

## Agenda Item 13. Long0Range Planning Committee Recommendations for the 2005/06 – 2009/2010

SUBJECT: Long Range Planning Committee Recommendations for the 2005/06 - 2009/2010 Capital Improvements Program (CIP)	DATE: <u>March 24, 2005</u>
POLICY REFERENCE: <u>BBA</u>	ENCLOSURES: <u>2</u>
	REASON FOR CONSIDERATION:
	ACTION <input type="checkbox"/> INFORMATION <input checked="" type="checkbox"/>

### **Background/Purpose**

The School Board approved the Long Range Planning Committee recommendations for the 2005/06 – 2009/10 Capital Improvements Program on September 23, 2004. The Technical Review Committee reviewed the request and Local Government Staff has completed the revenue projections. The potential available revenue for the current CIP is \$60,897,000, which is \$20,718,000 less than our original requested amount of \$81,615,000. To balance the projects, we are requesting that \$1,628,320, which was approved for land purchase this year, be reappropriated for the Cale Addition. In the last 5 months, several pieces of new information have become available from the Redistricting Committee, and other sources, specifically the 2004/05 actual enrollment, new live birth data and subsequent enrollment projections. The analysis of this information supports a reduction in the CIP request for elementary facilities and the removal of the long-term request for a middle and high school site, but adds the Cale Addition as a new project, increases the funding request and creates a new project request for the addition and renovation of Albemarle High School, which was previously listed in the Additional High School Capacity request. The spreadsheet in Enclosure 1 shows the recommended project revisions; Enclosure 2 is the revised project request forms.

### **Administrative Considerations (Rationale)**

Although reducing the CIP request by more than \$19,000,000 reduces our flexibility and does not allow us to build capacity as far in advance as we had hoped, it does fully fund all other remaining projects. To gain flexibility given the current fiscal realities, the naming of school locations has been more generic. As an example, we are requesting an elementary site, elementary school #17, and an elementary school addition. The site, the school and the addition will be built in the first areas that need to support growth. The Long Range Planning Committee (LRPC) requested that we emphasize that the Albemarle High School Addition and Renovation project was recommended to allow the Redistricting Committee flexibility to redistrict students to Albemarle High School, when they live within close proximity of Albemarle High School. The recommended addition would replace the 8 mobile classrooms, provide the needed infrastructure changes and increase the building capacity to accommodate the expected growth. The attached spreadsheet and project request forms reflect the cost of increasing the capacity by 300, to a capacity of 1,935. The LRPC recommends a capacity of 1,850, or between 1, 800 and 1,900. Once a maximum capacity for Albemarle High School has been established, the project scope of work and the project budget will be revised accordingly. The major changes that are shown on Enclosure 1 are as follows:

#### Project Removed

1. Southern, Western and Northern Elementary Schools
2. Middle and High School Site Acquisitions

#### New & Significantly Revised Projects – Current 5 Year CIP

1. Cale Addition
2. Albemarle HS Addition and Renovation
3. Elementary Land Selections
4. The timing of Maintenance Projects was spread out over multiple years and the Western Albemarle High School Window Replacement was moved back two years.

#### Additional Projects

1. Elementary Land Purchase

2. Elementary #17 Design – Construction
3. Additional Elementary Capacity
4. Elementary #18 Design

**Budget Implications (Short and Long Term)**

Reducing our five-year Capital Improvements Program (CIP) by \$20,718,000 and the next five year needs assessment by \$6,203,000, brings our request within anticipated revenue and accommodates Local Government's dramatically increasing CIP needs for infrastructure funding will aggressively compete with the school project requests.

**Recommendation/Future Direction/Time Line**

Review for information and discussion, and schedule for action at the April 14, 2004 School Board meeting.

## Additional High School Capacity

<b>Department/Agency:</b>	Building Services	<b>New Project?</b>		<b>Ongoing/Committed Project?</b>	
<b>Contact Person:</b>	Al Reaser	<b>Revision?</b>	X	<b>Mandated Project?</b>	
<b>Engineering Assistance? Y/N</b>	Yes	<b>Continuation?</b>		<b>Documented Project/Need?</b>	X
<b>Start/Finish Dates:</b>	2007	2013	<b>Maint/Replacemnt?</b>	<b>Other Cmty. Need/Service?</b>	

***Project Description:***

Additional capacity to accommodate high school students will be needed at Western or Monticello High School. This request will reserve \$9,756,000 for construction in 2011/12. The funding is based on adding 200 seats to one of the high schools in 2012/13. As decisions are made concerning attendance zones, funds may be reallocated to all three high schools or to a non-traditional school to accommodate the high school growth.

