

# FES Quarterly Report – March 2020

Facilities & Environmental Services Department, Albemarle County



## Top of the News

### Lake Hollymead Dam Project

In 2008, Virginia Dam Safety regulations changed to require that the Lake Hollymead dam be able to withstand a flood resulting from the “Probable Maximum Precipitation event” – an extreme, hypothetical storm that delivers 32.2 inches of rainfall in a 24-hour period. A dam break analysis exercise subsequently indicated that this rainfall event would result in water flowing over the crest of the dam (Timberwood Parkway) at a depth of nearly 5 feet and that the dam would need to be improved to prevent failure during this extreme event.

The County weighed various improvement options and sought community input. Staff chose the option that would meet State requirements but have minimal impact on the community – the installation of articulated concrete blocks (ACBs) on the downstream slope of the dam to prevent erosion and potential breaching if the dam were to be overtopped.



Project nearing completion

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### Capital Projects Report

Detailed capital projects scope and updates



Formal design for this approach was completed in 2018, and construction occurred 2018 and 2019.

While the primary feature of the project was the hardening of the downstream slope with ACBs, the project also included replacement of the riser spillway and installation of a low-level outlet, improvements to the dam's pipe system, the construction of a small parapet wall to direct flow at the top of the dam, and various features better to manage seepage through the dam.



Installation of articulated concrete blocks

### ***Fun facts***

The downstream side of the dam required 344 ACB mats for full armoring, weighing on average 11,000 pounds each. Taking into account an additional 526,500 pounds of poured concrete, the project used approximately 4,310,500 lbs. of concrete. This is enough concrete to cover a football field with six inches depth of concrete.

## **Construction at Albemarle County Public Schools on the Rise**

County staff manage a number of school projects that include sizable Capital Projects and several Capital Maintenance Projects during the summer months, when disruption to faculty and students is not an issue. This summer is no exception, with projects totaling over \$70M:

- Crozet Elementary Renovations and Addition \$20.4M
- Red Hill Elementary Gym Addition \$5.05M
- Scottsville Elementary Classroom and Gym Additions \$12.2M
- High School Center II \$26.8M
- Summer 2020 Schools Roofing \$2.7M
- Summer 2020 Maintenance Projects (12) \$4.67M

The project at **Crozet Elementary** is still in the design phase and construction will begin May 1, 2021. This project includes an estimated 28,000 square foot addition and improvements to the existing building and site. The addition will include 16 classrooms; 3 smaller resource classrooms; 2 offices; a faculty workroom; and various support spaces. The existing building will receive improvements to classrooms, kitchen, stage, cafeteria, administration, support spaces, and restrooms. 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 location of the addition. Staff is currently working with school partners to finalize the schedule. We anticipate completion of addition and site work by August 2022.

At **Red Hill Elementary** we will be constructing a 6,300 square foot addition, comprised of a new gymnasium and support spaces such as staff offices and storage space. The current gym at Red Hill will be renovated and converted to classroom space. Site work will include additional parking, site improvements, and outdoor learning areas. Existing spaces within the school are to be renovated including the cafeteria, restrooms, hallways, and kitchen equipment. This project will be substantially complete in August of 2021.

**Scottsville Elementary** will see renovations and additions including a new gym, classroom addition and renovations in much of the school. The project will add 17,500 square feet to the building and make improvements to the existing building and site. The additions will include 4 additional classrooms; 2 smaller resource classrooms; 2 offices; a large restroom; 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 students and staff. This project will be complete in August of 2021.



Scottsville Elementary Renovations & Additions

Another exciting project is the brand-new **High Center II** project. Design is underway for a new 60,000 square foot facility that will be located behind the Monticello Station 11 Fire Station on Mill Creek Drive. The goal is for all the division's high school facilities — three comprehensive high schools, one charter and two centers — to function as one large campus for 4,000 students who can take classes at any of the buildings. Project staff are working with school staff to finalize the project schedule.

Although the above are multi-year projects, there are also **13 additional school projects** that will begin this June and be completed by the start of school in August. These projects include Roof Replacements at AHS, Walton and Woodbrook; Kitchen Upgrades at Jouett & Henley Middle Schools and Brownsville Elementary; HVAC, Electrical, and Plumbing projects; and Learning Space Modernizations at additional locations.

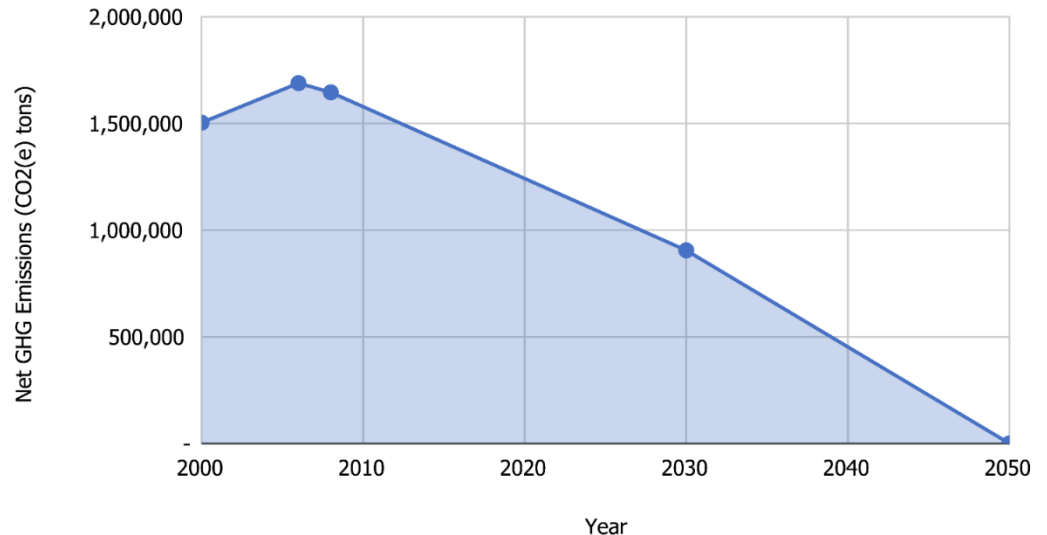
Staff works diligently to maintain the highest construction standards in the most effective manner to deliver quality projects on time and under budget.

# Strategic Plan Initiatives

## Climate Action Planning

Phase 1 of the climate action planning process was to identify broad strategies and supporting actions that the County will undertake to reduce the community's contribution to global climate change. Because of the community-wide emphasis, these strategies and actions were developed collaboratively – with involvement by key County staff, local subject matter experts, stakeholder groups, and interested individuals and with extensive community participation. This phase of the process culminated in the completion of a draft Climate Action Plan – a written document that will provide initial guidance on the development of County policies, programs, and projects.

Albemarle County's Net GHG Emissions Targets (CO<sub>2</sub>(e) tons) by Year



**Staff will present the DRAFT plan to the Board on March 18** and will be sharing the plan with the community through mid-May for feedback. Staff intends to return to the Board in May to present community feedback and to hear Board reaction to the plan. At a subsequent meeting, staff will request that the Board adopt a finalized version of the Phase 1 document.

## Drainage Infrastructure Program Development

As part of a broad strategic objective to revitalize aging urban neighborhoods, we are developing a program to map, assess, and manage drainage (“grey”) infrastructure that lies on private property, but may serve the broader community. We estimate that there are approximately 50 miles of grey infrastructure in the County’s Development Areas that serve the public. Video assessments are being done by contractors using specialized cameras on crawlers to produce color videos of the infrastructure and a “minor to major” listing of found problems.

The first assessment project covered 4.4 miles of infrastructure and identified 48 high-priority issues, which collectively would cost approximately \$450,000 to repair.



A second phases of video assessments, totaling 10 miles of grey infrastructure, was recently completed. Information from this second phase will be used to further inform cost predictions of a long-term maintenance program and identify critical issues that should be addressed relatively quickly.

Staff will be providing the Board with an update on this effort at its April 15<sup>th</sup> meeting.

## Courts Project - Implementation Method to be Construction Manager at Risk

In October 2019, we received ten proposals from multi-disciplinary teams of firms, among them many of the nation's foremost specialists in courts programming and design, historical renovation, and sustainable design. A committee comprised of representatives of Albemarle and Charlottesville facilities teams, as well as stakeholders from the offices of the Albemarle County Sheriff's, Albemarle Circuit Court Clerk and Charlottesville General District Court Clerk, narrowed the list to six firms and conducted interviews in November - December.



Research by FES management and on the recommendation of several of the proposing design firms, staff recommended that the project be executed utilizing a **Construction Manager at Risk (CMAR)**. Although a common practice in the construction industry, Albemarle County has not previously utilized this method, but has utilized a design-bid-built method more typical with government agencies. In the CMAR process, the selected design firm takes their efforts to a phase of approximately 30% completion, at which time a group of contractors selected by the building owner based on their qualifications with similar projects, review the project drawings and submit bids. The contractor then joins forces with the design team and project team through the duration of the project, helping to find practical solutions to design challenges and limit future change orders for all foreseeable matters. At an intermediate stage, the selected contractor then submits a firm, fixed price for the work. Provided the price is reasonable, another contract is signed with the contractor, design is finalized, and work is scheduled.

Staff anticipates that this method will help assure the quality of the design and construction phases over the project; control and potentially reduce project costs; and result in an earlier project delivery by as much as a year.

At its March 4<sup>th</sup> meeting, the Board of Supervisors approved an enabling change in the County's Purchasing Manual to allow CMAR to be utilized on County projects. **That was the final step necessary to complete contract negotiations with our selected architect for the Courts Complex project.**



## Fountain No More

The fountain in the plaza of the McIntire Road County Office Building has been problematic for many years; a common concern with aging water features. It's been inoperable as often as not and has been a drain on resources. When it *is* operable, it requires regular maintenance to keep it clean and free of algae (with chlorine tablets), and, in this time of climate change, represents an elective waste of electricity and water.

The majority of work has now been completed to convert the fountain into a decorative planter.

The planter has been designed to serve as a bio-filter, treating rainwater from the steps and plaza above it.

Planting selections will find a mix of attractive, native plants that support pollinators, which follows the County's Native Plant program. Look for a greener photo in the next issues of the FES Quarterly Report.



