

FES Quarterly Report

Facilities & Environmental Services, Albemarle County

Water Resource Protection Initiatives

The Rivanna Conservation Alliance (RCA) assesses the health of streams within the Rivanna River watershed and Albemarle County. In its most recent stream health report (Rivanna River Watershed 2023 Stream Health Report), RCA estimates that only 26% of local streams meet Virginia's water quality standard for aquatic life. This is a slight improvement from recent years, which brought unusually intense storms resulting in excessive scouring of stream channels.

Many of FES's water quality initiatives are driven by a Virginia mandate to implement a program to reduce pollution discharging into local waterways from our Municipal Separate Storm Sewer System (MS4) - a network of inlets and pipes.

MS4 Program

The MS4 Program is imposed through a permit issued by the Virginia Department of Environmental Quality (DEQ). November 1, 2023, marked the start of a new five-year permit cycle. Each permit requires the implementation of six Minimum Control Measures as listed below and each new permit cycle provides new challenges for our MS4 program.

Minimum Control Measures

- 1) community education
- 2) community outreach
- 3) illicit discharge detection and elimination
- 4) construction site runoff control
- 5) post-construction stormwater management
- 6) good housekeeping and pollution prevention

This cycle County staff - predominantly FES and Parks & Recreation - will need to develop formal standard operating procedures and training for outdoor activities that have the potential to pollute streams, such as de-icing sidewalks and the use of pesticides and other landscaping materials.

Another change that came with this permit cycle is the need to update our service area boundary to incorporate newly urbanized areas as shown in the 2020 U.S. Census maps. Our initial analysis estimates that the County's MS4 service area will increase by approximately 45%, substantially comprised of the newly developed Crozet area.

SPRING 2024



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Beginning in 2015, our MS4 permit has included a requirement to demonstrate how the County would contribute towards addressing poor water quality conditions in the Chesapeake Bay and local streams determined to be “impaired”. The goal is to lower pollution levels below the Total Maximum Daily Load (TMDL) – the maximum quantity of particular pollutants that a waterway can assimilate without becoming impaired. In response, the County has developed TMDL Action Plans that quantify our portion of necessary pollution reductions and describe capital projects and other initiatives that will achieve the pollution reduction goal over time.

Phase I Biscuit Run Stream Restoration



An approximately 1-mile portion of the stream in Biscuit Run Park with heavily eroded streambanks and undermined trees will undergo restoration work to improve water quality, increase habitat diversity, reduce downstream flooding, and better manage stormwater runoff.

For decades (or centuries) the Biscuit Run valley was kept clear for pasture and crops, leaving very few tree roots to hold the soil together, making the streambanks vulnerable to erosion. Once a stream's banks become steep and vertical, storm flows are trapped in the channel and the cycle of erosion continues and worsens. The legacy of stream bank scour is still visible today, even though the valley is now almost completely forested. As such, the Virginia Department of Environmental Quality has declared Biscuit Run (and Moore's Creek into which it runs) officially impaired due to excessive amounts of sediment smothering aquatic habitats.

This project's approach requires less earth-moving than traditional stream restoration techniques, which the County used for previous stream restoration projects. It entails installing intermittent log jam structures along the stream reach, mimicking beaver dams (see illustration below). This will cause water to pond up behind the log jam structures and, over time, sediment to fill in these low-velocity pools. With stream flows no longer trapped in a deep channel, stormwater can escape into the floodplain, which in turn reduces erosion in the channel.



Illustrated progression of beaver dam channel morphology response (Pollock, 2017)

An added benefit to this approach is that it will create wetlands that would have been a more prominent part of the Biscuit Run landscape hundreds of years ago. These wetlands increase the diversity of wildlife and plant habitats and reduce flooding and erosion pressure on portions of Biscuit Run farther downstream. This project's intervention will provide an “ecological uplift” that should allow this stream valley to heal within a matter of years rather than centuries.

To facilitate recreational opportunities in the park, the Facilities Planning & Construction team is coordinating the stream restoration project with the design of a pedestrian bridge, trailhead, and street parking near Hickory Street. This southwest entrance is just one of the many exciting improvements coming to Biscuit Run Park.

With 50% of the bridge design complete, the County is realizing time and financial savings on State and National permitting by coordinating the applications for both projects. Bridge, trail, and parking construction are expected to commence as stream restoration completes, which will further minimize the construction impact on the surrounding landscape.

Construction on the stream restoration project is expected to begin in late fall 2024 and conclude with planting in the fall of 2025. Other phases of stream restoration in the park are planned for the future.

Woodbrook Lagoon Improvements

The Woodbrook Lagoon stormwater facility mitigates impacts to our local streams and the Chesapeake Bay by filtering pollutants from stormwater and releasing the stormwater at a slower rate. This site, located off Brookmere Road, was originally built as a wastewater treatment lagoon but was modified in 2011 to act as a stormwater management facility.

Over time, large storms have caused erosion along a berm that separates this facility from the adjacent stream. This berm also bears a walking path and must be repaired before it breaches. In addition, an embankment on the upstream end of the facility will be modified to allow more stormwater to enter the wetland portion of the facility.

Maintenance activities this spring are intended to repair existing erosion, prevent future erosion, and improve the water quality benefits of this facility. The work is beginning imminently and is due to conclude before summer.



Climate Action Grants Round 2

We're excited to announce a second round of the Community Climate Action Grants, which launched with a successful pilot in FY24. Based on the success of the first round, we will once again be investing \$100,000 in a new cohort of creative community-based organizations.

The Community Climate Action Grant program supports creative local projects that build capacity to reduce greenhouse gas emissions in Albemarle County. The program's purpose is to leverage community resources outside local government to help implement the County's Climate Action Plan. These Community Climate Action Grants will also help make local climate action a more inclusive, participatory process.

Funds will be awarded to projects that address four program goals:

1. Reduce greenhouse gas emissions.
2. Advance equity and inclusion.
3. Build community.
4. Support thoughtful and achievable projects.

Local community groups and organizations can apply through a competitive process to receive a grant that will support a project that tangibly advances the goals, strategies, and actions of the County's Climate Action Plan. Projects can contribute to reducing greenhouse gas emissions in transportation, buildings, waste, agriculture, and natural areas; projects can also contribute to increasing carbon sequestration in agriculture or natural systems.

In the pilot of this grant program, the County awarded \$100,000 in grants to five fantastic projects:

1. **Community-Based Vermicomposting - \$25,000** | Autism Sanctuary developed a novel vermicomposting (or worm composting) initiative to reduce greenhouse gas emissions, promote green gardening practices in the local community, and provide additional jobs and learning experiences to those with autism in Central Virginia.
2. **Bicycle Recycling, Refurbishment, & Redistribution - \$25,000** | Community Bikes expanded its bike recycling, refurbishment, and redistribution program to provide more affordable and sustainable transportation options to underserved communities in Albemarle County.
3. **Equipment Electrification at New Roots Farm - \$20,020** | International Rescue Committee's New Roots Farm phased out older fossil fuel-based equipment in favor of electric alternatives powered by solar, creating a democratic self-determination process for designing its largest community garden.
4. **Green Jobs Training with FLIPP Accelerated Clean Energy Project (FACE) - \$18,600** | FLIPP Inc, a nonprofit organization providing green jobs training to underserved communities in Virginia, funded two of its Installing and Designing PV (Photovoltaic) Systems credentialing training within Albemarle County and primarily for the county population.
5. **Darden Towe Postage Stamp Prairie Parks and Partnership - \$11,380** | The Peabody School engaged the public and involved youth in Piedmont grassland education and conservation through a grassland restoration project at Darden Towe Park.

We are thrilled with the progress that these projects have made during the FY24 grant round, and we're excited to make this opportunity available again.

