

FY2013-FY2017 CAPITAL IMPROVEMENT PLAN APPROVED



Chesterfield County Public Schools
December 13, 2011

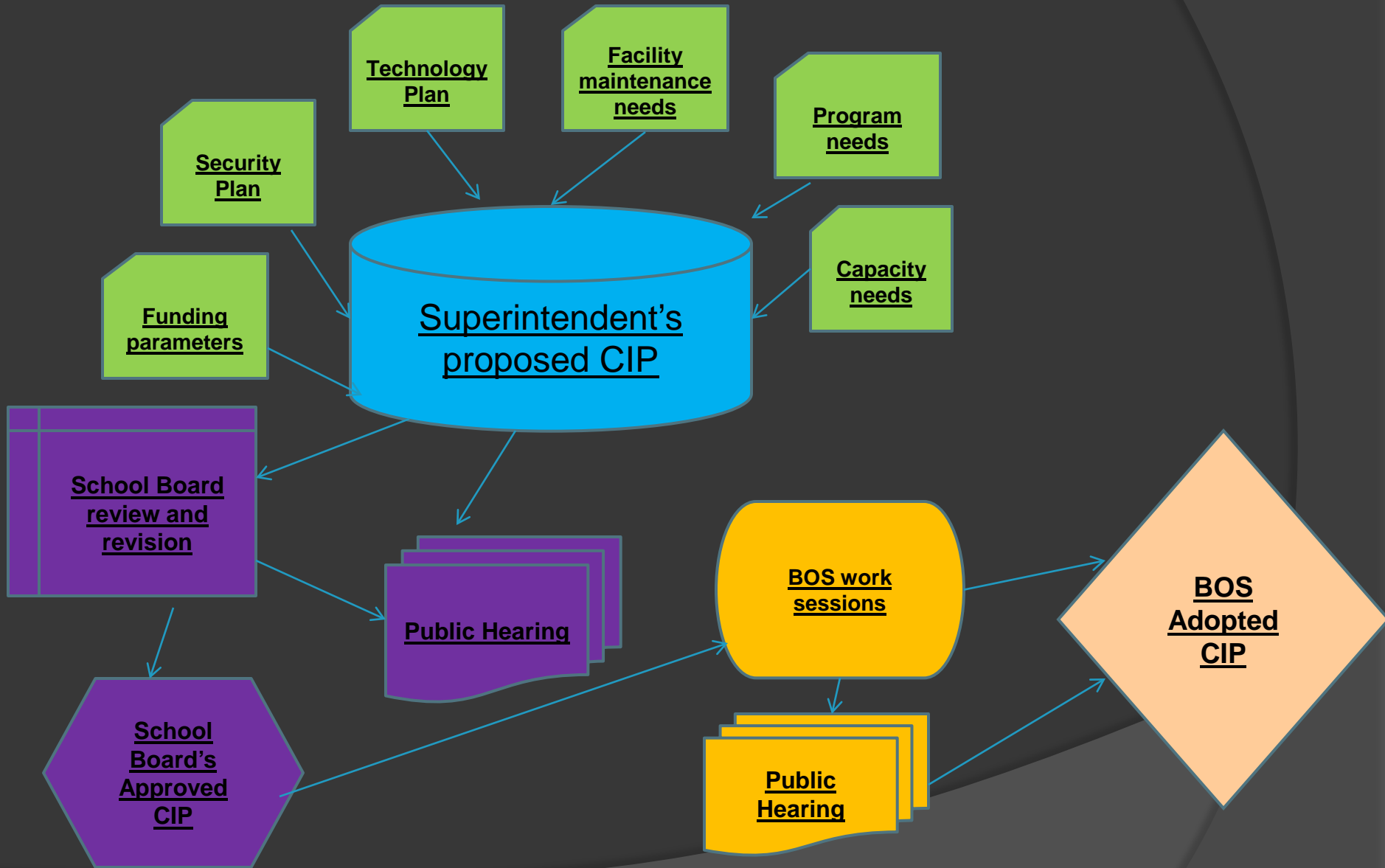
Presentation Overview

- Capital Budget Realities
- CIP Development Process
- Facility Assessment Information
- Enrollment & Capacity
- FY2013-FY2017 CIP Summary
- Project Details
- Next Steps

Capital Realities

- No new schools planned
- Must maintain and maximize usage of existing facilities
- Planned additional seating at elementary
- Student increase through FY2019 of 2,400
- Maintain existing debt level for minimal impact on operating fund
- Recognized unmet capital needs

