

FES Quarterly Report – Fall 2022

Facilities & Environmental Services Department, Albemarle County



Top of the News

Courts Complex Project Update

The Courts Complex project is currently in the final phase of design for the new co-located General District Courthouse and renovations to the historic Levy Opera House. Albemarle County and the City of Charlottesville will each have a courtroom, hearing room and spaces for their respective court clerk's operations in the new facility. The Levy Opera House is being renovated to house the County's Commonwealth Attorney's office. Collectively, these portions of the project are referred to as the East Site.



Over the next 4-6 months the project team will be reaching some major milestones for the project.

The East Site and historical County Courts complex (West Site) Circuit at Court Square have reached completion of the conceptual design, schematic design, and design development phases. The East Site design was approved by the City of Charlottesville's Board of Architectural Review and is in the construction document development phase, expected to be complete in January of 2023.

Early excavation and demolition packages will be ready sooner. The excavation and demolition work may start as soon as late December of 2022.

The East Site construction is scheduled to be complete by May of 2024.

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Capital Projects Report

Detailed capital projects scope and updates

Street Sweeper... Purchased!



Extensive research and reviews of equipment have been completed for the purchase of the first Street Sweeper owned and operated by Albemarle County. Staff solicited input from other local agencies who have sweepers in operation such as the City of Charlottesville Public Works department and the local VDOT Transportation Operations Management Team. After review of several manufacturers and options available we selected and submitted an order for a New ELGIN Regen X Regenerative Air Sweeper.

The RegenX sweeper has several features that will allow our crews flexibility during operations and the ability to operate on many different surfaces. The regenerative air design allows for this apparatus to operate on permeable services such as brick pavers without pulling substrate up from between the pavers, as compared to conventional vacuum sweepers that would. Its high dump Hopper enables flexibility to dump sweeper loads into roll off bins for remote work, limiting trips to the Ivy Transfer Station, reducing fuel consumption, and increasing operational efficiency.



Other notable features include:

- Hydraulic Heavy Duty Wandering Hose – Located on the rear of the Hopper to manually clear out debris in tight corners where brushes will not reach.
- Non – CDL Chassis, allows for a wider applicant pool in recruiting qualified operators
- LED – Traffic Direction Signaling, Rear LED Arrow stick to assist following traffic

The RegenX sweeper is currently in production to our specifications. Delivery of the Sweeper is scheduled for the Spring of 2023. During the winter, we will develop a set of fixed sweeping routes and begin recruiting Street Sweeper Operator to quickly put this new apparatus into service cleaning County streets.

Project Updates

5th Street Roof Replacement

The County Office Building at 5th Street was built in 1997 and was fully renovated in the after the County of Albemarle purchased the property in 2003. The Original roof has remained in place through all these years. The majority of the building's roof is made of rubber membrane, which is beyond its expected useful life and has been problematic for a number of years.

The replacement work entails the replacement of all the existing membrane roof system, and all associated insulations, metal trim, flashings, and sealants. In addition, to address other rooftop maintenance needs, work was also scheduled to include repairs to the existing skylight features and a full weight load assessment of the roof structural elements for future potential solar array installation.

There is a total of 92,300 square feet of roof to be replaced at this facility, equating to a little more than 2 acres or roughly two football fields of area. There is more than a quarter mile of metal trim at the perimeter of the roof and just under three quarters of a mile of roof mounted lightning arrest grounding cable designed to protect the building from lightning strikes.



The roof itself is a fully adhered rubber membrane over a reinforced insulation coverboard capable of supporting a future installation of solar array. The new membrane roof was specified to a 30-year warranty standard, longer than usual and intended to both extending the life of the roof and to prolonging the need to remove solar panels to facilitate future roof replacement. Across the balance of the roof, we have more than doubled the insulation thickness, providing added energy efficiency to the interior of the building. Construction started early June of 2022 and is now nearly complete, with only minor detailing and skylight to complete.

Southern Convenience Center

County staff are working in coordination with the Rivanna Solid Waste Authority, to design and construct a solid-waste convenience center to service Southern Albemarle County. The project is located on Esmont Road in the southern portion of the County about 6 miles from Scottsville.



This convenience center will include eight standard recycling containers for glass, plastics and paper, two 80 cubic yard recycling containers for aluminum and steel, one stationary compactor and 40 cubic yard container for cardboard, and two self-contained compactors for municipal solid waste. Contractor mobilization began in late September and the project completion is anticipated to be in late December of 2022, or early January of 2023.

The facility will be open to the public every day of the week but Thursdays. Winter hours will be 8:30 AM to 5:30 PM, and summer hours will be 8:30 AM to 6:30 PM.

Mint Springs Dam

FES is leading a project, in partnership with the Parks and Recreation Department, to assess and make any necessary improvements to the middle dam – and possibly the upper dam – at Mint Springs Valley Park.

The dams – creating the upper (swimming) and middle (fishing) lakes – are regulated by the Virginia Department of Conservation and Recreation (DCR) – Dam Safety program. Due to a recent reassessment of the flooding consequences of a hypothetical dam failure, the hazard potential of the dams was raised from significant to high. As a result, the middle dam does not have sufficient spillway capacity to safely convey the prescribed flows associated with dams having high hazard potential. In addition, the condition of the middle dam's spillway (shown to the right) is poor. The upper dam does not seem to have any deficiencies but will be assessed as part of the project.



Phase 1 of the project will consist of an existing conditions survey, environmental studies, a geotechnical engineering study, and dam break inundation analyses. This phase, expected to be completed this winter, will conclude with a preliminary engineering report describing needed improvements and illustrating any design alternatives. Phase 2, consisting of full design of any improvements and permitting, is expected to be completed next summer. Bidding and construction will immediately follow, depending on funding.

The project will likely result in the construction of a wider concrete spillway and a low flow drain at the middle dam.

Department Initiatives

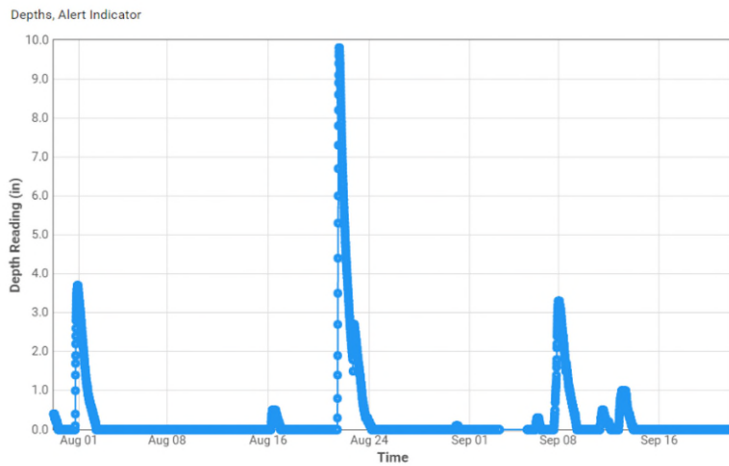
Water Depth Sensors

FES has recently begun installing water level sensors at County dams and local streams to be better prepared for flood emergencies and to provide a data record over time for the evaluation of changes in watersheds.

The sensors were developed by the US Department of Homeland Security as part of an initiative to increase national preparedness for intense storms and possible flooding. The County received nine sensors at no cost through an agreement with the Virginia Innovation Partnership Corporation (VIPIC), one of the state sponsors of the federal program.

The nine sensors we received have a total value of over \$30,000. We have installed one sensor at each of our six state-regulated dams as part of our emergency action planning efforts and will be installing three sensors at strategic locations on local streams: Branchlands tributary to Meadow Creek, Biscuit Run within the park, and Rivanna River near Darden Towe Park. Environmental Services' David Lockledge is shown in the photo completing the installation at Hollymead Dam.





