

FY17-FY21 CIP RE-PRIORITIZATION

January 26, 2016



TIMELINE

- September 2015 School Board submitted its CIP Request

SINCE THEN

- November 2015 Redistricting Decision
- December 2015 Oversight Committee submitted recommendation to the County Executive
- December 2015 School Board approved the schematic design for Red Hill Modernization project (Phase 1)

GOING FORWARD

- March 2016 Board of Supervisor (BOS) Budget Work Sessions
- April 2016 BOS Adopts Budget
- August 2016 Deadline for potential bond referendum on November 2016 ballot



APPROVED SCHOOL BOARD CIP REQUEST: FY17 – FY21

RANK	Project	FISCAL YEAR					5 Year Total
		1	2	3	4	5	
		16/17	17/18	18/19	19/20	20/21	
1	Maintenance/Replacement Program	\$ 7,783,000	\$ 6,418,750	\$ 6,803,000	\$ 6,822,000	\$ 7,155,000	\$ 34,981,750
2	State Technology Grant	\$ 752,000	\$ 752,000	\$ 752,000	\$ 752,000	\$ 752,000	\$ 3,760,000
3	Instructional Technology	\$ 575,000	\$ 575,000	\$ 575,000	\$ 575,000	\$ 575,000	\$ 2,875,000
4	Administrative Technology	\$ 261,000	\$ 263,000	\$ 263,000	\$ 263,000	\$ 263,000	\$ 1,313,000
5	Telecommunications Network Upgrade	\$ 900,000			\$ 900,000		\$ 1,800,000
6	School Bus Replacement	\$ 1,200,000	\$ 1,200,000	\$ 1,200,000	\$ 1,200,000	\$ 1,200,000	\$ 6,000,000
7	Security Improvements	\$ 2,391,364	\$ 1,403,089				\$ 3,794,453
8	Red Hill Modernization	\$ 1,067,000					\$ 1,067,000
	Red Hill Additions, Renovations & Site Improvements	\$ 293,540	\$ 3,697,120				\$ 3,990,660
9	Learning Space Modernization	\$ 3,000,000	\$ 7,500,000	\$ 10,000,000	\$ 8,000,000	\$ 7,500,000	\$ 36,000,000
10	Woodbrook Addition + Modernization + Renovation	\$ 1,045,065	\$ 12,772,501				\$ 13,817,566
11	Western Albemarle ESA Addition + Renovation		\$ 534,315	\$ 6,323,593			\$ 6,857,908
12	Monticello HS Addition				\$ 592,365	\$ 8,097,277	\$ 8,689,642
Total		\$ 19,267,969	\$ 35,115,775	\$ 25,916,593	\$ 18,512,000	\$ 17,445,000	\$ 124,946,979

OVERSIGHT COMMITTEE RECOMMENDATION

Scenario/Details	BASELINE Balancing to current revenues	Restored +	RECOMMENDATION (Balancing at 3 cents)	PREFERRED SCENARIO (Balancing at 4 cents)
<i>Additional pennies</i>	<i>FY17: .9 FY19: 2.1</i>	<i>FY17: 1.50 FY19: 2.10</i>	<i>FY: 3.00</i>	<i>FY: 4.00</i>
Maintenance Program	Reduced*	✓	✓	✓
Technology/School Busses	✓	✓	✓	✓
Security Improvements	Reallocated**	✓	✓	✓
Red Hill Phase 1		✓	✓	✓
Woodbrook Addition		✓	✓	✓
Learning Space Modernization			FY17 only	\$15.5M***
Red Hill Phase 2				✓
WAHS Reno. & ESA Addition				✓
High School Addition				✓

*Reduced by ~\$150k in FY17, ~\$100K in FY18, restored in FY20 & FY21

**Reallocated over 3 years rather than 2 years as requested

*** \$15.5m out of \$39M request



REVISED CIP REQUEST FOR CONSIDERATION

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8	Red Hill Modernization	\$ 1,067,000					\$ 1,067,000
9	Learning Space Modernization (High Priority)	\$ 3,000,000	\$ 3,000,000	\$ 3,000,000	\$ 3,000,000	\$ 3,000,000	\$ 15,000,000
10	Woodbrook Addition + Modernization + Renovation	\$ 1,045,065	\$ 12,772,501				\$ 13,817,566
11	Albemarle HS Addition		\$ 2,187,220	\$ 18,140,016			\$ 20,327,236
12	Western Albemarle ESA Addition + Renovation		\$ 534,315	\$ 6,323,593			\$ 6,857,908
13	Learning Space Modernization (Part 2)		\$ 4,500,000	\$ 7,000,000	\$ 5,000,000	\$ 4,500,000	\$ 21,000,000
14	Red Hill Additions, Renovations & Site Improvements			\$ 293,540	\$ 3,697,120		\$ 3,990,660
Total		\$ 18,974,429	\$ 33,605,875	\$ 44,350,149	\$ 22,209,120	\$ 17,445,000	\$ 136,584,573