CIP Development Process



CIP Development Committee

- ◉ David Myers, Assistant Superintendent for Business and Finance
- ◉ Bill Bridgforth, Director of Construction
- ◉ Susan Newton, Director of Management and Budget
- ◉ Donna Dalton, Chief Academic Officer
- ◉ Beth Teigen, Executive Director for School Administration
- ◉ Joe Tylus, Director of High School Education
- ◉ Robert Wingfield, Director of Middle School Education

CIP Development Committee

- Marc Bergin, Director of Elementary Education
- Lyle Evans, Assistant Superintendent for HR and Administrative Services
- Wayne Kitchen, Director of Facility Services
- Adam Seldow, Director of Technology
- Traci Teasley, Executive Director for Research and Planning
- Cynthia Richardson, Director of Planning

CIP Development Resources

FACILITY CONDITION ASSESSMENT REPORT PUBLIC FACILITIES

DRAFT



January 2010

Chesterfield County, Virginia
Planning Department
9800 Government Center Parkway, 2nd Floor
Chesterfield, VA 23832

Prepared by:

Baker

Baker and Associates
3601 Eisenhower Ave., Ste 600
Alexandria, VA 22304

CHESTERFIELD
COUNTY'S
COMPREHENSIVE
PLAN

*today
tomorrow
together*

County (Draft) Comprehensive Plan School Capacity Recommendations

% of Functional Capacity	Recommendation	Action
Less than 90%	Monitor capacity levels.	Consider redistricting to capture enrollment from other districts.
90% to 100%	Recommended school capacity.	No action
101% to 110%	Monitor capacity levels. Determine if enrollment trend is a short-term or long-term occurrence.	<ol style="list-style-type: none"> 1) Redistrict if long-term 2) Begin planning for additional space needs if trend long-term
110% to 119%	Approaching threshold capacity. Determine if enrollment trend is a short-term or long-term occurrence.	<ol style="list-style-type: none"> 1) Redistrict 2) Expand school capacity
120% and Over	School is operating over capacity. Determine if enrollment trend is a short-term or long-term occurrence.	<ol style="list-style-type: none"> 1) Redistrict 2) Expand school capacity 3) Construct new school

XII. Implementation Element Public Facilities Plan – Public Schools

- **HIGH SCHOOLS**

- New Facilities: 1,750 – 2,000 students**

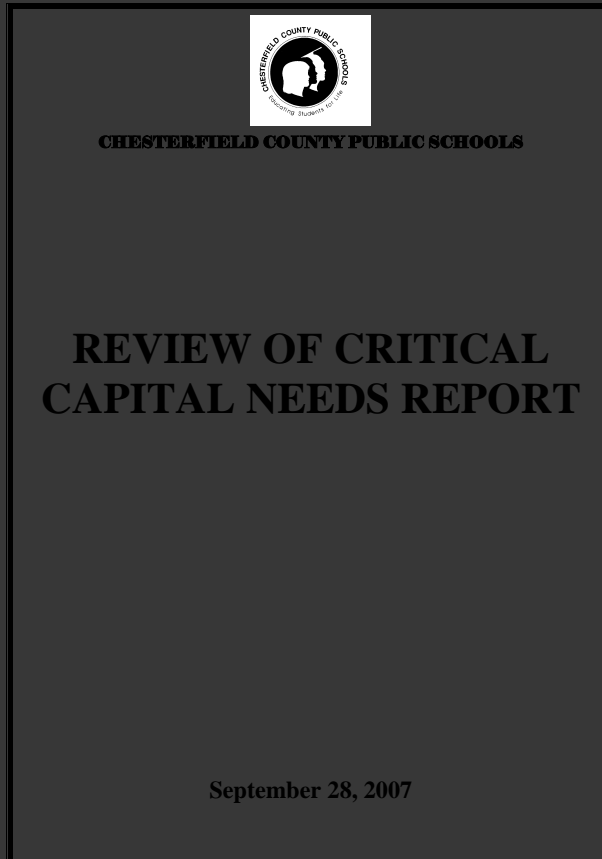
- **MIDDLE SCHOOLS**

- New Facilities: 1,200 – 1,500 students**

- **ELEMENTARY SCHOOLS**

- New Facilities: 775 – 900 students**

CIP Development Resources



- Developed FY2008; reviewed annually
 - Identifies critical capital needs
 - Serves as a guide for decision makers
 - Functions as a needs assessment for the annual CIP and Public Facilities Plan



