

# Mountain View Capacity Update

December 2, 2021

# Mountain View Capacity Update

## Overview of Mountain View Elementary School

- Existing School Capacity: 624 students
- Recent School Enrollment: 715 students (with 38 Pre-K students)
- Projected Future Enrollment: almost 800 students
- Eight-Classroom Mobile Unit: opened October 2021 (not included in School Capacity)

## Projects to Address Mountain View Capacity

- Classroom and Cafeteria Addition Project
- Master Planning Study: started in April 2021

## Master Planning Study Preliminary Recommendation

- Multiple Options Considered for Mountain View
- Feedback Received from Staff and Community



# Mountain View Capacity Update

## Staff and Community Feedback Received

- **Staff Meetings: May and November**
- **Community Presentations: May and November**
- **On-Line and Paper Surveys: November**

## Classroom and Cafeteria Addition Project

- **Approved Construction Budget: \$6,100,000**
- **Approved Project Scope: 6 Classrooms, Cafeteria Addition**
- **Planning Discussions and Feedback revealed other Facility Needs**
- **Cost Changes in the Construction Market**

# MASTER PLANNING STUDY FOR MOUNTAIN VIEW ELEMENTARY SCHOOL



**Division-wide study of school capacity and enrollment, aiming to develop a master plan for future development at Mountain View Elementary School.**

## **Two Parts to the Master Planning Study**

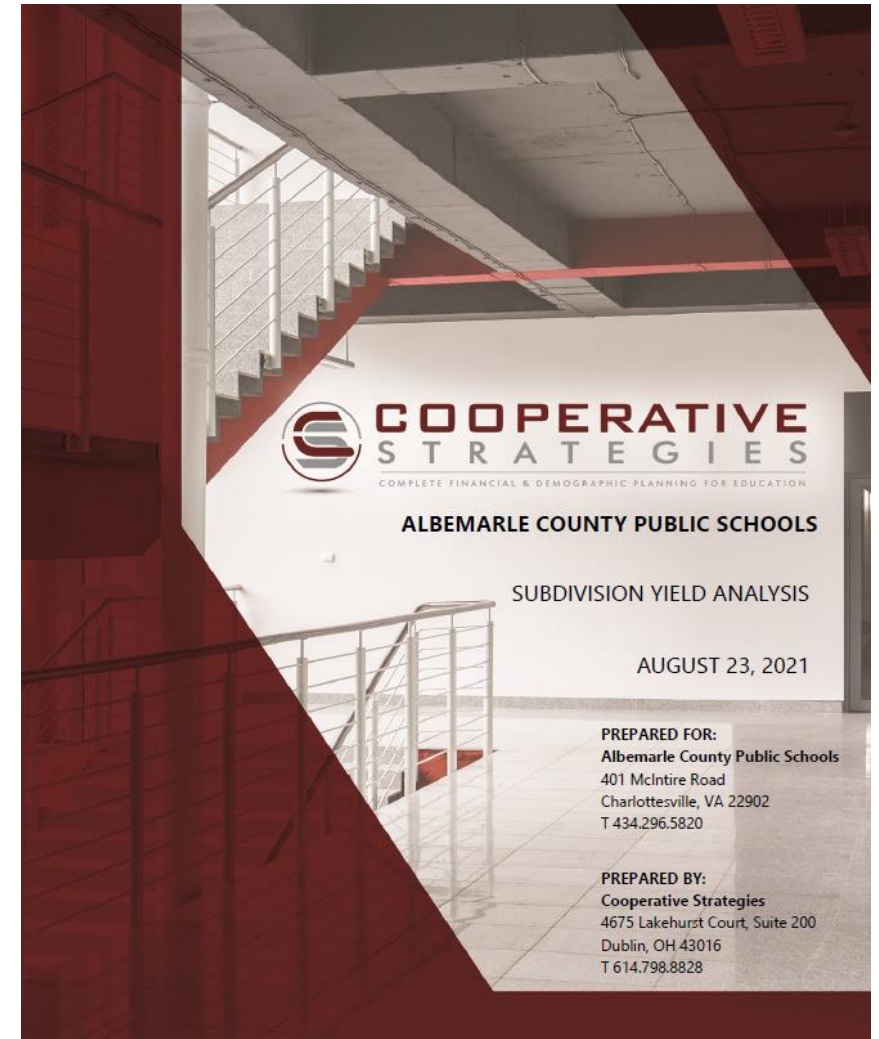
- **Subdivision Yield Analysis:** study student demographics and housing, develop a subdivision yield analysis.
- **Facilities Master Planning Services:** provide a recommended strategy to address population growth in and around Mountain View Elementary.

# MASTER PLANNING STUDY FOR MOUNTAIN VIEW ELEMENTARY SCHOOL

## Two Parts to the Master Planning Study

- **Subdivision Yield Analysis**
- Facilities Master Planning Services

**Thirty eight page Report: “The purpose of this Subdivision Yield Analysis is to determine the potential growth for planned housing developments and the impact it has on the Albemarle County Public Schools student population.”**



# MASTER PLANNING STUDY FOR MOUNTAIN VIEW ELEMENTARY SCHOOL

## Two Parts to the Master Planning Study

- Subdivision Yield Analysis
- **Facilities Master Planning Services**

The 15-member Master Planning Study committee discussed and explored multiple options and developed a **Recommendation** for future development at Mountain View Elementary:

- Weekly Committee meetings
- Staff Meetings in May and November
- Community Meetings in May and November
- Feedback requested and received

