

Subject: Capital Improvements Program	Date: November 29, 2006
Policy Reference: FB	Enclosures: 2
Strategic Plan Goal Reference: 5	REASON FOR CONSIDERATION: Action _____ Information <u>X</u>

**Background (Purpose)**

The Capital Improvement Program (CIP) for the school division is a five-year budget and a five-year needs assessment, which may be updated annually to adjust for changing needs. This is the first year of a two-year cycle. The 2007/08 CIP incorporated new projects with documented need and continuing projects. The Long Range Planning Advisory Committee (LRPAC) has met several times to review the enrollment projections and other supporting documentation, and recommends the scope and timeframe of all major construction projects as presented to you in The Capital Improvements Program – FY 2007/08-2011/12 (previously provided to Board members). The LRPAC also discussed and heard presentations on the safety and logistical effects of having mobile classrooms at a high school, and the significant differential in operational costs per student between a very small elementary school and a 600-student elementary school. The Superintendent reviewed the work of the LRPAC and submitted the request without revisions. The Board received updated enrollment figures and had the opportunity to discuss and ask questions regarding the CIP at the October 26, 2006, School Board meeting. At the November 9<sup>th</sup> School Board meeting, the School Board generated a list of questions and Enclosure 1 includes responses to those questions. Concerns over maximizing the Crozet Elementary infrastructure by increasing the size to 513 prompted us to provide the Board with an alternative, new project that would alleviate those concerns by building a new, urban size gym and enlarging the library while increasing the capacity to 608, as noted in Enclosure 2.

**Administrative Consideration (Rationale)**

The CIP request and associated revisions are a reflection of the anticipated growth that the school division will experience over the next four years of approximately 115 elementary students. The new projects included in the request are primarily upgrades and/or modifications of existing facilities and sites, to accommodate current programs and anticipated growth. The area is experiencing enormous increases in construction costs. Therefore, project budgets were adjusted. On October 26, 2006, the School Board began to discuss a possible revision of the timeline for projects and the possibility of redistricting students to alleviate overcrowding at Crozet.

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

Our total CIP Request for FY 2007/08 – 2011/12 is \$99,423,000. Debt Service and amount of available revenue will be determined this fall by the Office of Management and Budget. After the School Board reviews the proposed documents and makes any revisions, the projects may need to be realigned in order to match projected revenues.

**Recommendation/Future Direction/Time Line**

Provide staff with directions for completing the CIP that will allow a plan to be presented to the Board, for final consideration and approval in December 2006.

PREPARED:

REVIEWED: \_\_\_\_\_

ITEM NUMBER:

RECOMMENDED:

## School Board Questions from November 9, 2006 School Board Meeting

Question 1: Is the land purchase scheduled soon enough?

The staff believes the projects are appropriately scheduled at this time based on the last enrollment projections. The annual review of the CIP, will allow for time line changes if warranted.

?? Elementary Site	6 Years	FY 12/13	\$ 25,000
		FY 13/14	\$3,000,000
?? Middle – High School	8 Years	FY 13/14	\$ 100,000
		FY 14/15	\$6,500,000

Question 2: What redistricting possibilities are available to reduce the student enrollment at Henley Middle School?

1. Meriwether Lewis – The following students would change middle and high school feeder patterns from Henley – Western to Jouett – Albemarle
  - a) Woodlands Road West & Beau Mont Farms to Free Union Road to Garth Road East including Ivy Farms.
  - b) Free Union Road North Area
  
2. Murray Elementary - The following students could move directly to a Jouett – Albemarle, or Burley-Monticello, feeder pattern or to a combination, from a Henley-Western feeder pattern.
  - a) Farmington & Old Garth Road, Flordon
  - b) Buckingham Circle, Reservoir Road, Piedmont Housing, Bellair, Birdwood and Ednam Forest.

A portion of the students noted above, could be transferred to Meriwether Lewis and change the feeder pattern from that point. This elementary change would allow Highlands to move from Crozet to Murray Elementary.

Question 3: What program/space changes could be implemented to increase capacity?

After much discussion, we do not see any immediate program change that would increase capacity. Bruce will elaborate further at the meeting.

Question 4: What are the revised capacities of the schools with action points and a maximum capacity for the buildings with mobile units?

The draft revised capacity and maximum capacity with action points would be as follows:

90% of Capacity- Monitor and review anticipated growth in the current school district.