CHESTERFIELD COUNTY PUBLIC SCHOOLS
Marcus J. Newsome, Ed.D. Superintendent

Growth Task Force
May 29, 2008 • Meeting 1
School Board Conference Room
9900 Krause Road
Chesterfield, VA 23832

Task Force Members Present: Co-chairs David Wyman and Dr. Jo Lynne DeMary, Glenn Larson, Dr. Edward Pruden, Dr. Lyle Evans, Alan Carnody, Cliff Bickford, Dr. Sharon Thomas, Tim Bullis, Stella Edwards, Matt Alexander, Lois Stanton, David Saunders, Otis Jones, Victor Branch, Joe Lenzi, Fred Carreras

Staff Present: Kathy Kitchen, Cynthia Richardson, Bill Bridgforth, Wayne Kitchen, Mike Packer, Dr. Mike Etienne

I. Welcome and Introductions

Dr. Jo Lynne DeMary thanked everyone for their participation and asked members to introduce themselves.

II. Overview of the Process

David Wyman gave an overview of the task force process and explained why the task force was created.

Mr. Wyman then reviewed the charge of the task force, which is to review existing information concerning assumptions that form the basis of functional capacity and the efficient use of current school facilities; student enrollment trends and county demographics; and best practices for school construction, design, maintenance and financing.

III. Major Maintenance Needs

Dr. Lyle Evans, assistant superintendent for human resources and administrative services, gave an overview of the school system's Facilities Maintenance Department. The review revealed that 53 of the 61 school facilities inspected have major maintenance requirements. Of those requirements where a cost has been quoted or estimated, the total is more than **\$60 million**. The majority of these needs are associated with the **heating, air conditioning and ventilation** systems and physical security.

Enrollment Projections

Methodology and Timeline

- Projections are developed annually
- Close collaboration with County Planning
- Based on 9/30 membership
- All data is geo-coded to the County's GIS
- Basis is Cohort Survival Ratio
- Data incorporated includes Weldon Cooper Center birth information, housing trends, zoning cases, and certificates of occupancy
- Two-year projections for operating budget are available by mid-October
- Long-range projections available in November
- Information available from County's Comprehensive Plan, Facilities Plan, and Facilities Assessment

Enrollment Projections

Methodology and Timeline

- ⦿ Home School
- ⦿ Private School
- ⦿ Consumer Choices (In-Fill Growth)
- ⦿ Refill/Neighborhood Turnover
- ⦿ Programmatic Adjustment in Schools
- ⦿ Capacity/Maintenance/Equity

Enrollment Growth

9/30/10		58,691
9/30/11	16	58,707
9/30/14 (3 yrs)	858	59,565
9/30/19 (5 yrs)	1,530	61,095

Capacity Growth

Fall Occupied	School	Capacity
2014		61,984
2016	Beulah Elementary	+200
2016	Enon Elementary	+150
2016	Harrowgate Elementary	+120
2018	Matoaca Elementary	+100
2018	Weaver Elementary	+150
2019	2 nd relief	+150
		62,854

Available Capacity

September 30	Enrollment	Functional Capacity	Percent of Capacity
2003	54,807	52,975	103
2010	58,691	60,503	99
2014 ¹	59,565	61,984	96
2019 ¹	61,095	62,854	97