## Update: Right of Way Maintenance Services

Approximately three years ago Virginia Department of Transportation (VDOT) completed work on the Berkmar Drive Extended, the US29 widening, and the grade-separated interchange at Rio Road/US29 projects. VDOT was responsible for mowing and landscape maintenance through the projects' three-year warranty period, which ends on June 30<sup>th</sup> of this year. Those responsibilities will then shift to the County – specifically, the Grounds Maintenance section of FES.

The Berkmar Drive Extended section will add approximately 3.1 miles of right-of-way maintenance to our inventory. The US29 section will add an additional 2.6 miles.

Maintaining the vegetation in the planters at the grade separated interchange has presented challenges for VDOT over the past three years and has been the catalyst for numerous phone-in complaints.

Through investigation, VDOT discovered the planters specified had no drainage holes, resulting in plants literally drowning. VDOT agreed to fund the necessary corrective action and replant, asking the County for technical assistance. County staff provided specifications for the planting medium and developed the plant list (native plants). Replanting is scheduled for Spring 2020.



# New Employee Spotlight

## Drake Giles

Drake started in September 2019 as a Project Manager/Project Inspector in the Facilities Planning & Construction Division of FES. Drake's prior experience with Dominion Energy and his apprenticeship as an electrician and HVAC technician make him a perfect fit for the complex HVAC and electrical projects that we manage. He jumped in with both feet and is managing the following projects: Walton Middle School HVAC; Electrical Upgrades and Switchgear Installation at Henley, Burley, and Jouett Middle Schools; Henley Middle School Emergency Generator Installation, and others. In his free time, Drake enjoys hunting and fishing, New England Patriots football and riding 4-wheelers.



## Laurel Williamson



Laurel assumed her position as Watershed Stewardship Manager in the Environmental Services Division of FES in January 2020. After graduating from the University of Virginia with a degree in Environmental Sciences, Laurel served an internship in this same office. She later held a position with the Alliance for the Chesapeake Bay, and from 2008 through 2019 was a Watershed & Stormwater Planner with the Center for Watershed Protection.

After a career spent working on projects up and down the east coast, Laurel is delighted to be able to stay closer to home and focus her ample energies on local watershed protection.

In addition to spending time with her family, Laurel is a StreamWatch volunteer monitor, Rivanna Conservation Alliance member, and an accomplished singer and musician.

## Pete Cormons

Pete started with the County in January 2020 as Facilities Project Manager in the Public Works Division of FES. Pete's prior experience as the Operations Director at the Oakland School, as well as being a Licensed Commercial Boat Captain has given him plenty of experience and makes him a great addition to our team. Pete began his tenure overseeing the division's service and preventive maintenance contractors and is taking on the many miscellaneous projects that Public Works manages. Pete is always eager to learn new things and help whenever a team member is in need. When not at work, Pete enjoys family time with wife and kids, boating, fishing, hunting, and basically anything that is outdoors.



**Local Government**

| Project Name   | Magisterial District | ProjectPhase | % Complete    | Budget              |
|--|----------------------|--------------|---------------|---------------------|
| Biscuit Run Phase 1a   | Scottsville          | Design       | 16%           | \$2,171,702         |
| COB McIntire Window Replacement                                | NA                   | Design       | 55%           | \$2,131,733         |
| Courts Complex Addition & Renovation                           | NA                   | Design       | 6%            | \$5,697,136         |
| Darden Towe Park Athletic Field Improvements                   | Rivanna              | Initiation   | 15%           | \$2,907,000         |
| Darden Towe Park Bathroom Upgrades                             | Rivanna              | Design       | 15%           | \$189,200           |
| Facilities Master Plan Study                                   | Multiple             | Design       | 70%           | \$200,000           |
| Fire Rescue Training Center Rehabilitation                     | Scottsville          | Construction | 98%           | \$50,000            |
| Ivy Creek Natural Area Tenant House Roof and Farmhouse Repairs | Jack Jouett          | Construction | 89%           | \$222,704           |
| Local Government HVAC Improvement                              | Multiple             | Construction | 68%           | \$347,000           |
| Mint Springs Dock Replacement                                  | White Hall           | Construction | 78%           | \$92,500            |
| Mint Springs Park Maintenance Upgrades                         | White Hall           | Construction | 88%           | \$664,173           |
| Old Crozet School Brick Repointing                             | White Hall           | Design       | 15%           | \$105,000           |
| Police Small Vehicle Storage                                   | Samuel Miller        | Construction | 66%           | \$236,100           |
| Rivanna Greenway North   | Rivanna              | Design       | 50%           | \$25,000            |
| Scottsville Community Ctr Roof Replacement                     | Scottsville          | Design       | 0%            | \$236,900           |
| Scottsville Community Ctr Wall Inspection & Drain              | Scottsville          | Design       | 10%           | \$249,250           |
| Underpass Project - Norfolk                                    | Rivanna              | Design       | 35%           | \$21,000            |
| UST Replacement - Yancey & Old Crozet                          | Multiple             | Construction | 83%           | \$236,250           |
| Voter Registration Relocation                                  | Multiple             | Design       | 22%           | \$616,000           |
|  |                      |              | <b>Total:</b> | <b>\$16,398,648</b> |

**NIFI**

| Project Name                       | Magisterial District | ProjectPhase | % Complete | Budget      |
|------------------------------------|----------------------|--------------|------------|-------------|
| NIFI - Albemarle Jouett Greer SRTS | Jack Jouett          | Design       | 67%        | \$711,078   |
| NIFI - Cale SRTS                   | Scottsville          | Design       | 50%        | \$513,234   |
| NIFI - Greenbrier Drive Crossing   | Rio                  | Right of Way | 60%        | \$205,536   |
| NIFI - The Square                  | White Hall           | Design       | 30%        | \$1,511,608 |



## NIFI

| Project Name | Magisterial District | ProjectPhase | % Complete | Budget |
|--------------|----------------------|--------------|------------|--------|
|--------------|----------------------|--------------|------------|--------|

|        |             |
|--------|-------------|
| Total: | \$2,941,455 |
|--------|-------------|

## Schools

| Project Name | Magisterial District | ProjectPhase | % Complete | Budget |
|--------------|----------------------|--------------|------------|--------|
|--------------|----------------------|--------------|------------|--------|

|  |               |                |     |              |
|--|---------------|----------------|-----|--------------|
| AHS Elevator #2                                      | Jack Jouett   | Design         | 10% | \$80,000     |
| AHS HVAC & Waste Water Pumps                         | Jack Jouett   | Contractor Bid | 54% | \$1,490,000  |
| AHS Metal Panels Courtyard                           | Jack Jouett   | Contractor Bid | 20% | \$120,000    |
| Crozet Elementary Additions & Improvements           | White Hall    | Design         | 5%  | \$1,200,000  |
| Electrical Upgrades-Jouett, Burley, Henley           | Jack Jouett   | Contractor Bid | 51% | \$270,000    |
| Food Service Equipment - Henley, Jouett, Brownsville | Multiple      | Contractor Bid | 43% | \$505,023    |
| Henley Backup Generator                              | White Hall    | Contractor Bid | 39% | \$150,000    |
| High School Center 2                                 | NA            | Design         | 18% | \$1,300,000  |
| Learning Space Modernization of FY20 AHS, JOU, Wal   | Multiple      | Design         | 29% | \$537,000    |
| Red Hill Gym Addition and Improvements               | Samuel Miller | Contractor Bid | 34% | \$5,050,000  |
| Schools Restroom Upgrades Agnor Hurt and Greer       | Multiple      | Design         | 16% | \$235,000    |
| Schools Summer Roofing Projects 2020                 | Multiple      | Contractor Bid | 50% | \$2,695,000  |
| Scottsville Elementary Classroom Addition & Gym 2019 | Scottsville   | Contractor Bid | 49% | \$12,200,000 |
| VMF Office RTU's and VAV and Controls                | Jack Jouett   | Contractor Bid | 25% | \$465,000    |
| WAHS Softball Restrooms/ADA                          | White Hall    | Design         | 25% | \$460,000    |
| Walton HVAC Upgrades                                 | Samuel Miller | Contractor Bid | 41% | \$1,042,000  |

|        |              |
|--------|--------------|
| Total: | \$27,799,023 |
|--------|--------------|

## Transportation

| Project Name | Magisterial District | ProjectPhase | % Complete | Budget |
|--------------|----------------------|--------------|------------|--------|
|--------------|----------------------|--------------|------------|--------|

|   |             |        |     |             |
|---|-------------|--------|-----|-------------|
| Sidewalk - Commonwealth/Dominion            | Jack Jouett | Design | 30% | \$3,336,224 |
| Sidewalk - Eastern Avenue Preliminary Study | White Hall  | Design | 6%  | \$279,345   |
| Sidewalk - Ivy Road                         | Multiple    | Design | 84% | \$2,569,814 |

Transportation

| Project Name   | Magisterial District | ProjectPhase | % Complete | Budget      |
|--|----------------------|--------------|------------|-------------|
| Sidewalk - Rio Road, Avon Street & Rt. 250 West-Crozet | Multiple             | Design       | 83%        | \$3,905,209 |

Total: \$10,090,592

Water Resources

| Project Name                 | Magisterial District | ProjectPhase   | % Complete | Budget    |
|------------------------------|----------------------|----------------|------------|-----------|
| Rio Hill Stormwater Retrofit | Rio                  | Contractor Bid | 88%        | \$163,552 |

Total: \$163,552

\$57,393,270

# Summary - Active Capital Projects

Monday, March 9, 2020

10:55:42 AM

## Jack Jouett

| Project Name   | Project Type     | ProjectPhase   | % Complete | Budget      |
|--|------------------|----------------|------------|-------------|
| Ivy Creek Natural Area Tenant House Roof and Farmhouse Repairs | Local Government | Construction   | 89%        | \$222,704   |
| NIFI - Albemarle Jouett Greer SRTS                             | NIFI             | Design         | 67%        | \$711,078   |
| AHS Elevator #2  | Schools          | Design         | 10%        | \$80,000    |
| AHS HVAC & Waste Water Pumps                                   | Schools          | Contractor Bid | 54%        | \$1,490,000 |
| AHS Metal Panels Courtyard                                     | Schools          | Contractor Bid | 20%        | \$120,000   |
| Electrical Upgrades-Jouett, Burley, Henley                     | Schools          | Contractor Bid | 51%        | \$270,000   |
| VMF Office RTU's and VAV and Controls                          | Schools          | Contractor Bid | 25%        | \$465,000   |
| Sidewalk - Commonwealth/Dominion                               | Transportation   | Design         | 30%        | \$3,336,224 |
| Total:   |                  |                |            | \$6,695,006 |