95% of Capacity- Develop a plan to keep or reduce the enrollment through either redistricting or Capital Improvements. The plan would be instituted and/or completed prior to the school reaching its maximum capacity.

The revised multiplier reflects the need for additional classrooms because of the additional staffing driven by the Free and Reduced Lunch (FRL) population of the school. An elementary school with a 60% FRL has a 16 student to 1 regular classroom multiplier and a school with a 5% FRL has a multiplier of 20. The attached Chart A, provides the current and new multiplier for each school and the revised capacity.

To determine the recommended maximum capacity of each school, the infrastructure capacity of each school's gym, cafeteria, media center, etc was calculated. We also determined the number of mobile classrooms that a site could reasonably accommodate. With this information, a judgment was made regarding what the target maximum capacity of each school should be. The attached Chart B, provides the maximum capacity for each school.

Question 5: What is the cost savings for building next year versus later?

We used a 5% cost escalation factor. Thus the new Elementary #17 project would cost \$20,048,000, in 2006. The cost would increase just over \$1,000,000 per year. The current design budget year is FY2015/16, which would add \$9,021,000 to the cost. It should also be noted that a new 400-student elementary school would add approximately \$1,064,000 to the operational budget, but adding the same 400 seats to two other schools would actually reduce the current operational cost per student, for the students who would be attending the larger schools.

Question 6: How much more does it cost to complete renovations first, and then add capacity later?

If we had a \$12,000,000 project with renovations (\$6,000,000) and an addition (\$6,000,000), and we chose to do the renovations first, and the addition four years later, it would cost us approximately \$1,605,000 more for the addition.

The additional cost is divided into the following four categories:

- We used 5% per year to cover the construction materials, supplies and labor escalation. This would total \$1,200,000.
- Fee (Profit Margin) – The general rule is the larger the project, the lower the percentage of profit and construction costs. The contractor gains the price

advantage for larger orders, reduced freight costs for one shipment versus two. This advantage and other economy of scale savings, help reduce the bid price of large projects. This savings is estimated between 1% and 2.5%. We used 1.5% for this calculation, which totals \$90,000.

- The General Conditions (supervision and office/business expense) would total \$18,000 per month for a cost of \$240,000. The cost for a \$12,000,000 project would be \$30,000 per month. The cost of a \$6,000,000 would be \$24,000 per month, thus I used \$18,000 to determine the additional cost. (Note:  $\$30,000 - \$24,000 = \$6,000$ ;  $\$24,000 - \$6,000 = \$18,000$  per month additional cost).
- Owners Cost (bidding and copying costs) Architectural construction management and special testing would add an additional \$45,000,000 to the cost.
- The four-year inflation rate is the largest single item, thus the cost range widely, depending on what the actual rate is.

Question 7: What are the ramifications of building the Brownsville Addition first?

1. Moving Brownsville forward adds capacity in what we consider to be a more “regional” school.
2. We also get more seats for the dollar, by adding on to Crozet, either to 513 or 608. A project, or projects, would need to be moved back to accommodate the additional \$5,000,000 in cost needs for FY 2008/09. That year already has \$28,000,000 in projects scheduled, which is nearly \$10,000,000 more than each of the four years.
3. Redistricting would need to occur in some manner, in the short term as well as in the long term.
4. Moving students from Crozet to Brownsville next year would potentially overcrowd Brownsville before the addition could be finished in FY2008/09.
5. The addition creates an urban sized gymnasium for school and community use.

Question 8: Give a brief explanation of the Southern Feeder Pattern Additions?

During the Long Range Planning Process, it was determined that further study needs to occur at the staff and Board level, before we proceeded with the additions and renovations at Scottsville and Red Hill. Each school currently utilizes mobile classrooms and needs renovations to modernize the facilities and to house current programs.

If we were to close one, 150-student school, and consolidate those students into the two remaining schools, we would have an operational budget reduction of about \$400,000 per year. If we closed all three schools and built one new school to accommodate the students, we would have an operational cost saving of approximately \$1,170,000 per year. During the next year, we will need to decide which alternative to pursue and careful consideration needs to be given to any decision that potentially creates surplus buildings while adding capital costs.