NEW PRIORITY RANKING FOR CONSIDERATION

RANK		Project	Change
Previous	Proposed		
8	8	Red Hill Modernization	No Change
10	9	Learning Space Modernization (High Priority)	Split to prioritize a portion
11	10	Woodbrook Addition + Modernization + Renovation	Increase Priority
13	11	Albemarle HS Addition	Change location, increase priority and accelerate by 2 years
12	12	Western Albemarle ESA Addition + Renovation	No Change
10	13	Learning Space Modernization (Part 2)	Lower Priority
9	14	Red Hill Phase 2 (Additions & Renovations)	Lower priority and delay 2 years



RED HILL MODERNIZATION

Phase 1: Modernize Existing Classrooms & Media Center

- Design: FY15/16
- Construct: Summer 2016
- Construction Budget: \$1,067,000

ONLY ITEM
FUNDED
TO DATE



Phase 2: Additions, Renovations & Site Improvements

- Design: FY18/19 [NEW SCHEDULE]
- Construct: June 2019 – August 2020 [NEW SCHEDULE]
- Total Phase 2 Budget: \$3,882,977



WOODBROOK ADDITION & MODERNIZATION

Projected* Urban Ring Seating Surplus/Deficits

School	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	# of Trailers
Agnor-Hurt	32	4	(6)	(9)	(11)	(28)	
Baker-Butler	37	32	13	2	(4)	14	
Cale	(7)	(5)	(25)	(12)	(16)	7	2
→ Greer	(29)	(65)	(77)	(103)	(95)	(82)	2
Hollymead	17	8	6	9	14	18	2
Woodbrook	(18)	(17)	(15)	(25)	(14)	(7)	3
Total	32	(43)	(104)	(138)	(126)	(78)	9