## Rio

| Project Name                     | Project Type    | ProjectPhase   | % Complete | Budget    |
|----------------------------------|-----------------|----------------|------------|-----------|
| NIFI - Greenbrier Drive Crossing | NIFI            | Right of Way   | 60%        | \$205,536 |
| Rio Hill Stormwater Retrofit     | Water Resources | Contractor Bid | 88%        | \$163,552 |
| Total:                           |                 |                |            | \$369,088 |

## Rivanna

| Project Name                                 | Project Type     | ProjectPhase | % Complete | Budget      |
|--|------------------|--------------|------------|-------------|
| Darden Towe Park Athletic Field Improvements | Local Government | Initiation   | 15%        | \$2,907,000 |
| Darden Towe Park Bathroom Upgrades           | Local Government | Design       | 15%        | \$189,200   |
| Rivanna Greenway North                       | Local Government | Design       | 50%        | \$25,000    |
| Underpass Project - Norfolk                  | Local Government | Design       | 35%        | \$21,000    |
| Total:                                       |                  |              |            | \$3,142,200 |



## Samuel Miller

| Project Name                           | Project Type     | ProjectPhase   | % Complete | Budget      |
|--|------------------|----------------|------------|-------------|
| Police Small Vehicle Storage           | Local Government | Construction   | 66%        | \$236,100   |
| Red Hill Gym Addition and Improvements | Schools          | Contractor Bid | 34%        | \$5,050,000 |
| Walton HVAC Upgrades                   | Schools          | Contractor Bid | 41%        | \$1,042,000 |
| Total:                                 |                  |                |            | \$6,328,100 |

## Scottsville

| Project Name   | Project Type     | ProjectPhase   | % Complete | Budget       |
|--|------------------|----------------|------------|--------------|
| Biscuit Run Phase 1a                                 | Local Government | Design         | 16%        | \$2,171,702  |
| Fire Rescue Training Center Rehabilitation           | Local Government | Construction   | 98%        | \$50,000     |
| Scottsville Community Ctr Roof Replacement           | Local Government | Design         | 0%         | \$236,900    |
| Scottsville Community Ctr Wall Inspection & Drain    | Local Government | Design         | 10%        | \$249,250    |
| NIFI - Cale SRTS                                     | NIFI             | Design         | 50%        | \$513,234    |
| Scottsville Elementary Classroom Addition & Gym 2019 | Schools          | Contractor Bid | 49%        | \$12,200,000 |
| Total:   |                  |                |            | \$15,421,086 |

## White Hall

| Project Name                                | Project Type     | ProjectPhase   | % Complete | Budget      |
|---|------------------|----------------|------------|-------------|
| Mint Springs Dock Replacement               | Local Government | Construction   | 78%        | \$92,500    |
| Mint Springs Park Maintenance Upgrades      | Local Government | Construction   | 88%        | \$664,173   |
| Old Crozet School Brick Repointing          | Local Government | Design         | 15%        | \$105,000   |
| NIFI - The Square                           | NIFI             | Design         | 30%        | \$1,511,608 |
| Crozet Elementary Additions & Improvements  | Schools          | Design         | 5%         | \$1,200,000 |
| Henley Backup Generator                     | Schools          | Contractor Bid | 39%        | \$150,000   |
| WAHS Softball Restrooms/ADA                 | Schools          | Design         | 25%        | \$460,000   |
| Sidewalk - Eastern Avenue Preliminary Study | Transportation   | Design         | 6%         | \$279,345   |
| Total:                                      |                  |                |            | \$4,462,626 |

## Multiple

| Project Name   | Project Type     | ProjectPhase   | % Complete | Budget      |
|--|------------------|----------------|------------|-------------|
| Facilities Master Plan Study                           | Local Government | Design         | 70%        | \$200,000   |
| Local Government HVAC Improvement                      | Local Government | Construction   | 68%        | \$347,000   |
| UST Replacement - Yancey & Old Crozet                  | Local Government | Construction   | 83%        | \$236,250   |
| Voter Registration Relocation                          | Local Government | Design         | 22%        | \$616,000   |
| Food Service Equipment - Henley, Jouett, Brownsville   | Schools          | Contractor Bid | 43%        | \$505,023   |
| Learning Space Modernization of FY20 AHS, JOU, Wal     | Schools          | Design         | 29%        | \$537,000   |
| Schools Restroom Upgrades Agnor Hurt and Greer         | Schools          | Design         | 16%        | \$235,000   |
| Schools Summer Roofing Projects 2020                   | Schools          | Contractor Bid | 50%        | \$2,695,000 |
| Sidewalk - Ivy Road                                    | Transportation   | Design         | 84%        | \$2,569,814 |
| Sidewalk - Rio Road, Avon Street & Rt. 250 West-Crozet | Transportation   | Design         | 83%        | \$3,905,209 |

Total: \$11,846,296

## NA

| Project Name                         | Project Type     | ProjectPhase | % Complete | Budget      |
|--------------------------------------|------------------|--------------|------------|-------------|
| COB McIntire Window Replacement      | Local Government | Design       | 55%        | \$2,131,733 |
| Courts Complex Addition & Renovation | Local Government | Design       | 6%         | \$5,697,136 |
| High School Center 2                 | Schools          | Design       | 18%        | \$1,300,000 |

Total: \$9,128,869

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\$57,393,270

# Capital Projects Report - Facilities and Environmental Services

## Local Government

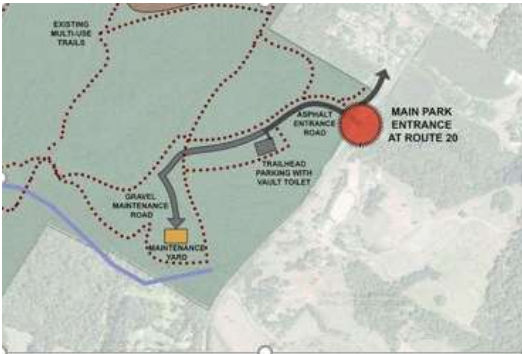
### Biscuit Run Phase 1a

#### Project Synopsis

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

County staff received VDOT comments on the Traffic Impact Analysis on 2/28. VDOT has suggested that they are no longer in support of the proposed design at the intersection of Rt. 20 and Avon Street. It should be noted that this design was suggested to the County by VDOT staff. It is suspected that changes in staffing at VDOT are part of the reason for these comments. County staff from FP&C, Parks & Rec, and CDD-Planning met with the A/E on 3/4 to discuss VDOT's comments and to determine next steps. The group decided to assemble a chronological history of the interactions with VDOT to-date and will be attending a meeting at VDOT on 3/26 with key personnel to discuss the project.



**Current Phase:** Design  
**% Complete:** 16%  
**Updated:** 3/9/2020  
**Managed By:** Matt Wertman  
**Substantial Completion:** 12/8/2021

**Budget:** \$2,171,702.00  
**PO Balance:** \$405,488.50  
**Paid to Date:** \$82,766.50  
**Balance:** \$1,683,477.00



Capital Projects Report - Facilities and Environmental Services

Local Government

COB McIntire Window Replacement

Project Synopsis

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

Project Update

Moseley Architects is working on the design of the window replacement. On 02/20, 6 windows were removed and reinstalled to assess the current conditions of the existing windows and surrounding Stucco/EIFS. The preliminary investigation revealed conditions that differed from existing construction assumptions and will require additional investigation. The Design team is currently discussing the need for Stucco/EIFS replacement around each window as well as defining the extent of interior carpentry work. Staff anticipates design completion mid March and bidding in April. Construction to begin in 3rd Quarter CY2020.



|                         |                |               |                |
|-------------------------|----------------|---------------|----------------|
| Current Phase:          | Design         | Budget:       | \$2,131,733.00 |
| % Complete:             | 55%            | PO Balance:   | \$136,739.36   |
| Updated:                | 3/5/2020       | Paid to Date: | \$0.00         |
| Managed By:             | Steve Hoffmann | Balance:      | \$1,994,963.64 |
| Substantial Completion: | 12/14/2020     |               |                |

# Capital Projects Report - Facilities and Environmental Services

## Local Government

### Courts Complex Addition & Renovation

#### Project Synopsis

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 accomodate 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

Staff is continuing negotiations with Fentress to finalize revised fee. Final piece is AE contract with CMAR construction procurement. Purchasing completed the contract template after three rounds of FP&C comments. Courts steering team met on 2/21, updates were provided for City parking deck and status of Courts Complex project.

Revised AE fee was received 3/5 and is currently being reviewed by staff. FP&C Chief is meeting with a construction management firm on 3/10 to discuss potential scope of work to result in a proposal from CM firm.

|                                |                 |                      |                |
|--------------------------------|-----------------|----------------------|----------------|
| <b>Current Phase:</b>          | Design          | <b>Budget:</b>       | \$5,697,136.00 |
| <b>% Complete:</b>             | 6%              | <b>PO Balance:</b>   | \$690.00       |
| <b>Updated:</b>                | 3/2/2020        | <b>Paid to Date:</b> | \$366,665.66   |
| <b>Managed By:</b>             | Blake Abplanalp | <b>Balance:</b>      | \$5,329,780.34 |
| <b>Substantial Completion:</b> |                 |                      |                |

Capital Projects Report - Facilities and Environmental Services

Local Government

Darden Towe Park Athletic Field Improvements

Project Synopsis

The need for quality playing surfaces for our youth and adult sports is growing. The installation of Artificial Turf fields will limit maintenance requirements on park staff and limit wear and tear on the facility's existing natural grass fields. Lighting will allow the facility to stay open later and extend seasons later into the fall and open earlier in the spring.