Albemarle County Schools  
 Revised Multiplier and Capacity Calculations  
 2006/07  
 November 29, 2006

FACILITY NAME	REGULAR CLASSROOMS	Previous Multiplier	New Multiplier	2006/07 % of Free/Reduced Lunch	NEW BUILDING CAPACITY	PREVIOUS BUILDING CAPACITY	Difference in Capacity Calculations
ALBEMARLE HIGH SCHOOL*	86	22.00	21.50	15%	1,604	1,635	-31
MONTICELLO HIGH SCHOOL*	67	21.50	21.50	20%	1,280	1,278	2
WESTERN HIGH SCHOOL*	55	22.00	22.00	6%	1,036	1,035	1
MURRAY HIGH SCHOOL	--	--	--	6%	108	108	
	208				4,028	4,056	-28
BURLEY MIDDLE SCHOOL *	30	21.00	21.00	27%	646	646	0
HENLEY MIDDLE SCHOOL*	41	21.50	21.50	11%	905	905	0
JOUETT MIDDLE SCHOOL *	30	21.50	21.00	23%	654	669	-15
SUTHERLAND MIDDLE SCHOOL*	30	22.00	21.50	12%	645	660	-15
WALTON MIDDLE SCHOOL*	24	20.75	21.00	25%	520	514	6
	155				3,370	3,394	-24
AGNOR-HURT ELEM. SCHOOL*	26	18.75	18.00	30%	476	495	-19
BAKER-BUTLER ELEM. SCHOOL	30	20.00	20.00	5%	600	600	0
BROADUS WOOD ELEM. SCHOOL	19	19.75	20.00	8%	380	375	5
BROWNSVILLE ELEM. SCHOOL	24	19.00	19.00	19%	456	456	0
CALE ELEM. SCHOOL	24	18.00	18.00	30%	432	432	0
CROZET ELEM. SCHOOL	18	19.00	19.00	14%	342	342	0
GREER ELEM. SCHOOL	24	18.00	17.00	49%	408	432	-24
HOLLYMEAD ELEM. SCHOOL *	24	20.50	20.00	11%	488	500	-12
MERIWETHER LEWIS ELEM. SCHOOL	21	20.50	20.00	5%	420	430	-10
MURRAY ELEM. SCHOOL *	13	19.75	20.00	4%	268	264	4
RED HILL ELEM. SCHOOL	9	18.25	18.00	31%	162	164	-2
SCOTTSVILLE ELEM. SCHOOL	10	18.75	18.00	36%	180	187	-7
STONE ROBINSON ELEM. SCHOOL	28	19.00	19.00	15%	532	532	0
STONY POINT ELEM. SCHOOL	14	19.75	19.00	22%	266	276	-10
WOODBROOK ELEM. SCHOOL*	20	19.50	18.00	36%	360	390	-30
YANCEY ELEM. SCHOOL	8	16.75	16.00	60%	128	134	-6
	312				5,898	6,009	-111
<b>SCHOOL TOTAL</b>	<b>675</b>				<b>13,295</b>	<b>13,459</b>	<b>-163</b>

High School = .15 ADJ. Factor	Classrooms Not Included in Capacity:
* Includes Special Ed Room @ 8 Students:	Bright Stars AGH - 1; STR - 1; WDB-1
AGH - 1 @ 8 = 8 HOL - 1 @ 8 = 8	Head Start BBE - 1; BRN-1
AHS - 4 @ 8 = 32 BUR - 2 @ 8 = 16	Preschool Handicapped
MHS - 7 @ 8 = 56 HEN - 3 @ 8 = 24	AGH - 1 HOL - 1
MEL - 1 @ 8 = 8 WAL - 2 @ 8 = 16	BBE - 1 MUR - 1
JOU - 3 @ 8 = 24 WAHS - 1 @ 8 = 8	STR - 1

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Question 4 Chart B

Albemarle County Schools  
 Revised Multiplier and **Maximum** Capacity  
 2006/07  
 November 29, 2006