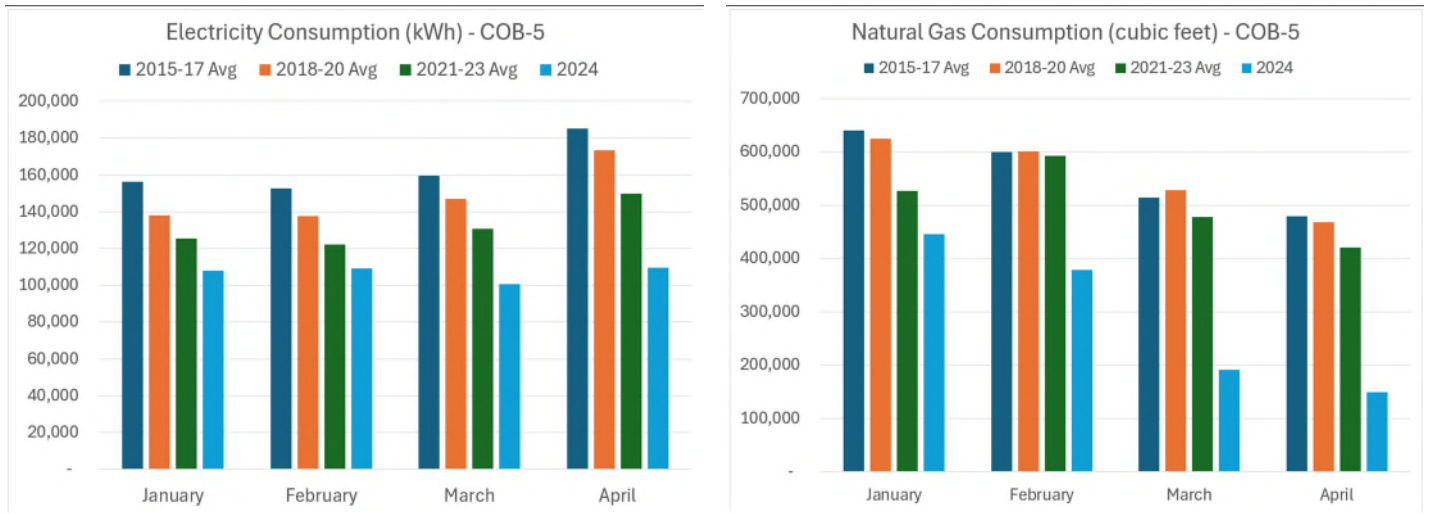
Mechanical System Upgrades at COB-5

Our project team is in the final stages of a major project to replace aging heating and air conditioning serving the County Office Building on 5th Street. This \$2.7 million effort has modernized equipment throughout the building, resulting in improved reliability, occupant comfort, and energy efficiency.

The building automation system – the “brain” that ensures efficient use of all of this equipment, as well as optimal comfort levels and healthy air quality – was also replaced, along with hundreds of sensors throughout the facility that reflect the state of the indoor environment.

Improved energy efficiency – and the resulting greenhouse gas emissions reductions – was a central goal of this project. As the building houses operational departments that work around the clock, energy consumption is naturally elevated beyond a typical office building. High-efficiency boilers, chillers, cooling towers, and water pumps work together to save energy.

The project has achieved immediate results. To illustrate, the charts below reflect historical averages from January through April for electricity and natural gas consumption. The dark blue bars are the historical averages for the specified month over the three-year period from 2015 to 2017; the orange from 2018 to 2020; and the green from 2021 to 2023. The light blue bar shows the actual 2024 consumption and the immediate decreases compared to prior years resulting from this project. Averaging prior years helps to equalize the variances in heating and cooling demand from year to year. As calendar year 2024 progresses, we can be confident that our investments will continue to pay dividends in the summer, fall, and winter.



Commonwealth/Dominion Drive Sidewalks Improvements

The purpose of this project is to provide new, and in some cases improved, sidewalks, as well as bus shelters in support of multi-modal transit on Commonwealth Drive from Hydraulic Road to Peyton Drive (east side) and along Dominion Drive from Commonwealth Drive to US 29 (north side). Approximately 1,000 linear feet of sidewalk will be added on Commonwealth Drive, with 17 ADA-compliant curb ramps, 1 mid-block crossing, and 3 bus stops with shelters. Approximately 900 linear feet of sidewalk will be added along Dominion Drive with 6 ADA-compliant curb ramps. The project is funded in part by the Virginia Department of Transportation’s Revenue Sharing Program.

The project recently received a Notice to Proceed into the right-of-way acquisition phase. Seventeen parcels will be impacted by this project, a total of 0.353 acres. Once this critical phase is complete, project engineers can finalize plans as the final step toward bidding and construction.

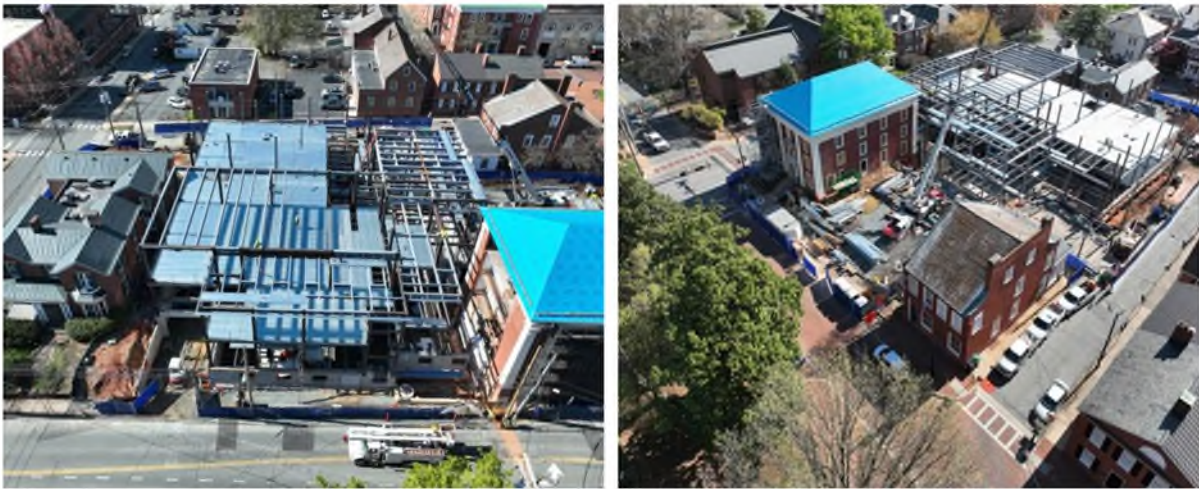
Projects In Action!

Biscuit Run Park



Grading and erosion control.

The Courts Complex



Steel and decking being installed.

Department of Social Services Gender Inclusive Restroom



FES Out and About!



Lance Stewart, director of Facilities and Environmental Services for Albemarle County. Photo: Crozet Gazette YouTube.
at the February 2, 2024, Crozet Community Association meeting regarding The Square



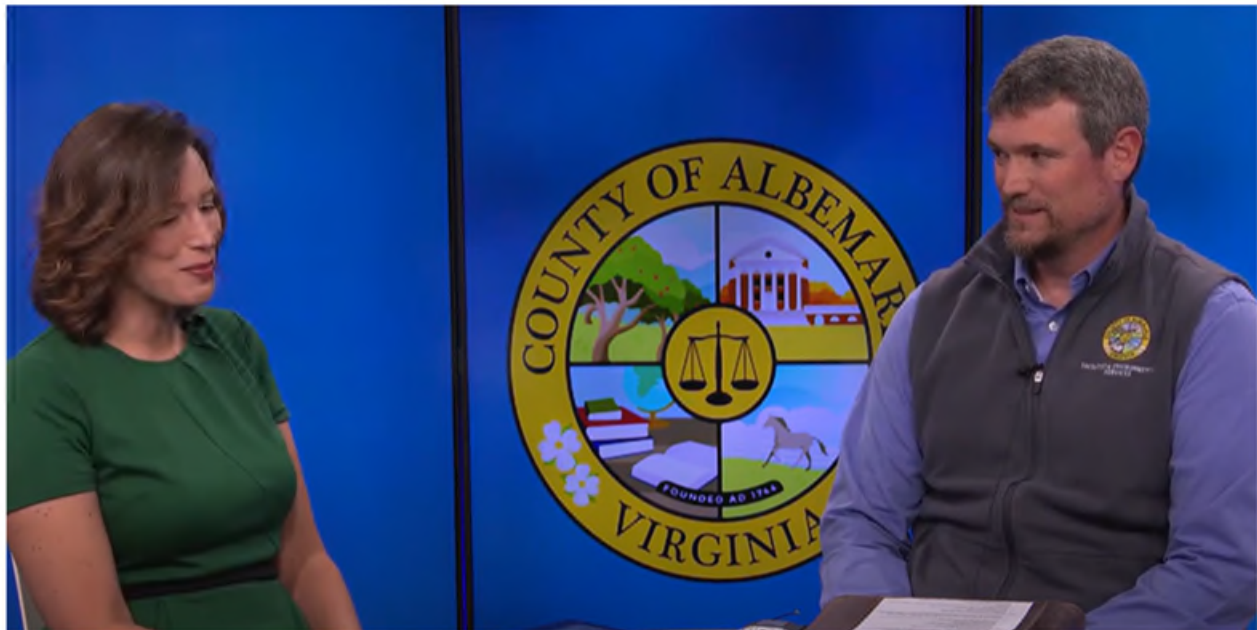
FES's Climate Protection Program Manager, Gabe Dayley on the From Individual Choices to Collective Action: Community Climate Solutions panel at Tom Tom with Emily Irvine-Climate Program Manager for the City of Charlottesville, Caetano De Campos Lopes-Director of Climate Policy at C3, and Bryan Dunning-volunteer for the Citizen's Climate Lobby



And at the Earth Day Eco-Fair at UVA with Emily Irvine-Climate Program Manager, Kendall McGowan-Climate Program IPP Intern, and Tray Biasioli-Climate Program Specialist from the City of Charlottesville.