The sensors collect various data – including water level, temperature, and barometric pressure – and will take low-resolution photos on demand. They are solar-powered and transmit real-time data to a statewide dashboard accessible by County staff. The system will send alerts to designated staff when water levels rise above established thresholds. The adjacent image was clipped from the dashboard and depicts the water level at Lake Hollymead during August and September.

As part of the agreement, the County is required to maintain the sensors throughout their useful life, pay nominal data service fees, and provide feedback to VIPC on the performance of the sensors.

YSEALI Fellowship Program

This quarter, we're thrilled to be hosting two environmental sustainability fellows with the Climate Protection Program from September 19 to October 14. Albemarle County had the fortunate opportunity to participate as a host organization for the Young Southeast Asian Leaders Initiative (YSEALI) Professional Fellows Program, a highly competitive international exchange program of the U.S. Department of State. Program participants choose from among four focus areas for their fellowship: Civic Engagement, Economic Empowerment, Governance and Society, and Sustainable Development and the Environment.

Jacelyn Tan (Singapore) has spent the past seven years working in climate action for global companies, specializing in Asian markets. She is passionate about the intersection between development and climate, and her expertise includes sustainable supply chains, decarbonization, carbon accounting, and developing relevant public-private partnerships. She has worked with major multinational companies including Nestle, Diageo, Tesco, and Dole on topics such as regenerative agriculture, deforestation free supply chains, and carbon markets. Jacelyn is transitioning toward a greater focus on nature-based solutions that support farmers across Asia and Africa. Outside of work, she teaches yoga and hunts for the best negroni in town.

Yusri Mat Yussof (Brunei) is a Senior Strategy and Portfolio Advisor with Brunei Shell Petroleum (BSP), where he focuses on shaping the company's long-term strategy for decarbonization and transition to clean energy. He has helped spearhead the development of BSPs roadmap for the first-of-its-kind large-scale utility solar plant in Brunei upon successful completion of a 3MW solar plant to power BSPs headquarters. Yusri's work with BSP has led to a keen interest in developing his understanding of green initiatives around the world. He formerly held a leadership position in the Brunei Ministry of Energy, and he brings a degree in financial economics to his work. Outside of work, Yusri participates in a mentorship program to support local small enterprises develop robust business plans.

By the end of their first day with FES, they were already impressing everyone with their extensive knowledge of best practice in the field, their astute observations about the County's climate program, and their creative ideas for advancing our work. We're excited to have the opportunity to collaborate with these experienced professionals, as well as to show them some of the local attractions in Albemarle County. We're also secretly hoping that by the end of their month-long stay, they'll decide that there's no better option than to keep working with us here. Shhhh!

New Employee Spotlight

Ellen McCarron, Deputy Director



Ellen McCarron assumed the role of the first-ever Deputy Director of Facilities & Environmental Services on August 19th. Ellen moved to this area after serving 8 years as the Chief of Operations for the Vermont State Parks system. Prior to that, Ellen was the Deputy Director of Coastal and Aquatic Managed Areas for the Florida Department of Environmental Protection.

Ellen is a *huge* fan of professional sports, of all kinds and from all nations, and is passionate about protection of the natural environment.

Shawn Davis, Maintenance Supervisor



Shawn started on August 15th as a Maintenance Supervisor in FES Public Works. Shawn was previously employed with the City of Charlottesville for 16 years as a Building Maintenance Mechanic III and was responsible for maintaining HVAC and electrical for the city schools and government facilities. Shawn is a Master HVAC technician, Master Electrician and carries a broad range of skills that make him a Jack of all trades.

Shawn has quickly transitioned to his new role and is beginning to understand County processes. When off duty, Shawn enjoys fishing and spending time with his family.

Brittany Dotts, Custodian



Brittany began working for FES on August 15th as a part-time Custodian. Brittany previously worked as an Office Associate at the Piece of Mind Property Service for a year. Prior to that position, she worked for Keswick Hall for 8 years as a House Keeping Supervisor where she managed 9 staff. Brittany brings a wealth of knowledge and energy to fulfill her duties and succeed in her position with the County.

Brittany has a goal of building a Yurt or tiny home as a vacation rental. Her hobbies include watching reality crime shows, filling up on coffee and getting out in nature for hikes and fighting grizzly bears. She has also tried her hand at playing the guitar and drums but hasn't quite got it down yet!

Summary - Active Capital Projects

Monday, September 26, 2022

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Local Government

Project Name	Magisterial District	ProjectPhase	% Complete	Budget
Biscuit Run Phase 1a	Scottsville	Design	45%	\$2,171,755
COB 5th Roof Replacement	Scottsville	Construction	90%	\$2,257,441
COB McIntire UPS Replacement	NA	Construction	50%	\$200,000
COB McIntire Window Replacement	NA	Construction	97%	\$1,431,791
Courts Complex Addition & Renovation	NA	Design	35%	\$49,493,225
DSS Gender Neutral Bathroom	Scottsville	Design	1%	\$13,404
Facilities Master Plan Study	Multiple	Design	33%	\$159,390
Ivy Creek Natural Area Historic Preservation Study	Jack Jouett	Initiation	0%	\$132,000
Mint Springs Park Upper Lake Improvements	White Hall	Construction	60%	\$92,000
Public Safety Operations Logistics Center	Rio	Design	25%	\$3,200,000
Schroeder's Branch Feasibility Study	Rivanna	Design	85%	\$173,458
Scottsville Community Ctr Building Upgrades	Scottsville	Design	31%	\$150,000
Scottsville Community Ctr Roof	Scottsville	Construction	41%	\$550,000
Southern Convenience Center	Samuel Miller	Construction	55%	\$1,650,000

Total: \$61,674,464

NIFI

Project Name	Magisterial District	ProjectPhase	% Complete	Budget
NIFI - Albemarle Jouett Greer SRTS	Jack Jouett	Construction	85%	\$1,096,390
NIFI - The Square	White Hall	Design	5%	\$1,510,000

Total: \$2,606,390

Schools

Project Name	Magisterial District	ProjectPhase	% Complete	Budget
AHS HVAC 92 Addition	Jack Jouett	Construction	45%	\$2,726,340
Air Handler-Monticello High	Scottsville	Design	15%	\$390,000
Elevator Maintenance - Greer	Jack Jouett	Construction	90%	\$80,000
FY22 Electrical Upgrades	Samuel Miller	Construction	0%	\$218,000

Schools

Project Name	Magisterial District	ProjectPhase	% Complete	Budget
FY22 Restroom Upgrades Hollymead and Walton	Multiple	Construction	95%	\$215,500
FY22 Schools Summer Roofing - WAHS Phase 1 & Phase 2, Burley Addition, Walton Phase 2	Multiple	Construction	95%	\$2,917,908
Greer Freezer and Cooler	Jack Jouett	Construction	55%	\$233,062
RTU Upgrades-Woodbrook & Stony Point	Multiple	Construction	98%	\$375,185
Tech Lab HVAC - Henley and Journey	Multiple	Construction	55%	\$356,377
WAHS Softball Restrooms/ADA	White Hall	Construction	97%	\$829,000
Walton Domestic Water Supply Replacement	Scottsville	Construction	57%	\$713,562
			Total:	\$9,054,934

