

# School Board Work Session

Long Range Planning  
October 27, 2022

# Learning for All Strategic Plan

## GOAL 3: EQUITABLE, TRANSFORMATIVE RESOURCES

### OBJECTIVE 2:

ACPS will develop modern and environmentally sustainable facilities, infrastructure, and equipment.

**Strategy 1:** ACPS will develop long-range plans to address anticipated overcrowding issues.

**Strategy 3:** ACPS will develop and implement criteria and a cycle for renovations and improvements to ensure equitable and contemporary facilities as well as sustainable practices.

### OBJECTIVE 3:

ACPS will provide resources in an equitable manner that transforms learning experiences and opportunities for all students.

**Strategy 1:** ACPS will provide operational infrastructure that removes barriers and promotes access to all division programs for all students

# Agenda

*The purpose of this work session is to develop a 5-year Capital Improvement Program.*

1. Economic and Supply Chain Landscape
2. Enrollment and Capacity Projections
3. Project Updates
  - a. LRPAC Recommendations
  - b. Maintenance/Replacement Program Updates
4. 5 Year CIP Request
5. 5 Year Financial Forecast

BREAK

6. Group Discussion on School Board Priorities
7. Mountain View Expansion Updates and Action

# Economic and Supply Chain Landscape



## Construction Market Outlook

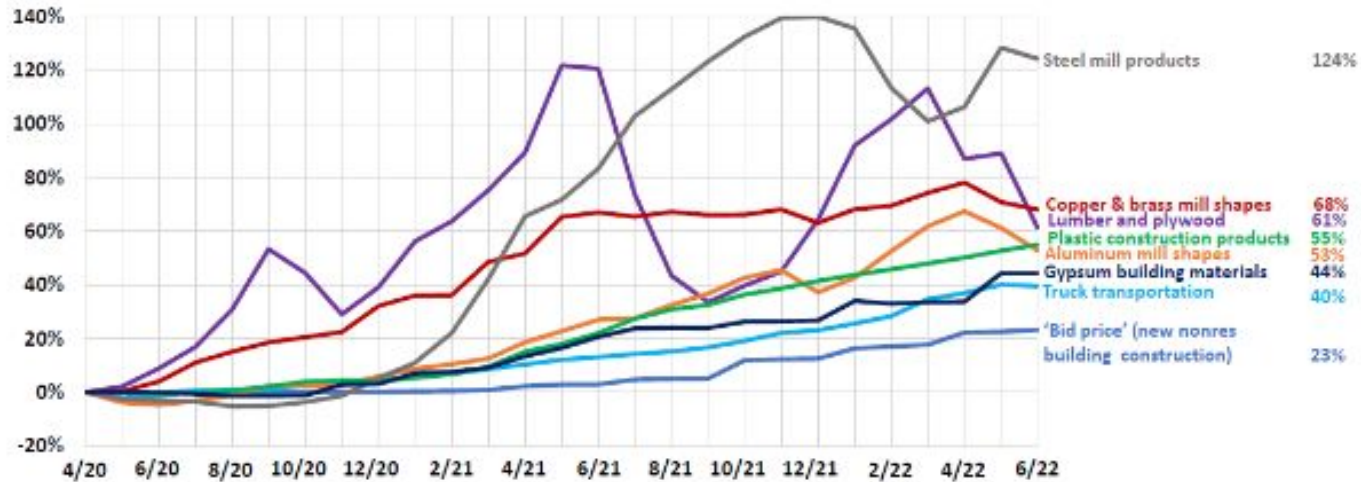
**MBP**

# Construction Market Outlook - Overall

- Inflation at a 40-year high
- Construction demand remains strong, further strengthening expected
- Ongoing global production disruptions:
  - COVID lockdowns
  - Russia attack on Ukraine/Western sanctions
- Supply chain issues: equipment, doors, windows, roofing
- Soaring fuel prices continue to result in increases to:
  - Freight costs
  - Fuel surcharges
  - Off-road equipment and trucking, hauling

# Construction Market Outlook - Materials

**PPIs for construction bid prices and selected inputs**  
cumulative change in PPIs, April 2020-June 2022 (not seasonally adjusted)



Source: Bureau of Labor Statistics, producer price indexes, [www.bls.gov/ppi](http://www.bls.gov/ppi)

# Construction Market Outlook – Costs and Bids



Source: Bureau of Labor Statistics, producer price indexes, [www.bls.gov/iif/](http://www.bls.gov/iif/)

The bid-price index only indicates the price contractors propose for new starts. On projects for which they had already submitted a bid or begun work, contractors were stuck with paying elevated materials prices that they could not pass on.



# K-12 Construction in Virginia

- Limited number of large project awards in VA since escalation ramp up

Project	Award	Total \$/SF	Building \$/SF
Isle of Wight New ES	October 2021	\$382.58	\$340.86
Prince George New ES	May 2021	\$309.86	\$253.22
Prince William New ES	March 2021	\$300.43	\$215.45

- Some VA school systems have reported projects exceeding budgets on large capital projects by 10's of millions since the Summer
- Little supporting evidence that costs will go down, deferred projects may only get more expensive
- Unknown when escalation may return to more normal 3%-4% per year, consider 8% for 2023, 6% for 2024, and 4% beyond

# What should Owners do?

- Stay informed on changes in costs of materials and labor, and supply-chain issues and use in developing your budgets
- Mitigate risks by evaluating and considering possible adjustments to design and construction periods
- Mitigate risks by evaluation of early design of vital elements, procurement of long lead items, and consideration of alternates
- Build reasonable contingencies and escalation rates into your budgets
- Promote competition for your projects – early word to construction contractor partners
- Make projects more attractive – realistic durations and consider shortening time between bid and award

# Questions?

- Questions on Market Outlook?



**MBP**



# Enrollment and Capacity Projections

# Capacity Calculation Methodology

School capacity is based on the number of classrooms available for regular classroom instruction, excluding the classrooms reserved for preschool, art, and music.

They have been updated for:

- Class size
- Programmatic uses (auxiliary spaces)

Room Total

Art

Music

Pre-K

**Auxiliary Deficit**

SPED (SCC)

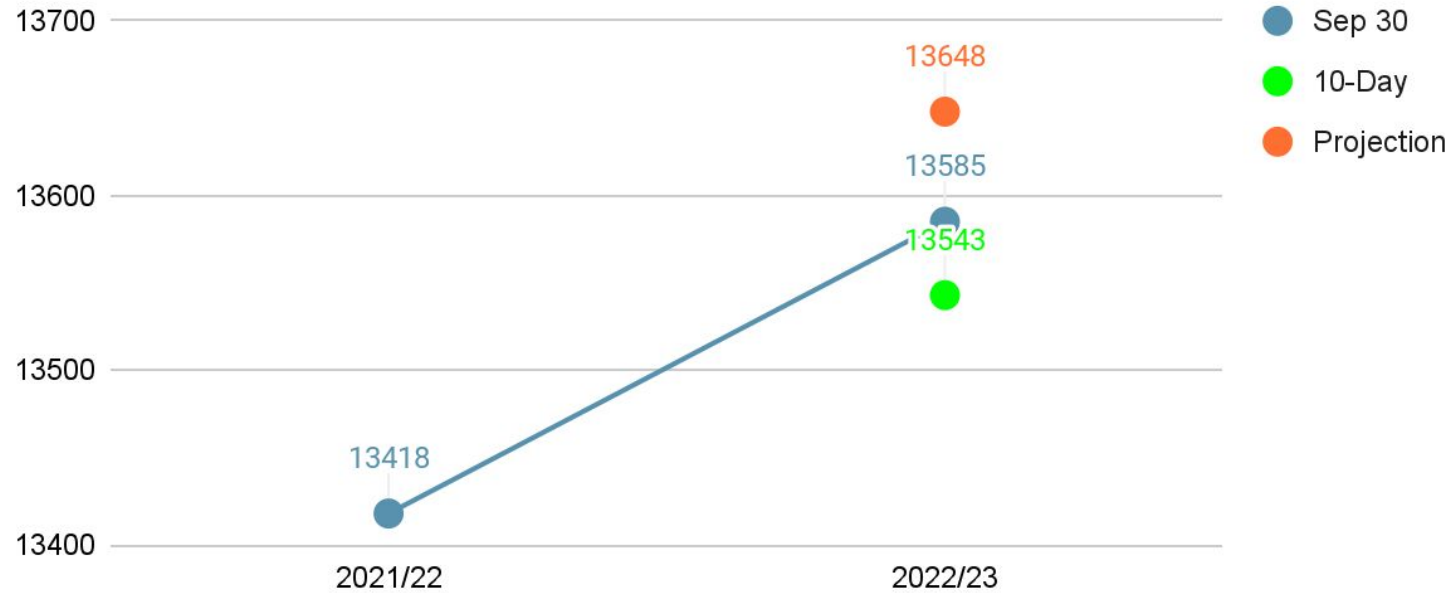
K-5

**BUILDING CAPACITY**

Agnor-Hurt		
<b>37</b>		
(1.0)		
(1.0)		
(3.0)		
(4.0)		
<u>Qty</u>	<u>Multiplier</u>	<u>Total</u>
0	x 8 =	0
28	x 18 =	504
<b>BUILDING CAPACITY</b>		<b>504</b>

# 2022/23 Enrollment Update

## K-12 Enrollment



# Enrollment Projections Methodology

Enrollment projections are developed using the cohort survival model which incorporates:

## Actual Enrollment

Actual ACPS enrollment for full-time students (“fall enrollment count”)