# BACKGROUND DATA

## ENROLLMENT GROWTH

### K-5\* Enrollment vs. Building Capacity

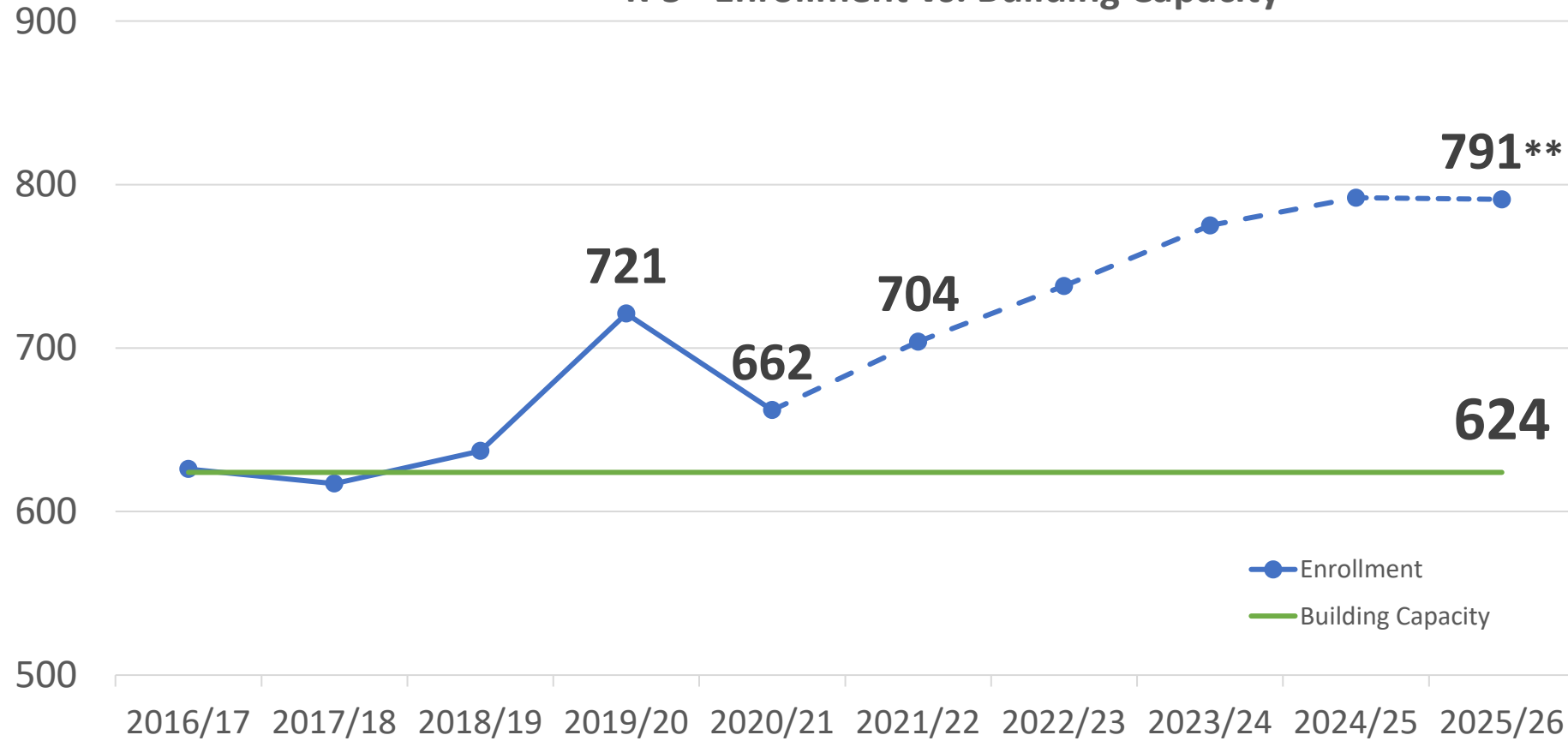


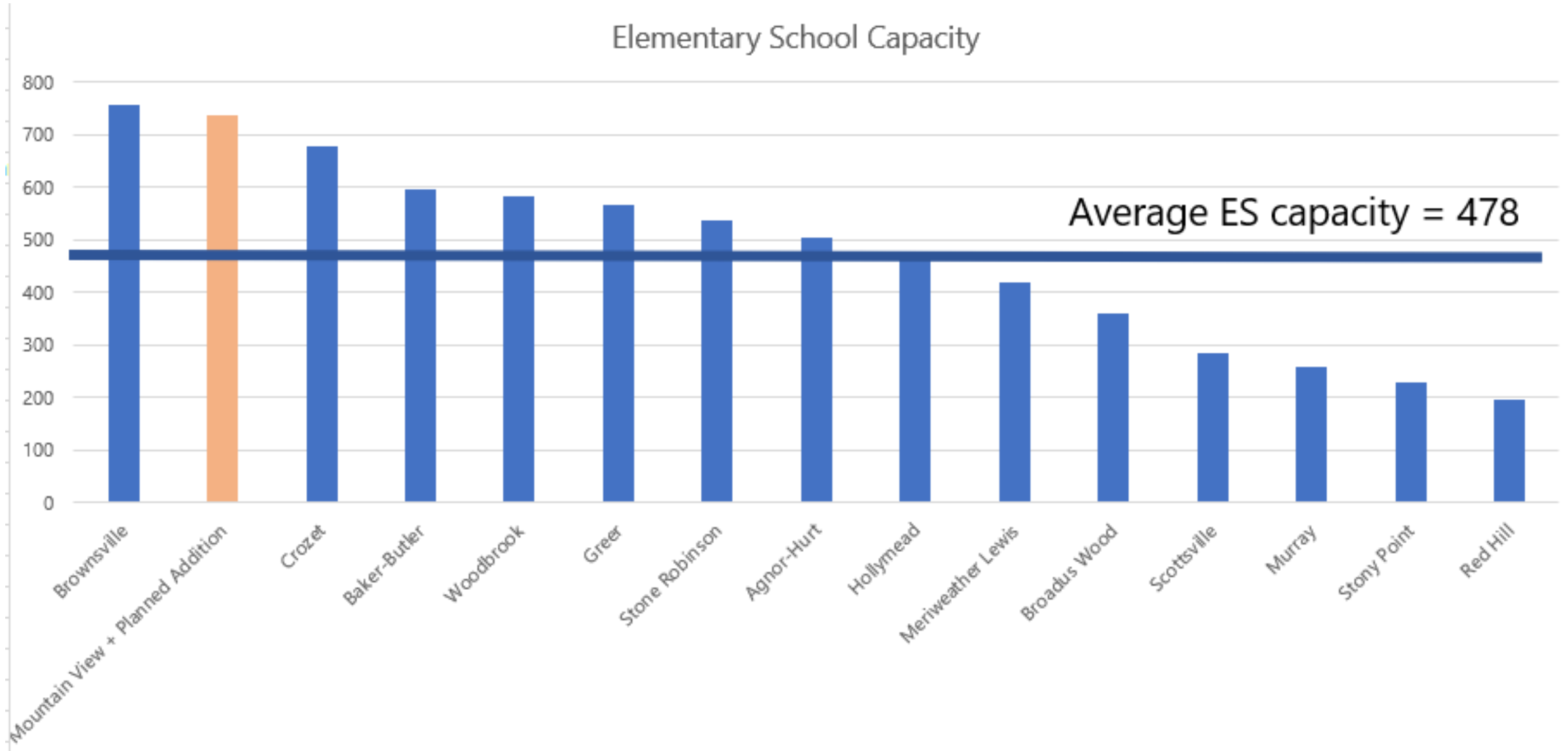
Image courtesy of  
ACPS Fall 2020

\*The school also has about 45 preschool students. This increases the total enrollment for the school and should be considered for factors such as cafeteria size, parking etc. It does not impact the difference between the capacity and enrollment because the 624 building capacity figure does not include rooms which are utilized for PK programs.

\*\*5 year projection calculated by ACPS using cohort survival methodology. The work of the consultant and this study may influence this projection to ensure we are capturing impact of future development.