Transportation

Project Name	Magisterial District	ProjectPhase	% Complete	Budget
Berkmar Bike Ped Improvements	Rio	Design	5%	\$2,890,026
Sidewalk - Commonwealth/Dominion	Jack Jouett	Design	20%	\$3,336,224
Sidewalk - Ivy Road	Multiple	Construction	75%	\$3,078,000
Sidewalk - Library Avenue	White Hall	Design	12%	\$0
Sidewalk - Rio Road, Avon Street & Rt. 250 West-Crozet	Multiple	Construction	90%	\$5,005,209
			Total:	\$14,309,459

Water Resources

Project Name	Magisterial District	ProjectPhase	% Complete	Budget
Biscuit Run Stream Restoration Scope Study	Scottsville	Design	80%	\$56,890
Mint Springs Dam Improvements	White Hall	Initiation	0%	\$300,000
Woodbrook Lagoon Maintenance and Repairs	Rivanna	Design	55%	\$183,107
			Total:	\$539,997
				\$88,185,244

Summary - Active Capital Projects

Monday, September 26, 2022

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Jack Jouett

Project Name	Project Type	ProjectPhase	% Complete	Budget
Ivy Creek Natural Area Historic Preservation Study	Local Government	Initiation	0%	\$132,000
NIFI - Albemarle Jouett Greer SRTS	NIFI	Construction	85%	\$1,096,390
AHS HVAC 92 Addition	Schools	Construction	45%	\$2,726,340
Elevator Maintenance - Greer	Schools	Construction	90%	\$80,000
Greer Freezer and Cooler	Schools	Construction	55%	\$233,062
Sidewalk - Commonwealth/Dominion	Transportation	Design	20%	\$3,336,224
			Total:	\$7,604,016

Rio

Project Name	Project Type	ProjectPhase	% Complete	Budget
Public Safety Operations Logistics Center	Local Government	Design	25%	\$3,200,000
Berkmar Bike Ped Improvements	Transportation	Design	5%	\$2,890,026
			Total:	\$6,090,026

Rivanna

Project Name	Project Type	ProjectPhase	% Complete	Budget
Schroeder's Branch Feasibility Study	Local Government	Design	85%	\$173,458
Woodbrook Lagoon Maintenance and Repairs	Water Resources	Design	55%	\$183,107
			Total:	\$356,565

Samuel Miller

Project Name	Project Type	ProjectPhase	% Complete	Budget
Southern Convenience Center	Local Government	Construction	55%	\$1,650,000
FY22 Electrical Upgrades	Schools	Construction	0%	\$218,000
			Total:	\$1,868,000

Scottsville

Project Name	Project Type	ProjectPhase	% Complete	Budget
Biscuit Run Phase 1a	Local Government	Design	45%	\$2,171,755
COB 5th Roof Replacement	Local Government	Construction	90%	\$2,257,441
DSS Gender Neutral Bathroom	Local Government	Design	1%	\$13,404
Scottsville Community Ctr Building Upgrades	Local Government	Design	31%	\$150,000
Scottsville Community Ctr Roof	Local Government	Construction	41%	\$550,000
Air Handler-Monticello High	Schools	Design	15%	\$390,000
Walton Domestic Water Supply Replacement	Schools	Construction	57%	\$713,562
Biscuit Run Stream Restoration Scope Study	Water Resources	Design	80%	\$56,890
			Total:	\$6,303,052

White Hall

Project Name	Project Type	ProjectPhase	% Complete	Budget
Mint Springs Park Upper Lake Improvements	Local Government	Construction	60%	\$92,000
NIFI - The Square	NIFI	Design	5%	\$1,510,000
WAHS Softball Restrooms/ADA	Schools	Construction	97%	\$829,000
Sidewalk - Library Avenue	Transportation	Design	12%	\$0
Mint Springs Dam Improvements	Water Resources	Initiation	0%	\$300,000
			Total:	\$2,731,000

Multiple

Project Name	Project Type	ProjectPhase	% Complete	Budget
Facilities Master Plan Study	Local Government	Design	33%	\$159,390
FY22 Restroom Upgrades Hollymead and Walton	Schools	Construction	95%	\$215,500
FY22 Schools Summer Roofing - WAHS Phase 1 & Phase 2, Burley Addition, Walton Phase 2	Schools	Construction	95%	\$2,917,908
RTU Upgrades-Woodbrook & Stony Point	Schools	Construction	98%	\$375,185
Tech Lab HVAC - Henley and Journey	Schools	Construction	55%	\$356,377
Sidewalk - Ivy Road	Transportation	Construction	75%	\$3,078,000
Sidewalk - Rio Road, Avon Street & Rt. 250 West-Crozet	Transportation	Construction	90%	\$5,005,209

Total: \$12,107,569

NA

Project Name	Project Type	ProjectPhase	% Complete	Budget
COB McIntire UPS Replacement	Local Government	Construction	50%	\$200,000
COB McIntire Window Replacement	Local Government	Construction	97%	\$1,431,791
Courts Complex Addition & Renovation	Local Government	Design	35%	\$49,493,225

Total: \$51,125,016

\$88,185,244

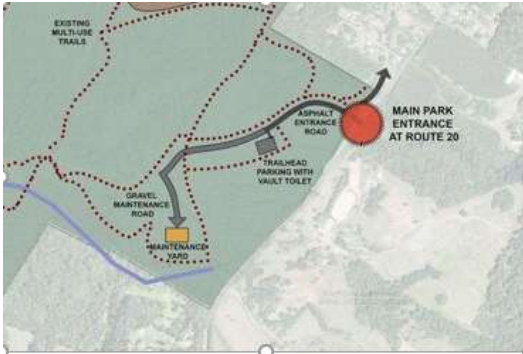
Capital Projects Report - Facilities and Environmental Services

Local Government

Biscuit Run Phase 1a

Project Scope

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. Phase 1a of the Biscuit Run project will consist of a New Rte. 20 Park Entrance, Paved Access Drive, Trailhead Parking and Restrooms.



Project Update

The design consultants presented the Conceptual Design and Basis of Design Memo for the Biscuit Run Park Offsite Road Improvements to VDOT on 8/3. This memo described the concept and any apparent road improvement issues needing to be addressed moving forward through design. The team met with VDOT on 8/25 after VDOT had a chance to review the proposed design and associated waiver. Based on comments from VDOT it was established that additional survey work is needed to complete the design waiver and exception prior to submission for final approval by VDOT. The design team is currently working on field survey to finalize the waiver submission, County site plan, and Water Protection Ordinance plan submissions. Once this work is complete and approved an early grading package for the site can be advertised this fall. Construction is slated to start early in CY23, with substantial completion wrapping up work in the fall of 2023.

Current Phase:	Design	Budget:	\$2,171,755.00
% Complete:	45%	PO Balance:	\$185,302.27
Design % Complete:	85%	Paid to Date:	\$351,782.17
Construction % Complete:	0%	Balance:	\$1,634,670.56
Updated:	9/9/2022		
Managed By:	Steve Hoffmann		
Substantial Completion:	9/12/2023		

Capital Projects Report - Facilities and Environmental Services

Local Government

COB 5th Roof Replacement

Project Scope

The Partial Roof Replacement at the County Office Building 5th Street will entail the removal of all the existing flat EPDM roof systems, and replacement with the installation of a new fully adhered EPDM roof system over tapered insulation. Roof work will also include repairs to the existing skylight features and a full weight load assessment of the roof structural elements for future potential solar array installation. There is a total of 92,300sf of roof to be replaced at this facility.

Project Update

Roof work is currently almost 80% complete and the contractor is on target for contract scheduled completion. Up to this point the contractor has replaced over 71,000sf of membrane roof and is working on metal trim installation for the perimeter of the roof. Roof work is scheduled to be substantially complete by October 4, 2022.



