities to accommodate the Environmental Science Academy programs. Spaces shall include three labs, offices, a shared prep room with storage, and project spaces for independent, collaborative teaming. Spaces should also accommodate hydro / aqua activities and hydroponics.

Second, the project would include improvements to the existing science labs. The current science labs are original to the building and are over 40 years old. This project would update them to support 21st century science curriculum. The scope would include reconfiguration of the spaces, new casework, finished, furniture and equipment.

The project would be designed beginning in July 2018 and be open for the 2020/21 school year.

Location/Property:

Location:

- Physical Location: Western Albemarle High School, 5941 Rockfish Gap Turnpike, Crozet VA 22932
- GPS Coordinates: 38.047499,-78.70526
- Magisterial District: White Hall
- Neighborhood:

Site Status (Land): Land Purchase Not Required

Assets: County Owned

Relationship to an Approved County Policy or Plan:

County Aspirations:

- Educational Opportunities: Provide lifelong learning opportunities for all our citizens

Comprehensive Plan: This project is consistent with the objectives and goals listed in the school section of the county Community Facilities Plan

Guiding Principles:

- Provide and maintain education facilities and technologies that enhance teaching and learning.

Other: Supports the School Division's Horizon 2020 Strategic Plan

Project Justification:

The 2014/15 school year was the inaugural year for the Environmental Science Academy. Following the models of the MESA Academy at Albemarle High School and the Health and Medical Science Academy at Monticello High School, the academy will begin with one class of students and grow each year. Unlike the two precedents, though, Western does not

have the space to devote to such a specialized science program. In order to fully realize the success of this academy and its curriculum, additional space is imperative. A successful academy will give Western students the same opportunities that are offered at Albemarle & Monticello. The first phase of the project, a greenhouse and lab detached from the main school building, will be completed during the 2015/16 school year.

The current science labs are original building and will be over 40 years old when the renovation would occur.

Change/Reasons for Revisions:

This request includes the unfunded Phase 2 portion of the FY16 request. It is also expanded to include renovation work to the existing building.

Alternatives/Impact if Project Not Funded/Completed:

The success of the academy and the ability to offer the appropriate curriculum will be compromised.

Other Special Considerations:

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- Eligible for Co-location
 - Related to/Dependent upon another submitted project
 - Public/Private Partnership
 - Other: Addition is Eligible for proffer revenue

Form Updated:

Initials: RCS Date: 5/16/16