# BACKGROUND DATA

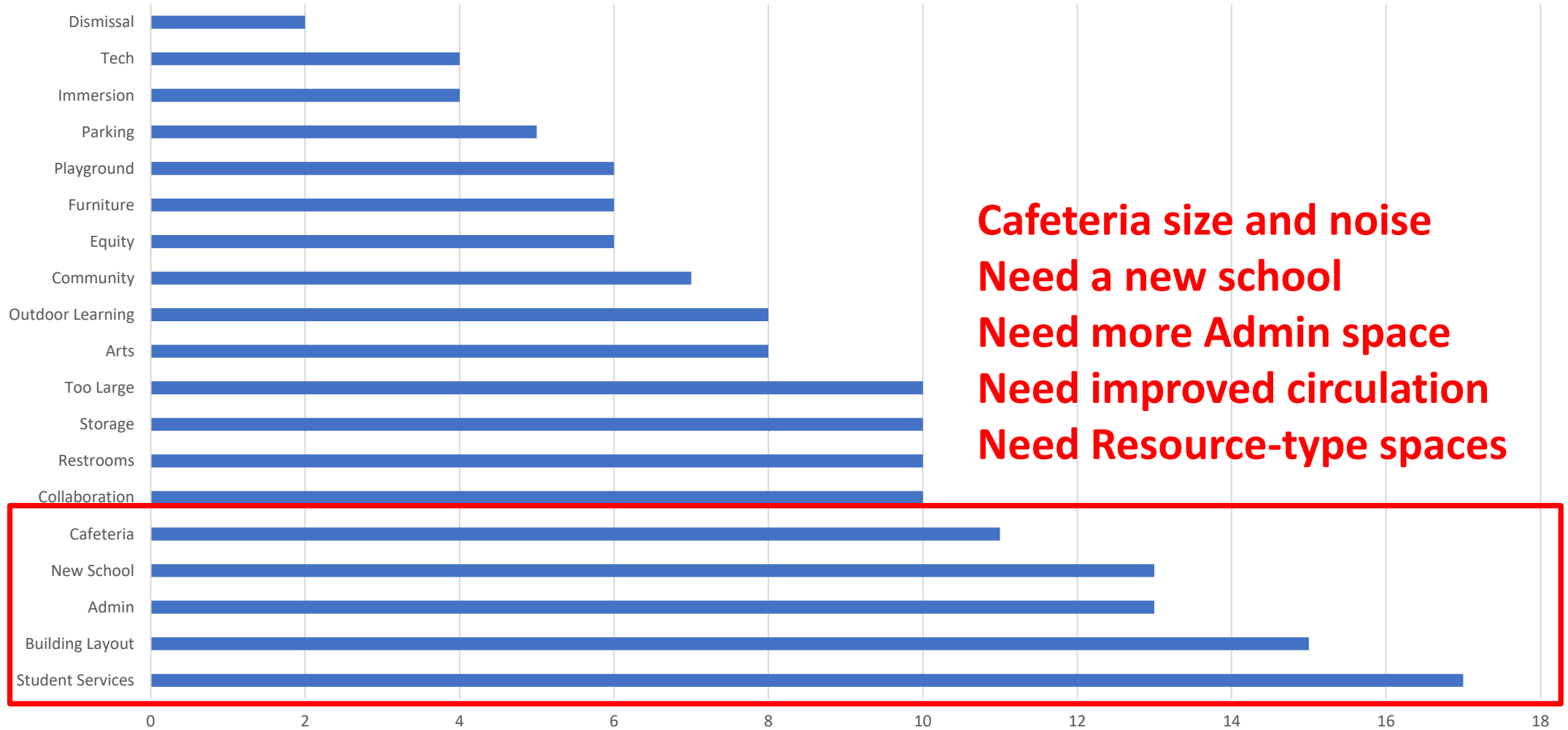
## ELEMENTARY SCHOOL CAPACITY





STAFF FEEDBACK  
MOUNTAIN VIEW PLANNING

May 14th Staff Meeting - Comment by Category





# Facility Options

## FACILITY OPTIONS

### MOUNTAIN VIEW PLANNING & ACPS YIELD STUDY

#### **Main Options Considered but NOT Recommended**

- **Build new Early Childhood (Pre-K and K) building on Founders Place Site**
- **Move one or more grade levels from Mountain View to Walton MS**
- **Build additions to increase capacity of Red Hill ES by 200 students and redistrict students from Mountain View to Red Hill**
- **Build a new 400-500 seat PK-2 school in the Mountain View attendance zone. Current Mountain View becomes a 3-5 school**
- **Build additions on to Mountain View to increase the capacity to 800-850 seats**
- **Build a new 800-850 seat school to replace Mountain View on an acquired site**

## FACILITY OPTIONS

### MOUNTAIN VIEW PLANNING & ACPS YIELD STUDY

**Mountain View  
Elementary**

**400-450 Students**

**Mountain View Site**

**New Elementary  
School**

**400-450 Students**

**Acquired Site**

# Recommendation

# **New 400-450 Student Elementary School:**

**Estimated Cost: \$42 Million + land cost**

**Timeline for Completion: 5 years**

**If approved to proceed in the next few months, the new school could potentially be open for the 2026/2027 school Year.**

COMMUNITY FEEDBACK FROM ON-LINE AND PAPER SURVEYS  
MOUNTAIN VIEW PLANNING

How would you rate your support for this recommendation?

<u>Answer</u>	<u>Responses</u>	<u>Percentage</u>
1 – No Support	1	0.8 %
2	1	0.8 %
3	3	2.3 %
4 – Some Support	18	14.1 %
5	18	14.1 %
6	29	22.7 %
<u>7 – Strong Support</u>	<u>50</u>	<u>39.1 %</u>

Total Responses

128

Weighted Score

5.89

**Weighted Score 5.89**

# Staff Feedback Received at the November 4 Staff Meeting

## Over Sixty Comments/Questions Received

- **New School:** “excited about a new school”; “needed for long-term solution”; “two smaller schools is the best plan”; “build a new school”; “we need a new school”; etc.

## Comments Related to the Existing School

- **Cafeteria:** need second dining space; improve noise level in existing Cafeteria
- **Teacher’s Lounge:** would be very helpful; need space for teacher lunch; lactation rooms
- **Restrooms:** more restrooms needed; many more adult restrooms needed
- **Resource Spaces:** more needed for reading intervention, SPED, etc.
- **Music Program:** dedicated Music room or rooms needed
- **Student Travel and Corridors:** time needed for travel
- **Parent Drop-off and Pick-up:** needs improvements; takes too long
- **Playgrounds:** playground expansion needed; more playground space
- **Parking:** more parking needed