Current Phase:	Construction	Budget:	\$2,257,441.00
% Complete:	90%	PO Balance:	\$1,419,086.66
Design % Complete:	100%	Paid to Date:	\$474,028.94
Construction % Complete:	80%	Balance:	\$364,325.40
Updated:	9/8/2022		
Managed By:	Steve Hoffmann		
Substantial Completion:	10/4/2022		

Capital Projects Report - Facilities and Environmental Services

Local Government

COB McIntire UPS Replacement

Project Scope

Replacement of the existing, outdated, Uninterrupted Power Source battery backup system with 2, new, Uninterrupted power Source units to support the IT servers. This will be a redundant system ensuring the servers are protected in the event one of the batteries fails during a power outage.

Project Update

The Contractor mobilized on Monday September 12th. The supplier expects to deliver the UPS system on September 14th and the power distribution units (PDU) by September 19th. It is anticipated work will be substantially complete by the beginning of November 2022.



Current Phase:	Construction	Budget:	\$200,000.00
% Complete:	50%	PO Balance:	\$60,007.59
Design % Complete:	100%	Paid to Date:	\$128,444.29
Construction % Complete:	0%	Balance:	\$11,548.12
Updated:	9/9/2022		
Managed By:	Scott Reuschling		
Substantial Completion:	11/11/2022		

Capital Projects Report - Facilities and Environmental Services

Local Government

COB McIntire Window Replacement

Project Scope

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

Project Update

Window Replacement work is 99% Substantially Complete and punched out for all areas that windows have been replaced - roughly 95% of the base contract work is fully completed. All window blinds have been reinstalled with the exception of a few that are being replaced and have been ordered. Due to material shortages the window supplier owes the contractor 9 windows that are part of the original base window package. Final cleaning, site repairs, closeout and a small amount of carpentry work still remains pending delivery of the remaining windows. Working with the window manufacturer, the Contractor has a tentative window delivery timeframe for the next couple weeks. The contractor is currently planning to achieve final completion in early October.



Current Phase:	Construction	Budget:	\$1,431,790.81
% Complete:	97%	PO Balance:	\$105,797.05
Design % Complete:	100%	Paid to Date:	\$1,300,430.71
Construction % Complete:	95%	Balance:	\$25,563.05
Updated:	9/8/2022		
Managed By:	Steve Hoffmann		
Substantial Completion:	6/30/2022		

Capital Projects Report - Facilities and Environmental Services

Local Government

Courts Complex Addition & Renovation

Project Scope

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 accommodate 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 issued the Notice to Proceed to architect to move into Construction documents phase on July 29th. County received City Board of Architectural Review (BAR) approval for the General District Court design on August 16th. We anticipate 65% drawings on October 28th for review. Project Team is working with the Authority Having Jurisdiction (AHJ) for courtesy reviews on the General District Court drawings and Site Plan.

Current Phase:	Design	Budget:	\$49,493,225.00
% Complete:	35%	PO Balance:	\$2,322,621.36
Design % Complete:	50%	Paid to Date:	\$3,211,270.10
Construction % Complete:	0%	Balance:	\$43,959,333.54
Updated:	9/9/2022		
Managed By:	Walter Harris		
Substantial Completion:	12/30/2025		

Capital Projects Report - Facilities and Environmental Services

Local Government

DSS Gender Neutral Bathroom

Project Scope

Convert women's bathroom A220 from a traditional to a Gender-neutral bathroom. Replace the existing partitions and doors with ones that go full height from floor to ceiling.

Project Update

Design is underway on a study converting conventional toilet stalls for Gender Neutral bathrooms.



Current Phase:	Design	Budget:	\$13,404.00
% Complete:	1%	PO Balance:	\$12,484.80
Design % Complete:	1%	Paid to Date:	\$919.20
Construction % Complete:	0%	Balance:	\$13,404.00
Updated:	9/6/2022		
Managed By:	Scott Reuschling		
Substantial Completion:	9/30/2022		

Capital Projects Report - Facilities and Environmental Services

Local Government

Facilities Master Plan Study

Project Scope

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 spaces. Assessment will also include opportunities to improve customer interface. Recommendations may include additions to assorted County facilities, potential space leasing, and/or new construction, but will account for space-saving opportunities associated with employee teleworking.

Project Update

The Performance and Strategic Planning office, FES Staff and our Consultant, Fentress Inc., collaborated to provide the Organizational Leadership Team a tour of the agile offices at the CODE building and facilitated a discussion in regards to a potential hybrid work environment.



Staff are debriefing from the meeting then will get back together to discuss the next steps in this study.

Current Phase:	Design	Budget:	\$159,390.00
% Complete:	33%	PO Balance:	\$0.00
Design % Complete:	33%	Paid to Date:	\$130,508.68
Construction % Complete:	0%	Balance:	\$28,881.32
Updated:	9/9/2022		
Managed By:	Tyler Gifford		
Substantial Completion:	3/31/2023		

Capital Projects Report - Facilities and Environmental Services

Local Government

Ivy Creek Natural Area Historic Preservation Study

Project Scope

LEVEL 1 STUDY This survey should include a study of all Farmhouse Complex buildings and the entire site including, but not limited to:

- 1. 3D Building Information Modeling of each of the Farmhouse Complex buildings and site.
- 2. Additional measured drawings, including a site plan, with all buildings, walkways, cemetery, walls, and fence lines surveyed. For each building, drawings should include floor plans, exterior elevations, and sections. Documentation should also record information about demolished buildings and previous site uses.
- 3. Archival research in appropriate local depositories, supported and supplemented with physical research of building and grounds features to produce a written history of buildings and grounds. Physical investigation / research to include identification, inspection, and analysis of probes.
- 4. Field investigation, conditions survey, and analysis of the building fabric and systems (HVAC, electrical plumbing, fire detection and fire prevention).
- 5. Building Code and ADA compliance analysis.
- 6. Final report to include:
 - a. Executive summary
 - b. Building history
 - c. Architectural description
 - d. Problems of repair
 - e. Repair recommendations
 - f. Repair treatment protocols
 - g. Illustrations as needed to supplement text

The approximate cost range for the Level 1 study is \$80,000 - \$120,000 should take 6-8 months to complete

Project Update

Pending Work: 1) Preparation of project charter, 2)preparation of project initiation (needed for A/E fee negotiations) and 3) preparation / execution of A/E contract.

Current Phase:	Initiation	Budget:	\$132,000.00
% Complete:	0%	PO Balance:	\$0.00
Design % Complete:	0%	Paid to Date:	\$0.00
Construction % Complete:	0%	Balance:	\$132,000.00
Updated:	8/31/2022		
Managed By:	Montie Breeden		
Substantial Completion:	5/30/2023		

Capital Projects Report - Facilities and Environmental Services

Local Government

Mint Springs Park Upper Lake Improvements

Project Scope

Design and construction for replacement of existing dam valve and new access platform

Project Update

PO and Notice to Proceed for work was provided to contractor mid-August.

Necessary valve components have been found to have greater than anticipated lead times changing the anticipated start date for the project. County staff, A/E, and Contractor met on September 8th to discuss best path forward around the draining of the lake and construction work. It was decided that the lake will not be drained until all parts are received, currently expected early December. Construction is expected to begin in early January.