Project Update

Due to scheduling issues and concerns from the BOS, the construction of this project has been pushed to the summer of 2021. Staff has been working with a term contract civil engineer, Kimley Horn, for a Study to provide additional information on Artificial Turf Fields as requested by the BOS. Kimley Horn has completed the Final Study report that will be submitted with an executive summary on 3/9 and will be presented to the BOS on March 18.

|                         |                |               |                |
|-------------------------|----------------|---------------|----------------|
| Current Phase:          | Initiation     | Budget:       | \$2,907,000.00 |
| % Complete:             | 15%            | PO Balance:   | \$35,240.00    |
| Updated:                | 3/5/2020       | Paid to Date: | \$0.00         |
| Managed By:             | Steve Hoffmann | Balance:      | \$2,871,760.00 |
| Substantial Completion: |                |               |                |



# Capital Projects Report - Facilities and Environmental Services

## Local Government

### Darden Towe Park Bathroom Upgrades

#### Project Synopsis

Facilities at both the pavilion and concession stands at Darden Towe Park are out of date and not up to current ADA standards for accessibility. Use of the tennis courts has increased to a level requiring a restroom facility in the near vicinity. The scope of work includes replacement of sinks, toilets, urinals, and toilet partitions, the installation of baby changing stations, and general ADA compliance. Additionally, a new 600 sq. ft. ADA-accessible toilet facility to be constructed adjacent to the tennis courts.

#### Project Update

Phase 1 - Tennis Court Restroom: Staff has returned 90% review notes to Engineering firm WW Associates - Documents are currently under final revision. Construction documents for Phase 1 will go out to bid by end of March 2020, Contract to be routed April 2020.

Phase 2 - Existing Restroom ADA Improvements: Staff is contracting with Term Architect to execute preliminary study/design drawings for use as construction documents. Study/Design completion slated for May 2020 and construction, if budget allows, to follow.

|                                |                |                      |              |
|--------------------------------|----------------|----------------------|--------------|
| <b>Current Phase:</b>          | Design         | <b>Budget:</b>       | \$189,200.00 |
| <b>% Complete:</b>             | 15%            | <b>PO Balance:</b>   | \$13,206.00  |
| <b>Updated:</b>                | 3/5/2020       | <b>Paid to Date:</b> | \$19,024.00  |
| <b>Managed By:</b>             | Steve Hoffmann | <b>Balance:</b>      | \$156,970.00 |
| <b>Substantial Completion:</b> | 9/30/2020      |                      |              |

# Capital Projects Report - Facilities and Environmental Services

## Local Government

### Facilities Master Plan Study

#### Project Synopsis

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

#### Project Update

The draft Facility Space Needs Projections were provided by Moseley Architects on January 10, 2020, and has been reviewed by staff and with the County Executives office. Staff is documenting the justifications for space needs and following up with questions on projected needs with each division that has increases in current staff or new positions. The next step by Moseley Architects is to follow up with divisions on the projections and finalize the programming for space needs.

Scope of work for County Office Building base plans and the County Owned Properties Site Evaluation change orders have been coordinated and cost proposal was received on Thursday 2/27. Comments were returned to the architect on Wednesday 3/4. After approval by Staff, the draft studies will be confirmed with user groups and a final master plan report will be provided by the end of Summer 2020.



|                                |               |                      |              |
|--------------------------------|---------------|----------------------|--------------|
| <b>Current Phase:</b>          | Design        | <b>Budget:</b>       | \$200,000.00 |
| <b>% Complete:</b>             | 70%           | <b>PO Balance:</b>   | \$69,471.00  |
| <b>Updated:</b>                | 3/4/2020      | <b>Paid to Date:</b> | \$29,930.94  |
| <b>Managed By:</b>             | Tyler Gifford | <b>Balance:</b>      | \$100,598.06 |
| <b>Substantial Completion:</b> | 6/30/2020     |                      |              |

Capital Projects Report - Facilities and Environmental Services

Local Government

Fire Rescue Training Center Rehabilitation

Project Synopsis

Albemarle County Fire/Rescue (ACFR) prioritized the maintenance of this critical training structure to meet accreditation requirements for the next 5 years. This project acknowledges future needs and improves the capacity to serve current community needs. Improve existing Burning Building property to sufficient condition to maintain accreditation for a minimum of five more years.



Project Update

The General Contractor, TEAL Construction, is currently executing Punch List repairs to the facility - Final walkthrough for the TEAL Rehabilitation work will take place on March 11, 2020. High Temperature Lining work pending - to be completed by end of March.

|                         |                |               |             |
|-------------------------|----------------|---------------|-------------|
| Current Phase:          | Construction   | Budget:       | \$50,000.00 |
| % Complete:             | 98%            | PO Balance:   | \$19,974.99 |
| Updated:                | 3/6/2020       | Paid to Date: | \$16,064.00 |
| Managed By:             | Steve Hoffmann | Balance:      | \$13,961.01 |
| Substantial Completion: | 3/31/2020      |               |             |

Capital Projects Report - Facilities and Environmental Services

Local Government

Ivy Creek Natural Area Tenant House Roof and Farmhouse Repairs

Project Synopsis

Wear and tear over time has resulted in needed structural and building envelope repairs of the historic farm house at Ivy Creek Nature Center. Scope of work includes replacement of old metal roof. and structural repairs assessment to ensure the building remains viable for future use.



Project Update

Pre-construction activities are currently underway with the compilation, submission and receipt of project submittal documents. Roofing work and foundation wall repair work will commence in March 2020.

**Current Phase:** Construction  
**% Complete:** 89%  
**Updated:** 2/27/2020  
**Managed By:** Montie Breeden  
**Substantial Completion:** 4/30/2020

**Budget:** \$222,704.00  
**PO Balance:** \$171,770.00  
**Paid to Date:** \$26,165.36  
**Balance:** \$24,768.64

# Capital Projects Report - Facilities and Environmental Services

## Local Government

### Local Government HVAC Improvement

#### Project Synopsis

An energy audit of County Office Building at 5th Street was performed which identified multiple energy efficiency projects to provide financial cost savings. In the review process, additional energy efficiency projects at other County facilities are also being performed.

#### Project Update

Finance Dept. HVAC Improvement:

Contract sent to ColonialWebb on Monday 2/24 for execution. Expect 2 weeks to procure equipment from executed contract. Expect work to begin by end of March 2020 and substantially complete within 2 weeks.

COB 5th Street Ionization:

Work is substantially complete and inspected by LPA Architects on Monday 3/3. Contractor is following up on punch list items, expect project to have final completion within 2 weeks.

COB 5th Street Chilled Water Pumps:

Notice to Proceed issued to Thompson Consulting Engineers on 1/29/20 and design underway.

COB 5th St. Building Automation System (BAS) Occupancy Programming:

1. Social Services, Voter Registration & IT Areas - Reprogramming was complete on 09-11-19. Monitoring energy use to confirm potential energy savings and adjust as needed.

2. Fire-Rescue Areas - Staff is currently reviewing a revised heating/cooling schedule.

3. Police Areas - Staff is currently reviewing a revised heating/cooling schedule

Station 12 Domestic Water:

Had a site visit with Term Mechanical Contractor Riddleberger on 1/28/20 to clarify a few items in the proposal and method of connecting the existing solar hot water system in to the loop. Waiting on updated proposal to proceed.

Northside Library Blinds:

Installation completed on Thursday February 18th. Library staff are very appreciative of having the shades install. Staff will confirm actual energy savings at the end of Summer 2020.

Installation of new COB McIntire Exclusion Meter:

Staff discussing options with City.

COB 5th St. Fire-Rescue Exterior Insulation:

Staff to perform investigation in 1st quarter 2020.

|                                |               |                      |              |
|--------------------------------|---------------|----------------------|--------------|
| <b>Current Phase:</b>          | Construction  | <b>Budget:</b>       | \$347,000.00 |
| <b>% Complete:</b>             | 68%           | <b>PO Balance:</b>   | \$44,259.30  |
| <b>Updated:</b>                | 3/5/2020      | <b>Paid to Date:</b> | \$76,775.29  |
| <b>Managed By:</b>             | Tyler Gifford | <b>Balance:</b>      | \$225,965.41 |
| <b>Substantial Completion:</b> | 7/31/2020     |                      |              |



Capital Projects Report - Facilities and Environmental Services

Local Government

Mint Springs Dock Replacement

Project Synopsis

The existing dock provides access to the upper lake drain valve and is dilapidated and beyond repair. At the moment there is not a safe way to lower the lake. The existing spillway is to be repaired as well due to its lack of stability and quickly eroding outfall area. Project will require the lowering of the lake.



Project Update

Parks and Rec staff decided to reduce the scope of work due to budget and time constraints. The replacement of the dock and drain valve will be completed as phase 2 over the Winter of 2020. FES Project Manager procured services with one of the County's term site contractors (Harbor Dredge and Dock) to complete the spillway repairs and the replacement of the overflow culvert pipes leading to the lower lake. Parks and Rec staff began the lowering the upper lake Tuesday March 3rd and the site contractor is schedule to start work Monday March 9th. Over the next three weeks the upper lake water level will be lowered and will be closed to the general public.

|                         |               |               |             |
|-------------------------|---------------|---------------|-------------|
| Current Phase:          | Construction  | Budget:       | \$92,500.00 |
| % Complete:             | 78%           | PO Balance:   | \$8,760.00  |
| Updated:                | 3/4/2020      | Paid to Date: | \$11,820.00 |
| Managed By:             | Walter Harris | Balance:      | \$71,920.00 |
| Substantial Completion: | 3/23/2020     |               |             |

# Capital Projects Report - Facilities and Environmental Services

## Local Government

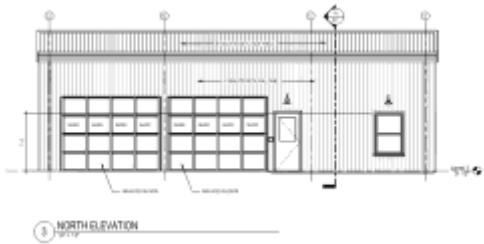
### Mint Springs Park Maintenance Upgrades

#### Project Synopsis

Parks and Recreations needs adequate space for their crews to maintain equipment. There will be a new facility constructed to provide a safe working environment. Small amount of office space will complement the larger bay spaces for storage and equipment maintenance work.

#### Project Update

The site contractor has completed the installation of the septic system. The general contractor mobilized and began working on the footers and pier excavation on March 5th. We anticipate the prefabricated building structure to arrive early to mid April for install.