¹ projected

Categories of the Current CIP

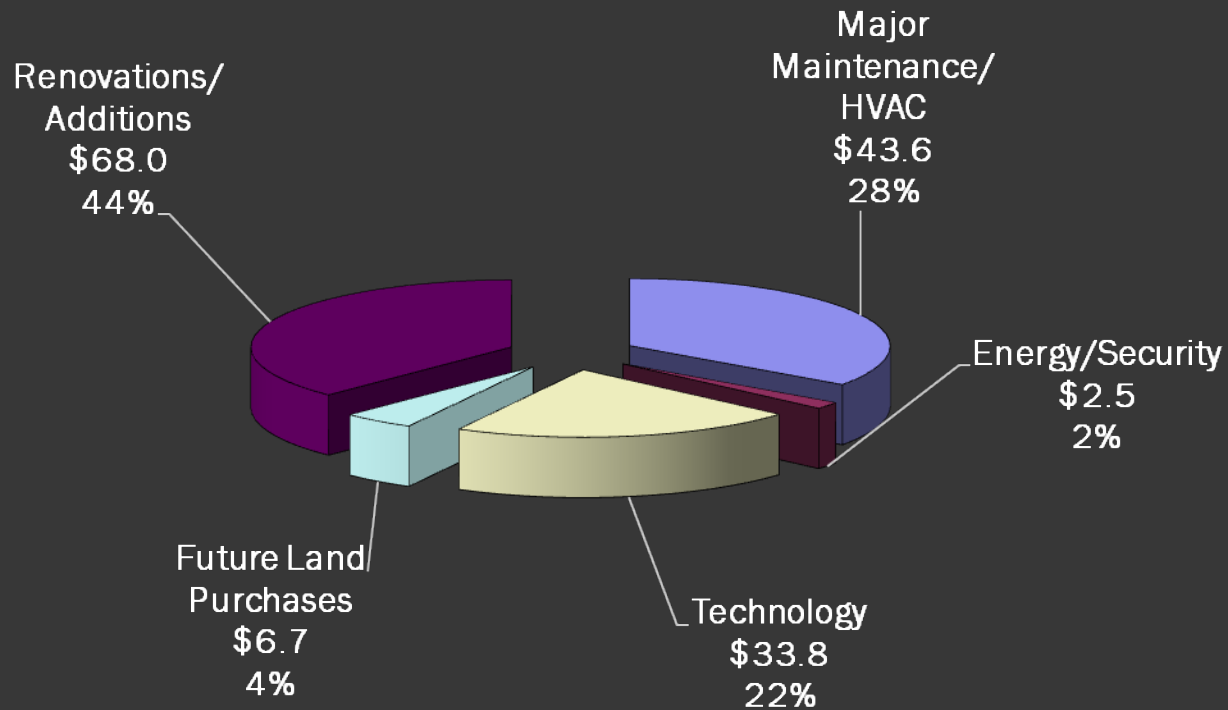
- ⦿ Renovations/Additions
- ⦿ Major Maintenance/Critical Needs (HVAC)
- ⦿ Security Improvements
- ⦿ Energy/Lighting Improvements
- ⦿ Technology Upgrades/Replacements
- ⦿ Land Acquisitions (proffers)

2013-2017 Capital Improvement Plan

Approved Financial Summary

<u>Sources:</u>	<u>FY2013</u>	<u>FY2014</u>	<u>FY2015</u>	<u>FY2016</u>	<u>FY2017</u>	<u>Total</u>
CIP Reserve Transfer	6,484,000	6,484,000	6,484,000	6,484,000	6,484,000	32,420,000
Debt Financing	20,927,000	25,423,600	23,766,000	25,016,000	18,516,000	113,648,600
State Technology Funds	1,800,000	0	0	0	0	1,800,000
Cash Proffers	0	2,161,900	1,512,200	1,527,300	1,527,300	6,728,700
	<u>29,211,000</u>	<u>34,069,500</u>	<u>31,762,200</u>	<u>33,027,300</u>	<u>26,527,300</u>	<u>154,597,300</u>
 <u>Uses:</u>						
Major Maintenance	4,500,000	4,000,000	4,000,000	4,000,000	4,000,000	20,500,000
Critical Needs (HVAC)	3,000,000	1,000,000	2,000,000	1,000,000	2,000,000	9,000,000
Providence (HVAC)	500,000	6,600,000				7,100,000
Falling Creek (HVAC)			500,000	6,000,000		6,500,000
Swift Creek (HVAC)					500,000	500,000
Energy Improvements	250,000	250,000	250,000	250,000	250,000	1,250,000
Security Enhancements	250,000	250,000	250,000	250,000	250,000	1,250,000
Technology Plan	2,911,000	3,057,600	3,000,000	4,000,000	3,000,000	15,968,600
Replacement Technology	3,000,000	3,250,000	3,250,000	3,250,000	3,250,000	16,000,000
State Technology Projects	1,800,000	0	0	0	0	1,800,000
Future Acquisitions	0	<u>2,161,900</u>	<u>1,512,200</u>	<u>1,527,300</u>	<u>1,527,300</u>	<u>6,728,700</u>
Subtotal	16,211,000	20,569,500	14,762,200	20,277,300	14,777,300	86,597,300
Midlothian High	12,000,000					12,000,000
Beulah ES - addtl 200 seats	1,000,000	11,000,000				12,000,000
Harrowgate Elementary		500,000	4,500,000			5,000,000
Enon Elementary		500,000	4,500,000			5,000,000
Monacan High		1,000,000		12,000,000		13,000,000
Matoaca Elementary		500,000	7,000,000			7,500,000
Watkins ES Relief:						
Weaver ES - addtl 150 seats			500,000		5,000,000	5,500,000
2nd relief school - addtl 150 seats			500,000		5,000,000	5,500,000
Providence MS - planning					500,000	500,000
Administrative Space				750,000	1,250,000	2,000,000
	<u>29,211,000</u>	<u>34,069,500</u>	<u>31,762,200</u>	<u>33,027,300</u>	<u>26,527,300</u>	<u>154,597,300</u>