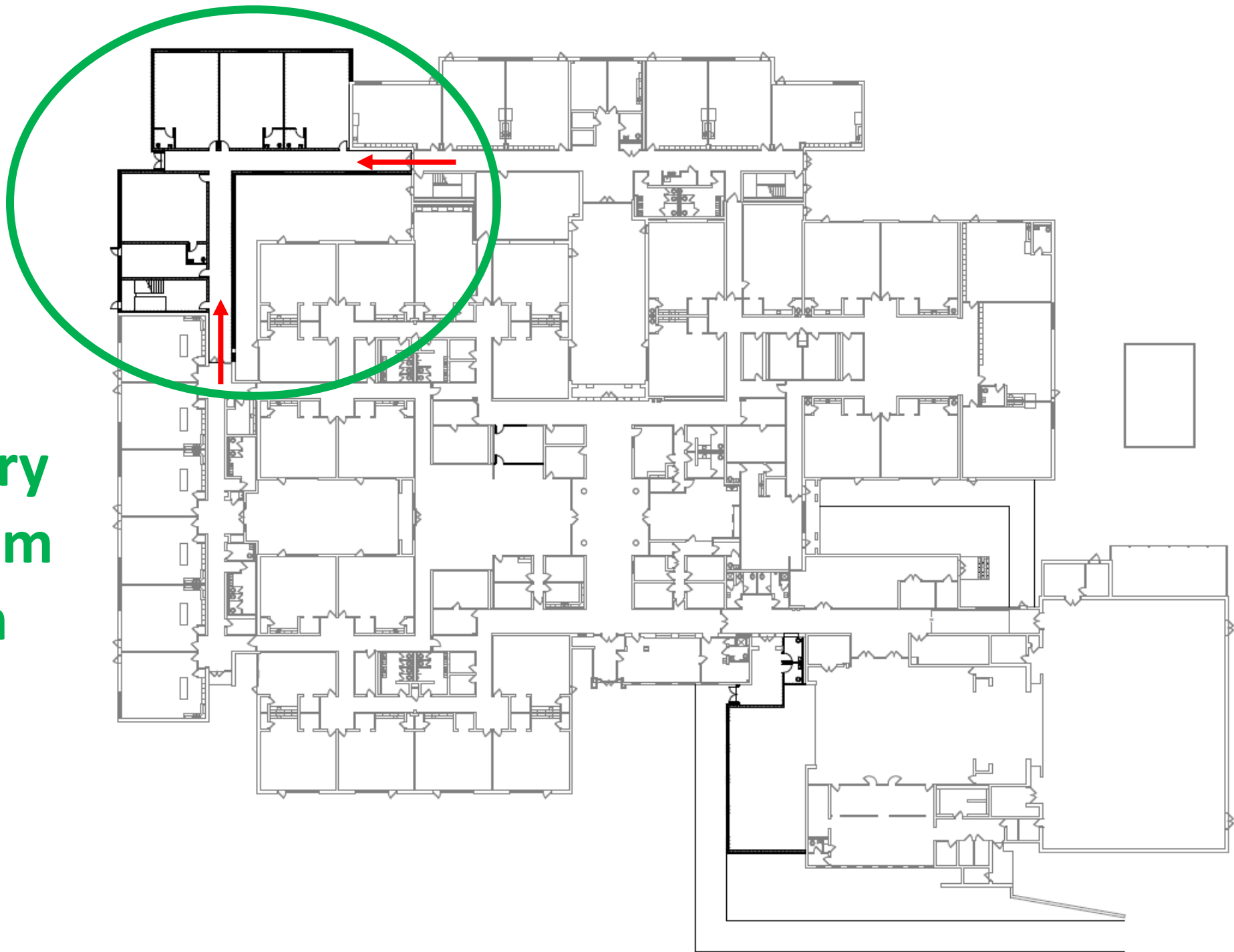




## Proposed Building Additions



**Two-Story  
Classroom  
Addition**

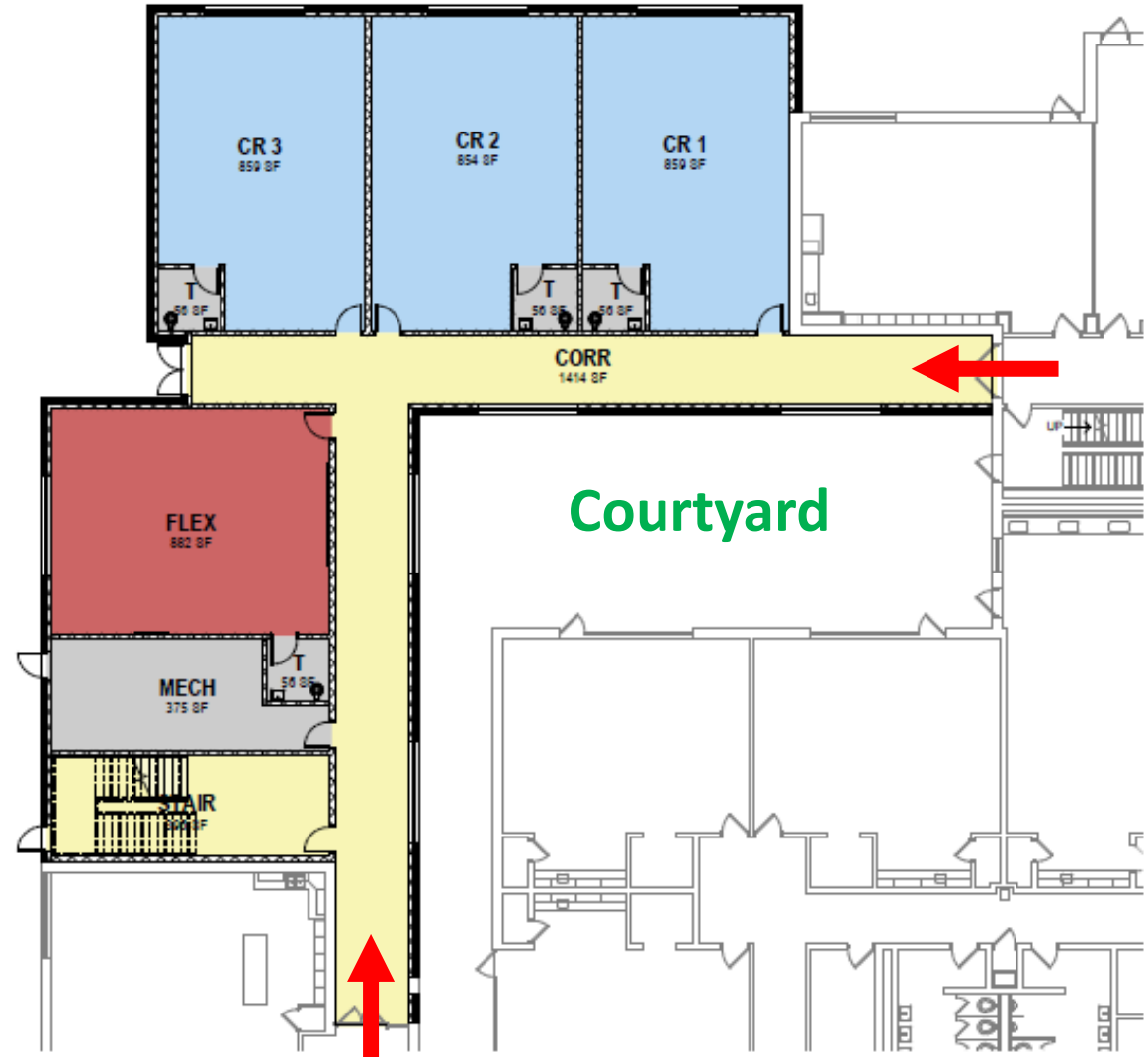


# First Floor Plan for Classroom Addition:

- 3 Classrooms with Toilets
- 1 Flex Space (or Faculty Room)