**Current Phase:** Construction  
**% Complete:** 88%  
**Updated:** 3/5/2020  
**Managed By:** Walter Harris  
**Substantial Completion:** 6/1/2020

**Budget:** \$664,172.73  
**PO Balance:** \$515,575.46  
**Paid to Date:** \$48,164.52  
**Balance:** \$100,432.75

Capital Projects Report - Facilities and Environmental Services

Local Government

Old Crozet School Brick Repointing

Project Synopsis

Building has significant water infiltration through the walls causing moisture damage to interior spaces. This project will consist of removal and reinstallation of the existing mortar joints to eliminate water infiltration.

Project Update

During the investigations it was brought to the attention of FES staff that the budget will not allow for the entire project to be completed at one time. FES Staff is in the process of breaking the scope of work into multiple phases as the budget allows. We still anticipate RFQ to be posted late March or early April.

|                         |             |               |              |
|-------------------------|-------------|---------------|--------------|
| Current Phase:          | Design      | Budget:       | \$105,000.00 |
| % Complete:             | 15%         | PO Balance:   | \$0.00       |
| Updated:                | 3/5/2020    | Paid to Date: | \$0.00       |
| Managed By:             | Neale Craft | Balance:      | \$105,000.00 |
| Substantial Completion: |             |               |              |

# Capital Projects Report - Facilities and Environmental Services

## Local Government

### Police Small Vehicle Storage

#### Project Synopsis

ACPD needs secure space to process evidence and to store vehicles. A space behind the 5th Street office building will be utilized for this storage and evidence processing.

#### Project Update

FES Staff is awaiting for the ECC Communications Monopole work to be completed. FP&C demolition work contract will begin mid March. Construction to be complete in the summer of 2020.



**Current Phase:** Construction  
**% Complete:** 66%  
**Updated:** 3/9/2020  
**Managed By:** Walter Harris  
**Substantial Completion:** 5/7/2020

**Budget:** \$236,100.00  
**PO Balance:** \$0.00  
**Paid to Date:**  
**Balance:** \$236,000.00

Capital Projects Report - Facilities and Environmental Services

Local Government

Rivanna Greenway North

Project Synopsis

This project 's first phase is to provide a Feasibility Study for the North Section of the Rivanna Greenway Trail. The Comprehensive Plan proposes development of the northern section of the Rivanna Trail to increase connectivity for the citizens of Albemarle County. The section of Greenway for this Feasibility Study is from Pen Park to the Rt 29 Bridge. The results of this study will inform the prioritization of which trail section to take to design and construction for Phase 2 of this project. This study is in lieu of design and construction of the trail section between Still Meadow and Belvedere.

Project Update

Parks and Recreation Staff is working with the Design Firm (LPDA) to address multiple issues. It is anticipated that the trail corridor location may be adjusted from that shown on the December draft Opportunity and Constraint map. These adjustments and possible phasing will be reviewed with Parks staff before the conceptual trails are proposed and probable costs are calculated. Study is still proposed for completion Spring 2020.

|                         |            |               |             |
|-------------------------|------------|---------------|-------------|
| Current Phase:          | Design     | Budget:       | \$25,000.00 |
| % Complete:             | 50%        | PO Balance:   | \$14,729.70 |
| Updated:                | 3/3/2020   | Paid to Date: | \$9,930.30  |
| Managed By:             | Lisa Glass | Balance:      | \$340.00    |
| Substantial Completion: | 2/25/2022  |               |             |



Capital Projects Report - Facilities and Environmental Services

Local Government

Scottsville Community Ctr Roof Replacement

Project Synopsis

Removal and replacement of approximately 8,500 Sq. ft. of EPDM rubber roofing and poly ISO foam roof insulation at the Scottsville Community Center. Roof is starting to show signs of wear and has outlived it's useful lifespan.

Project Update

Architect and Engineer have visited the site and completed a site inspection and roof evaluation. Proposal for the work was received and evaluated. Proposal was more than twice the cost of what we expected. PM (Project Manager) negotiated with A/E (Architect/Engineer); however, reduction in cost was minimal. As a result of the high cost, the PM contacted another architect for roof evaluation and proposal. Roof inspection is scheduled for Monday, 3/9 and proposal for the work will be submitted based on A/E inspection and evaluation.



**Current Phase:** Design  
**% Complete:** 0%  
**Updated:** 3/4/2020  
**Managed By:** Neale Craft  
**Substantial Completion:** 10/29/2020

**Budget:** \$236,900.00  
**PO Balance:** \$0.00  
**Paid to Date:** \$0.00  
**Balance:** \$236,900.00

Capital Projects Report - Facilities and Environmental Services

Local Government

Scottsville Community Ctr Wall Inspection & Drain

Project Synopsis

The Scottsville Community Center structural block walls in the gym, various classrooms and the multipurpose room have developed horizontal cracks. The brick motor joints on the exterior of the building have started to fail in various areas, most notably the gym walls. These conditions need to be thoroughly examined by an Architect and Engineer and repairs made. Project includes accessing condition of roof drainage system.



Project Update

The Task Order for A/E's (Architect/Engineer) structural study is currently under review by Purchasing. Purchasing anticipates approval by 3/14. Pending completion of review and T/O approval, Notice to Proceed for design services to be issued by the end of March.

**Current Phase:** Design  
**% Complete:** 10%  
**Updated:** 3/9/2020  
**Managed By:** Neale Craft  
**Substantial Completion:** 7/15/2020

**Budget:** \$249,250.00  
**PO Balance:** \$0.00  
**Paid to Date:** \$0.00  
**Balance:** \$249,250.00

# Capital Projects Report - Facilities and Environmental Services

## Local Government

### Underpass Project - Norfolk

#### Project Synopsis

A section of the Rivanna Greenway Trail is proposed to run under the Norfolk Southern (NS) Railroad bridge near Still Meadow residential subdivision. As part of the easement agreement, the NS Railroad requires a railroad underpass structure to shelter hikers from debris caused by trains. This project's first phase is the schematic design of the structure and associated trail work for review by the Parks and Recreation staff and NS Railroad. The project scope for this portion of the trail is the protective structure under the NS Railroad bridge, connecting trail work to both Still Meadow and a portion of Rivanna Trail as well as a small pedestrian bridge. The remaining phases of this project will occur after the NS Railroad approves the proposed work as part of the easement negotiations.



#### Project Update

The Schematic Design is complete and Parks staff will take to the Norfolk Southern Railroad (NSRR) for review as part of the trail easement negotiations. When NSRR approves design and an easement has been negotiated, the design firm (LPDA) can be hired to complete the next step in the design process. The timing of the design completion and bidding is dependent on the NSRR easement negotiations. If an easement is obtained by fall of 2020 and eight months allowed for design and site plan approvals, then bidding could occur summer of 2021 and construction might start in the fall of 2021.

|                                |            |                      |             |
|--------------------------------|------------|----------------------|-------------|
| <b>Current Phase:</b>          | Design     | <b>Budget:</b>       | \$21,000.00 |
| <b>% Complete:</b>             | 35%        | <b>PO Balance:</b>   |             |
| <b>Updated:</b>                | 3/3/2020   | <b>Paid to Date:</b> | \$20,721.00 |
| <b>Managed By:</b>             | Lisa Glass | <b>Balance:</b>      | \$279.00    |
| <b>Substantial Completion:</b> | 5/18/2021  |                      |             |

Capital Projects Report - Facilities and Environmental Services

Local Government

UST Replacement - Yancey & Old Crozet

Project Synopsis

Remove underground fuel storage tanks (UST's) and replace with stronger, safer tanks to ensure that fuel at County buildings will be stored safely and cleanly.

Project Update

The temporary fuel storage tanks were installed on February 17 at both Yancey Community Center and Crozet Field School. We anticipate the contractor to begin the removal process for the existing Underground Storage Tank at Yancey Community Center the week of March 9th. The new tanks are on order and scheduled to arrive in early May. The removal of the tanks at Crozet will be completed over Spring Break( week of April 6th) to minimize the amount of disruption to the students and teaching staff.

|                         |               |               |              |
|-------------------------|---------------|---------------|--------------|
| Current Phase:          | Construction  | Budget:       | \$236,250.00 |
| % Complete:             | 83%           | PO Balance:   | \$112,296.00 |
| Updated:                | 3/4/2020      | Paid to Date: |              |
| Managed By:             | Walter Harris | Balance:      | \$123,954.00 |
| Substantial Completion: | 6/8/2020      |               |              |

# Capital Projects Report - Facilities and Environmental Services

## Local Government

### Voter Registration Relocation

#### Project Synopsis

The project is generally described as the renovation of leased space at Albemarle Square to create new office space for the voter registration, voting machine storage, election polling area and a community center space for Parks and Recreation.

#### Project Update

The Notice to Proceed (NTP) was issued to the Architectural firm on March 2nd. Staff reviewed a conceptual plan on a conference call on 3/5. FES Staff is currently working with AE to confirm scope, this project is moving at an accelerated pace to meet state mandated time requirements.

|                                |               |                      |              |
|--------------------------------|---------------|----------------------|--------------|
| <b>Current Phase:</b>          | Design        | <b>Budget:</b>       | \$616,000.00 |
| <b>% Complete:</b>             | 22%           | <b>PO Balance:</b>   | \$67,949.00  |
| <b>Updated:</b>                | 3/5/2020      | <b>Paid to Date:</b> | \$0.00       |
| <b>Managed By:</b>             | Walter Harris | <b>Balance:</b>      | \$616,000.00 |
| <b>Substantial Completion:</b> | 7/27/2020     |                      |              |



# Capital Projects Report - Facilities and Environmental Services

## NIFI

### NIFI - Albemarle Jouett Greer SRTS

#### Project Synopsis

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

FP&C staff are waiting for VDOT comments on the 100% plans, which were submitted on 2/3. The A/E submitted the VSMP application to Community Development on 2/25 for their review. The A/E is in the process of preparing the Project Manual for FP&C staff review. FP&C currently anticipate construction to begin late in the 2nd quarter or early in the 3rd quarter of CY 2020.

|                                |              |                      |              |
|--------------------------------|--------------|----------------------|--------------|
| <b>Current Phase:</b>          | Design       | <b>Budget:</b>       | \$711,078.00 |
| <b>% Complete:</b>             | 67%          | <b>PO Balance:</b>   | \$44,856.42  |
| <b>Updated:</b>                | 3/5/2020     | <b>Paid to Date:</b> | \$99,491.56  |
| <b>Managed By:</b>             | Matt Wertman | <b>Balance:</b>      | \$566,730.67 |
| <b>Substantial Completion:</b> | 10/6/2020    |                      |              |

# Capital Projects Report - Facilities and Environmental Services

## NIFI

### NIFI - Cale SRTS

#### Project Synopsis

Following an extensive community-driven process, the 5th and Avon Community Advisory Committee selected the Cale Elementary School Crosswalk as one of their priority projects. The critical need for this crosswalk was also identified in the "Virginia School Travel Plan - Paul H. Cale 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 Cale Elementary School.