Laurel Williamson of the Environmental Services Division with staff from the Virginia Department of Environmental Quality inspecting the future site of Biscuit Run stream restoration.



Steven Hoffmann discussing Biscuit Run Park on NBC 29 Community Conversation.



Jeffrey Dumars, Michael Stumbaugh, Steven Hoffmann of FES and staff from the Economic Development office meeting with Dominion Energy at the Barnes Lumber/Library Avenue project site.



Jamie Powers, Climate Protection Manager on a staff field trip to the Monacan Indian Nation Ancestral Museum in Amherst, VA. The purpose of the trip was to build and strengthen relationships with the Nation's leadership ahead of planned memorial project involving Albemarle County Parks & Recreation and the Office of Equity and Inclusion.

FES News

Core Values Awards

- Innovation Award: Nick Kirby
- Integrity Award: Melissa Gardner
- Community Award: Gabe Dayley
- Learning Award: Tyler Gifford
- Stewardship Award: Shawn Davis

New Employee Spotlight

Michael Martin Jr. - Grounds Superintendent



Michael joined our grounds team as our new Grounds Superintendent on March 11th, 2024. He has extensive knowledge of grounds keeping and we are very lucky to have him on the FES team. Michael continues to show how much of an asset he truly is while performing the daily tasks assigned to him. Michael's daily tasks include overseeing the ground crew, grounds contractors, and the mowing of the stormwater basins.

Michael was born in Wilmington, North Carolina and recently moved to our area to take the position at the County of Albemarle. He previously worked for a gated community called Landfall which had two golf courses and he served as their Assistant Superintendent for 15 years. Michael is married and currently expecting a son in June. In his spare time, Michael enjoys hunting, fishing, being a journeyman blacksmith, making knives and custom fly-fishing lures.

Summary - Active Capital Projects

Tuesday, May 7, 2024

9:53:20 AM

Jack Jouett

Project Name	Project Type	ProjectPhase	% Complete	Budget
Ivy Creek Natural Area Historic Preservation Study	Parks & Recreation	Design	100%	\$101,817
Commonwealth/Dominion Sidewalks	Transportation	Design	58%	\$3,336,224
			Total:	\$3,438,041

Rio

Project Name	Project Type	ProjectPhase	% Complete	Budget
Woodbrook Lagoon Maintenance and Repairs	FES - Environmental Services	Construction	49%	\$199,207
Berkmar Bike Ped Improvements	Transportation	Design	34%	\$2,890,026
			Total:	\$3,089,233

Rivanna

Project Name	Project Type	ProjectPhase	% Complete	Budget
Darden Towe New Restroom-Pickleball Cts	Parks & Recreation	Contractor Bid	65%	\$495,430
Darden Towe Park Grass Field Rebuild	Parks & Recreation	Contractor Bid	25%	\$1,254,901
			Total:	\$1,750,331

Samuel Miller

Project Name	Project Type	ProjectPhase	% Complete	Budget
Southern Convenience Center	Local Government	Closeout	100%	\$1,620,000
Biscuit Run Grass Fields Design	Parks & Recreation	Design	12%	\$4,263,170
Biscuit Run Park Trails WPO Design	Parks & Recreation	Design	6%	\$66,782
Biscuit Run Pedestrian Bridge-Preliminary Engineering	Parks & Recreation		0%	\$507,979
Old Lynchburg Road Pedestrian Improvements Phase 2	Transportation	Design	8%	\$122,000
			Total:	\$6,579,931

Scottsville

Project Name	Project Type	ProjectPhase	% Complete	Budget
Mill Creek Storage Facility	Admin	Design	5%	\$39,560
Biscuit Run Stream Restoration-North Section	FES - Environmental Services	Design	25%	\$1,081,175
Blight Houses Demolition	Local Government	Contractor Bid	5%	\$88,453
Woolen Mills Bridge Study	Local Government	Design	10%	\$32,900
Biscuit Run Park Phase 1a-Entrance & Parking	Parks & Recreation	Construction	60%	\$6,168,038
Biscuit Run Phase 1b-Bridges & Boardwalk	Parks & Recreation	Design	25%	\$585,700
Biscuit Run Phase 1b-Maintenance Bldg.	Parks & Recreation	Design	12%	\$2,252,497
			Total:	\$10,248,323

White Hall

Project Name	Project Type	ProjectPhase	% Complete	Budget
Mint Springs Dam Improvements	Parks & Recreation	Design	0%	\$375,000
Barnes Lumber / Library Avenue	Transportation	Design	47%	\$8,093,351
The Square	Transportation	Contractor Bid	50%	\$2,010,000
			Total:	\$10,478,351

Multiple

Project Name	Project Type	ProjectPhase	% Complete	Budget
Mechanical Systems Replacement Solutions	FES - Public Works	Construction	95%	\$2,761,049
			Total:	\$2,761,049

NA

Project Name	Project Type	ProjectPhase	% Complete	Budget
Courts Complex Addition & Renovation	Local Government	Construction	42%	\$54,493,225
			Total:	\$54,493,225
				\$92,838,484

Summary - Active Capital Projects

Tuesday, May 7, 2024

9:53:53 AM

Admin

Project Name	Magisterial District	ProjectPhase	% Complete	Budget
Mill Creek Storage Facility	Scottsville	Design	5%	\$39,560
			Total:	\$39,560

FES - Environmental Services

Project Name	Magisterial District	ProjectPhase	% Complete	Budget
Biscuit Run Stream Restoration-North Section	Scottsville	Design	25%	\$1,081,175
Woodbrook Lagoon Maintenance and Repairs	Rio	Construction	49%	\$199,207
			Total:	\$1,280,382

FES - Public Works

Project Name	Magisterial District	ProjectPhase	% Complete	Budget
Mechanical Systems Replacement Solutions	Multiple	Construction	95%	\$2,761,049
			Total:	\$2,761,049

Local Government

Project Name	Magisterial District	ProjectPhase	% Complete	Budget
Blight Houses Demolition	Scottsville	Contractor Bid	5%	\$88,453
Courts Complex Addition & Renovation	NA	Construction	42%	\$54,493,225
Southern Convenience Center	Samuel Miller	Closeout	100%	\$1,620,000
Woolen Mills Bridge Study	Scottsville	Design	10%	\$32,900
			Total:	\$56,234,578

Parks & Recreation

Project Name	Magisterial District	ProjectPhase	% Complete	Budget
Biscuit Run Grass Fields Design	Samuel Miller	Design	12%	\$4,263,170
Biscuit Run Park Phase 1a-Entrance & Parking	Scottsville	Construction	60%	\$6,168,038

Parks & Recreation

Project Name	Magisterial District	ProjectPhase	% Complete	Budget
Biscuit Run Park Trails WPO Design	Samuel Miller	Design	6%	\$66,782
Biscuit Run Pedestrian Bridge-Preliminary Engineering	Samuel Miller		0%	\$507,979
Biscuit Run Phase 1b-Bridges & Boardwalk	Scottsville	Design	25%	\$585,700
Biscuit Run Phase 1b-Maintenance Bldg.	Scottsville	Design	12%	\$2,252,497
Darden Towe New Restroom-Pickleball Cts	Rivanna	Contractor Bid	65%	\$495,430
Darden Towe Park Grass Field Rebuild	Rivanna	Contractor Bid	25%	\$1,254,901
Ivy Creek Natural Area Historic Preservation Study	Jack Jouett	Design	100%	\$101,817
Mint Springs Dam Improvements	White Hall	Design	0%	\$375,000

Total: \$16,071,314

Transportation

Project Name	Magisterial District	ProjectPhase	% Complete	Budget
Barnes Lumber / Library Avenue	White Hall	Design	47%	\$8,093,351
Berkmar Bike Ped Improvements	Rio	Design	34%	\$2,890,026
COBM-Paved & Concrete Surface Refurbishment Project		Initiation	0%	\$100,000
Commonwealth/Dominion Sidewalks	Jack Jouett	Design	58%	\$3,336,224
Old Lynchburg Road Pedestrian Improvements Phase 2	Samuel Miller	Design	8%	\$122,000
The Square	White Hall	Contractor Bid	50%	\$2,010,000

Total: \$16,551,601

\$92,938,484



Capital Projects Update

May 6, 2024

Facilities Planning & Construction

"Helping to Build a Better Albemarle"

Capital Projects Report - Facilities and Environmental Services

Admin

Mill Creek Storage Facility

Project Scope

Phase 1 is the development of concept level plans for a storage facility/ yard to be used by the Albemarle County Police Department and Fire Rescue. The site is directly across from the Monticello Fire Station. The design professionals are developing concept level options and assisting with public meetings and information to support pursuit of a Special Use Permit.