- 1 Faculty Toilet

## DEPARTMENT

- GENERAL CLASSROOMS
- BUILDING SERVICES / RESTROOMS
- CIRCULATION
- RESOURCE



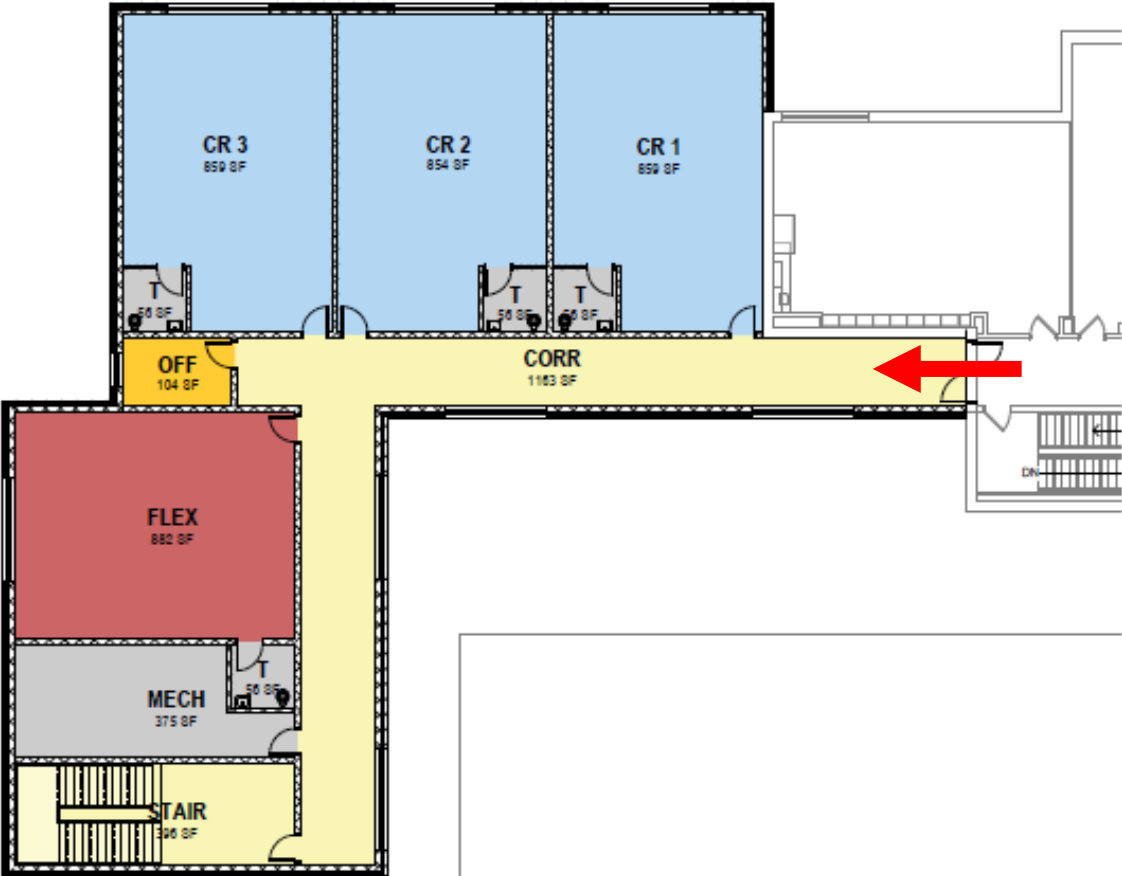
# Second Floor Plan for Classroom

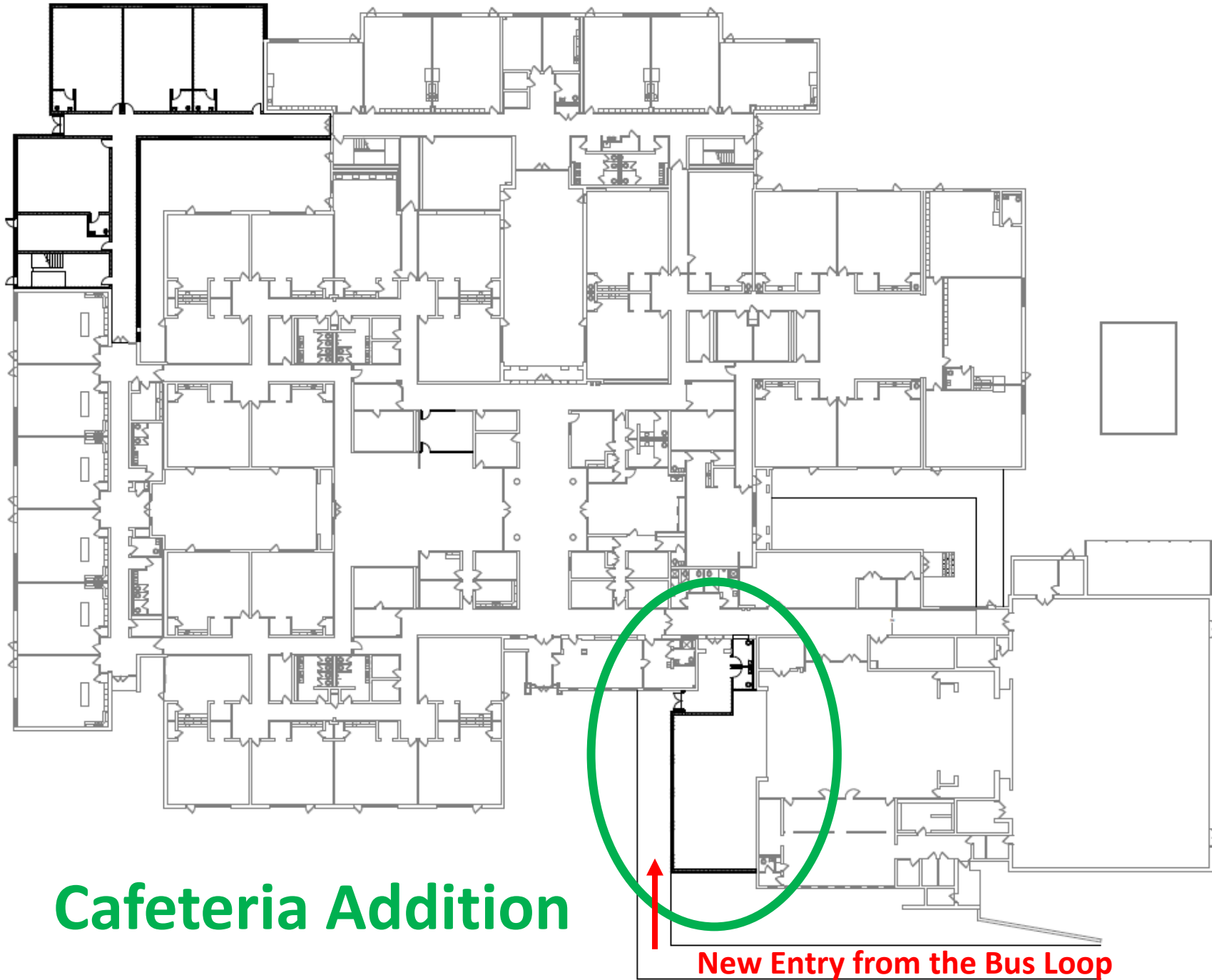
## Addition:

- 3 Classrooms with Toilets
- 1 Flex Space
- Office Size Flex Space
- 1 Faculty Toilet

### DEPARTMENT

- GENERAL CLASSROOMS
- ADMINISTRATION
- BUILDING SERVICES / RESTROOMS
- CIRCULATION
- RESOURCE

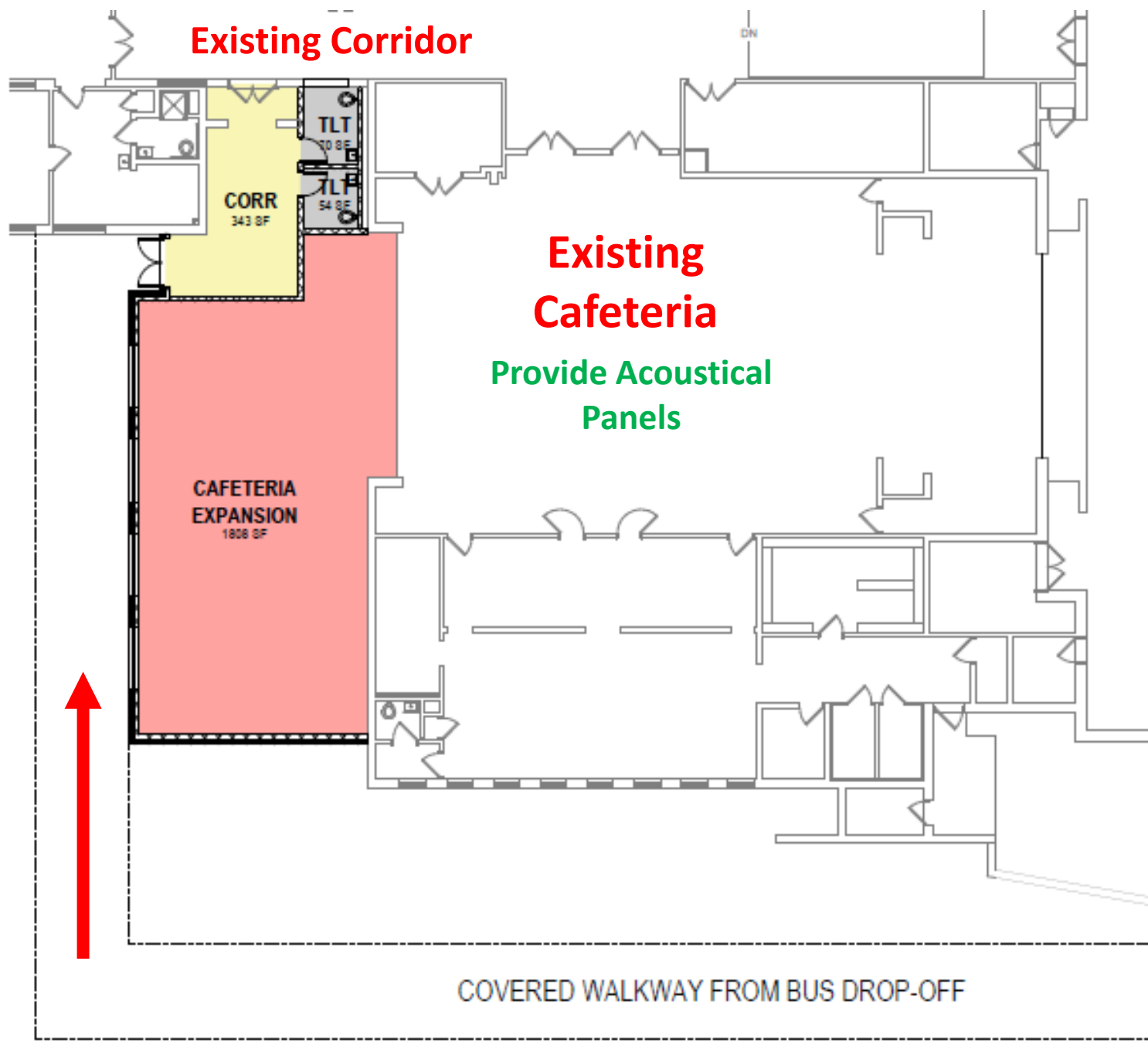




**Cafeteria Addition**

**New Entry from the Bus Loop**

**Cafeteria  
Addition:  
Expanded  
Dining & Two  
New Toilets**





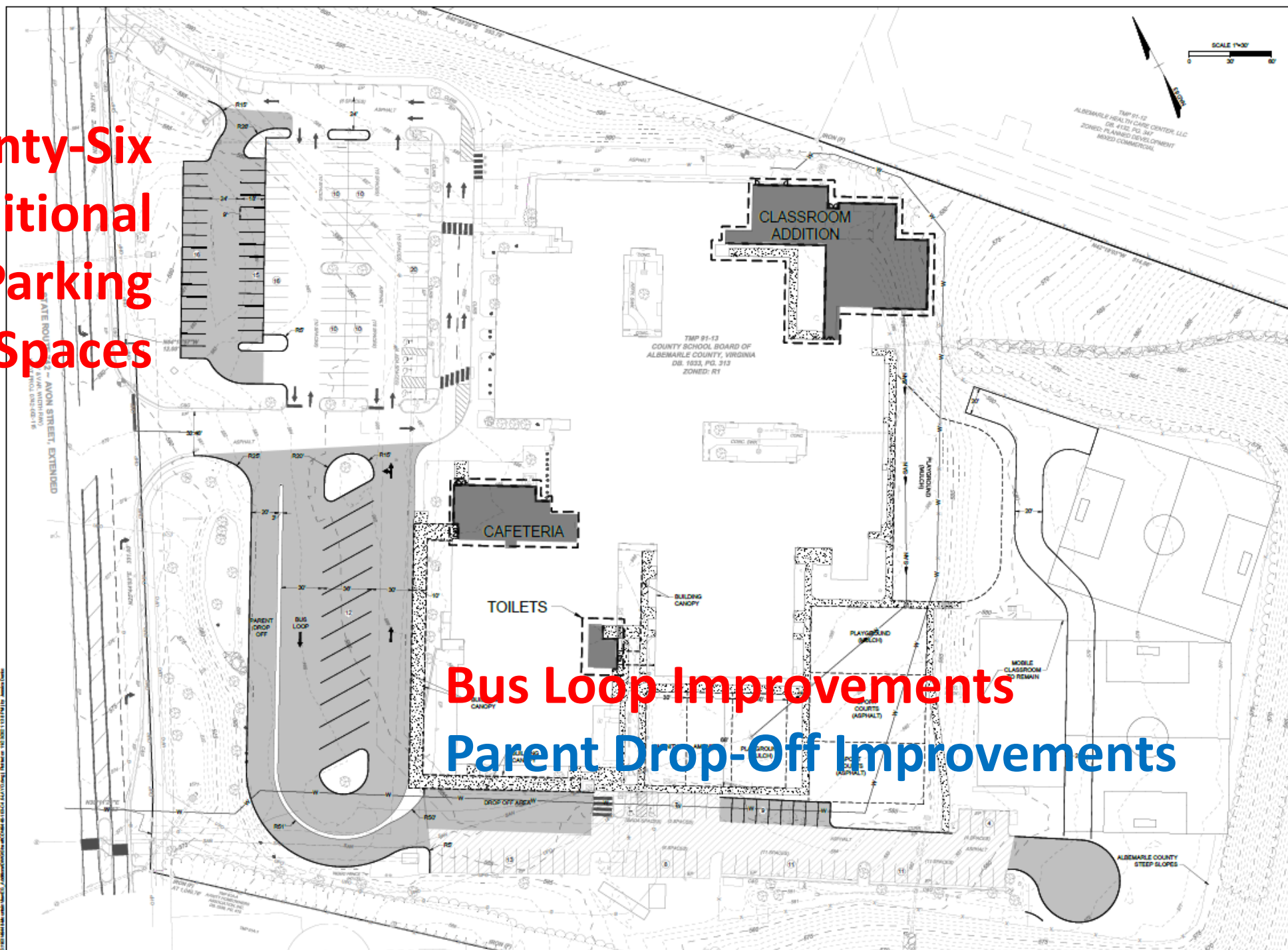


## Proposed Playground, Play Field and Site Improvements



**Twenty-Six  
Additional  
Parking  
Spaces**

**Bus Loop Improvements**  
**Parent Drop-Off Improvements**



THE DRAWING PREPARED BY THE COMPANY OFFICE  
3907 Indian Valley, Suite 300 | Farmington, VA 22024  
TEL: 540-885-1100 FAX: 540-885-1101 | www.timmons.com

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DATE
11-24-2021

DRAWN BY  
DESIGNED BY  
CHECKED BY  
SCALE  
NO. 1" = 30'

**TIMMONS GROUP**

MVES ADDITIONS AND RENOVATIONS  
ALBEMARLE COUNTY, VA  
CONCEPTUAL LAYOUT

20K #1
49448
DATE PLOTTED
E1





- 01 Sail Shades for Outdoor Learning
- 02 Concrete Screen Wall w/ Living Side
- 03 Outdoor Dining & Learning Tent
- 04 Fun Court (Fenced Hard Surface) (PK-1)
- 05 Play Equipment (Fenced Mulch Area) (PK-1)
- 06 Learning Shed w/ Trellis at Southern Exposure
- 07 Play Equipment (Mulched) (1-2)