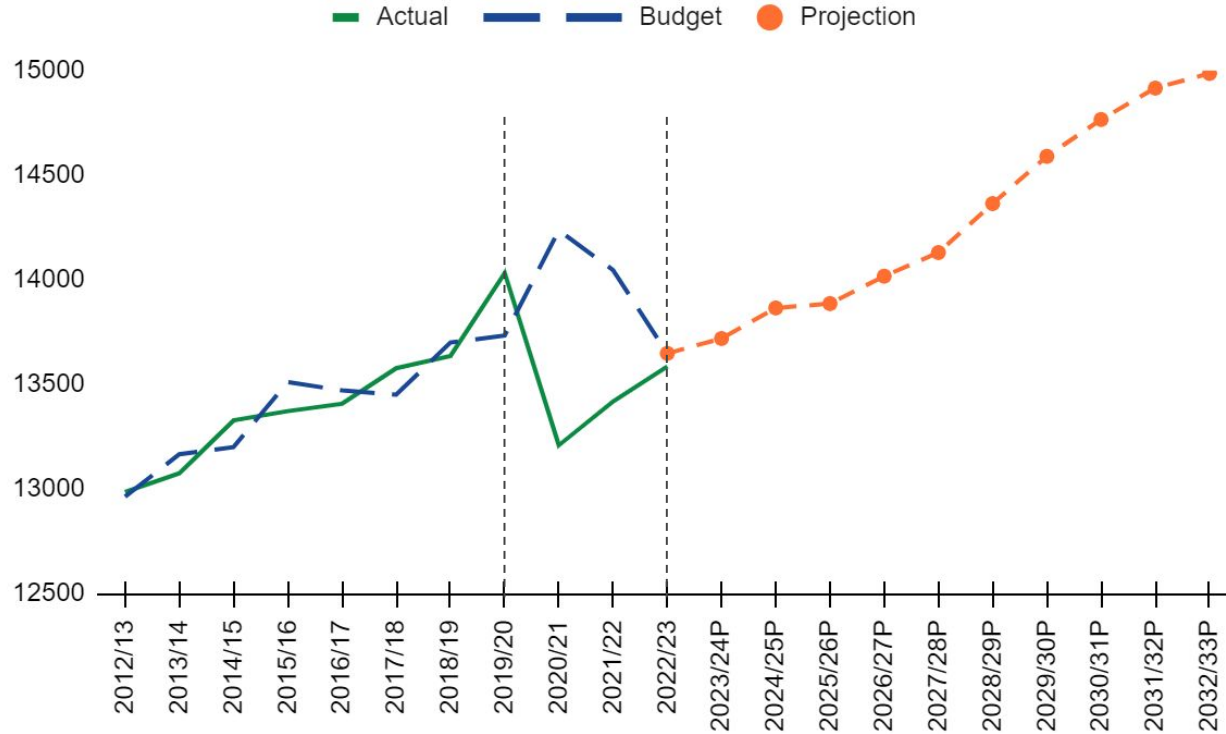
## Live Births

Live birth statistics for Albemarle County to predict Kindergarten enrollment

## Historical Trends

Historical progression trends of students from one grade level to the next

# K-12 Projected Enrollment

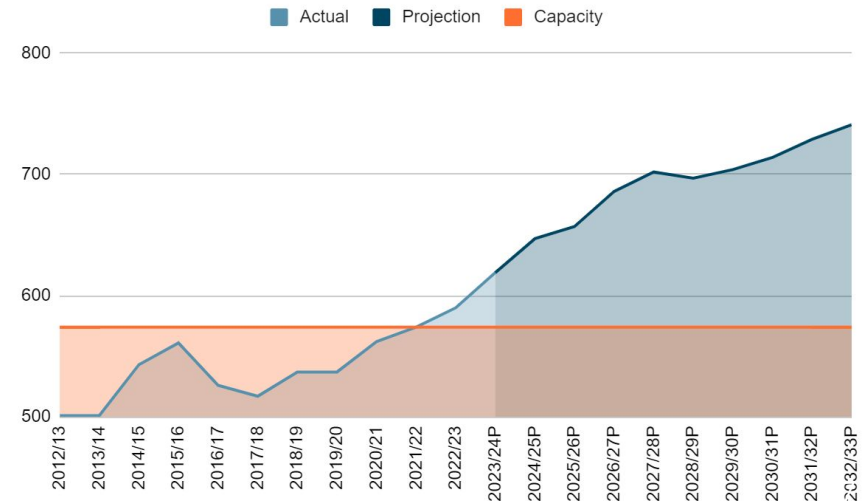


Peak enrollment (2019)	14,032
Current enrollment (2022)	13,585
5-year Proj. Growth +545, +4.0%	14,130
10-year Proj. Growth +1,401, +10.3%	14,986



# Capacity vs. Enrollment

- School Capacities are assumed to stay constant for future years
- Capacity conflict: Number of projected students over the calculated capacity
- Should be used as a planning tool, along with other data<sup>1</sup>:
  - Historical neighborhood trends
  - Approved development pipeline
  - Populations forecasts



<sup>1</sup>The 2021 Long Range Planning Report provides a summary of this data analysis.

# LRPAC Recommendations

# 2021 LRPAC Recommendation & Status

1. High School Capacity (Center 2)	Funded in CIP ✓	7. Elevator Additions	Unfunded
<b>2. Mountain View Study Recommendations (ES #1)</b>	Partially Funded <sup>1</sup>	8. Data Center	Unfunded
<b>3. Elementary School in Northern Feeder Pattern (ES #2)</b>		9. Indoor Air Quality	Funded in Maint. Program ✓
<b>4. High School Renovations</b>	Partially Funded	10. ES Land Acquisition in the Western Feeder Pattern	Unfunded
5. Middle School Renovations	Unfunded	11. Middle School Capacity Study	Funded in School Fund ✓
6. Elementary School Renovations	Unfunded		

<sup>1</sup>Elementary School #1 Design & Construction is funded in FY 23-27 CIP; Elementary School #2 Design funded in FY 23-27 CIP with the anticipation of Construction funding in FY 28

# Adopted FY 23-27 CIP

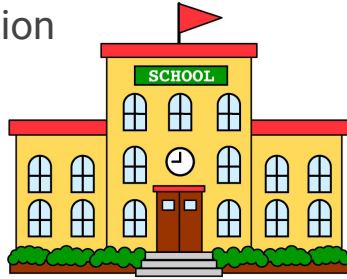
## Elementary School #1\*

FY 24: Design

FY 25: Construction

FY 27: Open

*(2026/27 School Year)*



## Elementary School #2\*

FY 27: Design

FY 28: Construction

FY 30: Open

*(2029/30 School Year)*




\*Funds for land acquisition are not included in the CIP. The current CIP has not been updated for rising inflationary costs.

## Mountain View and Baker-Butler School Districts

	Year Built	Most Recent Addition	Mobile Classrooms Used	2021 F/R lunch rate (PK-5)	22/23 Enrollment	Capacity	Develop. Pipeline	Population Forecast
<b>Mountain View</b>	1990	2007/ 2016 (Security Addition)	9	49%	699 (+3 PK classes)	High Capacity Conflicts	Moderate Student Yield	Moderate Population Growth
<b>Baker-Butler</b>	2002	2018 (Security Addition)	6	29%	727 (+1 PK class)	High Capacity Conflicts	High Student Yield	High Population Growth

# Recap Mountain View Study Recommendations

**FACILITY OPTIONS**  
MOUNTAIN VIEW PLANNING & ACPS YIELD STUDY



**Preliminary Recommendation – New 400-450 Seat Elementary School at an Acquired Site**  
**Create two separate PK-5 Attendance Zones**

Build a new school on an acquired site  
Create two separate PK-5 attendance zones from current Mountain View boundary

**Benefits**

- Smaller school size for Mountain View and the new Elementary School
- Reduces overcrowding at current Mountain View ES
- Provides additional building capacity for long term growth
- Both schools will have adequate playgrounds, parking, and parent drop-offs

**Challenges**

- Cost: New building construction and potential land acquisition
- Redistricting required; new boundaries needs to be created for new school
- Increased operational overhead
- Difficult to hire staff to expand the immersion and discovery programs
- Will take 3+ years after site acquisition to design and build a new school

<b>Mountain View Elementary</b> 400-450 Students Mountain View Site	<b>New Elementary School</b> 400-450 Students Acquired Site
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**Preliminary Recommendation**

ALBEMARLE COUNTY PUBLIC SCHOOLS | MOUNTAIN VIEW PRELIMINARY RECOMMENDATION | NOVEMBER 2021

23



# Elementary School #1 (Mountain View District)

## Estimated Cost\*:

FY 24	FY 25	FY 26	FY 27	FY 28
\$3.5M	\$40.6M			

## Estimated Operational Impact:

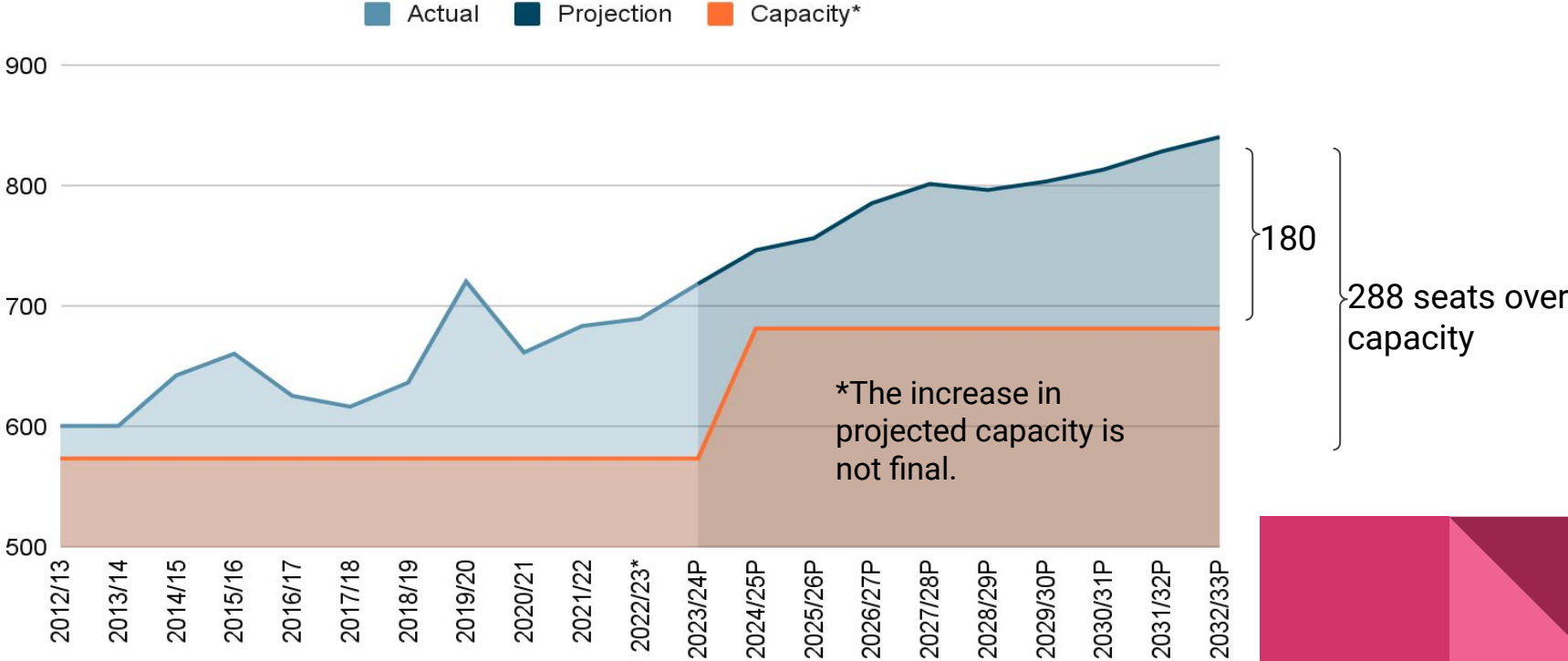
FY 24	FY 25	FY 26	FY 27	FY 28
			\$820K	\$820K

\*Assumes 5% (placeholder) annual inflation.