Distribution of Capital Funds FY2013-FY2017 Approved \$154.6 million



2013-2017 Budget for Renovations/Additions

Midlothian High (2004 referendum)	12,000,000
Beulah Elementary	12,000,000
Harrowgate Elementary	5,000,000
Enon Elementary	5,000,000
Monacan High	13,000,000
Matoaca Elementary	7,500,000
Weaver Elementary (relief for Watkins)	5,500,000
2 nd Relief School for Watkins	5,500,000
Providence MS - planning	500,000
Administrative Space	2,000,000

Midlothian High School



Built 1984

- Start date: July 2012
- Completion date: Fall 2014
- Cost: \$13.0 million (\$1.0M funded in prior year)
- Funding source: 2004 bond referendum
- Current % of Capacity = 88%

Midlothian High School

Scope	Budget
Office add./renovation	\$ 1,529,000
Fine Arts/PE addition	2,045,000
Science rm. renovation	192,000
Media ctr. renovation	672,000

Midlothian High School

Scope	Budget
New Gym	\$5,147,000
Site improvement/ stormwater	1,500,000
Fitness center	1,100,000
Fire alarm/intercom	500,000
Chiller replacement	315,000
Total	\$13,000,000

Beulah Elementary School



Built 1947

- Start date: July 2012
- Completion date: Fall 2015
- Additional capacity: 200 seats
- Cost: \$12,000,000
- Funding Source: VPSA
- Current % of Capacity = 107%

Beulah Elementary School

Scope	Budget
Classroom addition-relocated spaces	\$ 6,800,000
Demolitions	1,000,000
Renovations	2,900,000
Sitework	1,300,000
Total	\$12,000,000

Harrowgate Elementary School



Built 1959

- Start date: July 2013
- Completion date: Fall 2016
- Additional capacity: 120
- Cost: \$5.0 million
- Funding Source: VPSA
- Current % of Capacity = 85%

Harrowgate Elementary School

Scope	Budget
Additional classrooms: regular, special education, Head Start, Title I	\$4,100,000
Additional space for school/community center	300,000
Additional parking	400,000
Additional resource and work space	200,000
Total	\$5,000,000

Enon Elementary School



Built 1928

- Start date: July 2013
- Completion date: Fall 2016
- Additional capacity: 150
- Cost: \$5.0 million
- Funding source: VPSA
- Current % of Capacity = 91%

Enon Elementary School

Scope	Budget
Additional classrooms – for regular and special ed.	\$3,000,000
Office renovation for security	600,000
Enlarge cafeteria	1,000,000
Additional conference, teacher resource, and storage areas	400,000
Total	\$5,000,000

Monacan High School



Built 1979

- Start date: July 2013
- Completion date: Fall 2017
- Cost: \$13.0 million
- Funding Source: VPSA
- Current % of Capacity = 84%

Monacan High School

Scope	Budget
Office add./renovation	\$ 1,550,000
Fine Arts/PE addition	2,445,000
Science rm. renovation	392,000
Storage/tech ed. renovation	52,000

Monacan High School

Scope	Budget
New Gym	\$5,147,000
Site improvement/ stormwater	1,500,000
Fitness center	1,100,000
Fire alarm/intercom	500,000
Chiller replacement	315,000
Total	\$13,000,000

Matoaca Elementary School



Built 1937

- Start date: July 2013
- Completion date: Fall 2016
- Additional capacity: 100 seats
- Cost: \$7.5 million
- Funding Source: VPSA
- Current % of Capacity = 101%

Matoaca Elementary School

Scope	Budget
Renovate classrooms and instructional space	5,800,000
Renovate kitchen/cafeteria	800,000
Renovate restrooms	200,000
Renovate main office	450,000
Sitework upgrades	250,000
Total	\$ 7,500,000

Weaver Elementary School



Built 1994

- Start date: July 2014
- Completion date: Fall 2018
- Additional capacity: 150 seats
- Cost: \$5,500,000
- Funding Source: VPSA
- Current % of Capacity = 112%

Weaver Elementary School

Scope ¹	Budget
Site Work	\$1,100,000
Classroom Addition – 150 seats	\$3,600,000
Renovations to existing structure for addition	\$ 800,000
Total	\$5,500,000