***Location/ Site Status:***

To Be Determined

***Anticipated Expenditures***

2011/12 - \$1,000,000  
 2012/13 - \$8,756,000

***Project Justification (including relationship to County Strategic Plan Goals/Objectives):***

The Crozet area is scheduled to grow from its current 3,000 to 10,000-12,000. Proposed developments in the central and north areas, i.e., North Point, Albemarle Place, and Hollymead Town Center will create the need for additional capacity. In the eastern part of the county, growth is expected at Avemore and Rivanna Village. Additionally, other by right developments, which do not require rezoning, will provide additional students that will need to be accommodated. For the first time, live births were over 1,000 in 1999 and 2000, which is an increase from 850 in the mid-1990s. Students born in 1999 will be high school freshman in 2013 and we must prepare for them with additions to existing schools or a new high school.

***Relationship to Approved County Strategic or Comprehensive Plan:***

Consistent with Goal # 9, Objectives 5 & 7 of the Comprehensive Plan.

***Changes/Reasons for Revisions (if Update of an Existing CIP Project):***

A new, separate project was created to request an Addition/Renovation for Albemarle High School. Therefore, \$10,263,00 was removed from this request, to provide funding for the Albemarle High School Addition/Renovation Project.

***Alternatives/Impact if Project Not Funded/Completed:***

Our current high schools cannot accommodate the expected growth.

***Other Special Considerations (Future expansion/Special Features/etc.):***

***Attach Project Cost Table and Basis of Cost Estimate (Analysis/Assumptions/Factors Used):***

***(Optional) Attach Other Graphics that describe Project (Site Plan, Map, etc.):***

# Albemarle High School Addition/Renovation

<b>Department/Agency:</b>	Building Services	<b>New Project?</b>	X	<b>Ongoing/Committed Project?</b>	
<b>Contact Person:</b>	Al Reaser	<b>Revision?</b>		<b>Mandated Project?</b>	
<b>Engineering Assistance? Y/N</b>	Yes	<b>Continuation?</b>		<b>Documented Project/Need?</b>	X
<b>Start/Finish Dates:</b>	2007	2009	<b>Maint/Replacemnt?</b>	<b>Other Cmty. Need/Service?</b>	

***Project Description:***

To expand the capacity of Albemarle High School by 300 students, approximately 39,400 SF will be added to the building. The additions will include 15 Regular Classrooms, 4 Science Classrooms, 2 Learning Labs and associated spaces such as teacher planning rooms, faculty toilets, offices, storage, mechanical and electrical rooms, etc. Other additions include an expanded Lobby for the Gym, an expanded Cafeteria seating area, and expansions to the locker rooms. Areas to be renovated include expanding the Guidance area into an adjacent classroom and improvements to student circulation. Replacement and additional parking will also be included with the project.

***Location/ Site Status:***

To Be Determined

***Anticipated Expenditures***

2007/08 - \$ 700,000

2008/09 - \$9,563,000

***Project Justification (including relationship to County Strategic Plan Goals/Objectives):***

One major reason for the addition is to replace the eight existing, temporary mobile classrooms with a permanent facility. Additionally, proposed developments in the central and north areas, i.e, North Point, Albemarle Place, and Hollymead Town Center will create the need for additional capacity. Other by right developments, which do not require rezoning, will provide additional students that will need to be accommodated. For the first time, live births were over 1,000 in 1999 and 2000, which is an increase from 850 in the mid-1990s. Students born in 1999 will be high school freshman in 2013 and we must prepare for them with additions to existing schools or a new high school. Once a maximum capacity for Albemarle High School has been established, the project scope of work will be revised accordingly.

***Relationship to Approved County Strategic or Comprehensive Plan:***

Consistent with Goal # 9, Objectives 5 & 7 of the Comprehensive Plan.

***Changes/Reasons for Revisions (if Update of an Existing CIP Project):***

The Long Range Planning Committee recommended that this project be made a stand-alone project. This project will provide space for students who live in close proximity to the school, and allow them to attend Albemarle High School.

***Alternatives/Impact if Project Not Funded/Completed:***

Our current high schools cannot accommodate the expected growth and the mobile classrooms need to be replaced with a permanent structure.

***Other Special Considerations (Future expansion/Special Features/etc.):***

***Attach Project Cost Table and Basis of Cost Estimate (Analysis/Assumptions/Factors Used):***

***(Optional) Attach Other Graphics that describe Project (Site Plan, Map, etc.):***

## Elementary Site Land Acquisition

<b>Department/Agency:</b>	Building Services	<b>New Project?</b>		<b>Ongoing/Committed Project?</b>	
<b>Contact Person:</b>	Al Reaser	<b>Revision?</b>	X	<b>Mandated Project?</b>	
<b>Engineering Assistance? Y/N</b>	Yes	<b>Continuation?</b>		<b>Documented Project/Need?</b>	X
<b>Start/Finish Dates:</b>	2009	2011	<b>Maint/Replacemt?</b>	<b>Other Cmty. Need/Service?</b>	

***Project Description:***

This project is to acquire the land necessary for an elementary school, in one of the growth areas to accommodate a new school and the associated recreational needs. The site should be purchased in FY2010/11 at an estimated cost of \$2,000,000.