## Key Updates:

- Priority is to relieve overcrowding at Mountain View Elementary School
- Design to begin in FY 24 and construction to begin in FY 25.
- The school would be open to students for the **26-27 school year**.
- Proposed timing may be delayed by the limitation of site options in the boundary.

# Enrollment Projection for Mountain View





# Development Pipeline - Approved Residential MVES District

<b>Project Name</b>	<b>Max Units Approved</b>	<b>Units Built</b>	<b>Unbuilt Units</b>
Avinity I	108	107	1
Avinity II	102	100	2
Avon Park II	32	0	28
Spring Hill Village	100	92	8
Galaxie Farm	65	0	65
1805 Avon St PRD	85	0	85
Woolen Mills	94	0	94
Remaining Biscuit Run	100	0	100
Whittington	96	96	0
Southwood Phase 1	450	0	335
Albemarle Business Campus	128	0	128
Sunset Overlook	43	41	2
<b>Total</b>	<b>1403</b>	<b>436</b>	<b>848</b>



## Elementary School #2 (Northern Feeder Pattern)

### Estimated Cost:\*

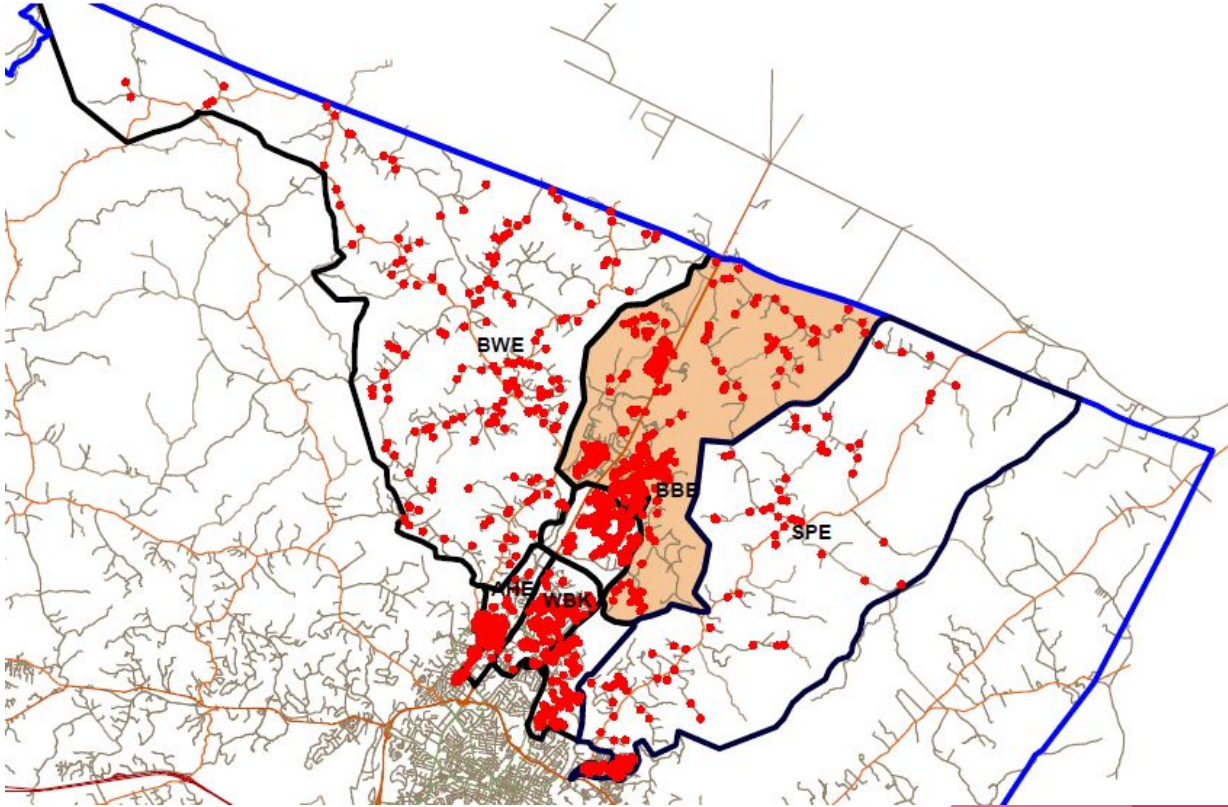
FY 24	FY 25	FY 26	FY 27	FY 28
			\$3.6M	\$47.0M

\*Assumes 5% (placeholder) annual inflation

### Key Updates:

- Redistricting Study should occur in 23-24 in the Northern Feeder Pattern.
- A phased approach should be taken, with the first phase being implemented in 24-25 and the second phase being implemented in 29-30, when the new school is open.
- Design of school to begin in FY 27 and construction to begin in FY 28. The school would be **open in 29-30**.
- Based on current available data, ideal site would be at the North Pointe Development.

# Norther Feeder Pattern Overview



# Enrollment Projections - NFP

	K-5 Capacity 22/23		PROJECTED ENROLLMENT (K-5)										Enroll/ Cap.
			2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	
AGNOR-HURT	504	401	393	389	369	367	363	366	368	369	373	374	
BAKER-BUTLER	567	727	747	778	782	791	792	800	808	818	835	845	
BROADUS WOOD	360	269	274	272	286	289	293	277	275	274	275	275	
GREER	535	454	446	449	431	424	409	417	419	422	428	431	
HOLLYMEAD	428	341	342	337	330	336	332	332	333	335	339	341	
STONY POINT	234	182	186	187	193	190	184	184	183	183	184	184	
WOODBROOK	561	560	575	580	572	567	589	590	591	594	602	604	
<b>Total</b>	<b>3,189</b>	<b>2,934</b>	<b>2,963</b>	<b>2,992</b>	<b>2,963</b>	<b>2,964</b>	<b>2,962</b>	<b>2,966</b>	<b>2,977</b>	<b>2,995</b>	<b>3,036</b>	<b>3,054</b>	
	PROJECTED CAPACITY CONFLICTS												Enroll/ Cap.
	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33			
AGNOR-HURT	111	115	135	137	141	138	136	135	131	130			74%
BAKER-BUTLER	(180)	(211)	(215)	(224)	(225)	(233)	(241)	(251)	(268)	(278)			149%
BROADUS WOOD	86	88	74	71	67	83	85	86	85	85			76%
GREER	89	86	104	111	126	118	116	113	107	104			81%
HOLLYMEAD	86	91	98	92	96	96	95	93	89	87			80%
STONY POINT	48	47	41	44	50	50	51	51	50	50			79%
WOODBROOK	(14)	(19)	(11)	(6)	(28)	(29)	(30)	(33)	(41)	(43)			108%
<b>Total</b>	<b>226</b>	<b>197</b>	<b>226</b>	<b>225</b>	<b>227</b>	<b>223</b>	<b>212</b>	<b>194</b>	<b>153</b>	<b>135</b>			96%

# Development Pipeline: Baker-Butler District

Project Name	Max Units Approved	Units Built	Unbuilt Units
Hollymead TC A2	1222	0	1222
Hollymead TC AC	370	113	257
North Pointe	893	9	884
Willow Glen	234	35	199
3223 Proffit Road	80	0	80
River's Edge North	100	0	100
3226 Proffit Road	40	0	40
Maplewood	102	0	102
Briarwood	661	650	11
NGIC Residential	120	0	120
Timberwood Square	32	16	16
Berkmar Landing Apartments	261	115	146
<b>Total</b>	<b>4115</b>	<b>938</b>	<b>3177</b>

# Development Pipeline

## Agnor-Hurt District

Project Name	Max Units Approved	Units Built	Unbuilt Units
Greenfield Terrace	33	0	33
Oakleigh Farm	22	0	22
Woodbrook Station	8	0	8
Rio Road West	112	0	112
Belvedere	775	642	133
999 Rio Road	28	0	28
Parkway Place/Rio Point	328	0	328
Berkmar Overlook	52	4	45
Dunlora Park Ph1	28	27	1
Dunlora Park Ph2	6	0	6
Free State Run	28	26	2
Belvedere Ph5A	43	0	43
<b>Total</b>	<b>1463</b>	<b>699</b>	<b>761</b>

## Woodbrook District

Project Name	Max Units Approved	Units Built	Unbuilt Units
Stonefield	800	459	341
Premier Circle	140	0	140
<b>Total</b>	<b>940</b>	<b>459</b>	<b>481</b>