Project Update

There have been 3 meetings with County staff, the engineer, and representatives from the Albemarle County Police Department and Fire Rescue to review concepts presented by the engineer. The next meeting is scheduled for May 6, 2024, to further review conceptual design options.

Current Phase:	Design	Budget:	\$39,560.00
% Complete:	5%	PO Balance:	\$30,930.00
Design % Complete:	2%	Paid to Date:	\$8,630.00
Construction % Complete:	0%	Balance:	\$0.00
Updated:	4/26/2024	Contingency:	\$0.00
Managed By:	Scott Reuschling		
Substantial			
Completion Date:			

Capital Projects Report - Facilities and Environmental Services

FES - Environmental Services

Biscuit Run Stream Restoration-North Section

Project Scope

This project provided a restoration master plan for Biscuit Run stream. An environmental consultant, Ecosystem Services, conducted an assessment of the entire stream and is working on the first phase of restoration design which is approximately 1 mile of the stream. The project has been awarded an \$860,000 grant for the stream restoration work to occur through a stormwater local assistance fund. Construction is expected to begin in November 2024.

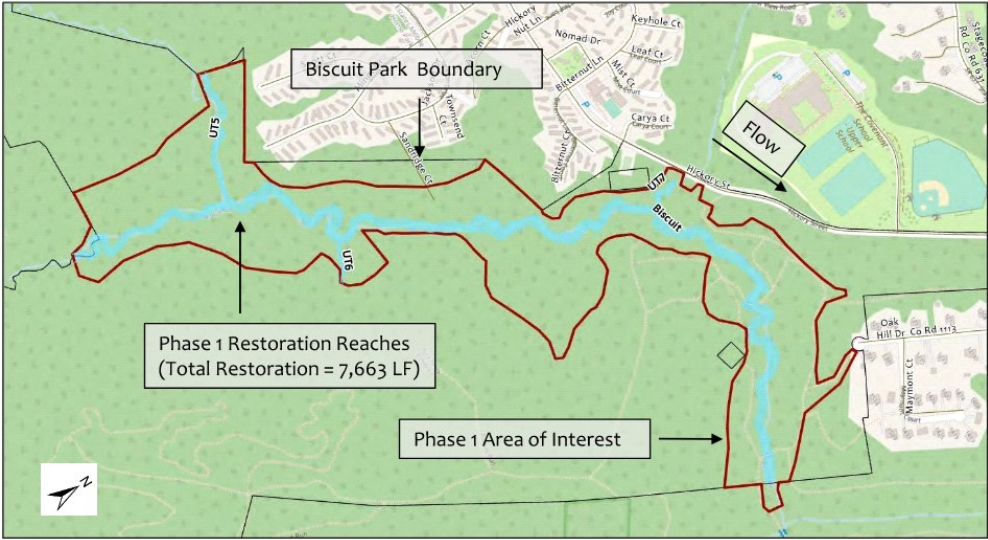
Project Update

Seven (7) Contractors provided proposals and were prequalified to bid on the Biscuit Run Stream Restoration. Facilities Planning and Construction (FP&C) is finalizing part 2 of the Invitation for Bids (IFB). The bid deadline is now expected to occur in June 2024, which may delay the initial Stormwater Local Assistance Fund (SLAF) reimbursement, but will not impact the overall schedule. Stream restoration cannot begin until mid-November 2024 due to the Northern Long-eared bat restrictions.

The initial proposal for invasive plant management under a cooperative contract was significantly over the anticipated budget. FP&C, the Environmental Services Division (ESD), and Albemarle County Parks and Recreation (ACPR) worked to redefine the scope and are evaluating opportunities and constraints regarding the cooperative contract approach since this work is seasonal. FP&C, ACPR, and Albemarle County Public Schools (ACPS) still intend to issue a term contract that will provide additional options for future phases at Biscuit Run as well as other County properties.

ESD continues to work on a sharing agreement with the City of Charlottesville for nitrogen reduction requirements. Under the Municipal Separate Storm Sewer System (MS4) program, permittees may work together to collectively meet the sum of any waste load allocations in their permits.

Current Phase:	Design	Budget:	\$1,081,175.00
% Complete:	25%	PO Balance:	\$12,045.00
Design % Complete:	95%	Paid to Date:	\$330,115.00
Construction % Complete:	0%	Balance:	\$739,015.00
Updated:	4/30/2024	Contingency:	\$4,610.30
Managed By:	Audrey Storm		
Substantial Completion Date:	10/31/2025		



Capital Projects Report - Facilities and Environmental Services

FES - Environmental Services

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

The County's Term Contractor, Harbor Dredge & Dock, mobilized the week of April 29th to begin the stream and wetland repair work. Over the next four (4) weeks the banks of the stream channel will be regraded and stabilized to prevent erosion. The existing bypass pipes into the wetland area will be replaced with a 20 ft weir (a small dam built across a river/stream to control the upstream water level) which will also alleviate storm water caused erosion. Access to the trail through the lagoon will be impacted during construction; however, the project will ultimately provide a safer, more accessible and healthier trail. The work is expected to be complete in the middle of May.

Current Phase:	Construction	Budget:	\$199,207.00
% Complete:	49%	PO Balance:	\$106,172.31
Design % Complete:	100%	Paid to Date:	\$77,567.50
Construction % Complete:	10%	Balance:	\$15,467.19
Updated:	4/1/2024	Contingency:	\$10,467.19
Managed By:	Tyler Gifford		
Substantial Completion Date:	5/24/2024		



Capital Projects Report - Facilities and Environmental Services

FES - Public Works

Mechanical Systems Replacement Solutions

Project Scope

Replacement of old, existing chiller, boiler, and cooling tower with energy efficient equipment in County Office Building 5th Street. Work also includes the replacement of associated mechanical system components and automated controls. The heating and cooling systems will be replaced during their off-seasons. During normal working hours, minor impacts to staff will be coordinated in advance to minimize interruptions.

Project Update

The installation and testing of the new chiller were completed and the chiller is fully operational. The controls technician for the Building Automation System (BAS) has completed their connections and testing of the system. County staff and the controls technician have scheduled a meeting to review the programming of the Building Automation System.

Current Phase:	Construction	Budget:	\$2,761,049.00
% Complete:	95%	PO Balance:	\$153,964.00
Design % Complete:	100%	Paid to Date:	\$2,607,085.00
Construction % Complete:	95%	Balance:	\$0.00
Updated:	4/26/2024	Contingency:	\$0.00
Managed By:	Scott Reuschling		
Substantial Completion Date:	6/28/2024		



Capital Projects Report - Facilities and Environmental Services

Local Government

Blight Houses Demolition

Project Scope

Demolition and removal of three abandoned homes deemed blighted on Rolling Road near Scottsville. Work will include removing the structures to ground level and clearing debris.

Project Update

A Request for Quote (RFQ) was posted on April 23, 2024, for the demolition of the three structures. County staff held an on-site meeting on May 2, 2024, with seven potential bidders to answer questions and to view the sites. Quotes are due on May 13, 2024, with a Notice to Proceed to be issued on June 7, 2024.