#### Project Update

The County permitting processes are progressing with the Stormwater Permit application approved on 2/27/2020, and a revised submittal for the Site Plan Letter of Revision submitted 3/2/2020. Final Plans and Project Manual are set to be submitted to VDOT pending completion of the prerequisite certifications and verifications. This final submittal will result in authorization to advertise. Project bidding will take place in late spring and construction to start once school is complete in June 2020.

|                                |              |                      |              |
|--------------------------------|--------------|----------------------|--------------|
| <b>Current Phase:</b>          | Design       | <b>Budget:</b>       | \$513,233.71 |
| <b>% Complete:</b>             | 50%          | <b>PO Balance:</b>   | \$44,209.00  |
| <b>Updated:</b>                | 3/5/2020     | <b>Paid to Date:</b> | \$58,295.71  |
| <b>Managed By:</b>             | Matt Wertman | <b>Balance:</b>      | \$410,729.00 |
| <b>Substantial Completion:</b> | 8/16/2020    |                      |              |

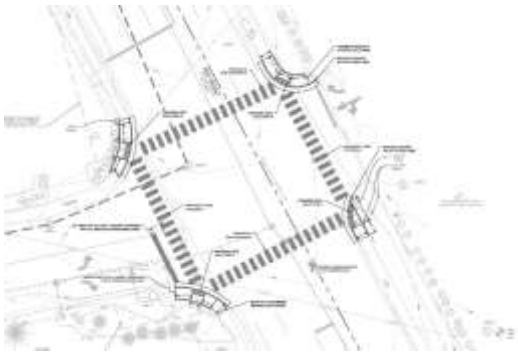
Capital Projects Report - Facilities and Environmental Services

NIFI

NIFI - Greenbrier Drive Crossing

Project Synopsis

Following an extensive community-driven process, the Places29-Hydraulic Community Advisory Committee selected the Greenbrier Drive - Rio Road Pedestrian Crossing as one of their priority projects. This work includes a new crosswalk, ADA curb cuts and plantings.



Project Update

FP&C staff received a letter from the planner at the City of Charlottesville on 2/13 indicating that there were no issues with the boundary line adjustment, but that County staff needed to reach out to the City Attorney's office. FP&C staff met with the City Attorney on 2/27. The City requested slight modifications to the drafts of the deed to address maintenance concerns. As soon as the City gives final sign off on the deeds, then FP&C staff will present the deeds and official offers to both residents. Once both deeds have been fully executed, construction will commence.

|                         |              |               |              |
|-------------------------|--------------|---------------|--------------|
| Current Phase:          | Right of Way | Budget:       | \$205,535.74 |
| % Complete:             | 60%          | PO Balance:   | \$154,346.33 |
| Updated:                | 3/5/2020     | Paid to Date: | \$38,799.91  |
| Managed By:             | Matt Wertman | Balance:      | \$12,389.00  |
| Substantial Completion: | 9/30/2020    |               |              |

# Capital Projects Report - Facilities and Environmental Services

## NIFI

### NIFI - The Square

#### Project Synopsis

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 have agreed to the scope and fee amount for the Engineer to investigate potential underground utility conflicts that have been identified. That change order is currently being routed internally. Staff have been working with the County Engineer and design consultants for The Square and Library Avenue projects to coordinate the grading, stormwater system and stormwater management designs to determine the most cost effective way to comply with the Virginia Stormwater Management Program regulations. The A/E and FP&C staff have begun to discuss plans for a public hearing, but more planning is needed before locking in a specific date. Staff is also working with VDOT to coordinate issues regarding design.

|                                |              |                      |                |
|--------------------------------|--------------|----------------------|----------------|
| <b>Current Phase:</b>          | Design       | <b>Budget:</b>       | \$1,511,607.81 |
| <b>% Complete:</b>             | 30%          | <b>PO Balance:</b>   | \$121,828.72   |
| <b>Updated:</b>                | 3/5/2020     | <b>Paid to Date:</b> | \$79,400.14    |
| <b>Managed By:</b>             | Matt Wertman | <b>Balance:</b>      | \$1,310,378.95 |
| <b>Substantial Completion:</b> |              |                      |                |

# Capital Projects Report - Facilities and Environmental Services Schools

## AHS Elevator #2

### Project Synopsis

Upgrades to existing elevators at Albemarle High School to ensure that all elevators are compliant with ADA requirements, along with interior finishes of the cabs.

### Project Update

Facilities Planning and Construction is currently working with Building Services to revise a Draft Request For Quotes (RFQ) to bid out maintenance work to modernize the AHS elevator. Finalized RFQ will be ready to solicit quotes by mid March.

|                                |             |                      |             |
|--------------------------------|-------------|----------------------|-------------|
| <b>Current Phase:</b>          | Design      | <b>Budget:</b>       | \$80,000.00 |
| <b>% Complete:</b>             | 10%         | <b>PO Balance:</b>   | \$0.00      |
| <b>Updated:</b>                | 3/5/2020    | <b>Paid to Date:</b> | \$0.00      |
| <b>Managed By:</b>             | Neale Craft | <b>Balance:</b>      | \$80,000.00 |
| <b>Substantial Completion:</b> | 7/31/2020   |                      |             |



# Capital Projects Report - Facilities and Environmental Services

## Schools

### AHS HVAC & Waste Water Pumps

#### Project Synopsis

The identified equipment has outlived it's useful life cycle and will be part of a large overhaul of heating and air conditioning equipment. The goal of this project is to replace boilers #1 - #5, water heater, water storage tank, chiller, waste water pumps 1-3 and associated components.

#### Project Update

Bids were received and announced on March 4th. There were two (2) bids received that were slightly over budget. Building Services provided additional funding and confirmed that they would like to move forward with the base scope of work. FES staff is in the process of drafting a contract.



**Current Phase:** Contractor Bid  
**% Complete:** 54%  
**Updated:** 3/5/2020  
**Managed By:** Walter Harris  
**Substantial Completion:** 7/31/2020

**Budget:** \$1,490,000.00  
**PO Balance:** \$64,325.00  
**Paid to Date:** \$4,320.00  
**Balance:** \$1,421,355.00

# Capital Projects Report - Facilities and Environmental Services

## Schools

### AHS Metal Panels Courtyard

**Project Synopsis**

Replace existing, exterior panels at the roof-line of the Library Wing with new metal panels, to match those recently installed elsewhere at the school; repaint the exterior window frames on the 1st and 2nd floors of the Front Wing that overlooks the courtyard, and repaint the exterior metal stairs and railing of the Press Box at the football field. This project will preserve taxpayers’ investments in public buildings; prevent failures of building systems that would interrupt occupants’ activities and delivery of public services; sustain a safe and healthful environment by keeping the buildings and components in good repair and structurally sound; and provide cost effective maintenance.



**Project Update**

The project was re-bid and bids were received on 02-25-20. Due to additional scope, additional funding has been provided to meet the low bid. A Notice of Intent to Award is expected to be posted by mid-March '20.

|                                |                |                      |              |
|--------------------------------|----------------|----------------------|--------------|
| <b>Current Phase:</b>          | Contractor Bid | <b>Budget:</b>       | \$120,000.00 |
| <b>% Complete:</b>             | 20%            | <b>PO Balance:</b>   | \$9,009.00   |
| <b>Updated:</b>                | 3/4/2020       | <b>Paid to Date:</b> | \$8,548.38   |
| <b>Managed By:</b>             | Montie Breeden | <b>Balance:</b>      | \$102,442.62 |
| <b>Substantial Completion:</b> | 8/7/2020       |                      |              |

# Capital Projects Report - Facilities and Environmental Services

## Schools

### Crozet Elementary Additions & Improvements

#### Project Synopsis

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

FP&C and School staff have agreed to scope and fee terms with the selected design firm. The contract was submitted to Purchasing for routing on 3/4. A Notice to Proceed is expected to be issued on 3/17. A design kickoff meeting is tentatively scheduled for 3/18.

|                                |              |                      |                |
|--------------------------------|--------------|----------------------|----------------|
| <b>Current Phase:</b>          | Design       | <b>Budget:</b>       | \$1,200,000.00 |
| <b>% Complete:</b>             | 5%           | <b>PO Balance:</b>   | \$0.00         |
| <b>Updated:</b>                | 3/5/2020     | <b>Paid to Date:</b> | \$184.72       |
| <b>Managed By:</b>             | Matt Wertman | <b>Balance:</b>      | \$1,199,815.28 |
| <b>Substantial Completion:</b> | 7/25/2022    |                      |                |

# Capital Projects Report - Facilities and Environmental Services

## Schools

### Electrical Upgrades-Jouett, Burley, Henley

#### Project Synopsis

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

Bids were received on 3/2/20. An incorrect bid form deemed the low bidder unresponsive, and all other bids were over budget. Project will be posted again for solicitation. Solicitation will be posted for 10 days and anticipate bids due date of 3/17/20.

|                                |                |                      |              |
|--------------------------------|----------------|----------------------|--------------|
| <b>Current Phase:</b>          | Contractor Bid | <b>Budget:</b>       | \$270,000.00 |
| <b>% Complete:</b>             | 51%            | <b>PO Balance:</b>   | \$33,955.00  |
| <b>Updated:</b>                | 3/5/2020       | <b>Paid to Date:</b> | \$4,375.00   |
| <b>Managed By:</b>             | Drake Giles    | <b>Balance:</b>      | \$231,670.00 |
| <b>Substantial Completion:</b> | 7/31/2020      |                      |              |

# Capital Projects Report - Facilities and Environmental Services

## Schools

### Food Service Equipment - Henley, Jouett, Brownsville

#### Project Synopsis

Select Food Service equipment at Brownsville, Jouett and Henley has reached the end of useful lifecycle. Brownsville: kitchen hood and ceiling. Jouett and Henley: existing walk-in coolers are going to be replaced with more efficient units.