- 08 Multi-Purpose Sports Court
- 09 MVES Logo in New 8' Wide Walk
- 10 Fitness / Play Equipment (3-5)
- 11 Sloping Ramps for Climbing
- 12 Long Slides to Lower Surface
- 13 Climbing Wall
- 14 Group Spinner
- 15 Mobile Classroom Structure to Remain
- 16 Fire Service Turn Around
- 17 Fire Service Access w/ Grass Surface
- 18 Open Field / Multi-Purpose Field Play
- 19 8' Wide Trail Loop to Connect to Pedestrian Walks
- 20 6'-7' Retaining Walls w/ Fence at Top
- 21 Container Box / Storage Relocated & Painted
- 22 Relocated Open Air Shelter
- 23 Pergola / Shaded Learning
- 24 Outdoor Learning Space



LEGEND FOR OUTDOOR PLAY AREAS:

- Pre-K & K Areas
- 1st & 2nd Grade Areas
- 3rd - 5th Grade Areas
- Shared Areas



# Construction Cost Estimate

Classroom Addition: 11,800 SF	\$ 4,300,000 to \$ 5,100,000
Cafeteria Addition: 2,275 SF	\$ 800,000 to \$ 960,000
Add 26 Parking Spaces	\$ 250,000 to \$ 300,000
Existing Building Renovations	\$ 140,000 to \$ 170,000
Playground, Outdoor Learning & Play Field Improvements	<u>\$ 1,100,000 to \$ 1,300,000</u>
<b>TOTAL CONSTRUCTION COST</b>	<b>\$ 6,590,000 to \$ 7,830,000*</b>

\* Current Approved Budget: \$ 6,100,000

<b>Add Alternate:</b> Bus Loop & Parent Drop-Off Improvements	\$ 600,000 to \$ 750,000
<b>Add Alternate:</b> HVAC Replacements	\$ 900,000 to \$ 1,100,000**