Current Phase:	Contractor Bid	Budget:	\$88,453.00
% Complete:	5%	PO Balance:	\$0.00
Design % Complete:	0%	Paid to Date:	\$0.00
Construction % Complete:	0%	Balance:	\$88,453.00
Updated:	4/26/2024	Contingency:	\$0.00
Managed By:	Scott Reuschling		
Substantial Completion Date:	7/26/2024		

Capital Projects Report - Facilities and Environmental Services

Local Government

Courts Complex Addition & Renovation

Project Scope

This project will expand capacity and modernize Court facilities and will be conducted in two phases. Phase I: In partnership with the City of Charlottesville, construct 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

The construction progress at the new General District Courthouse is advancing steadily with structural steel erection close to completion. The first floor concrete slab-on-deck pour was completed on May 1st. The second floor slab-on-deck concrete is scheduled to be poured on May 7th. The remainder of the structural steel will follow after the first-floor concrete pour. Meanwhile, the restoration of the Levy building’s exterior brickwork and window replacement is ongoing. A mid-block water shutdown to install the new fire hydrant and domestic waterline on Park Street took place on April 30th. Interior renovations to the the historic Levy Opera House are ongoing.

Current Phase:	Construction	Budget:	\$54,493,225.00
% Complete:	42%	PO Balance:	\$26,924,488.63
Design % Complete:	96%	Paid to Date:	\$11,968,619.78
Construction % Complete:	16%	Balance:	\$15,600,116.59
Updated:	4/29/2024	Contingency:	\$0.00
Managed By:	Walter Harris		
Substantial Completion Date:	9/30/2026		



Capital Projects Report - Facilities and Environmental Services

Local Government

FMP - COB McIntire Ph.1

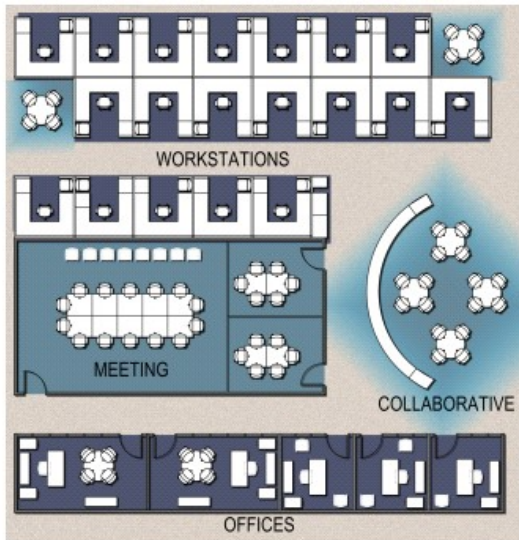
Project Scope

Program of Requirement (POR) and Space Layout for five (5) departments to incorporate agile and hybrid office spaces including an optimized mix of collaboration and focused spaces. Departments included in this phase are: Community Development, County Executive - Communications and Public Engagement (CAPE), County Executive - Performance and Strategic Planning (PSP), Facilities and Environmental Services (FES) - Facilities Planning and Construction, FES - Environmental Services, Finance, and Information Technology.

Project Update

An initial presentation and discussion of the proposed Space Management Program to include various Space Planning Guidelines and Standards scenarios will take place in May, 2024, with the County Executive Team. Feedback from this meeting will be incorporated into the next steps.

Current Phase:	On Hold	Budget:	\$254,000.00
% Complete:	20%	PO Balance:	\$46,640.00
Design % Complete:	0%	Paid to Date:	\$20,120.00
Construction % Complete:	0%	Balance:	\$187,240.00
Updated:	4/30/2024	Contingency:	\$180,505.00
Managed By:	Audrey Storm		
Substantial Completion Date:			



Capital Projects Report - Facilities and Environmental Services

Local Government

Rivanna Station Futures

Project Scope

The vision for an expansion of Rivanna Station to include an Intelligence Community Innovation Acceleration Campus began with a study by federal and state defense stakeholders in 2017. Albemarle County's economic development strategic plan and the opportunity to provide business retention and expansion led to the land acquisition.

This project began with a Due diligence study period on the proposed 462 acre purchase of Rivanna Station Futures to include document review, field survey, and testing, as well as conceptual design to confirm the land is appropriately developable prior to closing.

Additional work now includes an aerial topographic survey as well as developing a concept design and providing entitlement support.

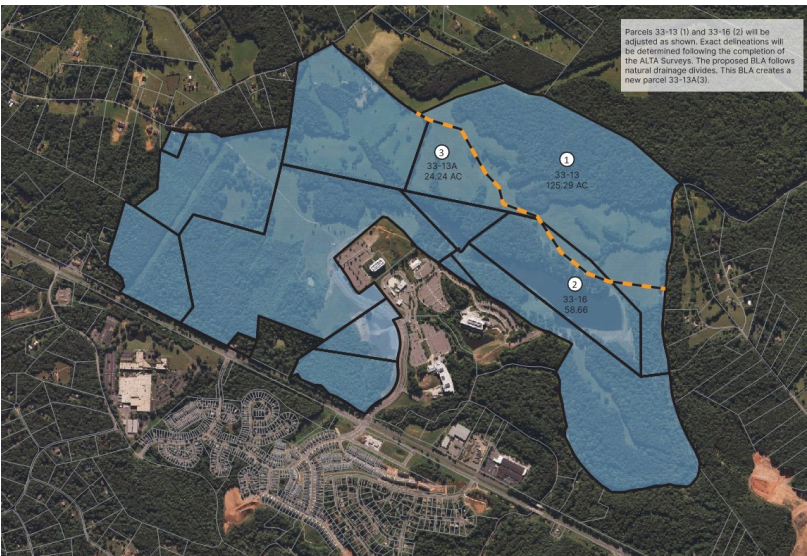
Project Update

FP&C supported the Community Development Department (CDD) with Zoning Map Amendment (ZMA) and Special Use Permit (SP) submissions. The application will be reviewed and public comment received at the Albemarle County Planning Commission meeting on May 14, 2024.

Facilities Planning & Construction (FP&C) recently received the final deliverable for aerial surveying of the property which will be incorporated into the Conceptual engineering work. Meetings have been scheduled in May and June to review road and parcel layout concepts which will better inform the vision and construction sequencing as it relates to parcel density, utility capacity, green building initiatives, etc.

Current design concepts are limited to a traffic impact of 5000 vehicle trips/day serviced by the existing Boulders Rd entrance. Additional scope to include a Traffic Impact Analysis (TIA) is anticipated to being in the fall which will facilitate a larger buildout and create a secondary connection to Rt 29.

Current Phase:	Design	Budget:	\$502,365.00
% Complete:	35%	PO Balance:	\$139,575.75
Design % Complete:	0%	Paid to Date:	\$362,789.25
Construction % Complete:	0%	Balance:	\$0.00
Updated:	5/3/2024	Contingency:	\$0.00
Managed By:	Audrey Storm		
Substantial Completion Date:			



Capital Projects Report - Facilities and Environmental Services

Local Government

Woolen Mills Bridge Study

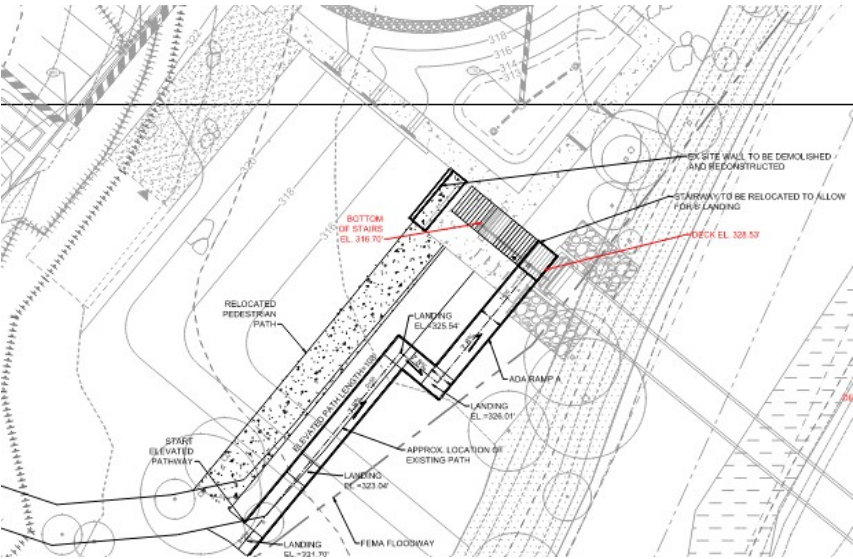
Project Scope

Design and construct an ADA ramp structure to connect to or serve an existing pedestrian bridge crossing of Moore’s Creek along the rear / east line of historic Woolen Mills. Scope excludes construction of an ADA accessible route from the bridge to the trail.