¹ to provide overcrowding relief for Watkins

2nd Relief Elementary School



- Start date: July 2014
- Completion date: Fall 2018
- Additional capacity: 150 seats
- Cost: \$5,500,000
- Funding Source: VPSA
- Current % of Capacity = N/A

2nd Relief Elementary School

Scope ¹	Budget
Sitework	\$1,100,000
Classroom Addition – 150 seats	3,600,000
Renovations to existing structure for addition	800,000
Total	\$5,500,000

¹ to provide overcrowding relief for Watkins

Providence Middle School



Built 1968

- Start date: July 2016
- Completion date: TBD
- Cost: \$500,000 (planning only)
- Funding Source: VPSA
- Current % of Capacity: 85%

Administrative Space



- Current facility is over 40 years old and has never been renovated
- Plan provides \$750,000 for planning and design in FY2016
- Plan provides \$1,250,000 for needed improvements to be completed in fall of 2017.

Administrative Space

Scope	Budget
New public entrance	\$ 710,000
Replace office space	420,000
Public meeting room upgrade/renovation	380,000
Mechanical, code compliance, ADA and sitework	490,000
Total	\$2,000,000

FY2013-FY2017 CIP

**Major Maintenance/
Critical Needs (HVAC)**

Major Maintenance

- ⦿ Annual appropriation (\$4-4.5 million)
- ⦿ Addresses aging facilities
- ⦿ Funds used for repairs/replacements of:
 - Roofs
 - Floors
 - Mechanical systems
 - Lighting, sound and telephone systems
 - Exterior repairs, maintenance and improvements

Identified Critical Needs

- ⦿ HVAC replacements & mechanical controls

Scheduled Replacements

- ⦿ FY2013-14 – Providence Middle (\$7.1M)
- ⦿ FY2015-16 – Falling Creek Middle (\$6.5M)
- ⦿ FY2017-18 – Swift Creek Middle (\$6.5M)

Note: Addresses all \$60m identified in 2008 Growth Task Force

FY2013-FY2017

Energy/Lighting
Improvements

Energy Improvements

- CIP contains \$250K annually to continue energy improvements
- Commitment to retrofit schools with high-efficiency lighting
- Renovations include lighting upgrades

FY2013-FY2017 CIP

Security Improvements

Security Plan

- CIP contains \$250K annually to continue security initiatives
- Improve exterior lighting
- Install visitor management systems in all schools
- Improve communications within each school
- Install alarm systems in all schools

FY2013-FY2017 CIP

**Technology
Upgrades/Replacements**

Technology Master Plan

- 2010-2014 includes:
 - New Student Information System (SIS) procurement
 - Mobile Technology Pilot
 - Teacher laptops
 - Student mobile labs
- Plan approved by the School Board December 2009
- Proposed CIP contains nearly \$6.0 million for implementation of the plan and \$10.0 M for future years.

Technology Replacements/ Projects

- Annual appropriation for systematic replacement of computer equipment after a 5-year useful life
- State grant funds are available in FY2013 to update infrastructure to accommodate on-line SOL testing

Overview of the CIP

	<u>Adopted FY12-FY16</u>	<u>Approved FY13-FY17</u>	<u>Difference</u>
CIP Total	\$ 143.6	\$ 154.6	\$ 11.0

Current Year Funding	<u>FY12</u>	<u>FY13</u>
Cash	\$ 6.5	\$ 6.5
Proffers	\$ 0.0	\$ 0.0
State	\$ 1.9	\$ 1.8
Debt	\$ <u>21.4</u>	\$ <u>20.9</u>
Total	\$ 29.8	\$ 29.2

2013-2017 Capital Improvement Plan

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Other CIP Considerations

Renovations and Additions

<u>Elementary Schools</u>	<u>2011 % of Capacity</u>	<u>Trailers on site today</u>	<u>2019 % of Capacity</u>
Clover Hill	117	8	125
Swift Creek	111	5	114
Davis	102	6	108
Crestwood	<i>Renovation</i>	<i>only</i>	
Ettrick	<i>Renovation</i>	<i>only</i>	

Other CIP Considerations

Renovations and Additions

<u>Secondary Schools</u>	<u>2011 % of Capacity</u>	<u>Trailers on site today</u>	<u>2019 % of Capacity</u>
Tomahawk	87	0	121
Manchester Middle	108	20	113
Clover Hill HS	111	0	126
Meadowbrook	114	4	117