Current Phase:	Construction	Budget:	\$92,000.00
% Complete:	60%	PO Balance:	\$75,012.60
Design % Complete:	100%	Paid to Date:	\$12,306.40
Construction % Complete:	5%	Balance:	\$4,681.00
Updated:	9/8/2022		
Managed By:	Taygra Longstaff		
Substantial Completion:	2/3/2023		

Capital Projects Report - Facilities and Environmental Services

Local Government

Public Safety Operations Logistics Center

Project Scope

Programming – Phase 1 (Leased Space) Site visits to both facilities and interviews with representatives of ACFR, ACPD, Information Technology and FES facilities maintenance (maintenance, security systems, automation systems, etc.) Facilitate discussions with the County’s project team and public safety representatives to determine the most efficient shared and/or separate uses of the available spaces within Penney’s Review programming effort related to Voter Registration – conducted in 2019 by Moseley Architects – with an initial focus on accommodating the potential relocation of VR’s secure storage needs (would require loading dock access), and bearing in mind connectivity alternatives to a possible relocation of the Office of the Voter Registrar to this location Consider alternatives for secure storage of vehicles in equipment on site Develop high-level conceptual alternative floor plans for consideration by stakeholders Based on feedback from stakeholders, refine preferred floor plans and provide opinions on: Opportunities to move in some functions without impacting potential build-out within the leased space Budget-level opinion of probable cost for design and construction.

Full design and development of Construction Documents for required renovation for ACFR and ACPD needs throughout the existing space. Phased construction of prioritized renovation scopes.

Project Update

County Staff walked the building with ACPD and ACFR the week of August 8th to discuss programming options and submitted the layout to A/E and requested full A/E design for multiple scope packages. The scope will be broken into multiple bid packages to prioritize and expedite portions of the work and allow the space to be functional as soon as possible.

The A/E submitted their proposal on September 2nd which has been reviewed and approved by County Staff. A new Task Order is being drafted and notice to proceed on design work is anticipated to be provided by mid September and expedited packages to be submitted by early November.

Current Phase:	Design	Budget:	\$3,200,000.00
% Complete:	25%	PO Balance:	\$226,592.80
Design % Complete:	30%	Paid to Date:	\$22,471.20
Construction % Complete:	0%	Balance:	\$2,950,936.00
Updated:	9/8/2022		
Managed By:	Taygra Longstaff		
Substantial Completion:	6/16/2023		

Capital Projects Report - Facilities and Environmental Services

Local Government

Schroeder's Branch Feasibility Study

Project Scope

Professional Services for the development of a study to analyze the possible relocation of Albemarle Public Schools (ACPS) Vehicle Maintenance Facility, Building Services Department, as well as Local Government potential projects that include a Convenience Center, Recycling Center, Maintenance Facility, storage facilities for various County departments and trails for Parks & Recreation. The study will identify and confirm potential uses for the parcel, identify challenges and risks associated with development of this parcel, provide exhibits illustrating test fits for multiple facilities, and provide estimates for work associated with development.

Project Update

AE completed requested changes. AE is finishing up estimates and staff will be scheduling a review meeting with design team in the next two weeks.

Current Phase:	Design	Budget:	\$173,458.00
% Complete:	85%	PO Balance:	\$162,378.00
Design % Complete:	85%	Paid to Date:	\$0.00
Construction % Complete:	0%	Balance:	\$11,080.00
Updated:	9/9/2022		
Managed By:	Blake Abplanalp		
Substantial Completion:	9/1/2022		

Capital Projects Report - Facilities and Environmental Services

Local Government

Scottsville Community Ctr Building Upgrades

Project Scope

Scope of work on this project includes: 1. Structural inspection and repair of interior and exterior walls experiencing cracking 2. Roof drain inspection and repair 3. Design and construction of a 2nd ADA compliant entrance 4. Repair of existing back steps, rails, and awning and modifications to existing ADA ramp to meet current ADA standards 5. Main Entrance Restroom renovation



Project Update

Structural drawings were received and reviewed by the county mid-August and quotes were solicited from local masons. Two quotes were received and cost was significantly higher than anticipated. From further discussions with the Architect working on the roof replacement project, it was determined that the masonry scope could be postponed until next year without impacting the roof replacement. County Staff reviewed this option and decided to put out a formal RFQ for the masonry work in the Spring of 2023.

Final drawings for other building upgrades are anticipated September 7th. This package will be put out to bid with the base bid of the back gym entrances and two bid additives of the interior bathrooms and outside ramp.

Current Phase:	Design	Budget:	\$150,000.00
% Complete:	31%	PO Balance:	\$14,293.20
Design % Complete:	89%	Paid to Date:	\$11,660.80
Construction % Complete:	0%	Balance:	\$124,046.00
Updated:	9/9/2022		
Managed By:	Taygra Longstaff		
Substantial Completion:	6/30/2023		

Capital Projects Report - Facilities and Environmental Services

Local Government

Scottsville Community Ctr Roof

Project Scope

Scottsville Community Center Roof Replacement Scope includes assessment and design for replacing approximately 16,000SF of roofing including the Gym Roof.

Project Update

Notice to Proceed was provided to the contractor mid-August. Architect has reviewed submittals sent by contractor and is awaiting to review outstanding submittals.

Construction is anticipated to begin in October based on material lead times.

Current Phase:	Construction	Budget:	\$550,000.00
% Complete:	41%	PO Balance:	\$475,913.00
Design % Complete:	100%	Paid to Date:	\$19,417.00
Construction % Complete:	5%	Balance:	\$54,670.00
Updated:	9/8/2022		
Managed By:	Taygra Longstaff		
Substantial Completion:	12/16/2022		

Capital Projects Report - Facilities and Environmental Services

Local Government

Southern Convenience Center

Project Scope

In coordination with the Rivanna Solid Waste Authority, design and construction of a solid-waste convenience center to service Southern Albemarle County. Budget includes all costs associated with on-site amenities, including the purchase of containers and compactors. The design includes a bid additive item to extend the bounds of the project to the east, to accommodate an additional household waste compactor, should demand for this service element be high.

Project Update

Notice to Proceed was provided to the contractor on August 19th and submittals have been submitted and reviewed by engineer.

The contractor has been working with the County Community Development Department to obtain the necessary permits and is holding the required pre-construction meeting on September 9th with ground breaking anticipated shortly after.



Current Phase:	Construction	Budget:	\$1,650,000.00
% Complete:	55%	PO Balance:	\$0.00
Design % Complete:	100%	Paid to Date:	\$60,137.34
Construction % Complete:	5%	Balance:	\$1,650,000.00
Updated:	9/7/2022		
Managed By:	Taygra Longstaff		
Substantial Completion:	12/23/2022		

Capital Projects Report - Facilities and Environmental Services

NIFI

NIFI - Albemarle Jouett Greer SRTS

Project Scope

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

The contractor finished sidewalk, curb and gutter concrete work the week of August 8. Contractor continued new path grading and trail work from the terminus of the new sidewalk up to the area of the planned storm water facility through the week of August 15. A portion of the concrete pipe and structures in possession of the contractor will be delivered to the site the week of September 12. Due to material shortages for the remainder of concrete pipe, installation of the storm water facility on Albemarle High School campus has been delayed till late September. This portion of work is on the project schedule's critical path therefore delaying the installation of the asphalt path across the high school campus. This project is anticipated to be substantially complete October 25, 2022.

Current Phase:	Construction	Budget:	\$1,096,390.48
% Complete:	85%	PO Balance:	\$806,400.70
Design % Complete:	100%	Paid to Date:	\$238,935.94
Construction % Complete:	65%	Balance:	\$49,975.19
Updated:	9/8/2022		
Managed By:	Steve Hoffmann		
Substantial Completion:	10/25/2022		

Capital Projects Report - Facilities and Environmental Services

NIFI

NIFI - The Square

Project Scope

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

Design engineer (Kimley Horn Associates) submitted the 60% plan set to VDOT Culpeper District on 8/26/22. Four of the five valuation packages have been approved for the design engineer sub-consultant to move to acquisition. Updated engineer opinion of probable cost and schedule will be refined as Right-of-Way (ROW) acquisitions begin.