Project Update

The property owner expressed concerns regarding the impact of the proposed design to a grassy area utilized by The Wool Factory for private events. A change to the current Task Order to provide concept work (renderings) for consideration will illustrate aesthetic options to improve the location for all. Geotech testing has been removed from the current scope of work to facilitate this next step.

Current Phase:	Design	Budget:	\$32,900.00
% Complete:	10%	PO Balance:	\$11,000.00
Design % Complete:	25%	Paid to Date:	\$21,900.00
Construction % Complete:	0%	Balance:	\$0.00
Updated:	4/30/2024	Contingency:	\$0.00
Managed By:	Audrey Storm		
Substantial Completion Date:			



Capital Projects Report - Facilities and Environmental Services

Parks & Recreation

Biscuit Run Grass Fields Design

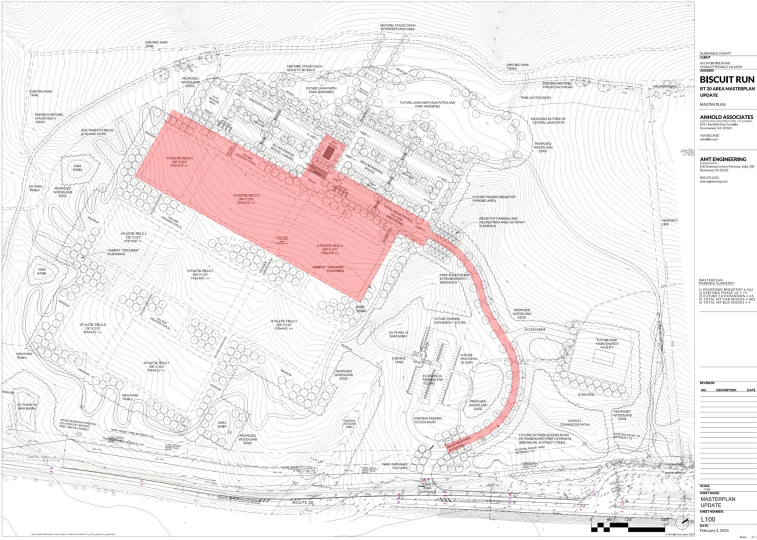
Project Scope

Design of two natural grass athletic fields, including an extension of the main entrance road, a parking area, a restroom facility, and stormwater management.

Project Update

The Design Consultant presented progress on the 30% design set on April 30, 2024. The design currently includes two natural athletic fields, a 70 space parking area, vault toilets, and an entrance road extension with stormwater management. A final 30% design submission will be delivered on May 20, 2024. Further design and permitting of the fields will continue throughout 2024 with construction anticipated to begin in March 2025.

Current Phase:	Design	Budget:	\$4,263,170.00
% Complete:	12%	PO Balance:	\$318,438.00
Design % Complete:	25%	Paid to Date:	\$18,570.00
Construction % Complete:	0%	Balance:	\$3,926,162.00
Updated:	4/30/2024	Contingency:	\$0.00
Managed By:	Steve Hoffmann		
Substantial Completion Date:	8/30/2025		



Capital Projects Report - Facilities and Environmental Services

Parks & Recreation

Biscuit Run Park Phase 1a-Entrance & Parking

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 Contractor continues to work on finalizing storm water basins and additional erosion and sediment controls across the site. The Contractor also continues to remove unsuitable material (soil conditions that make it difficult or impossible to construct a building on a particular site) while stockpiling dirt in several areas across the site and separating out topsoil and compactable fill for use at the pad ready site of the future Maintenance Building. As the project progresses Staff is continually working to keep the community informed of construction progress and impacts to the area through media outreach and public correspondence. Phase 1a is scheduled to be substantially complete in October of 2024, providing public access to the park at that time.

Current Phase:	Construction	Budget:	\$6,168,037.83
% Complete:	60%	PO Balance:	\$3,743,152.29
Design % Complete:	100%	Paid to Date:	\$1,315,244.99
Construction % Complete:	20%	Balance:	\$1,109,640.55
Updated:	4/30/2024	Contingency:	\$628,182.55
Managed By:	Steve Hoffmann		
Substantial Completion Date:	10/1/2024		



Capital Projects Report - Facilities and Environmental Services

Parks & Recreation

Biscuit Run Pedestrian Bridge-Preliminary Engineering

Project Scope

Preliminary (50%) design of the Hickory Street Pedestrian Bridge at Biscuit Run funded by Facilities and Environmental Services consultant budget. This work is being expedited to allow for coordination with the Stream Restoration Project given the future bridge will cross the stream and footing/pier construction coordination is prudent. This currently does not include the design of parking on Hickory Street.

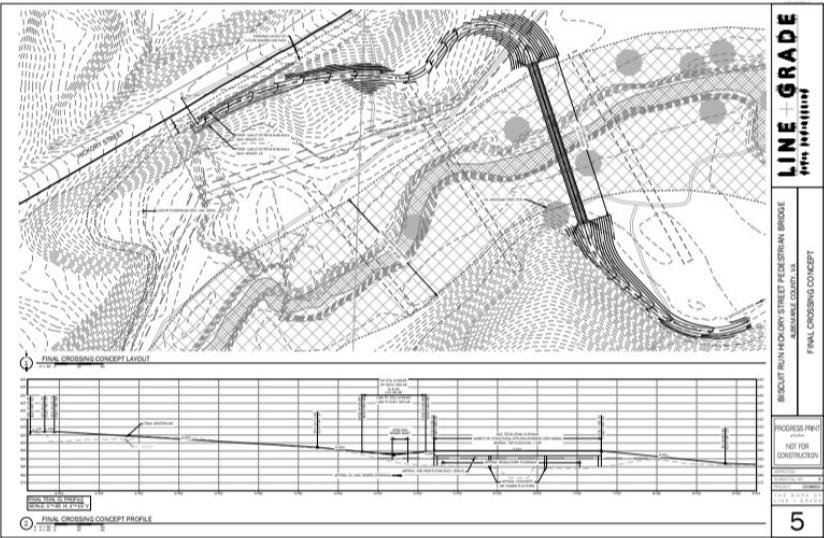
Project Update

A Pre-Application meeting is scheduled with the Community Development Department (CDD) on May 6, 2024. Upon confirmation of requirements, Facilities Planning and Construction (FP&C) is anticipating a formal proposal to complete the design of the bridge, path, and parking improvements with the FY25 funding allocation.

While preliminary estimates for construction fell within the recommended FY26 allocation of \$3,000,000, a Land and Water Conservation Fund (LWCF) grant application was submitted on April 18, 2024, in cooperation with Albemarle County Parks & Recreation (ACPR) for a 50% match of the \$3,400,000 revised budget which includes increases for Davis Bacon, Buy American, material escalation, and inflation. A subsequent meeting with FP&C, ACPR, and the design consultants on April 26, 2024 confirmed that the majority of the environmental impact requirements were previously completed under the Stream Restoration project design.

The team is awaiting updates regarding grant funding and preparing to resume design in June 2024 with the allocated FY25 funding.

Current Phase:		Budget:	\$507,979.00
% Complete:	0%	PO Balance:	\$0.00
Design % Complete:	0%	Paid to Date:	\$76,979.00
Construction % Complete:	0%	Balance:	\$431,000.00
Updated:	4/30/2024	Contingency:	\$431,000.00
Managed By:	Audrey Storm		
Substantial Completion Date:			



Capital Projects Report - Facilities and Environmental Services Parks & Recreation

Biscuit Run Phase 1b-Maintenance Bldg.

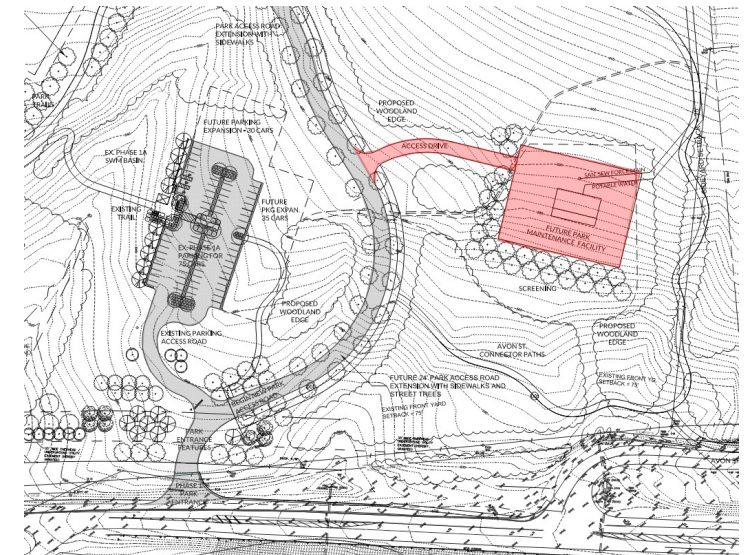
Project Scope

Design and Construction of a Maintenance Facility supporting two crews based out of Albemarle County's Biscuit Run Park. This facility will also house crews that support several other parks in Eastern Albemarle County.