## Greer District

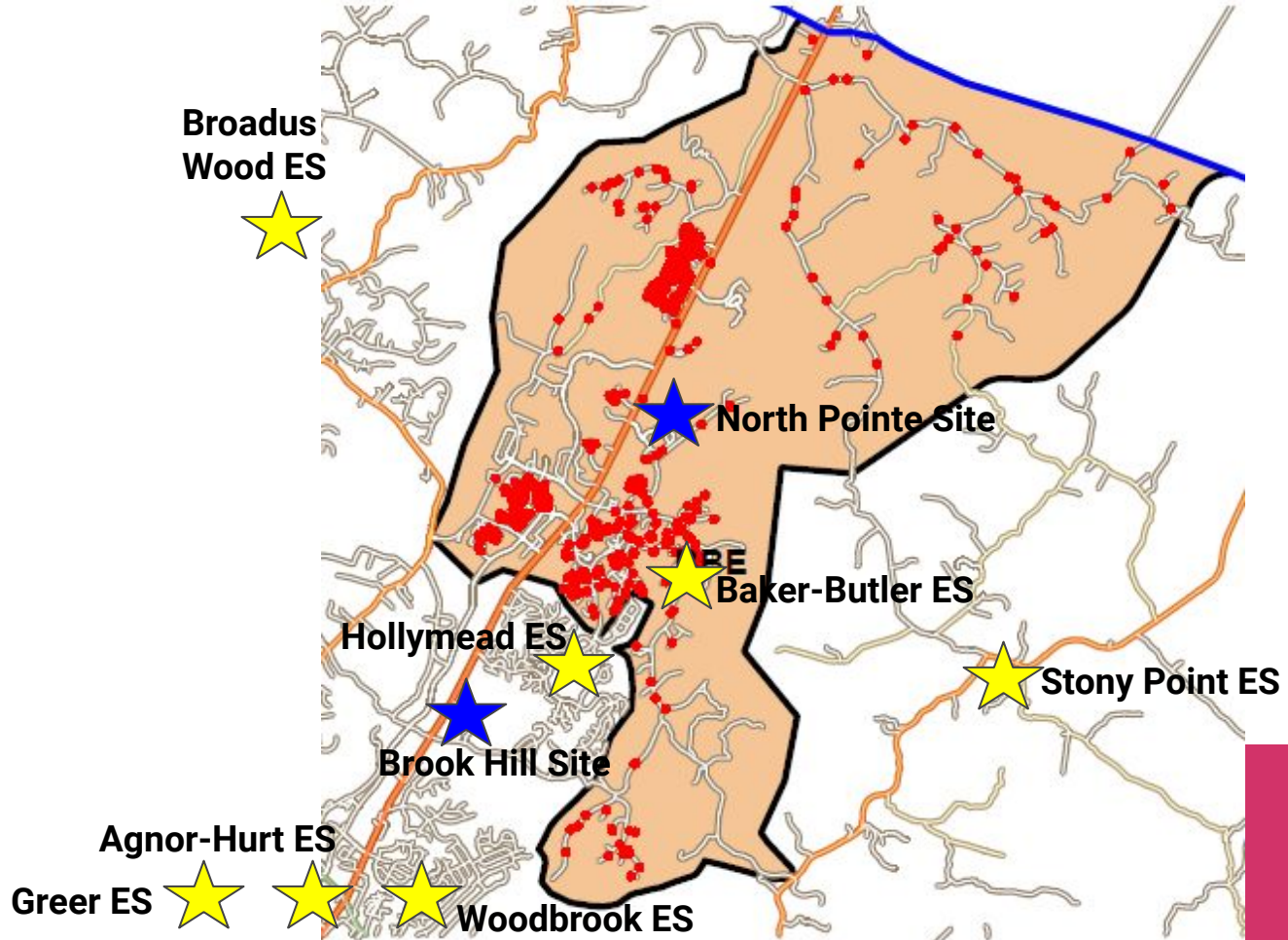
Project Name	Max Units Approved	Units Built	Unbuilt Units
Out of Bounds	56	53	3
<b>Total</b>	<b>56</b>	<b>53</b>	<b>3</b>

## Hollymead

Project Name	Max Units Approved	Units Built	Unbuilt Units
Brookhill	1550	581	969
RST Residences	332	0	332
<b>Total</b>	<b>1882</b>	<b>581</b>	<b>1301</b>



# Site Options



# NFP Site Considerations

	<b>Improvements included in Proffer</b>	<b>Redistricting Considerations</b>
<b>North Pointe Proffer</b> (10 acres)	<ul style="list-style-type: none"><li>-Fully graded pad site</li><li>-Topsoil &amp; irrigation mains for rec fields</li><li>-Pedestrian paths to rec fields</li><li>-Installation of "all utilities"</li><li>-Stormwater easements</li></ul>	<ul style="list-style-type: none"><li>● Phased redistricting possible</li><li>● New boundaries likely to affect Baker-Butler and Hollymead</li><li>● Seats can be utilized by existing students and also have space for growth</li></ul>
<b>Brook Hill Proffer</b> (7 acres)	<ul style="list-style-type: none"><li>-Graded and compacted pad site</li><li>-Water, sewer, electric utility connections constructed to edge of parcel</li></ul>	<ul style="list-style-type: none"><li>● Phased redistricting possible</li><li>● New boundaries likely to affect Baker-Butler, Hollymead, urban ring</li><li>● Uncertainty in growth - possible that seats are not filled</li><li>● Recommended by LRPAC in 2021</li></ul>



# Initial Balanced Scenario for Discussion

	Mountain View		Northern Feeder Pattern
22/23	Expansion under construction*		
23/24	Expansion opens in early 2024*	Finalize Site, Design for ES #1	Redistricting Study
24/25		Construction for ES #1	Redistricting Partial Implementation
25/26			
26/27		ES #1 Opens, MV boundary is split	Finalize Site, Design for ES #2
27/28			Construction for ES #2
28/29			
29/30		ES #2 Opens, Redistricting Full Implementation	

\*Reduced scope, to be determined.

# AHS/WAHS Master Plan Study Overview

- Builds upon recommendations in the 2017 HBA x fni High School Facility Planning Study
- Master planning for recommended improvements at AHS and WAHS to align with design imperatives (e.g., transparency, sustainability, flexibility, spaces built for student learning)
- Feedback from stakeholders: students, administrators, community survey, staff
- Projects recommended for current budget and originally requested amount

# High School Renovations ([AHS/WAHS Master Plan Study](#))

## Current CIP Funding:

FY 24	FY 25	FY 26	FY 27	FY 28	Total
\$2.0M	\$2.0M	\$2.0M	\$2.0M	\$2.0M	<b>\$10.0M</b>

## Requested CIP Funding\*\*:

FY 24	FY 25	FY 26	FY 27	FY 28	Total
\$13.4	\$5.1	\$6.9	\$9.2		<b>\$34.6M</b>

## Scope for Current CIP Funding:

- AHS: Breezeway and hallway improvements, Level 2 corridor connection/classrooms
- WAHS: Corridor, outdoor learning spaces, commons improvements, window upgrades, athletic wing commons

## Scope for Requested Level of Funding:

AHS: Locker room improvements, Collaboration areas, Sprinkler building, Guidance corridor classrooms/commons expansion, basement daylighting, Arts wing ADA/circulation improvements, CTE

WAHS: Makerspace Expansion, Performing arts wing improvements, Outdoor learning spaces, Teacher space improvements, Special Ed area improvements, Replace and enlarge windows, replace metal panels

\*Assumes 5% (placeholder) annual inflation

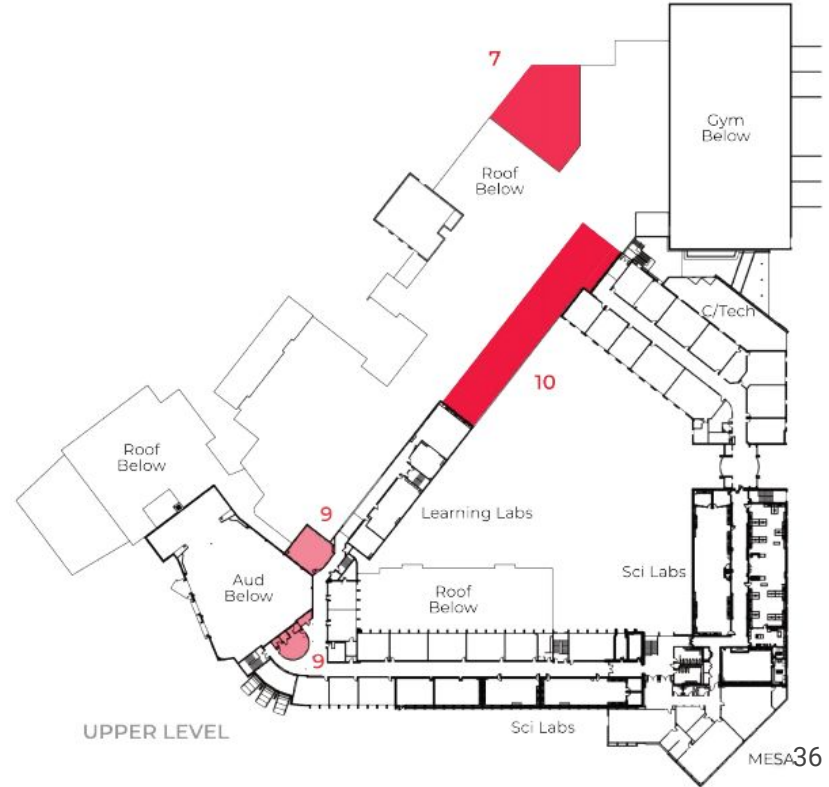
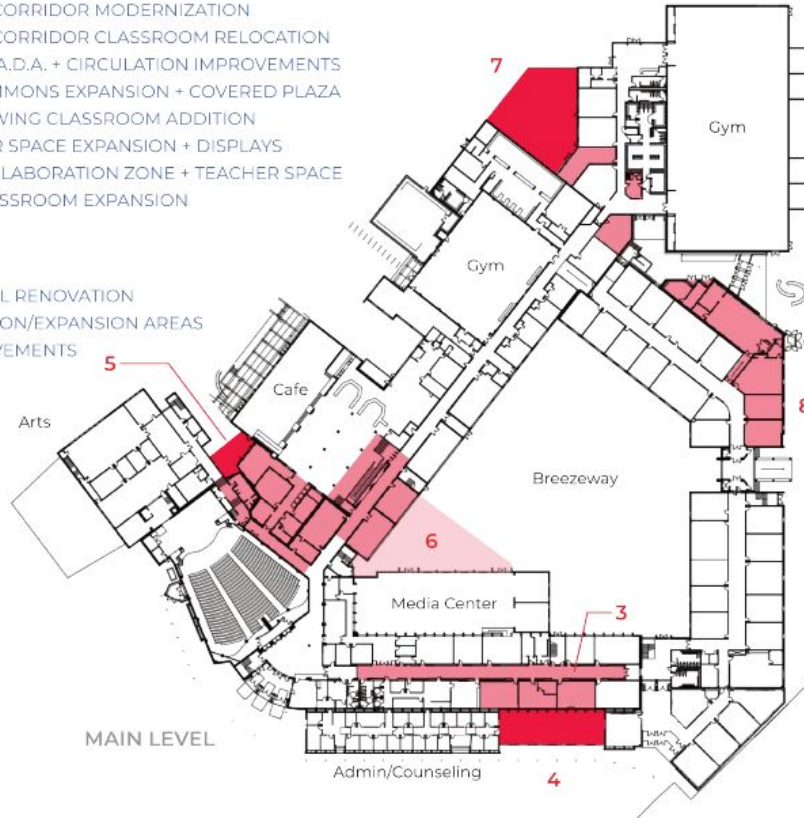
\*\*Assumes 5% annual inflation and includes \$1.4M in FY23 funding for the full funding request of \$36M. Subject to slight changes as Master Plan is finalized.