Current Phase:	Design	Budget:	\$1,510,000.00
% Complete:	5%	PO Balance:	\$78,880.78
Design % Complete:	35%	Paid to Date:	\$198,434.62
Construction % Complete:	0%	Balance:	\$1,232,684.60
Updated:	8/26/2022		
Managed By:	Mike Stumbaugh		
Substantial Completion:	6/23/2024		

Capital Projects Report - Facilities and Environmental Services

Schools

AHS HVAC 92 Addition

Project Scope

The facility has outdated HVAC equipment that has reached the end of its useful life span and requires replacement. Some of this equipment has become increasingly unreliable and expensive to repair. Albemarle County Schools has decided to replace the existing mechanical systems with a high-efficiency climate controls system.

Project Update

Phase one of construction is complete. Anticipate Phase 2 to commence on 9/26/22. The second phase will consist of the remaining Dedicated Outside Air unit being installed on the September 26th (Teacher work day) and the chiller installation on October 27th and 28th (Teacher work days). All of the ventilators will be installed in phase three, which is scheduled to start during winter break and be completed by end of January.

Current Phase:	Construction	Budget:	\$2,726,340.00
% Complete:	45%	PO Balance:	\$877,843.53
Design % Complete:	100%	Paid to Date:	\$1,714,437.89
Construction % Complete:	50%	Balance:	\$134,058.58
Updated:	9/9/2022		
Managed By:	Walter Harris		
Substantial Completion:	1/27/2023		

Capital Projects Report - Facilities and Environmental Services

Schools

Air Handler-Monticello High

Project Scope

Replacement of the original twelve (12) air handler units at Monticello High School. The work will occur over three summers, beginning in 2022.

Project Update

Albemarle County Public Schools is continue to procure funding for this project as a whole or in phases. With the project involving the replacement of twelve units construction is anticipated to be phased over the summers of 2023, 2024 and 2025. After bid the construction phases will be managed by ACPS Building Services. Staff has advised ACPS without immediate funding they may not be able to procure air handler units for the summer of 2023.

Current Phase:	Design	Budget:	\$390,000.00
% Complete:	15%	PO Balance:	\$6,470.00
Design % Complete:	95%	Paid to Date:	\$91,489.00
Construction % Complete:	0%	Balance:	\$292,041.00
Updated:	9/8/2022		
Managed By:	Tyler Gifford		
Substantial Completion:	8/8/2025		

Capital Projects Report - Facilities and Environmental Services

Schools

Elevator Maintenance - Greer

Project Scope

Maintenance and safety upgrades to the elevator serving the school. Controls and safety features will be upgraded to current standards.

Project Update

Due to two component failures the elevator was not able to be inspected and place back in service until after the start of students returning to school. ACPS Building Services was able to secure a chair lift for temporary use. The power unit for the new pump did not ship with the pump so the existing pump will be left in place so the elevator can be utilized for the school year. The new power unit is expected to ship in the next month. Once the component ships the replacement of the pump will be coordinated to occur over the teacher work days in October or over the winter holiday break.



Current Phase:	Construction	Budget:	\$80,000.00
% Complete:	90%	PO Balance:	\$36,175.00
Design % Complete:	100%	Paid to Date:	\$36,175.00
Construction % Complete:	95%	Balance:	\$7,650.00
Updated:	9/9/2022		
Managed By:	Tyler Gifford		
Substantial Completion:	1/2/2023		

Capital Projects Report - Facilities and Environmental Services

Schools

FY22 Electrical Upgrades

Project Scope

Removal and replacement of the old, outdated, Main Service Switchboard and Motor Control Center at Western Albemarle High School. This system assists in the prevention and protection of short circuiting of specific circuits without interruption to the entire electrical system.

Project Update

The main electrical switchgear components were not delivered in time for replacement over summer of 2022 so the project will be completed in the summer of 2023. Staff is handing over this project to ACPS Building Services to manage going forward.



Current Phase:	Construction	Budget:	\$218,000.00
% Complete:	0%	PO Balance:	\$169,635.45
Design % Complete:	100%	Paid to Date:	\$27,455.55
Construction % Complete:	0%	Balance:	\$20,909.00
Updated:	9/8/2022		
Managed By:	Tyler Gifford		
Substantial Completion:	7/28/2023		

Capital Projects Report - Facilities and Environmental Services

Schools

FY22 Restroom Upgrades Hollymead and Walton

Project Scope

Replacement of existing ceramic tile flooring and wall finishes with new ceramic tile finishes at Hollymead Elementary and Walton Middle School.

Project Update

At Hollymead all work has been completed, punched out and turned over for complete use by the school. At Walton, although all work has been completed, punched out and turned over for use by the school, there are 2 items of work that need to be corrected: 1) reconfigure the stall spacing in the girls' toilet (to address the less than ample spacing in a few of the stalls) and 2) re-plumb one urinal in the boys' toilet (that involves wall demolition and re-construction). Target Date for Corrections: 10-27-22 through 10-30-22.



Current Phase:	Construction	Budget:	\$215,500.00
% Complete:	95%	PO Balance:	\$30,860.69
Design % Complete:	100%	Paid to Date:	\$182,678.28
Construction % Complete:	99%	Balance:	\$1,961.03
Updated:	9/9/2022		
Managed By:	Montie Breeden		
Substantial Completion:	8/23/2022		

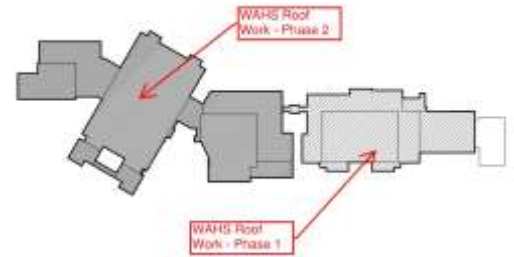
Capital Projects Report - Facilities and Environmental Services

Schools

FY22 Schools Summer Roofing - WAHS Phase 1 & Phase 2, Burley Addition, Walton Phase 2

Project Scope

This summer's Roof Projects are the partial roof replacements at three schools: Western Albemarle High School, Burley Middle School and Walton Middle School. Both the Western Albemarle High School Phase 1 and Walton Phase 2 work delayed from the summer of 2021 will be included in this summer's work. At all three schools the work will entail removal of existing roof systems, and the installation of a new fully adhered EPDM roof system over tapered insulation. There is a total of 160,183sf of roof to be replaced this summer with WAHS Phase 1 roof receiving 45,518sf of replacement while Phase 2 will receive 52,702sf of replacement. Burley Addition is the smallest roof at 19,027sf while Walton Phase 2 will be the most difficult with a significant amount of asbestos abatement and built-up roof removal for 42,936sf.



Project Update

- Western Albemarle High School Phase 1 Roof Replacement - Work is currently substantially complete with the contractor wrapping up a few details and cleanup for final completion. The contractor is currently working after hours in an attempt to limit disruption to the school's operations.
- Western Albemarle High School Phase 2 Roof Replacement - Staff is currently finalizing procurement of roof re-coating services through a cooperative contract. A preconstruction meeting is planned for the week of 9/12. This project will take roughly 6-8 weeks to complete. Substantial completion is slated for late October.
- Burley Addition Roof Replacement - This project has been put on hold until next year.
- Walton Roof Replacement Phase 2 - Work is roughly at 99% complete. The contractor did not achieve Substantial completion on 8/5/2022 but given the emergency status of this project and the adverse conditions under which the contractor has performed, staff is working with the contractor to avoid Liquidated Damages. Contractor is slated to be complete with work by end of this month.