Project Update

The Board of Supervisors accepted use of the Design-Build process on April 17, 2024, to procure the Phase 1b Maintenance Building. County staff is working with the consultant oversight team to finalize the advertisement of a request for qualifications ahead of providing a request for proposals for short listed design-build teams. The design and permitting of the facility is expected to take at least nine (9) months followed by nine (9) months of construction. Once the design-build team is under contract a full schedule for this project will be confirmed.

Current Phase:	Design	Budget:	\$2,252,497.00
% Complete:	12%	PO Balance:	\$0.00
Design % Complete:	25%	Paid to Date:	\$17,360.00
Construction % Complete:	0%	Balance:	\$2,235,137.00
Updated:	4/30/2024	Contingency:	\$1,591,863.00
Managed By:	Steve Hoffmann		
Substantial Completion Date:	12/15/2025		



Capital Projects Report - Facilities and Environmental Services

Parks & Recreation

Darden Towe New Restroom-Pickleball Cts

Project Scope

Design and construction of a new ADA-compliant, gender-inclusive toilet facility near the existing tennis / pickleball courts. The facility will be adjacent to the parking area.

Project Update

The prefabricated restroom was ordered on April 26, 2024. County staff is waiting for confirmation of delivery of the building. The earthworks contractor will begin work on the site and connections of utilities at the beginning of June, 2024. County staff is working with Dominion Power on transformer placement and scheduling of work before delivery of the restroom.

Current Phase:	Contractor Bid	Budget:	\$495,430.23
% Complete:	65%	PO Balance:	\$405,585.13
Design % Complete:	100%	Paid to Date:	\$61,177.70
Construction % Complete:	0%	Balance:	\$28,667.40
Updated:	4/29/2024	Contingency:	\$8,667.40
Managed By:	Scott Reuschling		
Substantial Completion Date:	9/30/2024		



Capital Projects Report - Facilities and Environmental Services

Parks & Recreation

Darden Towe Park Grass Field Rebuild

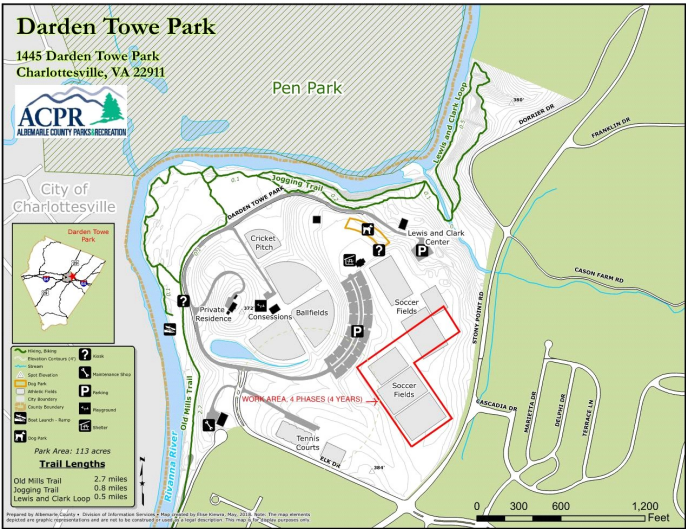
Project Scope

A phased rebuilding of the existing grass athletic fields, over a four year period, that consists of the installation of a new subgrade drainage system, minimally regraded grass fields, and associated stormwater management. Over the next four years one each of the four fields will be taken out of use during the rehabilitation process to minimize disruptions to recreation activities

Project Update

A Notice of Intent to Award was posted on April 18, 2024, for the Irrigation, drainage, and sprigging (grass planting) components of the project. County Staff received a quote from the Earthworks contractor that was accepted and has requested a Purchase Order (PO). A preconstruction meeting with County staff and contractors (earthworks, drainage, irrigation) is to be scheduled before work can begin in mid-May, 2024.

Current Phase:	Contractor Bid	Budget:	\$1,254,901.00
% Complete:	25%	PO Balance:	\$33,361.72
Design % Complete:	100%	Paid to Date:	\$55,400.28
Construction % Complete:	0%	Balance:	\$1,166,139.00
Updated:	4/29/2024	Contingency:	\$601,030.40
Managed By:	Scott Reuschling		
Substantial Completion Date:	9/30/2024		



Capital Projects Report - Facilities and Environmental Services

Parks & Recreation

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. The funding allocation reflects the cost of design only.

Project Update

Design is currently underway. We anticipate construction documents in early June 2024.

While the project currently does not have funding appropriated for construction through the Capital Improvement Plan (CIP), Environmental Services Division is submitting a grant application through a Federal Emergency Management Agency (FEMA)/Virginia Department of Conservation and Recreation (DCR) dam safety initiative. If the project is awarded a grant, the guidelines require matching funding to be appropriated and work to start within 24 months of a signed agreement. Work will need to be completed and final reimbursements requested no later than October 2026.

Current Phase:	Design	Budget:	\$375,000.00
% Complete:	0%	PO Balance:	\$154,708.50
Design % Complete:	0%	Paid to Date:	\$198,421.50
Construction % Complete:	0%	Balance:	\$21,870.00
Updated:	4/29/2024	Contingency:	\$21,870.00
Managed By:	Walter Harris		
Substantial Completion Date:			



Capital Projects Report - Facilities and Environmental Services

Transportation

Barnes Lumber / Library Avenue

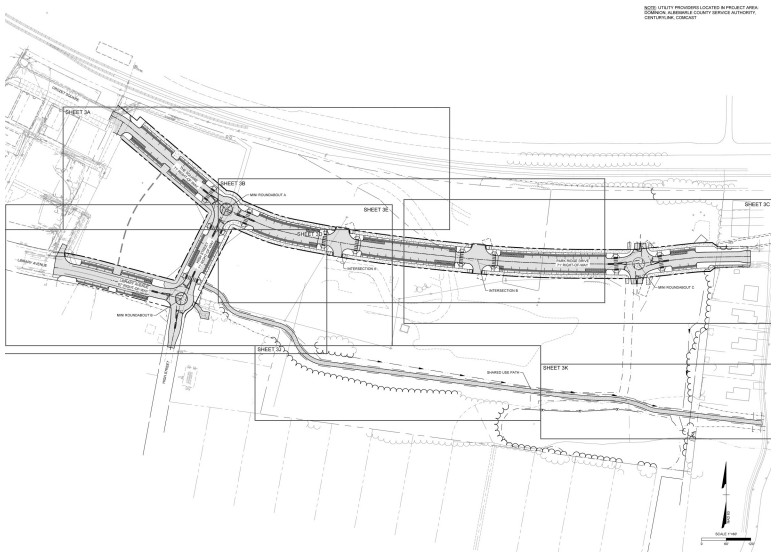
Project Scope

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 a public private partnership with the developer of the Barnes Lumber property.

Project Update

The design team is currently working on Right of Way (ROW) work. Notification Letters have been mailed to affected property owners and evaluations have begun. The Appraiser will visit and review properties starting on May 1, 2024. If the ROW phase wraps up in August of 2024, as scheduled, the design team will submit the VDOT Pre-Award Conference (PAC) plans and begin advertisement and bidding in late 2024 to early 2025.

Current Phase:	Design	Budget:	\$8,093,351.00
% Complete:	47%	PO Balance:	\$44,796.64
Design % Complete:	92%	Paid to Date:	\$43,169.76
Construction % Complete:	0%	Balance:	\$8,005,384.60
Updated:	4/30/2024	Contingency:	\$777,521.60
Managed By:	Steve Hoffmann		
Substantial Completion Date:	4/16/2026		



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/Woodbrook Road intersection to Hilton Heights Road and connect to the Shared-Use Path extending northward from the Berkmar Drive-Hilton Heights Road roundabout. This segment starts at the Woodbrook Road intersection and continues to the round-about at Hilton Heights Road. This project is a locally managed revenue sharing project through the Virginia Department of Transportation (VDOT).