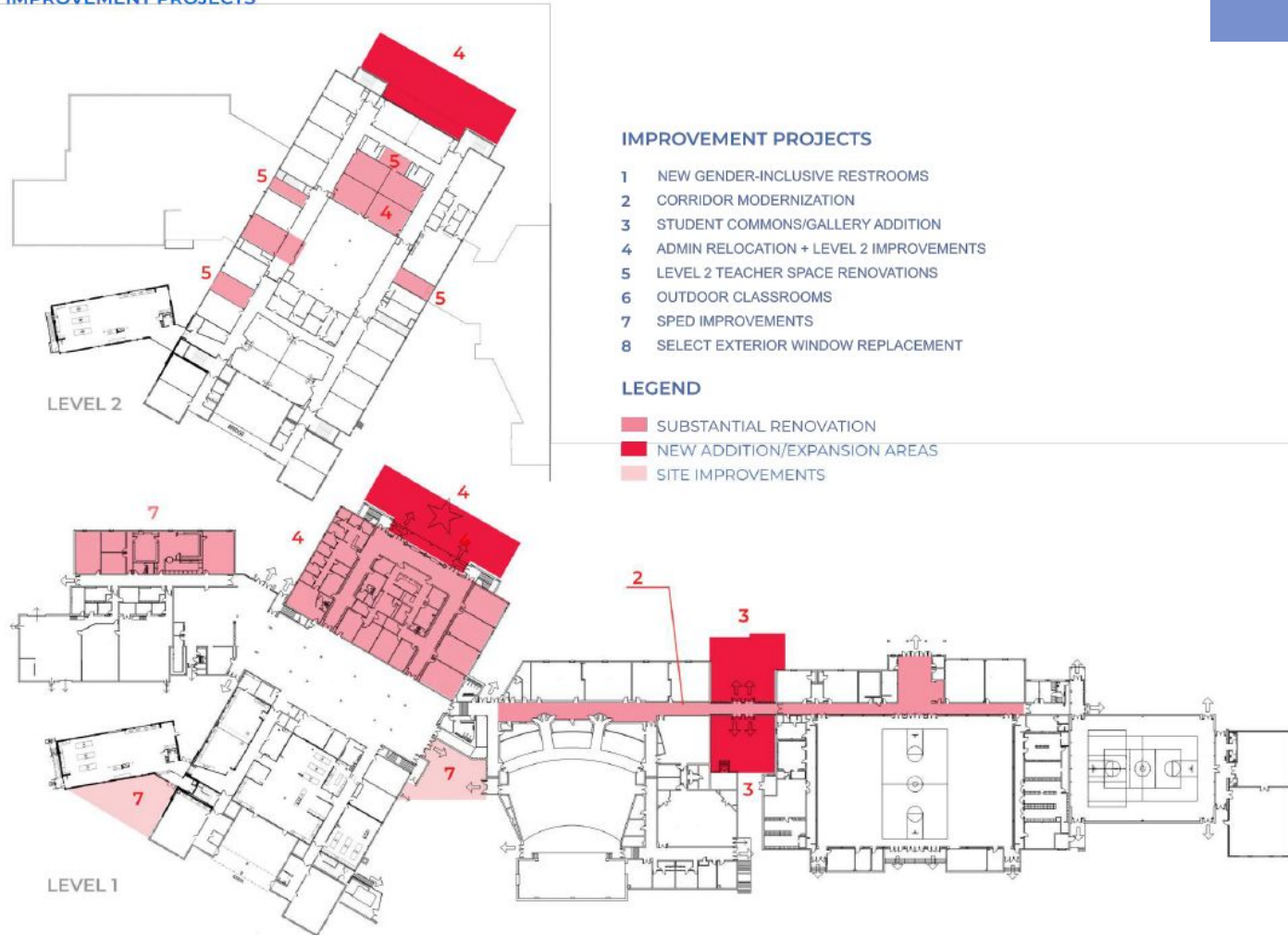
IMPROVEMENT PROJECTS

- 1 NEW GENDER-INCLUSIVE TOILET ROOMS
- 2 DAYLIGHTING IN BASEMENT CLASSROOMS
- 3 GUIDANCE CORRIDOR MODERNIZATION
- 4 GUIDANCE CORRIDOR CLASSROOM RELOCATION
- 5 ARTS WING A.D.A. + CIRCULATION IMPROVEMENTS
- 6 DINING COMMONS EXPANSION + COVERED PLAZA
- 7 ATHLETICS WING CLASSROOM ADDITION
- 8 CTE / MAKER SPACE EXPANSION + DISPLAYS
- 9 LEVEL 2 COLLABORATION ZONE + TEACHER SPACE
- 10 LEVEL 2 CLASSROOM EXPANSION

LEGEND

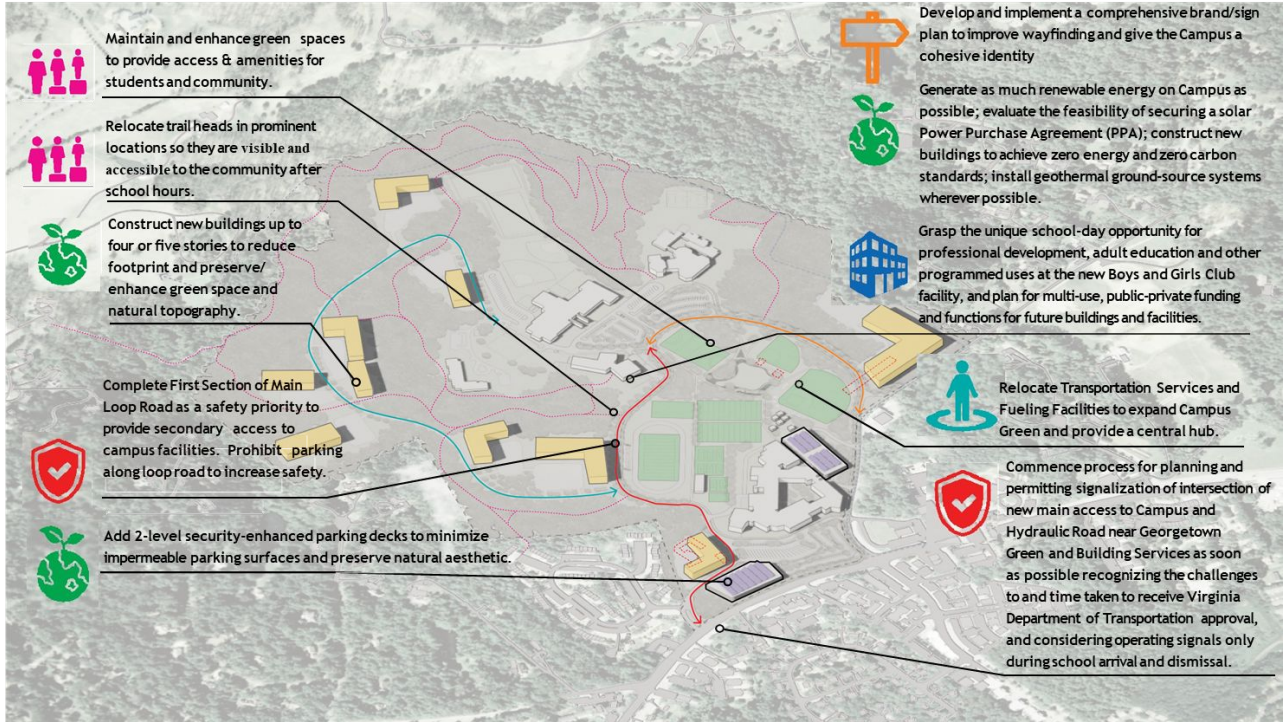
- SUBSTANTIAL RENOVATION
- NEW ADDITION/EXPANSION AREAS
- SITE IMPROVEMENTS







# Lambs Lane Master Plan Study Overview



# Lambs Lane Study Recommendations

## Estimated Cost (FY 24 - 28)\*:

FY 24	FY 25	FY 26	FY 27	FY 28
	\$150K	\$500K	\$5.7M <sup>1</sup>	\$10.4M <sup>1</sup>

## Estimated Cost (FY 29 - 33)\*:

FY 29	FY 30	FY 31	FY 32	FY 33
\$670K	\$10.2M	\$1.3M	\$13.8M <sup>12</sup>	\$6.6M <sup>12</sup>

\*Assumes 5% (placeholder) annual inflation.

<sup>1</sup>Portions of this funding are potentially eligible for a VDOT Revenue Sharing Grant, with up to a 50% match.

<sup>2</sup>Some of this work is contingent upon the relocation of the VMF; the cost of which is to be determined and is not reflected in these numbers. A separate study to relocate VMF to a proffered site is currently underway.