FACILITY NAME	Regular Classrooms	2006/07 % of Free/Reduced Lunch	New Multiplier	Building Capacity	2006 Maximum Mobile Classrooms	Maximum Capacity
ALBEMARLE HIGH SCHOOL*	86	15%	21.50	1,604	12	1,823
MONTICELLO HIGH SCHOOL*	67	20%	21.50	1,280	* 8	1,427
WESTERN HIGH SCHOOL*	55	6%	22.00	1,036	* 8	1,186
MURRAY HIGH SCHOOL	--	6%	--	108	7	178
	<b>208</b>			<b>4,028</b>	<b>35</b>	<b>4,614</b>
BURLEY MIDDLE SCHOOL *	30	27%	21.00	646	2	688
HENLEY MIDDLE SCHOOL*	41	11%	21.50	905	5	1,013
JOUETT MIDDLE SCHOOL *	30	23%	21.00	654	1	675
SUTHERLAND MIDDLE SCHOOL*	30	12%	21.50	645	1	667
WALTON MIDDLE SCHOOL*	24	25%	21.00	520	5	625
	<b>155</b>			<b>3,370</b>	<b>2</b>	<b>3,668</b>
AGNOR-HURT ELEM. SCHOOL*	26	30%	18.00	476	2	512
BAKER-BUTLER ELEM. SCHOOL	30	5%	20.00	600	** 2	640
BROADUS WOOD ELEM. SCHOOL	19	8%	20.00	380	4	460
BROWNSVILLE ELEM. SCHOOL	24	19%	19.00	456	4	532
CALE ELEM. SCHOOL	24	30%	18.00	432	1	450
CROZET ELEM. SCHOOL	18	14%	19.00	342	6	456
GREER ELEM. SCHOOL	24	49%	17.00	408	2	442
HOLLYMEAD ELEM. SCHOOL *	24	11%	20.00	488	4	568
MERIWETHER LEWIS ELEM. SCHOOL	21	5%	20.00	420	5	520
MURRAY ELEM. SCHOOL *	13	4%	20.00	268	3	328
RED HILL ELEM. SCHOOL	9	31%	18.00	162	3	216
SCOTTSVILLE ELEM. SCHOOL	10	36%	18.00	180	7	306
STONE ROBINSON ELEM. SCHOOL	28	15%	19.00	532	2	570
STONY POINT ELEM. SCHOOL	14	22%	19.00	266	5	361
WOODBROOK ELEM. SCHOOL*	20	36%	18.00	360	** 4	432
YANCEY ELEM. SCHOOL	8	60%	16.00	128	3	176
	<b>312</b>			<b>5,898</b>	<b>57</b>	<b>6,969</b>
<b>SCHOOL TOTAL</b>	<b>675</b>			<b>13,295</b>	<b>94</b>	<b>15,250</b>

High School = .15 ADJ. Factor	Classrooms Not Included in Capacity:
* Includes Special Ed Room @ 8 Students:	Bright Stars AGH -1; STR - 1; WDB-1
AGH - 1 @ 8 = 8 HOL - 1 @8 = 8	Head Start BBE - 1; BRN-1
AHS - 4 @8 = 32 BUR - 2 @8 = 16	Preschool Handicapped
MHS - 7 @8 = 56 HEN - 3 @8 = 24	AGH - 1 HOL - 1
MEL - 1 @8 = 8 WAL - 2 @8 = 16	BBE - 1 MUR - 1
JOU - 3 @8 = 24 WAHS - 1 @8 = 8	STR - 1

\* Mobile Units Set Up in Parking Areas; \*\*Mobile Units Set UP on Asphalt Play Area

## Crozet Elementary School Addition

<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:***

Construct a 25,800 square foot addition to Crozet Elementary to increase the capacity from 342 to 608. The addition includes 14 regular classrooms, 7 resource rooms, 3 offices, 2 faculty workrooms and a new gym. The new gym, with stage, will be used for assemblies, which will accommodate the student body at one time. The cafeteria can accommodate the required kitchen expansion without external additions. The existing gym will be renovated into instructional space and the Media Center will be expanded. The cafeteria/kitchen will be renovated, along with several classrooms that will become the corridor across to the new addition. Site work includes additional parking, reorganizing the bus loop and drop off area, and relocating several play areas, the sanitary sewer and significant grading.

Construction and Furnishings	\$ 8,965,000
Consultant/Testing Fees	\$ 928,000
Contingency	<u>\$843,000</u>
Project Total	\$ 10, 736,00

***Location/ Site Status:***

Crozet Elementary School  
 1407 Crozet Ave  
 Crozet, VA 22932

***Anticipated Expenditures***

2007/08 - \$ 950,000  
 2008/09 - \$9,786,000

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

The September 6, 2006 student enrollment at Crozet Elementary is 26% over the capacity. The school exceeded our projections this year and we have four mobile classrooms at the school to accommodate the current student population of 430.

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

This project is consistent with the objectives and goals listed in the school section of the County Community Facilities Plan and Goals 4 and 5 of the School Division Strategic Plan.

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

Since funding for Elementary #17 was restructured, it was appropriate to insert this project, in order to accommodate existing and anticipated growth at the school.

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

If this project is not completed, it will be necessary to over utilize the facility by using mobile classrooms, or redistrict students.

***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.):***