Current Phase:	Construction	Budget:	\$2,917,908.00
% Complete:	95%	PO Balance:	\$942,664.78
Design % Complete:	100%	Paid to Date:	\$1,753,248.82
Construction % Complete:	90%	Balance:	\$221,994.40
Updated:	9/12/2022		
Managed By:	Steve Hoffmann		
Substantial Completion:	10/28/2022		

Capital Projects Report - Facilities and Environmental Services

Schools

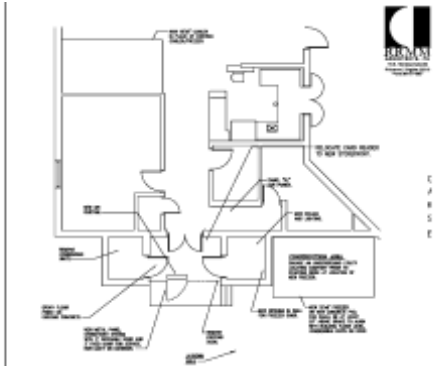
Greer Freezer and Cooler

Project Scope

Replacement of existing walk-in cooler and freezer with new, larger units. The new cooler will be located inside the building; the new freezer will be on the exterior of the school.

Project Update

Both the exterior freezer and the interior cooler have been installed and are operational and being used by the kitchen staff. The extension to the loading dock has been poured. Installation of bumper-guards and handrails are pending. The contractor is now concentrating on enclosing the loading dock. The new hollow metal door / window frame has been installed and priming of wall surfaces is underway. Installation of doors and window glazing is pending. Availability and delivery issues have pushed out the date of substantial completion from early-September to 09-30-22.



Current Phase:	Construction	Budget:	\$233,062.00
% Complete:	55%	PO Balance:	\$27,277.49
Design % Complete:	100%	Paid to Date:	\$199,723.46
Construction % Complete:	60%	Balance:	\$60,061.05
Updated:	8/30/2022		
Managed By:	Montie Breeden		
Substantial Completion:	8/23/2022		

Capital Projects Report - Facilities and Environmental Services

Schools

RTU Upgrades-Woodbrook & Stony Point

Project Scope

The replacement of existing variable air volume split system rooftop HVAC units with packaged units with Energy Recovery Wheels, including new electrical and controls, at Woodbrook, Stony Point and Brownsville schools.

Project Update

The roof top units (RTU) for both schools were set and providing air conditioning the Monday before students returned to school. The Stony Point unit has experienced a couple of defects from the manufacturer which are being addressed. The Contractor is working on finishing installation of pipe insulation and correcting test and balance deficiencies.

Current Phase:	Construction	Budget:	\$375,184.95
% Complete:	98%	PO Balance:	\$357,319.00
Design % Complete:	100%	Paid to Date:	\$0.00
Construction % Complete:	95%	Balance:	\$17,865.95
Updated:	9/9/2022		
Managed By:	Tyler Gifford		
Substantial Completion:	8/23/2022		

Capital Projects Report - Facilities and Environmental Services

Schools

Tech Lab HVAC - Henley and Journey

Project Scope

The goal of this project is to provide design and construction services for the replacement of existing HVAC units in Henley Middle School’s and Journey Middle School’s Tech Labs. The existing units in these spaces have reached the end of their useful lifespan. A 10-ton unit at each school will be replaced with two 5-ton units, giving greater flexibility and energy efficiency in terms of heating and cooling within the existing Tech Labs.

Project Update

The outside heat pump components have been installed at both schools and due to manufacturing delays temporary interior fan coil units have been installed. Both systems are operational and providing conditioned air. The temporary interior fan coil units are too large and inefficient so they will be swapped out with the originally specified units. The correct fan coil units have been delivered to the Contractor and installation is being coordinated for last weekend in October and first weekend in November. Both project locations are expected to be substantially complete in November.



Current Phase:	Construction	Budget:	\$356,377.00
% Complete:	55%	PO Balance:	\$105,974.45
Design % Complete:	100%	Paid to Date:	\$245,355.25
Construction % Complete:	70%	Balance:	\$5,047.30
Updated:	9/13/2022		
Managed By:	Montie Breeden		
Substantial Completion:	11/25/2022		

Capital Projects Report - Facilities and Environmental Services

Schools

WAHS Softball Restrooms/ADA

Project Scope

This project provides: 1) toilet, concession, and press-box facilities for the girls' softball program and 2) an ADA ramps between the school building and the paved driving range.



Project Update

At the field house all work has been completed. At the ADA ramp all work has been completed and punched out except for the newly installed handrails. A/E evaluation is pending. The Building Official has requested handrails be added to the sidewalk portion of the pathway and the A/E is currently reviewing the matter with the hope the requirement will be eliminated. The GC and A/E have begun work compiling the close-out documents.

Current Phase:	Construction	Budget:	\$829,000.00
% Complete:	97%	PO Balance:	\$404,205.26
Design % Complete:	100%	Paid to Date:	\$403,165.77
Construction % Complete:	99%	Balance:	\$21,628.97
Updated:	8/30/2022		
Managed By:	Montie Breeden		
Substantial Completion:	8/23/2022		

Capital Projects Report - Facilities and Environmental Services

Schools

Walton Domestic Water Supply Replacement

Project Scope

Replace the existing private water works system, which has reached the end of its useful life, with a new one.

Project Update

Crews have been working to install the interior components of the water treatment system in the Mechanical Room. Equipment has been positioned into place and the associated electrical and plumbing work continues. The water tank is scheduled to ship the first week of September. This 2-week delay in shipment coincided with a Covid outbreak amongst the construction crews (when onsite work was halted). Work has since resumed onsite and an updated schedule was submitted with a new substantial completion date of 11-01-22.



Current Phase:	Construction	Budget:	\$713,562.00
% Complete:	57%	PO Balance:	\$285,190.85
Design % Complete:	100%	Paid to Date:	\$309,263.89
Construction % Complete:	60%	Balance:	\$119,107.26
Updated:	9/13/2022		
Managed By:	Montie Breeden		
Substantial Completion:	11/1/2022		

Capital Projects Report - Facilities and Environmental Services

Transportation

Berkmar Bike Ped Improvements

Project Scope

This project will support pedestrian and bicyclist safety by constructing an approximately 1.1 mile long Shared-use Path from the Berkmar Drive/Rio Road West intersection to Hilton Heights Road and connect to the Shared-Use Path extending northward from the Berkmar Drive-Hilton Heights Road roundabout. Segment 1 is from Rio Road West to the commercial entrance behind Kroger at Rio Hill. Segment 2 starts at the commercial entrance behind Kroger at Rio Hill and continues to the round-about at Hilton Heights Road.



Project Update

Design Engineer (AMT) submitted the segment 2 design waiver package on 7/13/22 into the VDOT software system for review and analysis. A discussion with VDOT Culpeper District Staff and the Design Engineer was held on 8/25/22 to clarify the submission and move the review process forward. Results of the VDOT review process will determine the 30% design shared use path routing for segment 2. An engineer's opinion of probable cost will be provided by the Design Engineer based on the shared use path routing.

Current Phase:	Design	Budget:	\$2,890,026.00
% Complete:	5%	PO Balance:	\$305,721.23
Design % Complete:	12%	Paid to Date:	\$192,637.23
Construction % Complete:	0%	Balance:	\$2,391,667.54
Updated:	8/26/2022		
Managed By:	Mike Stumbaugh		
Substantial Completion:	8/13/2025		

Capital Projects Report - Facilities and Environmental Services

Transportation

Sidewalk - Commonwealth/Dominion

Project Scope

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

County Staff and engineers met early August to discuss project estimate, schedule, and initial VDOT comments on the revised scope document. The revised document, schedule, and engineer fee have been approved by County Staff and are being submitted to VDOT.