*Does not reflect any additional pre-k programs



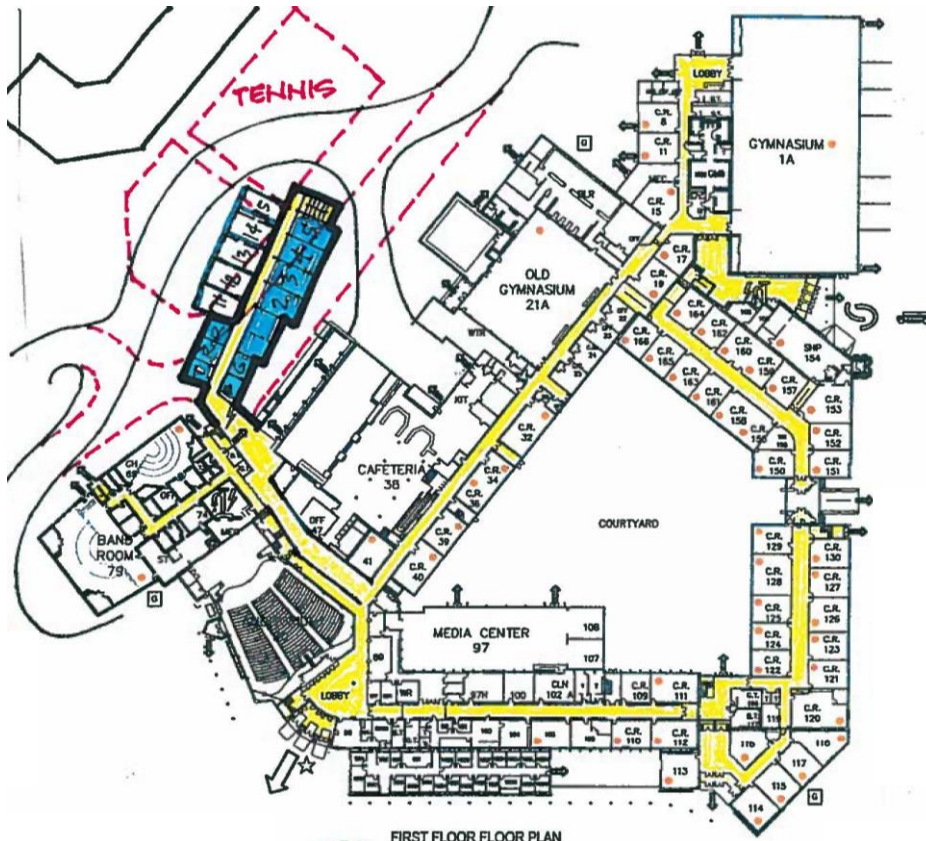
ALBEMARLE HIGH SCHOOL

Year	Projected Deficit*
2015/16	(114)
2016/17	(141)
2017/18	(171)
2018/19	(182)
2019/20	(186)
2020/21	(195)
2021/22	(236)
2022/23	(264)
2023/24	(334)
2024/25	(330)
2025/26	(301)

*Does not reflect proposed leased 10 classroom modular



ALBEMARLE HS ADDITION



FIRST FLOOR FLOOR PLAN

A FIRST FLOOR

SCOPE

- Additions (37,466 sf)
 - 20 classrooms (2 story)
 - 4 resource rooms
 - Support spaces
 - Cafeteria Expansion
 - Media Center Expansion
- ADA Improvements (Fine Arts Wing)
- Additional Parking (150 spaces)



ALBEMARLE HS ADDITION

Item	Monticello Addition	Albemarle Addition
Additional Seats	250	385
# of classrooms	13	20
Size/Cost	24,500sf @ \$250/sf	37,466sf @ \$300/sf
Additional Items	n/a	Cafeteria Expansion Media Center Expansion Additional Parking ADA Improvements
Cost	~\$8.7M	~\$20.3M
Timing	Open for 2021/22 School Year	Open for 2019/20 School Year



NEXT STEPS

- Information only tonight
- Action: February 9th, 2016
 - Revised 5 year request
 - Transitional referendum funding request



BOND REFERENDUM

- In all OC scenarios there is not enough revenue to support the full CIP request. The School Board needs to continue to advocate for additional revenue.

- If BOS elects to issue a Bond Referendum:
 - Projects would be on November 2016 Ballot
 - If approved by voters and the tax rate adopted by BOS, funding would be available available for FY17/18 at the earliest
 - Under the assumption a referendum is pursued, the Board should consider requesting the following funding for the transitional period:
 - Red Hill Phase 1 (\$1.06M)
 - Design for Woodbrook Addition (\$1.07M)
 - Learning Space Modernization (\$1.0M)



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FY17-FY21 CIP RE-PRIORITIZATION

February 9, 2016



LEARNING SPACE MODERNIZATION (HIGH PRIORITY)

The priority between the two phases was determined based upon the following tenets:

1. Modernize all secondary science labs
2. Modernize remaining media centers (all levels)
3. Add daylighting where feasible to the majority of classrooms lacking it currently
4. Emphasis on modernizing secondary classrooms as they were identified based on the evaluation as having the greatest need
5. Ensuring that ALL schools are “touched” by this project within the first 3 years



LEARNING SPACE MODERNIZATION (HIGH PRIORITY)

Item	Price/Room	Number of Rooms						% of Division Total
		YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	5 YEAR TOTAL	
Science Lab Modernization	\$ 100,000	10	10	11	11	11	53	100%
Media Center Renovation	\$ 125,000	3	3	3	3	3	15	100%
Daylighting	\$ 10,000	16	16	16	16	16	80	100%
HS Classroom Furniture	\$ 15,000	10	10	10	10	10	50	23%
MS Classroom Furniture	\$ 15,000	10	10	10	10	10	50	24%
ES Classroom Furniture	\$ 15,000	10	10	10	10	10	50	13%
HS Classroom Modernization	\$ 50,000	10		10		10	30	14%
MS Classroom Modernization	\$ 50,000		10		10		20	10%
ES Classroom Modernization	\$ 50,000						0	0%
Cafeteria Modernization	\$ 100,000						0	0%
Total		\$2.98M	\$2.99M	\$3.1M	\$3.1M	\$3.1M	\$15.28M	



LEARNING SPACE MODERNIZATION



LEARNING SPACE MODERNIZATION



Before



LEARNING SPACE MODERNIZATION



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