***Location/ Site Status:***

To be determined

***Anticipated Expenditures:***

2010/11 – Site Assessment/Appraisal – \$25,000  
 2011/12 - Land Purchase - \$2,000,000

***Project Justification (including relationship to County Strategic Plan Goals/Objectives):***

The Crozet area is scheduled to grow from its current 3,000 to 10,000 – 12,000. Proposed developments in the central and north areas, i.e, North Point, Albemarle Place, and Hollymead Town Center. Growth is expected in the Southern Urban Ring and Rivanna Village. Additionally, other by right developments, which do not require rezoning, will provide additional students that will need to be accommodated. We are predicting that our elementary enrollment will increase by 221 students over the next four years, thus we should plan for similar or larger growth in the following five years.

***Relationship to Approved County Strategic or Comprehensive Plan:***

Consistent with Goal #9, Objectives 5 & 7 of the Comprehensive Plan.

***Changes/Reasons for Revisions (if Update of an Existing CIP Project):***

The reduction in available funding necessitated the removal of previous projects and the creation of a new, more generic site acquisition project request.

***Alternatives/Impact if Project Not Funded/Completed:***

Escalating land values will negatively impact our ability to find suitable property.

***Other Special Considerations (Future expansion/Special Features/etc.):***

***Attach Project Cost Table and Basis of Cost Estimate (Analysis/Assumptions/Factors Used):***

***(Optional) Attach Other Graphics that describe Project (Site Plan, Map, etc.):***

## Additional Elementary Capacity

<b>Department/Agency:</b>	Building Services	<b>New Project?</b>	X	<b>Ongoing/Committed Project?</b>	
<b>Contact Person:</b>	Al Reaser	<b>Revision?</b>		<b>Mandated Project?</b>	
<b>Engineering Assistance? Y/N</b>	Yes	<b>Continuation?</b>		<b>Documented Project/Need?</b>	X
<b>Start/Finish Dates:</b>	2012	2014	<b>Maint/Replacemnt?</b>	<b>Other Cmty. Need/Service?</b>	

***Project Description:***

Additional capacity to accommodate student growth will be needed. This request will reserve \$4,800,000 for construction in 2013/14. The funding is based on adding seats to one elementary school, as needed due to growth in the area.

***Location/ Site Status:***

To Be Determined

***Anticipated Expenditures***

2012/13 - \$ 300,000  
 2013/14 - \$4,500,000

***Project Justification (including relationship to County Strategic Plan Goals/Objectives):***

The Crozet area is scheduled to grow from its current 3,000 to 10,000 – 12,000. Proposed developments in the central and north areas, i.e, North Point, Albemarle Place, and Hollymead Town Center. Growth is expected in the Southern Urban Ring and Rivanna Village. Additionally, other by right developments, which do not require rezoning, will provide additional students that will need to be accommodated. For the first time, live births were over 1,000 in 1999 and 2000, which is an increase from 850 in the mid-1990s. We are predicting that our elementary enrollment will increase by 221 students over the next four years, thus we should plan for similar or larger growth in the following five years.

***Relationship to Approved County Strategic or Comprehensive Plan:***

Consistent with Goal # 9, Objectives 5 & 7 of the Comprehensive Plan.

***Changes/Reasons for Revisions (if Update of an Existing CIP Project):***

We have removed on complete elementary school from our original request and the construction cost for the second elementary school, in order to accommodated the available funding. The Additional Elementary Capacity project will address the need for additional capacity in lieu of the new elementary project requests.

***Alternatives/Impact if Project Not Funded/Completed:***

Our current elementary schools cannot accommodate the expected growth.

***Other Special Considerations (Future expansion/Special Features/etc.):***

***Attach Project Cost Table and Basis of Cost Estimate (Analysis/Assumptions/Factors Used):***

***(Optional) Attach Other Graphics that describe Project (Site Plan, Map, etc.):***

## New Elementary School #17

<b>Department/Agency:</b>	Building Services	<b>New Project?</b>		<b>Ongoing/Committed Project?</b>	
<b>Contact Person:</b>	Al Reaser	<b>Revision?</b>	X	<b>Mandated Project?</b>	
<b>Engineering Assistance? Y/N</b>	Yes	<b>Continuation?</b>		<b>Documented Project/Need?</b>	X
<b>Start/Finish Dates:</b>	2010	2012	<b>Maint/Replacemt?</b>	<b>Other Cmty. Need/Service?</b>	

***Project Description:***

A new 400-student facility would be constructed in one of the growth areas, with an 8,000 SF gym, auxiliary spaces, and a cafeteria and library for 600 students. The school would be 69,000 square feet. No land cost is included. A separate funding request for land for an elementary school has been submitted. The school is scheduled to open in 2012.