Project Update

The design engineer submitted the 60% plan set to the Virginia Department of Transportation (VDOT) on April 19, 2024, and is awaiting review comments. County staff and the design engineer are preparing all the proper notices and documents needed for the Public Meeting scheduled on June 6, 2024.

Due to the length and complexity of this project, additional funding has been requested through the VDOT 2023 Revenue Sharing Cycle with approval expected in June of 2024.

Current Phase:	Design	Budget:	\$2,890,026.00
% Complete:	34%	PO Balance:	\$162,667.20
Design % Complete:	45%	Paid to Date:	\$337,019.66
Construction % Complete:	0%	Balance:	\$2,390,339.14
Updated:	4/30/2024	Contingency:	\$0.00
Managed By:	Montie Breeden		
Substantial Completion Date:	8/18/2027		



Capital Projects Report - Facilities and Environmental Services

Transportation

COBM-Paved & Concrete Surface Refurbishment Project

Project Scope

Assorted areas of concrete and asphalt-paving repairs, curbing replacement and drain rebuilding at the County Office Building on McIntire Road. Specific work includes replacement of deteriorated sections of concrete sidewalks, steps and terraces; asphalt crack repairs and replacement of deteriorated sections of asphalt; replacement of damaged sections of asphalt curbs; and assessment and possible replacement of damaged sections of trench and area-drains and covers.

Project Update

County staff is seeking a design engineer fee proposal for an assessment of the extent and timing of needed concrete and asphalt repairs at the County Office Building on McIntire Road. Upon completion of the study, a future fee proposal will be sought for a defined scope of work for the first phase of repairs.

Current Phase:	Initiation	Budget:	\$100,000.00
% Complete:	0%	PO Balance:	\$0.00
Design % Complete:	0%	Paid to Date:	\$0.00
Construction % Complete:	0%	Balance:	\$100,000.00
Updated:	4/30/2024	Contingency:	\$10,000.00
Managed By:	Montie Breeden		
Substantial Completion Date:			



Capital Projects Report - Facilities and Environmental Services

Transportation

Commonwealth/Dominion Sidewalks

Project Scope

Design and construct approximately 2,500 feet of sidewalk on Commonwealth Drive from Hydraulic Road to Peyton Drive (east side); and along Dominion Drive from Commonwealth Drive to US 29 (north side). This project is a locally managed revenue sharing project through the Virginia Department of Transportation (VDOT).

Project Update

On April 17, 2024, the Virginia Department of Transportation (VDOT) issued the Notice to Proceed (NTP) with Right of Way (ROW) acquisitions for this project. On April 24, 2024, a kick-off meeting was conducted with the ROW acquisition services engineering firm to begin this work. The appraiser is scheduled to start work by June 2024, and complete appraisals and title reports by August 2024. Concurrent with this work, the design engineer is working to update the CEWB (cost estimate), assemble the necessary stormwater documentation, and delve into utility relocations.

Current Phase:	Design	Budget:	\$3,336,224.00
% Complete:	58%	PO Balance:	\$287,158.88
Design % Complete:	78%	Paid to Date:	\$329,571.62
Construction % Complete:	0%	Balance:	\$2,719,493.50
Updated:	4/30/2024	Contingency:	\$0.00
Managed By:	Montie Breeden		
Substantial Completion Date:	6/12/2026		



Capital Projects Report - Facilities and Environmental Services

Transportation

Lambs Lane Loop Study

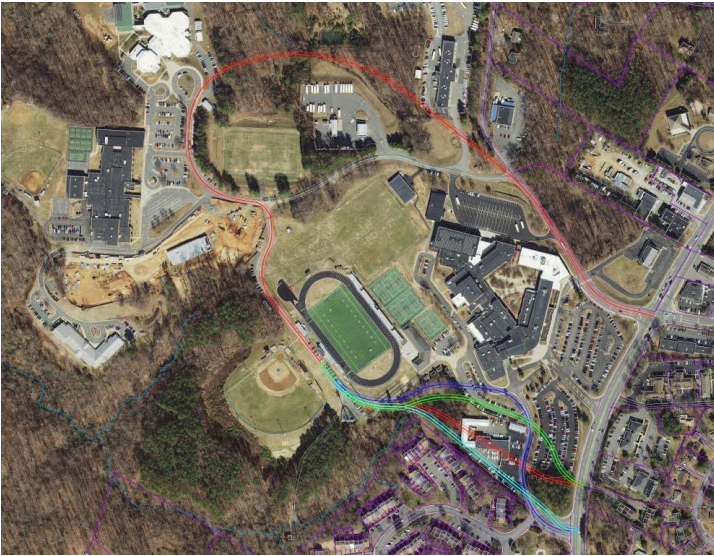
Project Scope

Provide an alternatives analysis study for a proposed Lambs Lane Loop road around the Albemarle High School campus, and an analysis of the Hydraulic Road corridor between Georgetown Road and Lambs Lane. Deliverables will include results of a traffic and safety analysis of Hydraulic Road, alternative alignment analysis, preliminary Local Environmental Review Process (LERP), topographic survey, subsurface utility designations, geotechnical investigation, ~ 20% conceptual roadway design, and a detailed estimate for the conceptual design plans.

Project Update

The design consultant has been coordinating with Local Government and Albemarle County Schools staff to determine the preferred alignment of the Lambs Lane Loop Road between Lambs Lane and Hydraulic Road. The final traffic analysis report has been completed. The geotechnical field work report for the preferred alignment was completed in April 2024. The subsequent report will be completed in May 2024. The final report with 25% roadway alignment is scheduled to be completed in June 2024.

Current Phase:	Design	Budget:	\$175,000.00
% Complete:	95%	PO Balance:	\$47,028.40
Design % Complete:	95%	Paid to Date:	\$119,146.60
Construction % Complete:	0%	Balance:	\$8,825.00
Updated:	5/3/2024	Contingency:	\$8,825.00
Managed By:	Mike Stumbaugh		
Substantial Completion Date:	6/28/2024		



Capital Projects Report - Facilities and Environmental Services

Transportation

Old Lynchburg Road Pedestrian Improvements Phase 2

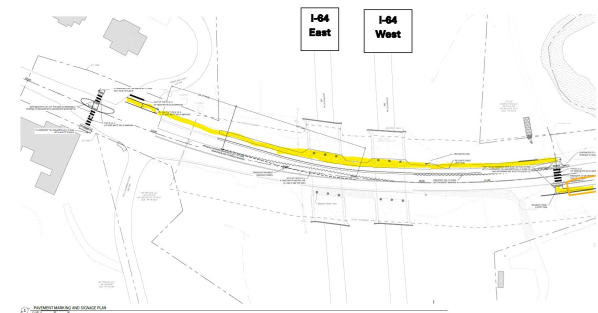
Project Scope

The scope of this phase of the project is to complete design of a safe pedestrian connection along Old Lynchburg Road to Azalea Park. The design includes new sidewalk beneath the Interstate 64 overpass to the Rivanna Trail connection at the boundary line with the City of Charlottesville. Design and approvals are expected to be substantially completed by February 2025.

Project Update

The design engineer is working to advance the design from 30% to 60% completion. An Owner/Architect Engineer check-in meeting was conducted on April 30, 2024. The 60% plan set is scheduled to be completed by August 2024.

Current Phase:	Design	Budget:	\$122,000.00
% Complete:	8%	PO Balance:	\$98,456.00
Design % Complete:	5%	Paid to Date:	\$22,684.00
Construction % Complete:	0%	Balance:	\$860.00
Updated:	5/6/2024	Contingency:	\$860.00
Managed By:	Montie Breeden		
Substantial Completion Date:	9/18/2025		



Capital Projects Report - Facilities and Environmental Services

Transportation

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. 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 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

The project team submitted the project for advertisement on April 12, 2024. A pre-bid conference was held at Crozet Library on Monday, April 22, 2024. The Design Engineer Sub-Consultant and County Staff are currently wrapping up Right of Way (ROW) work including installation of a fenced access area for the Virginia Passenger Rail Authority (VPRA). Bids are due on May 20, 2024 with construction slated to reach substantial completion in July 2025.

Current Phase:	Contractor Bid	Budget:	\$2,010,000.00
% Complete:	50%	PO Balance:	\$12,977.89
Design % Complete:	100%	Paid to Date:	\$298,847.51
Construction % Complete:	0%	Balance:	\$1,698,174.60
Updated:	5/3/2024	Contingency:	\$324,904.60
Managed By:	Steve Hoffmann		
Substantial Completion Date:	7/11/2025		