\*\* Potentially Funded through the Maintenance Program

# Proposed Project Schedule

**Schematic Design**

- **School Board Review**

**Design Development**

- **School Board Review**

**Construction Documents**

**Bidding**

**Construction**

**Sept 2021 to Nov 2021**

**Dec 2021**

**Dec 2021 to Jan 2022**

**Feb 2022**

**Feb 2022 to Jul 2022**

**Jul 2022 to Aug 2022**

**Aug 2022 to Early Fall 2023**

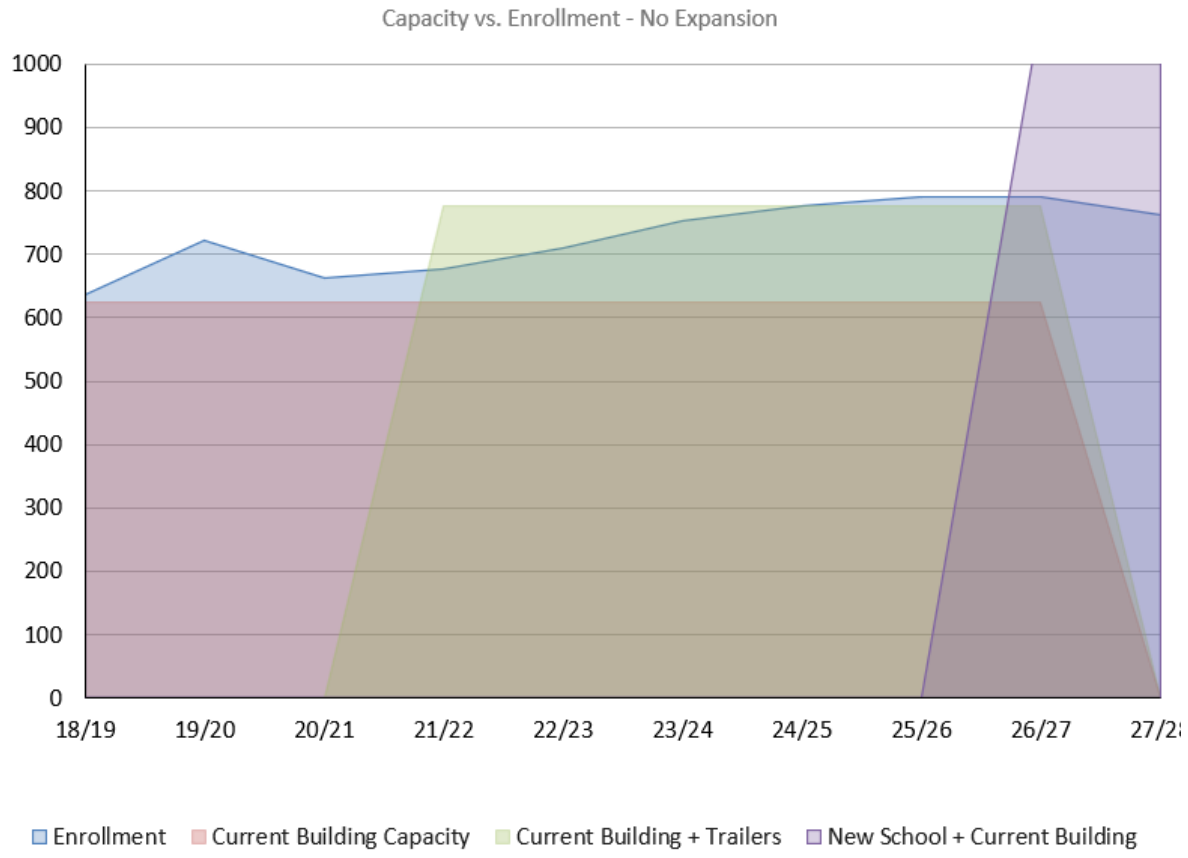
# Summary

**The staff recommendation is to build a new school at an estimated cost of \$42 Million. This will take approximately 5 years for project completion.**

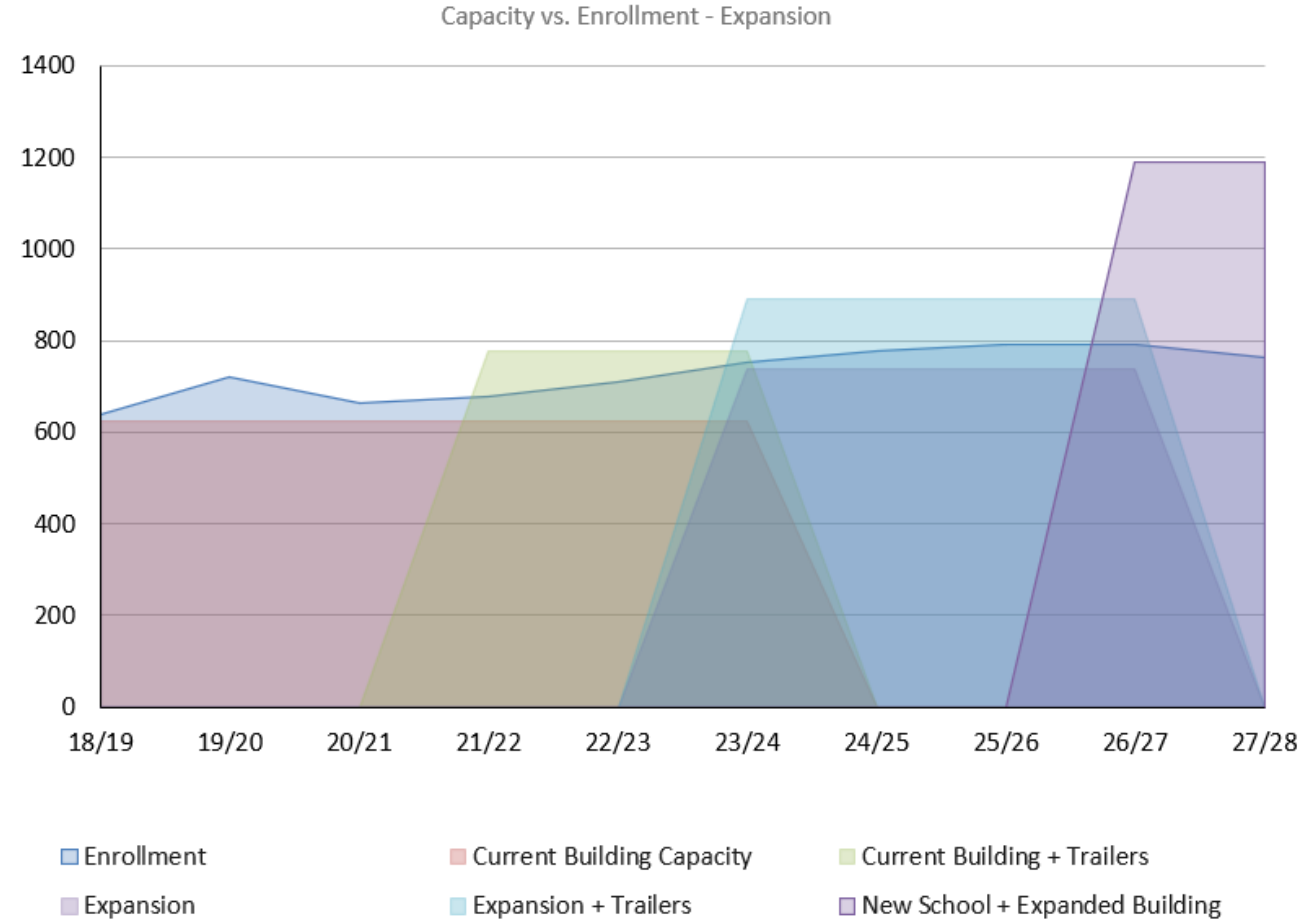
**It is also recommended to build the six classroom and cafeteria additions at Mountain View to alleviate the overcrowding over the next five years.**



# Capacity vs. Enrollment – No Expansion



# Capacity vs. Enrollment – Expansion



# Next Steps

**At the December 9<sup>th</sup> Board Meeting, staff is asking for:**

- **Approval to proceed with building a New School and for the project to be placed in the CIP.**
- **Approval of the Addition Project Schematic Design, and at a future date, discuss supplementary funding for the Addition Project.**

# Thank You