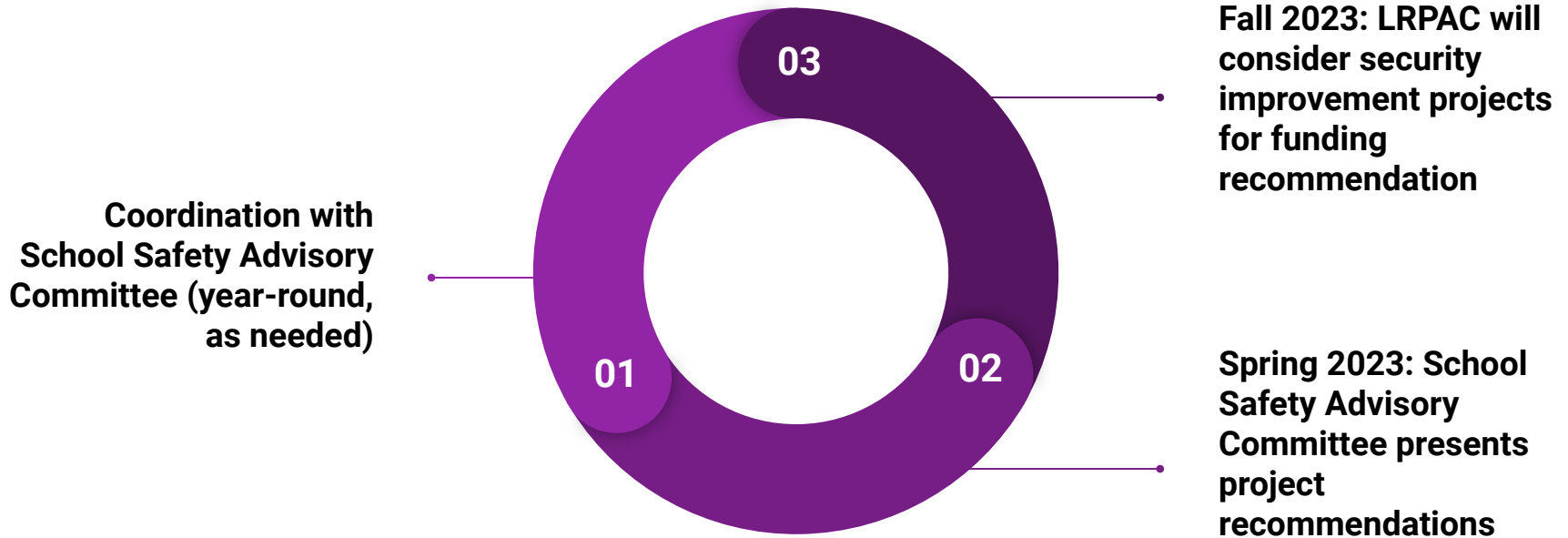
## Scope (Years 2-5):

- FY 25: Study for Loop Road
- FY 26: Design for Field House
- FY 27-28: Relocated AHS Field House, Main Loop Road from Lambs Ln. to Hydraulic Rd. w/ Associated Signage & Landscaping

## Scope (Years 6-10):

- Redesigned Bus Loop & Parking Lots at Journey MS & Greer ES
- AHS Connector Road between the Main Loop Rd & Lambs Rd. & Redesigned AHS Bus Loop & Parking Lots
- AHS Athletic Fields (Partial)
- VMF Relocation
- North Loop Road

# Security Improvement Projects



*Note: Urgent needs and other School Board priorities may be addressed and funded outside of this process.*



# Capital Needs Assessment (Years 6-10)

## CNA:

These projects are anticipated to be requested in FY 29 to FY 33 and will be included in the CIP Request in future years. Timing and cost estimates will be provided with the CIP Request.

## Projects:

- Elementary School #3
- Administration Space
- Lambs Lane Campus Study Recommendations
- High School Capacity
- Athletic Facilities
- Middle School Study Recommendations (New)

# Ongoing Program Updates

# Facilities Maintenance/Replacement Overview

- Funding for major maintenance work that extends the useful life of facilities by improving, exchanging or replacing building components that are at or near the end of their useful life
  - Example projects: roofs, electrical, mechanical, plumbing, pavement rehabilitation, flooring
- Funds energy conservation measures, asbestos abatement, kitchen equipment replacement, and playground equipment replacement
- FY 22 HVAC and Roof projects significantly over budget
  - Reduced scopes and/or canceled projects so that higher priority projects that came in over budget could be funded
- FY 23 requires additional funding to move forward with roofing projects scheduled for FY 22 and FY 23

# Facilities Maintenance/Replacement Request

	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28
Adopted	\$9.4M <sup>1</sup>	\$8.6M	\$9.0M	\$9.1M	\$8.8M	
Original Request	\$9.4M	\$9.7M	\$9.7M	\$9.5M	\$9.5M	
FY 23 Deficit <sup>2</sup>	\$2.5M					
Total Estimated Cost at Current Pricing		\$11.1M	\$11.3M	\$12.1M	\$10.5M	\$11.5M
Request w/ catch up & inflation*		\$11.6M +2.5M	\$12.5M	\$14.0M	\$12.7M	\$14.7M

<sup>1</sup>Excludes \$1.2M budget for Indoor Air Quality Project, which was originally a separate request.

<sup>2</sup>This is a minimum deficit estimate, as we continue to work through the procurement process for FY 23.

\*Assumes 5% placeholder inflation / year.

# Project Management Request

- Current funding includes 3 Project Managers and 1 Management Analyst
- Beginning FY 24, funding would include 4 Project Managers and 1 Management Analyst, with updated compensation assumptions

	FY 23 Adopted	FY 24	FY 25	FY 26	FY 27	FY 28
Adopted CIP	\$360K	\$480K	\$500K	\$520K	\$540K	\$560K
Adopted FTEs	4	5	5	5	5	5
Request w/ Inflation*		\$560K	\$580K	\$610K	\$640K	\$660K

\*Assumes 5% placeholder compensation changes & inflation / year.

# School Bus Replacement Request (Draft)

	FY 24	FY 25	FY 26	FY 27	FY 28
<b>Adopted Total</b>	<b>\$1.5M</b>	<b>\$1.5M</b>	<b>\$1.5M</b>	<b>\$1.5M</b>	<b>\$1.5M</b>
Diesel Bus Replacement (10/year)	\$1.35M	\$1.35M	\$1.35M	\$1.35M	\$1.35M
Ancillary Equipment	\$250K	\$250K	\$250K	\$250K	\$250K
Electric Bus Purchase (+2/year)	\$790K	\$790K	\$790K	\$790K	\$790K
Potential Electric Bus Grant Revenue	-\$400K	-\$400K	-\$400K	-\$400K	-\$400K
Type A Bus Purchase (+4/year)	\$324K	\$324K	\$324K	\$324K	\$324K
<b>Total Request</b>	<b>\$2.3M</b>	<b>\$2.3M</b>	<b>\$2.3M</b>	<b>\$2.3M</b>	<b>\$2.3M</b>
<b>Total Request w/ inflation*</b>	<b>\$2.4M</b>	<b>\$2.6M</b>	<b>\$2.7M</b>	<b>\$2.8M</b>	<b>\$3.0M</b>

\*Assumes 5% placeholder inflation / year.

# Network Infrastructure Request

- Resources and technical support for the communication and data infrastructure throughout the Division.
- Supports a fiber network between and within all buildings that provides all internet and data services to and between the central office, schools, and departments.
- Includes ACPS' firewall, Internet filter, WIFI Access Points, Switches and other devices that provide safe and secure connectivity and communication.

	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28
Adopted / Requested	\$1.85M	\$1.4M <sup>1</sup>	\$380,000	\$300,000	\$550,000	\$725,000
Current Project Bids Overage	\$280K					
Request w/ Inflation*		\$1.7M +\$280K	\$400,000	\$320,000	\$620,000	\$840,000

\*FY 24 represents current costs. After year 1, assumes 3% placeholder inflation / year.

# CIP Request



# CIP Request Summary

	FY 24	FY 25	FY 26	FY 27	FY 28	5-year Total
<b>Elementary School #1 (Mountain View)</b>	\$3.5M	\$40.6M				<b>\$44.1M</b>
<b>Elementary School #2 (NFP)</b>				\$3.6M	\$47.0M	<b>\$50.6M</b>
<b>High School Renovations (AHS/WAHS Master Plan)</b>	\$13.4M	\$5.1M	\$6.9M	\$9.2M		<b>\$34.6M</b>
<b>Middle School Renovations</b>	\$5.0M	\$5.0M	\$5.0M	\$5.0M		<b>\$20.0M</b>
<b>Elementary School Renovations</b>	\$10.0M	\$10.0M	\$10.0M	\$10.0M	\$10.0M	<b>\$50.0M</b>
<b>Elevator Additions</b>	\$700K	\$700K	\$700K	\$700K	\$1.4M	<b>\$4.2M</b>
<b>Data Center</b>	\$1.7M					<b>\$1.7M</b>

*Note: High School Capacity (Center 2) funding is included in the current FY 23 capital budget.*

# CIP Request Summary (continued)

	FY 24	FY 25	FY 26	FY 27	FY 28	5-year Total
<b>Elementary School #3</b>			\$7.5M			<b>\$7.5M</b>
<b>Lambs Lane</b>			\$500K	\$5.7M	\$10.4M	<b>\$16.6M</b>
<b><u>Ongoing Programs:</u></b>						
<b>Project Management</b>	\$560K	\$580K	\$610K	\$640K	\$660K	<b>\$3.1M</b>
<b>Facilities Maint/Replace.</b>	\$14.1M	\$12.5M	\$14.0M	\$12.7M	\$14.7M	<b>\$68.0M</b>
<b>School Bus Replacement</b>	\$2.4M	\$2.6M	\$2.7M	\$2.8M	\$3.0M	<b>\$13.5M</b>
<b>Network Technology</b>	\$2.0M	\$400,000	\$320,000	\$620,000	\$840,000	<b>\$4.2M</b>
<b>Total 5-year Request</b>	<b>\$53.4M</b>	<b>\$77.5M</b>	<b>\$48.2M</b>	<b>\$51.0M</b>	<b>\$88.0M</b>	<b>\$318.0M</b>