***Location/ Site Status:***

A Growth Area

***Anticipated Expenditures***

2010/11 - \$ 950,000  
 2011/12 - \$14,000,000  
 2012/13 - \$ 650,000

***Project Justification (including relationship to County Strategic Plan Goals/Objectives):***

The Crozet area is scheduled to grow from its current 3,000 to 10,000 – 12,000. Proposed developments in the central and north areas, i.e, North Point, Albemarle Place, and Hollymead Town Center. Growth is expected in the Southern Urban Ring and Rivanna Village. Additionally, other by right developments, which do not require rezoning, will provide additional students that will need to be accommodated. For the first time, live births were over 1,000 in 1999 and 2000, which is an increase from 850 in the mid-1990s. With additions to existing schools or a new high school, we are predicting that our elementary enrollment will increase by 221 students over the next four years, thus we should plan for similar or larger growth in the following five years.

***Relationship to Approved County Strategic or Comprehensive Plan:***

Consistent with Goal # 9, Objectives 5 & 7 of the Comprehensive Plan. A new smaller, elementary school in a neighborhood is very compatible with the anticipated planning requirements.

***Changes/Reasons for Revisions (if Update of an Existing CIP Project):***

The project name and the year of funding were revised to accommodate the required reductions.

***Alternatives/Impact if Project Not Funded/Completed:***

In the designated growth areas, failure to plan for an additional elementary school would result in over-crowding of existing schools.

***Other Special Considerations (Future expansion/Special Features/etc.):***

***Attach Project Cost Table and Basis of Cost Estimate (Analysis/Assumptions/Factors Used):***

***(Optional) Attach Other Graphics that describe Project (Site Plan, Map, etc.):***

## New Elementary School #18

<b>Department/Agency:</b>	Building Services	<b>New Project?</b>		<b>Ongoing/Committed Project?</b>	
<b>Contact Person:</b>	Al Reaser	<b>Revision?</b>	X	<b>Mandated Project?</b>	
<b>Engineering Assistance? Y/N</b>	Yes	<b>Continuation?</b>		<b>Documented Project/Need?</b>	X
<b>Start/Finish Dates:</b>	2014	2016	<b>Maint/Replacemnt?</b>	<b>Other Cmty. Need/Service?</b>	

***Project Description:***

A new 400-student facility would be constructed in one of the growth areas, with an 8,000 SF gym, auxiliary spaces, and a cafeteria and library for 600 students. The school would be 69,000 square feet. No land cost is included. A separate funding request for land for an elementary school has been submitted. The school is scheduled to open in 2016. The design costs and initial construction costs are listed in 2014/15. The remainder of the funding is in the out years.

***Location/ Site Status:***

A Growth Area

***Anticipated Expenditures***

2014/15- \$ 1,500,000

***Project Justification (including relationship to County Strategic Plan Goals/Objectives):***

The Crozet area is scheduled to grow from its current 3,000 to 10,000 – 12,000. Proposed developments in the central and north areas, i.e, North Point, Albemarle Place, and Hollymead Town Center. Growth is expected in the Southern Urban Ring and Rivanna Village. Additionally, other by right developments, which do not require rezoning, will provide additional students that will need to be accommodated. For the first time, live births were over 1,000 in 1999 and 2000, which is an increase from 850 in the mid-1990s. With additions to existing schools or a new high school, we are predicting that our elementary enrollment will increase by 221 students over the next four years, thus we should plan for similar or larger growth in the following five years.

***Relationship to Approved County Strategic or Comprehensive Plan:***

Consistent with Goal # 9, Objectives 5 & 7 of the Comprehensive Plan. A new smaller, elementary school in a neighborhood is very compatible with the anticipated planning requirements.

***Changes/Reasons for Revisions (if Update of an Existing CIP Project):***

The project name and the year of funding were revised to accommodate the required reductions.

***Alternatives/Impact if Project Not Funded/Completed:***

In the designated growth areas, failure to plan for an additional elementary school would result in over-crowding of existing schools.

***Other Special Considerations (Future expansion/Special Features/etc.):***

***Attach Project Cost Table and Basis of Cost Estimate (Analysis/Assumptions/Factors Used):***

***(Optional) Attach Other Graphics that describe Project (Site Plan, Map, etc.):***