It was confirmed that VDOT can provide Right-of-Way services for the project.

The 60% Design submission is anticipated by the end of October.

Current Phase:	Design	Budget:	\$3,336,224.00
% Complete:	20%	PO Balance:	\$284,314.56
Design % Complete:	35%	Paid to Date:	\$216,324.60
Construction % Complete:	0%	Balance:	\$2,835,584.84
Updated:	9/7/2022		
Managed By:	Taygra Longstaff		
Substantial Completion:	2/10/2025		

Capital Projects Report - Facilities and Environmental Services

Transportation

Sidewalk - Ivy Road

Project Scope

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

Contractor has encountered rock again slowing progress on the stormwater pipe installation. We anticipate having the pipe installed by end of September. The paving is anticipated to start early October followed by the line striping and signal activation. We anticipate final completion around the end of November.

Current Phase:	Construction	Budget:	\$3,078,000.00
% Complete:	75%	PO Balance:	\$811,520.80
Design % Complete:	100%	Paid to Date:	\$2,163,240.52
Construction % Complete:	77%	Balance:	\$103,238.68
Updated:	9/7/2022		
Managed By:	Walter Harris		
Substantial Completion:	11/25/2022		

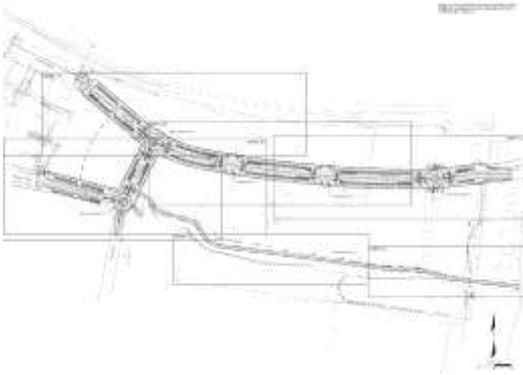
Capital Projects Report - Facilities and Environmental Services

Transportation

Sidewalk - Library Avenue

Project Scope

This project will extend Library Avenue eastward through the Barnes Lumber property to connect to High Street and then to Hilltop Street in Parkside Village as well as a connection to The Square. This is being proposed as a public private partnership with the developer of the Barnes Lumber property.



Project Update

60% design package was submitted by the Design Engineer (Timmons Group) to VDOT Culpeper District, the County of Albemarle and the Albemarle County Service Authority (ACSA) by 8/22/2022. Right-of Way (ROW) packages are in development.

Current Phase:	Design	Budget:	\$0.00
% Complete:	12%	PO Balance:	\$0.00
Design % Complete:	65%	Paid to Date:	\$0.00
Construction % Complete:	0%	Balance:	\$0.00
Updated:	8/26/2022		
Managed By:	Blake Abplanalp		
Substantial Completion:	5/14/2024		

Capital Projects Report - Facilities and Environmental Services

Transportation

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

Project Scope

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

The Rio Road section is nearing completion. The traffic signal at Rio and Pen Park Roads passed VDOT review. Punch list items for the asphalt pathway near the Dunlora Drive entrance are scheduled to be addressed the week of 8/29/22.

The Rt. 250 Rockfish Gap Road portion of the project has seen concrete sidewalk and asphalt pathway completed. Railing along the asphalt path is yet to be installed. Conduit in support of street lights is to be installed. The at-grade pedestrian crossing refuge island is complete. The pedestrian refuge island flashing beacons are installed. Final pavement markings are complete.

Stormwater structures along the southern terminus of the Avon Street portion of the project is nearing completion. Sidewalk nearing completion on the southern end. The contractor has reached trench rock while setting stormwater structures along the northern terminus.



Current Phase:	Construction	Budget:	\$5,005,208.72
% Complete:	90%	PO Balance:	\$1,459,310.55
Design % Complete:	100%	Paid to Date:	\$3,355,066.47
Construction % Complete:	80%	Balance:	\$197,791.70
Updated:	8/26/2022		
Managed By:	Mike Stumbaugh		
Substantial Completion:	10/8/2022		

Capital Projects Report - Facilities and Environmental Services

Water Resources

Biscuit Run Stream Restoration Scope Study

Project Scope

This project is to provide a Restoration Master plan for Biscuit Run (stream). Ecosystem Services has been hired to conduct an assessment of the Biscuit Run stream adjacent to the property known as Biscuit Run and master-planned as a County Park. This stream study consists of 4 phases; a) Constraints and opportunities analysis, b) Restoration Prioritization, c) Conceptual design approach and phasing, and d) Stakeholder coordination. Task C has been changed to focus on phasing the future restoration work.

Project Update

The consultant has finalized two of the three technical report deliverables for the stream restoration scope study (Constraints & Opportunities Analysis; Prioritization). They have also provided to the team a final review draft of the third report (Phasing and Conceptual Design). The consultant is still in the process of finalizing the pollutant reduction and associated cost estimates for the proposed first phase of the stream restoration. These estimates will be used in our Stormwater Local Assistance Fund grant application and the team expects to receive the final estimates from our consultant by September 16. Once we receive these, and the finalized Phasing and Conceptual Design report, this task order will be complete.

Current Phase:	Design	Budget:	\$56,890.00
% Complete:	80%	PO Balance:	\$1,450.00
Design % Complete:	80%	Paid to Date:	\$55,440.00
Construction % Complete:	0%	Balance:	\$0.00
Updated:	9/12/2022		
Managed By:	Steve Hoffmann		
Substantial Completion:	9/16/2022		

Capital Projects Report - Facilities and Environmental Services

Water Resources

Mint Springs Dam Improvements

Project Scope

The County owns and operates two State-regulated, earthen dams (Upper and Middle) at Mint Springs Valley Park. The dams lie in series, with the Middle dam lying immediately downstream of the Upper dam. This project is to provide spillway enhancements and other associated improvements to both dams which were recently determined to have a high-hazard potential and insufficient capacity.



Project Update

Engineering Consultant submitted their proposal to staff on 9/6/22. Staff reviewing proposal and drafting contract. Anticipate the engineering assessments to start by end of September. The assessment will be complete by January 30th.

Current Phase:	Initiation	Budget:	\$300,000.00
% Complete:	0%	PO Balance:	\$0.00
Design % Complete:	0%	Paid to Date:	\$0.00
Construction % Complete:	0%	Balance:	\$300,000.00
Updated:	9/9/2022		
Managed By:	Walter Harris		
Substantial Completion:	7/31/2024		

Capital Projects Report - Facilities and Environmental Services

Water Resources

Woodbrook Lagoon Maintenance and Repairs

Project Scope

Monitoring of lagoon via the use of stream gauges, barometer and rain gauge, for several months, to inform the design for corrective measures to address: 1) berm failure, 2) wetland inflow, 3) stream bypass, 4) access road, and 5) outfall. Upon completion of design scope of work the County will contract, via task order, with one of its hourly site contractors to implement the corrections.

Project Update

County Staff and Engineers met on August 12th to review findings. It was determined that there were still some gaps in the data that would allow for the best design and it was decided that an additional month of monitoring would be done. This effort fit within the original engineering fee and is only expected to delay the project by a month which is acceptable to the Environmental Services Department.



Current Phase:	Design	Budget:	\$183,107.00
% Complete:	55%	PO Balance:	\$59,030.00
Design % Complete:	64%	Paid to Date:	\$14,077.00
Construction % Complete:	0%	Balance:	\$110,000.00
Updated:	9/7/2022		
Managed By:	Taygra Longstaff		
Substantial Completion:	3/10/2023		