#### Project Update

Bids were received on 3/5 and were slightly over budget. Building Services has provided additional funding to move project forward. Site Plan Letter of Revision(LOR) for Jouett was approved on 2/11/20. Community Development approved Henley Middle School Site Plan LOR and Architectural Review Board Application on 2/22/20.

|                                |                |                      |              |
|--------------------------------|----------------|----------------------|--------------|
| <b>Current Phase:</b>          | Contractor Bid | <b>Budget:</b>       | \$505,023.00 |
| <b>% Complete:</b>             | 43%            | <b>PO Balance:</b>   | \$17,767.85  |
| <b>Updated:</b>                | 3/4/2020       | <b>Paid to Date:</b> | \$50,255.15  |
| <b>Managed By:</b>             | Drake Giles    | <b>Balance:</b>      | \$437,000.00 |
| <b>Substantial Completion:</b> | 7/31/2020      |                      |              |



# Capital Projects Report - Facilities and Environmental Services

## Schools

### Henley Backup Generator

#### Project Synopsis

New backup generator will provide power to life safety systems, including corridor lights, exit doors, bathrooms and rooms with no windows. Kitchen equipment (freezers and coolers) as well as IT equipment will also be on the new generator.

#### Project Update

Bid documents were sent to purchasing and project posted on 2/18/20. A Pre Bid Meeting was held at the school on 2/24/20. Community Development Department(CDD) selected a color for the Generator and approved the Architectural Review Board Application on 2/20/20. Site Plan Letter of Revision was reviewed and approved by CDD on 2/22/20. The Bid opening is scheduled for 3/12/20.

|                                |                |                      |              |
|--------------------------------|----------------|----------------------|--------------|
| <b>Current Phase:</b>          | Contractor Bid | <b>Budget:</b>       | \$150,000.00 |
| <b>% Complete:</b>             | 39%            | <b>PO Balance:</b>   | \$17,750.00  |
| <b>Updated:</b>                | 3/4/2020       | <b>Paid to Date:</b> | \$0.00       |
| <b>Managed By:</b>             | Drake Giles    | <b>Balance:</b>      | \$132,250.00 |
| <b>Substantial Completion:</b> | 7/31/2020      |                      |              |

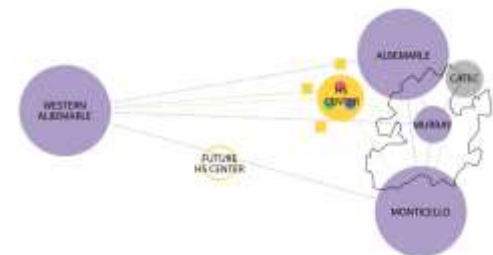
# Capital Projects Report - Facilities and Environmental Services

## Schools

### High School Center 2

#### Project Synopsis

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 the ACPS's four existing high schools. The project includes the construction of a new facility or the renovation/addition of an existing building to achieve a new ~60,000 SF school that can accommodate 400 high school students on a daily basis. The school is projected to open during the 2022/23 school year.



#### Project Update

The contract was executed and a Notice to Proceed was issued to Quinn Evans Architects on 2/27. A design kickoff meeting was held with the design committee on 2/28. An MEP design kickoff meeting was held with Building Services staff on 2/28. A community meeting was held on 3/3 as part of the Comprehensive Plan Compliance Review process. Five (5) citizens were in attendance. Most of the input was centered around a desire for outdoor learning space, community space, and bike/pedestrian connectivity. The Planning Commission is scheduled to meet in March or April to approve/deny/condition the 2232 Application, which is part of the Comprehensive Plan Compliance Review process. A meeting is scheduled for 3/11 with CDD-Planning and VDOT to discuss initial concepts for the road extension at Founders Place, which will be necessary to access the site. Schematic Design is anticipated to be completed in May 2020.

|                                |              |                      |                |
|--------------------------------|--------------|----------------------|----------------|
| <b>Current Phase:</b>          | Design       | <b>Budget:</b>       | \$1,300,000.00 |
| <b>% Complete:</b>             | 18%          | <b>PO Balance:</b>   | \$39,825.09    |
| <b>Updated:</b>                | 3/5/2020     | <b>Paid to Date:</b> | \$59,801.31    |
| <b>Managed By:</b>             | Matt Wertman | <b>Balance:</b>      | \$1,200,373.60 |
| <b>Substantial Completion:</b> | 7/16/2022    |                      |                |

# Capital Projects Report - Facilities and Environmental Services

## Schools

### Learning Space Modernization of FY20 AHS, JOU, Wal

#### Project Synopsis

Walton Middle School Modernization impacts 9 classrooms and work includes the installation of four sola-tube (skylights) per classroom, the re-painting of walls, and the installation of new resilient base trim and marker boards.

Jouett Middle School Modernization impacts the Career and Technical Education (CTE) classroom and work includes upgrading the casework, creating break-out spaces and providing new furnishings. The modernization also impacts the kitchen serving line and work includes enlarging the existing opening, between kitchen and cafeteria, to provide a smoother flow of students through the serving line.

#### Project Update

Design is currently underway. Bidding will occur early in the 2nd Quarter of CY2020. Construction is scheduled to start on 06-08-20 and achieve substantial completion by 07-31-20.

|                                |                |                      |              |
|--------------------------------|----------------|----------------------|--------------|
| <b>Current Phase:</b>          | Design         | <b>Budget:</b>       | \$537,000.00 |
| <b>% Complete:</b>             | 29%            | <b>PO Balance:</b>   | \$70,890.00  |
| <b>Updated:</b>                | 2/27/2020      | <b>Paid to Date:</b> | \$0.00       |
| <b>Managed By:</b>             | Montie Breeden | <b>Balance:</b>      | \$466,110.00 |
| <b>Substantial Completion:</b> | 7/31/2020      |                      |              |

# Capital Projects Report - Facilities and Environmental Services

## Schools

### Red Hill Gym Addition and Improvements

#### Project Synopsis

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

During the last month, staff and ACPS Building Services reviewed the bid set of documents and provided comments for Moseley Architects to update the drawings and specifications. Moseley Architects will deliver the final bid set of documents on Friday March 6th.

Going forward staff will prepare the bid package to deliver to Purchasing by 3/9/20, bids will be due on 4/8/20. Temporary Trailers will be set May 2020 and start Construction on 6/9/20.

The project has phased milestones for completion of work. Light renovation work for staff areas, bathrooms, classrooms and outdoor learning will be performed summer 2020. The gym will start in summer 2020 and be complete by spring break 2021 in order to start the renovation of the existing gym into the new media center. In summer 2021 the new media center, new classrooms, corridor renovation and new parking lot will be completed.

|                                |                |                      |                |
|--------------------------------|----------------|----------------------|----------------|
| <b>Current Phase:</b>          | Contractor Bid | <b>Budget:</b>       | \$5,050,000.00 |
| <b>% Complete:</b>             | 34%            | <b>PO Balance:</b>   | \$253,935.00   |
| <b>Updated:</b>                | 3/4/2020       | <b>Paid to Date:</b> | \$168,886.25   |
| <b>Managed By:</b>             | Tyler Gifford  | <b>Balance:</b>      | \$4,627,718.75 |
| <b>Substantial Completion:</b> | 8/31/2021      |                      |                |

# Capital Projects Report - Facilities and Environmental Services

## Schools

### Schools Restroom Upgrades Agnor Hurt and Greer

**Project Synopsis**

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**

Design is currently underway. Bidding will occur during the middle of the 2nd Quarter of CY2020. Construction is scheduled to start on 06-08-20 with completion by 07-31-20.

|                                |                |                      |              |
|--------------------------------|----------------|----------------------|--------------|
| <b>Current Phase:</b>          | Design         | <b>Budget:</b>       | \$235,000.00 |
| <b>% Complete:</b>             | 16%            | <b>PO Balance:</b>   | \$27,961.00  |
| <b>Updated:</b>                | 2/27/2020      | <b>Paid to Date:</b> | \$0.00       |
| <b>Managed By:</b>             | Montie Breeden | <b>Balance:</b>      | \$207,039.00 |
| <b>Substantial Completion:</b> | 7/31/2020      |                      |              |

# Capital Projects Report - Facilities and Environmental Services

## Schools

### Schools Summer Roofing Projects 2020

#### Project Synopsis

These roofs are beyond their warranty lives and starting to fail. Roof replacements generally follow the recommendations for replacement schedule set forth in our roof consultants roof report. Projects for summer of 2020 include: AHS - Front Hall and Lobby; Walton - Original Building part 2; Woodbrook - Main Building and '97 addition; 124,022 sf of roof.

#### Project Update

Construction documents went out for bid 2/25/20 with a pre-bid meeting held 3/3/20. Bid opening on March 17. Due to findings in the hazardous materials study, Walton Middle School's scope will need to be addressed in 2 phases because of the asbestos abatement that will be required. Phase 1 will be executed this Summer 2020 and Phase 2 will be executed next summer in 2021. This summer's work is slated to start construction on June 6, 2020 and reach substantial completion by end of July 2020.

|                                |                |                      |                |
|--------------------------------|----------------|----------------------|----------------|
| <b>Current Phase:</b>          | Contractor Bid | <b>Budget:</b>       | \$2,695,000.00 |
| <b>% Complete:</b>             | 50%            | <b>PO Balance:</b>   | \$117,983.00   |
| <b>Updated:</b>                | 3/5/2020       | <b>Paid to Date:</b> | \$63,434.00    |
| <b>Managed By:</b>             | Steve Hoffmann | <b>Balance:</b>      | \$2,513,583.00 |
| <b>Substantial Completion:</b> | 8/7/2020       |                      |                |



# Capital Projects Report - Facilities and Environmental Services

## Schools

### Scottsville Elementary Classroom Addition & Gym 2019

#### Project Synopsis

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. Exact scope of renovations will be determined during the design process and as budget allows. Site improvements will include outdoor learning areas and a septic system replacement.