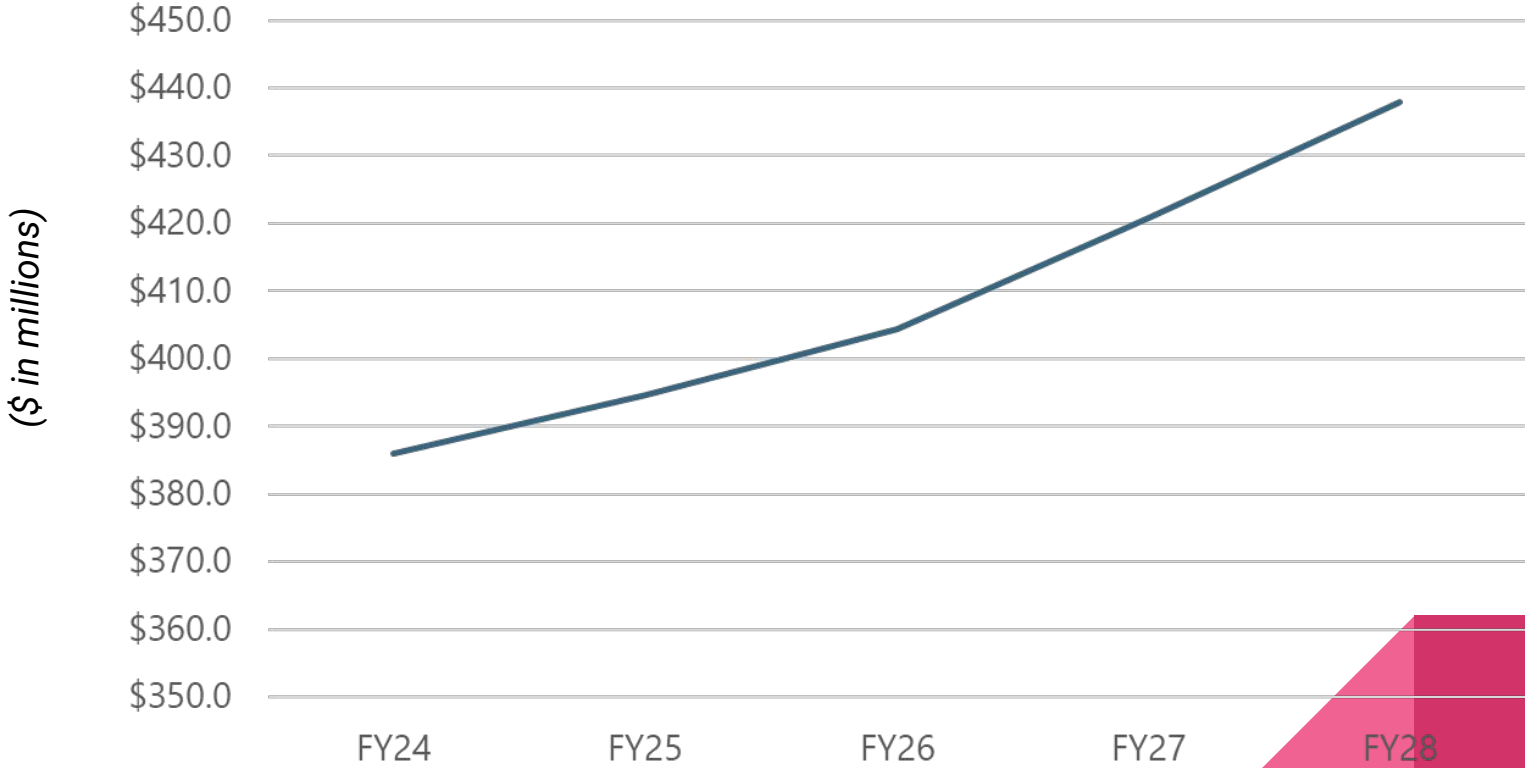
Note: High School Capacity (Center 2) funding is included in the current FY 23 capital budget.

# CIP Operating Impacts

	FY 24	FY 25	FY 26	FY 27	FY 28
<b>Current Project: High School Capacity (Center 2)</b>			\$1.3M	\$1.3M	\$1.3M
<b>Current Project: Mountain View Expansion</b>	\$50K	\$100K	\$100K	\$100K	\$100K
<b>Elementary School #1 (Mountain View)</b>				\$820K	\$820K
<b><i>Total CIP Operating Impacts</i></b>	<b><i>\$50,0000</i></b>	<b><i>\$100,000</i></b>	<b><i>\$1.4M</i></b>	<b><i>\$2.2M</i></b>	<b><i>\$2.2M</i></b>

# 5-year Forecast

# Five-Year Projection: General Fund Revenues

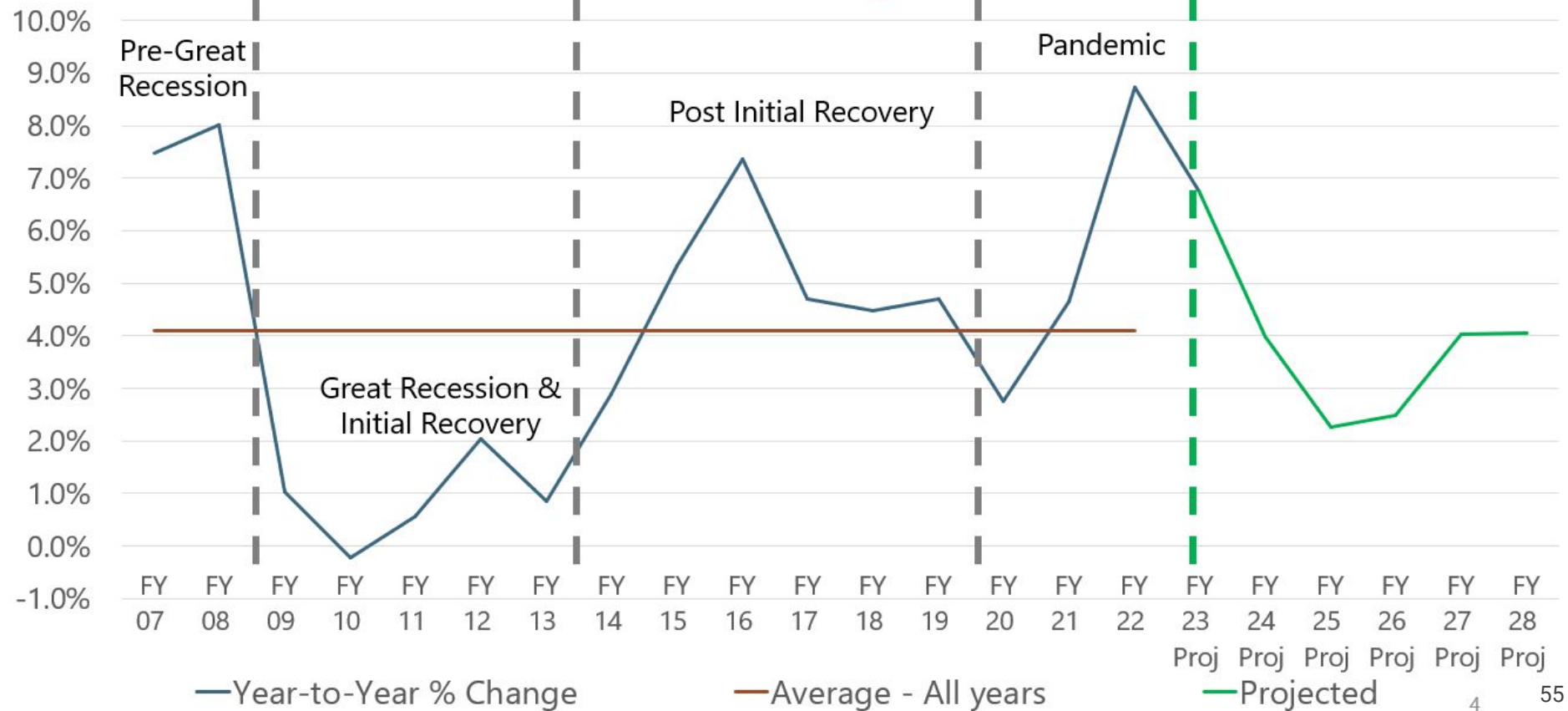


# Recap: Oct 5 Economic Outlook Report

- Albemarle's Economy:
  - Strong
  - Economic indicators generally follow state & national trends
  
- *"...prudent for Albemarle County to also anticipate an economic cooling with the accumulating signals of a likely economic slowdown in the U.S., state, and globally."*

# General Fund Revenue Changes, FY 07 – 22

## + FY 23-27 Projection



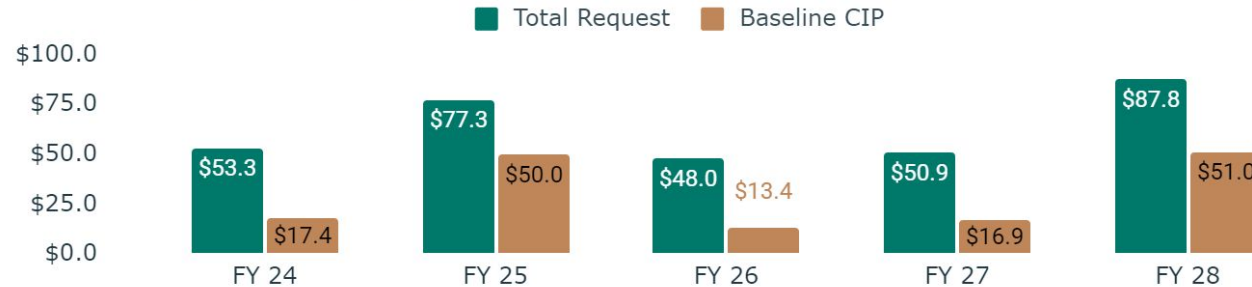
# CIP Assumptions & Approach

1. Starting point is the balanced FY 23 – 27 Adopted Plan
2. Work to maintain current plan given updated realities:
  - a. Increasing project costs
  - b. Increasing borrowing costs in new interest rate environment
  - c. Project timing given supply chain and raw materials availability
3. Use the Adopted Strategic Plan to identify uses of the “Strategic Plan Placeholder” included in the FY 23-27 CIP
4. To extent possible, include new projects guided by the Strategic Plan



# Baseline CIP vs. Total Request

Total Request and Baseline CIP (\$ in millions)



	FY 24	FY 25	FY 26	FY 27	FY 28	5-year Total
Baseline CIP	\$17.4M	\$50.0M	\$13.4M	\$16.9M	\$50.5M	<b>\$148.2M</b>
Total Request	\$53.3M	\$77.3M	\$48.0M	\$50.9M	\$87.8M	<b>\$M</b>
Funding Gap	(\$35.8M)	(\$27.2M)	(\$34.6M)	(\$34.0M)	(\$37.3M)	<b>(\$169.0M)</b>

# Initial Balanced CIP Scenario for Discussion

	FY 24	FY 25	FY 26	FY 27	FY 28	5-year Total
Elementary School #1 (Mountain View)	\$3.5M	\$40.6M				<b>\$44.1M</b>
Elementary School #2 (NFP)*				\$3.6M	\$42.2M	<b>\$45.8M</b>
High School Renovations*	-	-	-	-	-	-
Project Management	\$560K	\$580K	\$610K	\$640K	\$660K	<b>\$3.1M</b>
Facilities Maint/Replacement*	\$9.0M	\$9.0M	\$9.0M	\$9.0M	\$9.0M	<b>\$45.0M</b>
School Bus Replacement*	\$1.5M	\$1.5M	\$1.5M	\$1.5M	\$1.5M	<b>\$7.5M</b>
Network Technology*	\$1.4M	\$380K	\$300K	\$550K	\$725K	<b>\$3.4M</b>
<b>Total</b>	<b>\$16.0M</b>	<b>\$52.1M</b>	<b>\$11.4M</b>	<b>\$15.3M</b>	<b>\$54.1M</b>	<b>\$148.8M</b>

\*These projects show no increases from adopted CIP or show amounts lower than requested, which would result in reduced scope in the programs.

*Note: High School Capacity (Center 2) funding is included in the current FY 23 CIP.*

BREAK

# Group Work

## 5-year Needs-Based Request

Is there anything you would change within the order of priorities?

Is anything missing?

What are your priority projects within the Request?

# Group Work

## Balanced Request

Within the funding restraints, are these the right priorities?

Do you continue to prioritize two new elementary schools, or are there other projects that you would bring ahead?

What additional ideas do you have for “balancing” the CIP?

# Mountain View Updates and Action

# Current Project: MVES Expansion

## Mountain View Elementary Expansion and Site Improvements

### Original Scope

- Expands the school by 15,865 square feet and provides site improvement to support current student population
- Expands cafeteria
- Adds six classrooms, resource and auxiliary rooms
- Additional parking
- Improvements to outdoor learning spaces and playgrounds
- Planned to be complete in early 2024

# Mountain View Expansion Budget Over Time

	<b>FY 22</b>	<b>FY 23</b>	<b>FY 23 Revised</b>	<b>Current Total</b>
Original Budget	\$6,247,576			
Additional Funding for increased square footage and cost		\$2,190,950		
Additional Funding for increased cost			\$665,950	
<b>Total CIP Budget</b>				<b>\$9,104,476</b>
8-classroom unit learning cottage (School Fund)	\$1,007,445			

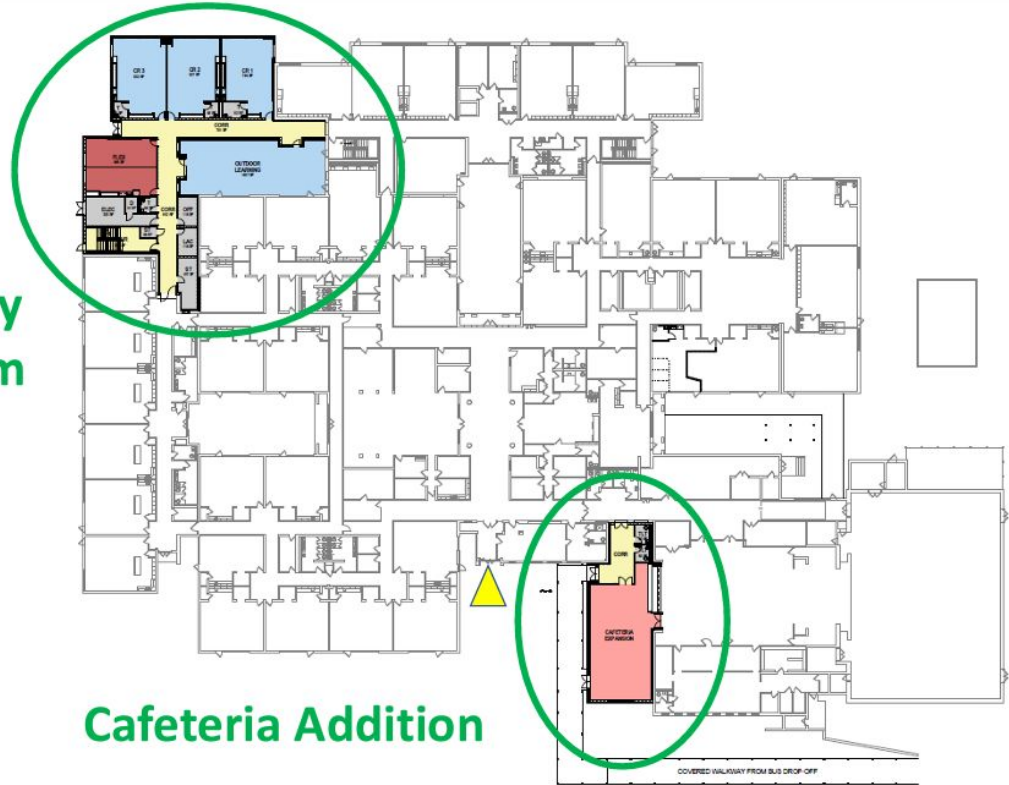


# Bids for MVES Expansion

- Bids were structured to provide flexibility to proceed with some scope, to be determined by School Board
- 2 Scope Items were Bid as Additive Options:
  - HVAC Renovations in Original Building
  - Expanded Parent Drop-off Loop
- Bids for the full project scope are \$2.1M over budget

**Two-Story Classroom Addition**

**Cafeteria Addition**



# Options for Consideration

	<b>4-Classroom Mobile Unit Addition</b>	<b>Cafeteria Addition</b>	<b>HVAC + Parent Drop-Off Improv.</b>	<b>6-Classroom Addition</b>	<b>Total Project Cost</b>	<b>Funding Surplus/ Deficit</b>
<i>Est. Timeline</i>	<i>August 2023</i>	<i>Jan 2024</i>	<i>Jan 2024</i>	<i>March 2024</i>		
Option 1	✓	✓	✓		\$7.3M	\$1.8M
Option 2			✓	✓	\$8.4M	\$0.7M
Option 3		✓		✓	\$10.5M	(\$1.0M)*
Full Scope		✓	✓	✓	\$11.6M	(\$2.1M)*

\*Assumes Use of \$400K from CIP Maintenance for Playgrounds

## Option 1 Motion (contingent on discussion):

I move for staff to proceed with Option 1 for the Mountain View Elementary Expansion and Site Improvements project and to use the remaining funds for additional interior renovation needs identified by staff.

## Option 2 Motion (contingent on discussion):

I move for staff to proceed with Option 2 for the Mountain View Elementary Expansion and Site Improvements project.

## Option 3 Appropriation (contingent on discussion):

I move to request a transfer of \$862,035 in existing capital project savings and appropriate \$137,965 in federal revenue for a total of \$1,000,000 to the Mountain View Elementary Expansion and Site Improvements project.

### **CIP Revenues:**

Federal Revenue	\$137,965
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### **CIP Expenditures:**

Red Hill Phase II: Addition and Improvements	(\$68,834)
Scottsville Elementary School Addition and Improvements	(\$527,748)
Crozet Elementary School Addition and Improvements	(\$265,453)
Mountain View Elementary Expansion and Site Improvements	\$1,000,000

# Next Steps

<b>BOS Meeting</b> <i>Wednesday, 11/2</i>	Request for additional funding for Mountain View Expansion (if SB proceeds with Option 3)
<b>SB Business Meeting</b> <i>Thursday, 11/10</i>	For Action: 5-Year Needs Based CIP + 5-Year Balanced CIP For Information/Action: 5-Year Operating Budget Forecast
<b>Joint SB/BOS Meeting</b> <i>Wednesday, 12/7</i>	Focused discussion on the 5-year financial plans for ACPS and alignment with Albemarle County's Strategic Priorities

# Exhibits

# Exhibit List

[Exhibit A](#)

Capacity Calculations

[Exhibit H](#)

2021 LRPAC Report

[Exhibit B](#)

Enrollment Projections

[Exhibit I](#)

Albemarle County Economic Outlook

[Exhibit C](#)

Capacity vs. Enrollment

[Exhibit D](#)

NFP Scatterplots

[Exhibit E](#)

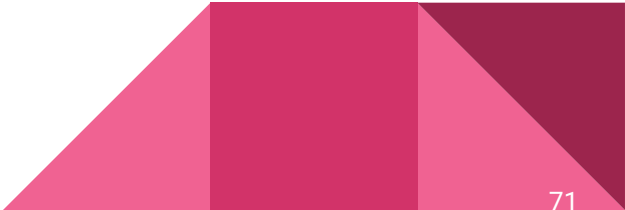
AHS/WAHS Master Plan (DRAFT)

[Exhibit F](#)

Lambs Lane Master Plan

[Exhibit G](#)

Mountain View Design Presentation (3/10/22)



# Master Plan Feedback Forms

## [Exhibit E](#)

AHS/WAHS Master  
Plan (DRAFT) -  
[Feedback Form](#)



## [Exhibit F](#)

Lambs Lane  
Master Plan -  
[Feedback Form](#)