#### Project Update

On March 2, the County received (7) seven bids for the Scottsville project, six of which were under budget with less than a 8% spread from highest to lowest. The low bid was under budget by \$1.8 million dollars. The County posted the Notice to Intent to Award (NOIA) on March 4th and is in the process of drafting the construction contract.

|                                |                |                      |                 |
|--------------------------------|----------------|----------------------|-----------------|
| <b>Current Phase:</b>          | Contractor Bid | <b>Budget:</b>       | \$12,200,000.00 |
| <b>% Complete:</b>             | 49%            | <b>PO Balance:</b>   | \$305,738.00    |
| <b>Updated:</b>                | 3/4/2020       | <b>Paid to Date:</b> | \$566,064.30    |
| <b>Managed By:</b>             | Walter Harris  | <b>Balance:</b>      | \$11,328,197.70 |
| <b>Substantial Completion:</b> | 8/2/2021       |                      |                 |

# Capital Projects Report - Facilities and Environmental Services

## Schools

### VMF Office RTU's and VAV and Controls

**Project Synopsis**

Scope of work includes replacement of heating and air conditioning equipment serving office areas of the ACPS Vehicle Maintenance Facility.

**Project Update**

Bids were received on 02-27-20. Purchasing staff are currently performing due diligence. Building Services staff are currently reviewing the apparent low bid and finalzing the construction scope. A Notice of Intent to Award is expected to be posted by mid-March '20. Construction is scheduled to start on 06-08-20 with completion by 07-31-20.

|                                |                |                      |              |
|--------------------------------|----------------|----------------------|--------------|
| <b>Current Phase:</b>          | Contractor Bid | <b>Budget:</b>       | \$465,000.00 |
| <b>% Complete:</b>             | 25%            | <b>PO Balance:</b>   | \$38,002.00  |
| <b>Updated:</b>                | 3/9/2020       | <b>Paid to Date:</b> | \$0.00       |
| <b>Managed By:</b>             | Montie Breeden | <b>Balance:</b>      | \$426,998.00 |
| <b>Substantial Completion:</b> | 7/31/2020      |                      |              |

# Capital Projects Report - Facilities and Environmental Services

## Schools

### WAHS Softball Restrooms/ADA

**Project Synopsis**

This project is in response to ongoing complaints, and a possible Title IX violation, due to the inequities between the locker room and restroom provided for the boys' baseball field and the porta-johns that are the facilities for the girls' softball field. Various ADA improvements will allow a wheel-chair bound student to participate in the band program.

**Project Update**

Bids were opened on 03-02-20. Bids were over budget and no construction contract will be executed. Staff will re-group and determine next steps to re-design within budget and to re-bid the project. Project will be re-bid in the fall of 2020.

|                                |                |                      |              |
|--------------------------------|----------------|----------------------|--------------|
| <b>Current Phase:</b>          | Design         | <b>Budget:</b>       | \$460,000.00 |
| <b>% Complete:</b>             | 25%            | <b>PO Balance:</b>   | \$0.00       |
| <b>Updated:</b>                | 3/9/2020       | <b>Paid to Date:</b> | \$0.00       |
| <b>Managed By:</b>             | Montie Breeden | <b>Balance:</b>      | \$460,000.00 |
| <b>Substantial Completion:</b> | 7/31/2020      |                      |              |

# Capital Projects Report - Facilities and Environmental Services

## Schools

### Walton HVAC Upgrades

**Project Synopsis**

Select heating & air conditioning equipment at Walton Middle School has reached the end of useful lifecycle and needs to be replaced with equipment that provides more efficient heating/cooling, access to replacement parts and better control over temperatures in different zones. Equipment: chiller, cooling tower, misc. equipment in office and Technology Labs

**Project Update**

Bids were received on 3/5 and base bid was significantly under budget. Building Services has committed to proceeding with the base bid items. Additional funding was returned. Contract is currently routing.

|                                |                |                      |                |
|--------------------------------|----------------|----------------------|----------------|
| <b>Current Phase:</b>          | Contractor Bid | <b>Budget:</b>       | \$1,042,000.00 |
| <b>% Complete:</b>             | 41%            | <b>PO Balance:</b>   | \$18,556.50    |
| <b>Updated:</b>                | 3/4/2020       | <b>Paid to Date:</b> | \$67,413.50    |
| <b>Managed By:</b>             | Drake Giles    | <b>Balance:</b>      | \$956,030.00   |
| <b>Substantial Completion:</b> | 7/31/2020      |                      |                |

Capital Projects Report - Facilities and Environmental Services

Transportation

Sidewalk - Commonwealth/Dominion

Project Synopsis

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

The 93 property owners along the project alignment were provided Right-of-Entry (Permission) letters and Intent-to-Enter letters (as necessary) per VDOT's new notification requirements for the survey and utility designations activities. Surveyor has completed property research and set survey control. The aerial survey has been delivered to the design consultant and all of the survey fieldwork has been complete. Surveyor review and quality control checking and the subsurface utility designation are complete. Coordination and preparations for a community kick-off meeting are in progress. Anticipate 30% Plans will be submitted & reviewed in May 2020. At that time right-of-way impacts & schedule will better defined.

|                         |             |               |                |
|-------------------------|-------------|---------------|----------------|
| Current Phase:          | Design      | Budget:       | \$3,336,224.00 |
| % Complete:             | 30%         | PO Balance:   | \$499,819.93   |
| Updated:                | 3/4/2020    | Paid to Date: | \$8,854.48     |
| Managed By:             | Jack Kelsey | Balance:      | \$2,827,549.59 |
| Substantial Completion: | 5/10/2023   |               |                |

# Capital Projects Report - Facilities and Environmental Services

## Transportation

### Sidewalk - Eastern Avenue Preliminary Study

#### Project Synopsis

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

#### Project Update

Notice to Proceed has been issued for the Aerial Survey and Eastern Avenue Preliminary Design and Location study. The aerial survey has been flown. The photo products and digital data are to be completed by March 30, 2020. Ground survey for establishing control and cross sections of Lickinghole Creek, collection of existing studies and site conditions information is to start March 15th. The Preliminary Design and Location Study will be completed by February 1, 2021. This will assure the County is prepared for the Revenue Sharing pre-application submittal in the event VDOT moves the submittal date to March 1, 2021 to be consistent with their Smart Scale funding applications.

|                                |             |                      |              |
|--------------------------------|-------------|----------------------|--------------|
| <b>Current Phase:</b>          | Design      | <b>Budget:</b>       | \$279,345.00 |
| <b>% Complete:</b>             | 6%          | <b>PO Balance:</b>   | \$0.00       |
| <b>Updated:</b>                | 3/4/2020    | <b>Paid to Date:</b> | \$0.00       |
| <b>Managed By:</b>             | Jack Kelsey | <b>Balance:</b>      | \$279,345.00 |
| <b>Substantial Completion:</b> | 2/1/2021    |                      |              |



Capital Projects Report - Facilities and Environmental Services

Transportation

Sidewalk - Ivy Road

Project Synopsis

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

Final 100% design plan set was submitted to VDOT for review and Community Development approval of the stormwater management plan was obtained. Preparation of the project manual by the design consultant is in progress. Staff will be updating the budget based on the revised final cost estimate. Right-of-way & easement acquisitions are complete on 8 of the 10 parcels. A final settlement has been negotiated with St. Anne's-Belfield School and staff is working to address concerns for access during construction activity. UVa leadership is reviewing the deeds and request to donate the easements, and coordinating their attorney review of the documents. Any changes to the documents will need to be reviewed prior to signature. CenturyLink's project manager is to coordinate the relocation of their underground wires with their contractor. Staff has made several requests by phone and email for their contractor's schedule, but have received no response.

|                         |             |               |                |
|-------------------------|-------------|---------------|----------------|
| Current Phase:          | Design      | Budget:       | \$2,569,814.00 |
| % Complete:             | 84%         | PO Balance:   | \$37,027.43    |
| Updated:                | 3/4/2020    | Paid to Date: | \$817,961.57   |
| Managed By:             | Jack Kelsey | Balance:      | \$1,714,825.25 |
| Substantial Completion: | 11/16/2020  |               |                |

Capital Projects Report - Facilities and Environmental Services

Transportation

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

Project Synopsis

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

Right-of-Way and easement acquisitions continue. We have obtained 26 of 33 parcels, currently coordinating owner signatures on 4 parcels, and finalizing with owners/lenders on the remaining 3 parcels. Staff is working with the design consultant to finalize the plans, update the cost estimate and project budget, prepare the project manual. Dominion Energy pole and guy wire relocations are complete, as are the Comcast and CenturyLink wire transfers are complete.

|                         |             |               |                |
|-------------------------|-------------|---------------|----------------|
| Current Phase:          | Design      | Budget:       | \$3,905,208.72 |
| % Complete:             | 83%         | PO Balance:   | \$139,586.60   |
| Updated:                | 3/4/2020    | Paid to Date: | \$863,462.15   |
| Managed By:             | Jack Kelsey | Balance:      | \$2,902,159.97 |
| Substantial Completion: | 2/19/2021   |               |                |

# Capital Projects Report - Facilities and Environmental Services

## Water Resources

### Rio Hill Stormwater Retrofit

#### Project Synopsis

The project is generally described as retrofitting existing stormwater detention basin to improve water quality per the Total Maximum Daily Load (TMDL) criteria in the U.S. Clean Water Act and provide an environmental amenity feature with streamlined maintenance requirements.

#### Project Update

Contractor submitted proposals on February 7th, which was still deemed significantly over budget. On February 11th the Construction team, Engineers and County staff had a meeting to determine what was driving the cost up and modified the scope of work. After the meeting County staff and the engineers completed a pricing exercise that determined the contractor's price to be fair market value for stormwater retrofits. FES staff decided to seek appropriation of additional funding from the TMDL budget in order to move forward with the project. On February 17th, the contractor provided revised pricing based upon the February 11th team meeting for a savings of \$20,000.

|                                |                |                      |              |
|--------------------------------|----------------|----------------------|--------------|
| <b>Current Phase:</b>          | Contractor Bid | <b>Budget:</b>       | \$163,552.00 |
| <b>% Complete:</b>             | 88%            | <b>PO Balance:</b>   | \$10,862.00  |
| <b>Updated:</b>                | 3/4/2020       | <b>Paid to Date:</b> | \$18,948.50  |
| <b>Managed By:</b>             | Walter Harris  | <b>Balance:</b>      | \$133,741.00 |
| <b>Substantial Completion:</b> | 6/17/2020      |                      |              |